

The Village Design Statement Explained

Part 9: Design Relationships

This, the ninth 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'.



Disproportionate Scale and Massing Affecting the Street Scene.

Importantly, the siting, scale and massing of buildings allows many views through to open country emphasising the rural nature of the community and adding to the street scene. The VDS promotes the

Woodham Walter has an eclectic mixture of buildings encompassing listed buildings through to 21st century dwellings. They include religious, recreational, educational, community and residential buildings and range between one and two storeys, with some having rooms in roofs. Their relative relationships with adjoining buildings, choice of materials and scale add to the Village character.



Adherence to Local Design Vernacular maintenance of this building mixture to retain the established Village character and, because of the open views, the building density. This variety is important to avoid the Village becoming a ribbon development that would destroy its heart and ambience. Replacement or new build dwellings should be in keeping with the massing and scale of adjoining buildings and compliment the street scene.



Change of Use for Redundant Agricultural Buildings in sustainable locations

The VDS strives to promote good design with a preference for contemporary modelling (providing that it fits the Village character and the street scene) as against mock period property, and this extends into the detail design. Adherence to the local design characteristics is seen as an important factor as well as re-use of redundant buildings by changing the use. It is better to have them in use rather than in decay.

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