



External Building Appearance Policy

Aim

The policy aims to give you the information required to help understand the standards expected for the upkeep of your property. This policy is necessary in order that the long term appearance of the buildings on the estate is maintained and preserved.

Policy

As part of an ongoing initiative to improve and enhance the appearance of the Estate, there are various actions you can take to help improve the general aesthetics of the area:

Cabling / Wiring

Do not install cabling / wiring to a street facing elevation of a property. Wherever possible, cables should be installed internally, where this is not possible, cabling would be allowed on the rear elevation, although written consent must be obtained from Grosvenor.

Satellite Dishes

It is both Grosvenor's Policy and a local authority requirement that satellite dishes to the building should not be seen from street level. If you wish to install a satellite dish to a property Grosvenor's approval should be sought. However, should the following conditions be complied with, a proposal to install a satellite dish is likely to be favourably considered:

- The dish must not be visible from street level.
- The dish must not be visible from the principal reception rooms, on the ground and first floors, of adjacent properties.
- Depending on the size of dish and/or grade of listing of the property, Planning and/or Listed Building consents may be required.

Flues / Extract Fan Vents

It is not permitted for a flue or extract fan vent to discharge through a street facing elevation of a property. Wherever possible, flues or extract fan vents should be discharge through the rear walls of a property (unless it is a mews property which backs onto a private garden), where this is not possible, they may be permitted to lightwells, although written consent must be obtained from Grosvenor in all cases.

If the building is listed, then any core drilling of external walls will require you to obtain Listed Building consent from the local council.

Alarm Boxes

It is not permitted to install large or brightly coloured alarm boxes to a building. However, we will consider smaller units, in discreet locations that are decorated to match the surface that they are fixed to, although written consent must be obtained from Grosvenor. This also applies to any existing alarm boxes.

If the building is listed, then the appropriate statutory consent will also be required.

Closed Circuit Television Cameras (CCTV)

It is not permitted to install large CCTV cameras to a building. However, we will consider smaller units, in discreet locations (no more than 100mm in diameter / length), although prior written consent must be obtained from Grosvenor.

In addition to Grosvenor's consent, planning permission should be sought. If the building is listed, Listed Building consent will also be required.

Gates and Railings

All metal work should be decorated with two coats at least of good quality black gloss paint. The application of gold (or silver) paint to finials (railing tips) is not a traditional detail and is not approved by Grosvenor.

Repair

Under the terms of the Estate Management Schemes and leases respectively, both freeholders and leaseholders are to keep in good repair the exterior of their property. Any items of disrepair should be attended to as soon as you become (or are made) aware of them and repaired to the requirements as set out in the appropriate Grosvenor Specification.

Decoration

Both freeholders and leaseholders are also required to substantially paint and cleanse the exterior of their property so that the paintwork is bright and free from defects such as crazing, peeling and blistering.

The external wood, iron and other items usually painted are to have at least three coats of paint after priming. Except in private mews, previously painted stucco or cement rendering is to be finished to match British Standard Colour 08B15, high gloss finish. Matt finish paints are not permitted. No paint or staining is to be applied to facing brickwork, stonework or terra-cotta. Metalwork and ironwork is to be painted black and window joinery white unless approved otherwise in writing. There is a guide available from Grosvenor entitled "Caring for Stucco Facades".

This is an indication of our policies as at April 2013. We reserve the right to update and amend these policies at any time and to waive requirements or impose additional requirements in particular circumstances.