

URBAN DESIGN GUIDELINE: V I C T O R I A

REVOLUTION AVENUE
QUINCY STREET
INDEPENDENCE AVENUE

MINISTRY OF LANDS USE AND HOUSING

SEYCHELLES PLANNING AUTHORITY



URBAN DESIGN GUIDELINE VICTORIA

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1.0 REVOLUTION AVENUE

The Revolution Avenue is the fifth in the series of Urban Design Guidelines for the CBD. Revolution Avenue, initially known as the Royal Street serves as a central and direct link to the north western part of Mahe. Its arterial road adjoins to Albert Street to the East, Bel Eau Road to the South and Beau Vallon Road to the West. The Labourdonnais Street, Lodge Street, Harrison Street, Hangard Street, Rue des Maristes and Malakoff Street is residential feeder roads providing a link to and from the Revolution Avenue (Map 1 shows the locational context of the street).



2.0 SURVEY ANALYSIS

2.1 ARCHITECTURAL STYLE

While driving or walking along Revolution Avenue one may appreciate the different architectural styles of the different buildings.

Although Revolution Avenue is considered as one of the oldest streets in Victoria it comprises of approximately 24% of buildings with a modern architecture such as Premier Building, Story House and Abhaye Valabji. 9% of the buildings are of Creole Class I such as the 'Kaz Zanana' and the recently demolished building on parcel V4107.

ARCHITECTURAL STYLE - REVOLUTION AVENUE

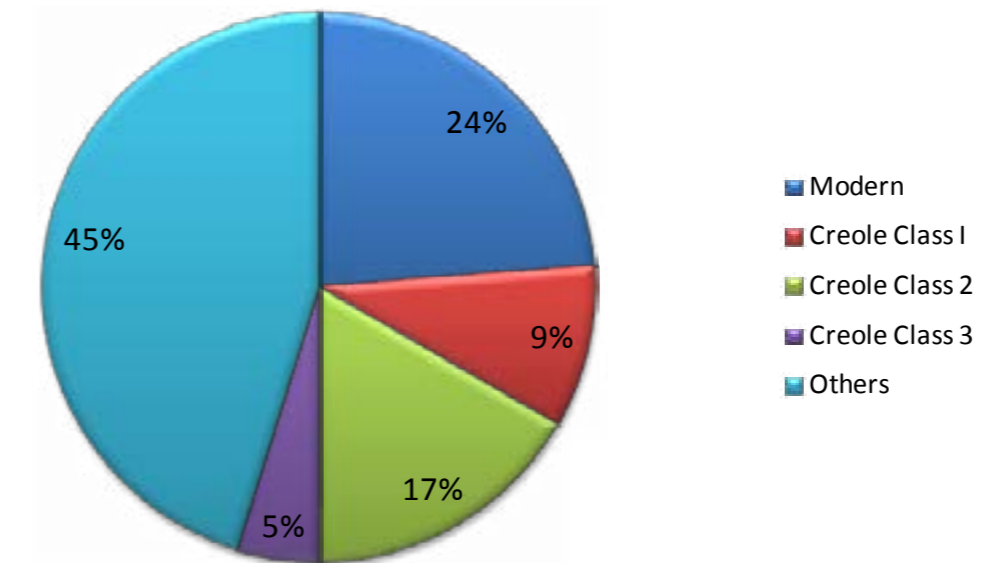


FIGURE 1: ARCHITECTURAL STYLE REVOLUTION AVENUE



TABLE 1: REVOLUTION AVENUE - ARCHITECTURAL STYLE

	PARCEL NO.	ARCHITECTURAL STYLE		PARCEL NO.	ARCHITECTURAL STYLE
Premiere Building	V40	Modern	Storey House (Jambukesan SONS Proprietary LMTD)	V5720	Modern
Tony Mancham	V5344	Creole Class II	Abhaye Valabhji PTY LTD (Abahaicumar Valabhji)	V5513	Modern
Mariette Naiken	V5514	others	Stella's Salon & James Barber Shop (James France Lagrenade)	V5352	Creole Class I
Mahe Investments LMTD	V5345	Creole Class III	Ark Investment LTD (Vines)	V2007	Creole Class II
Michel Building	V5312	Others	Republic of seychelles	V4598	others
M.S Complex	V5494	Modern	Takamaka Estate (PTY) LTD	V5622	Modern
Barrel Discotheque & Bar	V5826	Creole Class II	Linda Jane Rasool	V5091	Creole Class II
R&P Furniture (Cenpir (Proprietary) Limited)	V5827	Others	Farm Charles PTY LTD	V5359/V5360	-
Sivakamealamelu Pillay	V5381	Others	Republic of Seychelles	V5019	Others
Ismael Samsoodin	V5349	-	Js Low Building	V5355	Others
Willis Pierre Prosper	V5350	Creole Class I	Levi Krishna Chetty	V5354	-
Kaz Zanana	V2917	Creole Class I	Marjorie Brechin (Leong Tave)	V5353	Creole Class III
Nell Agnes Parry	V12816	Creole Class I	Wilton Albest	V1858	Others
Belonie Secondary School	V2530/V2529	Others	Barrel Investments (Properiatry)	V4082	Others
Property management Corperation	V4887	Modern	Marlaine Remacle	V1464	Others
M.R Adrienne	V6035	Others	Vadamalai Ramachandran	V4107	Others
Myriam Ferley	V6038	Others	Marline Marengo	V4292	Others
Robert Adrien Vidot	V6036	Modern	Gonsalves Morin	V5357	-
Tip Top (Ramachandra Pillay)	V5358	Creole Class II	Krishnaveny Pillay	V5356	-
Pti Aya (Arichandra Sowrirajan Chetty)	V4297	Creole Class II	Kannusamy Naidoo	V5842	-
Republic Of Seychelles	V616	Others	Anusya Building (Surekha Savy)	V5346	Modern
St Paul Cathedral (Anglican Church)	V5370	Others	The Seventh Day Adventist	V5347	Others
Central Police Headquarters	V5794	Creole ClassII	B.S.M Complex(Sanathi Pillay)	V5623	Modern

**2.1.1 BUILDING ELEVATIONS - REVOLUTION AVENUE
NORTHERN SIDEWALK BUILDING ELEVATION**



PROPOSED VICTORIA HOTEL WHICH IS COMPLETELY MODERN IN TERMS OF ARCHITECTURE

PROPOSED CERPIR SHOP/OFFICES BUILDING WHICH HAS TRIED TO ASSIMILATE FEATURES OF OUR CREOLE ARCHITECTURE.

NORTHERN SIDEWALK BUILDING ELEVATION

'KAZ ZANANA' IS ONE OF THE MOST SIGNIFICANT BUILDINGS ALONG REVOLUTION AVENUE DEPICTING OUR TRADITIONAL ARCHITECTURE .

VACANT PARCEL FOR FUTURE DEVELOPMENTS.



NORTHERN SIDEWALK BUILDING ELEVATION

THE NEWLY PROPOSED RAMANCHANDRAN PILLAY (EX TIP-TOP) WHICH SHOWS A SUBSTANTIAL USE OF CREOLE ARCHITECTURAL FEATURES IN ITS DESIGN.



SOUTHERN SIDEWALK BUILDING ELEVATION

PROPOSED/APPROVED ABHAYE VALABJI BUILDING WHICH MAIN USE WILL BE FOR SHOW ROOMS . ITS DESIGN SHOWS A COMBINATION OF CREOLE/MODERN ARCHITECTURE



PROPOSAL FOR THE FAÇADE IMPROVEMENT OF THE EXISTING STORY HOUSE BUILDING BY PA ARCHITECT.



ALBERT STREET



REVOLUTION AVENUE

BELAIR ROAD



PROPOSED DEMOLITION AND RECONSTRUCTION OF THE 'PTI TOBI' BUILDING. THE PROPOSED DESIGN IS CONSISTENT WITH THE EXISTING STRUCTURE.

BEL AIR ROAD



REVOLUTION AVENUE



ROCK LANE

SOUTHERN SIDEWALK BUILDING ELEVATION

DIMOLISHED BUILDING WHICH HAD RICH TRADITIONAL ARCHITECTURAL DESIGN. THE NEW DEVELOPMENT ON THIS PARCEL DOES NOT REFLECT THAT OF THE DEMOLISHED BUILDING IN TERMS OF ARCHITECTURAL FEATURES AND COLOURS USED.



MYSTERIOUSLY DIMOLISHED BUILDING WHICH HAD RICH TRADITIONAL ARCHITECTURAL DESIGN. ANY NEW DEVELOPMENT ON THIS PARCEL SHOULD REFLECT THAT OF THE DEMOLISHED BUILDING.



EAU CLAIRE LANE

ROCK LANE



REVOLUTION AVENUE

ROAD TO ST. LOUIS

CATEAU ROAD

2.1.1 SOME PROBLEMS ASSOCIATED WITH BUILDINGS ALONG THE REVOLUTION AVENUE

The balcony of the second floor of the apartment building located on parcel V5019 does not match the other three balconies of the same façade of the building.



The Rajou shop which was located on parcel V5842 has been demolished and has been replaced by a new building with an acceptable resemblance of our creole traditional architecture.

The derelict building of the Pti Tobi shop located on parcel V2007 is found in a ruined state, its demolition should be considered soon so as to avoid any inconvenience for the public which passes in front of the shop to go to the bus shelter just after. Any future construction on the site should reflect the style of the existing building. Proposals with more than one level should include balconies with creole touch.



The Story House building located on parcel V5720 has no reflection of the creole or traditional architecture, the façade facing revolution avenue is poor in terms of architectural contents. The ground floor has no relationship to the upper levels. Any future interventions on the building should consider the enriching of its architectural qualities especially in relation to the façade.



The ABAYE VALABHJI PTY LTD Building located on parcel V5613 can be improved in terms of architectural content. Improvement shown in the newly approved application DC 09/06.



The Incipe Seychelles Workshop building located on parcel V4032 has no original character to itself, the façade of the building facing Revolution Avenue is poor in architectural character. The façade has been poorly manipulated a much more convenient design could have been proposed for the coexistence of the building which the other buildings of its surroundings.

The building located on parcel V4107 which has been demolished currently and had significant value for the Revolution Avenue with considerable reflection of the traditional architecture of Seychelles. Any new proposal on this site should show a remarkable evidence of the building which was originally located on that site.



Walls require proper maintenance which may include painting.



Buildings located on parcel V4297 and V5358 (opposite Labour-donnais Street) require proper maintenance for their preservation and durability. It is a definite must that both buildings are set back on both sides of the road if any future proposal is submitted. Ground + 1 would be advisable with regards to height restriction with a Creole balcony as the finishing touch.

2.2 ACTIVITIES

2.2.1 RESIDENTIAL

Revolution Avenue and other connecting laneways depict a transition of land uses from the commercial to residential area. As shown in Figure 2(i), 33% of land is used for residential purpose only and another 24% of land accommodates for both commercial and residential uses. Residential along Revolution Avenue is either in the form of houses or residential apartments located in upper storeys and with retails on ground floor which has been increasingly the type of business trend along this avenue. There are currently 9 buildings consisting of such activity of which 3 are Government Housing (apartments only).

2.2.2 COMMERCIAL

Whilst 24% of land is used for Commercial and Residential, commercial and offices (5%) are infrequent along Revolution Avenue. However commercial by itself accounts for 15% of the land. In total there are approximately 41 commercial businesses of which 20% of commercial are clothes shops and 17% are Convenience Stores (refer to Figure 2(ii)).

2.2.3 UNDERUTILISED LAND

A significant amount of 9% of land is currently underutilised on Revolution Avenue. Majority of these underutilised lands are located in the upper avenue from the junction of Bel Eau Road to St Louis Road. According to some of the landowners, this has been a result of financial issues and development constraints along this Avenue faced by landowners which adversely affect the potential for greater business opportunities along this particular strip.

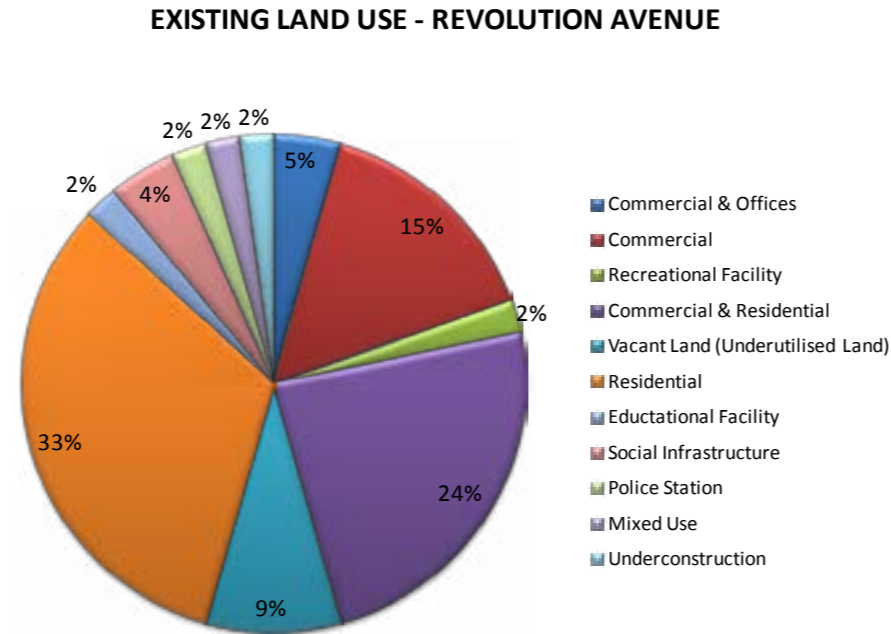


FIGURE 2(i): EXISTING LAND USE REVOLUTION AVENUE

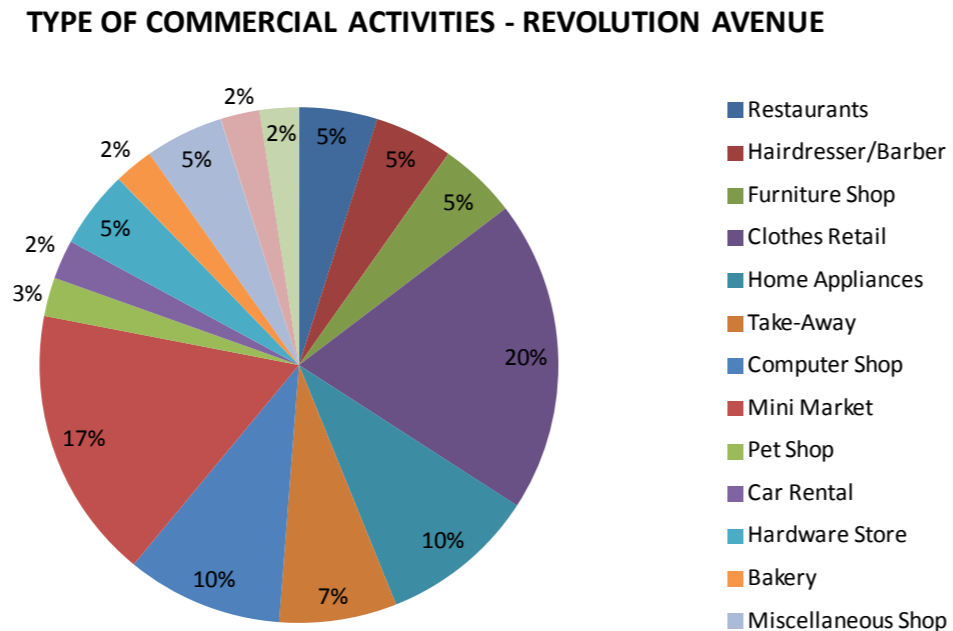


FIGURE 2(ii): TYPE OF COMMERCIAL REVOLUTION AVENUE

2.3 BUILDING HEIGHT

The current building heights along Revolution Avenue are dominated with 38% of buildings with ground floor only of which are private dwelling; followed by 23% of buildings with one storey, 21% with two storeys, and 13% with three storeys. The highest building along this avenue is composed of four storeys; Premier Building and the under construction Abhaye Vhalabji . Buildings of such height along this strip should be carefully planned in terms of their location given the steep topography of Revolution Avenue.

BUILDING HEIGHT - REVOLUTION AVENUE

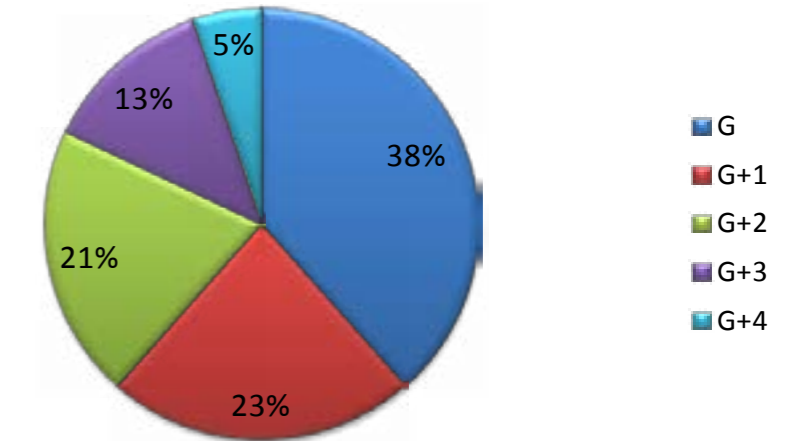


FIGURE 3: BUILDING HEIGHT REVOLUTION AVENUE



3.0 URBAN DESIGN GUIDELINES - REVOLUTION AVENUE

For the purpose of the Urban Guidelines for Revolution Avenue the following seven general details are taken into account:

- Building heights
- Facade alignment
- Land Use
- Landscaping
- Sidewalk
- Street Amenities
- Architectural Style

3.1 BUILDING HEIGHTS

The steep topography of Revolution Avenue has restrain in increasing building heights along this road (refer to Figure 4). Tall buildings at the steeper end of the western part of the avenue will substantially cause an adverse impact on the townscape and privacy issues to existing dwellings in the vicinity. It is for this purpose the maximum building height on the western part of Revolution Avenue should be Ground plus two storeys (Refer to Map 3).

From the junction of Rock Lane/Rue Des Freres Maristes to junction of Harrison Street/Bel Eau Road maximum building height should be Ground plus three storeys given the change in surrounding land use from private dwellings to commercial and residential apartments and offices.

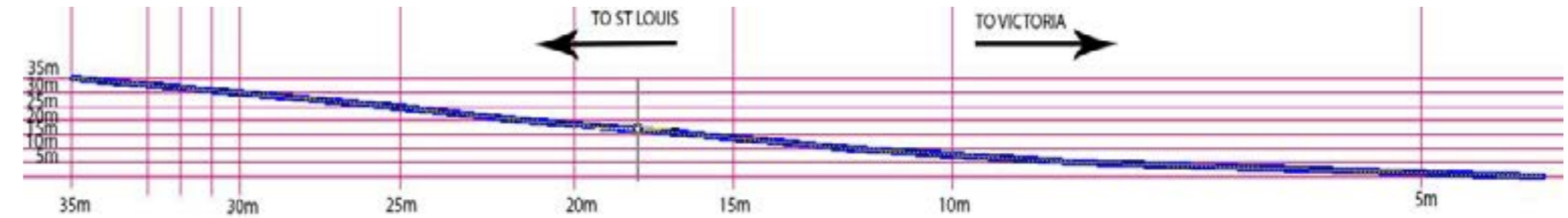
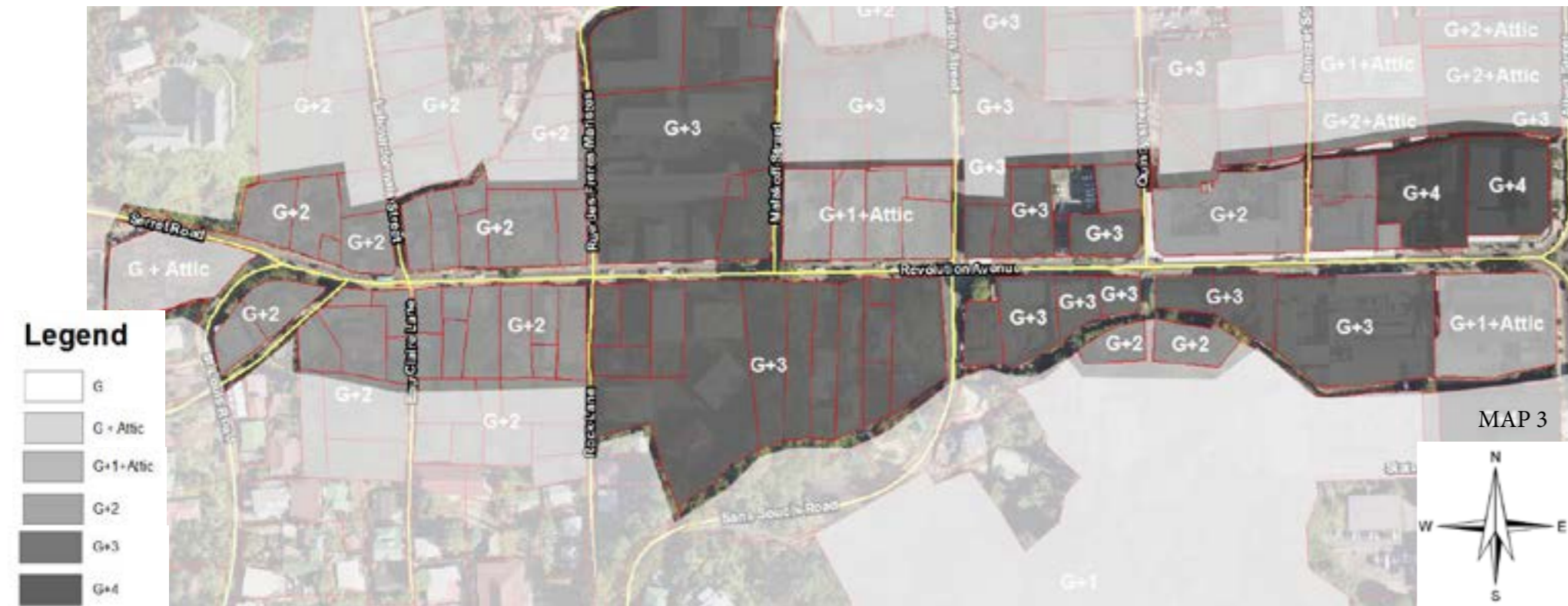


FIGURE 4: REVOLUTION AVENUE PROFILE

Maximum building height of Ground plus three storeys should be allowed on the Northern and Southern Sidewalk from junction of Harrison Street to Quincy Street. However, considering the Abhaye Valahbje with proposed Ground plus four storeys, adjacent parcels V5720, V5826 and V3605 are proposed with maximum height of Ground plus three, a fourth floor can be considered however recessed 2m- 2.5m from main facade.

Parcels V5381, V5827, V5494, V5623, and V5352 should be of maximum height Ground plus three storeys, however a fourth storey recessed minimum 2m to 2.5m from the main facade can be considered to achieve to achieve symmetrical height.

Parcel V5344 should be Ground plus four as the current height of Premier Building and recessed minimum 2.5m from main facade.

3.1.1 STATE HOUSE SECURITY

Future developments on any plot of land abutting the State House premises (V12591/V17918) should consult or referred to the State House Security in terms of height and building setback from the State House premises for security purpose. Buildings identified in Figure x should have no openings in external walls facing the State House Premises.

Parcel V4676 and V4895 should be used for residential purpose due to the limitation of vehicular access on the narrow laneway to accommodate for commercial activities on these two parcels. Therefore Ground plus two storeys should be the maximum height for such purpose.

Parcel V12816, V2917, V5350 and V6270 comprises of four typical Creole architectural buildings including the famous ‘Kaz Zanana’ and two private dwellings of potential heritage; Mr.Willis and Winnie Prosper and Mr.De-commarmond (Mon Coin). To retain this small strip of typical Creole architectural style it is proposed that maximum height for these parcels should be Ground plus One plus Attic including any future development on parcel V5349.



MAP 4



MAP 5

- Legend**
- Declared Heritage Building
 - Declared Heritage Structure
 - Declared Heritage Sites
 - Potential Heritage Building
 - Potential Heritage Structure
 - Potential Heritage Sites

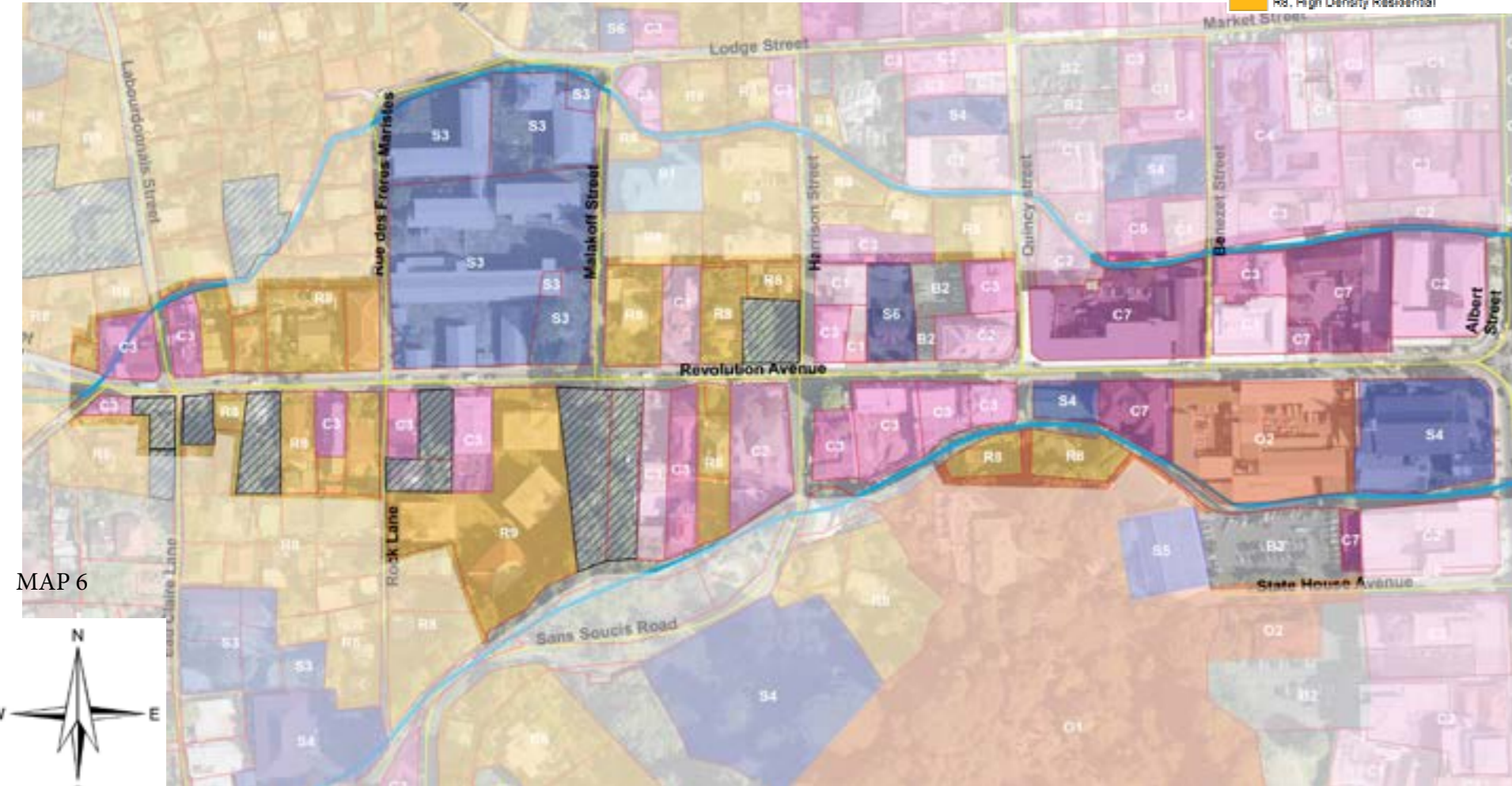
The identified potential heritage buildings along Revolution Avenue are also taken into consideration for the proposed building Heights (refer to Map 5). However, if in the future buildings of heritage potential have not nationally declared/heritage listed, the maximum proposed height for such buildings should be considered.

BUILDING OWNER	PARCEL NO.	BUILDING OWNER	PARCEL NO.
Mahe Investments LMTD	V5345	Tip Top (Ramachandra Pillay)	V5358
Michel & Co. (Pty)LTD - Michel Building	V5312	Pti Aya (Arichandra Sowrirajan Chetty)	V4297
Willis Pierre Prosper	V5350	Magaret .R Adrienne	V6035
Mahe Investments LMTD	V5345	Belonie Secondary School	V2529
St Paul Cathedral (Anglican Church)	V5370	Ark Investment LTD (Vines)	V2007
Central Police Headquarters	V5794	Linda Jane Rasool	V5091
Marjorie Brechin (Leong Tave)	V5353	Marie Antoinette Restaurant	V5379

3.2 LAND USE

3.2.1 COMMERCIAL ACTIVITIES CONTRIBUTING TO TRAFFIC CONGESTION

Given the current issue of vehicle traffic congestion along Revolution Avenue, the type of land use has become one of the major planning concerns in terms of what type of development should be allowed on the Avenue as a means to prevent increasing traffic congestion. As survey shows, there are 44% of commercial activities on Revolution Avenue. As a trip generator, such type of activity by itself has added transport demand for their ease of access.



3.2.1.1 PERMISSIBLE COMMERCIAL ACTIVITY

It is therefore proposed that development of large commercial businesses such as ‘Supermarket’, buildings with multilevel shops should not be encouraged on Revolution Avenue as this will trigger an augmentation in the existing traffic congestion.

It is encouraged that prior submission to the Planning Authority for any commercial development proposals on the Revolution Avenue, land-owners or developers should consult the DoT regarding the type of commercial activities being proposed. The DoT will issue a Traffic Impact Assessment (TIA) for the proposed commercial activities and advice the landowner/developer.

Development of small commercial on ground floor such as small convenience stores can be considered however provision of required parking spaces must be provided without causing reversing on the main road. Nonetheless this may vary depending on plot size and other type of proposed commercial activity, thus the Planning Authority should reserve the right to decide permissible commercial development being proposed on a case-by-case basis to ensure the type of proposed commercial will not contribute to traffic congestion. Such approach will help to alleviate development constraints on developers.

3.2.1.1 (I) PARKING

Provision of Parking for commercial or office use should meet the parking requirements as stated by SLTA/DoT. Designing of parking should not lead to reversing onto the main road.

3.2.1.2 CHANGE IN LAND USE

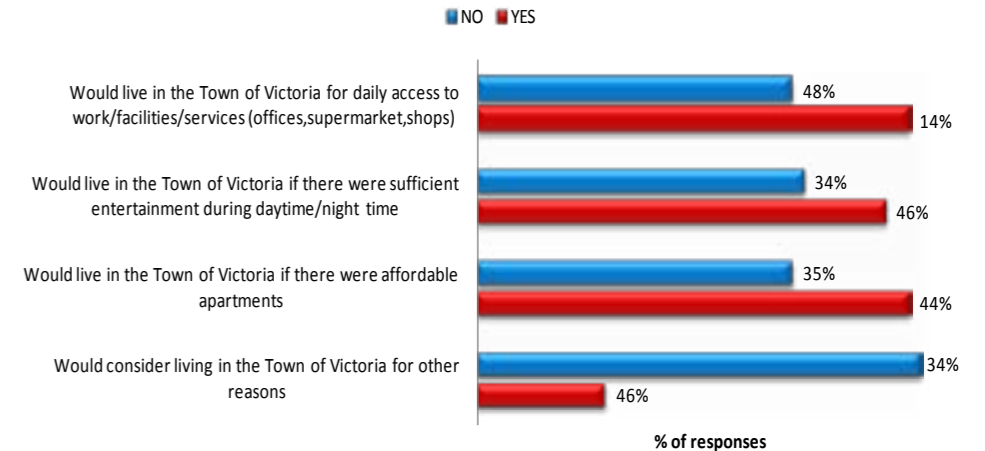
On the other hand, another solution which should be considered is change in land use pattern particularly on the western part of Revolution Avenue as a means to change travel behaviour.

A survey was conducted to 80 employees from the Ministry of Land Use and Housing as a means to identify if there is a demand for the provision of residential in the Victoria Town Centre. Participants were asked whether or not they would live in the Town of Victoria.

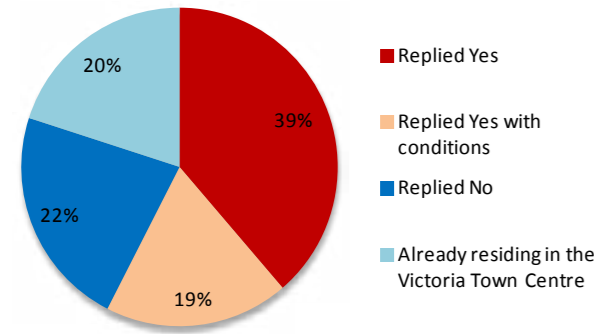
(I) FINDINGS AND ANALYSIS

The majority of participants (39%) responded positively to the query about residing within the town area, whilst 19% responded positively with certain condition including provision for entertainment during day and night-time, and provision of affordable lodgings. However, affordable lodgings were one of the most desired conditions.

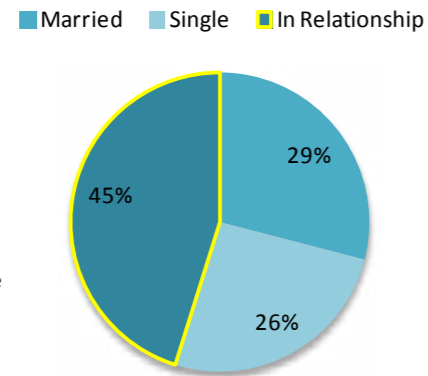
RESIDING IN THE VICTORIA TOWN CENTRE- QUESTIONNAIRE 2013



BREAKDOWN OF RESPONSES



MARITAL STATUS



(II) RECOMMENDATIONS

Other than commercial, developers should consider developments which will not generate vehicular traffic loads such as office and residential development. Residential development will ultimately form as a trip origin, whereby residence can walk to and from attractive destination in the CBD; to work and places entertainment located within walkable distance.

Since the demand for parking provisions is one of the development constraints on developers/landowners particularly if they own a small plot of land, the necessity for parking provision should not be compulsory for residential use.

As depicted in the survey findings, it should be noted here that most of the people who responded positively travel to Victoria by means of public buses and 20% of the participants of the survey are already living in Victoria and do not own vehicles instead use public transport as their mode of travel. Hence there is no great need for the supply of parking spaces if/when catering for these people residential needs in the town.

In this respect, it is proposed that parking requirements by the Department of Transport/Seychelles Land Transport Authority for residential purpose should make an exception for parking provision for residential development located within the CBD.

The demography of the positive responses is couples in their 20's and 30 are currently living the outside greater Victoria region. In respect of this information, the government and private sector will be better able to plan for the provision of residential lodgings in the Town Centre, including the type of demography they should target.

3.2.1.3 AMALGAMATION OF SMALL PLOT SIZE

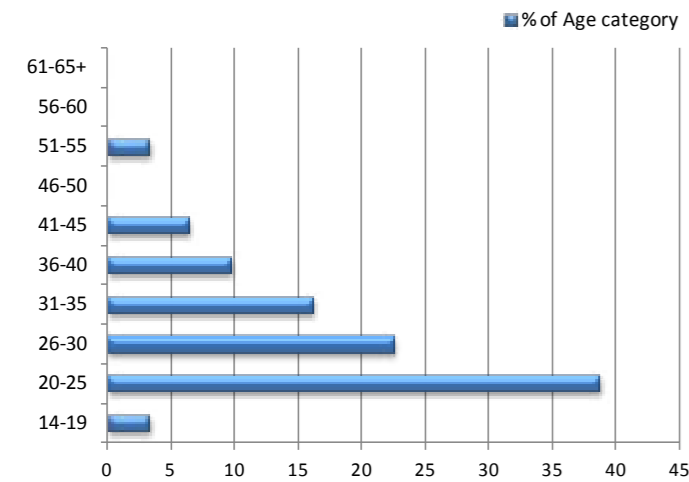
Land owners with plot sizes equal or less than 400m² should amalgamate their land with adjacent/abutting properties, provided agreement can be reached between owners from the adjacent plot of land. Whereby, amalgamation of small plot sizes to adjacent land are not feasible, land owners/developer shall comply with provisions from Section 2 to Section 6 of the Development Height Policy for Plot sizes below 400m².

(I) DEVELOPMENT HEIGHT POLICY FOR PLOT SIZES BELOW 400sqm

The Development Height Policy is intended to clearly define development height standards on plot sizes below 400m² throughout the Inner Victoria, and to ensure that the following objectives are achieved.:

- To regularize building forms and scale on smaller plot sizes
- To minimize development bulk on small plot sizes in order to complement the scale, streetscape, development patterns within the Inner Victoria area

AGE DEMOGRAPHICS OF RESPONDENTS WHO REPLIED YES



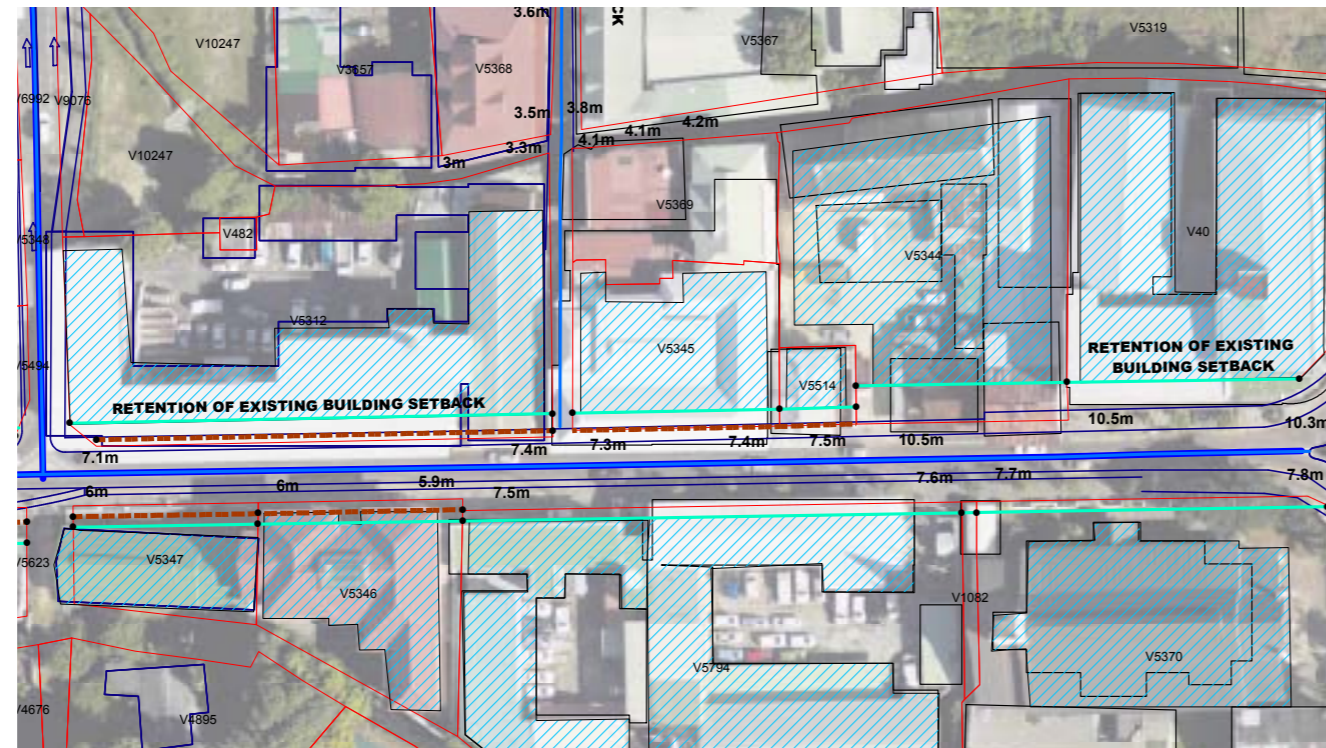
50% of other participants who responded no to living in the Victoria Town Centre stated that they will live in the Town Centre provided that there are provision of entertainment during daytime and night-time.

3.3 FACADE ALIGNMENT (BUILDING SETBACK)

3.3.1 NORTHERN SIDEWALK

The frontages of Premier Building provides a good public realm with public seating, street trees and building awnings which creates a pleasant and ideal public space on this part of Revolution Avenue. In order to create continuity of public space, the existing facade alignment of Premier Building should be retained thus for any future development on Parcel V5344 the facade alignment should be the same as the Premiere Building.

The idea of proposed building setback as shown in Map 7(i) from Parcel V5514 to V5358 is to provide for building canopies on ground floor and awning footpaths as a means to enhance pedestrian comfort, provide shades and shelters as respite for pedestrians to mitigate their level of discomfort from extreme weather conditions, whilst improve the pedestrian designs which in turn enhance walkability. In turn this will widen the existing confined pedestrian walkway and provide street planting/landscaping in building frontages. As illustrated in Figure 5 the cantilever floor can be considered with the minimum setback from boundary line provided in Table 2.

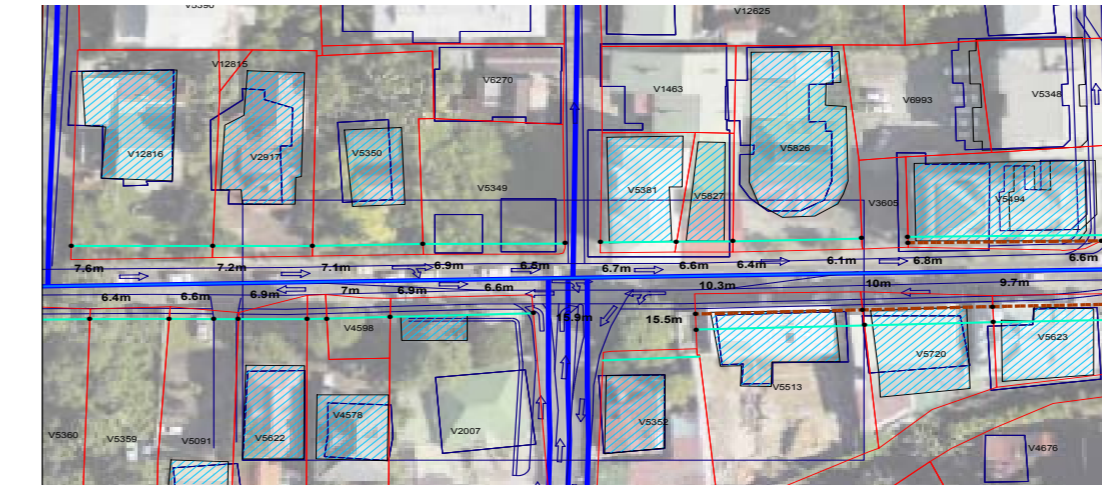


MAP 7(i)



3.3.1 (I) CANTILEVER FLOOR

Proposed maximum setback of cantilever floors from boundary line may not be feasible for Land Parcels with asterisks, unless the proposed minimum setback of ground floor from boundary line as proposed in Table 2 is further setback away from the boundary line abutting the Revolution Avenue. The roofline should not in any case encroach over the proposed setback of cantilever floor.



MAP 7(ii)



MAP 7(iii)

3.3.2 SOUTHERN SIDEWALK

The proposed facade alignment on the Northern and Southern Sidewalk takes into consideration the required building setback for future road/footpath widening and drainage scheme (Traffic Management Plan by SLTA/DoT).

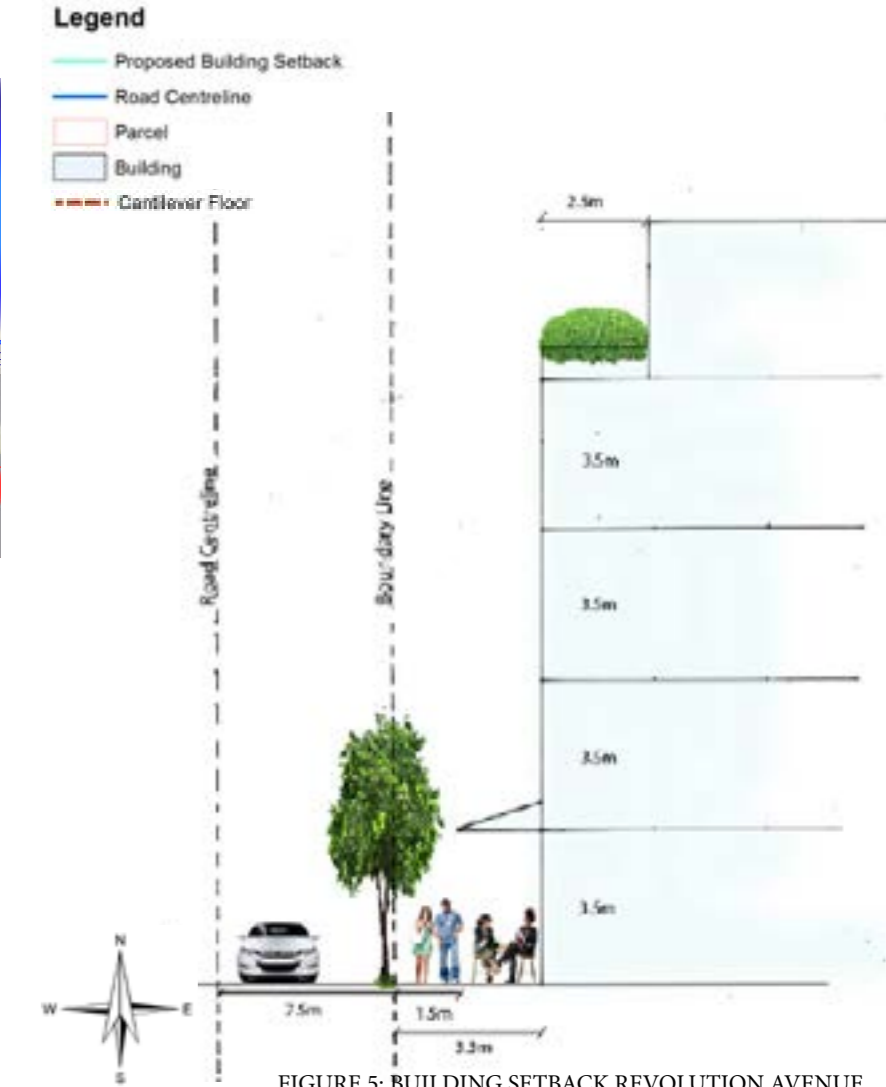


FIGURE 5: BUILDING SETBACK REVOLUTION AVENUE

TABLE 2: REVOLUTION AVENUE - BUILDING SETBACK			
	PARCEL NO.	BUILDING SETBACK FROM BOUNDARY LINE	
		Minimum Setback of Ground Floor from boundary line	Maximum Setback of Cantilever Floor from Boundary Line
Premiere Building	V40	Existing Building setback should be retained	*
Tony Mancham	V5344	5.3m	2.1m-2.4m
Mariette Naiken	V5514	2.4m	On boundary Line
Mahe Investments LMTD	V5345	2.4m	On boundary Line
Michel Building	V5312	3.3m	0.9m
M.S Complex	V5494	2m	0.9m
Barrel Discotheque & Bar	V5826	2m-1.4m	*
R&P Furniture (Cenpir (Proprietary) Limited)	V5827	2m	*
Sivakamealamelu Pillay	V5381	2m	*
Ismael Samsoodin	V5349	2m	*
Willis Pierre Prosper	V5350	2m	*
Kaz Zanana	V2917	2m-2.2m	*
Nell Agnes Parry	V12816	2.2m-2.6m	*
Belonie Secondary School	V2530/V2529	2m-1.5m-2m	*
Property management Corperation	V4887	2m-2.2m	*
M.R Adrienne	V6035	2.2m-2.5m	*
Myriam Ferley	V6038	2.5m-1.2m	*
Robert Adrien Vidot	V6036	1.2m-2.5m	*
Tip Top (Ramachandra Pillay)	V5358	2.5m	*
Pti Aya (Arichandra Sowrirajan Chetty)	V4297	2.5m-1.5m	*
Republic Of Seychelles	V616	1.5m	*
St Paul Cathedral (Anglican Church)	V5370	1.5m	*
Central Police Headquarters	V5794	1.5m	*

TABLE 2: REVOLUTION AVENUE - BUILDING SETBACK			
	PARCEL NO.	BUILDING SETBACK FROM BOUNDARY LINE	
		Minimum Setback of Ground Floor from boundary line	Maximum Setback of Cantilever Floor from boundary line
Storey House (Jambukesan SONS Proprietary LMTD)	V5720	5m-6.4m	2m-3.4m
Abhaye Valabhji PTY LTD (Abahaicumar Valabhji)	V5513	6.4m-6.8m	3.4m-3.8m
Stella's Salon & James Barber Shop (James France Lagrenade)	V5352	1.5m	*
Ark Investment LTD (Vines)	V2007	3.5m	*
Republic of seychelles	V4598	3.5m-4.6m	*
Takamaka Estate (PTY) LTD	V5622	4.6m-1.3m	*
Linda Jane Rasool	V5091	1.7m-2.3m	*
Farm Charles PTY LTD	V5359	2.3m-1.9m	*
	V5360	1.9m-3.3m	*
Republic of Seychelles	V5019	3.3m-3.4m	*
Js Low Building	V5355	3.4m	*
Levi Krishna Chetty	V5354	3.4m	*
Marjorie Brechin (Leong Tave)	V5353	3.1m-3.3m	*
Wilton Albest	V1858	2.9m-3.3m	*
Barrel Investments (Properiatry)	V4082	3.3m-4.2m	*
Marlaine Remacle	V1464	4.2m	*
Vadamalai Ramachandran	V4107	4.2m-4m	*
Marline Marengo	V4292	4m	*
Gonsalves Morin	V5357	4m-3m	*
Krishnaveny Pillay	V5356	3m-2.3m	*
Kannusamy Naidoo	V5842	1.3m	*
Anusya Building (Surekha Savy)	V5346	3m	1.5m
The Seventh Day Adventist	V5347	3m	1.5m
B.S.M Complex(Santhi Pillay)	V5623	5m	2m

3.4 LANDSCAPING

3.4.1 PERCENTAGE OF LANDSCAPING

It is crucial that Developments on Revolution Avenue and the general Urban Areas to consider landscaping as a means to contribute to the reduction of stormwater runoff and urban heat island. As stipulated in the Physical Planning Act – Development and Subdivision of Parcels Regulations Section 33;

33. (1) The maximum percentage of a parcel which may be covered by buildings or other sealed areas shall be determined by-

- (a) the category of Land Use; and*
- (b) the area density designation,*

That the parcel falls within as follows-

	Very High Density Area (On reclaimed land)	High Density Area
Urban Area	80%	60%

The percentage remainder of the area density designation should be dedicated for landscaping. This means that in;

- Very High Density Area (on reclaimed land), 20% of the land should be dedicated for landscaping
- High Density Area 40% of the land should be dedicated for landscaping.

However in some circumstances the required percentage for landscaping may not be feasible particularly on smaller plot sizes. As a response to this issue, it is proposed that a plot land with an area less than 400 sqm, 20% of landscaping area should be provided.

The required percentage of landscaping includes:

- Setback from river banks reserved for landscaping
- Water Sensitive Urban Designs
- Green Area
- Roof scaping

It is also encouraged that landscaping should also be provided at the frontage of buildings where possible.

3.4.2 DISTANCE OF BUILDINGS FROM RIVER EDGE

Developments abutting Rivers should provide minimum 2.5m to 3m setback from the river bank of which the provided setback should be reserved for landscaping. The proposed setback for landscaping is included in the required percentage of landscape as stated in subsection 4.1.

3.4.3 ROOFSCAPING

Upper floors of buildings recessed from the main facade as stated in Section 3.1 of this guideline. shall consider the provision of roof scaping in order to contribute in reducing the local Urban Heat Island whilst aesthetically enhancing the building facade from streets.

3.5 SIDEWALK

Sidewalks should be considered as stated in Section 3.5 i-ii of the Francis Rachel Street Guideline.

3.6 STREET AMENITIES

Street Amenities should be provided as stated in Section 3.6.1 of Market Street Guideline.

3.7 ARCHITECTURAL STYLE

Newly proposed buildings along Revolution Avenue are being encouraged to show in their designs elements and features of our traditional architecture such as the newly proposed and approved Abhaye Valabji building, The Cenpir building on parcel V5827 (alongside Barrel Discotheque) and the Ramachandran Pillay (ex Tip-Top) as shown below.

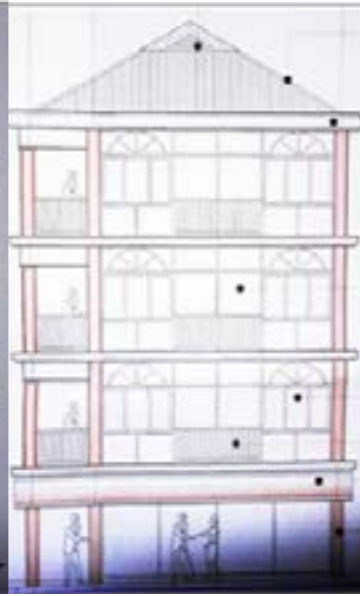
ABHAYE VALABJHI



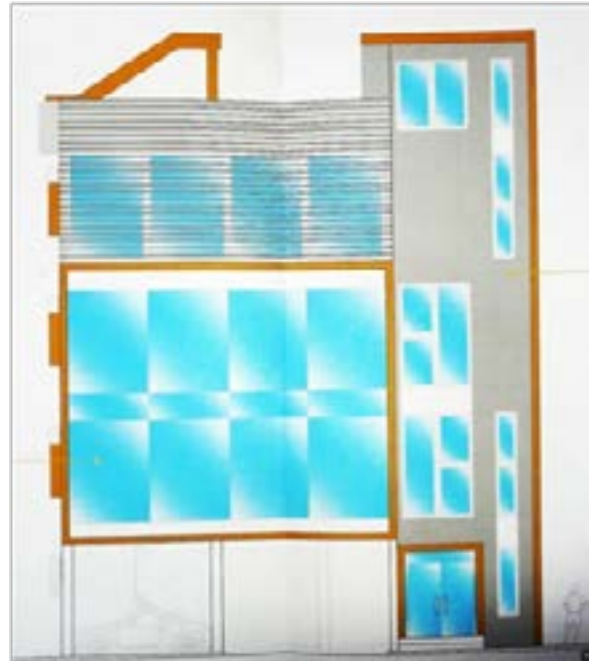
RAMACHANDRAN PILLAY



CENPIR



PROPOSED SHOWROOM
COMMERCIAL & RESIDENTIAL



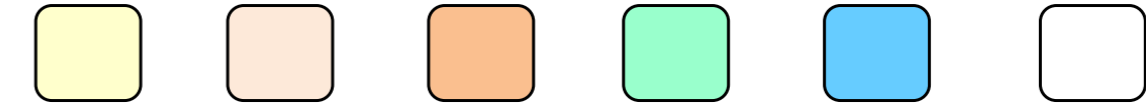
PROPOSED VICTORIA HOTEL



Such a requirement is more flexible for buildings along Revolution Avenue compared to market street as some buildings are of commercial use such as the Abhaye Valabji building which the proposed and approved use is for showrooms. Buildings with modern architectural features are less likely to be considered along Revolution Avenue such as the proposed building on parcel V4676.

3.8 BUILDING COLOUR SCHEME

Revolution Avenue is mainly characterized by buildings with pale bright colours of yellow, turquoise, orange and blue - such colours are to be maintained for any future developments along that street. Bright colours should not be used along Revolution Avenue and white should be mixed with other indicated within this guideline so as to enrich the facades of the buildings. Note that pale bright colours such as blue and turquoise should not be used on facades of buildings higher than ground plus two to avoid visual clutter.

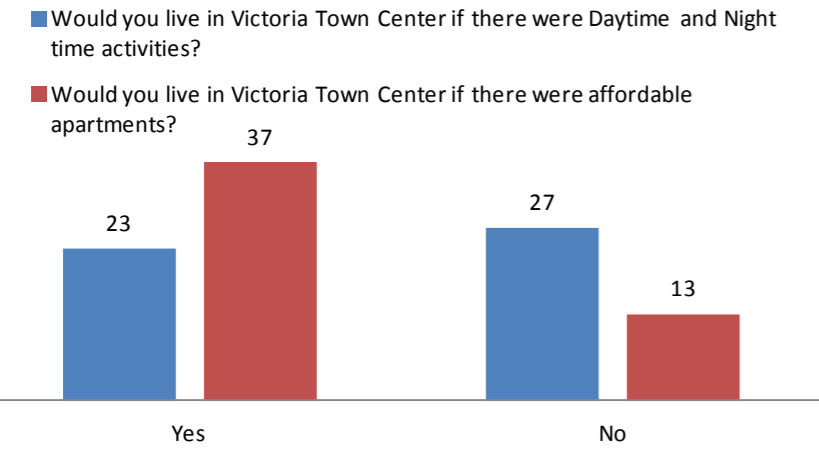


4.0 APPENDICES - SURVEY RESULTS

APPENDIX A:

Percentage of responses with conditions of those who replied Yes and No when asked whether they would live in the Town of Victoria.

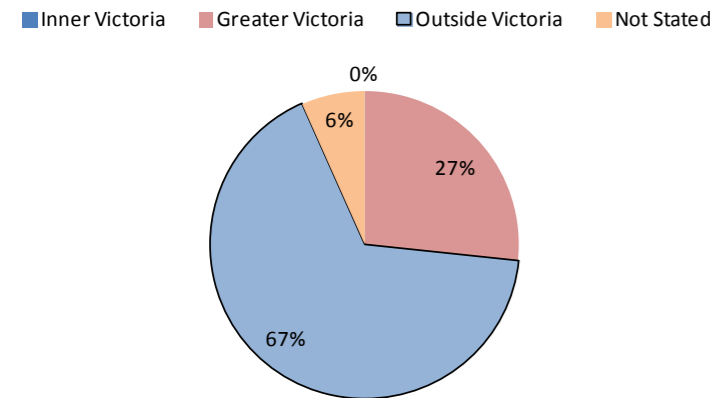
% RESPONSES WITH CONDITIONS



APPENDIX C:

Pie-chart showing places of residency of respondents.

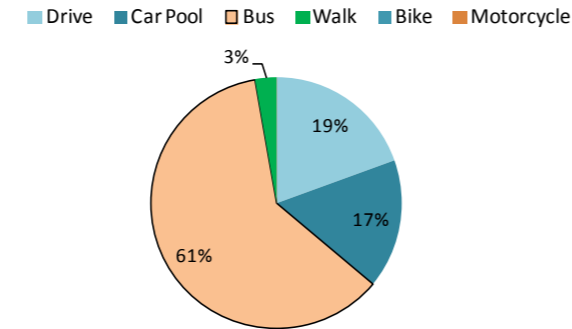
PLACE OF RESIDENCE



APPENDIX B:

Percentage of the current mode of travel to work by respondents who replied that they would live in the Town of Victoria.

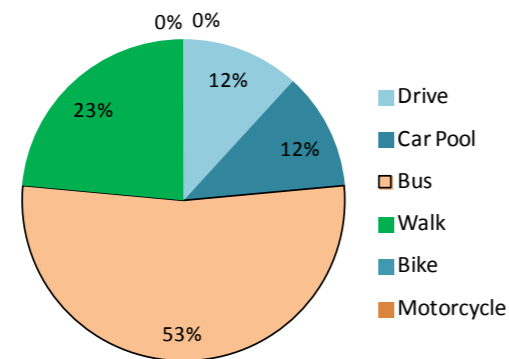
CURRENT MODE OF TRAVEL TO WORK



APPENDIX D:

Current mode of travel to work for respondents living in the Victoria Town.

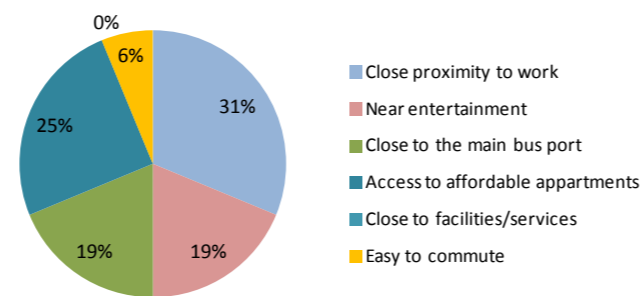
CURRENT MODE OF TRAVEL TO WORK



APPENDIX E:

Benefits of living in Victoria Town as stated by residents living in Town Centre

CURRENT BENEFITS OF LIVING WITHIN VICTORIA TOWN CENTRE - PERSONAL VIEWS OF RESIDENTS



1.0 QUINCY STREET

The Quincy Street is the sixth in the series of Urban Design Guidelines for the CBD. The Quincy Street is directly connected to the Revolution Avenue and serves as a traffic distributor for vehicles from the northern bound to the east coast and central area of Victoria.

The Quincy Street is bounded by the Old Victoria Town Centre and the famous Market Street; within itself this street holds a sense of place of the old Creole town due to few Creole architectural buildings and its close proximity to the Victoria Market. Whilst others activities, such as the Hindu temple and the well known “Taxi Pirat” station adds up to the street’s character.



2.0 SURVEY ANALYSIS

2.1 ARCHITECTURAL STYLE

There are four main types of architectural building styles along the Quincy Street which are the Creole style, modern style, mixture of modern and creole style and Indian architecture.

- 18% Creole Style (Class I)
- 9% Creole style (Class II)
- 37% Mixed modern and creole style
- 9% Indian style
- 9% Modern style
- 18% Others

ARCHITECTURAL STYLE - QUINCY STREET

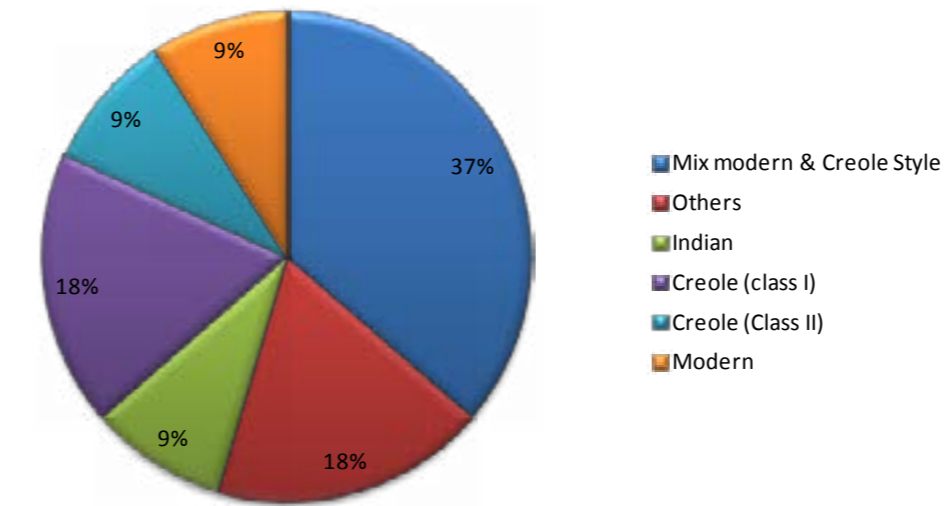


FIGURE 1: ARCHITECTURAL STYLE QUINCY STREET

TABLE 1: QUINCY STREET - ARCHITECTURAL STYLE

	PARCEL NO.	ARCHITECTURAL STYLE
Myrtha Chetty (Gro Samy)	V5362	Creole (Class I)
Creole Spirit Building	V10246	Mix modern & Creole Style
Continental Properties Pty Ltd	V10247	-
Michel Building	V5312	Modern
Roman Catholic Mission	V10404	Others
Chamery Chetty	V5361	-
Mr. Kali Deenadayalu	V396	Mix modern & Creole Style
Chez Deenu (Proprietary) Limited	V5503/V4726	Others
Seychelles Hidu Kovil Sangam (Temple)	V5504	Indian
Herve Mallow	V5408	Creole (class I)
Republic of Seychelles	V6992	Creole (Class II)
Barrel Trading	V5348	Mix modern & Creole Style
M.S Complex	V5494	Mix modern & Creole Style

2.2 ACTIVITIES

2.2.1 COMMERCIAL

Quincy Street is dominated by 78% of Commercial activities. The two main Supermarkets including the Chez Deenu and Quincy Supermarket are two of the major trip generators on Quincy Street. Other common type of retail activities include clothing retail and take-away.

2.2.2 COMMERCIAL & RESIDENTIAL

Commercial and Residential activities accounts for 22% of the total activities on Quincy Street. Most residential are located in upper floors and are of rented apartments. The three main buildings providing apartments with commercial are Michel Building, Barrel Trading and Chez Deenu Building.

2.2.3 RESIDENTIAL

Other than the mixture of residential with commercial, Quincy Street also provides for buildings used for residential purpose only. These include the St Joseph Convent and Police accomodation.

2.2.4 COMMERCIAL AND OFFICE

Similar as commercial and residential, commercial and offices accounts for 22% of the total activities of which include the Michel Building, M.S Complex and Creole Spirit Building.

Quincy Street is another busy street in Victoria due to its close proximity to the Market Street and the provision of bus stop on this stretch of road creates direct access to the centre of Victoria for commuters using public transport from the northern bound. This creates an advantage for the existing commercial activities on Quincy Street.

However, future developments with commercial activities may cause an increase in traffic congestion along this stretch of road as it is the main arterial connected to Revolution Avenue. In this line, future developments of residential and offices should be encouraged on Quincy Street, whilst commercial activities be encouraged on ground floor mainly - further commercial development would require parking thus leading to traffic issues.

ACTIVITIES - QUINCY STREET

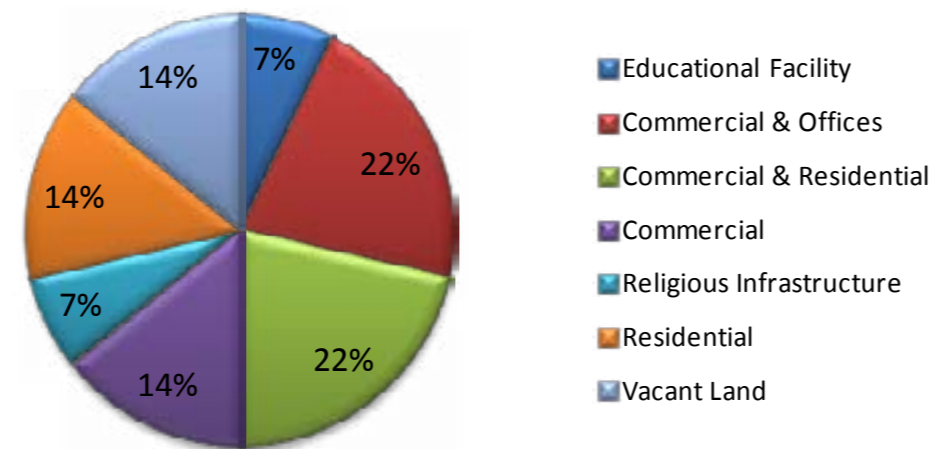


FIGURE 2: ACTIVITIES - QUINCY STREET

2.3 BUILDING HEIGHT



Majority of the existing building height along Quincy Street/St Joseph are of Ground plus two (40%) followed by 40% buildings with Ground plus one. The Creole Spirit building is one of the highest building on Quincy Street with Ground plus three.

EXISTING BUILDING HEIGHTS - QUINCY STREET

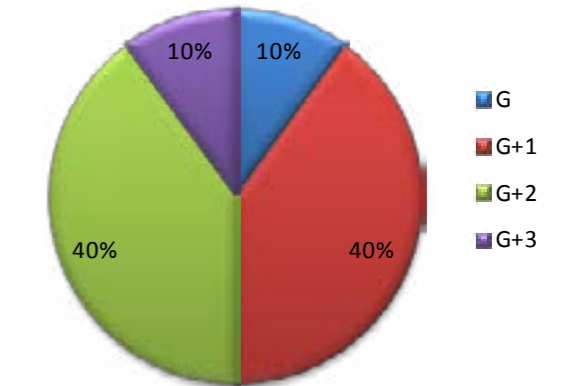


FIGURE 3: EXISTING BUILDING HEIGHT - QUINCY STREET

3.0 URBAN DESIGN GUIDELINES - QUINCY STREET

For the purpose of the Urban Guidelines for Quincy Street the following seven general details are taken into account:

- Building heights
- Facade alignment
- Landscaping
- Sidewalk
- Street Amenities
- Architectural Style

3.1 BUILDING HEIGHTS

Given that the Quincy Street is bounded and partially located in the ‘Old Victoria Town Centre’, it is encouraged that future developments on this street should have a maximum Ground plus Two plus Attic as a means to create the transitional height.

A Ground plus three can be considered on parcel V5348 (Barrel Trading Building), with the condition that the third floor be used for residential purpose only. The same can be applied to parcel V6992, only if the building on the adjacent parcel V5408 (Herve Mallow) is not yet declared as a National heritage building. If this is not the case, the development on V6992 shall remain of height Ground plus Two in order to avoid sudden contrast in height to the Herve Mallow building which is currently of height Ground plus One.

It is recommended that the Herve Mallow building to be retained for cultural and aesthetic purpose.

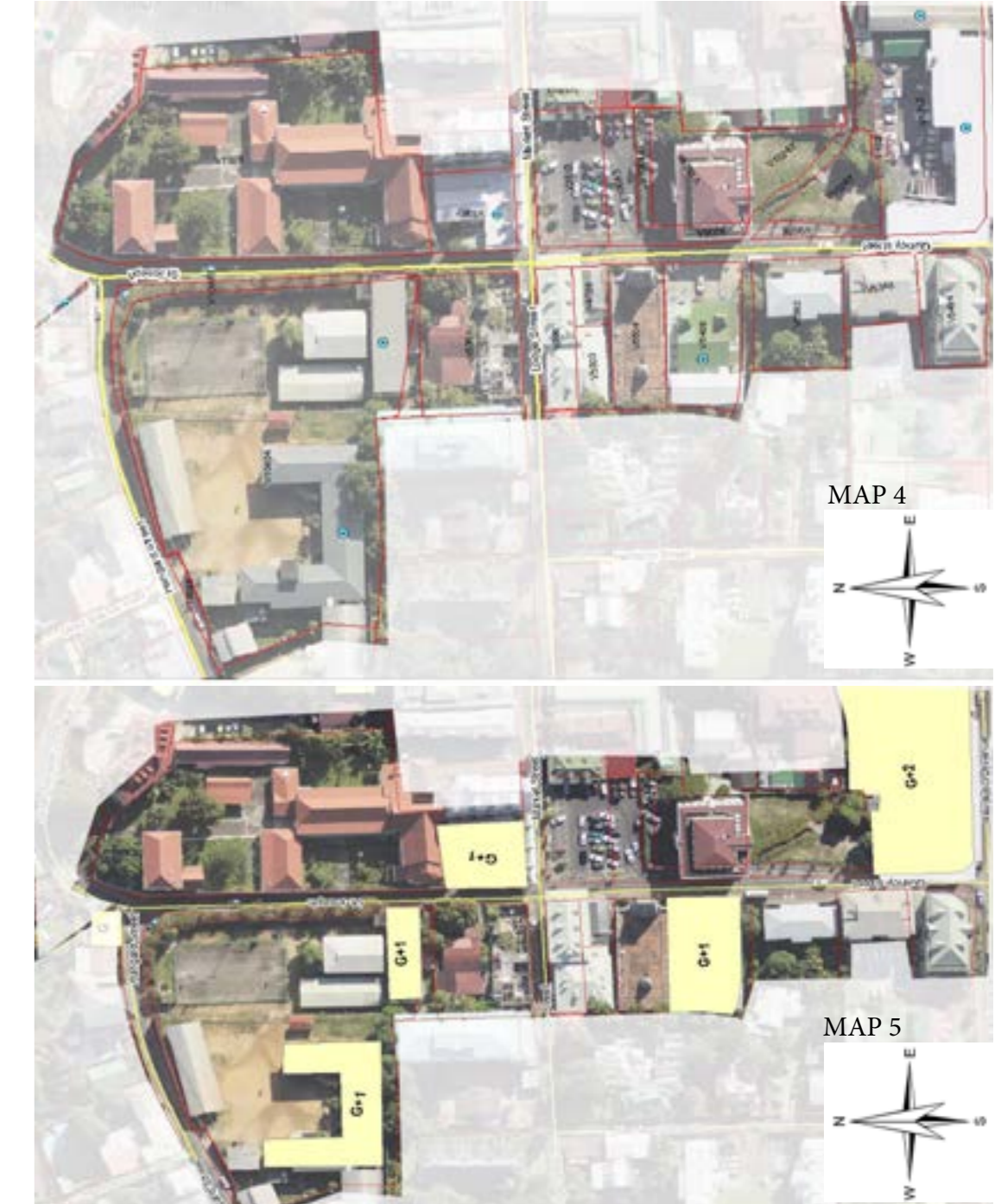


The identified potential heritage buildings along Quincy Street are also taken into consideration for the proposed building Heights (refer to Map 5). However, if in the future buildings of heritage potential have not nationally declared/heritage listed, the maximum proposed height for such buildings should be considered.

BUILDING OWNER	PARCEL NO.
Michel & Co. (Pty)LTD - Michel Building	V5312
Herve Mallow	V5408
Myrtha Chetty (Gro Samy)	V5362
Saint Therese & Saint Agnes School	V10404

Legend

- Declared Heritage Building
- Declared Heritage Structure
- Declared Heritage Sites
- Potential Heritage Building
- Potential Heritage Structure
- Potential Heritage Sites

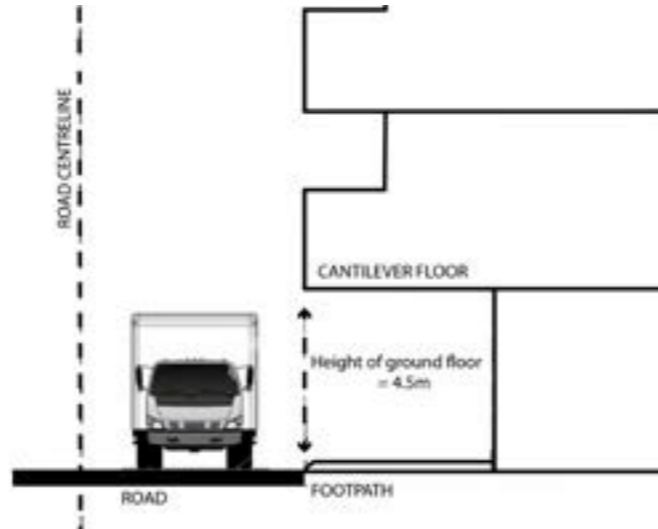


3.2 FACADE ALIGNMENT (BUILDING SETBACK)

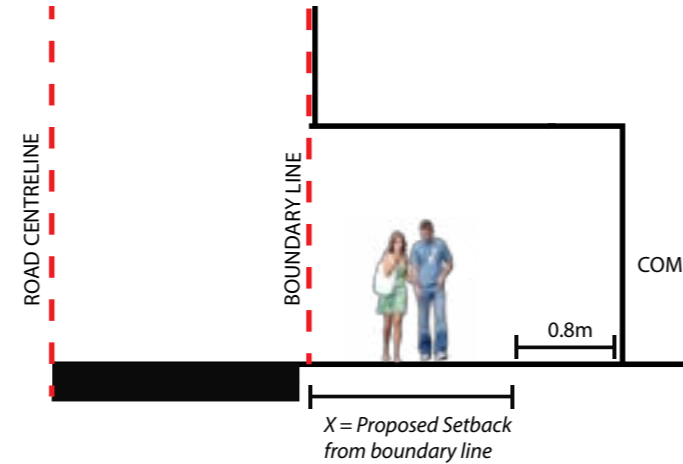
TABLE 2: QUINCY STREET - BUILDING SETBACK			
	PARCEL NO.	BUILDING SETBACK FROM BOUNDARY LINE	
		Minimum Setback of Ground Floor from boundary line	Maximum Setback of Cantilever Floor from Boundary Line
Roman Catholic Mission (La Rosiere Primary School)	V10404	4.7m-4.4m	-
Chamery Chetty	V5361	4.4m-4.2m	1.5m-1.4m
Chez Deenu	V396	5.1m-5.2m	2.3m-2.4m
Chez Deenu (Miscellaneous Commercial)	V5503/ V4726	5.2m-5.3m	2.4m-2.5m
Seychelles Hidu Kovil Sangam (Temple)	V5504	5.3m-5.4m	2.5m-2.7m
Herve Mallow	V5408	5.4m-5.3m	2.7m-2.5m
Republic of Seychelles	V6992	5.6m-6.2m	2.8m-3.4m
Barrel Trading	V5348	6.2m-6.5m	3.4m-3.7m
M.S Complex	V5494	6.5m-5.5m	3.7m-2.4m
Michel Building	V5312	2m (Retention of Existing Building Alignment)	-
Creole Spirit Building	V10246	0.9m (Retention of Existing Building Alignment)	-
Continetal Properties Pty Ltd	V10247	0.9m-0.6m	-
Myrtha Chetty (Gro Samy)	V5362	1.5m	-
Convent St Joseph	V7928	1.5m	-

3.2.1 EASTERN SIDEWALK

For any future development on the eastern sidewalk with permitted cantilever floor over footpath, the maximum height of ground floor should be of 4.5m.



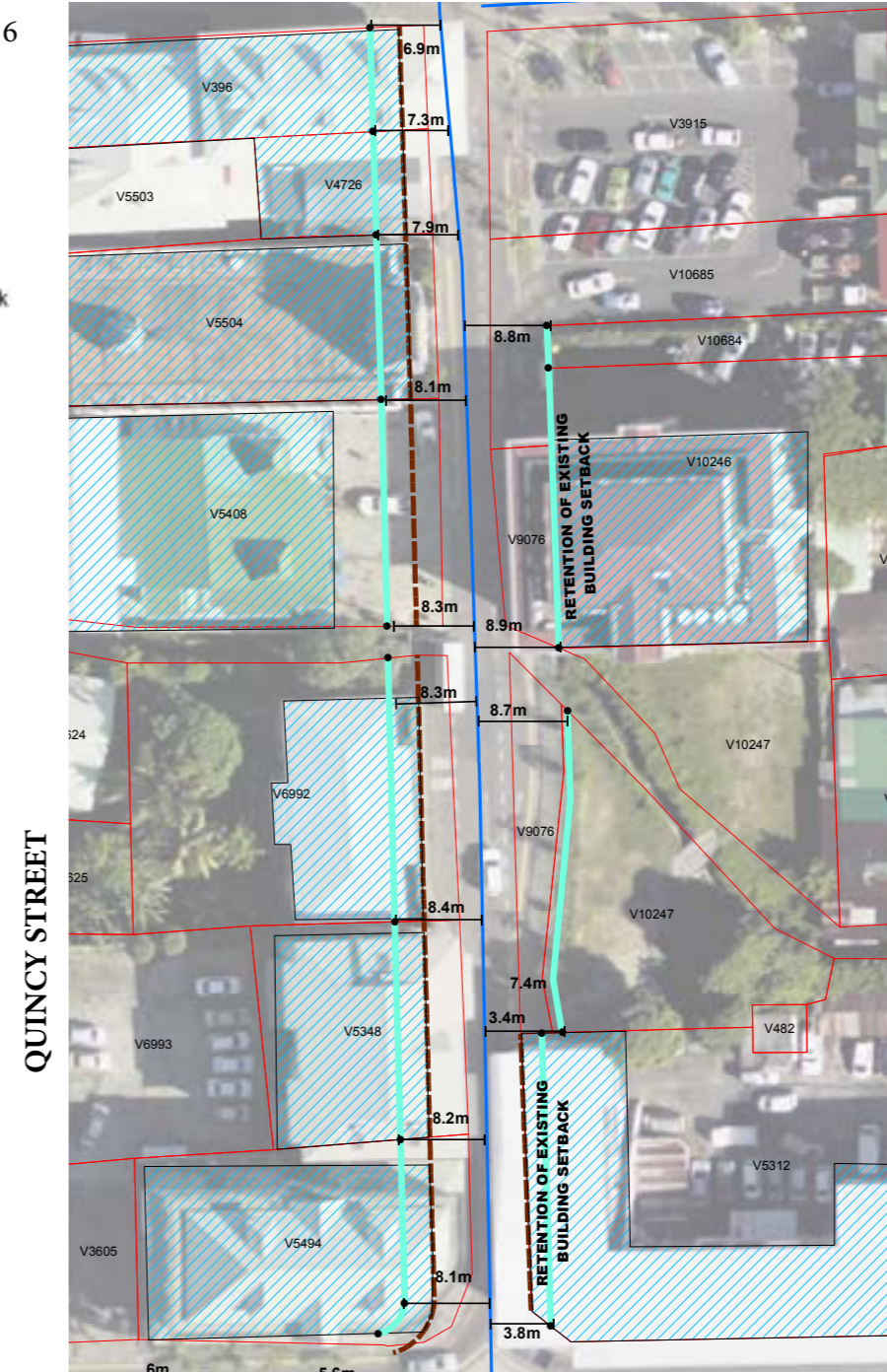
If ground floor shall be used for commercial purpose, an additional of 0.8m should be provided to the minimum setback of ground floor from boundary line to avoid interruption in pedestrian movement



MAP 6

Legend

- Proposed Building Setback
- Road Centreline
- Parcel
- Building
- Cantilever Floor



QUINCY STREET



4.0 ARCHITECTURAL STYLE

The Quincy super building located on the parcel V5408 and the Creole Spirit building are the only buildings with a fair creole style appearance this should be maintained if there are any future modifications made to the buildings. Some features of these buildings may be adopted in newly proposed designs so as to create harmonization in the architectural style. Also the Barrel trading centre and the Chez Deenu building can make adjustments or modifications to some of the design elements such as balusters and windows used which does not necessarily reflect a proper creole style influence. This may be improved with the use of other design elements more related to the creole architecture. Buildings with modern architectural styles are not to be encouraged along Quincy Street.

4.1 FIRST BALCONY LINE

For aesthetical and architectural consideration the first balcony line is a very important feature. It relates the heights of more than one storey buildings located on the same façade alignment and the same time provides them with the proper human scale that is the proper relationship between the first balcony height and the height of pedestrians.

The first balcony height on the Quincy Street is basically uniform except a few minor fluctuations like for the building located on parcel V4726 which its first balcony should be elevated in any proposal made for that building. The first Balcony line of buildings along the eastern side of the street are to maintain the same height as the Creole Spirit Building.

5.0 BUILDING COLOUR SCHEME

Light yellow, peach and white colours are to be the standard colour schemes of all buildings along Quincy street. Contrary to market street bright colours should not be encouraged along this street.

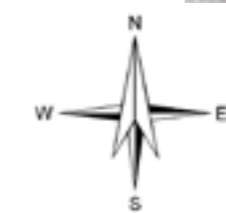




1.0 INDEPENDENCE AVENUE

The Independence Avenue is the seventh in the series of Urban Design Guidelines for the CBD. The Independence Avenue is bounded by the 5th June Avenue to the East and State House Avenue to the West, and is one of the streets well visited in Victoria on a daily basis primarily due to the type of activities located on the Avenue. Banks, Travel Services and public offices are those of many other activities offered on Independence Avenue. It is also one of the prestigious streets in Victoria with several national heritage monuments; the Clock Tower, Supreme Court, Jubilee Diamond fountain, Peiere Poivre Bust, Bicentenary Monument and Carnegie Building.

MAP 1



2.0 SURVEY ANALYSIS

2.1 ARCHITECTURAL STYLE

Independence Avenue is one of the widest and most appealing avenues in Victoria. There is an architectural transition which already exists along Independence Avenue which gives it a sense of singularity among the other streets in Victoria. This transition is mostly seen from the Old Supreme Court which has a traditional architecture and as one move towards the Central Bank one can witness a change towards a more modern architecture. Most of the facades of the buildings along this road are being well maintained.

ARCHITECTURAL STYLE - INDEPENDENCE AVENUE

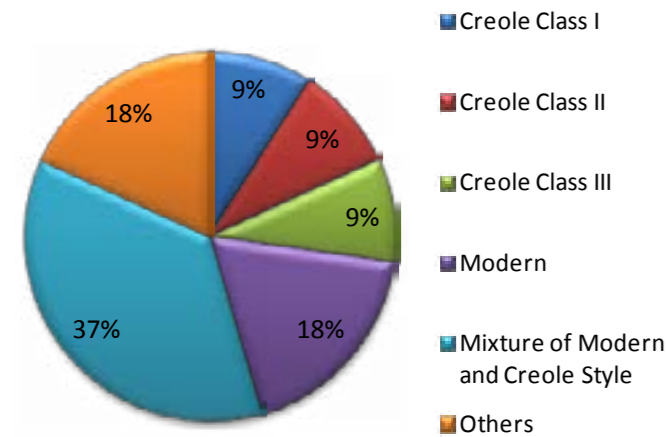


FIGURE 1: ARCHITECTURAL STYLE INDEPENDENCE AVENUE

TABLE 1: INDEPENDENCE AVENUE - ARCHITECTURAL STYLE		
	PARCEL NO.	ARCHITECTURAL STYLE
Liberty House	V1612	Creole Class III
Carneige Building	V1613	Creole Class II
Banque De Development	V4771	Mixture of modern and creole style
Capital City	V4772	Mix
Kingsgate House	V495	Others
Independence House	V1166	Modern
Central Bank	V6384	Modern
Pirates Arms Building	V6385	Mix
Barclays Bank	V605	Mix
Kiosk	V78	Others
Supreme Court	V5960	Creole Class I

2.2 ACTIVITIES

Independence Avenue is a commercial and office dominated precinct of which are mostly Government offices; including Public Buildings such as Independence House, Kingsgate House and Liberty House. The Avenue is a quite busy pedestrianised street due to the type services provided from these offices which include international and locally related businesses. The Seychelles Tourism Board, flight and ferry agencies are tourist generated destinations, thus it is very common to see tourists wondering the Avenue whilst admiring the Bicentenary Monument, Clock Tower and the Supreme Court.

The famous Pirates Arms Restaurant is the only activity along the Avenue creating an ambience atmosphere during daytime and night time whilst form as a one of the most international and local attraction along the Avenue. Therefore, it is important that the Pirates Arms restaurant remain in this location. Other than offices, future potential activities may also incorporate tourist or accomodation for travelling bussinesman.

ACTIVITIES - INDEPENDENCE AVENUE

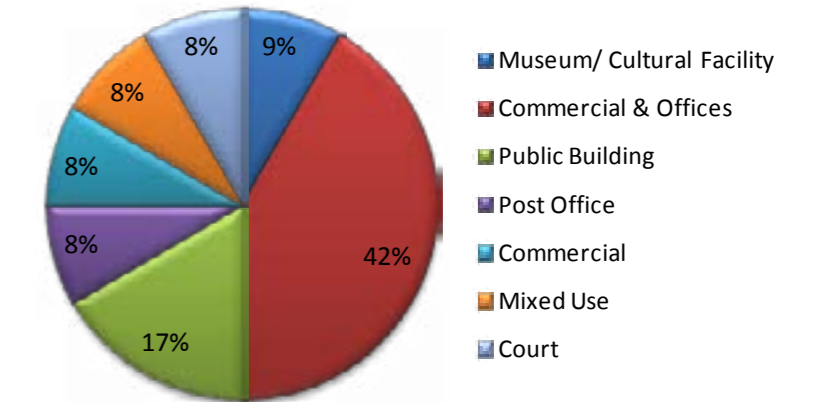


FIGURE 2: ARCHITECTURAL STYLE INDEPENDENCE AVENUE

2.3 BUILDING HEIGHT

Majority of buildings along Independence Avenue are of Ground plus One followed by buildings with Ground plus Two. The current highest building is Capital City which is of Ground plus Four. As Independence Avenue has the potential for further future modern development, building heights along Independence Avenue can be of maximum height Gound plus Six, however should be carefully planned.

BUILDING HEIGHT - INDEPENDENCE AVENUE

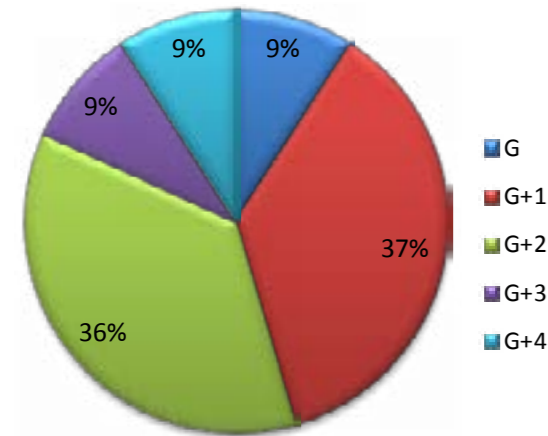
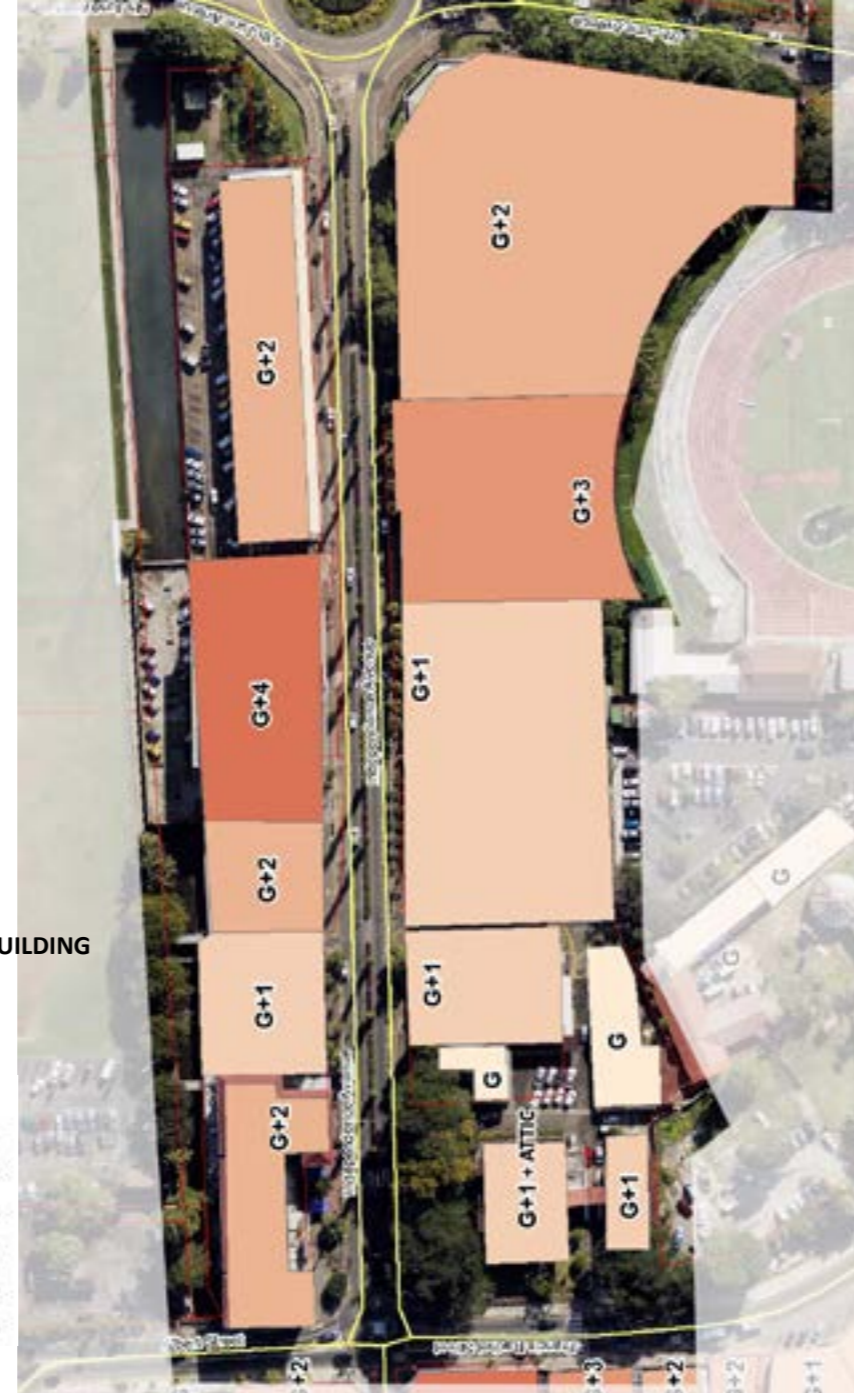


FIGURE 3: BUILDING HEIGHT INDEPENDENCE AVENUE

MAP 2

EXISTING BUILDING HEIGHT

Legend



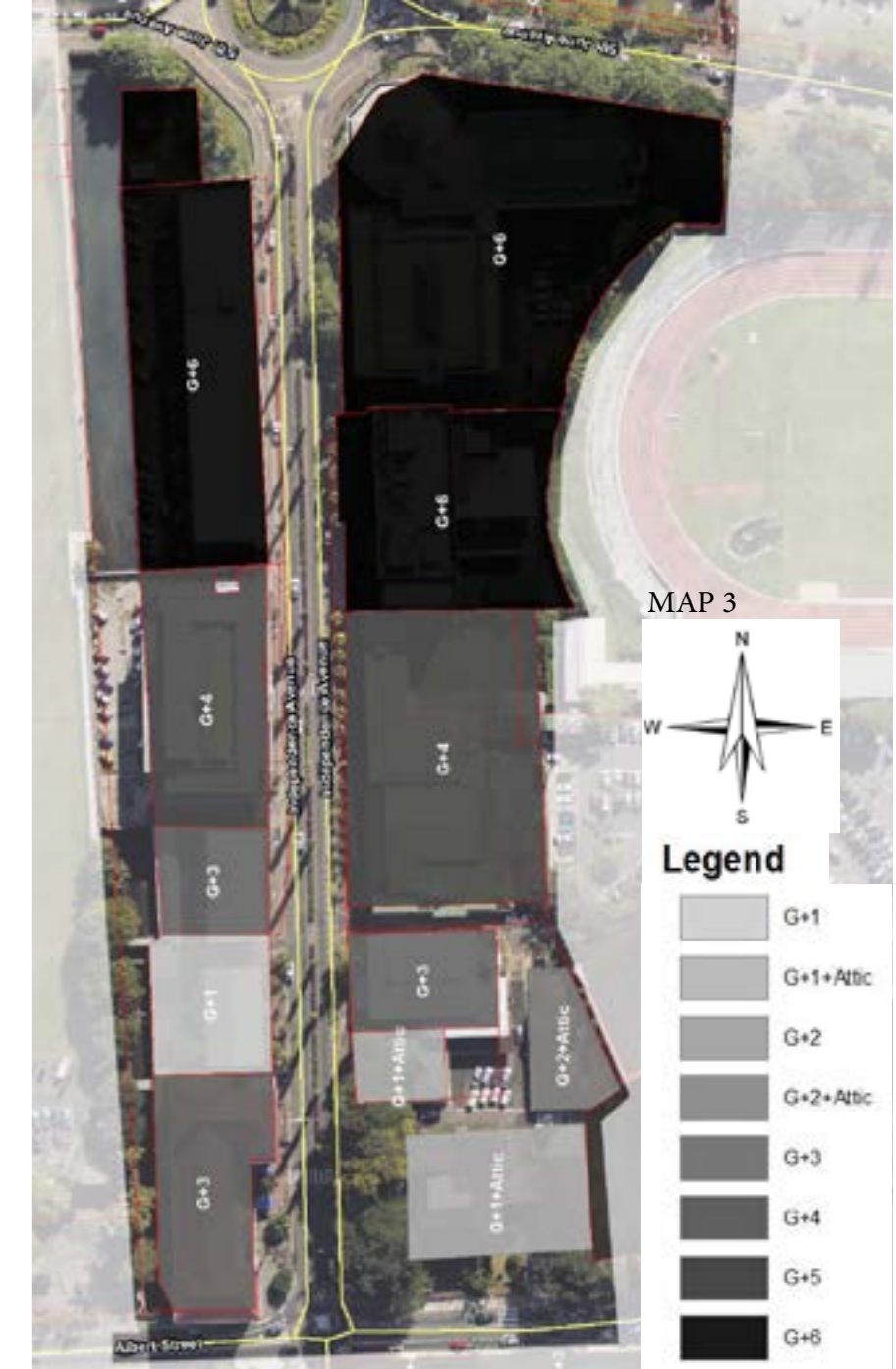
3.0 URBAN DESIGN GUIDELINES - INDEPENDENCE AVENUE

For the purpose of the Urban Guidelines for Revolution Avenue the following seven general details are taken into account:

- Building heights
- Facade alignment
- Landscaping
- Sidewalk
- Street Amenities
- Architectural Style

3.1 BUILDING HEIGHTS

Building heights of future development along Independence Avenue should be in accordance to the maximum building heights as proposed in Map 3. The building heights provides a transition in height whereby Ground plus one plus Attic is proposed from the Clock Tower of which is included in the Old Victoria Town Boundary to proposed Ground plus Six near the 5th June Avenue. Such proposed transitional height creates opportunity to designing new buildings up to Ground plus Six whilst ensuring sensitivity to the existing context.



The Supreme Court is one of the exceptional National Heritage monuments in Victoria and for any future development in its close proximity, as shown in Figure should be integrated with similar architectural design and building height so as to avoid alienation and disfiguration of the character depicted from the Supreme Court precinct. It is for this reason that future development on parcel V78 should be of maximum height Ground plus one plus Attic and existing buildings within same parcel as the Supreme Court bordering parcel V12366 to be Ground plus two plus Attic.

Buildings with proposed height greater than Ground plus three, the fourth, fifth and sixth should be recessed maximum 3 meters from the main building façade to prevent narrowing of the sky view along the avenue and to create “Pedestrian Perception” step-back to mitigate the impact of height - thus produce an effect of human scale environment.

3.1.1 ROOF SPACE

In circumstances whereby buildings of height Ground plus four and above are designed with flat roof, it is highly recommended that the roof space be utilized for other beneficial purpose such as roofscaping/eco-roof; including garden/veggie-garden and patios which can be used as an outdoor common space/meeting point for office staffs or residents of that particular building. Similar concept should be applied to buildings with recessed floor from main building façade; this will create a greenery façade from streets. Other than garden and patios, the roof space should also be used for installation of solar panels and water tanks. Such initiative in building designs is a step towards promoting ‘Green Buildings’ with the objective of creating energy efficient buildings and reduce the Urban Heat Island.



FIGURE 4: THE SUPREME COURT PRECINCT



FIGURE 5: EXAMPLE OF SPACE PROVIDED FROM BUILDING RECESSED FROM MAIN FACADE USED AS GARDEN AND PATIO

The identified potential heritage buildings along Independence Avenue are also taken into consideration for the proposed building Heights (refer to Map 4). However, if in the future buildings of heritage potential have not nationally declared/heritage listed, the maximum proposed height for such buildings should be considered.

BUILDING OWNER	PARCEL NO.
Liberty House	V1612
Carneige Building	V1613
Pirates Arms Building	V6385
Supreme Court	V5960
Bicentenary Monument	Round about 5th June Avenue/Independence Avenue
Clock Tower	Round about Independence Avenue/ Albert Street
Diamond Jubilee Fountain	V5960
Pierre Poivre Bust	V5960

Legend

- Declared Heritage Building
- Declared Heritage Structure
- Declared Heritage Sites
- Potential Heritage Building
- Potential Heritage Structure
- Potential Heritage Sites

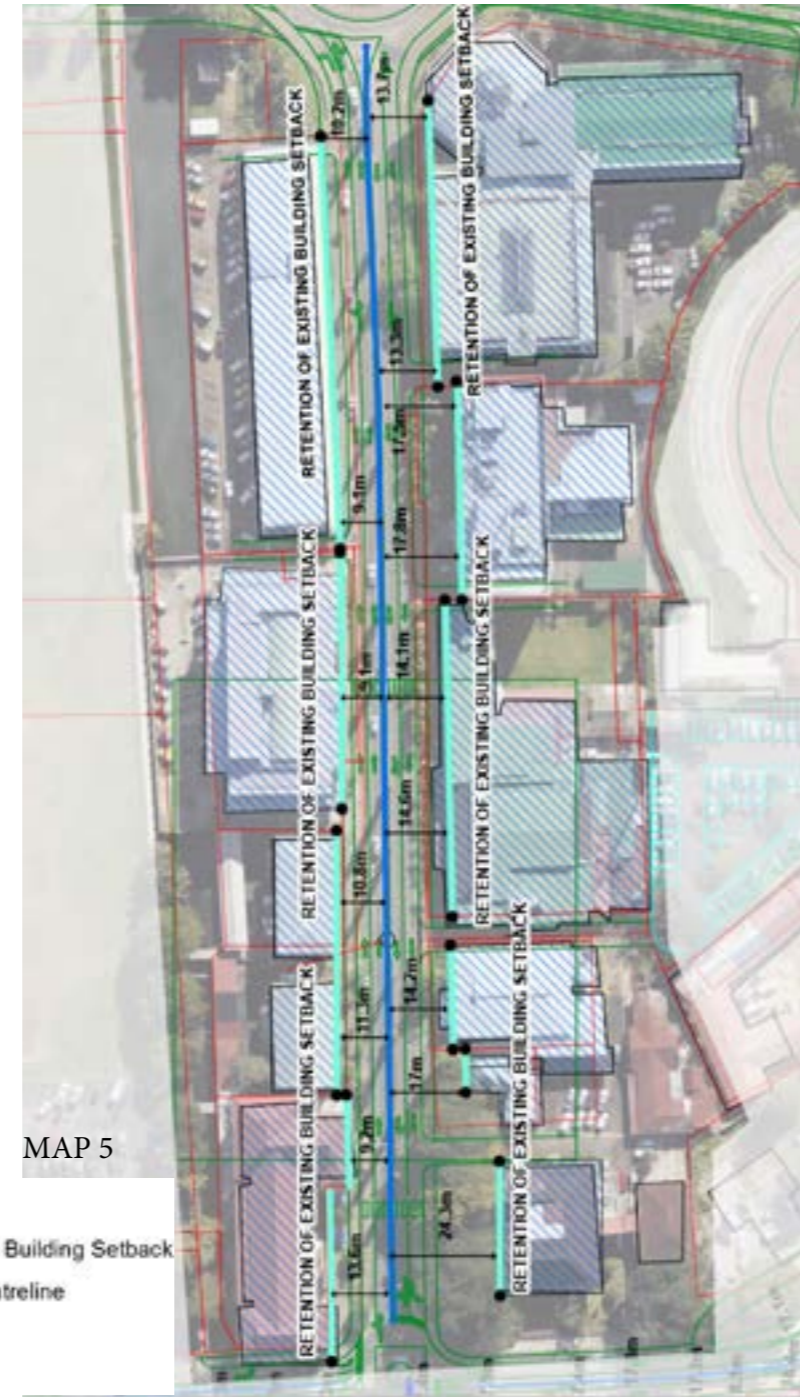
MAP 4



3.2 FACADE ALIGNMENT (BUILDING SETBACK)

In order to keep the character of this part of the street, any future construction on both the northern and southern sidewalk must be aligned according to the façade alignment of its corresponding block (refer to Map 5). Constructions recessed or advanced from the existing alignment must not be allowed.

TABLE 2: INDEPENDENCE AVENUE - BUILDING SETBACK		
	PARCEL NO.	BUILDING SETBACK FROM BOUNDARY LINE
Liberty House	V1612	Retention of Existing Building Setback
Carneige Building	V1613	Retention of Existing Building Setback [2.1m-2.0m]
Banque De Development	V4771	Retention of Existing Building Setback [1.4m-1.3m]
Capital City	V4772	Retention of Existing Building Setback
Kingsgate House	V495	Retention of Existing Building Setback
Independence House	V1166	Retention of Existing Building Setback [3.1m-2.4m]
Central Bank	V6384	Retention of Existing Building Setback [8.1m-9.1m]
Pirates Arms Building	V6385	Retention of Existing Building Setback [5.3m-4.3m]
Barclays Bank	V605	Retention of Existing Building Setback [4.5m-4.8m]
Kiosk	V78	Retention of Existing Building Setback [7.3m]
Supreme Court	V5960	Retention of Existing Building Setback



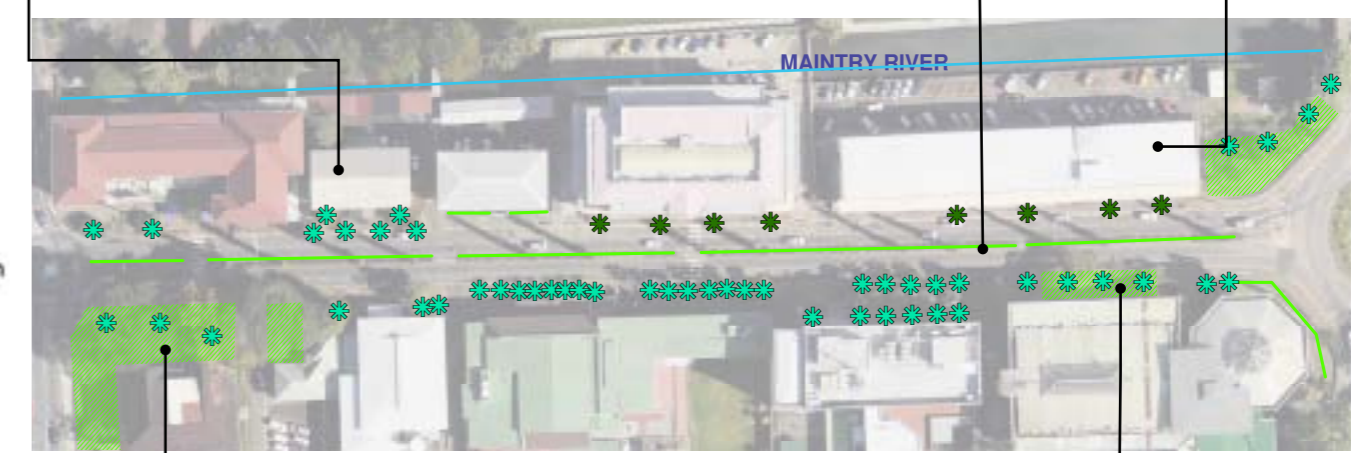
3.3 LANDSCAPING

The Independence Avenue has a well framed, beautiful tree-lined street with gardens incorporated with public seating areas as shown in Map 6. The Avenue depicts as one of the streets with many greeneries and well-maintained landscaping producing a cool and calm atmosphere which is not overruled even during peak hours. To maintain and further enhance the character of the Avenue, the frontage of any future buildings on Independence Avenue should also provide continuous landscaping.



MAP 6
Legend

- Street Trees
- Potted Plants
- Street Vegetation
- Garden Area



3.4 ARCHITECTURAL STYLE

The Supreme Court building, Liberty House and the Carnegie building are some of the most typical examples of our Creole/Colonial architecture dating back to the colonial times. For future developments the area from the old Supreme Court/Liberty House up to the Barclays Bank and the Carnegie building should remain as the Creole or Traditional architectural precinct of Independence Avenue. As much as possible these buildings should retain their architectural styles and in the case of new developments in the area such architectural styles should be encouraged.



The Barclays Bank, Development Bank, Pirates arms and the recently built Capital City can be considered as the transitional point whereby the Creole/Traditional/Colonial architecture start to blend in with the modern architecture. The Central Bank to the Independence House and the Kingsgate House depicts a more modern architecture. For Future development the architecture of the Kingsgate house should reflect that of the Independence House so as to create a balance on both sides of the Street



3.4.1 FACADE ALIGNMENT

Another important architectural aspect is that most of the buildings along Independence Avenue have a very attractive façade and the main entrances can be noticed easily with different canopy designs. New developments along Independence Avenue should have these lively, well organized and welcoming facades. The Carnegie building should be given back its original façade if possible.



3.5 BUILDING COLOUR SCHEME

Light yellow, creamy and white colours are to be the standard colour schemes of all buildings along Independence Avenue. Bright colours may be used along Independence Avenue as long as they are not used on large surfaces and are mixed with other colours. Bright bluish colours such as that used on the Development Bank should not be encouraged along the Independence Avenue.

