

# DESIGN GUIDELINES



ITEMS	GUIDELINES
<b>1 Street reserves</b>	2m from edge of road
<b>2 Building lines</b>	
2.1 From road	To comply with setbacks stipulated in the Planning Policy Guidance document from the Ministry of Housing & Lands pending the construction being contemplated
2.2 From adjacent and rear plots	To comply with setbacks stipulated in the Planning Policy Guidance document from the Ministry of Housing & Lands pending the construction being contemplated
<b>3 Plot area ratio</b>	
3.1 Plot coverage	Governed by setbacks only
<b>4 Height</b>	
4.1 Structural floor level	200mm above road entry level
4.2 Height of building	Height is measured from the upper level and must be a maximum of 9m for houses with flat roofs and 12m for houses with pitched roofs. The setbacks stipulated in the Planning Policy Guidance document from the Ministry of Housing & Lands, pending the construction being contemplated, will have to be complied with
<b>5 Storeys</b>	All houses to be ground plus 2 floors maximum
<b>6 External walls</b>	
6.1 Block wall render	Wall should have a smooth, textured plaster, or tyrolean finish. Antifungus paint is recommended on external walls
6.2 Wall cladding	Cut local stone, slates, granite or timber panels are allowed
6.3 Parapet or screen walls	Parapet walls should be single vertical walls with concrete copings Screen walls can also be in timber or aluminium slats
6.4 Color paint codes	Color paint codes for walls allowed externally : Mauvillac color chart or equivalent : Ivory white, eggwhite, pale mushroom, honey suckle and terracotta
<b>7 Roofs</b>	
7.1 Overhangs	Maximum eaves overhangs to be 500mm, measured horizontally from wall
7.2 Materials	Roofs to be either in metal sheeting, slates, timber or concrete singles
7.3 Description	Metal sheeting should be either prepainted galvanized steel, aluminium or zincaluminum. Concrete shingles to be flat or curved
7.4 Color codes	Metal sheeting color RAL code : Gris pierre 9002, Terre de sud 1207, Beige siam 1019, Jaune sahel 1014, Bleu ardoise 5008, Rouge feu 3000, Bleu d'orange 5014, Bleu turquoise 5018 and Terre de volcan 8102
<b>8 Openings</b>	
8.1 Type	All openings should be in timber, aluminium or UPVC
8.2 Color code for aluminum or upvc	White powder coated, black, dark brown or dark grey. Timber finishes are also allowed
8.3 Glazing	Clear glass or frosted
<b>9 Boundary Walls</b>	
9.1 Height	Side: 1.8 maximum Road : 1.5 maximum
9.2 Description types	Boundary wall can be in planted hedges Blockwalls and columns to be of simple design rendered and painted with the same color code as the external walls and finished with a concrete coping Blockwalls with timber or stone cladding Low blockwalls with timber or galvanized metal screens above, provided the height is respected No metal chainlink fences are allowed
<b>10 Services</b>	
10.1 Septic tank	Minimum setbacks of 2m from any structure, building or property boundary
10.2 Leaching field	Reconstituted type. Minimum setback of 1m from any structure, building or property boundary
10.3 Solar water heater	To be on flat roofs and hidden by screen walls
10.4 Water tank	To be located in the service yard and preferably hidden from main road by means of screens or planters
10.5 Refuse bin	1m by 1m minimum in blockwall, rendered and painted
10.6 Meter	To be concealed in boundary wall at entrance gate
<b>11 External Pathways</b>	
11.1 Materials	Interlocking blocks, concrete pavers or slabs, stone pavers