

EXTERNAL ALTERATIONS GUIDANCE

SEPTEMBER 2024



Why do we need External alteration and maintenance Guidance ?

A key attractive feature of the overall Development is its architectural and design harmony, and it is important we sustain the character of Kew Riverside.

At the time of construction, the LBRUT decided to restrict the type of alterations that could be undertaken on Kew Riverside.

For house owners these restrictions are also stipulated in the TP1 document and for apartment and leasehold house owners, in their Leases.

The restrictive covenants and clauses in these documents are binding but many residents are unaware of them.

As Developments like Kew Riverside mature, standards begin to slip and we need to ensure they are maintained; one person's interesting deviation could be another person's eyesore.

The restrictive covenants are set out to protect everyone and maintain standards even handedly.

Precedents once set are difficult to reign back and lead to the slow deterioration of the overall Development.

Clearly communicated guidance and rules help avoid difficulties between neighbours and other members of the community; clear rules may appear dictatorial but invariably reduce avoidable disputes at a later date.

Any breaches to the Leases and TP1 will be enforced against by the KRRC and MA.

“15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the buildings hereby approved”

KEW RIVERSIDE EXTERNAL ALTERATIONS GUIDANCE

Apartments - General

All external alterations are to be approved by the Managing Agents, KRRC & Block Freeholder where applicable

No alterations can be made to the external fabric of the building, balconies, railings and other elements that form part of the building structure (Lease First Schedule 17)

If you do wish to replace your doors or windows to install triple glazed units, they need to match the existing in all instances (no different glazing bead details or mirrored glass)

Alterations including external lights and external heating units and CCTV cameras need to be approved by Managing Agents, KRRC & Freehold Landlord where applicable

No aerials or satellites dish can be installed to an individual premises (Lease First Schedule clause 10)

No BBQ's are to be kept or used on balconies (Lease First Schedule clause 11)

Alterations to ground floor demised gardens are acceptable and all gardens are required to be maintained to an agreed standard as per your lease agreement (Lease First Schedule clause 21.2)

All plants contained on balconies are to be in maintained fire resisting pots or planters

All plants in gardens are to be of the non-invasive type and growth needs to be restricted to your own demise and must not spread to the Managers or neighbours' property

Tall spreading bamboo plants are not acceptable (Lease First Schedule clause 7)

The following use of materials are acceptable for ground floor gardens ONLY.

1 Grass provided it is mown and maintained by the leaseholder or tenant

2 Astroturf

3 Pebbles or stones with weed control sheeting below any loose materials

4 Slabs, cobbles or paviors

5 Secondary screening at ground floor level ONLY is allowed to be fixed to the railings upon approval

The type of screening cannot exceed the upper horizontal height of the railings



Brushwood screening



Artificial boxwood hedge panel



Artificial Extendable Trellis Hedge Screening

KEW RIVERSIDE EXTERNAL ALTERATIONS GUIDANCE

Apartments - Gardens (Terraces)

A garden is a great place to spend a summer afternoon, eat a nice dinner or enjoy a beautiful evening with a favourite drink

Your garden is part of the visual aspect of the whole Development and should be maintained as such i.e. not an external area of surplus ground

Your lease confirms there are certain restrictions on what you can do in your garden and what you can't

You cannot drill holes in the exterior walls for any type of ornamental feature

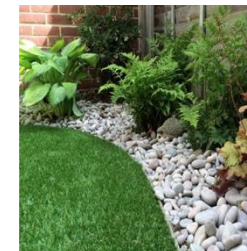
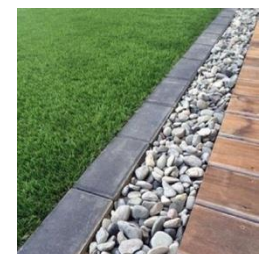
Your plants cannot extend over and through the railings surrounding your garden

You are free to replace the grass and be creative with your hard landscaping design solutions but please respect the fact that your grass may self seed onto the Managers Land if not adequately maintained.

Secondary screening is acceptable, but the type of screening is restricted and cannot exceed the upper horizontal height of the railings - types outlined in general section and need to be installed on the inner side of the railings.

Natural planted screening is preferred but hedging should not exceed 900mm on the perimeter boundary.

If you aren't green fingered, consider using artificial planting in pots. If you use natural planting, remember it needs to be well maintained throughout the year



KEW RIVERSIDE EXTERNAL ALTERATIONS GUIDANCE

Apartments - Balconies

Your balcony is part of the visual aspect of the whole Development and should be maintained as such i.e. not an external area of surplus space

Your lease confirms there are certain restrictions on what you can do on your balcony and what you can't.

You must not drill holes in the exterior walls or on the concrete slab on top of your balcony and flower boxes cannot extend over or be fixed to the railings.

Installing any type of antenna or enclosure is not acceptable

All secondary flooring installations are prohibited, and balcony floor must not be painted with flammable products.

Decking to Saffron House is the owners' responsibility (as per Lease) and must be regularly maintained and may be replaced to match existing or with composite material to match existing treated softwood decking.

Those with gardens and terraces adjacent to the car park ventilation grilles must NOT cover them over or place any planters or pots on the grilles.

Fire safety is of the utmost importance and any sources of ignition and combustible materials are not permitted on balconies at any time.

This includes, but is not limited to, the following;

- Smoking materials – of any description including the smoking of cigarettes
- Barbeques, candles, fuel or heaters
- Screening or matting of any description
- Refuse or materials for recycling
- Mirrors and glass ornaments that may focus the sun's rays

You should not store anything on your balcony aside from seasonal furniture and plants, this means that old sofas, pieces of plywood, refuse bags or other storage containers are not allowed.

Depending on where your balcony is located, and how high up you are, strong winds can blow plastic chairs and tables, table coverings, pillows, plants and almost any light materials off your balcony and onto the street below. Please ensure everything is well stored away.

ACCEPTABLE



NOT ACCEPTABLE

KEW RIVERSIDE EXTERNAL ALTERATIONS GUIDANCE

Houses - Gardens

All external alterations to your property are subject to approval from the Managing Agents, KRRC and LBRUT as applicable including external lighting and CCTV installations, if their range falls outwith your demise.

Houses are owned by Freeholders however there are restrictions on what you can do in both your front and back garden and what you can't as outlined under the TP1 Land transfer documents and restrictive covenants.

You cannot install sheds, greenhouses, conservatories or summer houses without approval by the Managing Agents and KRRC (TP1 Clause D17)

The railings and chain link posts around your gardens are part of the freehold property and therefore the owner needs to ensure they well maintained and regularly painted with Black Gloss Hammerite (prepared with red oxide primer as necessary) or similar. Railings and post and chain fencing cannot be removed or altered.

No alterations can be made to the walls and fences that border onto the Manager's Land without Managing Agent and KRRC approval. In particular, the height is not to be raised and or railings installed above the existing constructed height which will not exceed 2000mm in all instances.

Please do not place anything on your walls as these are party walls. In particular do not place plants in pots as these can become dislodged in high winds and may cause damage to either your neighbours' property or the Manager's Land

When installing CCTV cameras and lights to your property please ensure the coverage is restricted withing your demise. Also ensure your lighting is not of the metal halide type and the illumination is set at a reasonable level so not as to cause a nuisance to your neighbours or disturb the residents in the properties backing onto your own

Your rear fencing cannot be removed but can be lined with secondary fencing products (TP1 Clause D9c) Any fencing product should not exceed 1.80m (TP1 Clause D3) Please note the fencing you are fixing to will NOT always be level. When using horizontal cedar slatting or similar please take a datum and agree heights with your neighbours.



KEW RIVERSIDE EXTERNAL ALTERATIONS GUIDANCE

Houses - Gardens cont.

Gardens have to be well maintained, and your plants should not cause a nuisance to your neighbour; climbing plants need to be controlled and invasive types of bamboo are prohibited

Your garden is part of the visual aspect of the whole Development and should be maintained as such i.e. not an external area of surplus ground. This is particularly relevant for those owners who who have gardens fronting onto the communal gardens opposite the river.

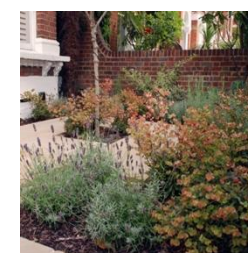
You are free to replace the grass and be creative with your hard landscaping design solutions but please respect the fact that your grass may self seed onto the Managers Land if not adequately maintained

Your plants should not cause a nuisance to neighbours by extending over or through the railings or fencing surrounding your garden. Your bushes and plants should not extend above the rear fencing so as to deprive your neighbour of light

No hedging at the front of the property should exceed 900mm (TP1 Clause D3)

The trees planted in tree pits adjacent to garages and drives are part of the the Managers Land and the Managing Agent has responsibility for any ongoing maintenance to both trees and tree pits (TP1 Clause D6)

Please do not secure bikes or anything else to these trees.



KEW RIVERSIDE EXTERNAL ALTERATIONS GUIDANCE

Houses - Agreed variations

Existing garage doors to be regularly maintained particularly where they are south facing. Painted or stain finishes are acceptable.

Colours ONLY as follows:

Stain Sikkens Cetol, Filter7 Plus, Light Oak 006 satin woodstain or Sadolin Quick Drying Woodstain Antique Pine

Paint Satinwood, External Eggshell or Matt paint finish.

BROWN to match stain ref RAL 8001 Ochre Brown / DULUX 90YR 16/406 Havana 2, BLACK to match front door ref RAL 9004 / DULUX 00 E 53 black.

Mahogany or very Dark Brown stain or paint is NOT ACCEPTABLE.

All staining has to be applied to existing wood finish and not over painted undercoat or primer

If your garage has been stained or painted incorrectly it will require stripping and sanding from bare wood or overpainting as necessary.

Existing Cardale Autoglide garage door mechanism is now discontinued and cannot easily be repaired

A new up and over automatic mechanism can be fitted but the carriage will hang below your garage ceiling

New doors on existing chassis to match existing as far as possible will need to be bespoke manufactured with 4 horizontal panels and 2 glazed panes in the top panel to match the existing door.

The approved total new door replacement is a Hormann Sectional Garage Door: model L-rib, Decograin finish in Golden Oak with glazing panels which is a sectional 4 panel door with 2 glazed sections in the top panel.

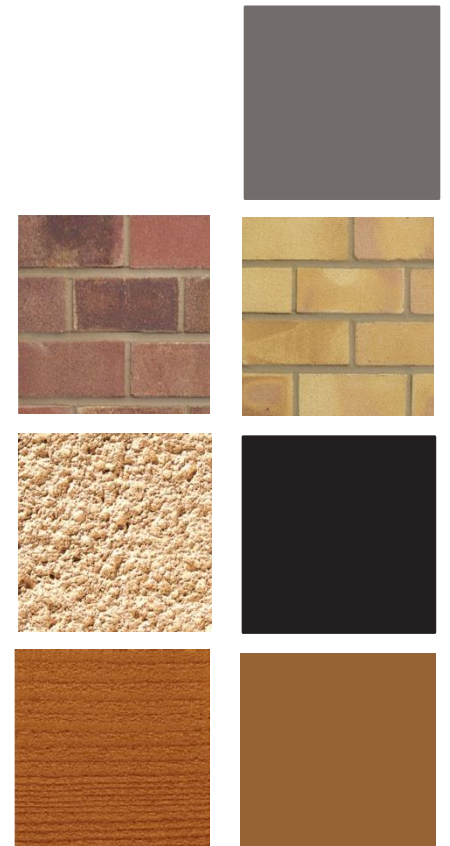
In all instances garage doors are either singles, pairs on double garages or double width doors on double garages.

Pairs and Double width doors relate to properties with studios and double garages only.

All garage doors need to match in treatment where they are sited as pairs i.e. both doors need to be replaced, repainted not just one door.

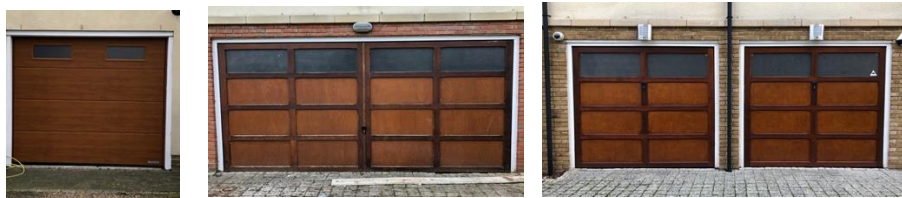
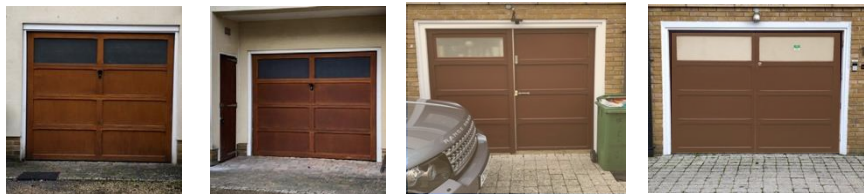
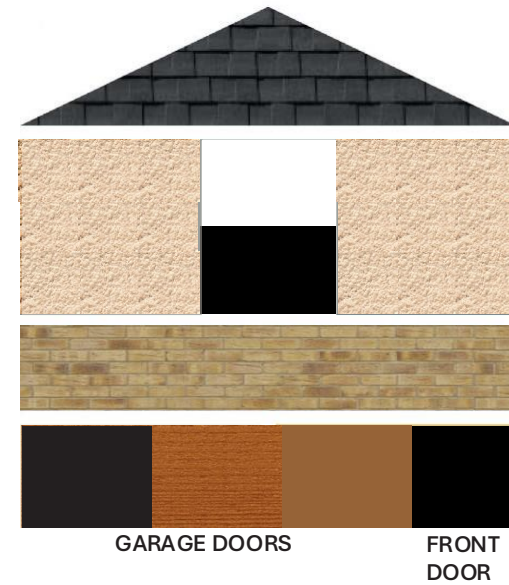
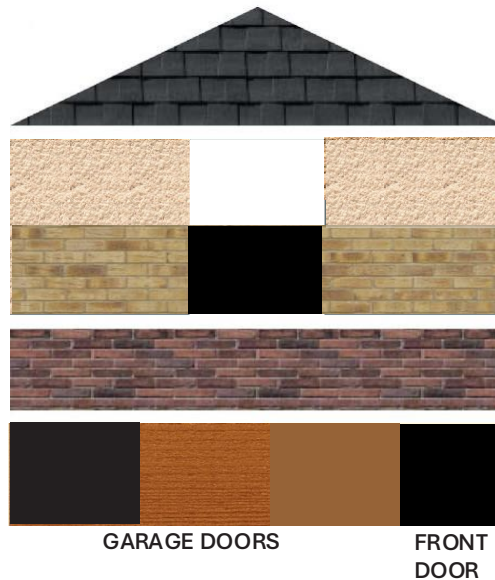
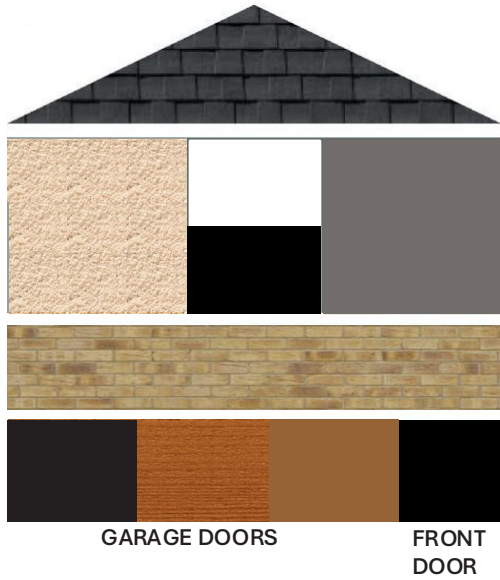
Alterations to allow a pass door in one garage door is acceptable but treatment has to remain matching garage Doors.

Any alterations to convert garage space to accommodation requires approval from the Managing Agent, KRRC and will require planning approval from LBRUT



KEW RIVERSIDE EXTERNAL ALTERATION GUIDANCE

Houses - Agreed variations cont.



ACCEPTABLE

NOT ACCEPTABLE

KEW RIVERSIDE EXTERNAL ALTERATIONS GUIDANCE

Houses - Agreed variations cont.

BALCONIES, RAILINGS

No alterations are to be made to existing design.

All Balcony stonework to be regularly cleaned and railings to be regularly maintained.

Railings to be painted Black Gloss or Satin Hammerite with red oxide primer if metal is exposed or similar.

FRONT DOOR

No alterations to existing design or ironmongery apart from locks

Knocker, letterbox and numbers are not to be altered

Any privacy screening has to be completed on the inside of the property e.g. louvre shutters, blinds or 3M dusted crystal film.

Over panelling or screening on the outside of the doors and windows is not permitted.

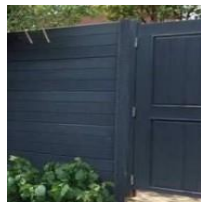
WINDOWS & BALCONY/GARDEN DOORS

White UPVC as existing to Front & Rear ONLY

Black or Dark grey window or door replacements are NOT ACCEPTABLE.

BRICKWORK - as existing DO NOT OVERPAINT.

RENDER - as existing self-coloured water-resistant K Rend (Linen) DO NOT OVERPAINT.



ACCEPTABLE



NOT ACCEPTABLE

KEW RIVERSIDE EXTERNAL ALTERATIONS GUIDANCE

Houses - Agreed variations cont.

DRIVEWAY GRAVEL & COBBLES

Cobbled margins are not to be altered or replaced.

Gravel to be topped up with Alpine Gold Gravel 6mm only.

Resin bound gravel alternatives to match are acceptable with approval from Managing Agents and KRRC.

DRIVEWAY RAILINGS

No alterations are to be made to existing design.

Railings are NOT to be removed or altered without approval by Managing Agents and KRRC.

Railings to be painted Black Gloss or Satin Hammerite with red oxide primer if metal is exposed or similar.

REAR ACCESS GATES & FENCING

Replacements to rear fencing and gates with studio buildings is only acceptable in conjunction with neighbours as rear gates and fence panels are seen as one unit on curved crescent buildings on Melliss Avenue and Kelsall and Whitcome Mews

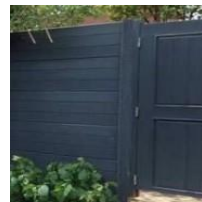
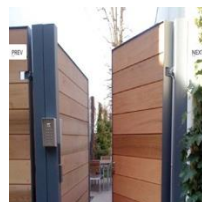
Any alterations are to be agreed with Managing Agent and KRRC.

All gates not to exceed height of fence.

All gates and fencing viewed from the Mews are to match e.g. black gates in cedarwood fence panels is not acceptable.

Panels need to be stained black or gates need to match cedarwood colour.

ALL WORKS TO BE UNDERTAKEN BY FREEHOLD OWNERS not Managing Agent



ACCEPTABLE



NOT ACCEPTABLE

KEW RIVERSIDE EXTERNAL ALTERATION GUIDANCE

Houses – Extensions

All external alterations to your property are subject to approval from the Managing Agents, KRRC and LBRUT.

Houses are owned by both Freeholders and Leaseholders however there are restrictions on what you can and can't do with regards to the external appearance of your property.

The TP1 Land transfer documents, Leases and the restrictive covenants clearly confirm this.

You cannot install conservatories or summer houses without approval by the Managing Agents and KRRC (TP1 Clause D17)

LBRUT have stipulated that the General Permitted Development order 1995 does NOT apply to Kew Riverside (Article 4 direction) and no external alterations or extensions shall be carried out to the buildings built without further approval.

Any extensions to your property will need to be approved by LBRUT and you will formally have to prepare drawings and submit a formal planning application.

It is advisable for all owners to secure approval from the Managing Agents and the KRRC as this will assist in securing Planning Approval from LBRUT.



ACCEPTABLE



NOT ACCEPTABLE

KEW RIVERSIDE EXTERNAL ALTERATION GUIDANCE

Houses – Extensions cont.

The Managing Agents and LBRUT will consult with your neighbours, so it is advisable to discuss your proposals with them first.

The LBRUT will restrict the size of your extension relative to your garden or amenity space and will also restrict material type..

In all instances use the type and colour of materials should match the existing vernacular.

Balconies and roof terraces at 1st floor (on flat roofs) depriving your neighbour of privacy of their amenity space will not be acceptable.

Extensions will be accepted where they are largely glazed and any solid flat roof is of sedum type.

Large ‘orangery’ style designs are only suitable for detached properties and pitched roofs are not acceptable for any terraced house extension.

Extensions to terraced properties will be restricted in size due to the size of the rear garden and the location of the garage and studio building.

Extensions to terraced properties will be restricted in their design in relation to the impact on neighbouring properties.



ACCEPTABLE



NOT ACCEPTABLE