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:

Parameters	Requirements
Land Use	Residential with Commercial at 1st Storey / Commercial / Hotel / Commercial & Residential
Conserved Buildings *Appendix 1*	For location and extent (indicative) of conserved main buildings, refer to Appendix 1.
Gross Plot Ratio	Maximum 3.5
Building Height *Appendix 1*	Maximum 6 storeys for new buildings and new extensions.
	For the future development of infill site along Roberts Lane [applicable only for no. 38, 35, 28, 18 and parcel TS18-99262p (next to no. 10) along Roberts Lane]. Front development: The height shall not exceed the roof ridge of the adjacent conserved buildings. Rear development & new extension: Maximum 6 storeys allowed to start from the roof ridge of the adjacent conserved building.
	Applicable only for no. 35, 37 Birch Road: Front/Rear development & new extension: Maximum 6 storeys
Building Edge *Appendix 1*	Developments within the street block are to be built up to the line of Street Reserve up to their allowable height as shown in Appendix 1.
Future re-alignment of Street Reserve Line along Roberts Lane *Appendix 1*	The existing street reserve line along Roberts Lane will be re-aligned in the future to match the alignment of the existing conserved shophouses as shown in Appendix 1. This will affect the infill units along Roberts Lane [namely no. 38, 35, 28, 18 and parcel TS18-99262p (next to no. 10) along Roberts Lane]. As such, future redevelopment infill units along Roberts Lane will be required to extend their development outwards towards the future Street Reserve Line along Roberts Lane.
Building Setback *Appendix 1*	**Only Applicable to 195 Serangoon Road** 3.6m setback from common boundary line along Serangoon Road as shown in Appendix 1.

	No building setback is required for the rear.
Party-Wall Developments *Appendix 1*	Developments are to be built up to the full height of the development. Window openings are not permitted along the party wall.
	For the future development of infill sites along Roberts Lane [applicable only for no. 38, 35, 28, 18 and parcel TS18-99262p (next to no. 10) along Roberts Lane], Front development: The height of the party wall shall match the roof ridge of the adjacent conserved buildings. Rear development & new extension: Full height party wall required.
Covered Walkway *Appendix 1*	Covered walkways are to abut the line of Street Reserve as shown in Appendix 1. The covered walkway 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.
Service Area	All M&E structures above the roof level (including lift) shall be kept to a maximum height of 5m measured from the roof level and setback from the main road. 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 the top and on all sides. **Relevant guideline:** *Guidelines to encourage more innovate and better design of rooftop – Screening of Mechanical & Electrical services and car parks, on roofs and building facades within the Central Area.*
Vehicular Access	All vehicular access must be taken from the rear service roads / Chander Road.

Updated on 1 Dec 2021

* 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.