

Maisemore Gardens

Notes on change and alteration to property



Contents:

- 1. Design Statement**
- 2. Design Protocol**
- 3. Procedure and Process**

1. Design Statement

Maisemore Gardens offers a remarkable combination of features: a real community, a stunning coastal location and interesting properties that offer modern, spacious accommodation.

Over time the original design elements of the estate have been diluted and the challenge now is to regain a more unified appearance. The COM believe that this is essential to maintain the structure of the estate, and should be supported vigorously.

This document has been produced to inform and encouraged residents to maintain and improve their properties in keeping with the original design ethos and terms of the lease.

A collegiate and collaborative approach will create an atmosphere where making the right choices in window, doors, paint colours and glazing etc. will be a benefit to the whole community, maintaining and increasing the value of the property.

2. Design Protocol

To achieve the objective of maintaining the overall standardised design of the properties, it is necessary to establish what is recognised as the 'original' design, and what is acceptable as a modern equivalent based on sustainability, safety and modern design practice.

2.1 Windows

The original windows were minimalist sliding or fixed panes within a wooden framework. This design has now been superceded by the use of modern uPVC frames holding hinged double glazed panes.

First floor windows should be of identical size and function, have minimal framing and large panes as shown below.



Ground floor windows vary depending on the type of house. Houses with a large window to the right of the porch should follow the basic design shown below left, a centrally divided upper section and a lower section below the glazing bar which can be glazed or panelled in white for security.

Houses with smaller windows to either side of the door should follow the line of the standard door whereby the base of the window is level with the top of the door glazing bar.



2.2 Fascia Boards

Fascia boards were originally of plain render. When required these should be replaced with white plastic panels, running horizontally, approximately 6" deep, as shown below.



2.3 Tiles

The original hung tiles must be retained in the appropriate colour for each terrace, as shown below.



2.4 Front Door

All properties were originally built with front doors of one design. These were plain glazed, with a structural cross bar at a specific height and the option of replacing the lower panel with a plain white blanking sheet.

The modern replacement should retain the basic design as shown right. Modern materials such as white uPVC are acceptable, glazing can be plain or translucent but any pattern in the glass should be subtle.



2.5 Porch

Where porches are present they contain one pane with a glazing bar at the standard height the standard door always to the right as shown below left. The original wood construction can be replaced with white uPVC structures with plain or translucent glazing, the lower panel can be replaced with a plain white panel for security.

Some properties have internal porches whereby the door is central with windows either side. These have a glazing bar running across the windows as a continuation of the door bar, see below right. All designs should be appropriate for the property type within the terrace in which the property is located.



2.6 Garage Doors

Garage doors were originally panelled and glazed at the top. Many of these have been replaced with a variety of up and over designs and more recently with roller doors. It is recognised that a design standard does not exist. A minimalist approach will be supported that follows the majority of designs within a terrace and retains the standard colour for the terrace.

A colour guide is available on the Maisemore Gardens website. Changes to these standard colours can only be made when all the owners in a terrace agree to implementing the change.

2.7 Roofs

A consistent roofline should be maintained along a complete terrace. This retains the original minimalist look of the buildings and avoids potential drainage problems caused by changes in roof level.

2.8 Gutters and downpipes

The original flat roof design includes hidden gutters, set back from the roof edge, that fed rain water into internal down pipes which were linked into the estate's drainage system. These should be retained. New roofing felt must not reduce the size of the openings into the original downpipes.

Where the efficiency of this system has decreased over the years, the installation of external hopper and downpipes connected to the estate's surface water system is an accepted practice. Not every house will need this and an excess of the number of external downpipes is discouraged. (They only replace the internal down pipe).

Installation of external gutters at the front of houses is not acceptable.

2.9 Structural internal changes

The COM must be informed of any planned structural modifications to the internal framework and party walls of a property. This is to ensure that any potential impact on a neighbouring property (including party wall implications) is understood and that the integrity of the building is not compromised.

2.10 Other equipment (solar panels, aerials...)

Any equipment attached to the house (including the roof) visible from the road has an impact on the estate's overall appearance. Such equipment should be placed as far back from the road as practical to minimise the visual impact.

2.11 Front Gardens and Drives

The original design was to provide an open and undivided vista throughout the whole estate, uninterrupted by any object or structure. This included cars, caravans (motorised or not), boats, sheds, wheelie bins etc. As the majority of cars have increased in size, the COM accepts that it is preferable to keep cars on a drive rather than the highway.

Proposed changes to the layout of driveways must also be submitted for consideration by the COM. Emphasis will be given to maintaining as much garden area as is practical, drainage requirements, and the design and materials choices. Materials should be in keeping with the original design and colours; tarmac and large areas of block paving are discouraged.

2.12 Rear Gardens

Rear gardens are the only area within the estate where the addition of buildings or extensions may be considered. Approval by the COM and where appropriate, Havant Council Planning, is required. Where replacement fencing is planned, approval from neighbours should be sought.

3. Procedure and Process for Alterations

The Design Protocol and these notes on Procedure have been compiled to provide house owners and the COM with a structured process to ensure that the conditions of the lease are met when alterations are carried out.

The lease conditions are in place to:

- Ensure that any change or addition to a dwelling does not or may not cause any nuisance, annoyance or inconvenience to any member.

- That the overall uniform façade of the estate is maintained, as far as is practical, as was originally designed.
- That the integrity of any adjoining house is not compromised by any planned changes.

3.1 Notification

Any planned change to areas of a property described in the Design Protocol must be notified to the COM in writing for approval. It is strongly suggested that approval is sought before any funds, or timings are committed to.

The documentation should include a description of the proposed changes together with outline drawings.

Materials and fittings should be specified in detail.

Where the changes, or installation of the changes, may have an impact on any neighbour or member, the documentation should include written acceptance from such households.

3.2 Process

On receipt of the documents, the COM will log the planned changes and review the proposal. Where necessary a visit to examine and discuss the implications of the change will be arranged. Each proposed change will be identified and recorded by application date, house number and brief description.

When the COM are satisfied that the conditions of the lease are being maintained, the proposer will be notified in writing. This response may include caveats that need to be addressed. This may include an appraisal to ensure all potentially impacted members have been notified and written approval obtained. If deemed necessary, the works may be visited to ensure that they have been satisfactorily addressed.

This application process will be managed by the COM in a short a time as possible. If the change is recognised as following the Design Protocol, the request can usually be turned round within a week. Should the application need a committee meeting to resolve any issues, it will be discussed at the next COM meeting. These are scheduled to be in an eight week period.

On completion of the works the COM must be informed. A final check will be made to ensure that all aspects are satisfactory and the status of the change can be identified and recorded as acceptable and complete.