

ZPP- Ua

PRESERVATION ZONE





ZPP – Ua: Preservation Zone

SITUATION OF ZPP – Ua (PRESERVATION ZONE):

The ZPP–Ua corresponds to the City's peninsula formed by Nam Khan and Mekong rivers including access way to the bridge across Nam Khan River, Vat Visoun, Vat Meuna, lands having access to the roads starting from the bridge to the Mount Phousi and from the Mount Phousi to Vat That Luang. The Mount Phousi itself does not belong to the ZPP-Ua.

PROTECTION OF THE ZPP-Ua (PRESERVATION ZONE):

The Heritage Preservation and Development Master Plan (P.S.M.V) is established in the Heritage Protection Zone (ZPP). This PSMV applies to different areas and notably to ZPP-Ua established on the peninsula and in those villages where the density of monumental and vernacular heritage is the highest. This revision of the Urban Regulation concerns the drawing of the perimeter and regulatory provisions relating specifically to the ZPP-Ua.

CHARACTER OF THE ZPP-Ua (PRESERVATION ZONE):

The ZPP-Ua is a residence area where equipment, commerce and service activities can be found along main roads and some secondary roads. Activities directly linked to tourism are being developed in the preservation zone presenting some risks to change the nature of buildings of heritage value. The objective of the Heritage Preservation and Development Master Plan is to define the framework for the preservation and development of the city.

PARTICULARITIES OF THE ZPP-Ua (PRESERVATION ZONE):

The urban tissue is composed of many important religious sites, old buildings and administrative edifices, compartments in rank and traditional houses and foreign-influenced style houses of the first half of XX century. This architectural diversity constitutes the first particularity of identity of Luang Prabang city, inscribed in the list of World Heritage Cities of UNESCO. The presence of urban web superposed to the urban structure of traditional villages constitutes the second particularity of the city. The presence of highly dense vegetation in the heart of the city notably in boundaries of public domain contributes to the creation of particular ambience of Luang Prabang.

In the heart of the Heritage Protection Zone, in order to preserve architectural and urban characteristics of the zone, the ZPP-Ua thus needs particular attention notably regarding:

Implementation of new constructions:

Roads belonging to the urban web are characterized by the implementation of buildings in continuous front along the paths for principal roads and in discontinuous front for secondary roads. Ridge sheathings of buildings are aligned in parallel with the road.

Roads belonging to the traditional village web are characterized by discontinuous implementation of houses located at some distance from the road. Ridge sheathings of houses are traditionally aligned in parallel with the bed of neighboring waterway.

Respect of adequacy of the architectural type and details of decoration.

Materials and colors used both in restoration work as well as in new construction.

Maintenance or reconstitution of vegetal frame.



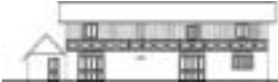

Positioning of vegetation with reference to fence and limits of the plot.

In this zone the density of constructions is important along the roads composing the urban web, while this decreases along the roads composing the village web and in the heart of the islet. These characteristics of the urban tissue do not allow the granting of the Coefficient of Soil Occupation (COS) uniform in this zone. A COS different will be given to plots upon their belonging to one of the two urban types juxtaposed.

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PROVISIONS OF THE HERITAGE PRESERVATION AND DEVELOPMENT MASTER PLAN (P.S.M.V) SPECIFIC TO ZPP-Ua: PRESERVATION ZONE

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| TITLE 1 | Graphic Documents of the ZPP-Ua | |
| SECTION1 | Scope of prescriptions of the legend of the Graphic Document | |
| Article 1 Zoning of the Area | <i>Without object</i> | |
| Article 2 General prescriptions concerning zones of the Area | <i>Without object</i> | |
| Article 3 Scope of prescriptions on buildings | <p>1. Buildings included in the inventory of P.S.M.V. Buildings of the Inventory constitutive of the dossier of presentation of the site of Luang Prabang City to the World Heritage of U.N.E.S.C.O. (in black in the plan): Rehabilitation work to keep identical to original, possibility for evolution to be determined case by case, on consent of the La Maison du Patrimoine. Demolition prohibited. In case of demolition by accident or malevolence, reconstruction to keep identical to original.</p> <p>Buildings to be preserved and restored (in red in the plan): Rehabilitation work to keep identical to original, possibility for evolution to be determined case by case, on consent of La Maison du Patrimoine. Demolition prohibited. Incase of demolition by accident or malevolence, reconstruction to identical.</p> <p>2. Buildings not included in the inventory of P.S.M.V. Buildings worth to be preserved and restored: In case of preservation or transformation, the works should be conceived in reference to constructive mode and concerned typology. Extensions will be authorized in reference to articles of the regulation relating to the density, coverage and height authorized. In case of reconstruction, respect of original typology and volumetry.</p> <p>Buildings which can be replaced: Rehabilitation of these constructions can be submitted to the respect of the architectural prescriptions in respect of their own typology. In case of reconstruction, application of the rules relating to construction possibility and architectural prescriptions.</p> <p>Buildings perturbing urban landscape: In case of rehabilitation works these buildings could be subject to prescriptions intended to attenuate their negative impact in the urban landscape. In case of reconstruction, application of the regulation.</p> <p>3. Archeological vestiges: Destruction of archeological vestiges is strictly prohibited. Restoration or improvement works to be determined case by case on consent of services of La Maison du Patrimoine.</p> |     <p><i>(Indications listed in the plan for safeguard)</i></p> |

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| <p>Article 4: Scope of prescription on public domain</p> | <p>Road system: Enlargement of the coverage of existing carriage way is prohibited. Heightening of the roadway level of existing carriage way should remain exceptional. Enlargement of pedestrian way or their transformation into carriage ways is prohibited. Creation of new carriage or pedestrian way is prohibited except if it was planned on Graphic Documents.</p> <p>Road works should respect recommendations mentioned in the fascicle n° 6: roads, of the Recommendation notebook and the Technical Notebook n°1: roads.</p> <p>Public equipment: They will be implemented on those lands, which are allocated for them according to the reserves consigned on the Graphic Documents.</p> <p>Plantations: Works concerning with plantations to be implemented should respect principles mentioned in the fascicle n° 5: Fences & Vegetation, of Recommendation Notebook as well as indications of Graphic Documents.</p> | |
| <p>Article 5 Scope of prescriptions on spaces not approved for development</p> | <p>Those spaces, which can not be approved for development marked on Graphic Documents, will be by nature preserved in original state.</p> <p>Existing buildings: Existing constructions could be preserved and restored or improved. However, the volume of existing buildings can not be modified, except roofing where the slope can be increased. Restoration or improvement works will be submitted to get approval from services of La Maison du Patrimoine.</p> <p>Constructions, works or warehouses: New constructions, works or warehouses of any nature are not authorized.</p> <p>Vegetation: In case of accidental or malevolent felling, cut down trees must be replaced by other trees of the same species. Decaying trees can be cut down and replaced by other trees of the same species.</p> <p>Archeological explorations: Archeological explorations are authorized under reserve of obtaining of administrative authorization. Once the researches are completed, the landscape of the site is to be brought back to its original state. However, in case of finding archeological deposits or remarkable ruins, development works could be carried out with a condition that their visible impact on the site is limited.</p> | |
| <p>Article 6 Drainage</p> | <p><i>Without object</i></p> | |



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| <p>Article 7 Conditions for a building land (authorized land for construction)</p> | <p><i>Without object</i></p> | |
| <p>Article 8 Perimeter of protection and prospect</p> | <p>A zone of protection is established around the enclosure of monasteries. This protection zone will be composed of:</p> <ul style="list-style-type: none"> - A protection perimeter not allowed for construction extending on 3 meters from the external limit of the enclosure of the temple; - A “prospect” defined as follow against the ground level within the enclosure of the temple: <ul style="list-style-type: none"> -In the zone P1 extending on 4.5 m from the limit of the protection perimeter, the height of all parts of new construction must be less than or equal to the distance separating it from the enclosure. -In the zone P2, extending from over there, the height of walls (without pinion) of a new construction must be less than or equal to the distance separating it from the enclosure. <p style="text-align: right;"><i>(See Drawing 8-1)</i></p> | <p style="text-align: center;">Diagram 8 - 1</p> |
| <p>Section 2</p> | <p>List of particular architectural prescriptions and content of prescriptions</p> | |
| | <ol style="list-style-type: none"> 1. Heightening of one floor of existing constructions in RDC is authorized by replacing the precarious shed, which should be demolished. 2. Re-establishment of the original facade by replacing the present facade. 3. Re-establishment of original roofing by replacing the present roofing. 4. Construction of a building on a considered plot is subordinated to concerted elaboration of a project as a whole regarding the totality of all plots concerned by the present architectural prescription. 5. Wished improvement of the appearance of the facade on the road. 6. Construction of a building on considered plot is subordinated to the elaboration of an architectural plan respecting strictly the characteristics of traditional Lao houses (wooden floor or plasters, girder 2.2 to 2.5 m) 7. Construction of a building on considered the plot is subordinated to the elaboration of an architectural plan respecting strictly the characteristics of traditional commercial buildings (with or without floor, girder 2.5 to 3.5 m). 8. The house can be disassembled and reconstructed to original design on the plot. 9. The house can be disassembled or reconstructed to original design on the plot, disappeared veranda should be reconstituted. | <p style="text-align: center;"><i>Reference on regulatory document</i></p> |




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| Section 3 | List of spaces submitted to Particular Prescriptions and content of prescriptions | |
| | <ol style="list-style-type: none"> 1. Pavement of soil made of bricks to be restored 2. Pavement of soil made of bricks to be replaced by respecting the original notebook. 3. Pavement of soil to be created (see recommendations mentioned in the fascicle no 6: Road, of Recommendation Notebook and Technical Notebook: Road). |  <p style="text-align: center;"><i>Reference on regulatory document</i></p> |
| Section 4 | List of Reserved locations | |
| | <p>Parking:</p> <ol style="list-style-type: none"> 1. Mixed parking: public transport, private vehicles. 2. Parking reserved for public transport vehicles 3. Parking reserved for public transport vehicles 4. Mixed parking: for public transport vehicles, private vehicles. 5. Parking reserved for public transport vehicles 6. Parking reserved for (goods) delivery vehicles 7. Parking reserved for public transport vehicles 8. Parking reserved for tourist coaches and vehicles <p>Markets:</p> <ol style="list-style-type: none"> 9. Location reserved for installation of market of fresh products 10. Location reserved for installation of the hall for a market of fresh products 11. Location reserved for installation of market |  <p style="text-align: center;"><i>Reference on regulatory document</i></p> |
| Section 5 | List of plantations to be implemented | |
| | <ol style="list-style-type: none"> 1. Alignment trees in three ranks 2. Alignment trees 3. Alignment trees 4. Alignment trees 5. Alignment trees 6. Alignment trees 7. Alignment trees 8. Trees with high trunks 9. Trees with high trunks 10. Alignment trees 11. Trees with high trunks 12. Trees with high trunks | |


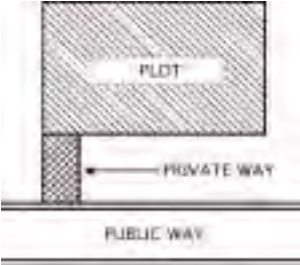
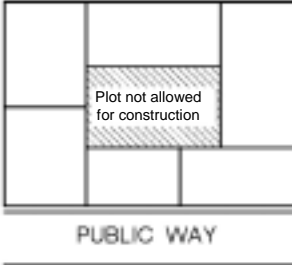
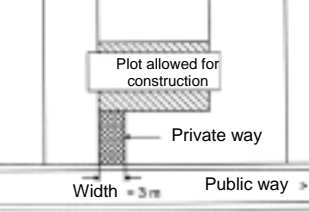
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| TITLE II | Regulation of the ZPP-Ua | |
| SECTION1 | Characteristics of activities of the ZPP-Ua | |
| Article 1 Activities admitted | <ul style="list-style-type: none"> - Individual residence, collective residence with three apartments at maximum - Hospitality business: small hotels and guesthouses (in strict compliance with the provisions of the regulation concerning the hospitality business established by the Tourism Authority (unless the latter was promulgated, provisory regulation on hospitality activities proposed by the La Maison du Patrimoine will be applied); - Commercial activities (including trades and open-air markets); - Handicraft activities; - Service activities; - Public services. | |
| Article 2 Activities prohibited | <ul style="list-style-type: none"> - Noisy or polluting activities (Vehicles repair shops, discotheques, fuel stations); - Big hotels (existing hotels are not concerned by this prohibition); - Manufacturing facilities; - Workshops with more than 100 m²; - Shops with an area of more than 100 m² and warehouses with an area of more than 100 m²; - Professional production of poultry and swine (poultry raising for no more than 20 heads for family consumption is tolerated). - Traffic prohibited for trucks of more than 3.5 tons, buses and public transport vehicles with a capacity more than fourteen seats. In order to allow deliveries, road service to a port and construction yards, traffic of trucks more than 3.5 tons could be authorized by exemption upon the conditions defined by the administration. - Parking in public domain (from eight a.m. to seven p.m.) outside zones reserved for this purpose of all motorized vehicles, except bicycles and “tuk-tuks”; - Parking in private land of trucks, buses and public transport vehicles with capacity more than fourteen seats. - Installation of advertisement boards, banners and other installations are prohibited. (This prohibition does not concern those public information boards and temporary installations for less than seven days. |    |

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| <p>SECTION 2</p> | <p>Conditions for the occupancy of the plot (Land)</p> | |
| <p>Article 3 Access and roads</p> | <p>3-1. A plot of land is allowed for construction if it is:</p> <ul style="list-style-type: none"> - Connected to a public road; (See Diagram 3-1) - Linked to a public road by an existing private passage, which can used by duly established rights. (See diagram 3-2) <p>3-2- all enclosed plots are not allowed for construction unless its owner has obtained passage possibility on the plots separating it from public roads, in respect of rules mentioned in paragraph 3-3. Three cases can be envisaged:</p> <ul style="list-style-type: none"> - Obtaining of an official passage rights and a copy of its certificate will be deposited by the services of district and of equipment. - Purchase by the owner of enclosed plot of a strip of land linking (connecting) the plot to public way, in conformity to article 61 of the Land Law. - Creation of a new public road by authorities making the plot no more enclosed. (See diagram 3-3 and 3-4) <p>3-3- All private passage created in order to make a plot not enclosed, will be 3 m large if the width of the roadway of the public road to be connected is more than 3 m. If the width of the roadway of the public road to be connected (alley) is less than 3 m, the private passage will have the same width as the public road.</p> <p>Existing improved private roads to which will be granted a new passage rights will not be concerned by this rule. Creation of private passage with more than 3 m width is strictly prohibited. (See diagram 3-4)</p> |  <p>Diagram 3 – 1</p>  <p>Diagram 3 – 2</p>   |
| <p>Article 4 Service by networks</p> | <p>4-1- To be allowed for construction a plot should be able to be connected to networks under responsibility of competent authorities. Those networks are:</p> <ul style="list-style-type: none"> - Water supply network; - Electricity network; | |

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| | <ul style="list-style-type: none"> - Network for evacuation of rain waters (stream and roof water); - Network for evacuation of waste water. However without existing drainage network the plot is allowed for construction only if individual drainage device allowing purification of effluents can be set up. This will be conformed to the fascicle no 7: Drainage, of the Recommendation Notebook. <p>4-2- Conditions for connections:</p> <ul style="list-style-type: none"> - Networks, aerial or underground can cross neighboring plots only upon the consent of their owners, in respect of provisions foreseen in the article 61 of the Land Law. - Connection to the existing network for evacuation of waste water is authorized under the conditions that its evacuation capacity is sufficient to absorb new rejects. - Interruption of the existing network for evacuation of rainwater is prohibited. - Canalization of networks for water supply in any case must not be apparent. - Cables for electricity supply and those of telephone network will be masked as much as possible (underground connection is recommended) - Works concerning networks must be conformed with the recommendations mentioned in the Technical Notebook no 2: Cleansing and drainage and the Technical Notebook no 3: Electricity and telephone. | |
| <p>Article 5</p> <p>Characteristic s of plots</p> | <p>5-1- All plots situated on a band of 15 m in depth against the limit of the highest waters (annual flood) of Nam Khan or Mekong rivers can not be constructed.</p> <p>This rule does not concern intermediate plots of land of road on the river bank..</p> <p>5-2- Flooded plot can not be constructed. By derogation provisory installations (duration limited up to 3 months) could be installed under expressed condition that they are constructed with light materials following traditional techniques (softwood, bamboo, straw).</p> <p>5-3- Embankment works for more than 1.5 m thick are prohibited.</p> <p>5-4- To be allowed for construction, a plot must not be indicated as can not be constructed on the graphic document of P.S.M.V..</p> <p>5-5- To be allowed for construction, a not built plot must have a minimal width of 8 m and a minimal area of 150 m².</p> <p>(See diagram 5-2)</p> | <p>Limit of highest water level (annual flood)</p> <p>15 m</p> <p>cannot be constructed</p> <p>15 m</p> <p>cannot be constructed</p> <p>Diagram 5 – 1</p> <p>$L \geq 8 \text{ m}$</p> <p>$S \geq 150 \text{ m}^2$</p> <p>Diagram 5 – 2</p> |

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| | <p>In the roads, where constitution of urban front is authorized, minimal width will be adjusted to 4 m in case of construction of a fraction of a compartment in rank linked on two sides and 5.5 m in case of construction of a fraction of a compartment on rank linked in only one side. (See diagram 5-3)</p> <p>If the plot is linked to the public road by a private passage the area of the latter will not be considered in calculation of the minimal area.</p> <p>5-6- Dividing of those plots containing a building inscribed in the inventory is prohibited. (See diagram 5-4)</p> <p>By derogation, plots of big sizes can be divided under condition that protected building, surrounded by a band of 5 m depth in minimum and a minimal area of 300 m², constitutes one of those plots. (See diagram 5-5)</p> <p>5-7- All roads, ways or access composing public domain are considered as not allowed for construction. Continuous existence of an alley since more than twenty years on a plot, creates on its concerned part the passage right rendering is not allowed for construction.</p> <p>5-8- All waterways, natural discharge and drainage canals are considered as component of public domain and thus not allowed for construction. Their characteristics (size, slope, location) can not be modified without study specifying the reasons for modification of existing situation.</p> <p>5-9- All waterways, natural discharge and drainage canals crossing private plot are subject of an access service aimed to allow their maintenance.</p> | <p>Diagram 5 – 3</p> <p>Diagram 5 – 4</p> <p>D ≥ 5m and S ≥ 300m²</p> <p>Diagram 5 – 5</p> |
| <p>Article 6</p> <p>Settlement of buildings against roads</p> | <p>6-1- With regards to construction of building against the roads, indications listed in the graphic document of P.S.M.V. are to be applied in priority.</p> <p>6-2- In the roads, where constitution of urban front is authorized, future construction must be aligned with neighboring buildings. (See diagram 6-1)</p> <p>6-3- In the roads, where constitution of urban front is authorized, buildings situated behind building forming alignment must be settled on a band of 20-23 m depth in maximum from to the limit of the public road, regardless depth of the plot. (See diagram 6-2)</p> <p>6-4- In the roads, where buildings were constructed in dispersed order, future construction will align with one of neighboring buildings or behind them. (See diagram 6-3)</p> <p>6-5- In the case of reconstruction or modification of existing buildings, settlement of buildings against the road can be modified in order to take into account prescriptions 6-1,6-2 and 6-3</p> | <p>Case of urban front</p> <p>Diagram 6 – 1</p> <p>Case of building situated behind building forming alignment</p> <p>Diagram 6 – 2</p> <p>Case of dispersed alignment</p> |

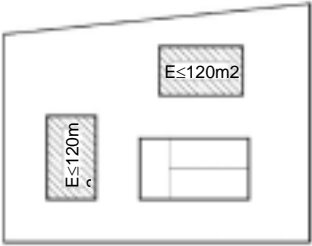
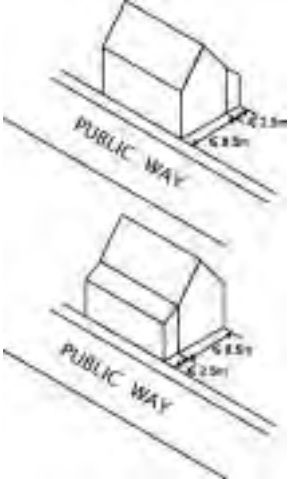
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| | | <p>Diagram 6 - 3</p> |
| <p>Article 7</p> <p>Settlement of buildings against separating limits</p> | <p>7-1- With regards to settlement of buildings against separating limits, indications listed in the graphic document of P.S.M.V. are to be applied in priority.</p> <p>7-2- In the roads, where constitution of urban front is authorized, a building can be joined with a neighboring building under condition not to condemn existing shutters. When the joint ownership is impossible the minimal step back is 1.5 meters from the limit of neighboring plot. That step back is applied also to balcony and existing loggias on joint facades. (See diagram 7-1)</p> <p>Building can be joined in two sides in case of construction of a fraction of compartment in rank.</p> <p>7-3- In all other cases, building must be settled at more than 1.5 meters from separating limits. (See diagram 7-2)</p> | <p>Diagram 7 - 1</p> <p>Diagram 7 - 2</p> |
| <p>Article 8</p> <p>Settlement of constructions one with regard to the other on the same plot.</p> | <p>8-1- With regards to settlement of buildings one with regard to the other on the same plot, indications listed in the graphic document of P.S.M.V. are to be applied in priority.</p> <p>8-2- On the same plot, independent buildings should be spaced one from each other minimum 3 meters (See diagram 8-1)</p> <p>8-3- Any new building can not be built in contact with building inscribed in the inventory. Reconstruction of disappeared part of a building inscribed to the inventory (for example kitchen joined side by side or linked by a wooden terrace) can be accepted. In order to implement works in respect of characteristics of traditional Lao architecture of the region of Luang Prabang, extension of a building inscribed to the inventory can be subject of derogation in following cases: - For compartments in rank: Possibility of construction of an open shed.</p> | <p>Diagram 8 - 1</p> |

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| | <p>- For houses: Possibility for the construction of kitchen joined side by side or linked by a wooden terrace; Possibility for the construction of veranda.</p> <p>- For all buildings: covered passage of 4.5 to 6 m² without walls, can be constructed in contact with old building to link it with another building.</p> <p><i>Remark: All extension on public domain is strictly prohibited.</i></p> | |
| <p>Article 9</p> <p>Coverage on the ground</p> | <p>9-1- All new constructions can not have more than 120 m² of coverage on the ground per building, except compartments in rank. <i>(See diagram 9-1)</i></p> <p>9-2- Coverage on the ground of compartments in rank settled along the roads where constitution of urban front is authorized. Building along the road will have a coverage on the ground less than or equal to the area corresponding to the width which can be constructed of the plot in front road multiplied by the depth of the building 8.5 m (covered by principal roofing) to which 2.5 m can be added (covered by roofing in shed) <i>(See diagram 9-2)</i></p> <p>9-3- If the plot is situated along the road where constitution of urban front is authorized, the total coverage on the ground of buildings must not exceed 75% of the area of the plot. <i>(See diagram 9-3)</i></p> <p>By derogation, if the plot can be used only for construction of one building on the road, that building can have a coverage percentage more important fixed case by case by the services of the Maison du Patrimoine.</p> <p>9-4- If the plot is situated outside the roads where the constitution of urban front is authorized, the total coverage on the ground of buildings must not exceed 40% of the area of the plot. <i>(See diagram 9-4)</i></p> |  <p>Case of compartments in rank</p> <p>Diagram 9 – 1</p>  <p>Diagram 9 – 2</p> <p>E₁</p> <p>E₂</p> <p>PUBLIC WAY</p> <p>(E₁ + E₂) ≤ 79% of S</p> <p>Diagram 9 – 3</p> |

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| | | <p>PUBLIC WAY</p> <p>$E \leq 40\% \text{ of } S$</p> <p>Diagram 9 - 4</p> |
| <p>Article 10</p> <p>Maximum height</p> | <p>10-1- Any construction can not have more than one floor above the ground floor. <i>(See diagram 10-1)</i></p> <p>An additional level below the road level is possible, on a band of 8.5 m from the road, if the plot has high declivity (minimum 2 m against the level of the road, measured at 5 m from the limit on the road of the concerned plot. <i>(See diagram 10-2)</i></p> <p>On a road where the constitution of urban front is authorized, the level of ground floor in any case can not be more than 50 cm above the road. <i>(See diagram 10-3)</i></p> <p>10-2- For a plot situated on a road presenting urban front, the possible limits of height at the sewer are indicated on the graphic document describing the fronts of roads. That graphic document with regulatory value is annexed to the PSMV.</p> <p>10-3- Maximal heights authorized for facades are as follow (Measured at the foot of the middle of the facade giving to the road for buildings in front of roads and public buildings, in the middle of the highest façade without pinion in other cases);</p> <p>If the plot is situated on the road where the constitution of urban front is authorized, facades of buildings aligned on the road can have a maximal height of 7 m. Elsewhere, facades of buildings can have a maximum height of façade of 6 m. <i>(See diagram 10-4)</i></p> <p>10-4- In general, the height without pinion of future construction will be between the heights without pinion of facades of neighboring constructions (in two levels) but not exceeding the maximum height authorized in the zone. <i>(See diagram 10-5)</i></p> | <p>Diagram 10 – 1</p> <p>Diagram 10 – 2</p> <p>Diagram 10 – 3</p> <p>Diagram 10 – 4</p> |

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| | | <p>Diagram 10 – 5</p> |
| <p>Article 11</p> <p>External aspect</p> | <p>Any new building will be constructed by respecting the characteristics of one of those architectural models listed in the Fascicle n° 1: Architectural types, of the Recommendation Notebook.</p> <p>11-1- Volumetry</p> <p>Volumetry of a new building will be studied in order to respect usual proportions of Architectural Model chosen. Proportions of different architectural models are shown in the Fascicle n° 1: Architectural types, of the Recommendation Notebook.</p> <p>Width of girder of compartments in rank and public buildings will obligatorily be between 2.5 m in minimum and 4 m in maximum. <i>(See diagram 11-1)</i></p> <p>Width of girder of houses and compartment houses is required to be between 2.2 m in minimum and 3.5 m in maximum. <i>(See diagram 11-2)</i></p> <p>Slope of roofing of new buildings will be established in order to respect usual slopes (between 35 and 60 degrees) of the architectural model chosen. Slopes of principal roofing of new construction must be symmetric. Slopes of roofing of different architectural models are shown in the Fascicle n° 1: Architectural types, of the Recommendation Notebook. <i>(See diagram 11-3)</i></p> <p>Ridge sheathing of building will be in parallel with the road in the roads where constitution of urban front is authorized, and in parallel with the bed of the waterway in the center of the islet and elsewhere except in case of impossibility due to the shape of the plot. Roof “ Terrace” is prohibited. <i>(See diagram 11-4)</i></p> <p>In case of rehabilitation of existing building, the slope of roofing can be modified in order to respect usual slopes of the architectural type of concerned building.</p> | <p>Diagram 11 - 1</p> <p>Diagram 11 - 2</p> <p>Diagram 11 - 3</p> |



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| | <p>11-2 Shutters</p> <p>Shutters of new building will be drawn in respect of proportions and details of carpentry of the architectural model chosen. Examples of architectural details are shown in the Fascicle n° 2: Architectural details, of the Recommendation Notebook. In general shutters must be higher than large and be in rectangular form.</p> <p style="text-align: right;">(See diagram 11-5)</p> <p>11-3 Materials</p> <p>Traditional materials, locally made or imported, must be used in priority. Different construction materials will be produced in conformity with traditional methods (Fascicle n° 2: Architectural details, and Fascicle n° 3: Production of materials of the Recommendation Notebook). Use of material such as concrete, stone or steel, can be accepted in condition that they are not apparent.</p> <p>Covers:</p> <p>- Prescriptions regarding new buildings Use of tiles of small dimension, of traditional model, in earthenware or brut cement is obligatory. If new building is constructed in wood or bamboo, it can be covered according to traditional procedure (in straw herb, in bamboo tile, in wooden bar and cleaved hard wood). Unless the local production is sufficient, in quality and in quantity, use of tiles of small size of similar model will be tolerated. Use of any other cover materials is proscribed. Cover panels of big dimension, such as fiber cement plates are notably prohibited, even for covering of shelters or annexed buildings. Utilization as temporary cover of galvanized iron sheets can be tolerated, after consent of the Provincial Service of Information and Culture, represented by La Maison du Patrimoine.</p> <p>- Prescriptions regarding existing buildings. Cover of a building inscribed in the inventory will be restored following original dispositions, with materials identical to those used during its construction. For repairing of the cover of other buildings, use of tiles of small dimension, of traditional model, in earthenware or brut cement is obligatory. If the building is constructed in wood or bamboo, it can be covered according to traditional procedure (in straw herb, in bamboo tile, in wooden bar, cleaved hard wood). Use of any other cover materials is proscribed.</p> | <p style="text-align: center;">Diagram 11 - 4</p> <p style="text-align: center;">Diagram 11 - 5</p> |
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Cover panels of big dimension, such as fibro- cement plates are notably prohibited, even for covering of shelters or annexed buildings.

Utilization as provisory cover of iron sheets can be tolerated, after consent of La Maison du Patrimoine.

Remarks: In case of granting of aid to improvement or rehabilitation of buildings, purchase of cover materials of small dimension will be subsided in priority.

Walls:

- Prescriptions regarding new buildings.

All construction material (except wood and bamboo) should be coated.

On the facades readymade elements in concrete and pasted material (balusters, tiles, brick, etc...) are prohibited.

- Prescriptions regarding existing buildings.

All apparent construction material (except wood and bamboo) should be coated.

Walls and partition of a building inscribed in the inventory will be restored by following original dispositions, with materials identical to those used during its construction.

Carpentry:

- Prescriptions regarding new buildings.

External carpentry and carpentry given to an open space will be in wood, in exclusion of any other material.

Aluminum in all its form is strictly prohibited.

Bar for protection of shutters will be in wood or in metal and must respect traditional forms (bar of round or square section, vertical strengthened by a horizontal traverse in hard wood). Metallic bars with decorations and use of flat iron sheet are prohibited.

- Prescriptions regarding existing buildings.

Wood will be used, in exclusion of any other material.

Aluminum in all its form is strictly prohibited.

Carpentry of existing buildings inscribed in the inventory will be repaired or replaced identically to existing ones. By exceptional derogation, glass chassis in wood can be added to the empty interior of shutters, but in any case they should not substitute original carpentry.

Carpentry of other existing buildings will be repaired or replaced by an uniformed model.

Bars for protection of shutters of existing buildings, inscribed in the inventory, will be repaired or replaced identically to existing ones. If bars would be put on shutters, which did not have them, they should be produced identically to traditional bars.

Putting on existing building the metallic bars with decorations is strictly prohibited, use of flat iron sheet are prohibited.

11-4- Colors

Colors of external coat and daub will be chosen among those laid on the palette of traditional colors, referred in the Fascicle n° 4: Colors, of the Recommendation Notebook.



Apparent stones forbidden

Apparent brick forbidden



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Roofing will be conformed to following prescriptions:
 - For the tile in earthenware, natural color without varnish
 - For other materials: natural colors without varnish and paint.
 External carpentry should be painted with colors Chosen among those laid on the palette of traditional colors, referred in the Fascicle n° 4: Colors, of the Recommendation Notebook. It can be in wood as well of natural tint. External carpentry in any case can not be vanished.

Use of bright red color, bright yellow, golden is prohibited except for religious buildings.

Paintings and daubs of protected buildings will be renewed in conformity with their original state.
 Paintings and daubs of protected buildings will be renewed in respecting original colors and state in conformity with the prescriptions of the Fascicle n° 3: Production of materials, of the Recommendation Notebook.

11-5- Protrusions
 Protrusions of a new building will be drawn in order to respect the characteristics of the architectural model chosen (Fascicle n°1: Architectural types, of the Recommendation Notebook).

For buildings with mixed usage (commercial and habitation) of compartment in rank type or compartment house, wooden balcony are authorized with a maximal protrusion of 1 m.
(See diagram 11-6)

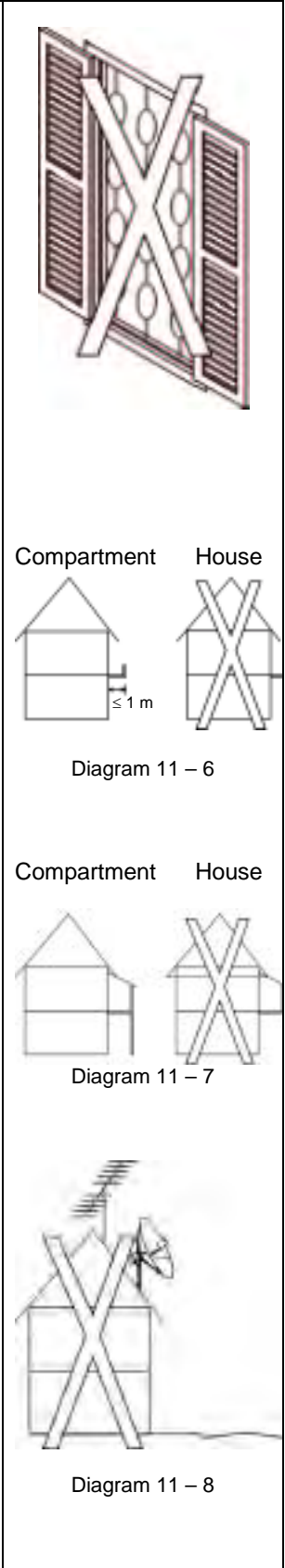
For buildings with habitation usage, verandas will be authorized in condition that the support structure goes from the ground floor, bags in scythe carrier are prohibited.
(See diagram 11-7)

For commercial buildings, loggias are authorized if their support structure go from the ground floor, loggias in scythe carrier are prohibited.
(See diagram 11-7)

Drawing of bodyguards and balusters must correspond to architectural Model chosen and be conformed to prescriptions of Fascicle n° 2: Architectural details, of the Recommendation Notebook. Bodyguards and balusters of loggia balcony and verandas will be or in wood or in masonry. Elements in readymade concrete or vanished earthenware are prohibited.

TV antennas (rake and parabola) must be installed in a manner to be invisible from public spaces or opened to the public.
(See diagram 11-8)

Air conditioning apparatus must be installed in manner to be invisible from public spaces or opened to the public. They must be at a distance of 1.5 m in minimum from windows of buildings situated in joined plots.



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| | <p>Putting on the facade of apparent piping for supply or evacuation of water is strictly prohibited (notably regarding PVC pipes of blue color). By derogation, metallic pipes for evacuation of rainwater could be put on.</p> <p>11-6- Panels and Sign Boards Use of varnished wood is prohibited. Use of self-adhesive letters is prohibited. Signs constituted by a wood log like “slice of tree” are prohibited.</p> <p>In the plan of the facade: Their area must not exceed 3% of facade’s area: Their height should be 0.50 m maximum. Perpendicular to facade: Panel’s area must not exceed 1.5% of facade’s area. Their height should be 0.50 m maximum. Their width should be 0.70 m maximum. Their maximal clutter will be 1 m (the panel will be detached maximum 30cm from the facade). Panels and Sign Boards will be installed at two meters thirty minimum from the ground of the sidewalk and should not exceed shutters sills of the first floor. (See diagram 11-9)</p> <p>Panels and signs must be produced in painted wood or painted metal. Use of golden painting is prohibited.</p> <p>11-7- Lighting Fluorescent lighting (neon tubes) on facade is prohibited. It is tolerated in the case of indirect masked lighting (when neon tube is not visible from the road).</p> <p>11-8- Fences and Portals Fences and portals will be made in conformity with prescriptions of the Fascicle n° 5: Fences & Vegetation. Fence selected must be suitable to Architectural model of the building. The height without any other things of the fence is limited to 1.5 meters in maximum. Height limited to 0.70 meters for brick basement. Authorized materials: wood, bamboo, natural vegetal elements (braiding, caning), coated masonry. Prohibited materials: metallic grids, iron sheets, readymade concrete elements, grills and barbed wire. (See diagram 11-10)</p> | <p>$a \leq 0.5 \text{ m}$ $a \leq 0.5 \text{ m}$ $b \leq 0.7 \text{ m}$ $a \times b \leq F \times 3\%$ $a \times b \leq F \times 1.5\%$</p> <p>Diagram 11 – 9</p> <p>$\leq 1.5 \text{ m}$ $\leq 7 \text{ m}$</p> <p>Diagram 11 – 10</p> |
| <p>Article 12 Parking</p> | <p>12-1-Parking of trucks and buses and public transport vehicles with a capacity more than 14 seats is prohibited in the zone.</p> <p>12-2-Private vehicles must park in locations foreseen for this purpose.</p> <p>12-3- Public transport vehicles must park in locations foreseen for this purpose (Reserved locations shown in graphic documents of the Heritage Preservation and Development Master Plan.</p> | <p>> 14 seats</p> |

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| <p>Article 13</p> <p>Open spaces and plantations</p> | <p>13-1- With regards to open spaces and plantations indications listed in graphic documents of PSMV should be applied in priority.</p> <p>13-2- Felling of trees is prohibited except on the surface of the plot necessary for construction. Plan for felling of trees must be indicated on the master plan included in the application document for construction license. Trees of the same specie will be planted on the plot to replace felt trees.</p> <p>13-3-Planted space will be maintained or organized between road and fences in conformity to prescriptions of the Fascicle n° 5: Fences & Vegetation of the Recommendation Notebook.</p> <p>13-4-Vegetal space, on the ground free of any covering will be maintained or organized on 45% of the surface of the plot in minimum.</p> | <p>The diagram illustrates a plot layout. At the top, there is a drawing of a palm tree and a fence. Below the fence is a hatched area labeled 'Planted space'. Below that is a solid line labeled 'Fence'. At the bottom is a double line labeled 'PUBLIC WAY'.</p> |
| <p>SECTION 3</p> | <p>Condition of occupation of the soil</p> | |
| <p>Article 14</p> <p>Soil Occupation Coefficient</p> | <p>14-1- Definition of the Net Area Out of Works (S.H.O.N): The S.H.O.N covers all areas (closed or not closed) covered by a roofing or a terrace (floors, stairs, thickness of walls and partitions, verandas, balcony and porches, shed), except the attic not suitable for conversion and uncovered terrace and balcony. Shelters of light structure are counted in the S.H.O.N.</p> <p>14-2- Definition of Soil Occupation Coefficient (C.O.S.): The C.O.S. is equal to S.H.O.N divided by the area of the plot.</p> <p>14-3- If only a part of the plot is indicated as not allowed to be constructed, the remaining part will be allowed for construction in respect of maximal C.O.S. calculated by taking into account the whole area of the plot.</p> <p>14-4-Soil occupation coefficient: The ZPP-Ua has a maximal C.O.S. equal to 0.8 except in the roads presenting urban front where C.O.S. can reach 2 by derogation on coverage described in the article 9-2 in case of construction of a compartment in rank.</p> <p>14-5- In case of reconstruction of a building existing for more than twenty years, the C.O.S. authorized will be equal to C.O.S. existing before demolition, if it's higher than C.O.S. of the zone. Existing shelters and light constructions will not be taken into account in the calculation of C.O.S. existing before demolition.</p> <p>14-6- In the case when the plot was divided after the first January 2000, the sum of C.O.S. of different parts in any case should not exceed the C.O.S. of the plot before division.</p> | |
| <p>Article 15</p> <p>Exceeding of soil occupation coefficient</p> | <p><i>Without object</i></p> | |