

Circular No : URA/PB/2016/01-PCUDG
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CIRCULAR TO PROFESSIONAL INSTITUTES

Who Should Know

Building owners, developers and architects

Effective Date

With immediate effect

URA/PCUD PLAN RELEASE 1/2016E REVISED STREET BLOCK PLAN FOR UPPER CIRCULAR ROAD CONSERVATION AREA (SINGAPORE RIVER PLANNING AREA)

1. This circular provides information on the revised platform levels for the covered walkways fronting certain stretches of the roads within Upper Circular Road Conservation Area. The revision will achieve a more seamless pedestrian experience by minimising the level differences between the open and covered walkways as well as within the covered walkways between adjacent developments. The Upper Circular Road Conservation Area is bounded by Upper Circular Road, North Canal Road, New Bridge Road and South Bridge Road, as shown in Appendix 1.

Covered Walkways

2. This circular provides information on the revised platform levels for the covered walkways fronting certain stretches of the roads within Upper Circular Road Conservation Area. The revision will achieve a more seamless pedestrian experience by minimising the level differences between the open and covered walkways as well as within the covered walkways between adjacent developments. The Upper Circular Road Conservation Area is bounded by Upper Circular Road, North Canal Road, New Bridge Road and South Bridge Road, as shown in Appendix 1.
3. To minimise level changes, the platform levels of the covered walkways should be guided to match the adjacent open walkways as far as possible. However, for certain stretches where the covered walkways cannot be raised to match the open walkways, the covered walkways are to match each other at the stipulated platform levels as shown in Appendix 2.
4. This street block plan will be used to guide addition & alteration works and redevelopment proposals within Upper Circular Road Conservation Area.
5. The other planning parameters and guidelines covered by this street block plan remain unchanged and include the type of land use, building height, form of development, building edge, covered walkway requirements and vehicular access. Buildings under conservation gazette are required to comply with the detailed conservation guidelines for the area. The prescribed guidelines are tabulated and shown in Annex A.

6. 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. You can also call our Development Control Group (DCG) Enquiry Line at Tel: 6223 4811 or email us at ura_dcd@ura.gov.sg. For your information, our past circulars to the professional institutes are available from our website <http://www.ura.gov.sg>.

Thank you.

CHOU MEI (MS)
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for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

STREET BLOCK PLAN FOR UPPER CIRCULAR ROAD CONSERVATION AREA (SINGAPORE RIVER PLANNING AREA)

The purpose of this street block plan is to guide addition & alteration works and redevelopment proposals within Upper Circular Road Conservation Area to ensure that developments have a strong street edge and contribute to the planned comprehensive continuous covered walkway network for comfortable pedestrian movement at street level.

The prescribed planning parameters and urban design guidelines for the street block plan are set out below.

PARAMETERS		REQUIREMENTS		
		Conserved Building	Type 1 Infill Envelop Control Site	Other Envelope Control Site
1	Land Use*	Commercial		
2	Gross Plot Ratio	Maximum 4.2		
3	Conservation Guidelines	<p><u>All relevant conservation guidelines apply.</u></p> <p>Please refer to Part 2: Planning Parameters and Restoration Guidelines, section 2.3: Secondary Settlements</p>	All relevant conservation infill guidelines apply.	N.A.
4	Building Height	<p>The main building or minimally, the front 7.5m of the conserved building must be conserved. The rear portion of the site can be built up to a maximum of 6 storeys.</p> <p>*The above is not applicable for units 27, 29, 31 & 33 New Bridge Road where the entire main pitched roof is to be conserved.</p>	The front 7.5m of the development is to match the storey height of the adjacent conservation building. The rear portion of the site can be built up to a maximum of 6 storeys.	Maximum 6 storeys
5	Building Form	Party wall development. Developments are to be built up to the common boundaries with a party wall to the full height of the development. Any party wall that is exposed as an external wall must not have any openings.		

PARAMETERS		REQUIREMENTS		
		Conserved Building	Type 1 Infill Envelop Control Site	Other Envelope Control Site
6	Building Setback / Building Edge [#]	The conserved façade is to be retained and restored according to specific façade guidelines for each building.	<p>Developments are to be built up to abut the lines of Road Reserve along Upper Circular Road, Carpenter Street, Hong Kong Street, North Canal Road, New Bridge Road and South Bridge Road up to the full height of the development.</p> <p>All new developments, reconstructions/redevelopments and major additions and alterations are required to be setback to the safeguarded line of Road Reserve at the front, side and rear.</p>	
7	Covered Walkway	A continuous covered walkway is to be provided and to abut the lines of Road Reserve.		
		The covered walkway must be restored in accordance with the relevant Conservation guidelines.	<p>The width and external soffit height of the covered walkway must match that of the adjacent conserved building, in accordance with the relevant guidelines for infill sites.</p> <p>A colonnaded covered walkway is to be provided to maintain the continuity of the streetscape.</p>	<p>A minimum 3.6m wide (and 3.0m clear) continuous covered walkway is to be provided fronting New Bridge Road, South Bridge Road and North Canal Road.</p> <p>A minimum 3.0m wide (and 2.4m clear) continuous covered walkway is to be provided fronting Upper Circular Road, Hongkong St and Carpenter St.</p> <p>The maximum external soffit height of the covered walkway is 3.6m, measured from the covered walkway level.</p> <p>Higher soffit heights can be considered, subject to the provision of drop-panels or the width of the</p>

PARAMETERS		REQUIREMENTS		
		Conserved Building	Type 1 Infill Envelop Control Site	Other Envelope Control Site
				walkway being increased to match the higher height. This is to ensure adequate weather protection for pedestrians during inclement weather.
		<p>The platform level of the covered walkway is to be adjusted to match the levels as indicated in Appendix 2. These levels serve as a guide, and are subject to final site survey.</p> <p>Where there are differences in level with the adjacent open walkways or the covered walkways of abutting developments, ramps must be built to mediate the differences. Steps are only allowed for steep gradients where ramps are not possible; and</p> <p>Where there is a level difference between the covered walkway and the 1st storey of the development, ramps or steps between the two levels must be built within the 1st storey level of the development and not along the covered walkway.</p>		
		For 27 New Bridge Road, the level of the covered walkway is to match the adjacent walkway as much as possible, without obliterating the relief/artwork on columns of the conserved building.		
8	Roofscape	<p>The roofscape must be restored in accordance with the relevant Conservation guidelines.</p> <p>Units 27, 29, 31 & 33 New Bridge Road shall have the entire main pitched roof conserved.</p>		

PARAMETERS		REQUIREMENTS		
		Conserved Building	Type 1 Infill Envelop Control Site	Other Envelope Control Site
9	Service Areas	<p>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 from top and on all sides.</p> <p>Relevant Guideline: <u>Guidelines to Encourage More Innovation and Better Design of Rooftop - Screening Of Mechanical & Electrical Services And Car Parks, On Roofs And Building Façades Within The Central Area</u></p>		
10	Car Parking	<p>Sufficient car parking spaces are to be provided within the site boundary of the development to meet the needs of the proposed uses. The provision of car parking spaces is to comply with LTA's requirements.</p>		
11	Vehicular Access	<p>All vehicular access is to be taken from the safeguarded rear service roads.</p>		

* 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 the issue of CSC for the development.



