

1.0 DRAFT ARCHITECTURAL CONTROLS, BALNEA 2 – MHL/M/18671
FINAL VERSION TO BE ISSUED AT SIGNING OF DEED OF TRANSFER

Plots have been zoned as individual residential plots and have been earmarked for the construction of one single residential building with the following controls.

2.0 PLANNING CONTROLS FOR INDIVIDUAL PLOTS

1. Plot coverage shall be guided by the Planning Policy Guidelines together with the following controls
2. Natural plot levels along boundaries (within a 3 metre band) shall not be disturbed, except at entrance area where terracing is acceptable for access and parking
3. The residential plots will be restricted to a single dwelling house of Ground + 1 Storey. A Stairwell included for Roof access to the roof top is allowed provided it is integrated within the roof design with a maximum height restriction of 9.5 metres from the Ground Floor Slab to the ridge of a sloping roof
4. The minimum building setback from the front boundary shall be 3.0 metres
5. The minimum building setback from the side boundaries shall be 2.0 metres
6. The minimum building setback shall be provided to accommodate for a Septic Tank and Leaching Field as per the Planning Policy Guidelines
7. All sites shall accommodate for a minimum of 2 onsite parking spaces
8. Residential and commercial plots shall not be subject to any further subdivision or excision
9. Residential plots shall be restricted to residential use only, except plots 59 & 60 which shall be developed for commercial use on the Ground Floor & Residential Use on the First Floor

Consolidation of 2 adjacent residential plots is allowed. Consolidated plots shall not exceed 1,200 m².

The following Planning Controls shall prevail on consolidated plots.

3.0 PLANNING CONTROLS FOR CONSOLIDATED PLOTS

1. Plot Coverage shall be a maximum of 40%
2. Buildings will be restricted to Ground + 2 Storeys and will be limited to Residential Use. A Stairwell included for Roof access to the roof top is allowed provided it is integrated within the roof design with a maximum height restriction of 12.5 metres from the Ground Floor Slab to the ridge of a sloping roof
3. The minimum building setback from the front boundary shall be 3.0 metres
4. The minimum building setback from the side boundaries shall be 3.0 metres
5. The minimum building setback shall be provided to accommodate for a Septic Tank and Leaching Field as per the Planning Policy Guidelines
6. Parking Requirements shall be as per Planning Policy Guidance

4.0 ARCHITECTURAL CONTROLS

1. The general dwelling arrangement shall be in conformity with the planning controls established in the above section
2. The position of the stairwell leading to the roof top shall not be located along the main frontage of the plot and secondary frontage in the event of a corner plot
3. External walls shall have the following Colour Code:
 - Mauvilac Chart: Ivory White, Eggwhite, Broken White, Gardenia, Pale Mushroom, Honey Suckle and Silver Birch
 - Permoglaze Chart: Offwhite, Mushroom, Pale Mushroom and Magnolia
4. Roof may be flat or pitched or a combination of both. Roof canopies, eaves, or any projecting Architectural element where provided, shall be constructed to a maximum extent of 0.75 metre from the external edge of the dwelling
5. Pitched roof covering may either be in prepainted corrugated sheeting, slate tiles, synthetic shingles, or painted
6. Prepainted sheeting Colour Codes: Gris Pierre RAL 9002, Vert Menthe RAL4288, Terre de Sud RAL 207 and Beige Siam RAL 1019
7. Synthetic shingles and roof paint shall abide to a similar colour theme

5.0 SERVICES CONTROLS

1. All external services shall be concealed or located in suitably sized ducts. No pipes or trunking shall be visible on the facades.
2. Solar water heaters shall not be visible from the main and secondary roads and shall be concealed behind parapet walls or integrated within the roof structure
3. Satellite dishes shall not be visible from the main and secondary roads and shall be located behind parapet walls
4. Property owners opting for Photovoltaic Panels (PV) should integrate the panels within the roof design
5. A Waste Bin shall be provided by the plot/house owner and made accessible from the front Boundary for waste collection

6.0 LANDSCAPING CONTROLS

- All plots shall be maintained at all times by the property owner
- All plots shall be serviced by one Vehicular Access only. A pedestrian Access may be combined with the vehicular access or may be separate
- A specific boundary wall and gate design along the main streets has been catered. Each property owner will have to construct their boundary walls as defined
- Height of Front Boundary wall shall be a maximum of 1.8 metres from levels set along the roadside kerb

- Height of adjacent and rear boundary walls between two properties shall not exceed the height prescribed for the boundary wall along the street frontage. Walls may be stepped to follow the topography of the site but shall not exceed a maximum of 2.0 metres from the natural ground level
- External Water storage tanks shall not exceed height of boundary walls

7.0 CONSTRUCTION MANAGEMENT

- All activities relating to the house construction, including the storage of building materials, must be confined to within the plot boundary where construction is taking place
- Under no circumstances may concrete be mixed and/or spilled onto the road surface; it is the responsibility of the plot owner to ensure his selected building contractor abides to this requirement
- The plot owner will be held responsible for any repairs needed to the road and any landscaping entity affected as a result of his contractors' actions or activities