



## Building requirements within Cressington Park



**Please pass these to anyone you are intending to engage in relation to building or maintenance work anywhere within the Park boundaries.**

Cressington Park is subject to two separate restrictions that impact any work that can be carried out:

The **Deed of Covenant** sets out restrictions relating to the size and use of the plots and the building lines, boundaries and materials which the villas and their outbuildings should use. This is a legally binding covenant that applies to all properties within the Park and has *significant* impact on aspects of building, renovation, or maintenance that can be carried out.

The Park is also a **Conservation Area**, and therefore normal rights to 'permitted development' have been withdrawn to ensure the character of the Park is maintained. As such planning permission is required for most external works, including but not limited to, alterations, re-roofing, general improvements, extensions, garage and outbuilding works, changes to doorways and windows including replacement, erection or alterations of fences/railings, painting of buildings and architectural features, works to hard-standings, and vehicular access ie electric gates. All trees in this Conservation Area are protected by specific Tree Preservation Orders and consent is required for all tree work within the Park.

**Before any works commence, you must obtain consent from our Conservation Team through the Trustees in addition to any normal council planning approvals.**

### **Parking, building materials, and skips**

Note also, the Park's roads are unadopted, and privately owned by the Park and administered by the Trustees. Therefore, we have a responsibility to all proprietors to ensure driveways, roads and junctions are not blocked, and the road and pavement surfaces are not damaged. Please note in particular:

- A vehicle weight restriction of 3T applies throughout the Park as the road surface and underlying structure is more fragile than typical roads;
- As the roads within the Park have not been constructed to the same standard as public roads and highways, many drives within the Park will contain a better substructure and it is for this reason all skips must be placed within a property's own boundary – see below;
- Parking restrictions are in place within the Park. If you are parking vehicles, then request a visitor permit or park on the driveway of the property being visited;
- Site vehicles must not be parked in such a way that they cause obstruction (e.g. blocking or opposite any driveways) and must not be parked on the pavement under any circumstances. They must also use shields to protect the pavement, kerbs and roads when extending their stabilisers upon both delivery and collection;
- Permission must be sought from the Trustees to place a skip on the road if driveway placement is not possible
- If permission is granted, any skip must be placed on four, 2" x 4" battens, flat on the road, not cause any obstruction (e.g. opposite driveways) and must be lit. Skips that are granted permission (for which a permit will be issued) will *not* be allowed on the Park's roads for any extended period of time;
- Skips must not be placed or balanced on the pavement under any circumstances as this can both damage the surface and the kerbstones;
- Building or construction materials can no longer be stored on the roads or pavements due to the substantial damage they cause and must only be stored within a property's own boundary;
- Where building work is being carried out, all cement mixing etc... must be performed within the property's own boundary, not on the road surface or pavement as these cause damage and can lead to gullies becoming blocked;
- Waste cannot be stored on the road and use of 'grabber' trucks is not allowed as this also damages the surface;
- Any damage incurred to road surfaces, pavements, etc... will be the responsibility of the proprietor concerned to put right and any cost of repairs will be charged to the proprietor; and finally
- Without exception and under no circumstance can a Portaloo be stored on the road or pavement.

More specific guidance on the conservation area restrictions and the deed of covenant, and information on contacting the trustees can be found on our website: <https://www.cressingtonpark.org>