

The Village Design Statement Explained

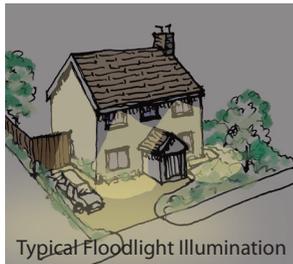
Part 13: Lighting

This, the thirteenth 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.

Woodham Walter is a rural area with few street lights that are located by Highways.



There is therefore a perceived need for domestic building, garden and security lighting and this could be considered to be intrusive. Carefully located security lighting taking advantage of movement detectors for intermittent use rather than full on during the hours of darkness is a preferred option where it is necessary. Discouraging the positioning of floodlights at high level together with eaves lighting is appropriate so as not to be an inconvenience

to neighbours or be intrusive in the street scene. Light pollution is a very real issue and such high intensity and high level lighting adds to it.

Glaring lights can be both a safety and a security risk so expert design of lighting schemes and careful selection of luminaires is necessary. You may need lighting for security purposes but remember, criminals need light too! Lights being on does not assure that crime will go away especially if there is no one around to stand guard or CCTV watching the area concerned. External lighting also has an environmental impact that in turn increases energy demand and therefore cost to the consumer.



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