

The Village Design Statement Explained

Part 4: Replacement Windows

#1 Listed Buildings and Conservation Area

This, the fifth 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'.



A major component of value centres around the and the appearance of the windows within Windows are a vulnerable element, easily a profound effect on the host building and therefore considerable care should be taken



this 'kerb appeal' and fenestration, the style the building facade. replaced but having area characteristics and when dealing with them.



For residents with Listed work to windows whether replacement will generally Listed Building consent and expected to be on a 'like for like' basis. Similarly the older houses in the Conservation Area, subject to an Article 4 Direction, will also require a planning permission for replacement of front windows.

Buildings, repair or be subject to is normally



Where old windows survive wherever possible there is a general presumption to repair and retain rather than replace, particularly those which incorporate handmade glass. Retaining historic fabric including traditional windows and glazing is a fundamental of good conservation.

Where historic buildings have had modern windows installed, the reinstatement of windows of traditional materials and design will significantly improve the character of the building and the area. Painted timber windows in lieu of PVCu will always be a preferred option.

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



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