

The Village Design Statement Explained

Part 12: Garages

This, the twelfth of a monthly series of articles, is aimed at explaining how residents can apply the Village Design Statement (VDS) principles when considering material changes to their properties. If you are thinking about altering your property it is always best to consult with a constructional professional such as a Chartered Architect or Chartered Surveyor as they will know their way around the complex regulations surrounding construction projects whether permitted development rights or the full planning process is used. In addition, for those within the Conservation Area and/or with a Listed Building, it is important to consult with the Council's Conservation Officer before the commencement of the project.

Even if such a professional is employed, the appropriate instructions will need to be issued and therefore an understanding of the VDS is important. Remember, it is not just the size of the property that affects the value but also the design, plan detail and appearance together with its 'kerb appeal'.

Maintaining a high level of visual amenity in the Village generally is very important in assisting 'kerb appeal'. The lead can be taken from the Area Settlement Characteristics in Part 1 of the Maldon District Council approved VDS document.



Garage to the Side or Rear of House



Hard Landscaped Front Garden

Woodham Walter is a rural area with a lack of public transport, cars are therefore essential but need not deter from the environment. Indiscriminate vehicle parking in the Village is dangerous. Parking on grass verges visually destroys the Village ambiance and character and results in deep, muddy ruts that are both unattractive and potentially dangerous. Vehicles parking on the whole or part of the pavement restrict passage for prams, wheelchairs and elderly with

walking sticks or frames.

The inclusion of off-street parking to the very minimum of the local authority standard in all new development, including alterations and extensions, will reduce the danger from casually parked vehicles.



Garage Dominated Front Garden

Large expanses of hard driveway in front of dwellings can be visually intrusive (see Boundary Treatment) and exacerbate surface water run-off in rainy weather. Garage provision and off-street parking are ideally located to the side or rear of the main building or form part of the main structure but not in front of it detracting from the dwelling. Garage size should be fit for purpose, follow local authority and national guidelines as a minimum and be a design-led solution. Generally, domination of a site by the provision of off-street garaging is undesirable as are exposed composite garage roofs all of which diminish the street scene.

The VDS document can be found on the Parish website or purchased from the Clerk.

Residents' enquiries arising from the VDS should in the first instance be directed to the Clerk.

Website: www.essexinfo.net/woodhamwalter-pc