

The Village Design Statement Explained

Part 3: Roofs

This, the third 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 extending 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 are used .

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'.



Gable Ended

Roofs to extensions to host buildings should be design led, sympathetic in scale, height, materials and finishes to their site as well as to the surrounding buildings and environment. They should make a positive contribution to the character of the main building and street scene by not being visually intrusive.



Hipped Roof



Mono-Pitch

Preferred roof designs are generally mono pitch or dual pitched with gables, hips or hipped gable-ended and are rarely flat. Not only are pitched roofs efficient for dealing with rainwater and snow but also add softness, character and colour to a roofscape. Most importantly pitched roofs at an appropriate angle greatly assist the massing of a proposed building as it sits on

its site. The versatility of pitched roofs makes them ideally suited to create innovative design solutions.



Hipped Gable Ended



Crown Roof

Flat roofs tend to be out of character in a rural situation and within the VDS area and wherever possible, pitched roofs should be used. The use of crown roofs or composite roofs often result in a disproportionate design disguising the full extent of size.



Composite Roof

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



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