

Chalfont Heights Estate

General Conditions for Building Works

For property owners and to be agreed with contractors and suppliers

The roads and verges of the Chalfont Heights Estate are owned by the Directors of the Estate on behalf of the residents who contribute each year to the maintenance and upkeep of the Estate. Any property owner undertaking building work is required to agree to these general conditions which are designed to protect the environment and fabric of the Estate for the benefit of all who live here.

1. All works are to be carried out in such a way as to cause the minimum of noise, dust, disturbance and inconvenience to neighbours and other houses on the Estate.
2. The Estate roads are to be kept clean & free from soil, rubbish etc. at all times. Plant, building materials, skips or any other obstructions must be contained within the property boundaries and are not to be left on the roads or verges without prior written agreement from the Roads Committee.
3. A photographic record will be made of the condition of the adjacent roads & verges prior to commencement of any work. Any damage to Estate roads or verges during the construction is to be made good by the house owner at no expense to the Estate and to the reasonable satisfaction of the Roads Committee.
4. The contractor is to erect and maintain all necessary temporary fencing, barriers etc. to safeguard the users of the Estate roads and adjoining properties and to protect the verges, gardens etc. of adjoining properties. Adjacent verges should be protected with temporary stakes and hazard tape or fencing. Estate trees on the verge in front of and opposite the property should have the trunks protected with padding to prevent damage.
5. The contractor is to provide the maximum possible area of hard standing within the boundaries of the property for parking vehicles, plant and loading, unloading and storage of materials. Where this presents problems then an alternative solution must be proposed, discussed and agreed by the committee beforehand. Where heavy vehicles are to be driven over the drive or Estate verge, steel plate reinforcement must be provided to spread the individual axle loads to avoid damage to underground services.
6. Parking lorries for loading or unloading must not obstruct the free passage of other traffic.
7. Parking of contractors' & suppliers' vehicles during construction should be restricted to within the boundaries of the property or its verges as far as possible. Parking on verges may only be done with the prior permission of the Directors who may agree that verges should be used to keep the roadway clear. In this case the verges must be restored to grass at the completion of the construction. Vehicles must not be parked close to road junctions or bends so as to create a hazard or in such a way that they obstruct traffic or so that neighbouring residents have difficulty entering or leaving their drives.
8. The roads structures, foundations and layout date back to the early days of the Estate (1920's) when delivery vehicles were very much smaller and lighter than those of today. Contractors and suppliers should use medium size vehicles and plant wherever possible on the narrow Estate roads. This is to minimise the point loads and turning circles and to avoid damage to the fabric of the Estate. The use of large vehicles with trailers should be avoided. Tracked vehicles are specifically prohibited and must not at any time be allowed to travel under their own power on

Estate roads. The committee will specify which entrances to the Estate should be used for each specific contract and this information must be given clearly to all contractors and suppliers.

9. The movement on the Estate roads of lorries with building materials, plant, skips etc. is only permitted between 08.00 – 18.00 on weekdays and 08.00 – 13.00 on Saturdays. No deliveries are allowed on Saturday afternoon or Sunday. Suppliers must be advised that, should they arrive early, they must wait outside the boundaries of the Estate until 08.00 to avoid disturbance.

10. The permitted hours for working within the boundaries of the Estate are:

Monday to Friday inclusive	08.00 to 18.00 hours
Saturday	08.00 to 13.00 hours
Sunday & Bank Holidays	No work without consent of the Directors and no noise or disturbance allowed

11. The burning on site of materials etc. arising from construction work or from demolition is strictly forbidden without prior permission from the committee. Noise from machinery, radios etc should be kept to an absolute minimum so as not to cause disturbance to neighbours.

12. The house owner shall, before commencement of any work, provide to the committee one or more telephone numbers to contact the house owner who is responsible to control and ensure that contractors and suppliers meet these requirements.

13. The Estate retains the right of reasonable access for the Directors, or their accredited representative, to the site and the owner/contractor will be notified if access is required.

Directors & Roads Committee
Chalfont Heights Estate
01753 883079
01753 886677