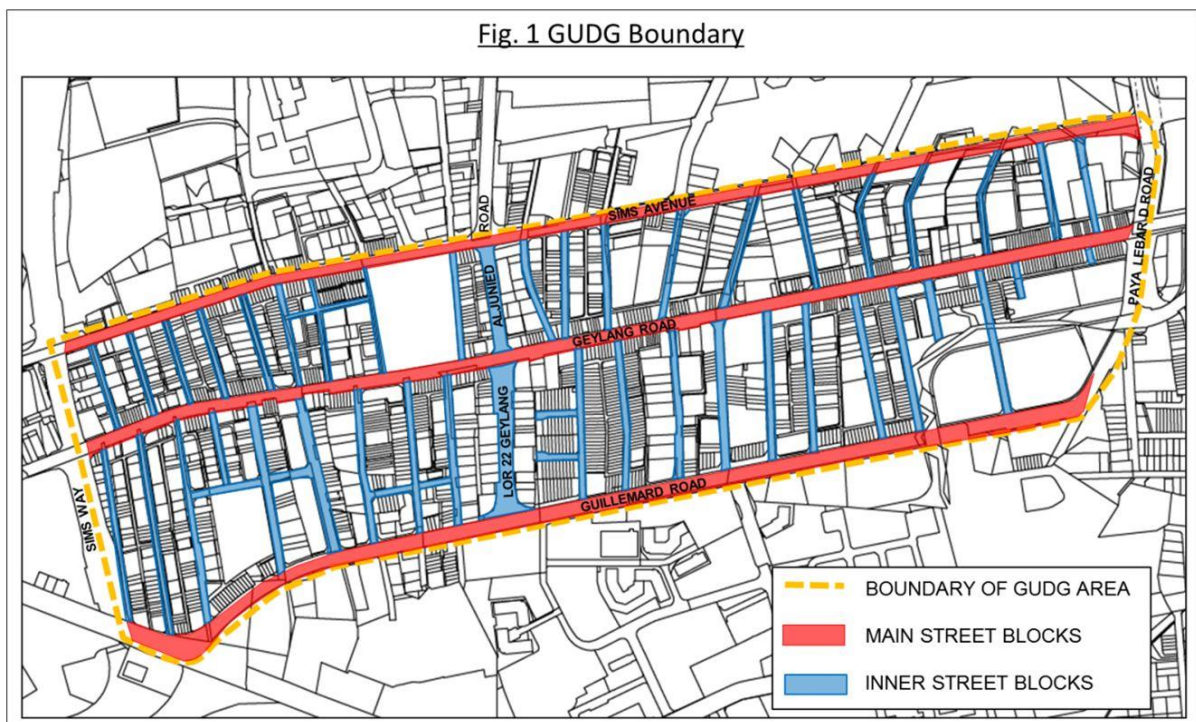


Geylang Urban Design Guidelines (GUDG)

The objective of the GUDG is to guide development works within the area bounded by Sims Avenue, Paya Lebar Road, Sims Way and Guillemard Road and create a consistent streetscape. See Figure 1 for the boundary where the GUDG applies.

The design guidelines are stipulated in terms of the 'main' street block and the 'inner' street block. The main street block refers to developments along Geylang Road, Sims Avenue and Guillemard Road, while the inner street block refers to the remaining developments along the lorongs within the GUDG boundary.



Parameters

The following parameters apply:

a. Building Form

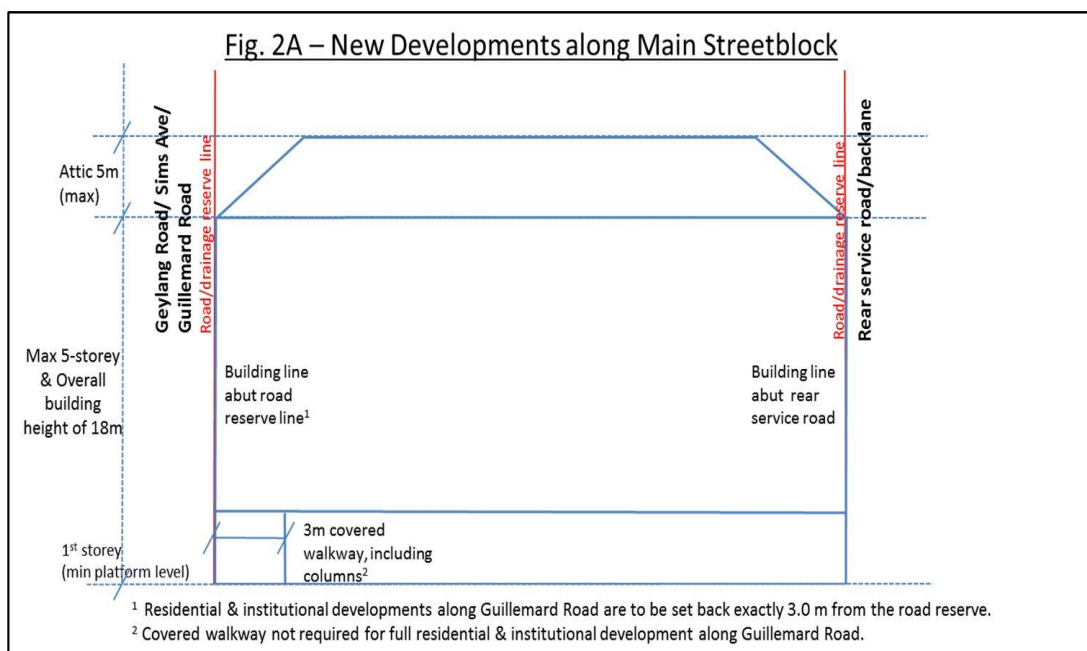
- Buildings within the GUDG area shall be party wall developments.
- For developments along the main street block, the full party wall is to be provided.
- For developments in the inner street block, a minimum depth of 4.0m full height party wall is required. The 4.0m party wall shall begin exactly at the front setback.
- There shall be no openings along the common party wall.

b. Minimum Plot Size

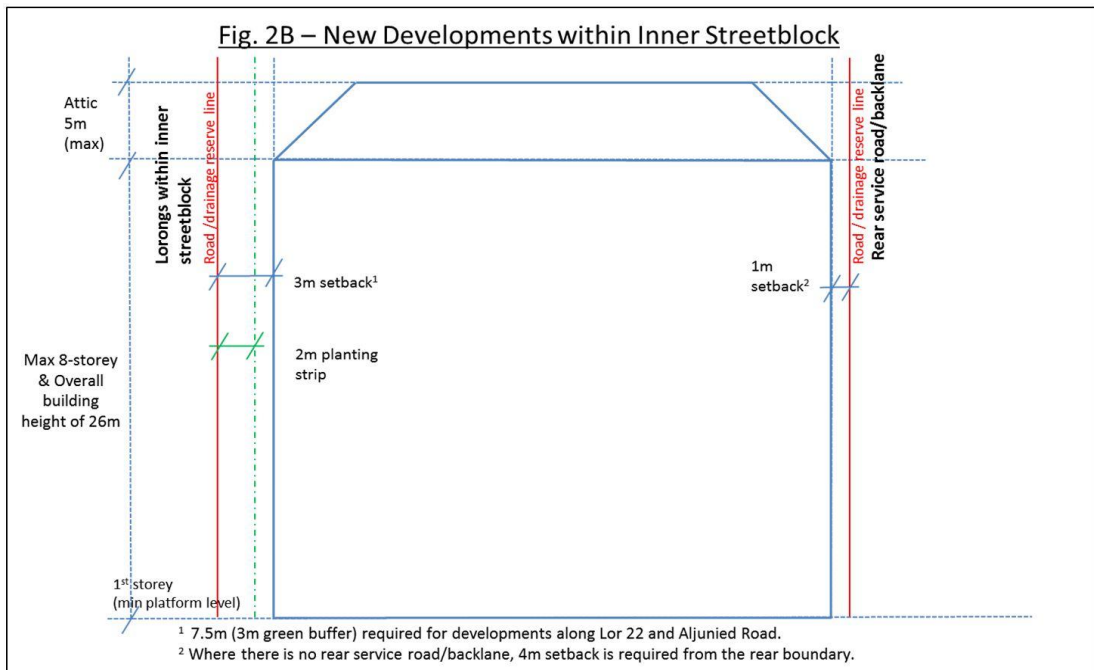
- New developments within the GUDG area, except for institution developments, are required to meet a minimum plot size of 600sqm to facilitate better communal spaces and car parking facilities.
- The aggregate land area of the left behind plots must also meet the minimum plot size of 600sqm before any redevelopment can be approved. This is to ensure that the development potential and quality of left behind plots will not be compromised.
- Any infill plots with site areas of less than 600sqm, which are sited between two existing developments which have been redeveloped, will be assessed on a case-by-case basis.

c. Storey Height & Overall Building Height

- For developments along the main street block, the storey height control is at 5-storeys. The overall building height, excluding the attic, is not to exceed 18m (See Figure 2A).



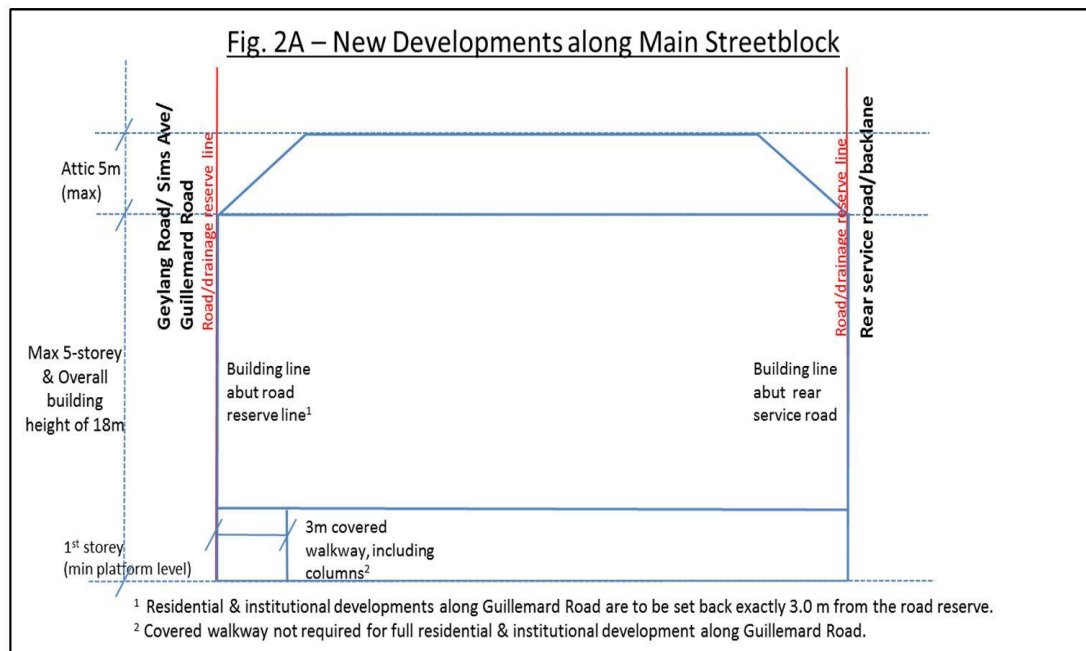
- For developments along the inner street blocks, the storey height control is at 8-storeys. The overall building height, excluding the attic, is not to exceed 26m (See Figure 2B).



- The overall building height is to be measured from the minimum platform level stipulated by the PUB.

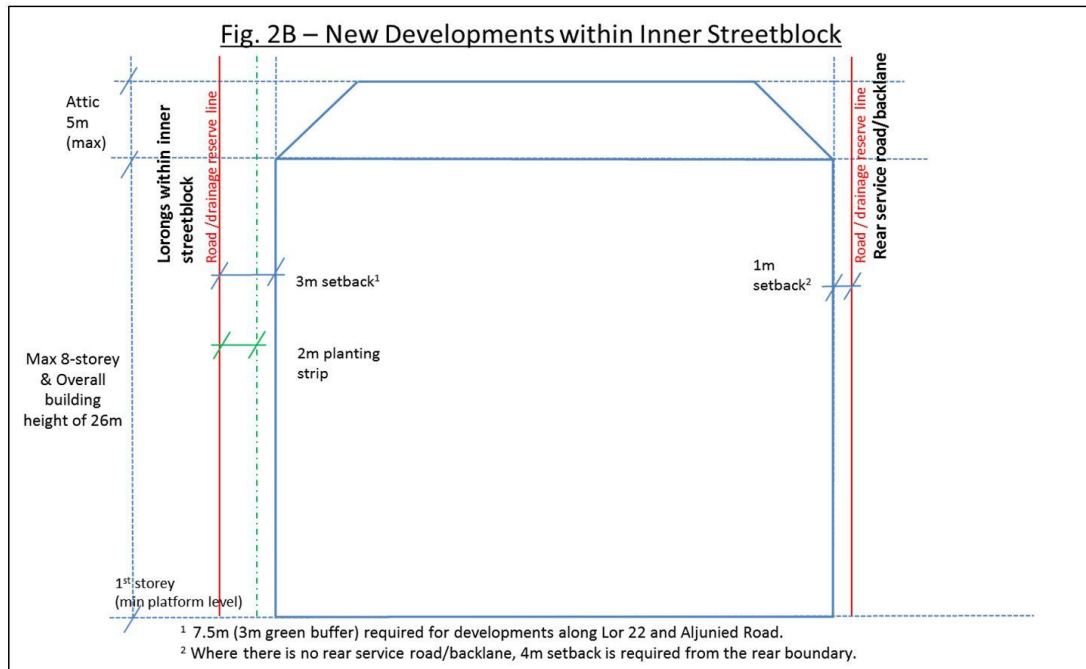
d. Setback

Main Street block (see Figure 2A)



- The front façades of the buildings, except for residential & institutional developments along Guillemard Road, are required to abut the road reserve line/service road exactly.
- Residential & institutional developments along Guillemard Road are to be set back exactly 3.0m from the road reserve line/ service road at the front of the building.
- The rear façades of the buildings are allowed to abut the road reserve line/ service road.

Inner Street blocks (see Figure 2B)



- The front facades of the building are to be set back exactly 3.0m from the road reserve line. A 2.0m green buffer for tree planting is to be provided within the 3.0m setback area.
- For sites along Lorong 22 and Aljunied Road, the front façades of the buildings are to be setback by exactly 7.5m from the road reserve line. A 3.0m green buffer for tree planting is to be provided within the 7.5m setback area. For sites along the eastern side of Lorong 27A, the front facades of the buildings are allowed to abut the road reserve line.
- The exact front setback requirement is to ensure a consistent alignment of the front building facade.
- The rear setback shall be 1.0m (minimum) from the road reserve line of any rear service road/back lane, or 4.0m from the common boundary line where there is no rear service road/ back lane.

e. Vehicular Access

- Vehicular access to the developments, including the car park and service areas (e.g. bin center) shall be taken from the rear service road. Vehicular access from the front of the developments is discouraged.

f. Covered Walkway

- For developments along the main street blocks and on the eastern side of Lorong 27A, a covered walkway of 3.0m width is to be provided along the front of the building to open out onto the open walkway within the adjacent Road Reserve.
- Where columns are provided, the internal clear width of the covered walkways is to be at least 2.4m.

- Covered walkways need not be provided for full residential & institutional developments along Guillemard Road, nor for other developments along the inner street blocks.

g. Roof

- The roof form is to be determined on individual merits. Attics can be permitted, provided they comply with the prevailing attic guidelines.

Summary of Geylang Urban Design Guidelines (GUDG)

	Main Street Block	Inner Street Block
Description/ Location	Design Controls for redevelopment proposals along Geylang Road, Sims Avenue and Guillemard Road.	Design Controls for redevelopment proposals along the lorongs within the inner street blocks.
Building Height	The overall height of the development, excluding the attic, should not exceed 5 storeys and an overall building height of 18.0m.	The overall height of the development, excluding the attic, should not exceed 8 storeys and an overall building height of 26.0m.
	The overall height of the building is to be measured from the minimum platform level stipulated by PUB.	
Setback	Front To abut road reserve line/service road except for residential & institutional developments along Guillemard Road.	Front <u>For inner Lorongs</u> 3.0m from road reserve (including 2.0m green buffer for tree planting). <u>For Lorong 22/Aljunied Road</u> 7.5m from road reserve (including 3.0m green buffer for tree planting).
	Rear To abut rear service road.	Rear The rear building line is to be taken either from the rear boundary line or the road reserve line where applicable. Minimum setback With back lane: 1.0m Without back lane: 4.0m
Covered Walkway	A 3.0m-wide covered walkway, is to be provided along the front of the building with column expressed. Not required for full residential & institutional	Not required, except for along the eastern street block of Lorong 27A. This will follow the guidelines indicated for the main street block.

	developments along Guillemard Road.	
Other Requirements		
Building Form	Buildings are to be built from party wall to party wall. For inner street blocks, the minimum depth of the party wall is 4.0m.	
Minimum Plot Size For Redevelopment	The plot size for all new Commercial developments and Residential flat developments within the GUDG area is to be at least 600sqm.	
Roof Form	To be determined on individual merits.	
Access to Car Park & Service Areas	To be taken from the rear service road. Access from the main street is discouraged.	
Air Conditioner Units & Ledges	Air conditioner units are to be located out of sight from the main roads and lorongs. Air conditioner ledges are allowed to encroach up to 0.5m onto the rear setback for the inner street blocks. For Conservation buildings, the prevailing guidelines regarding the location and screening of mechanical and electrical services will apply.	