

*Proposed Extension Guidelines
For The Extension of Houses at Ex. St. Ange Estate, Takamaka, Mahe
October 2016*

Introduction

Since the development of Ex. St. Ange Estate, there have been various extensions carried out by individual home owners. Due to the absence of proper guidelines, uniformed extensions have been carried out throughout the estate. Some of these works can now be considered disorderly and there are even some illegal developments/extensions.

It is for this reason that the Planning Authority has found it necessary to create this guideline which will provide guidance to all homeowners of the estate on how they can extend their houses.

Objectives

- ★ *Show a clear and thorough analysis of the actual situation in Ex. St. Ange Estate*
- ★ *Provide solution(s) for future extensions in the estate*

Site Plan



EX ST. ANGE ESTATE, Takamaka, Mahe – Proposed Extension Guidelines 2016

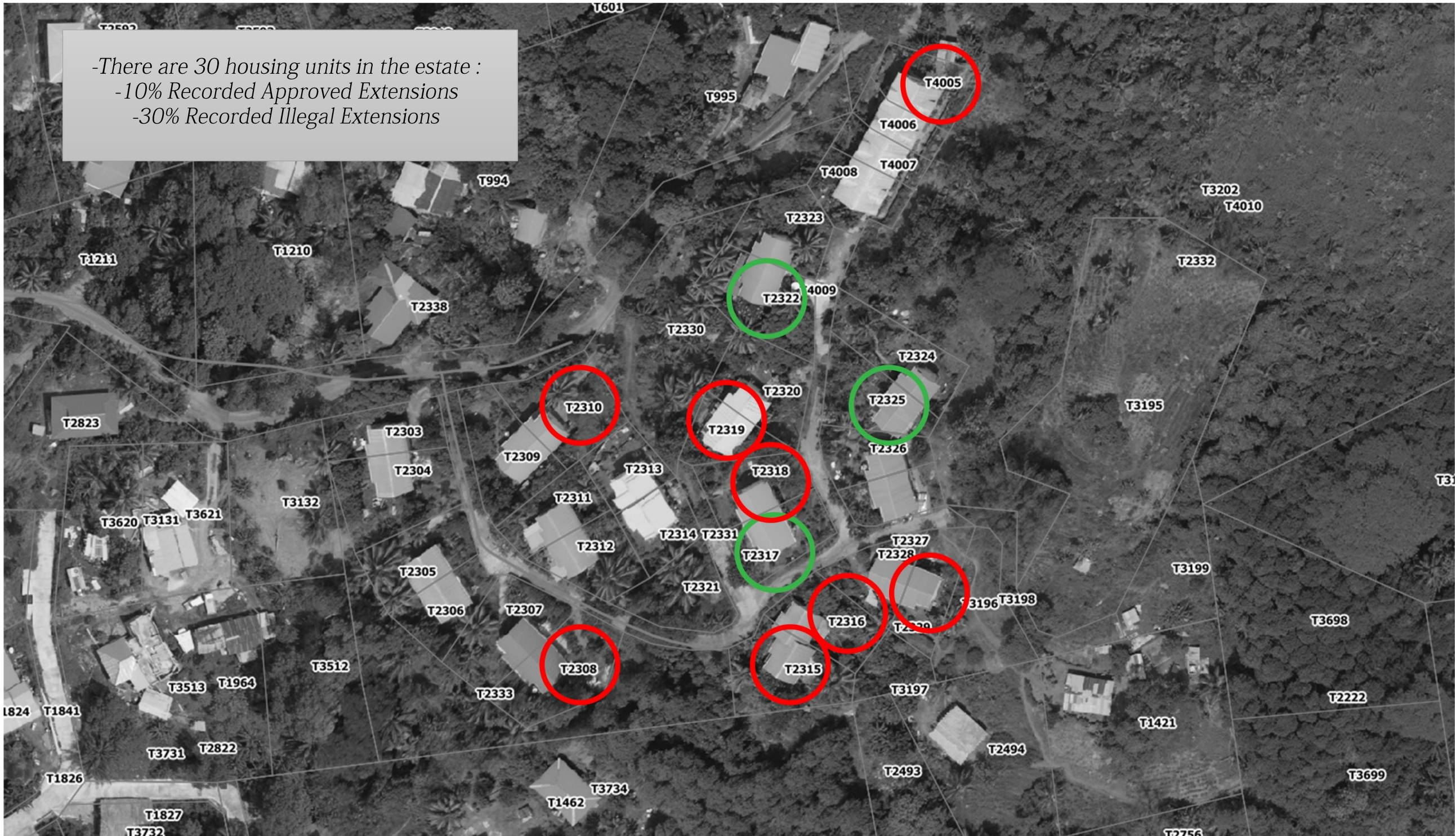
Site Boundaries



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Existing Extensions

-There are 30 housing units in the estate :
-10% Recorded Approved Extensions
-30% Recorded Illegal Extensions



Approved

Illegal

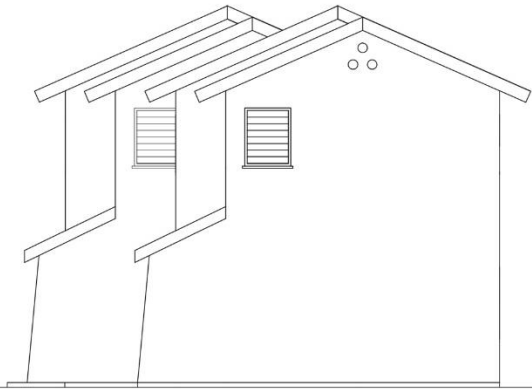
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Existing Conditions -

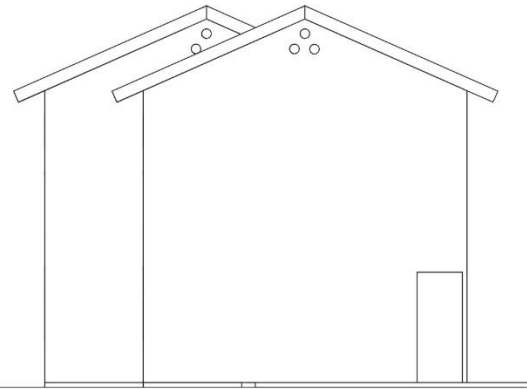


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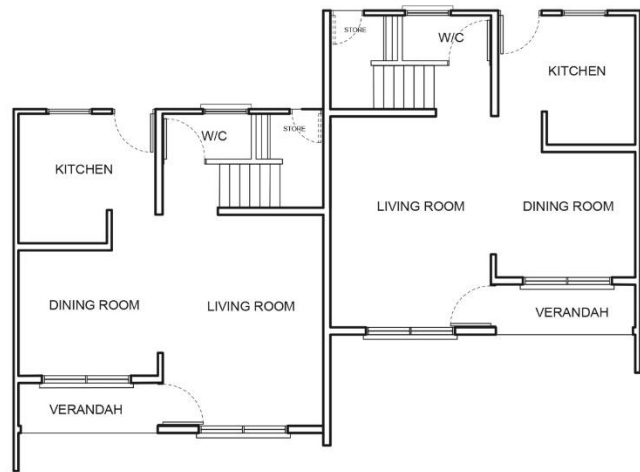
Existing Type 1 -



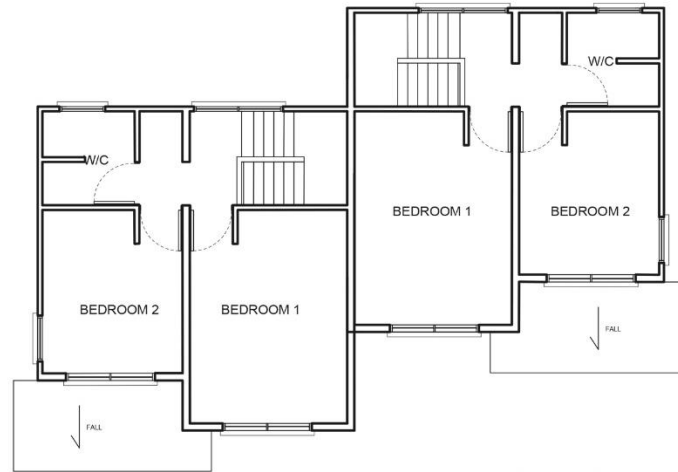
RIGHT ELEVATION



LEFT ELEVATION

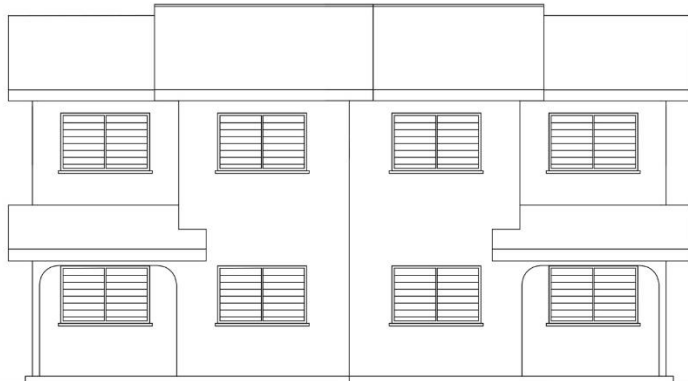


GROUND FLOOR

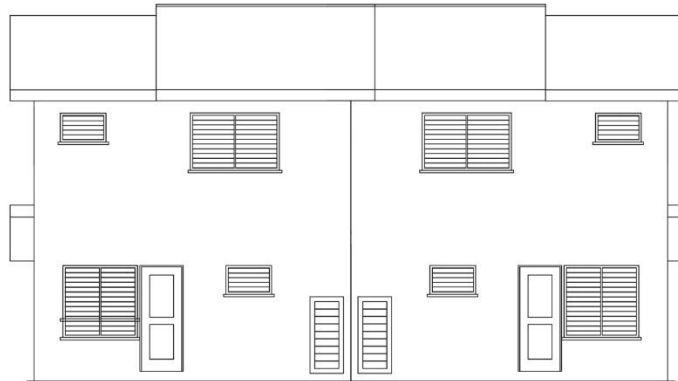


FIRST FLOOR

FRONT ELEVATION



REAR ELEVATION



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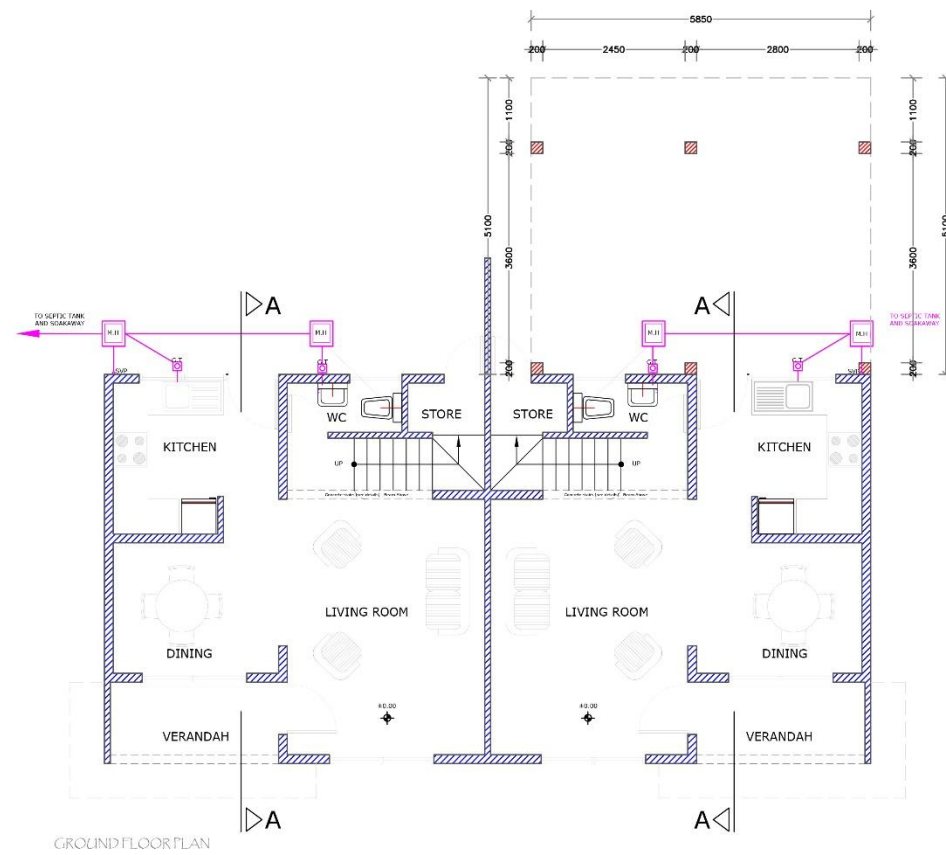
Existing Type 2 -



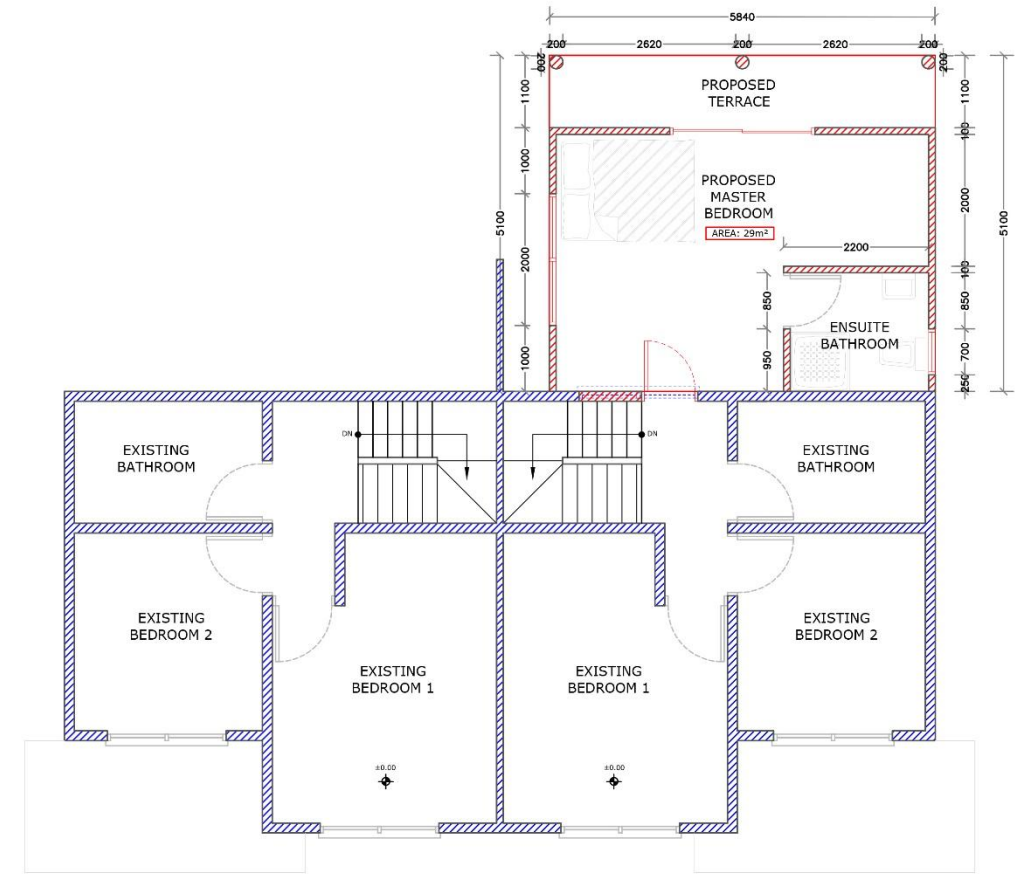
- Extension not recommended -

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Extension Proposal Type 1 -



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Extension proposed to form a new ensuite bedroom on the first floor.

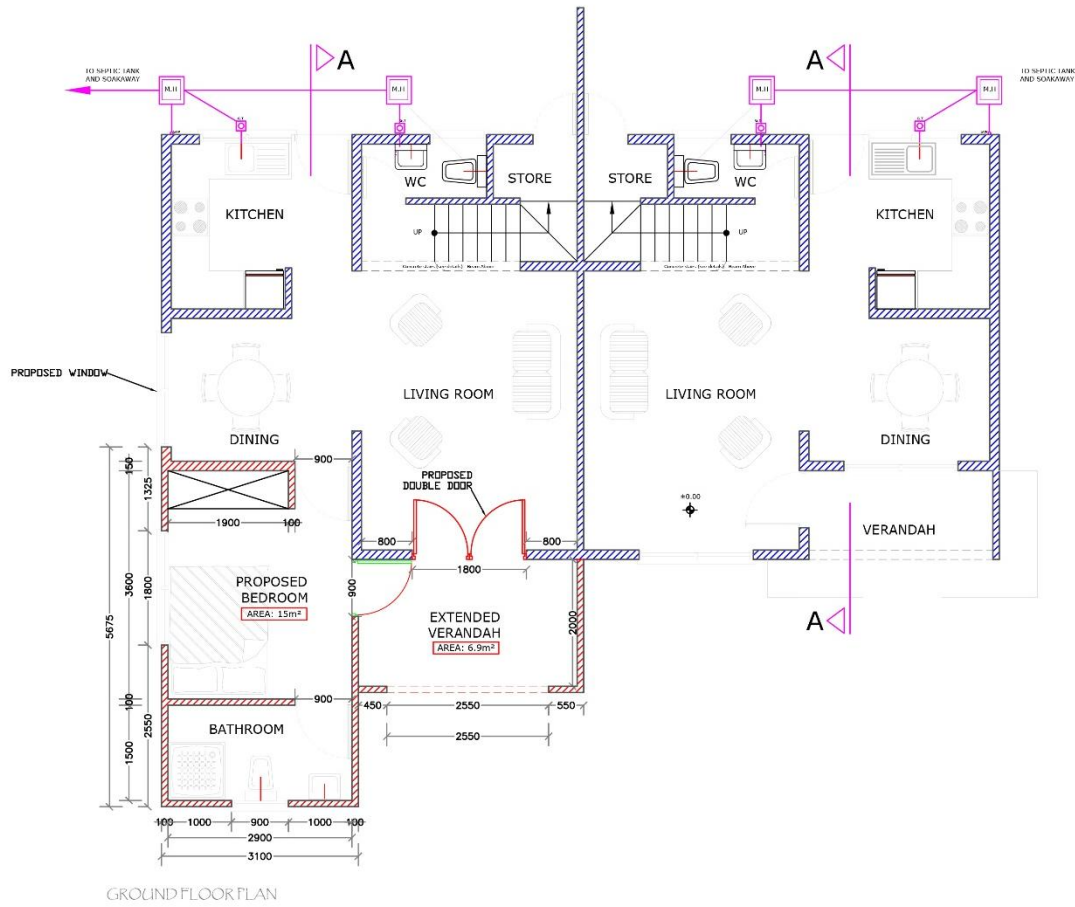
Extension Area = 29m²

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Extension Proposal Type 1 -



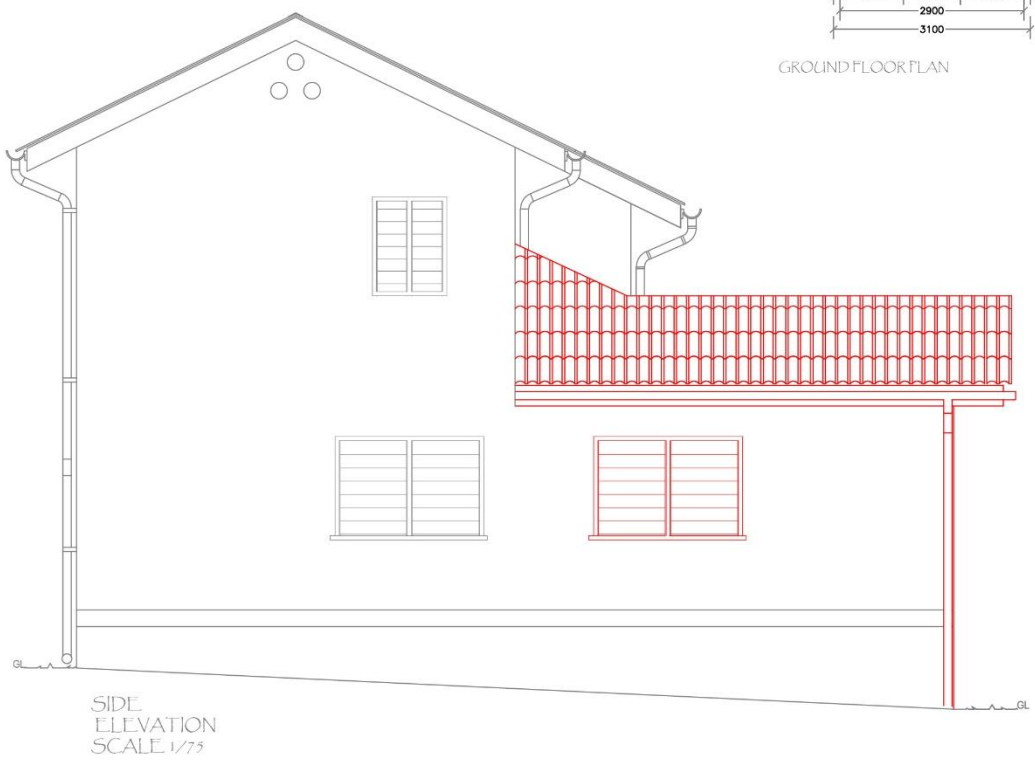
Extension Proposal Type 2 - A



Extension proposed to form a new ensuite bedroom on the ground floor.

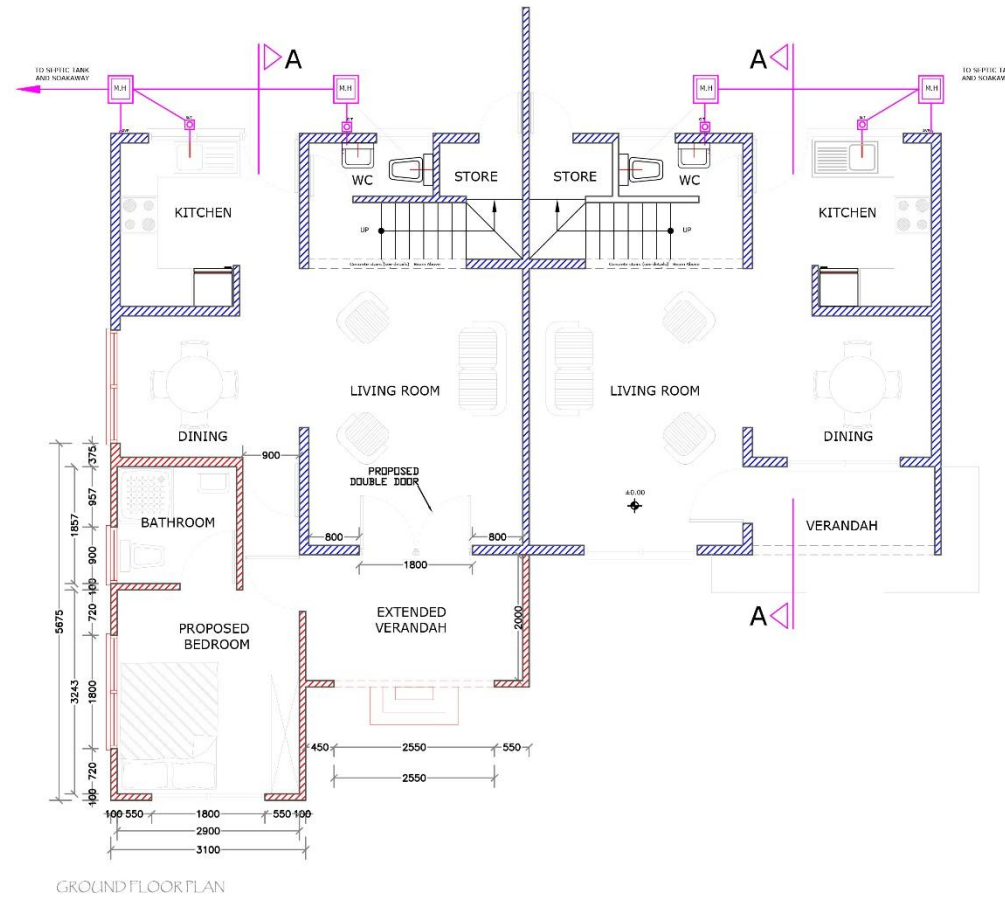
Bedroom Extension Area =
15m²

Veranda Extension Area =
6.9m²



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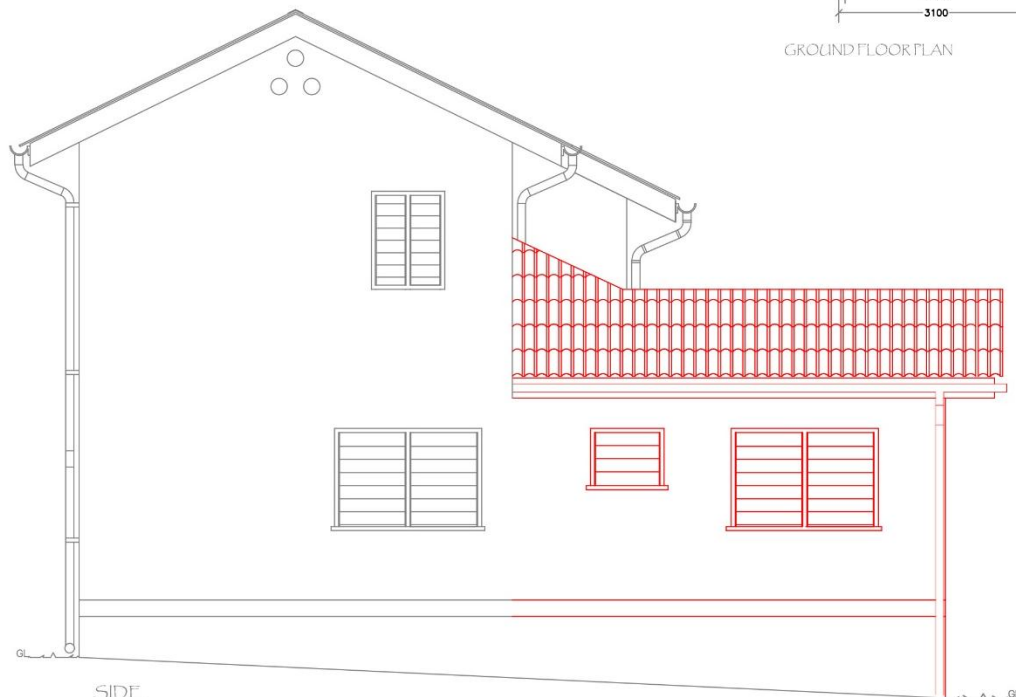
Extension Proposal Type 2 - B



Extension proposed to form a new ensuite bedroom on the ground floor.

Bedroom Extension Area =
15m²

Veranda Extension Area =
6.9m²



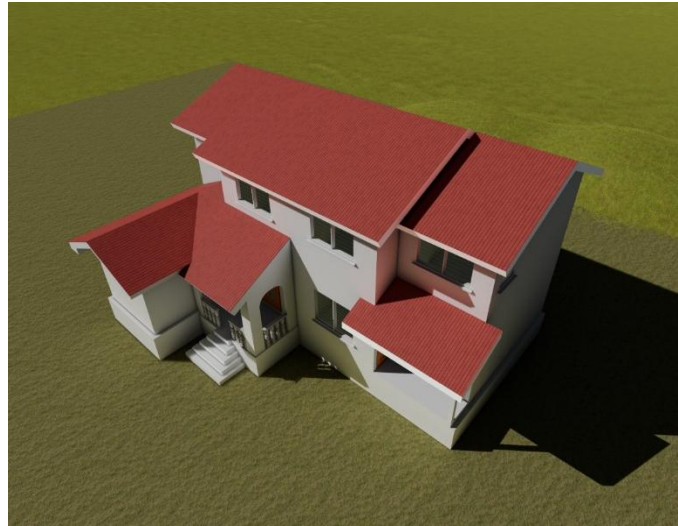
SIDE ELEVATION
SCALE 1/75



FRONT ELEVATION
SCALE 1/75
PROPOSED EXTENSION

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Extension Proposal Type 2 -



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.

→ END →



