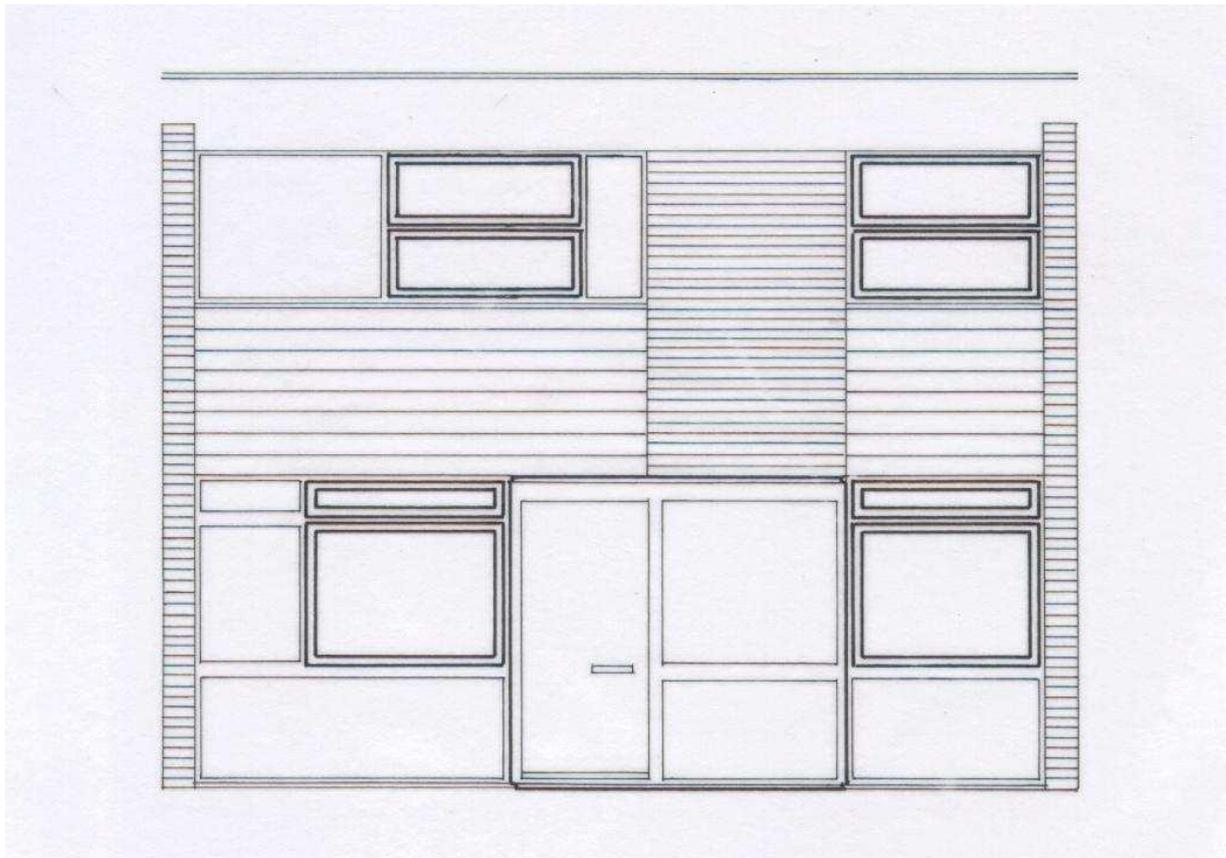


LOOKING AFTER THE OUTSIDE OF YOUR HOUSE



This booklet informs Shareholders how best to maintain and repair the outside of their house. It clarifies their legal responsibility under the approved Scheme of Management to maintain the architectural details of the houses.

INTRODUCTION

Fieldend is a designated Conservation Area, confirming that the estate is a special place and that the houses have retained their distinctive architectural details. Over the years, residents have looked after our houses and the FRAL Board has kept a vigilant watch over the estate.

There is now a revival of interest in the 'sixties' and the architecture of Fieldend is once again recognised. This is a critical time, with the value of our houses dependent more and more on the careful retention of their original details. The estate was designed by Eric Lyons who was President of the Royal Institute of British Architects. The house fronts have a distinctive 'sixties' style which, at Fieldend, is made up of an arrangement of rectangular shapes formed by the party walls, shiplap boarding, the coloured frames of the opening windows and the coloured frame and rectilinear shape of the porch. The architectural quality of the estate relies on the consistency and repetitive rhythm of these neat identical houses.

The FRAL Board wishes to support everyone connected with Fieldend in their efforts to look after the external appearance of the houses. The following notes outline appropriate ways to maintain and repair the outside of the houses.

THE PORCH

The porches form an important part of the design of the terraced houses around the communal landscaped gardens.

Porch frame

The porch has an unusual structural frame made from welded mild steel angle sections, 50mm by 50mm, 6mm thick. The horizontal timber transom, the window frames, and the front door are fixed to the inside of the metal frame.

Porch glazing

The porches were originally glazed with borealis glass. For reasons of safety, some panes have, over the years, been replaced with Georgian wired cast glass. Both of these have a translucent texture without pattern or decoration: they give an even, semitransparent vision into the porch. A suitable modern safety glass, without grid wire, is now available as 4mm Pillington stippolyte safety glass. This, however, has to be cut to size before it is annealed for strength, so it may take a little longer to install. To replace the glass you will need to take the glazing beads off INSIDE the porch. Do not try to replace the glass from the outside of the porch as this will damage the woodwork.

Porch Display

The semi-transparent glass allows people to see into your porch and whilst nobody goes around looking, some items stored there do catch the eye and look unsightly. Please be aware of what your house looks like from the communal gardens.

Porch woodwork

The timber of the porch requires attention from time to time. The top of the timber window projects a few millimetres in front of the metal roof frame and it is advisable to run a thin line of mastic sealant along this joint to keep it watertight. Minor repairs to the woodwork can be dealt with by scraping out the rot, making sure the surface is dry, filling with external grade filler, smoothing down and painting with primer. Larger repairs should be undertaken by a competent joiner, who could cut back the rot and replace the front surface of the timber or replace the whole member from INSIDE the porch.

The pure rectilinear shape of the porch is an important feature in the design of the houses. The special roof detail along the top of the porch is a distinctive feature and gives a crisp profile. If you have to renew the roof covering of the porch, note that the roofing felt slopes up and onto the top of the metal frame where the flat surface of the steel angle provides a good base for securely bonding the edge of the felt. This is a sound detail which has lasted for over forty-five years. Unfortunately, some builders are not used to this detail and have used different fixings which detracts from the appearance of the porches around the estate.

The flashing of the porch roof into the main wall of the house should fit under the bottom shiplap board. Please do not take the flashing over the face of the lower board.



The Front Door

The door fittings consist of an aluminium letter box, with a bell push and an escutcheon plate for the door latch with dead lock. These fittings can be brightened up with very fine sand or emery paper (better to take them off to clean them). You should be able to get the bell push working by cleaning the contacts. If it is impossible to conserve your letter box, replace it with a plain satin finished stainless steel box from a good ironmonger. A slim bell push on the door frame is acceptable. Please do not add any other fittings to any part of the door.

Please ensure that any new fittings are plain and simple (not Georgian or Victorian) and that they are satin finished aluminium or stainless steel (not shiny polished finish or brass).



House numbers

Many of the original numbers have been lost. Many replacements are good in themselves but we now have a mismatch of styles along the terraced houses. Following approval at the AGM, the Directors have arranged for a matching set of new numbers to be fitted to all the houses. These will be in the same style as the original numbers but a little bigger.

TIMBER WINDOWS

The large timber windows give excellent light and good views from inside the houses. They do, however, require careful, regular maintenance. The most economic approach is to repair any defect as soon as possible. Minor problems can be dealt with by scraping out the rot, making sure the surface is dry, filling with external grade timber filler, smoothing down and painting with primer. Larger repairs should be carried out by a competent joiner who could either scarf joint in a short length of timber (cut in at a down-sloping angle) or replace the whole piece.

Living room window

The large top-hung opening windows at each end of the living room have a minor design fault which can be corrected without altering the appearance. The external glazing bead along the bottom of these windows has a flat top surface which, when the window is opened, slopes backwards so the rain cannot run off but tips back to soak into and rot the wood. This bead can be replaced, preferably in hardwood, with a slope to the top surface to allow the water to drain off.



Double-glazing

New timber windows can be made to accommodate double-glazed sealed glass. These have to be purpose-made by a joinery firm to ensure that they look identical to the existing windows. Details of the timber profiles for the new windows can be obtained from the FRAL committee.

Secondary glazing

Internal secondary glazing is an acceptable answer to reduce heat loss. Be careful to align the new secondary glazing members with the timber windows.

Window ventilation

Do not install ventilators or extractor fans into the glass of the windows which face the communal areas.

SHIPLAP BOARDING

The most economic approach is to repair any defect as soon as possible. Minor problems can be dealt with by scraping out the rot, making sure the surface is dry, filling with external grade timber

filler, smoothing down and painting with primer. Larger repairs should be carried out by a competent joiner who will replace the whole length of board.

FRAL has a stock of new shiplap boards which you can buy for your use.

ROOF FASCIA BOARD

Recommended replacement fascia board

A recurring challenge for residents is the replacement of the fascia board that sits just below the roof line of all Fieldend houses. The original board is made of asbestos and has a unique finish, which has made it extremely difficult to find a suitable replacement material. The asbestos panels are very long-lasting but, because on many houses the wooden structure they are fixed to has rotted, they must be removed. However, although they are quite inert in sheet form, safety concerns mean that they cannot be re-fixed by builders and so must be disposed of (for the strict regulations on the disposal of asbestos see:

https://www.richmond.gov.uk/services/waste_and_recycling/bulky_items_and_other_waste_collections/asbestos_waste).

Over the years, various residents have come up with different solutions, including the use of plywood, which is too smooth and prone to rot.

There is no comparable replacement product that matches the panels' unique vertical texture. However, a product has been found that works well and has been used successfully to replace the fascia on several Fieldend houses. It is a waterproof cement tiling board (normally used to line shower cubicles and bathrooms before tiling), which gives a uniform subtly textured finish that is stable in damp conditions. It is also very economical.

In the interests of continuing the exterior uniformity of our houses, the FRAL board would like to encourage the use of this product by any householder thinking of replacing their fascia boards.

The precise product description is as follows:

HARDIEBACKER 500 WATER RESISTANT TILING BOARD 1200 X 800 X 12mm

Roof trim

If you need to renew your roof covering, be sure that your contractor uses a matching thin aluminium roof trim along the top of the fascia.

Roof ventilation

If, for any particular reason, you need to provide ventilation into the fascia or a roof void, use a fascia soffit strip inserted along the bottom edge of the fascia panels.

Alternatively, breather ventilators through the roof felt but set back so they cannot be seen. Do not insert ventilators into the face of the fascia panels.

Television

Cable television is available to all the houses in the estate so hopefully, we will see fewer aerials in the future. Do not fix aerials or any other items to the fascia panels where they can be seen from the communal areas. Installation of a satellite dish must be first approved by FRAL.

SERVICES

Services for the houses have all been carefully designed inside the house, leaving the exterior free and clean of any pipes and wires. If you are considering an alteration to the inside of your house make sure that the design will not require a boiler flue or any service pipes through the front or side wall of the house.

With care and thought, most cables can be routed inside the house. If, as a last resort, you need to have cables outside, ensure that they are fixed neatly under the bottom of the boarding or along recessed corners. Do not let cables pass over the face of boarding, the brickwork or the fascia.

FOR THE FUTURE

The Directors thank all Shareholders for helping to preserve the architectural integrity of Fieldend. They will continue to support every endeavour to look after the houses and ensure that the spirit of Span is maintained throughout the estate. They welcome suggestions and comments and will continue to monitor the progress of conservation.