

Kew Riverside Policy for Property Alterations

Construction work and Alterations

It is important to read the relevant covenants included within your Transfer / Lease before you intend to undertake any alterations to ensure they do not constitute a breach.

Alteration to properties on Kew Riverside is strictly controlled and no alterations to the exterior of your property can take place without the owner obtaining planning permission from the local council - LBRUT.

https://www.richmond.gov.uk/services/planning/make_a_planning_application

All apartment front doors and windows are the owners' responsibility to maintain, and you are responsible for ensuring the fire safety compliance of your door. The design of your apartment front door cannot be changed including the colour, numbers, and door furniture i.e. letterbox etc and when installed will have been a fully compliant self-closing door which give a FD30S level of fire and smoke resistance door. The design of the windows to your apartment, white UPVC double glazed units, also can't be changed from the existing design and any requirement for reglazing or full replacement is the responsibility of the owner.

For House owners please note 'Permitted Development' rights and relaxations **DO NOT** apply on Kew Riverside and therefore if you are considering any type of alteration to the exterior of your property it is important you contact the Managing Agent beforehand.

For any alteration (excluding house interiors) you must first seek formal consent to do so. In your submission to the Managing Agent for please provide as much detail as possible within your request, including detailed drawings if applicable.

Alterations will **NOT** be considered if the relevant planning permission is not obtained (where applicable) or the proposal does not comply with the clauses in the restrictive covenants e.g. fence heights, windows, doors which are put in place to protect all owners equally.

To protect the special environment of Kew Riverside enforcement will be taken against those who blatantly ignore the covenants and it is strongly recommended that owners to consult their neighbours when undertaking any alterations.

In some instances, specifically in houses, a party wall agreement will need to be put in place before any construction commences.

Please note the installation of air conditioning units does require planning approval (as stipulated by LBRUT) and a noise assessment report will be required. Enforcement will be taken against any owner if planning permission is not obtained.

Consent and Fees

For any alterations you will need to apply for formal consent (the fee for which is £100 plus vat) prior to commencement of any work.

If any proposal requires work to the land outside your demise, a Licence to Alter will be required (for which different fees will apply)

<https://www.podmanagement.co.uk/additional-services>

Please note that anyone who undertakes alterations without notifying the Managing Agents may not be covered in relation to the group insurance policy in respect of the works undertaken i.e. bathroom or kitchen alterations and subsequent leaks.

Contractors, machinery and materials

In all instances you will need permission from KRRC Ltd via their Managing Agent if you want to put a skip, hippo bags or other skip bags on any of the Kew Riverside roads including the mews. Freeholders are allowed to put a skip on their drives or on the cobbled margins outside their garage doors without permission. You may need safety lights, traffic cones or markings.

When placed on the Kew Riverside roads and mews, permission for the skip, hippo bags or other skip bags will be granted for a fixed period only, and once removed, a further permission will be required for any additional skip required.

You must NOT place any skip, hippo bags or other skip bags on the paths or pavements, or within 10m from any gate, junction, bend or corner of the road or mews or within the underground car parks.

A skip must be removed or repositioned when required by the Managing Agent.

No skip shall contain any asbestos, inflammable, explosive, noxious or dangerous material or any material which is likely to putrefy or which otherwise is, or is likely to become, a nuisance to other owners or road users.

No skip shall be used in such a way that any of its contents fall on to the roads or mews, or that there is an escape of dust or rubbish from the contents of the skip. All skips must be covered outside of normal working hours.

Each skip shall be removed for emptying as soon as practicable, and no later than 24 hours after it has been filled.

All materials placed in each skip shall be properly and legally disposed of and the road where the skip(s) have been deposited shall be left in a clean, tidy, and undamaged condition. Any damage caused to the highway should be reported to the Managing Agent and the owner of the skip will be held responsible for the cost of reinstatement.

All skip companies operating on Kew Riverside must always have a valid Public Liability Insurance Policy (minimum £5,000,000 indemnity) in place and ensure that the Managing Agent is provided with a copy of the policy confirmation.

All skip companies operating on Kew Riverside must be always registered with the Environment Agency as a waste carrier and/or broker and provide proof of registration to the Managing Agent on request.

You must not store any building materials or place operational equipment e.g. cement mixers on the Managers Land including the underground car parks.

You or your contractor must arrange for appropriate deliveries of materials, which allows for safe vehicle manoeuvring and offloading (without mounting the paths and pavement)

1-ton bags of aggregates etc must NOT be offloaded onto the Managers Land, unless they are emptied by hand the same working day.

The Managing Agent may seek to rectify any skip, machinery or materials, that is not placed in accordance with the permission and restrictions; the cost of carrying out such works will be charged to the owner/company depositing the skip, machinery or materials. This will apply to the lighting of the skip and keeping this area clean and free from construction machinery and materials.

Owners who fail to adhere to the restrictive covenants in the TP1 and Lease and persistently ignore the Estate Regulations regarding property alterations will be in breach and the Managing Agent will take appropriate action which may include forfeiture of approval which may affect your ability to sell your property in future.