

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.

Alternatively, if you wish to receive satellite television you do not have to have a dish as most channels are available on cable television. European, Arabic and all English speaking channels are currently available through the Virgin Media network who have the sole Government licence for WI/SWI. A single cable brought into a building is all that is required to receive the new satellite stations as well as those already provided by the cable company. However, there are still some properties in Mayfair / Belgravia that cannot be served by cable television. If you wish to install cable television, you should contact Virgin Media on 0800 952 0345 who will be able to advise you on availability.

Another option is to use suppliers like Tiscali (formerly Homechoice) – 0800 294 9727 or BT Vision – 0800 917 7610 whose services are provided via the existing telephone lines.

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.

EXTERNAL BUILDING APPEARANCE POLICY (continued)

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 written consent must be obtained from Grosvenor.

In addition to Grosvenor's consent, planning permission should be sought. Also, 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 approved in writing by the Estate Surveyor. The application of gold (or silver) paint to finials (railing tips) is not a traditional detail and is not approved by Grosvenor.

Repair

It is incumbent upon both freeholders and leaseholder 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

It is incumbent upon both freeholders and leaseholders 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, and Grosvenor Gardens, previously painted stucco or cement rendering is to be finished to match British Standard Colour 08B15, high gloss finish. 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.

*This is an indication of our policies as at October 2008.
We reserve the right to update and amend these policies at any time and to waive requirements or impose additional requirements in particular circumstances.*