

The Village Design Statement Explained

Part 8: Materials

#1 Roofs

This, the eighth 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.



Concrete Plain Tiles

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'.



Concrete Pantiles

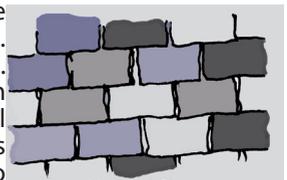
Roofs are a major component of 'kerb appeal' and the value centres not just around the design of the roof relative to the character of the house but also around the selection of materials chosen. It is important to remember that Woodham Walter is a 'soft' rural community incorporating several areas each, with their own characteristics and colour ways.



Clay Peg Tiles

Materials are preferred to, wherever possible, match or complement the host building and its setting on the site relative to the settlement characterisation. Similarly, materials for new build (as well as the design) should complement the site and respect adjacent buildings whilst at the same time reflecting the rural nature of the Village.

Most roofs within the Village are pitched with a tiled, slated or in one case a thatched finish. Flat roofs generally relate to garages or earlier extensions. Roof tiles vary from clay peg tiles through to concrete plain tiles or pantiles. Natural slate can also be found on several older dwellings. The advantages with modern roofing tiles is that they are available in a variety of colours and finishes to compliment the host building to add that little 'extra' to the appearance. Modern slate 'look-a-like' finish are available but in general these have a monotonous colour finish and lack the variety of the natural product,



Natural Slate

Use of materials from sustainable sources where possible should be maximised.

Future topics will include, landscaping, lighting, special character elements, boundaries and garages. Past topics include extensions, roofs, dormers, windows and materials.

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