

The Village Design Statement Explained

Part 7: Materials

#1 External Walls

This, the seventh 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'.



In addition to the fenestration, a major component of 'kerb appeal' and value centres around the selection of materials chosen for proposed alterations, extensions and new build. It is important to remember that Woodham Walter is a 'soft' rural community incorporating several areas each, with their own characteristics and colourways. It is not a New Town or a slick, new Garden Village.



Materials for extensions and alterations are preferred to, wherever possible, match or complement the existing 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.

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



Facing brickwork in red and brown hues, tile hanging, render, pargetting, and feather edged boarding are all acceptable materials painted in Woodham Walter colours. Cementitious or plastic self-coloured cladding is no substitute for traditional timber feather edged boarding that matures as it weathers. Painted shiplap boarding is more suited to American colonial style buildings and

not a rural Essex environment. Careful selection of materials will enhance your building and improve it as it matures, increasing its 'kerb appeal' and value.

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