GROSVENOR

THE GROSVENOR SPECIFICATION

FOR THE ERECTION OF NEW BUILDINGS AND, SO FAR AS APPLICABLE, FOR ALTERATIONS AND ADDITIONS TO EXISTING BUILDINGS

GENERAL CONDITIONS

1.	Interpretation of this Specification	Grosvenor Investments Limited (Grosvenor) acts as agent on behalf of all Grosvenor entities having a legal interest in property in Mayfair and Belgravia, including the Estate Management Schemes for freehold properties in Mayfair & Belgravia. The requirements of this specification shall be carried out so far as applicable to the satisfaction of Grosvenor and should any doubt arise as to its interpretation the decision of The Estate Surveyor shall be final.
2.	Approval of Plans	Where it is intended, or necessary, to erect, alter or adapt the structure of the building all construction drawings and calculations must be prepared by suitably qualified firms or persons who must also be retained to supervise and administer the building contract. Four complete sets of proposed plans, elevations and sections at a scale of not less than 1:50 together with 2 set of existing plans and elevations and a location plan at a scale of 1:1250 showing any increase in the building's size are to be submitted for approval. The "approved" drawings must include figured dimensions where they are key to any setting out issues. Upon completion of the work, Grosvenor is to be provided with a full set of 'as built' drawings in PDF or Auto CAD Dwg format and emailed to Grosvenor drawing.office@grosvenor.com.
3.	Variations	Modifications of this specification to meet particular requirements of individual cases will be considered, but no variations will be permitted without written consent first being obtained.
4.	Costs	The whole of the costs and expenses required to comply with the terms of this specification are to be borne by the Building Owner.
5.	Samples of Materials	In all cases samples of the brick, stone, roofing or other materials proposed to be used for the facing of the building and any other materials which Grosvenor may require, are to be submitted for approval and when approved the materials used in the building are to be of similar quality and appearance.
6.	Generally	It is to be understood that the passing by Grosvenor of any bottoms for foundations, or assent to any designs, materials or workmanship implies no responsibility on the part of Grosvenor as regards their suitability for the purpose for which they are required, and that any such passing shall in no way detract from the full rights of Grosvenor under the Lease or the Management Scheme for either the Grosvenor Belgravia Estate or the Grosvenor Mayfair Estate.

STATUTORY REQUIREMENTS

7.	Standard of Materials	All materials and workmanship shall be the best of their respective kinds in accordance with BS 8000 and used in accordance with good current practice. They shall comply with the latest edition of the relevant British Standards Specification or Code of Practice or be subject to independent certification by the Building Research Establishment. No old materials are to be used without previous written consent.
8.	Acts and Bye Laws	The works are to be carried out in accordance with all Acts of Parliament including the Building Regulations 2000, the Regulatory Reform (Fire Safety) Order 2005, the Health and Safety at Work Etc Act 1974, the Construction (Design and Management) Regulations 2015, the Prevention of Damage By Pests Act 1949 and all subsequent amendments and all other Byelaws and Statutory Enactments of Local and other Authorities. Where works affect party walls in Grosvenor's freehold ownership, notices under the Party Wall etc Act 1996 must be served on Grosvenor and all interested parties.
9.	Environmental Policy	All works are to be carried out in accordance with the Grosvenor Environmental Policy 2009 and the Grosvenor Environmental Guidelines for work on the Grosvenor Estate, or any subsequent amendment. Contractors in Westminster are required to become members of the Considerate Constructors Scheme. All works must comply with the relevant building regulations, including, but not limited to, the maximum thermal transmittance through any part of the structure and air-tightness (new buildings should target less than $6m^3/hr.m^2$ and, where major works trigger an air-tightness requirement in existing buildings, less than $10m^3/hr.m^2$). Grosvenor must approve any exemptions for buildings where it is deemed that energy efficiency requirements "would unacceptably alter the character or appearance", for example certain listed buildings. This is unlikely to be considered necessary for buildings in which are not listed.
10.	Right of Access	Grosvenor shall have the right of access to the premises at all reasonable times for the purpose of inspecting the works being carried out and to all site drawings and details. They shall have the right to have any of the works opened up for inspection if it is considered that faulty or defective materials or workmanship have been used.

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11. Insurance

Grosvenor's insurance managers, Realty Insurances Limited of 58 Davies Street, London W1K 5JF, 020 7941 8200 are to be advised of the proposed works so that the building policy will not be prejudiced. The Building Owner should notify Realty Insurances Limited if additional cover is required.

THE SITE

12. Old Materials

Prior to possession of the site being given to the Contractor the amount fixed by Grosvenor as the value of the old materials to be removed from the building is to be paid to Grosvenor's Solicitors. Any fittings scheduled by Grosvenor or objects of antiquarian interest discovered during the works which are not to be incorporated within the building, are to be carefully removed and stored as may be directed.

13. Hoarding

Where construction or demolition takes place, the Contractor will be required to enclose the site with a hoarding not less than 2.4m in height painted in British Standard colour 08B15 and constructed of materials and in a form to be approved. Statutory notices may be exhibited but all other signs, advertisements and posters on hoardings, screens or scaffolds are prohibited. No contractors logos may be fixed to the hoardings nor shall they be added to any statutory notice.

14. Scaffolding

Licences are required from the Local Authority for the erection of any scaffold over the public highway and from Grosvenor for any scaffold in a private mews or communal garden. No holes are to be cut in the facades of existing buildings for scaffolding or similar work without written consent. Scaffolding of the independent type must be used and in every case shall be in accordance with BS EN 12811-1: 2003 for steel scaffolds and BS 5974: 2017 for suspended cradles. The scaffold is to be fully sheeted and provided with fans over the public highway or private mews. The Metropolitan Police shall be informed when scaffolding is to be erected and dismantled. Adequate security and lighting is to be provided and all ladders are to removed or securely locked above the first lift at the end of each working day.

Where cantilevered balconies are present on site no back propping will be allowed to support this type of balcony. The balcony is to be bridged by means of ladder beams and the scaffold should be designed to span around the balcony and be entirely independent of the balcony.

15. Water in Sub-Soil

The water in the subsoil of the site is, as far as practicable, to be retained thereon and is not to be pumped off the site without express permission.

16. Private Mews

The mixing of materials on mews surfaces is prohibited. No vehicles may be parked and no materials or skips may be stored or placed on the surface of a private mews. Scaffolds and hoardings may only be erected with prior written consent for which a payment may be required.

17. Forecourts

The private forecourt is to be paved level with the adjoining pavement with a material to be approved. The junction of the public way with the private forecourt is to be defined by a brass strip or studs.

18. Hours of Work

The permitted hours of work are as follows:

Weekdays:	8.00am to 6.00pm;	Eaton Square only:
Saturdays:	8.00am to 1.00pm (no noisy works);	8.30am to 5.30pm
Sundays and Public Holidays:	No work of any kind.	Sat, Sun, Public Hols: No works.

19. Boards

No contractors' or consultants' boards or signs, other than those to meet statutory Health & Safety requirements, are to be erected upon the property, the scaffold or the hoarding unless written consent has been obtained.

20. Radios

The playing of radios or recorded music on site is not permitted.

DEMOLITION

21. Surveys

Where site contamination or the presence of asbestos is possible, a survey and report must be prepared by a suitably qualified person. Full geological and hydrological surveys will be required where deep excavations are proposed.

22. Pest Control

Where the building has been vacant, the property must be baited for rats and other pests two weeks before work commences.

23. Careful Removal of Old Materials

The Building Owner during demolition or alterations to existing buildings, shall, by the proper use of screens, enclosed chutes, water and hose-pipes, make every effort to eliminate nuisance, injury or damage to the public, the adjoining premises, their occupants or contents. Compressors, generators and percussion hammers may only be used with prior consent. Where plaster is to be removed from pre 20th Century brickwork, this is to be carried out only by the use of hammer and bolster. The building owner shall ensure that at all times any adjacent roadway is kept clear of mud, rubbish and other debris. Rubbish skips must be kept covered and lit and all debris must be removed in accordance with the Control of Pollution (Amendment) Act, 1989, the Environmental Protection Act 1990 and any Site Waste Management Plans. The burning on site of waste materials is not permitted.

24. Shoring and

Any structure or land adjoining or adjacent to the building site is to be shored by approved methods as may be

	Supporting	required and supported with concrete, reinforced concrete and brickwork in cement mortar or other approved materials as necessary. The cost of making good any damage caused to the adjoining properties will be borne by the Building Owner.
25.	Exposed Faces	The faces of any walls of adjoining buildings which may be exposed by pulling down and not covered by rebuilding are to be faced up and made good with brick or render (or otherwise) and made waterproof as may be approved, and to be bonded, buttressed or tied with stainless steel, as required by Grosvenor. All walls exposed during the progress of the works are to be suitably protected.
26.	Underpinning of Adjoining Walls	Where the foundations of walls or buildings may be undermined by adjacent excavations, they should be underpinned. The underpinning shall be executed to the satisfaction of Grosvenor and the Local Authority's Building Control Officer. Special foundations will not be permitted without written consent. Waterproof tanking, horizontal and vertical damp proof courses are to be provided in accordance with BS 8102: 2009.
27.	Ground Stabilisation	Certain types of ground stabilisation techniques are not considered to be appropriate in Mayfair and Belgravia, and your early investigation and assessment of ground conditions is therefore recommended. Jet grouting techniques are unlikely to be acceptable due to the potential damage that may result to adjoining properties. In addition, permeation grouting is considered to be a trespass where this extends onto or under adjoining owners' premises. If both properties are owned freehold, then the written consent of the adjoining owner (freeholder) will be required whenever this method is under active consideration. Any ground stabilisation processes are to be subject to verification by Grosvenor's retained structural engineers.
2.	Removal of Old Drains	All old drains are to be traced and together with wells and cesspools are to be emptied and removed, any contaminated earth being carted away and replaced with approved materials. Where voids occur under foundations they are to be filled with concrete or dealt with as required by the Local Authority's Building Control Officer.

STRUCTURE

29.	Structural Design Requirements	All structural design, workmanship and construction is to be in accordance with the relevant British Standards and European Codes including, but not limited to, BS EN 1993-1-5:2006; BS EN 1993-1-10:2005; BS EN1993-5:2007; BS EN 1993-6:2007; BS EN 1993-1-8:2005 and BS EN 1993-1-1-:2005 + A1:2014 for structural steelwork, BS EN 1992-1-1:2004 + A1:2014for reinforced concrete, BS EN 1996-1-1:2005, BS EN 1996-2:2006, BS EN 1996-3:2006 & PD 6697:2010 for brickwork, BS EN 1995-1-1:2004+A1:2008 for timberwork and BS EN 1997-1:2004 + A1:2013 for foundations and excavations. New structural steelwork in existing external walls is to be encased in steel mesh reinforced concrete but subject to prior approval, structural steelwork in new external walls may be treated in accordance with CIRIA Report 174. Any internal structural steel not encased in reinforced concrete is to be, before covering up, cleaned and given at least two full coats of approved rust inhibiting paint. After erection, the first coat is to be made good over damage, bolts, etc before the second is applied. Provision is to be made in all design and construction for the differing physical properties of the materials used. All designs must allow for adequate fire protection of the structure. New building structures shall not rely on adjacent buildings for their support nor should they remove any support from adjacent buildings. Due allowance is to be made for predicted changes in the level of the water table.
30.	Walls	The whole of the site is to be surrounded by proper and sufficient party and party fence or external walls and no existing walls are to be used as party or external walls without written permission. Where properties are to be rebuilt, independent walls complying with the Building Regulations are to be built adjoining the former party walls. All wall ties in external walls are to be of stainless steel and proper horizontal and vertical damp courses are to be formed with approved materials to walls and chimney stacks. New walls, including infills, should have a u-value of less than 0.28 W/m^2K with any exemptions approved by Grosvenor as per condition 9. Efforts should be taken to minimise cold bridging i.e. by continuity of insulation at junctions.
31.	Wall Insulation	All interventions should be compatible with the vapour permeability of existing walls. The maximum thermal transmittance for upgraded retained walls is a u-value of less than 0.28 W/m^2K with any exemptions approved by Grosvenor as per condition 9.
32.	Raising of Chimney Stacks and Flues	The chimney stacks and flues of the adjoining buildings are to be raised at the Building Owner's cost in brickwork, stone or other approved materials to match the adjoining new building, to the full height of the new building fully lined and properly bonded unless otherwise permitted by Grosvenor.
33.	Existing Flues	Flues to be used for gas log/coal effect fires or for other apparatus for which they were not originally designed are to be lined with an approved flue liner, correctly sealed at both ends. Where disused and capped off, flues are to be vented. Infill must only be considered for flues entirely within one demise (not flats) that have undergone a soundness check. Any infill must be a loose, insulating, non-combustible, moisture buffering material such as perlite or vermiculite. All efforts must be made.to minimise water ingress.
34.	New Flues	The withe between flues shall not be less than 125mm. The backing to flues on party or external walls is to be not less than 225mm. New boiler flues must be lined with insulating bricks and must be in accordance with the requirements of the Local Authority's Building Control Officer. Smoke, ventilation, exhaust and other pipes run externally are to be encased in brickwork. Boiler flues must not discharge through front or side elevations.

35.	New Openings	In the formation of new or enlarged openings in existing work, all reveals are to be properly cut, toothed and bonded with compatible bricks and mortar.
36.	Existing Openings	Where existing openings are to be infilled in external walls they are to be bricked up solid with compatible materials for the full thickness of the wall, well bonded to the existing, with cills, arches and timber lintels removed.
37.	Trial Pits	Upon request, trial pits to a depth and size determined by the Building Control Officer or Grosvenor's engineer are to be excavated and reinstated in accordance with BS 6031:2009.
38.	Bricks	The best hard burned bricks are to be used, properly constructed in Flemish bond with the approved facing materials as required for carrying out the approved elevations. Fletton bricks and dense concrete blocks may be used as a backing to facings and for internal partitions but not for external work.
39.	Stone	Where stone is to be used, it is to be the best English Portland or other approved stone properly bonded and tailed into the walling. All cramps, bolts and other fixings used in connection with stonework are to be of a suitable approved material.
40.	Mortar and Pointing	The mortar is to be made with hydrated lime and/or with Portland cement and clean washed building sand of a quality and colour and type of pointing approved by Grosvenor to BS 4550 and BS EN 413-1: 2011. The strength of the mortar should have direct relation to the strength of the bricks and should contain sulphate resistant cement below ground level, in chimney stacks and above parapet DPC's. Hydrated lime to be used with existing/new stockbrick and stonework. The type of pointing is to be subject to prior Grosvenor approval.
41.	Timber	All timber is to be endorsed by the Forestry Stewardship Council or the Programme for the Endorsement of Forest Certification and be sound and well conditioned, clean, free from injurious shakes, large, loose or dead knots and thoroughly well seasoned. All hardwoods must be obtained from an ecologically managed source. All structural timber is to be pressure impregnated with a suitable preservative before fixing and all deep cuts, cross cuts, grooves, throatings, etc are to be re-treated with a compatible brush applied preservative. The moisture content of structural timber is not to exceed 18% by volume.
42.	Floors	The thermal resistance of ground floor or exposed soffits must be less than 0.22 W/m^{2}K for new elements and less than 0.25 W/m^{2}K for upgraded elements. Any exemptions to be approved by Grosvenor as per condition 9.
43.	Thermal Insulation	All non-masonry parts of the external envelope are to be provided with a vapour check on the warm side and adequate natural ventilation on the cool side of the insulation and the maximum thermal transmittance through any part of the structure shall be in accordance with the latest edition of the Building Regulations.

VENTILATION

44.	Ventilation to Floors and Roof Spaces	Proper cross ventilation is to be provided to any space under suspended timber floors, within flat roofs and mansard slopes and through roof spaces.
45.	Mechanical Ventilation	Where air tightness is sufficient and a single room mechanical extract unit is proposed, a single room heat recovery ventilation unit should be incorporated.

ROOFS

46.	Slating	Slating is to be the very best Welsh natural slate or other approved and each slate is to be fixed with two suitable non-ferrous nails in accordance with BS 5534: 2003+A1:2010. Artificial or reconstituted slates are not to be used.
47.	Tiling	Tiling is only to be used with written consent. Only suitable non-ferrous nails are to be used. Where valley tiles are used they are to fit the angles of the roofs. Close cut valleys are to be avoided. The ability of the roof timbers to carry the roof load must be proved.
48.	Flat Roofs, Gutters and External Plant Housings	The following materials are permitted to be used for the covering of flat roofs and external plant housings. All build-ups, except for plant housing, must incorporate insulation to achieve a u-value of less than 018 W/m^{2}K, with any exemptions approved by Grosvenor as per condition 9. 1 16 SWG sheet copper to BS EN 1172:2011. 2 Code 5 (minimum) sheet lead to BS EN 12588: 2006 3 Gauge No 14 (minimum) sheet zinc to BS EN 988: 1997. 4 Asphalt is to be not less than 20mm in thickness in accordance with BS 6925/1988 and be finished with solar reflective paint. On timber roofs independent kerbs are to be provided at abutments with separate lead cover flashings. Mastic asphalt is to be laid in accordance with the recommendations of the Mastic Asphalt Council and Employers Federation. 5 Single ply/liquid membrane systems may only be used in association with "green" roofs or terraces where the roof covering is not visible and only on non-listed buildings. No other materials may be used without written consent.

49.	Roof Void	When pitched roofs are being replaced, or repaired, sufficient vapour permeable insulation should be laid to achieve a u-value of less than 018 W/m^2K, with any exemptions approved by Grosvenor as per condition 9. If this is installed at ceiling level, it should be wrapped around any services within the roof, and ventilation above should be maintained.
50.	Gutters and Flats	Where the roofs are of timber, the gutters and flats are to be laid with 25mm nominal treated deal boarding or 19mm marine plywood to the appropriate fall.
51.	Cover Projections, Flashings and Soakers	Where appropriate, architectural features are to be covered with Code 5 lead to BS EN 12588: 2006, sheet copper in accordance with BS EN 1172: 2011, or other approved waterproofing material. Lead flashings, code 4 for apron and cover flashings, code 5 for stepped cover flashings, and lead soakers, code 3, are to be as described in 'Lead Sheet in Building' published by the Lead Sheet Association.

SERVICES

52.	Service Installations	Electricity, gas, water and drainage installations are to be put into and left in a good safe state of repair on completion of the works and Test Certificates are to be obtained for new and amended installations. All installations must comply fully with the Approved Code of Practice – Legionnaire's disease. The control of Legionella bacteria in water systems..
53.	Water Supply and Distribution	The water supply is to be in accordance with BS EN 806-2:2005; BS EN 806-1:2000; BS EN 806-3:2006; BS EN 806-5:2012; BS EN 806-4:2010 and BS 8558:2011 and the regulations of Thames Water and adequate precautions must be taken against frost. All branches and fittings shall be controlled by a stop valve, including the rising mains. All distribution pipework is to be to BS EN1254: 1998 and BS 7291 Parts 1 and 3. All distribution pipework is to be installed and tested in accordance with the Water Supply (Water Fittings) Regulations 1999 and a Certificate of Conformity provided.
54.	Heating and Hot Water Installation	The proposed heating installation must not overheat the flue or cause danger to adjoining premises. Boiler flues must not discharge through the front or side elevations or across light well pavements and the installation must be installed in accordance with the requirements of the appropriate statutory authority. All heating systems shall include controls to provide frost protection and a minimum level of heating within the building. Plastic (polybutylene only) piping systems for domestic hot and cold water services and heating installations may be used provided the materials comply with BS 7291-2:2010 and the system is installed in accordance with BS 5955-8:2001.
55.	Boiler	Boilers should be Energy Saving Trust recommended.
56.	Lifts	The guides, machinery or supports for the working of the lifts are not to be placed in contact with the walls adjoining a neighbouring building and the installation is to be adequately insulated to prevent transmission of any noise and/or vibration.
57.	Electric Light and Power Installation	Heavy gauge galvanised steel screwed conduit systems with easy bends aer to be used where cables are concealed within solid floors. PVC, conduit or metal sheathing is to be used where cables are concealed within walls. All work is to be carried out in accordance with the latest edition of the Regulations of the Institution of Electrical Engineers.
58.	Drains	All buildings are to have separate connections to the sewer. All underground drainage is to be laid in accordance with the Local Authority Building Control requirements.
59.	Soil and Waste Pipes, etc	External soil and anti-syphonage pipes, where permitted, are to be of cast iron of L.C.C. pattern and weight in accordance with BS 416-1: 1990 and BS 460: 2002+A2:2007 with caulked lead joints and eared sockets. All soil and waste pipes are to be kept within the building with connections being kept as short as possible. PVC will be permitted internally if encased in insulating and fire resisting materials. Flexible jointed cast iron piping will be permitted internally only if there is full access available to bolted connections and rodding eyes. Overflow and warning pipes serving water tanks, cisterns, etc must not discharge onto or overhang adjoining properties.
60.	Rainwater Pipes and Eaves Gutters	No rainwater pipe is to be built into brick, stone or other walling without express permission. Rainwater pipes and eaves gutters are to be in cast iron with eared sockets or in aluminium except on rear elevations of non-listed properties where, subject to written approval, black uPVC may be used. All rainwater pipes should be kept 50mm clear of walls, but must not discharge onto or overhang adjoining properties.
61.	Satellite Dishes	The installation of satellite dishes is to be in accordance with Grosvenor's requirements.
62.	Communications and Data Cabling	The siting of communications cabling on the outside of the demised premises may not be undertaken without Grosvenor's written consent.
63.	Pipe Ducts	Where practicable all mains are to be collected and carried up and down in fire resisting pipe ducts having access doors to valves etc. The ducts are to be sealed to retain fire resistance to all floor levels. Pipes shall only be laid in solid floors if properly ducted.
64.	Cameras and Alarm Sounder boxes	The siting and installation of video security cameras or alarm boxes may not be undertaken without prior written consent.

APERTURES

65.	Window Refurbishment	All crown glass must be retained. Any new glass should be clear float glass to BS 952 with the inner most pane being low-emissivity between 0.15 and 2.0 to reflect heat back into the room (this applies to secondary glazing or primary glazing). Shop fronts shall be safety glass not less than 6mm thick. Glass panels within 1m of the floor are to be glazed with laminated glass. Draught-proofing should be discreet and around all edges.
66.	Secondary Glazing	If secondary glazing is being installed, the existing window must not be sealed to allow adequate ventilation within the cavity. The secondary glazing should be well sealed and the insulation run around the reveal between the secondary glazing and primary window. The glass should low-emissivity between 0.15 and 2.0 to reflect heat back into the room. The frame should be installed within the architrave and the window and match the opening configuration of the existing window to minimise visual impact.
67.	New Windows	Except in Listed Buildings all window frames, including but not limited to fixed, hinged, and sash and case, should be glazed with slimline double glazing no thicker than 18mm comprised of clear float glass to BS 952, one layer of which must be of emissivity between 0.15 and 2.0, Shop fronts shall be safety glass not less than 6mm thick. Glass panels within 1m of the floor are to be glazed with laminated glass. Whole windows, including frames, must achieve a u-value of less than 1.6 W/m^2K, with any exemptions approved by Grosvenor as per condition 9.
68.	Door Refurbishment	Doors should be discreetly draught-proofed around all edges. A detachable draught-proofed letterbox should be attached to the interior face where applicable.
69.	New Doors	Except in Listed Buildings new doors must be timber with double seal surrounds and achieve a u-value of less than 1.8 W/m^2K. Frames should be thermally broken.

FINISHES

70.	Plastering	The internal plasterwork is to be not less than two coats and finished in the best manner, walls and partitions being plastered behind skirtings to the full thickness except at basement or ground floor level, where a gap is to be left to provide a break between the d.p.c. and the wall finish. Lightweight and vermiculite-plasters are not to be used on external, basement, ground floor or party walls.
71.	Flooring on Timber Joists	In listed buildings new flooring on timber joists is to be the best quality 22mm (finished) t & g softwood or 19mm (finished) hardwood. Elsewhere 19mm t & g plywood (marine ply in kitchens, cloakrooms and bathrooms) in accordance with BS EN 636:2012 + A1:2015, with access panels for services, may be used but chipboard and waferboards are not permitted. Where a building is divided into flats, party floor sound insulation is to be at least to the standard required by the Building Regulations for new construction.
72.	Windows and Doors	Doors, garage doors, window frames, sashes and casements must be of timber, glazed with clear float glass to BS 952. Shop fronts shall be safety glass not less than 6mm thick. Glass panels within 1m of the floor are to be glazed with laminated glass.
73.	Painting	The internal and external wood, iron and other work usually painted is to have at least three coats of paint after priming. The finishing coat for external work is to be in high gloss,. Except in private mews, previously painted stucco or cement rendering is to be finished to match British Standard Colour 08B15, high gloss finish. No paint or staining is to be applied to facing brickwork, stonework or terra-cotta. Metalwork, ironwork and front doors are to be painted high gloss black and window joinery high gloss white unless approved otherwise in writing. The use of Keim paint will only be permitted where large areas of an elevation have been re-rendered and only on condition that the elevation is redecorated with gloss paint at the next external redecoration cycle.