

FORMOSA GARDENS - CHECKLIST FOR APPROVAL OF ALTERATIONS

Any external alteration of any kind must have prior written approval of the Formosa Garden Board (FB) or the Management Agents Westbourne Block Management Ltd (WB19).

**Always have regard for the appearance of neighbouring properties.

Alterations – External only

Those that require Westminster City Council (WCC) Planning permission and those that don't require WCC approval – all require prior written approval.

Colour scheme – no changes to existing colour schemes.

Walls – Stucco and render – Magnolia British Standard (BS) Colour 08 13 15.

Stucco footings for railings – Black or magnolia.

Woodwork - White – BS 00 E 55; inc. existing black or magnolia.

Iron work – black

Staircases and Balustrades – to match examples in neighbouring buildings.

New installations to be copy of original Victorian style or be plain (not ornate) inc. plain vertical balustrades.

*Warrington Crescent – upper floor balustrades to be retained.

Replacements – copies of neighbouring panels in reconstituted stone or concrete – to fill in missing areas and match original.

No glass, reinforced plastic copies can be used.

Railings and Gates – copies of originals and/or plain, vertical rods.

Railings must not be removed; missing railings to be replaced with matching ones.

Finials, vertical rods and gates – maintained and replaced to match existing items.

Pipework and guttering – gloss black.

Metal work external stairs and railings – gloss black.

Brickwork and Stucco – remain and be maintained 'as is'.

All exposed existing brickwork – not to be painted.

All stucco – to remain and be maintained as stucco.

Woodwork

Front doors on to street – as chosen by owner/s but in keeping with overall look and feel of neighbouring and listed buildings.

Windows – Replacement and new – vertical slide, sash windows in wood and matching design to neighbouring properties.

New windows and door openings – to align with existing ones – vertically and horizontally.

Windows **cannot** be removed or openings bricked up.

Sash windows -all repairs to match traditional sash windows.

Existing window openings – no changes allowed.

Modern “mock” sash windows hinged to open outwards – not allowed.

U-PVC, plastic or metal windows or doors not allowed.

French Doors and Windows – replacement and new - consistent with neighbouring properties.

Fencing and Garden Walls

Wooden boundary fences on to Garden - replacement of existing wooden fences to be replaced with metal railings similar in size/design to neighbouring properties.

Wooden fencing and latticework **cannot** replace metal railings.

Timber fencing – on top of low brick walls – not allowed.

Brick fencing cannot replace existing fencing (inc. railings) except for existing stub walls.

Low garden walls and other walls to match existing brickwork and height of neighbouring garden walls.

Dividing fencing/boundaries between properties on to the Garden.

Primarily to be agreed between adjacent neighbours and can include timber/wooden fencing **but** no higher than 1.4/4'.6" above ground level.

Brickwork – second-hand London stock bricks, or, where relevant to neighbouring properties finished with painted stucco render.

Repointing - to match existing colour.

Flashings – in lead, set into brickwork as necessary.

Plinths, walls and railings – to be consistent in height and design with neighbouring properties and comply with railing requirements.

Paving and Tiling

Garden and roof terracing to be in subdued colours and preferably natural materials.

Paving – bright colours to be avoided.

Street facing black and white tiling - to be maintained in line with existing Conservation rules.

External security grills – street basement and garden level only.

Simple, straight vertical rods.

Upper floors – not allowed.

External concertina style security gates – not allowed.

Internal and external roller shutters – not allowed.

Extensions - New Constructions

To be in keeping with neighbouring properties taking into account design, windows, scale, materials brickwork, stucco, render; repointing in matching colour or mortar of existing brickwork. *See Guidelines.

Conservatories and Greenhouses – not allowed. *See Guidelines.

Roof terraces – generally not approved. See Guidelines.

Roof extensions, terraces, slates, flashings, slates. *See Guidelines.

Subterranean basements etc onto the Garden – not approved.

Garden Sheds – allowed where unobtrusive. Painted or stained black or neutral.

*Full details are in the "Guidelines for Maintenance and Alteration of Properties".

External attachments to buildings – to be approved by WCC.

TV aerials and satellite dishes (1 per house only) – not to be visible from street or garden level.

External cables -avoided wherever possible, otherwise.

- cable colours to match Brickwork = dark; Stucco – matching colour.

Cable fixing – neat vertical and horizontal lines only.

Connection boxes to be avoided otherwise, no deeper than 15cm x 15cm placed unobtrusively to match brick or stucco work, as relevant.

Air conditioning and air source heat pumps – not to be attached to exterior walls or visible at ground level.

External Lighting

Style sympathetic to building and sited so as not to affect the visual aspect of the building as a whole. No surface wiring.

Roof Lighting – Velux type - not be approved.

Signage – street and garden sides – need written consent of WCC or FGB respectively.

External Contractors

Please ensure all contractors receive and are aware of the rules for access to the Garden and that the rules need to be strictly adhered to. Ref: "Rules for Contractors".

For full details of the above rules please consult "Guidelines for the Maintenance and Alteration of Properties".

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