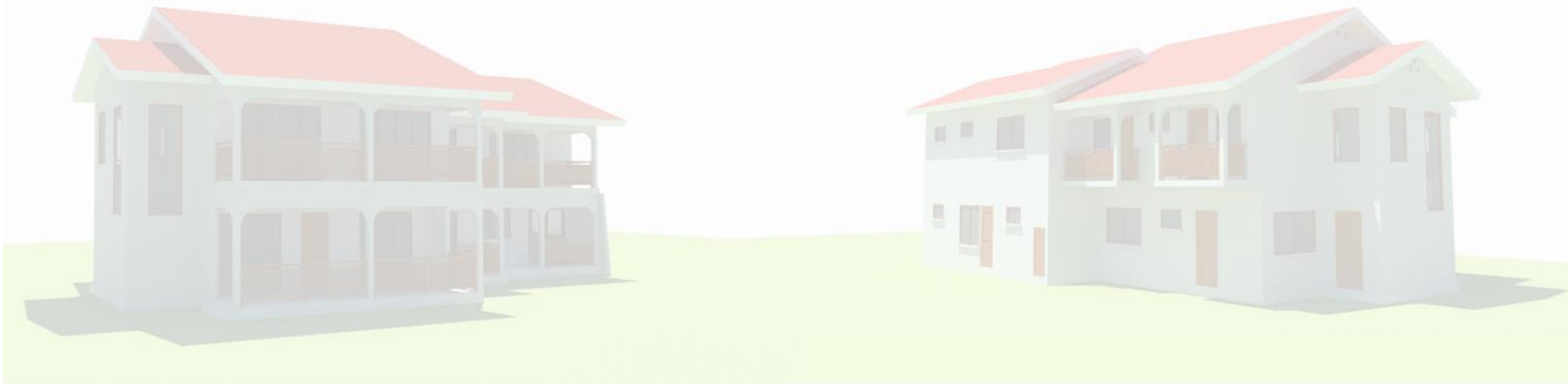


*Proposed Extension Guidelines - June 2016*



*Proposed Extension Guidelines  
For The Extension of Houses at Coco Rouge Estate, Grand Anse, Praslin  
June 2016*





# COCO ROUGE ESTATE, Grand Anse, Praslin – Proposed Extension Guidelines 2016

## Site Plan



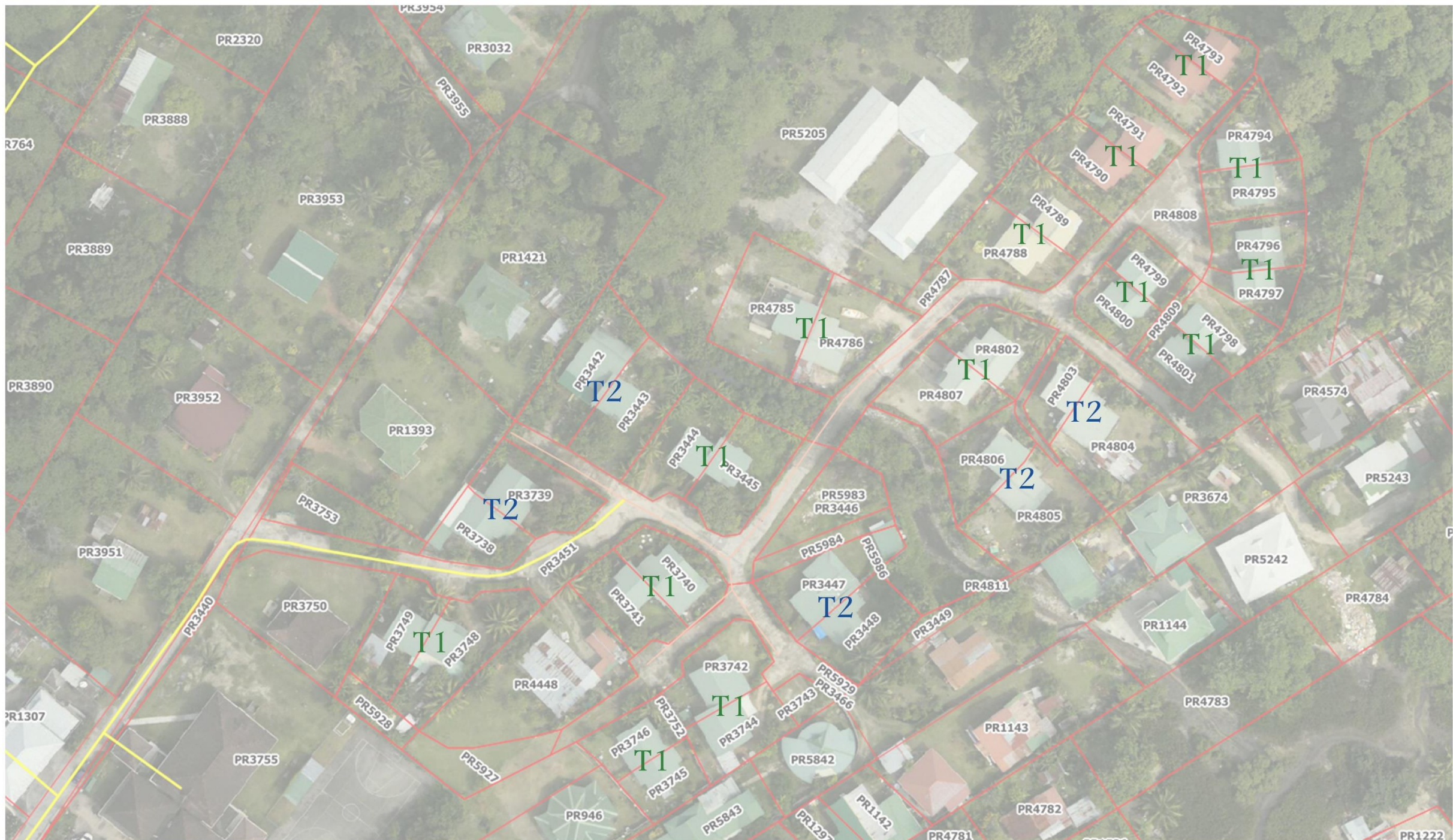
# COCO ROUGE ESTATE, Grand Anse, Praslin – Proposed Extension Guidelines 2016

## Site Boundaries



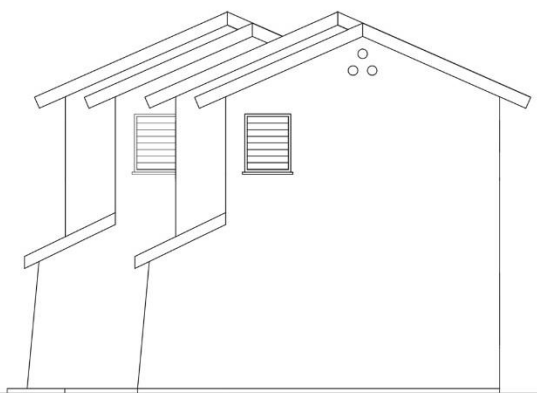
# COCO ROUGE ESTATE, Grand Anse, Praslin – Proposed Extension Guidelines 2016

## House Types

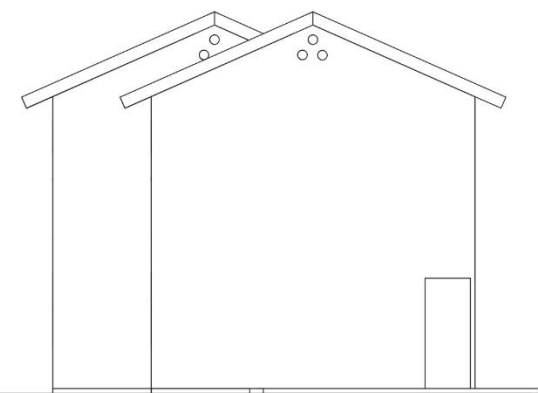


*COCO ROUGE ESTATE, Grand Anse, Praslin – Proposed Extension Guidelines 2016*

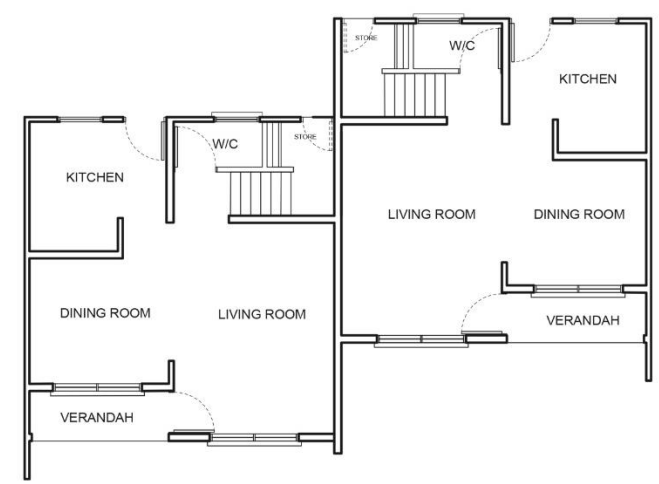
*Existing Type 1 -*



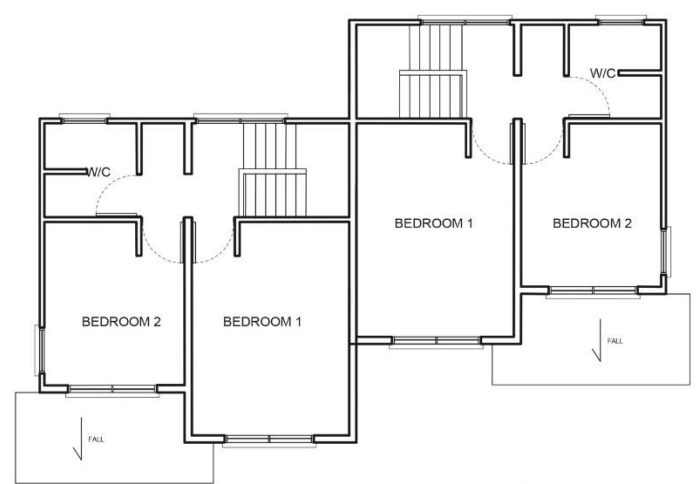
RIGHT ELEVATION



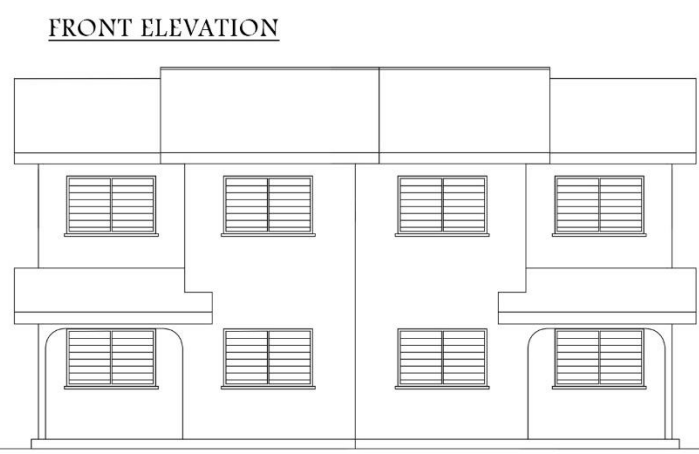
LEFT ELEVATION



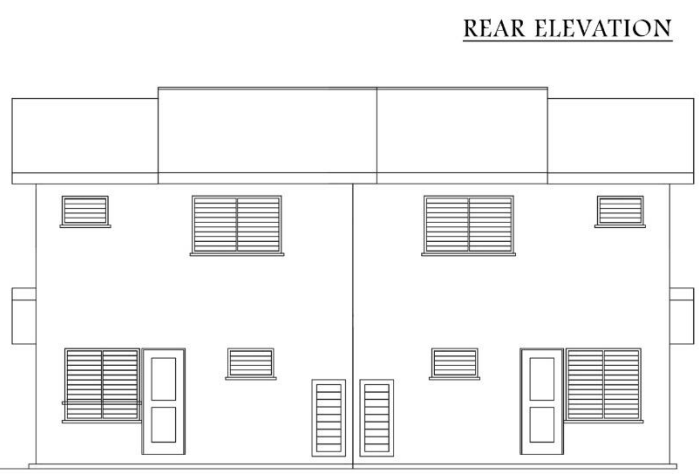
GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

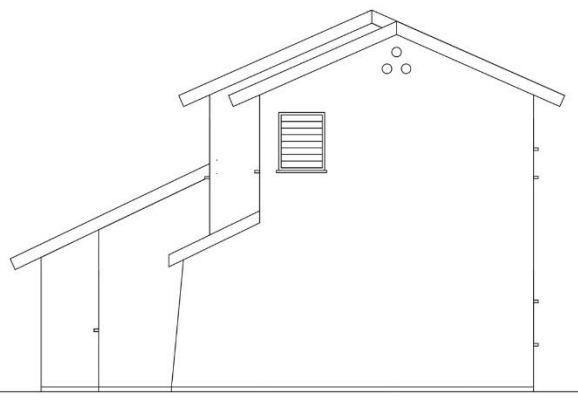


REAR ELEVATION

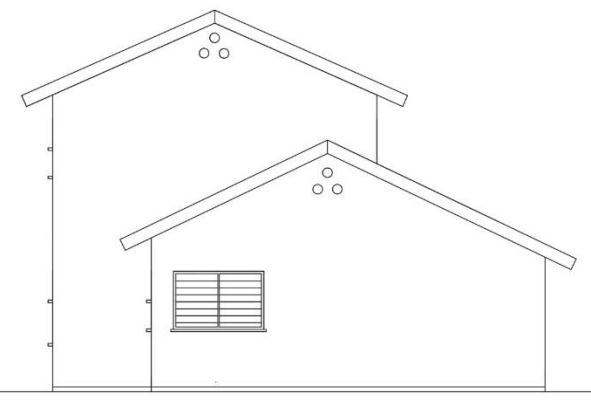


*COCO ROUGE ESTATE, Grand Anse, Praslin – Proposed Extension Guidelines 2016*

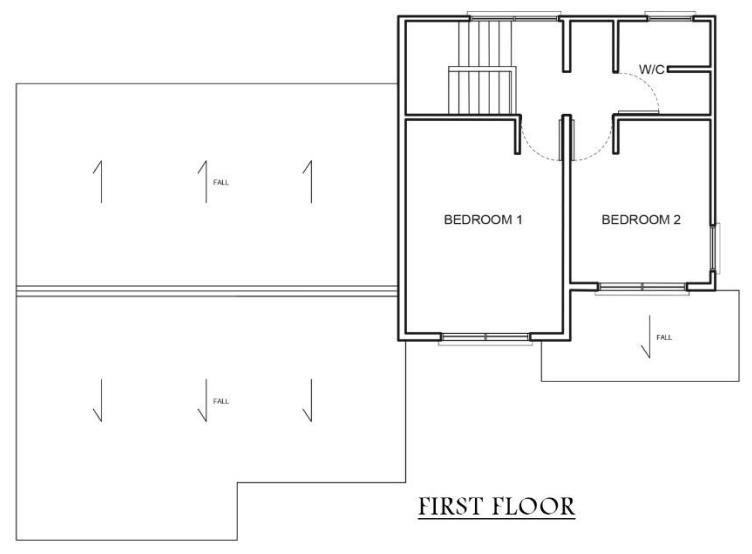
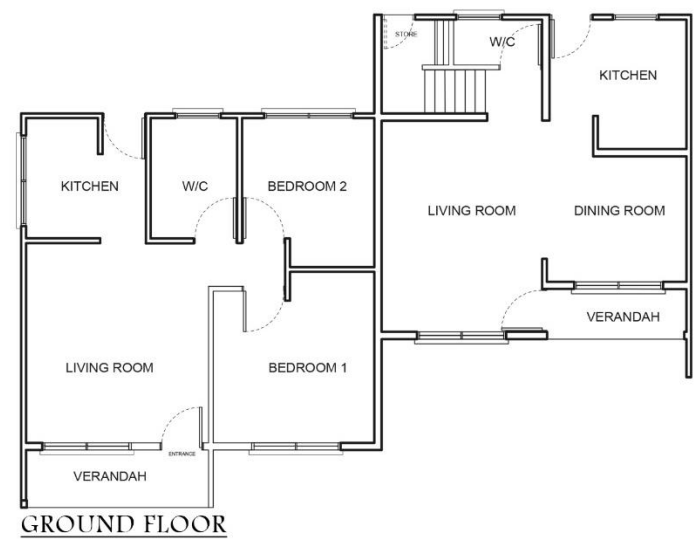
*Existing Type 2 –*



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

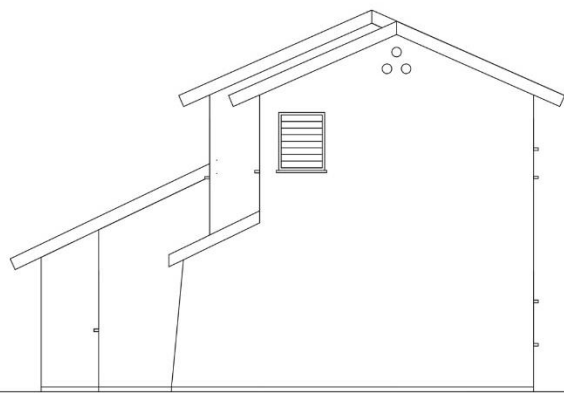


REAR ELEVATION

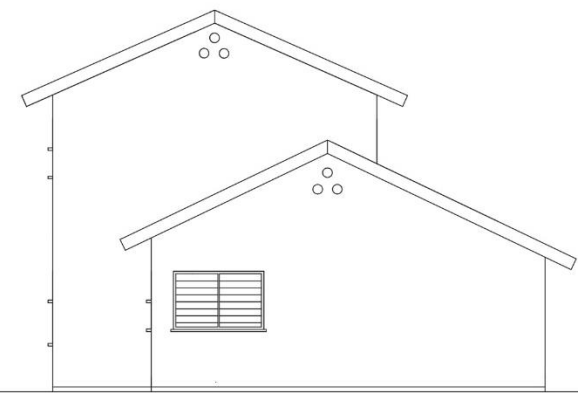


*COCO ROUGE ESTATE, Grand Anse, Praslin – Proposed Extension Guidelines 2016*

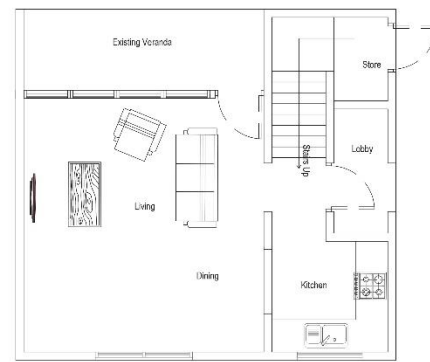
*Existing Type 1&2 – Alternate Layout (for G+1 Unit)*



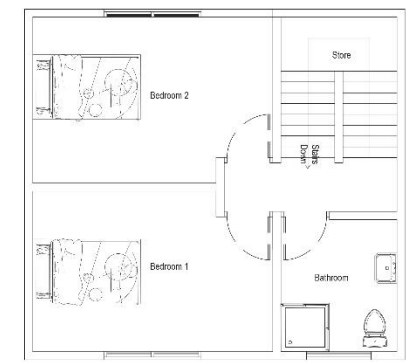
RIGHT ELEVATION



LEFT ELEVATION



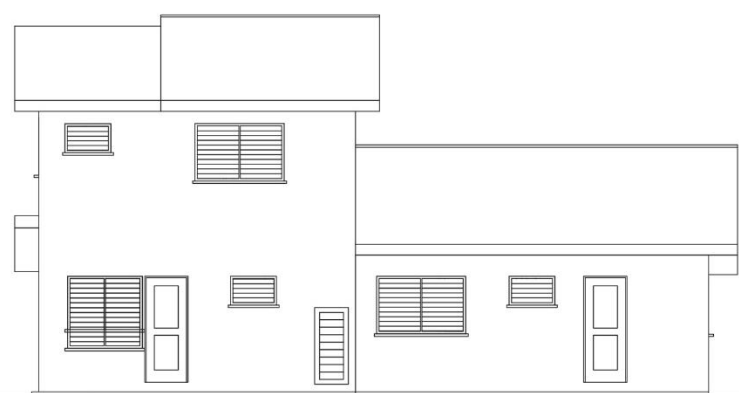
GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

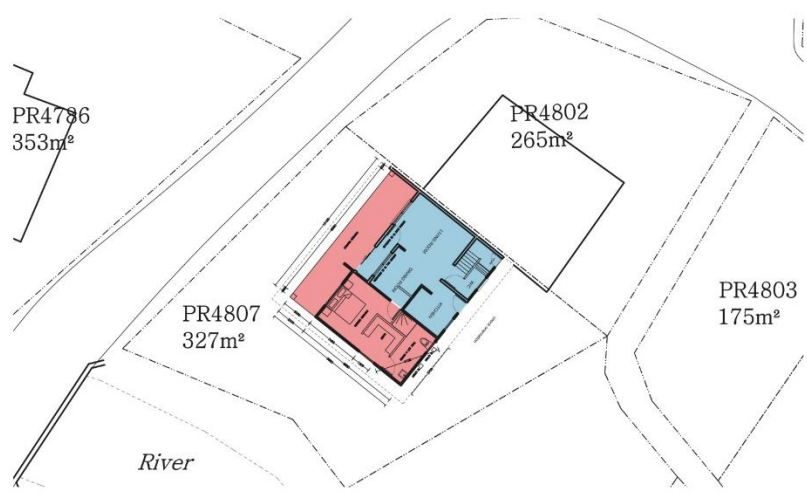


REAR ELEVATION



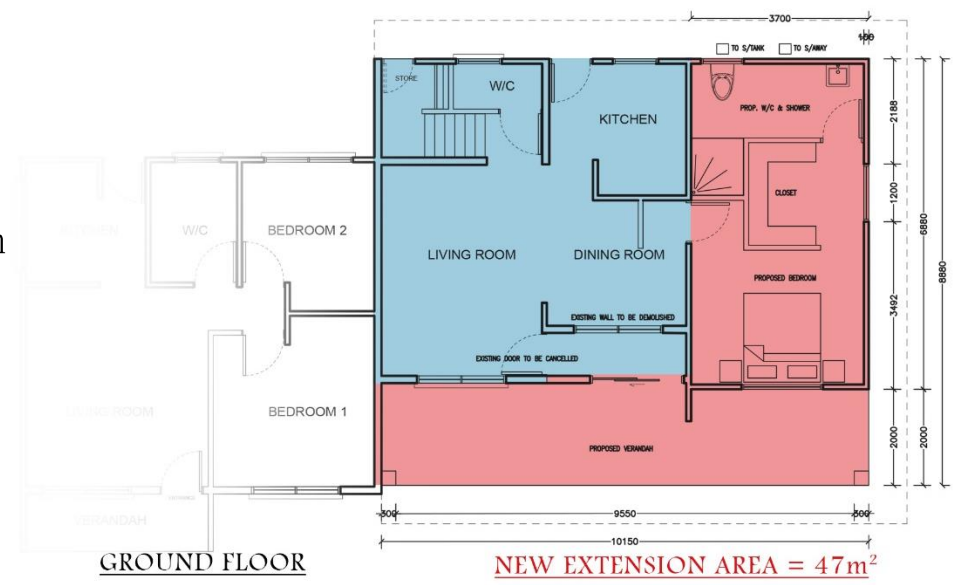
*COCO ROUGE ESTATE, Grand Anse, Praslin – Proposed Extension Guidelines 2016*

*Approved Extension at PR4807 – DC/1020/11*



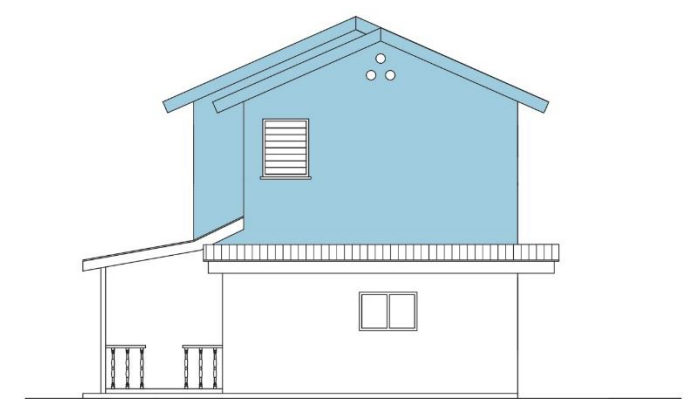
PR4807 SITE PLAN

Ground floor Horizontal Extension adds an ensuite master room to the ground floor, with an extended new veranda  
 Extension area = 47sq.m

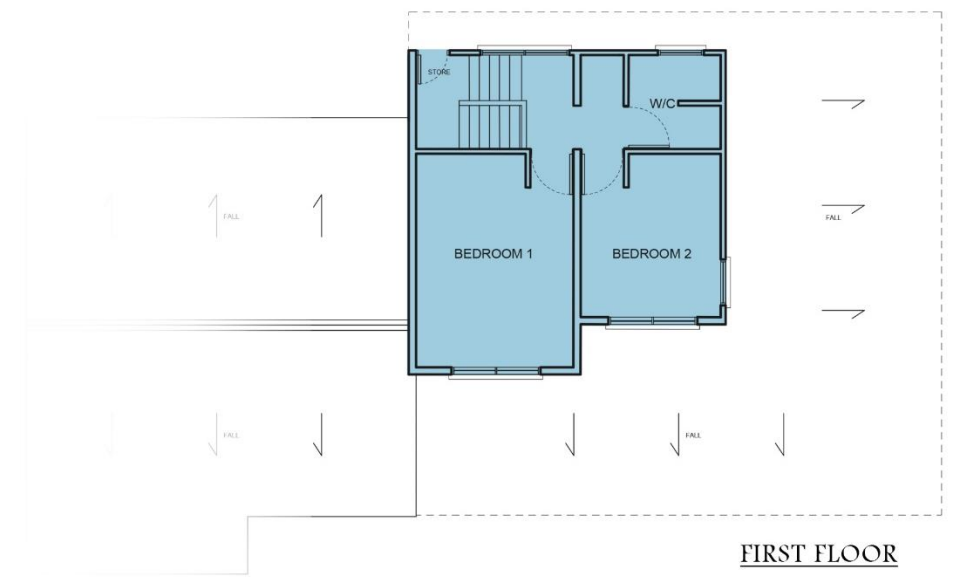


GROUND FLOOR

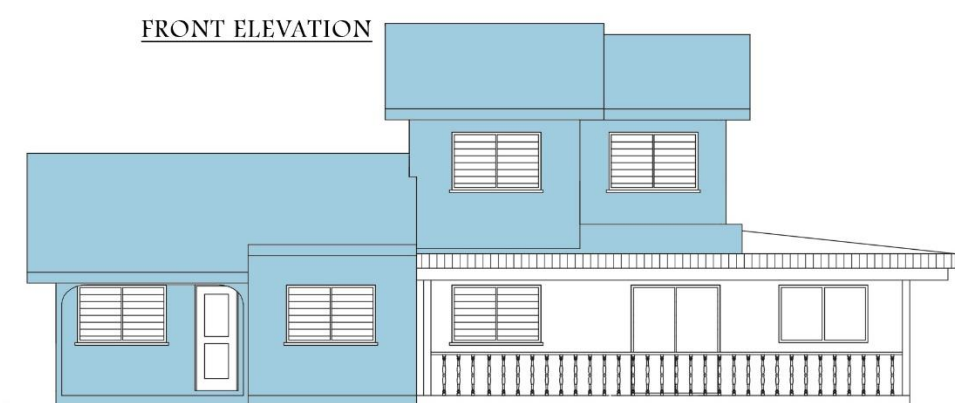
**NEW EXTENSION AREA = 47m<sup>2</sup>**



RIGHT ELEVATION



FIRST FLOOR



FRONT ELEVATION



REAR ELEVATION

*COCO ROUGE ESTATE, Grand Anse, Praslin – Proposed Extension Guidelines 2016*

*Approved Extension at PR4789 – DC/156/16*

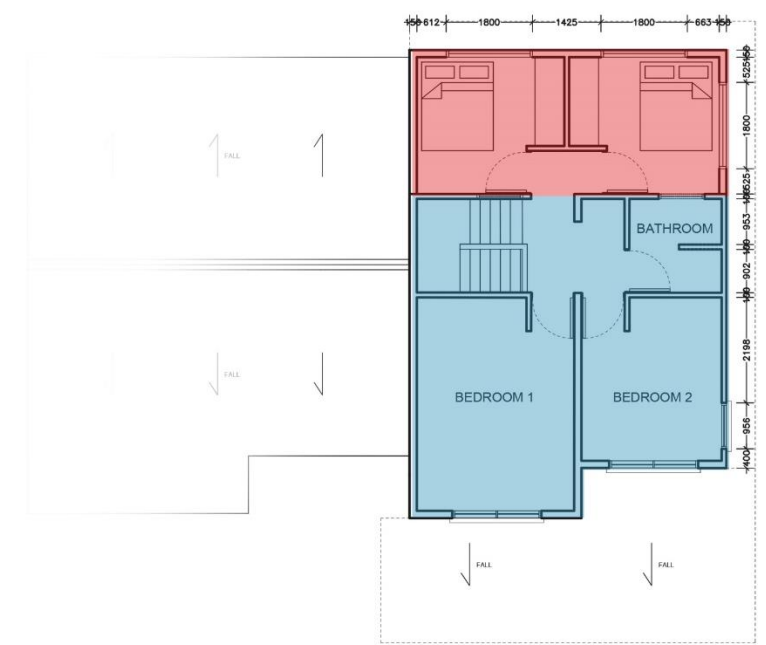


PR4789 SITE PLAN

Verandah Extension only  
 Extension area = 30sq.m



GROUND FLOOR



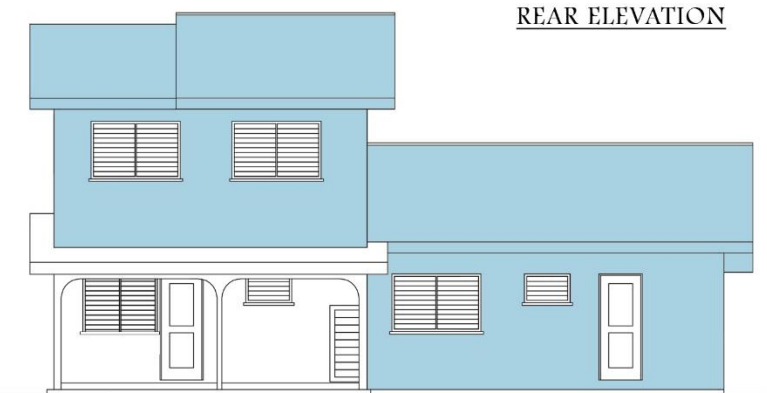
FIRST FLOOR

**NEW EXTENSION AREA = 30.5m<sup>2</sup>**

FRONT ELEVATION



REAR ELEVATION



*COCO ROUGE ESTATE, Grand Anse, Praslin – Proposed Extension Guidelines 2016*

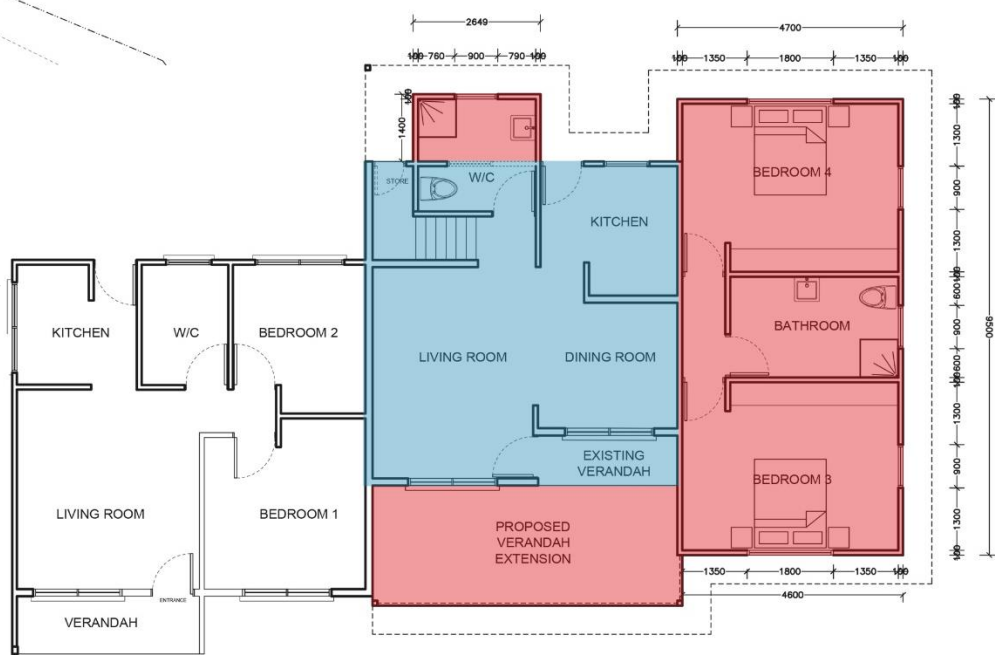
*Approved Extension at PR4785 – DC/813/10*



PR4785 SITE PLAN

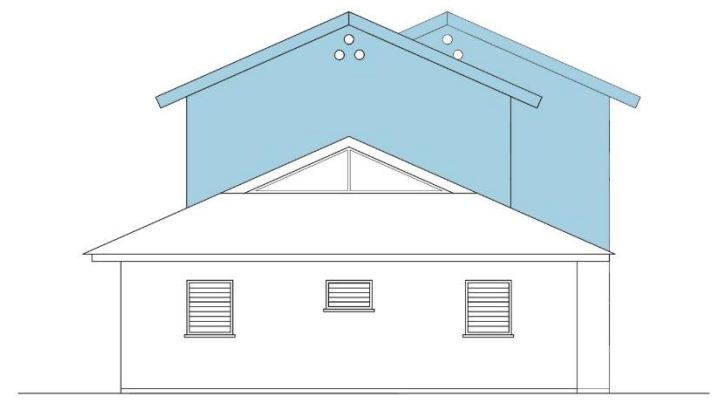
Ground Floor Horizontal Extension to form two new bedrooms and sharing bathroom, with an extended front veranda. Additional extension to the existing ground floor W/C turned into a bathroom

Extension area = 64sq.m

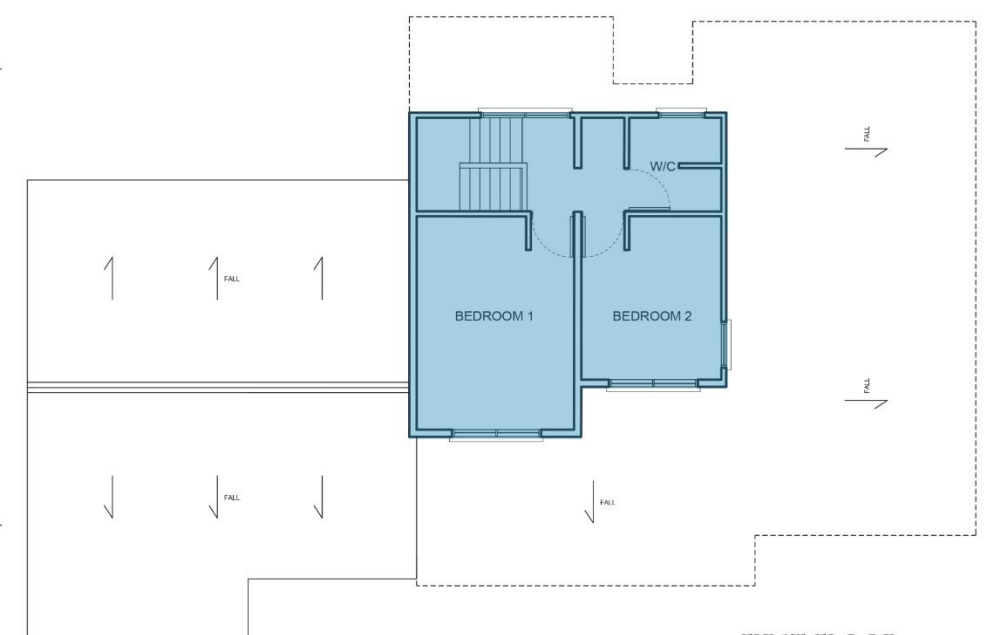


GROUND FLOOR

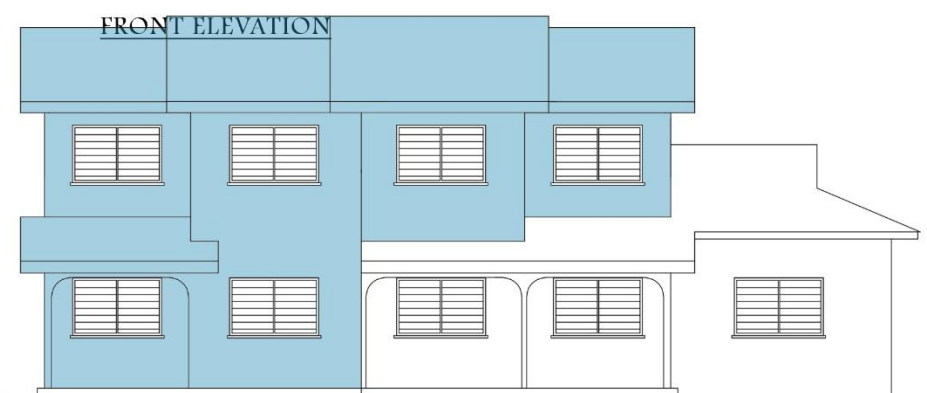
**NEW EXTENSION AREA = 64m<sup>2</sup>**



RIGHT ELEVATION



FIRST FLOOR



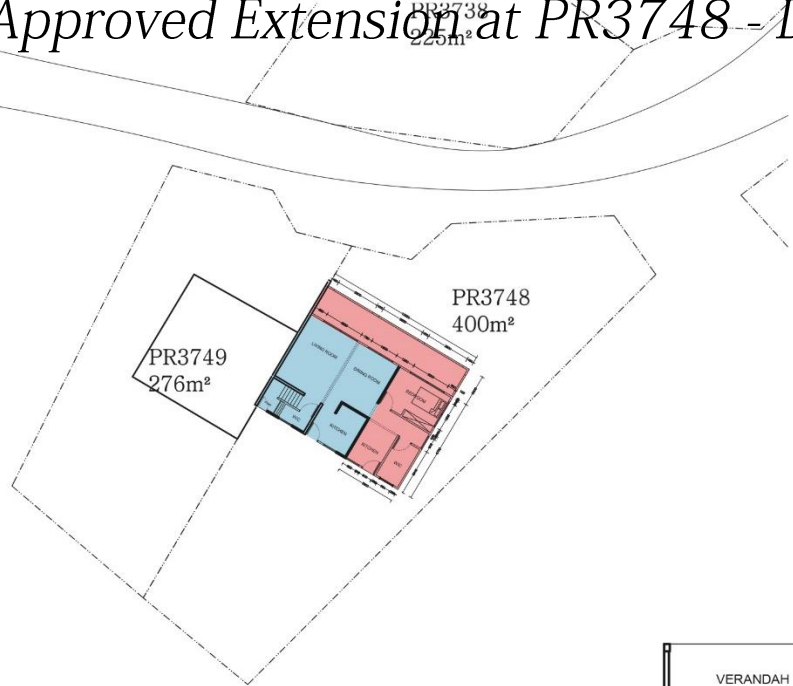
FRONT ELEVATION



REAR ELEVATION

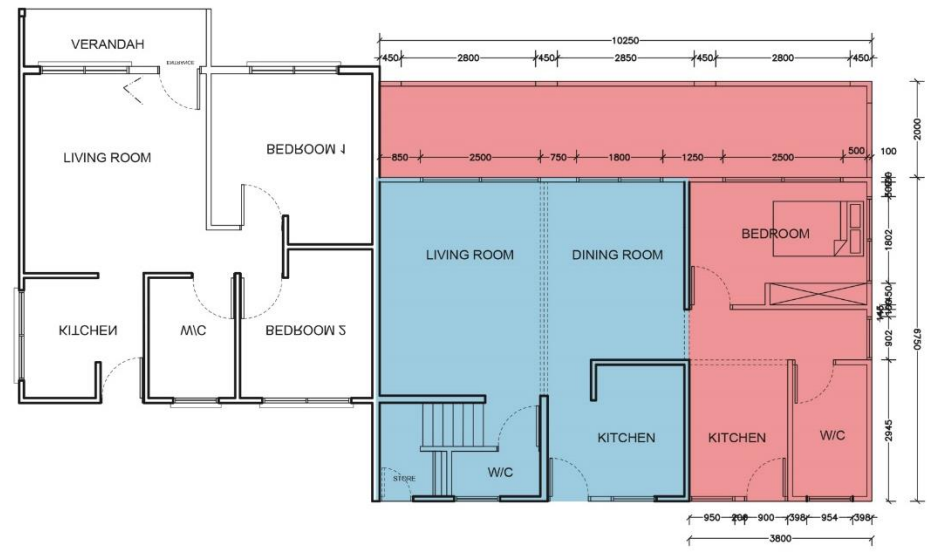
COCO ROUGE ESTATE, Grand Anse, Praslin – Proposed Extension Guidelines 2016

Approved Extension at PR3748 - DC/1245/15

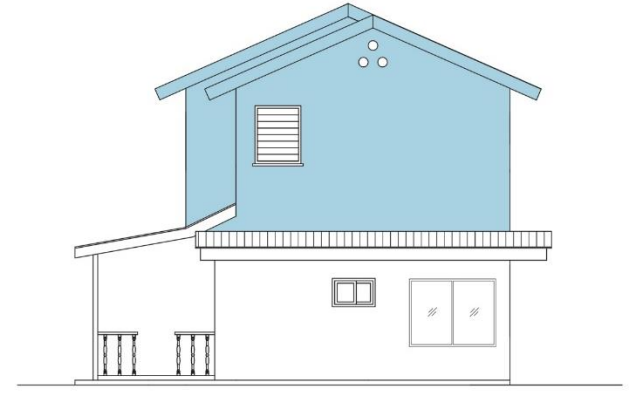


Extension to form new bedroom and bathroom, with an extended front veranda.

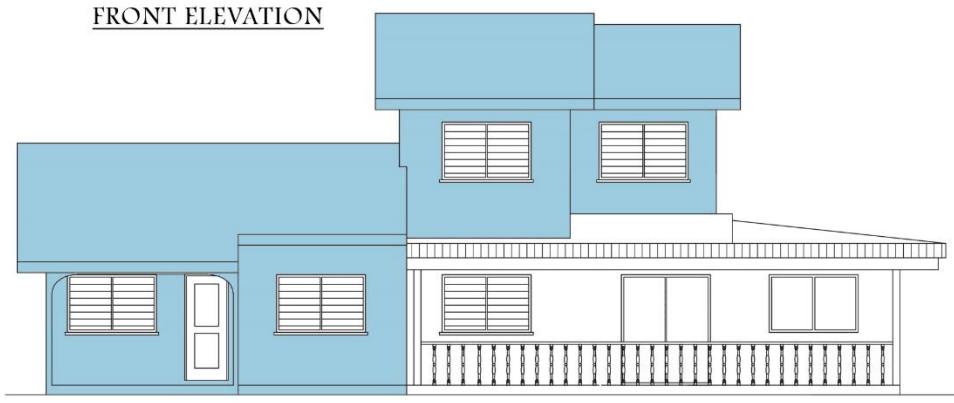
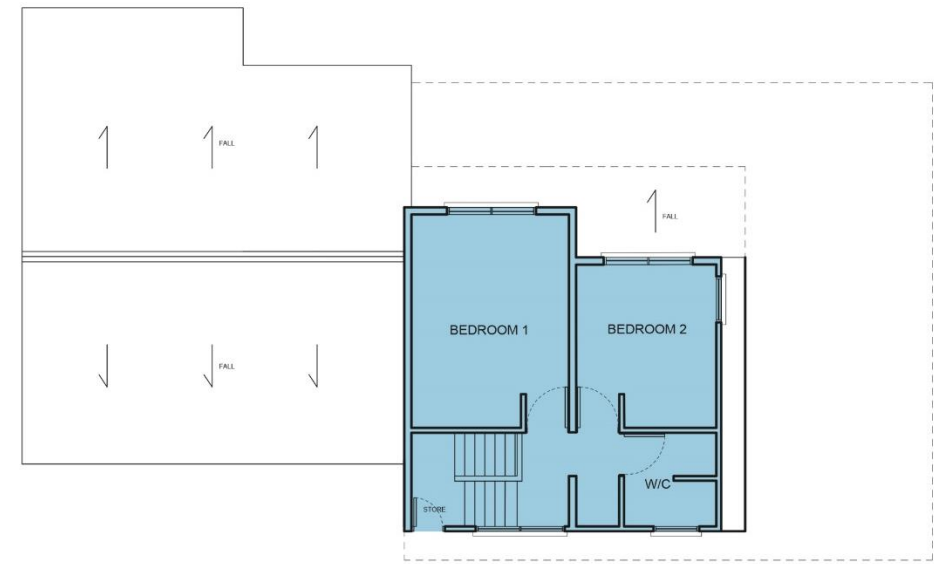
Extension area = 46sq.m



NEW EXTENSION AREA = 46m<sup>2</sup>

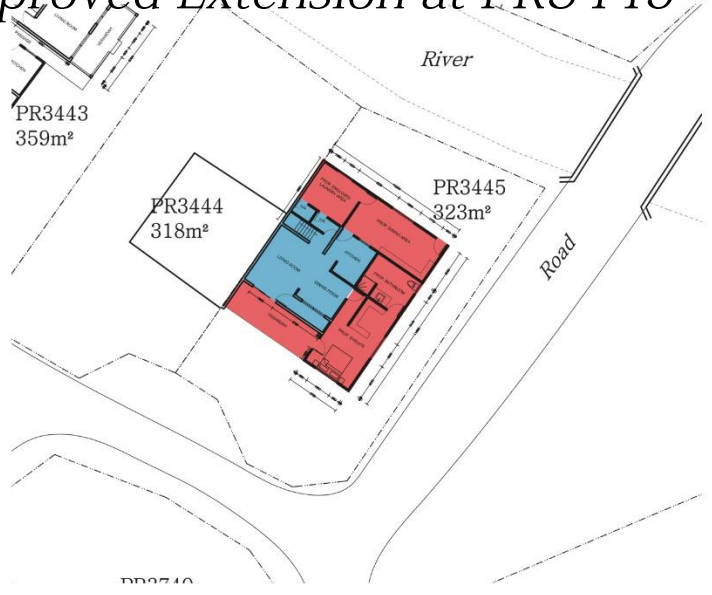


RIGHT ELEVATION



*COCO ROUGE ESTATE, Grand Anse, Praslin – Proposed Extension Guidelines 2016*

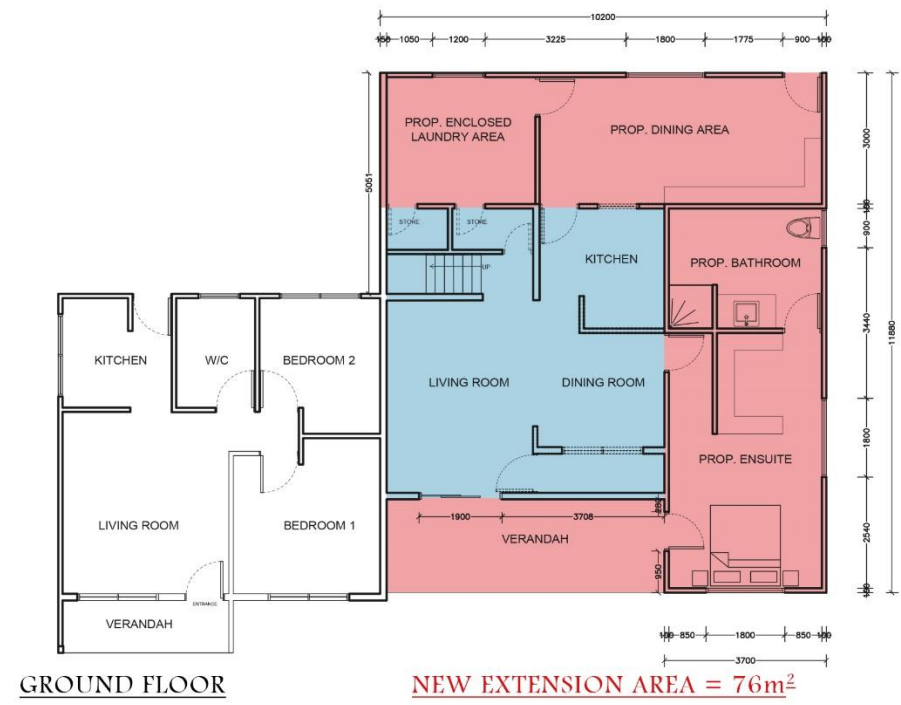
*Approved Extension at PR3445 - DC/1432/13*



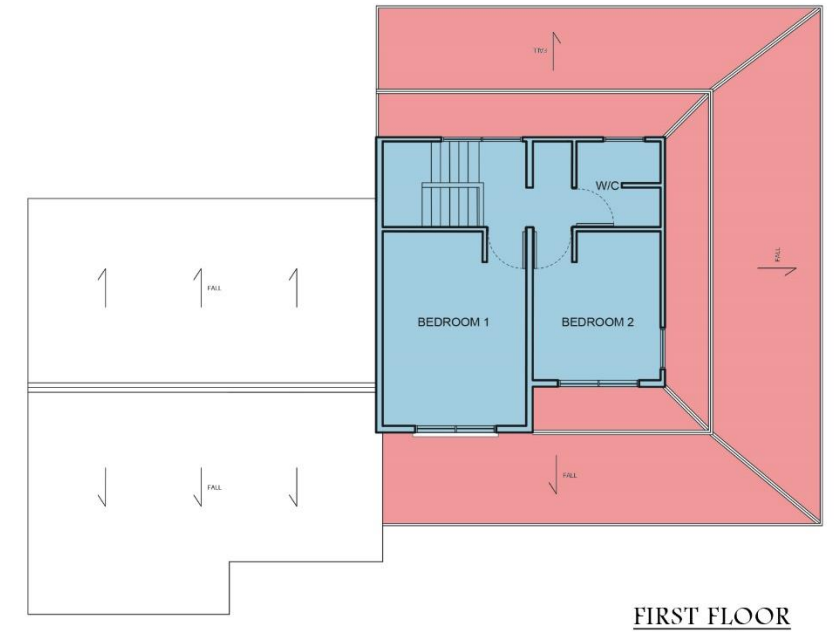
PR3445 SITE PLAN

Extension to form new dining room plus laundry, new bedroom and bathroom, with an extended front veranda.

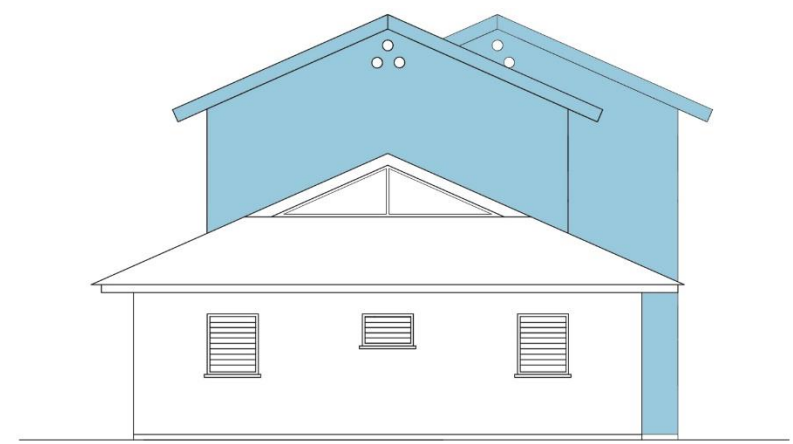
Extension area = 76sq.m



GROUND FLOOR



FIRST FLOOR



RIGHT ELEVATION

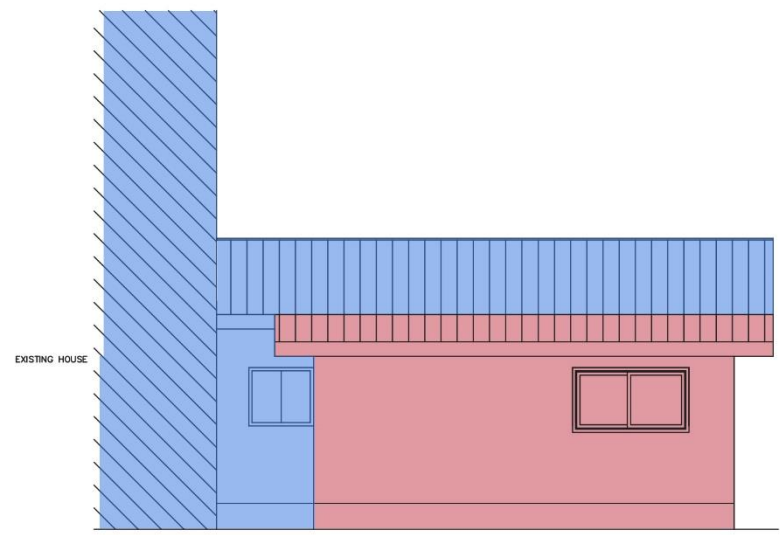
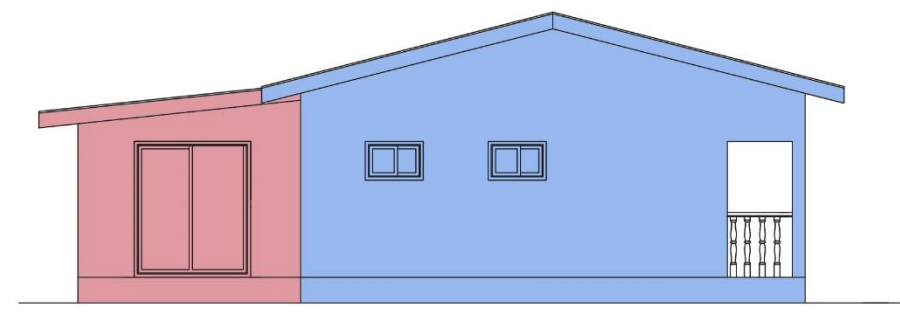
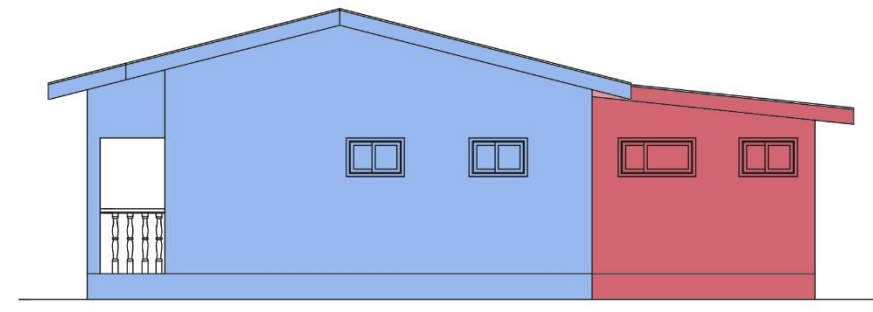
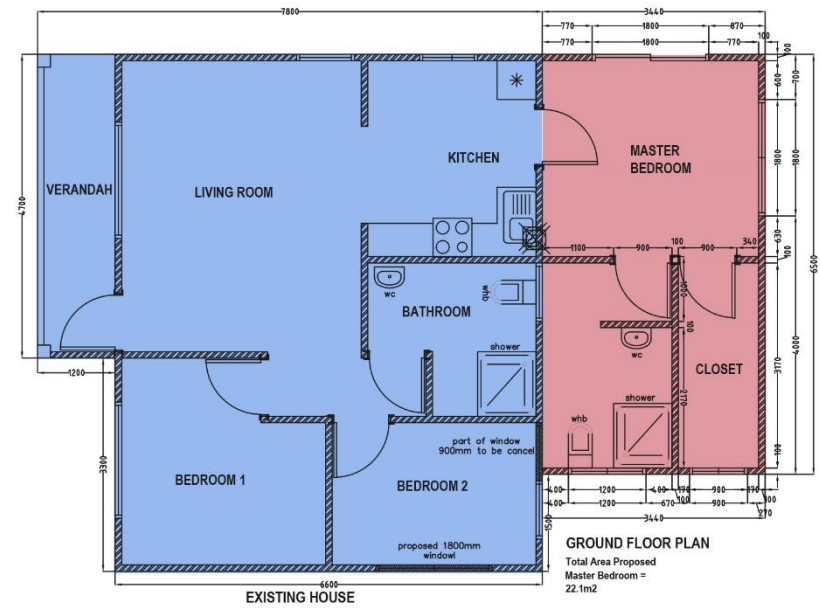
FRONT ELEVATION



REAR ELEVATION



1. Proposed Horizontal Extension on Ground Only Unit

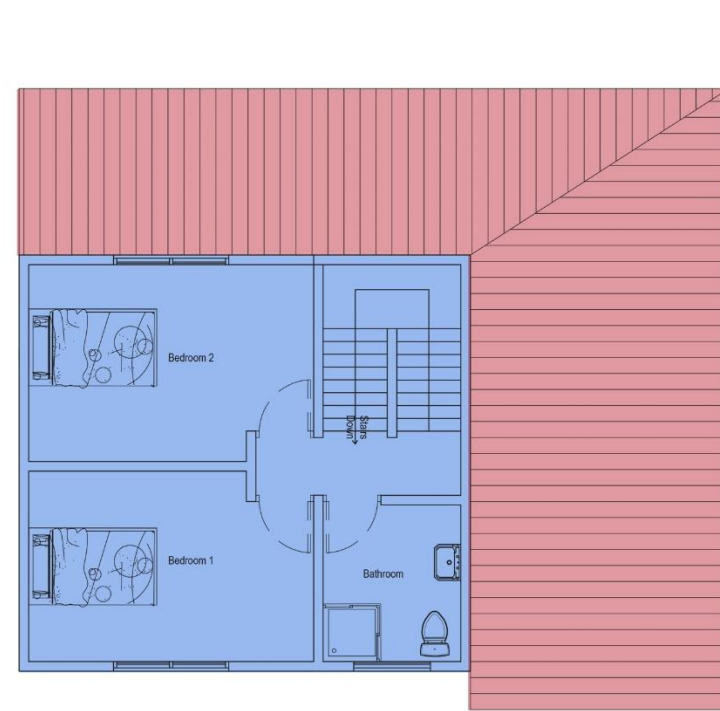


Horizontal Extension provides for new ensuite bedroom with bathroom.

2. Proposed Horizontal Extension on Type 1 - A



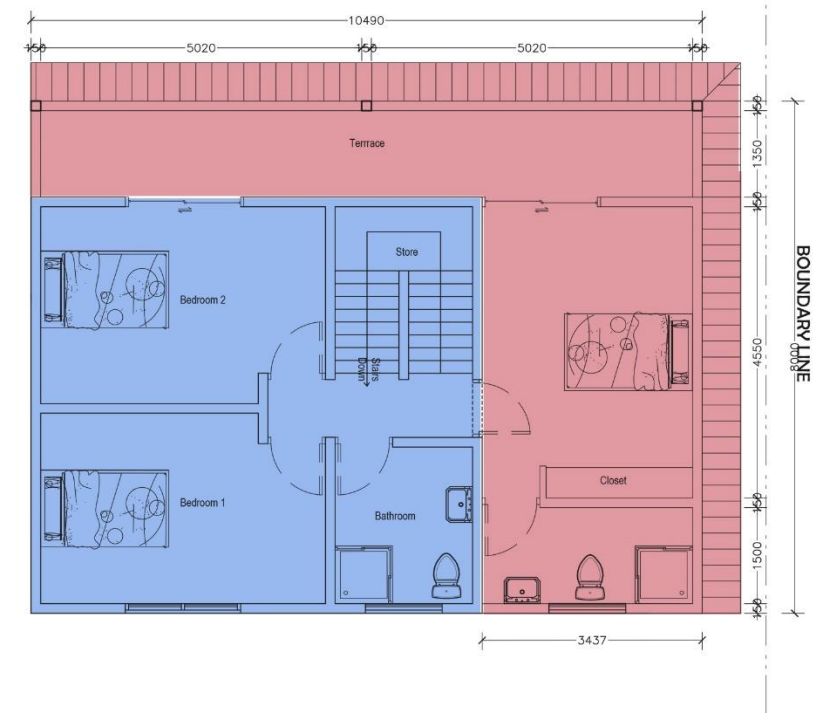
GROUND FLOOR



FIRST FLOOR – TYPE A

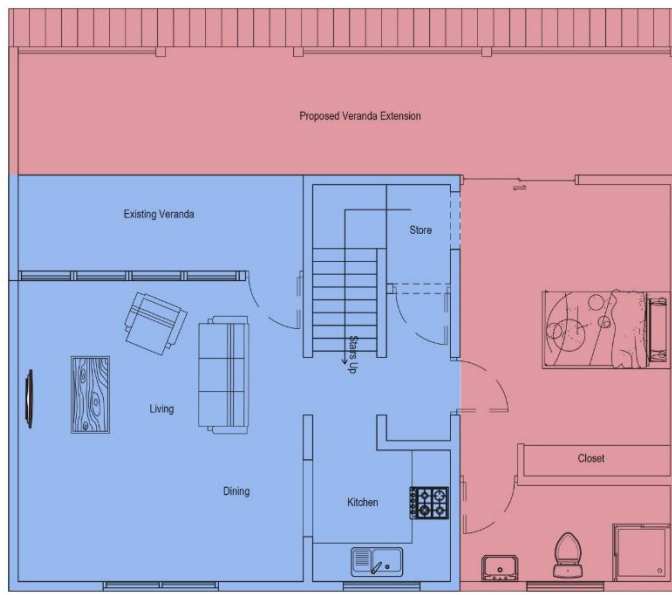
Horizontal Extension provides for new ensuite bedroom with bathroom.

3. Proposed Horizontal Extension on Type 1 - A

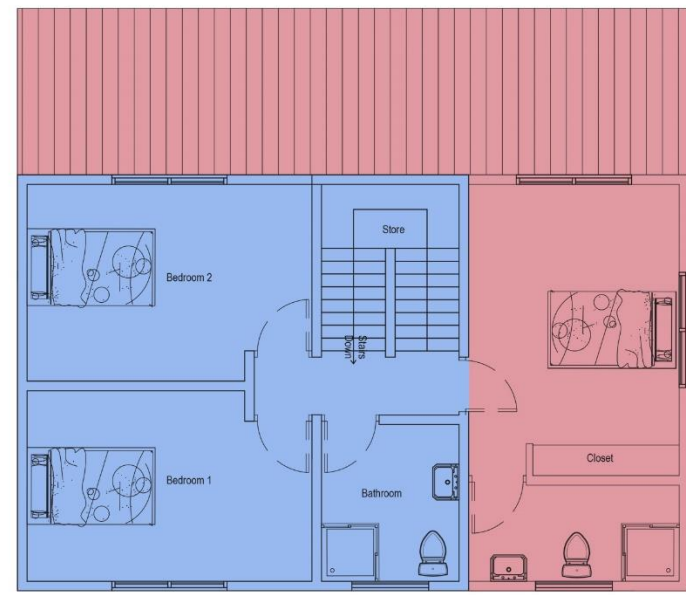


Horizontal Extension provides for new ensuite bedroom with bathroom.

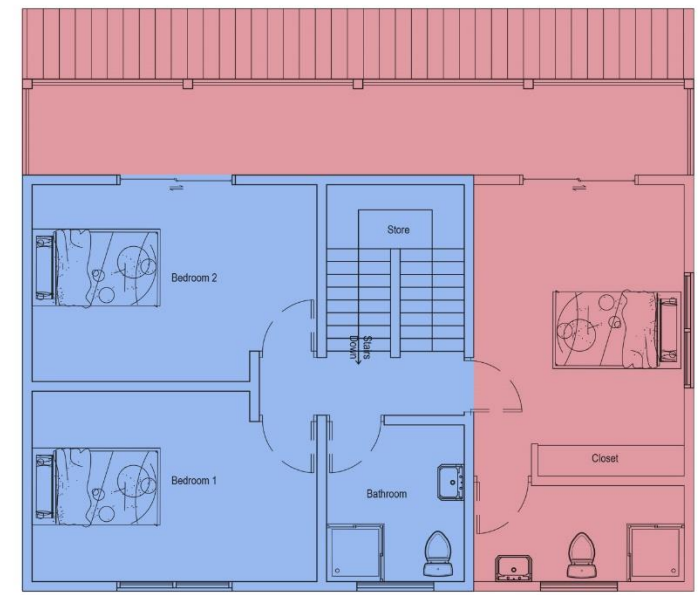
4. Proposed Horizontal Extension on Type 1 - A



GROUND FLOOR

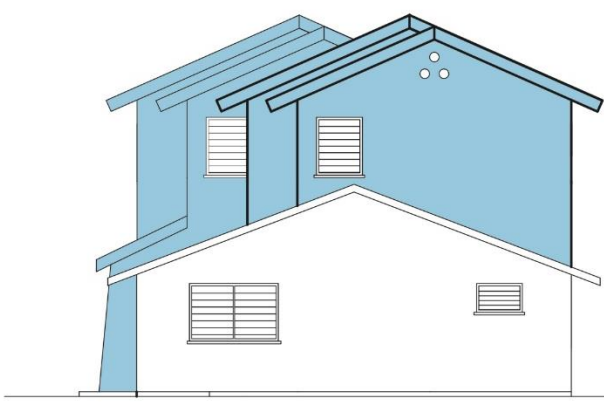


FIRST FLOOR – TYPE A

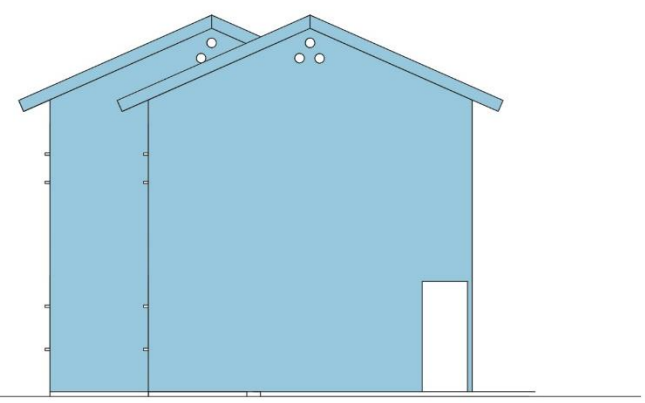


FIRST FLOOR – TYPE B

5. Proposed Horizontal Extension on Type 1 - A



RIGHT ELEVATION



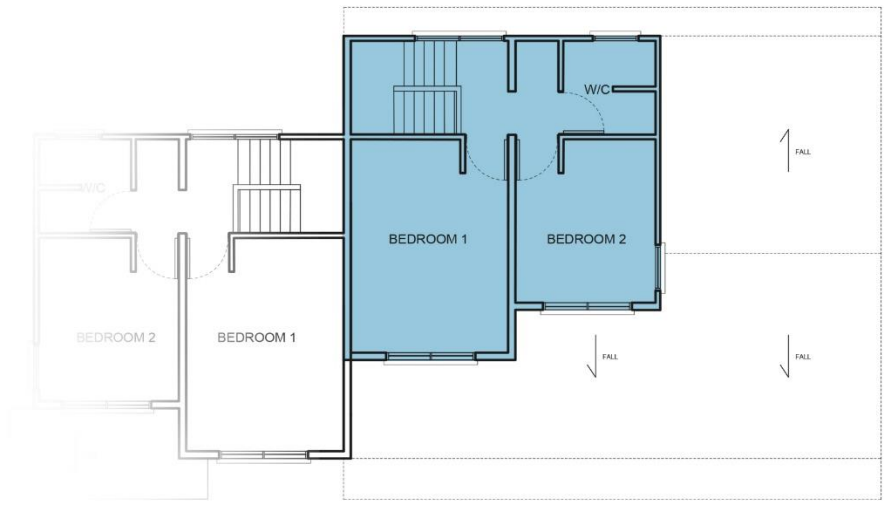
LEFT ELEVATION



GROUND FLOOR

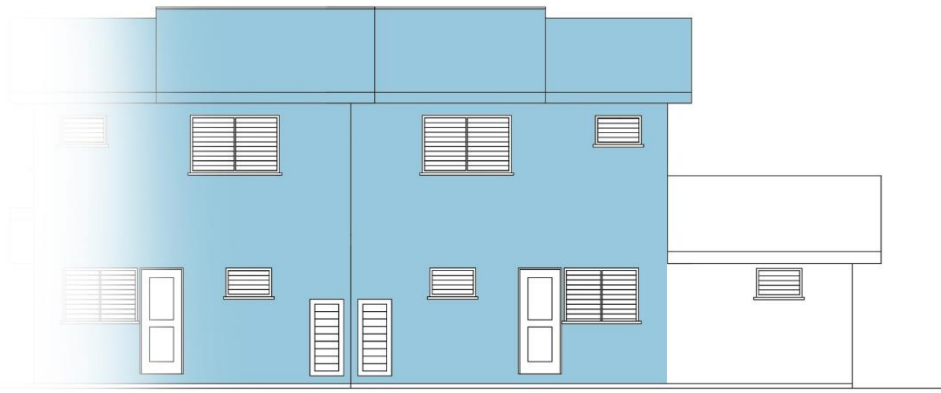
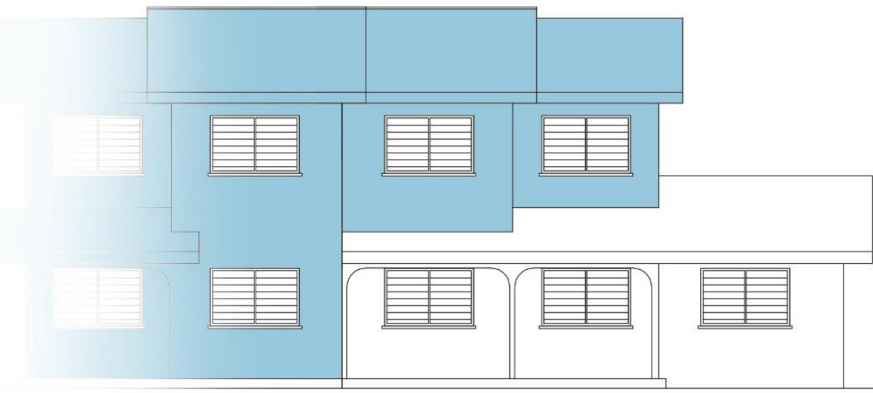
EXTENSION AREA  
= 50m<sup>2</sup>

FRONT ELEVATION



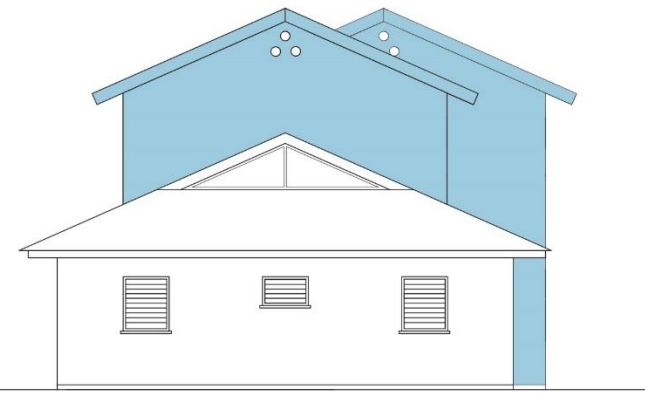
FIRST FLOOR

REAR ELEVATION



Horizontal Extension provides for new ensuite bedroom with bathroom. Extended existing kitchen and new extended verandah

6. Proposed Horizontal Extension on Type 1 - B

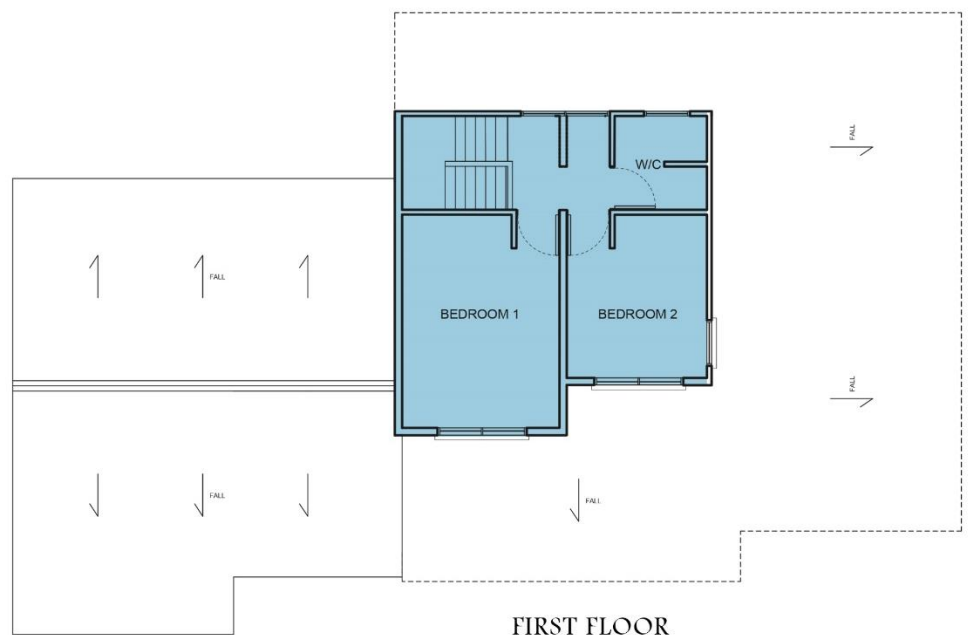


RIGHT ELEVATION



GROUND FLOOR

EXTENSION AREA  
= 68m<sup>2</sup>



FIRST FLOOR

Horizontal Extension provides for Two new bedroom with bathroom. Also extended existing kitchen and new extended verandah

FRONT ELEVATION



REAR ELEVATION

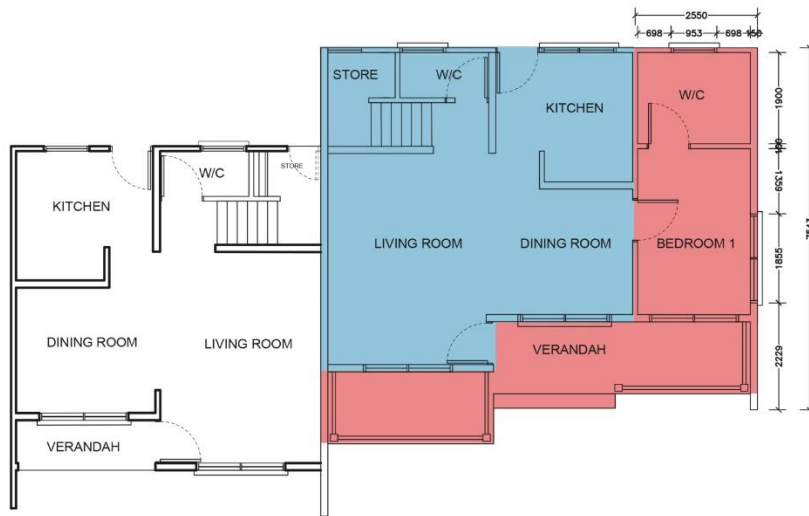


7. Proposed Horizontal + Vertical Extension on Type 1 - B

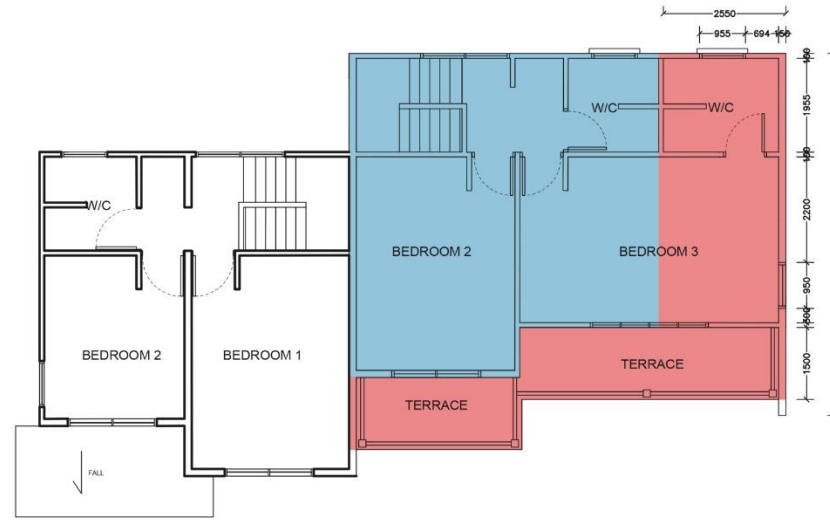


RIGHT ELEVATION

Horizontal plus vertical Extension provides for new bedroom with bathroom on ground floor and an enlarged master bedroom on first floor with attached bathroom. Veranda and Terrace along.



GROUND FLOOR



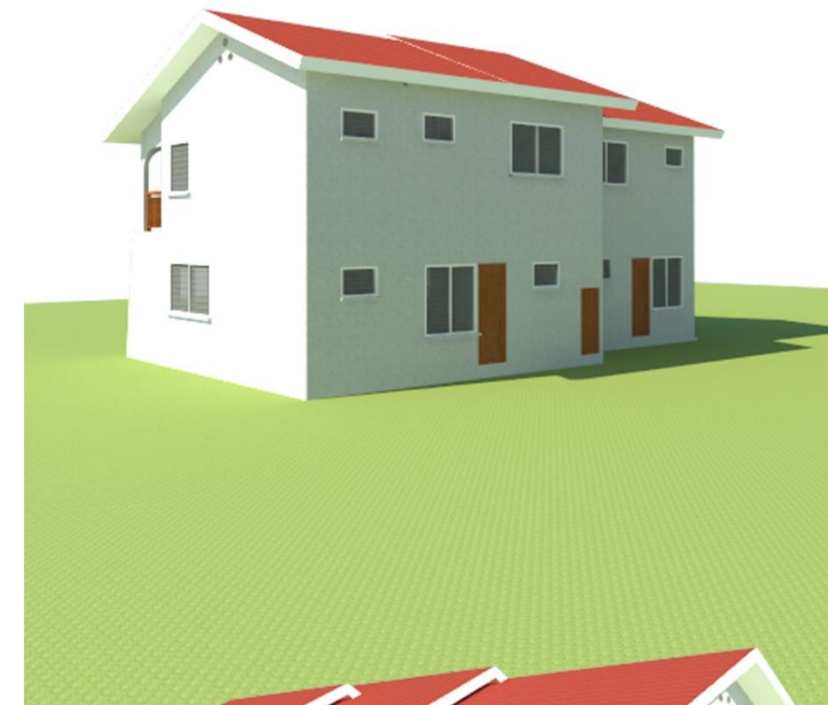
FIRST FLOOR

EXTENSION AREA  
= 25m<sup>2</sup>/FLOOR

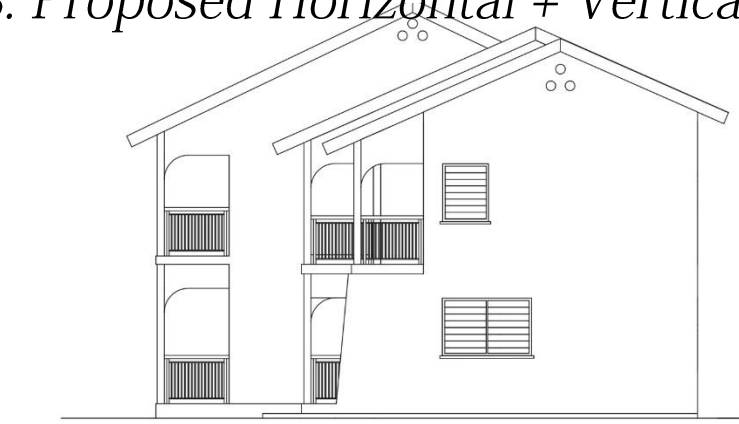
FRONT ELEVATION



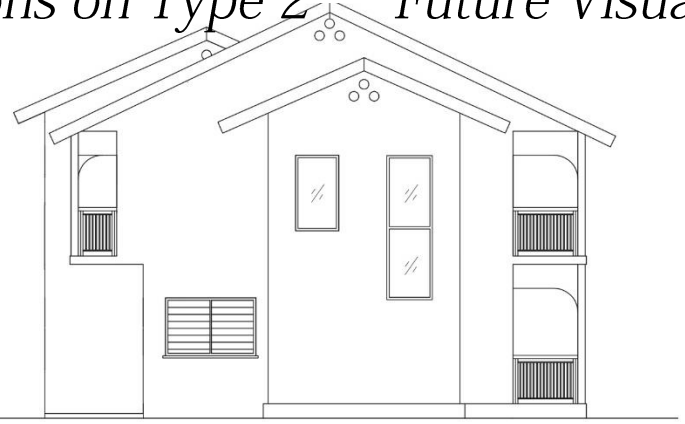
REAR ELEVATION



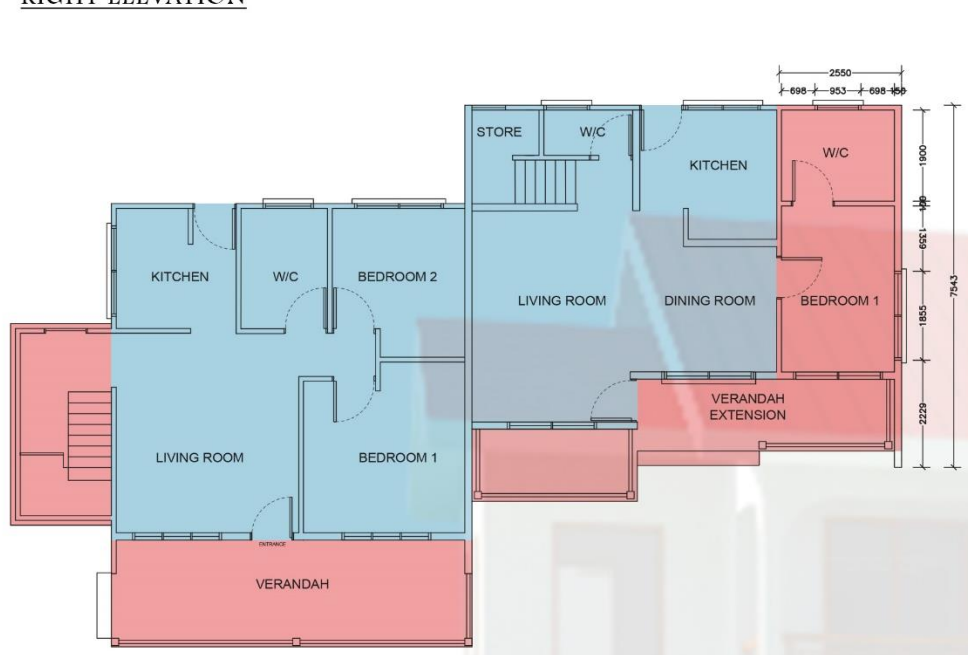
8. Proposed Horizontal + Vertical Extensions on Type 2 – Future Visual



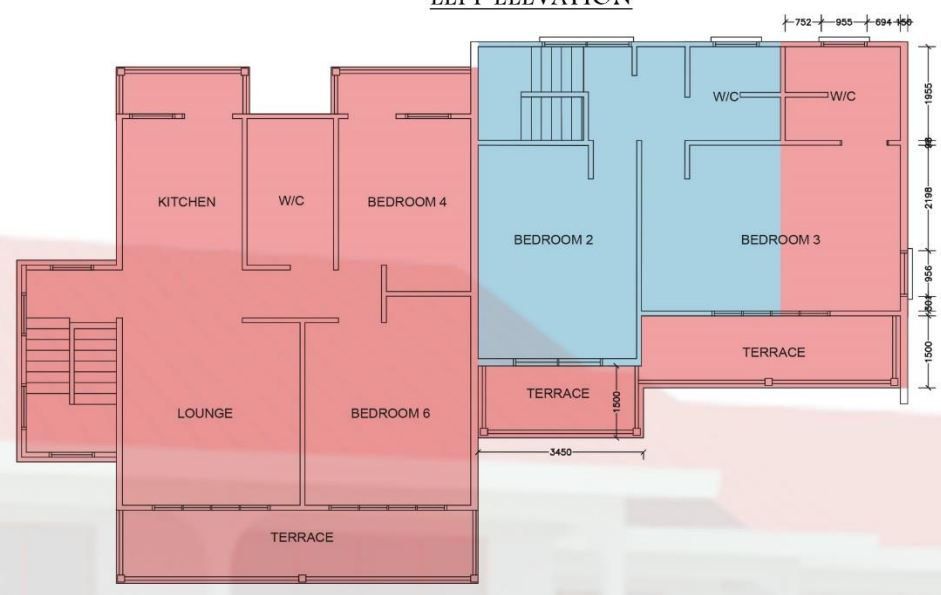
RIGHT ELEVATION



LEFT ELEVATION



GROUND FLOOR



FIRST FLOOR

FRONT ELEVATION



REAR ELEVATION



*COCO ROUGE ESTATE, Grand Anse, Praslin – Proposed Extension Guidelines 2016*

*Proposed Horizontal + Vertical Extension on Type 2 – A  
Neighbour Extension for Reference Future Visuals Impact*



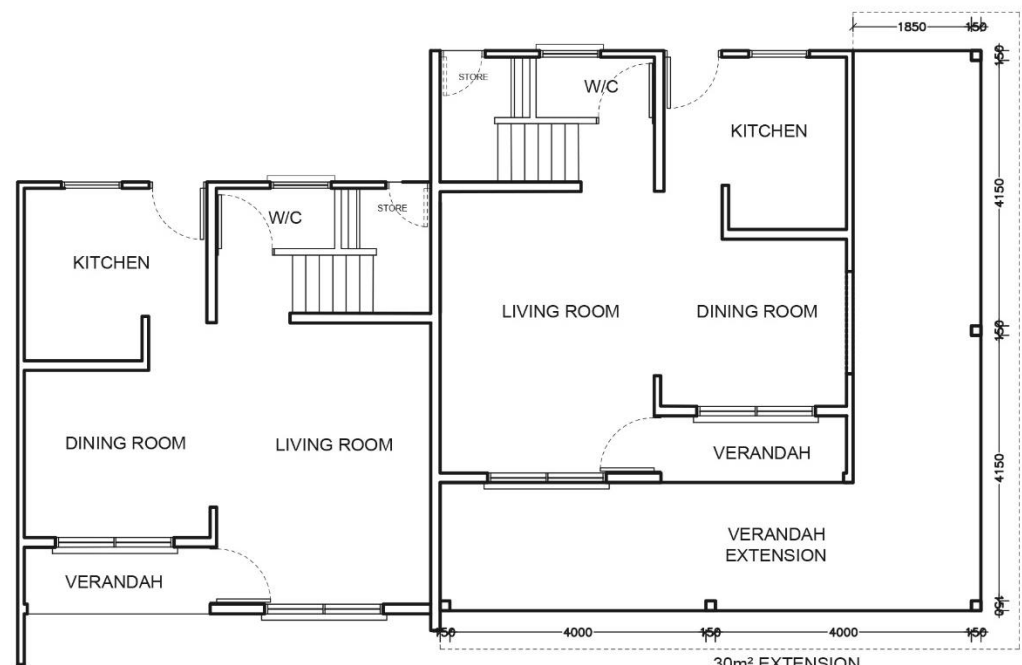
REAR VIEW



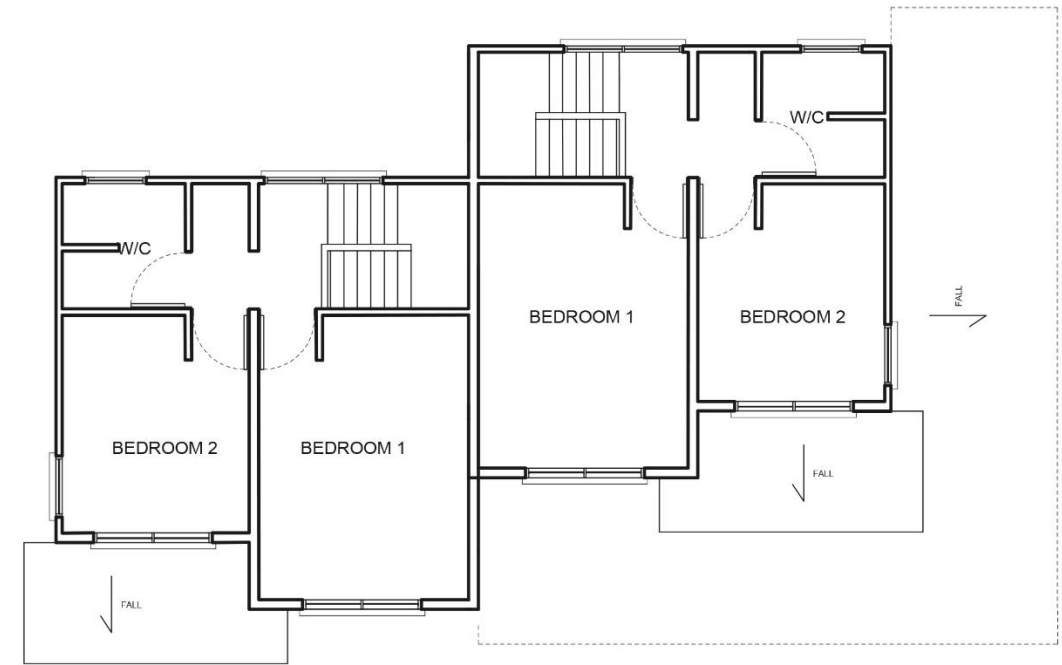
FRONT VIEW

### 5. Proposed Verandah Extension Only – Not Recommended

It would seem many home owners are keen on extending their verandas. But extending the veranda only decreases the future possibility of a better used space, for example, an extended living room, and or new bedrooms.



GROUND FLOOR



FIRST FLOOR

EXTENSION AREA  
= 30m<sup>2</sup>



*Comment from PA Architect:*

*An important thing to keep in mind is whether a standard uniform extension type should be enforced across the whole estate, dis-regarding current extensions, approved or not. For visual aesthetic benefits of the Estate, yes. However, a case by case scenario should be employed to compare whether the neighbour of an applying extension has or has not been given an approval for an extension. In this regard, the new extension should, as much as possible, mirror the existing extension carried out on adjacent house for ease of aesthetic properties.*

*Boundary walls should be discontinued unless otherwise needed for soil stabilisation. Instead, chain links fence or picket fencing of wood or metal material should be proposed, so that adequate landscaping of bushes and shrubs may be planted adjacent to such, for the beautification of the estate. The heights of such fences should respect the existing guidelines set for Boundary Walls.*

*↪ END ↪*

