

## **St James Park (Long Ditton) Estate Co. Ltd (SJPECo)**

### **Undertaking works that may impact the external appearance of properties**

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The Estate Company has responsibility for maintaining the infrastructure and grounds of the estate as well as ensure that the deeds and covenants all owners accept when purchasing their property, are adhered to.

For clarity the deeds (Clause 4.1) binds owners to observe and perform the restrictions and stipulations set out in the Third Schedule of the deeds. Paragraph 16 of the Third Schedule states "No alteration shall be made to the external appearance of any building forming part of the Property nor shall any addition be made thereto otherwise than in accordance with paragraphs 3, 4 and 17 of this Schedule."

The Board is committed to maintaining the deeds and covenants to ensure the overall appearance and feel of the estate is maintained. Therefore, if any owner wishes to undertake works which may impact the external appearance of their property, they must discuss this with the estate managing agents Wallakers who, where appropriate, will raise the matter with the Board for approval. The Board will take a reasonable approach in its decision making. Key contacts at Wallakers are:

Alex Catto E: [acatto@wallakers.com](mailto:acatto@wallakers.com)  
Robert Heald E: [rheald@wallakers.com](mailto:rheald@wallakers.com)

Wallakers offices are at 69 Victoria Road, Surbiton, Surrey, KT6 4NX  
T: 020 8399 5381

Owners are reminded of their responsibility for complying with any planning permission and party wall regulations which may apply in regard to planned works.

The Estate Company request that all owners note the following guidance:

#### **Cladding**

- Where cladding has discoloured owners are encouraged to clean rather than repaint
- Where repainting is the only solution Wallakers can advise the approved colour to be used

#### **Electric Chargers**

- The Board encourages sustainable solutions and recognises the increasing demand for electric charges, however their location should be unobtrusive
- For properties with a porch a small charging unit (e.g. an Easee unit <https://easee.com/uk/>) can be placed unobtrusively in the porchway
- If you are looking to install an electric charging unit you are requested to discuss this with Wallakers

#### **Roofing**

- Existing roof lines should be maintained
- Existing roof tiles should last for a significant number of years however it is recognised that minor leaks may occur
- Where there is an issue such as a roof leak then owners are encouraged to have the leak repaired with the existing tiles retained and re-used
- The full replacement of roofs should only be considered as a last resort where repair is not possible

- If replacement tiles are needed, the same tile that is currently on the roof should be used. If a tile is not available the proposed replacement tile along with the schedule of works must be discussed with Wallakers who will be able to advise on the acceptability of the proposed works

**Windows and doors, including garage doors**

- Replacements should be on a like for like basis. For guidance on acceptability of selected items, owners are asked to discuss their proposal with Wallakers

**Extensions and conservatories**

- If you are considering having an extension or conservatory added to your property this should be in keeping with the estate. For guidance on acceptability of designs and plans, owners are requested to discuss them with Wallakers

Approved by SJPECo 26<sup>th</sup> August 2021