Circular No : URA/PB/2009/14-CUDG Fax: 6220 3201
Our Ref : DC/ADMIN/CIRCULAR/PB_09
Date : 06 Jul 2009

CIRCULAR TO PROFESSIONAL INSTITUTES

URBAN DESIGN (UD) PLANS AND GUIDELINES FOR ORCHARD PLANNING AREA
A. REVISION TO URBAN VERANDAH GUIDELINES
B. REVISION TO FAÇADE ARTICULATION GUIDELINES

Objective
To facilitate and encourage greater innovation in the design of building frontages.

Effective date
With effect from 6 July 2009

Who should know
Architects, engineers, building owners and developers

Details of Guidelines

REVISION TO URBAN VERANDAH & FAÇADE ARTICULATION GUIDELINES

1 Urban design guidelines for Urban Verandah and Façade Artication were released on 4 Feb 2002 and 8 Mar 2005 respectively to encourage more interesting and varied building frontages to enhance the vibrancy and streetscape of Orchard Road.

2 The current guidelines for Façade Articulations and Urban Verandahs have specific requirements such as percentage of frontage or façade area, etc. As part of URA’s drive to encourage greater innovation in design and enhance the attractiveness and vibrancy of Orchard Road, URA has reviewed and revised the guidelines to be more performance-based to provide greater design flexibility.

3 The revised Urban Verandah and Façade Artication guidelines are combined to allow the design elements to be evaluated as part of the façade design in a holistic manner.

4 The detailed guidelines given in Appendix 1 shall supercede the Urban Verandah and Façade Artication Guidelines released on 4 Feb 2002 and 8 Mar 2005 respectively.
KEY ATTRIBUTES OF ORCHARD ROAD

4 In reviewing the guidelines, we identified the following 4 key attributes / desired outcomes which should be maintained or enhanced for Orchard Road:

a The Lush, Tree-lined Boulevard - The boulevard of large, matured Angsana and Yellow Flame trees contributes to the unique tropical quality of Orchard Road;

b Vibrant Streetscape with Street-orientated Developments: Buildings are encouraged not to be ‘inward-looking’ but to better engage the street with multi-storey attractive shopfronts, articulated facades with integrated lighting, Outdoor Refreshment Areas (ORAs), open/covered public spaces and Urban Verandahs, etc. Buildings are envisaged to feature multi-storey shopfronts with a high level of transparency and attractive lighting to add vibrancy and variety to the streetscape;

c Effective Pedestrian Comfort & Connectivity – Effective shelter shall be maintained to allow ease of movement for pedestrians between developments via a network of covered walkways and underground pedestrian underpasses; and

d Sense of Openness - The 11.6m building setback along the main stretch of Orchard Road contributes significantly to the openness of the pedestrian mall and allows a significant portion of the building facades to be visually appreciated by pedestrians on the mall. These building setbacks also allow activities on different levels of the buildings to be seen from the pedestrian mall.

PERFORMANCE-BASED CRITERIA

5 In the revised guidelines, design proposals consisting of Façade Articulations and/or Urban Verandahs as well as Outdoor Refreshment Areas (ORA) structures will be evaluated in a holistic manner based on a set of performance-based criteria as follows:

a Response to site and the surrounding context; Proposals shall take into consideration and relate well to existing site conditions which would include trees and other landscaping features, street furniture and integration with existing bus shelters.

b Effective weather protection and integration with adjacent developments for better pedestrian connectivity; The proposed Façade Articulation and/or Urban Verandah shall contribute to the adequate provision of shelter for pedestrians against inclement weather and enhance the overall pedestrian connectivity for the area.
c **Sense of openness & loftiness;**
The proposals shall take into account the quality of space beneath the Façade Articulation and/or Urban Verandah, such that the space is lofty and open at the street level.

d **Extent of interaction and engagement; and**
The proposals shall enhance the level of interaction and engagement between the activities within the building and/or Urban Verandahs, and the pedestrians and shoppers on the street (e.g. good visual porosity/transparency, innovative multimedia facades etc) so as to positively contribute to a vibrant and exciting streetscape.

e **Holistic integration of design elements**
The proposals shall integrate well with the existing building and where ORA and kiosks are proposed on the 1st storey, they shall be integrated with the structural elements of the Façade Articulations / Urban Verandahs as well as provide sufficient porosity to allow for ease of pedestrian movement.

**A** **REVISION TO URBAN VERANDAH GUIDELINES**

6 The following guidelines for Urban Verandah have been revised:

**Location**

a Previously, Urban Verandahs were only allowed on the 2nd storey of the development. Urban Verandahs can now be located beyond the 2nd storey of a development.

**Size**

b The length of the Urban Verandah can be allowed over the current 40% of the existing podium length of the development.

c Where kiosks and ORAs are proposed beneath the Urban Verandahs or Façade Articulations, the design of the ORAs kiosks are to be well-integrated with the structure of the Urban Verandah and/or Façade Artication.
B REVISION TO FAÇADE ARTICULATION GUIDELINES

7 The guidelines for Façade Articulation have been revised as follows:

Size

a As a guide, the percentage of area coverage of the Façade Articulation over the façade area of the existing podium can be increased beyond 25% up to 50%;

b The length of the Façade Articulation can be allowed beyond 60% of the length of the existing podium façade; and

c At specific and appropriate points, the extent of projection of Façade Articulation can be allowed beyond the 4.0m, up to a maximum of 7.5m to allow for an interesting and cohesive architectural expression.

8 The design proposals submitted shall be subject to evaluation by the Competent Authority based on the overall design merit of the proposal as well as the criteria set out in the detailed guidelines given in Appendices 1, 2 & 3.

9 The Gross Floor Area (GFA) required for Urban Verandahs and Façade Articulations can be computed over and above the total permissible GFA for the development, subject to payment of development charge or differential premium, where applicable. Developments will be entitled to the GFA incentive only if Provisional Permission is obtained for the Urban Verandah and/or Façade Articulation proposals within 5 years from the date of issue of this circular. The detailed guidelines are given in Appendix 1.

10 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 do not hesitate to call Mr Tham Cheng-E at Tel: 6321 8033, or our DCD Enquiry Line at Tel: 6223 4811 (email: URA_DCD@ura.gov.sg). We will be pleased to answer queries on this, and any other development control matter.

11 For your information, the past circulars to the professional institutes are available from our website http://www.ura.gov.sg.

Thank you.

FUN SIEW LENG (MS)
GROUP DIRECTOR (URBAN PLANNING & DESIGN)
CONSERVATION & URBAN DESIGN GROUP
URBAN REDEVELOPMENT AUTHORITY
## Revised Combined Façade Articulation & Urban Verandah guidelines

<table>
<thead>
<tr>
<th>No.</th>
<th>Parameter</th>
<th>Revised Guidelines</th>
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<tbody>
<tr>
<td>1</td>
<td>Definitions</td>
<td>Façade Articulations are projections from the building façade within the 7.6m or 11.6m buffer along Orchard Road, Scotts Road and Grange Road in the Orchard Planning Area. An Urban Verandah is an unenclosed extension from the front façade of a building. Urban Verandahs are to be located above the 1st storey, which could support Outdoor Refreshment Areas (ORAs). The Urban Verandahs can be located on or above the 2nd storey of the development subject to evaluation based on the criteria set out in (2) and on the overall merit of the design proposal. The Urban Verandah should connect to adjacent bus stops and covered walkways to form part of the pedestrian circulation network. The Urban Verandah should be used for eating / drinking and seating only. No major food preparations are allowed.</td>
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| 2   | Evaluation Criteria | The specific allowable parameters as stated in the guidelines shall be subject to design evaluation based on the overall design merit of the proposal and the following criteria:  
  a. Response to site and the surrounding context.  
  b. Effective weather protection and integration with adjacent developments for better pedestrian connectivity.  
  c. Contribution to sense of openness and loftiness of the pedestrian mall.  
  d. Extent of interaction and engagement with the pedestrian mall.  
  e. Holistic integration of design. |
| 3   | Location       | Façade Articulations are allowed for developments that are currently required to provide a 7.6m or 11.6m buffer. Urban Verandahs are:  
  a. To be located on the north stretch of Orchard Road from the Marriot Hotel to the Heeren, and along both sides of Scotts Road.  
  b. Allowed to be located between developments to enhance pedestrian connectivity and the overall shopping experience, subject to evaluation based on site conditions and design merit.  
  c. Where it connects to bus stops and adjacent developments, the 1st storey should remain free of all encumbrances that may impede pedestrian movement. |
<table>
<thead>
<tr>
<th>4</th>
<th>Size &amp; Structure Size</th>
<th>For Façade Articulation:</th>
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<tr>
<td></td>
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<td>a Façade Articulations are allowed to project 4.0m from the existing building line. However projections beyond 4.0m up to a maximum of 7.5m at specific locations can be considered subject to design evaluation based on the criteria listed in (2).</td>
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<td></td>
<td></td>
<td>b Only structures required for structural support or pedestrian access, such as staircases or escalators, are allowed on the 1st storey. These are to be designed and located so as to minimise obstruction of views between the covered walkway and pedestrian mall.</td>
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<td></td>
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<td>c Articulations are allowed from the 2nd storey, up to a maximum height of 30m measured from the 1st storey level, to allow them to better relate and engage with activities on the street level.</td>
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<td>d As a guide, the area of articulations can be allowed up to a maximum of 50% of the façade area, measured between the 2nd storey floor level and the top of the podium, or up to 30m measured from the 1st storey level, whichever is lower and subject to evaluation based on the criteria listed in (2). The articulation should contribute to a building façade that is well articulated and interesting.</td>
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<td>For Urban Verandahs:</td>
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<td>a Structural elements should be carefully designed so as to minimise the obstruction of views to and from the covered walkway and the pedestrian mall, as well as along the pedestrian mall. This is to ensure that the wide and open boulevard character of the mall is maintained.</td>
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<td>b Roofs are allowed to shelter the Urban Verandah up to the allowable width of the Urban Verandah measured from the existing building façade. Its scale and design should be compatible with the existing building.</td>
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<td>c Parapets on the Urban Verandahs should not be higher than 1.2m and should be as transparent as possible. They should match the parapet height of any abutting verandah along a common boundary.</td>
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<td>There are no restrictions on the number of verandahs for one building subject to the following requirements:</td>
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<td>a As a guide, the projection of the Urban Verandah from the existing building line shall not exceed 7.5m. The only exception is when it connects to an existing bus-stop.</td>
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<td>b The allowable combined length of the Urban Verandahs and/or Façade Articulation in relation to the building frontage shall be subject to the following:</td>
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<td>a. Its relationship to site context and design merit.</td>
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<td>b. It should maintain the sense of loftiness and openness of the promenade boulevard, and the existing trees shall not be affected.</td>
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<td>c. The structures used for structural support should be well designed and should not form a continuous colonnade at the street level.</td>
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| 5 | Design and choice of materials | a. To encourage more attractive displays and greater visibility of activities within the buildings, the design and use of materials should ensure a high degree of transparency as far as possible, which contribute towards the enhancement of vibrancy along Orchard Road.  

b. All surfaces should be well detailed and finished, including the rooftop and undersides of the UV and FA.  

c. All service elements should be well concealed.  

d. The design and materials should be complementary with the existing buildings.  

e. The choice of materials and finishes should be of high quality, durable and easy to maintain, in keeping with the premier image of Orchard Road.  

f. Attractive lighting of the façade is to be provided. The lighting fixtures should be well integrated with the façade. |
| 6 | Outdoor Refreshment Area (ORA) spaces and kiosks | Where ORA spaces and kiosks are proposed beneath the Urban Verandah(s) or Façade Articulations, the design of the spaces and kiosks are to be well integrated with the structure of the Urban Verandah.  

As a guide, the size of kiosks should not exceed the range of 30sqm – 60sqm. |
| 7 | Signage | Signage on Façade Articulations projecting within the buffer should be computed as part of the total area allowed for Façade Articulation. Existing guidelines on signage shall continue to apply.  

No advertisement signs are allowed on Urban Verandahs. Business signs on Urban Verandahs are to be properly mounted such that any struts, brackets or structural members are properly concealed. |
| 8 | Gross Floor Area (GFA) | a. GFA required for Façade Articulations and Urban Verandahs can be computed over and above the total permissible GFA for the development, subject to payment of development charge or differential premium, where applicable. |
b This also applies to the GFA under the Urban Verandah if it is used for commercial purposes. Non-commercial areas under the Urban Verandah will not be computed as GFA.

c This additional GFA will subsequently form part of the allowable GFA control for the development. Developments will be entitled to the GFA incentive only once. All subsequent Façade Articulation and Urban Verandah proposals will not be entitled to any GFA incentive.

d In the event of redevelopment, owners will be guided during the planning approval stage to provide new Façade Articulations and Urban Verandahs with the same amount of GFA, that are similar in spirit, concept and objective as set out in these guidelines.

e Developments will be entitled to the GFA incentive only if Provisional Permission is obtained for the Urban Verandah and/or Façade Articulation proposals within 5 years from the date of issue of this circular.

<table>
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<th>Appendix 1</th>
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9 Submission Requirement

| a | Properly annotated plans, sections and other relevant drawings showing the proposed Façade Articulations and/or Urban Verandahs in relation to the existing development, as well as the adjacent developments. |
| b | The choice of materials and finishes should be clearly indicated. |
| c | If the Urban Verandah projects over State land, the development / owner must obtain Singapore Land Authority’s (SLA) endorsement for the submitted plans. |

The Competent Authority reserves the right to amend or vary the above guidelines as and when the Competent Authority deems necessary.
POSSIBLE CONFIGURATIONS OF THE FACADE ARTICULATION

POSSIBLE CONFIGURATIONS OF THE FACADE ARTICULATION

FACADE ARTICULATION WITHIN THE BUFFER

PODIUM FACADE *

* Area of podium facade is measured between the 3rd storey floor level and the top of the podium. If the podium height is more than 50m, the podium facade area should exclude any area of the facade above 50m from ground level.

** Projection can be allowed up to 7.5m at specific points, subject to design evaluation.

FACADE ARTICULATION GUIDELINES FOR ORCHARD PLANNING AREA

TYPICAL PLAN AND ELEVATIONS

SCHEDULE: 1:1000

DATE: FEB 2009

DIVISION: CIVIL
FACADE ARTICULATION WITHIN THE BUFFER

* Projection can be allowed up to 7.5 m at specific points, subject to design evaluation.

FACADE ARTICULATION GUIDELINES FOR ORCHARD PLANNING AREA

TYPICAL SECTION ACROSS ORCHARD ROAD & SCOTTS ROAD
ELEVATION FROM ORCHARD / SCOTTS ROADS

URBAN VERANDAHS ALONG A COMMON BOUNDARY

SIDE ELEVATION OF TYPICAL URBAN VERANDAH

ELEVATION FROM ORCHARD / SCOTTS ROADS

URBAN VERANDAHS ALONG A COMMON BOUNDARY WITH DIFFERING Heights

SIDE ELEVATION OF URBAN VERANDAH INTEGRATED WITH BUS-STOP