

Use of gardens and external communal areas

Our gardens are not public spaces, but they are our gardens for everyone to enjoy. The management spend a lot of time and effort tending the gardens. Please help keep them looking nice and being safe.

We don't want to lay down rules and regulations to everyone – we like to think everyone who lives here knows how to behave properly and will treat the estate with some respect.

But, in order to make sure we follow Health and Safety measures, apart from anything else, here are some Rules, but mostly common-sense Neighbourly Guidelines, for the outside areas and the estate as a whole.



Noise:

Always the BIG problem wherever you live. Your right to enjoyment is not at the cost of annoyance to others. We have a large number of people living here (e.g. medical staff) who work shifts and need to sleep at different times of the day. On the other hand, we have a large number of students with a freer lifestyle.



Our development is surrounded by walls and, like an amphitheatre, voices and sounds carry and amplify, especially at night. Please be considerate.

Anyway, the lease states there should be “no sound audible outside your flat after 11 pm” So it's not just us being unreasonable.



Smoking/Vaping

Smoking or vaping is **not** allowed anywhere in the garden courtyards or in the car parks. See below re smoking on balconies

There is a Smoking area with a garden bench and ashtray at the back near the gates to the upper level (-1) carpark where you can smoke.

Balcony etiquette



Smoking: Please don't do this. Secondary smoke can be unwelcome and a health problem.

Cigarette ends: Should we need to say this? Do not throw any litter from your balcony: that includes cigarette butts. It looks nasty; could be a fire risk; and is unnecessarily impolite.

Plants: Please check below you before watering. Please don't throw dead flowers etc over the balcony.

If you have a ground floor patio space, it is your responsibility to keep this tidy and weed-free.

Laundry: The lease states no drying of washing is allowed on the balconies or patios.

Courtyards and Gardens

Eating and Drinking.



Alcohol should not be consumed in the gardens or in the communal areas.

Please take your food rubbish away with you or put it in a rubbish bin.



Barbecues



Well, of course, you can't have a BBQ on your balcony, not even a disposable one!

We don't allow BBQs anywhere in any of the outside communal areas. Not just for safety reasons, but out of consideration for others

Use of Outside Spaces for sport or exercise.



We really are not Anti-Fun Meanies but our outside spaces are not suitable for ball games or cycling, skateboarding etc.

If you want to exercise with a mat/weights/skipping rope, you can use the area at-the back outside the lower carpark, where the garden bench is. But please, no accompanying music.

If it's raining, you can use an *empty* area of the car park.

We are very lucky to have near us a number of parks with outside gyms (Dickens Fields, Mint Street)

There are games courts within a few minutes' walk at Marlborough Sports Garden in Union Street, Tabard Gardens and Newington Gardens in Harper Road.

Children's Playgrounds



Dickens Fields, Mint Street, Leathermarket Gardens all have excellent children's adventure playgrounds.

The new Elephant Park has an adventure playground and the 'Elephant Springs' water area with a sand beach!