

## The Village Design Statement Explained

### Part 10: Design Relationships #2

This, the tenth 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'.

Maintaining a high level of visual amenity in the Village generally is very important in assisting 'kerb appeal'. The lead can be taken from the Area Settlement Characteristics in part 1 of the Maldon District Council approved VDS document.



Recycle Bin Store

There is increasing concern about the effects of 'creeping urbanisation' being made manifest in high walled gated housing completely out of character with the Village, the street scene and the rural setting and these do not accord with the area characteristics. Boundary treatments will be the subject of

a further article.

Wherever possible the green swards and grassed verges should be maintained, added to where possible and enhanced as an intrinsic part of the visual amenity of the Village.



Keeping and Enhancing Verges

Domestic paraphernalia including wheelie bins and rubbish sacks are a significant intrusion as they are often left untidily at the front of dwellings, detracting from the appearance. The VDS advocates the use of an enclosure to house the refuse bins of sufficient size to accommodate the largest, constructed of materials that are compatible with its surroundings and discreetly located away from the front of the building. Similarly, storage areas for bicycles should be provided in all new development and these should also be located discreetly towards the side or rear of the building.

*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](http://www.essexinfo.net/woodhamwalter-pc)**