

The Village Design Statement Explained

Part 11: Boundary Treatments

This, the eleventh 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'.



Soft Landscaped Front Garden

paved front gardens are visually unattractive but remember that planning permission is required if the paved area exceeds 5m² and is impermeable. You will not need planning permission if a new or replacement driveway of any size uses

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. The document encourages a soft landscape rather than a townscape format for dwellings. Totally



Soft Rural Boundary Treatment

permeable (or porous) surfacing which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally.



Hard Landscaped Front Garden

The VDS advocates that street front boundaries should be maintained in keeping with the existing environmental characteristic of Woodham Walter. Careful design of boundaries adjacent to or looking on to heritage assets is necessary to enhance the prospect. Low picket fences or steel hoop railings together with native hedgerows are to be encouraged to integrate with other types of land uses and to support biodiversity. The document discourages high brick walls and large metal gates as being inappropriate boundary treatments for most dwellings within the rural Village setting but may be considered where appropriate to the area character or the property concerned.

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