

Aignan Municipality
“Guihemblanc” Housing Estate
Housing Estate Regulations

1. Object of this document.

The purpose of this document is to fix the regulations and general public constraints imposed on the Guihemblanc housing estate as it features in the “plan of the composition of the estate”. The rules apply to whoever possesses or occupies in any way all or part of a plot and must be mentioned in any change of ownership or rental, be it a first or successive sale or rental.

2. Designation of the plots.

The plots contained in the housing estate are situated in the municipality of Aignan 32290 between the departmental road 120, the chemin de Lasberdesque, and the private plots, E1628, E1626, E1201, E1184, E1196 and E 755 in the Guihemblanc locality. The estate consists of the plots E753, E754, E1181, E1255, and E1678, an area according to the land registry of 30,141 square metres.

The total area of the estate will be divided into eighteen plots. The size and details of these plots are shown in the table on the last page. The exact dimensions are likely to be modified for technical reasons once work begins, and by demarcation by an expert surveyor.

3. Ownership of the property.

The original owners are M and M^{me} DESPLANS for plots E5732 (15697 square metres), E1181 (100 square metres), E1255 (596 square metres): the municipality of Aignan for plot E1678 (1177 square metres).

4. Easements and special charges.

There are no easements or special charges affecting the sites of the estate.

For your information, and whilst waiting for the application of a preventative plan against the risk of the contraction/expansion of the clay, the purchaser acknowledges having been informed of the risks involved and the measures to be taken, and to have received an information booklet issued by the Departmental Equipment Authorities at the time of signing the agreement for sale.

5. Designation, shape and surface of the sites.

The “plan of the composition of the estate” shows the division of the state into plots, the designation and shape of each of the plots as well as the zones of construction to which the future purchasers must conform. The definition, surfaces and areas of each plot appear in section X. The shapes and dimensions given are approximate and likely to be modified for technical reasons once work begins and by the demarcation established by an expert surveyor. The resulting modifications of dimensions will not be regarded as modifications of the present estate or of the elements of this file.

6. The compulsory nature of the present regulation.

This regulation is an integral part of the housing estate file submitted for the approval of the administrative authority. The abovementioned order and this regulation are published in the property file on behalf of and at the expense of the plot owners. Compliance with these regulations is assured:

by the administration
by the plot owner

Purchasers are equally required to respect:
the administrative regulations
the estate charges booklet.

7. Building permission

The request to acquire a plot does not allow future purchasers to dispense with a Building Permit Application. No construction may be started unless a building permit has been issued by the appropriate authorities under the conditions fixed by the town planning code.

8. Sanctions

In case of transgression of the building regulations, and without prejudice to the administrative or legal sanctions resulting from the regulation, it is stipulated in the interests of the owners, that any interested party will be able to request the demolition of work at the High Court for the area where the estate is situated without prejudice to damage and interest.

9. Measures to be respected by the purchaser of one or several plots in the framework of a request for building permission.

Section 1: Nature of the residence and use of the plot

Character of the estate

It is a zone reserved for main residences

Article 1. Occupation and acceptable use

The only constructions permitted are individual homes.

Buildings for mixed home and professional use (liberal or independent professions) are allowed if the municipality approves.

Article 2. Forbidden use of the site

Storage buildings

Agricultural buildings

Buildings with installations which pollute or threaten the neighbourhood

Activity areas

Camp or caravan sites

Vehicle depots

Section 2: Conditions for occupation of the plots

Article 3 –Access and public roadways

The plans attached to this document show the compulsory entrances to the different lots and the roads serving them.

Pedestrian access is authorised in communal or public areas suitable for pedestrian traffic (pathways or pavements) provided they follow safety regulations. Access to private properties, ditches or opposite various obstacles (poles...) is forbidden.

The dimensions, shapes and technical characteristics of access routes must be suitable for the intended use, and must also allow access for firefighting equipment.

Article 4 - Power water etc

4.1 Drinking water.

Every construction will have to be linked to the public drinking water network. The constructions will only be allowed if the existing water network is capable of producing the amount of water estimated.

Each plot is equipped with a meter box to which the purchaser will be obliged to connect.

4.2 Sewerage

Each plot is equipped with access to mains sewerage, to which the purchaser will be obliged to connect.

4.3 Storm drainage

Each plot is equipped with access to storm drainage, and purchasers will be obliged to be connected to this. The construction on the site must not hinder in any way the free drainage of rainwater.

4.4 Low tension electricity

Each plot is equipped with a meter box to which the purchaser must connect the house via an underground link.

4.5 Telephone

Each plot is equipped with an individual connection box to which the purchaser must connect the house by an underground link.

4.6 Gas

Each plot is equipped with a meter box, to which the purchaser must connect the house by an underground link. The box will be able to be a joint gas/electricity box.

Article 5 - Characteristics of the plots

The size and shape of the plots on the estate are defined in the “Plan of the composition of the estate”. The areas of the plots are defined in the summary plan in chapter 10. They will be contractually defined at the demarcation by an expert surveyor at the end of the work programme of the estate.

Article 6- Implantation of constructions.

The constructions will be compulsorily implanted inside the construction zones defined in the “plan of composition of the estate”.

With respect to roads

The constructions will be implanted at a minimum of five metres from the edge of the property on the estate road and at least 15 metres from the departmental road.

With respect to plot boundaries

Distance regulations:

The horizontal distance from any point of the building to the nearest point of the plot boundary must be at least equal to half the difference in height of the two buildings, without being able to be less than 3 metres. However residences may be built up to the limit of the plot in the following circumstances:
for semi detached buildings provided the height of these is not more than 4 metres.
if the height of the building on the edge of the plot remains below 4 metres.

Article 7- Implantation of constructions when there is more than one on the same plot

Only one construction is allowed per plot

Should two adjoining plots be purchased at the same time by the same purchaser it could be permitted to build only one construction on the double plot thus created.

Article 8 – Extent of construction

The extent of buildings of any nature may not exceed 50% of the area of each plot.

Article 9 – Height of construction

The natural site is defined by the level slopes positioned on the plan of composition of the estate.

The construction will be ground and first floor, or ground floor only, main roofing to suit the topography and orientation of the land and of a maximum height of 7.5 metres above ground level from the rooftop. Adjoining outbuildings will have a maximum height of 5 metres. Cellars are allowed, this being the only time that buildings can consist of three storeys.

Article 10 – External appearance

The buildings must not clash with the character or interest of neighbouring sites, and natural or developed areas.

The construction must fit appropriately into the site both by size, appearance and shape.

The external appearance of the buildings will be in harmony, in its shape, size, scale, position, its materials and colour, with the characteristics of buildings in the village of Aignan.

Wooden constructions will be permitted as long as they fit in with the environment of the estate.

The length of the front wall of the house is not limited, but a length of at least 10 metres is desirable.

The roofs will be double sloped with a minimum 30 to 35 degrees. The roofing will be of canal tiles. All other materials slate, fibrocement, sheet metal, glass, steel will be forbidden.

Materials to be used:

Front wall : rendering or stone in local colour or wood, for wooden constructions only

Lintel: wood: straight
monolithic stone: straight
brick: arched
rendering: straight or arched

Window sill: overhang permitted

Door and window jambs : cut local stone and/or brick or rendering, or wood only for wooden buildings

Shutters: Inward closing double shutters, preferably wood.

Roof: terra cotta tiles. Canal tiles or similar will be recommended

Roof overhang. 40 cm minimum, either Genoa style or visible rafters.

Lintels: They will be in alignment, except for the garage lintel which can be out of line.

Windows : No special demands for the woodwork,

Garage door: width between 1.50 metres and 3 metres with a height between 1.80 metres and 2.40 metres

The garage, if not an integral part of the house, must be adjoining, or at least 3 metres from the main building.

The walls to be built along the estate road will consist compulsorily of a low wall, rendered on both sides, of a maximum height of 60 cm, to be topped in time by wire fencing or a wall of wooden or metal panels possibly completed by a live hedge of local plants.

The height of the wall, fencing and hedge may not exceed 1.8 metres

Fencing is not compulsory between plots or at the back of plots.

Article 11 - Parking

Two parking spaces, one of which at least must be covered, are the minimal requirements for each residence.

Article 12 – Green areas and plantations

A minimum area of 50% of the free space on each plot must be grassed and planted.

Article 13 - Maximum areas to be occupied by construction

For each of the 21 plots the maximum surface area for construction is 210 square metres

Article 14 – Exceeding the Coefficient of Occupation of the Ground

Not applicable.