

**Circular No** : URA/PB/2016/02-PCUDG  
**Our Ref** : DC/ADMIN/CIRCULAR/PB\_16  
**Date** : 04 Mar 2016

## **CIRCULAR TO PROFESSIONAL INSTITUTES**

### **Who Should Know**

Building owners, developers and architects

### **Effective Date**

With immediate effect

## **URA/PCUD PLAN RELEASE 2/2016E STREET BLOCK PLAN FOR AREA BOUNDED BY RACE COURSE ROAD / BIRCH ROAD / SERANGOON ROAD / CHANDER ROAD (ROCHOR PLANNING AREA)**

### **Details**

1. URA has drawn up a street block plan for the area bounded by Race Course Road / Birch Road / Serangoon Road / Chander Road as shown in Appendix 1.
2. The street block plan will be used to guide developments (for redevelopment or addition & alteration proposals) within the street block, including sites with conserved buildings. The conserved buildings within the street blocks are located within the Jalan Besar Conservation Area. The prevailing conservation guidelines will continue to apply for the conserved buildings.

### **Guidelines**

3. The planning parameters and urban design guidelines for this street block plan include the type of land use, building height, form of development, setback requirements and vehicular access. The prescribed guidelines are tabulated and shown in Appendix 2.
4. I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, please email our Conservation & Urban Design Department at [ura\\_upd\\_da\\_team@ura.gov.sg](mailto:ura_upd_da_team@ura.gov.sg). You can also call our Development Control Group (DCG) Enquiry Line at Tel: 6223 4811 or email us at [ura\\_dcd@ura.gov.sg](mailto:ura_dcd@ura.gov.sg). For your information, past circulars and guidelines are available at our website <http://www.ura.gov.sg>.





Thank you.

CHOU MEI (MS)  
ACTING GROUP DIRECTOR (CONSERVATION & URBAN DESIGN)  
for CHIEF EXECUTIVE OFFICER  
URBAN REDEVELOPMENT AUTHORITY

URA / PCUD PLAN  
RELEASE 2/2016E

**STREET BLOCK PLAN BOUNDED BY RACE COURSE ROAD / BIRCH ROAD / SERANGOON ROAD / CHANDER ROAD [ROCHOR PLANNING AREA]**





**LEGEND**

-  BOUNDARY OF STREET BLOCK
-  BOUNDARY OF GAZETTED CONSERVATION AREA
-  EXTENT OF CONSERVED MAIN BUILDING (Indicative only)
-  SUBJECT TO DETAILED PLANNING / CONSERVATION REQUIREMENTS

**BUILDING HEIGHT**

-  MAXIMUM 6 STOREY

**BUILDING FORM**

-  FULL HEIGHT BUILDING EDGE
-  FULL HEIGHT PARTY WALL
-  MINIMUM 3.6M BUILDING SETBACK
-  NO BUILDING SETBACK REQUIRED

**PEDESTRIAN NETWORK**

-  COVERED WALKWAY

SCALE : 1:1250 @A3



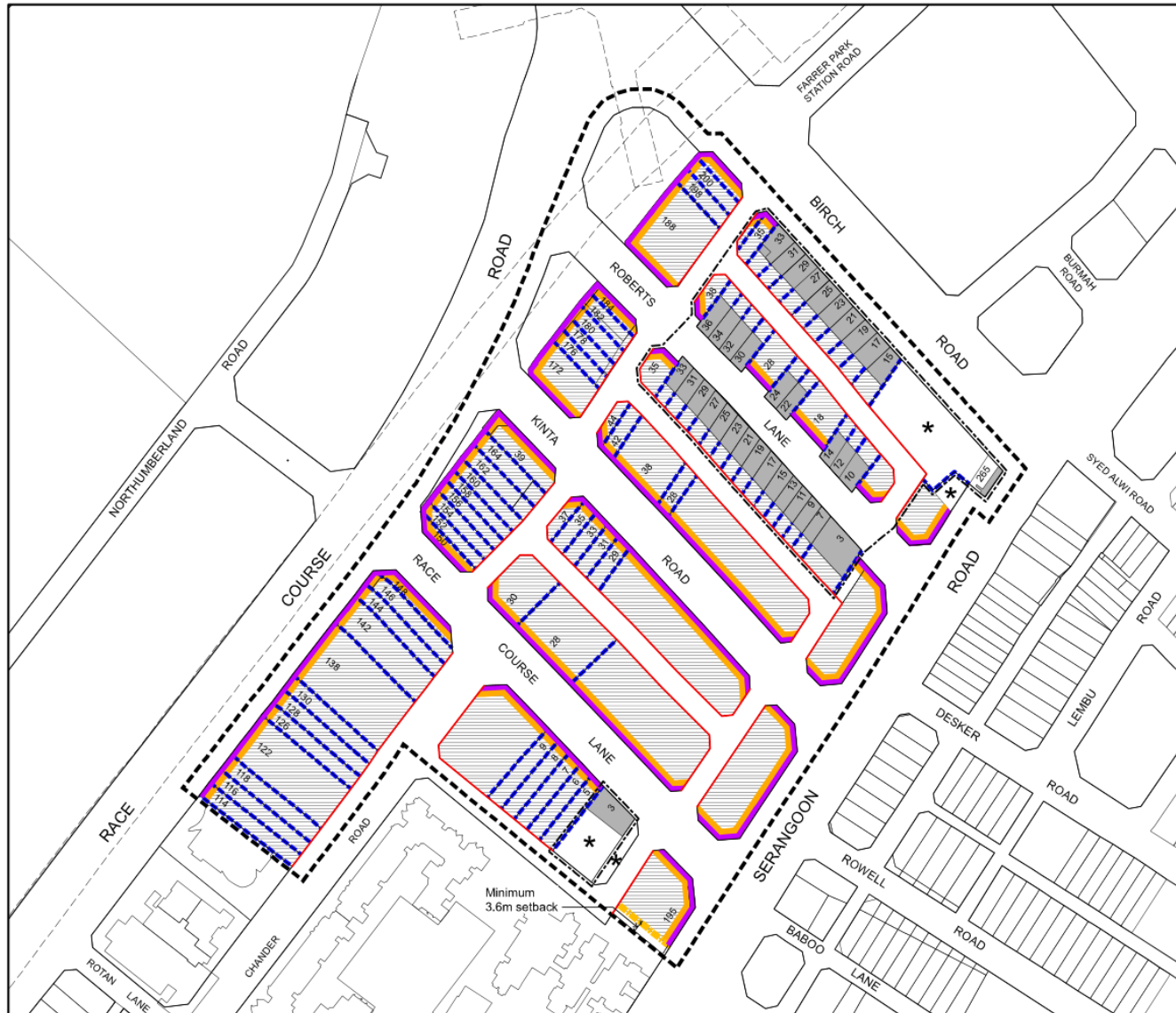
DRWG NO : RC / 2016 / 001

DATE : MAR 2016

GROUP : PCUD



To make Singapore a great city to live, work and play



## APPENDIX 2

### PLANNING PARAMETERS AND URBAN DESIGN GUIDELINES FOR AREA BOUNDED BY RACE COURSE ROAD / BIRCH ROAD / SERANGOON ROAD / CHANDER ROAD [ROCHOR PLANNING AREA]

The prescribed planning parameters and urban design guidelines are:

<b>Parameters</b>	<b>Requirements</b>
<b>Land Use</b> <i>Master Plan</i>	Residential with Commercial at 1 <sup>st</sup> Storey / Commercial / Hotel / Commercial & Residential
<b>Conserved Buildings</b> <i>Appendix 1</i>	For location and extent (indicative) of conserved main buildings, refer to <u>Appendix 1</u> .
<b>Gross Plot Ratio</b>	Maximum 3.5
<b>Building Height</b> <i>Appendix 1</i>	Maximum 6 storeys for new buildings and new extensions
<b>Building Edge</b> <i>Appendix 1</i>	Developments within the street block are to be built up to the line of Road Reserve up to their full height as shown in <u>Appendix 1</u> .
<b>Building Setback</b> <i>Appendix 1</i>	<u>Only applicable to 195 Serangoon Road</u> 3.6m setback from the common boundary line along Serangoon Road as shown in <u>Appendix 1</u> .
	No building setback is required for the rear
<b>Party-Wall Developments</b> <i>Appendix 1</i>	Developments are to be built up to the full height of the development.  Window openings are not permitted along the party wall.
<b>Covered Walkway</b> <i>Appendix 1</i>	Covered walkways are to abut the line of Road Reserve as shown in <u>Appendix 1</u> .  The covered walkways must be at least 3.6m wide along Serangoon Road and 3.0m for the rest of the street block. Where colonnades are provided, the internal clear width of the covered walkways must be at least 3.0m / 2.4m wide respectively.  To provide adequate weather protection for pedestrians, the external soffit heights must minimally match the width of the covered walkway.
<b>Service Areas</b>	All service areas, mechanical and electrical (M&E) equipment, water tanks, car parking lots, etc, are to be located within, and be fully integrated into the building envelope and/or visually well-screened <u>from the top and on all sides</u> .  <b>Relevant Guideline:</b> <u>Guidelines to Encourage More Innovation and Better Design of Rooftop - Screening Of Mechanical &amp; Electrical Services And Car</u>

	<u><i>Parks, On Roofs And Building Façades Within The Central Area</i></u>
<b>Vehicular Access</b>	All vehicular access must be taken from the rear service roads / Chander Road.

\* Please refer to the updated Master Plan land use zoning. Where there is any discrepancy, the Master Plan land use zoning shall prevail.

# The plot for road widening is required by LTA to be vested free of charge in the State with vacant possession and free from encumbrances prior to issue of CSC for the development.