

Circular No : URA/PB/2006/12-CUDD  
Our Ref : DC/ADMIN/CIRCULAR/PB\_06  
Date : 5 Jun 2006

Fax: 6220 3201

## **CIRCULAR TO PROFESSIONAL INSTITUTES**

### **URA/CUD PLAN RELEASE 1/2006E STREETBLOCK PLAN AND GUIDELINES FOR ENVELOPE CONTROL SITES AT NOS. 87 TO 107 (ODD NOS) EMERALD HILL ROAD AND NOS. 32 TO 56 (EVEN NOS) SAUNDERS ROAD (EMERALD HILL CONSERVATION AREA)**

#### **Objective**

To guide proposals for additions & alterations and redevelopment of existing houses so as to maintain a uniform building edge

#### **Effective date**

With effect from 5 June 2006

#### **Who should know**

Building owners, developers and Qualified Persons

#### **Details**

- 1 The URA has completed a streetblock plan to guide the development of the two row of terrace houses located along Emerald Hill Road and Saunders Road as shown in the attached plan [URA/CUD Plan Release 1/2006E](#).
- 2 The terrace houses were originally built with the front facade aligned to give a clear building edge within the two street blocks. They are designated as envelope control sites in the Emerald Hill Conservation Plan.
- 3 Redevelopment and additions & alterations proposals for these houses are to follow the guidelines in [Annexes A](#) and [B](#) to retain the existing front building edge so as to reinforce the historic streetscape along Emerald Hill Road and Saunders Road. All other Development Control guidelines and Envelope Control guidelines are still applicable.

- 4 I would appreciate it if you could convey the content of this circular to relevant members of your organisation. If you and your members have any conservation queries concerning this circular, please do not hesitate to call our Conservation Enquiry Hotline at Tel: 6329 3355 or e-mail us at [URA\\_Conservation\\_CSO@ura.gov.sg](mailto:URA_Conservation_CSO@ura.gov.sg). For your information, the past circulars to the professional institutes are available from our website <http://www.ura.gov.sg>.

Thank you.

LER SENG ANN  
DIRECTOR (CONSERVATION & DEVELOPMENT SERVICES)  
CONSERVATION & URBAN DESIGN DIVISION  
for CHIEF EXECUTIVE OFFICER  
URBAN REDEVELOPMENT AUTHORITY

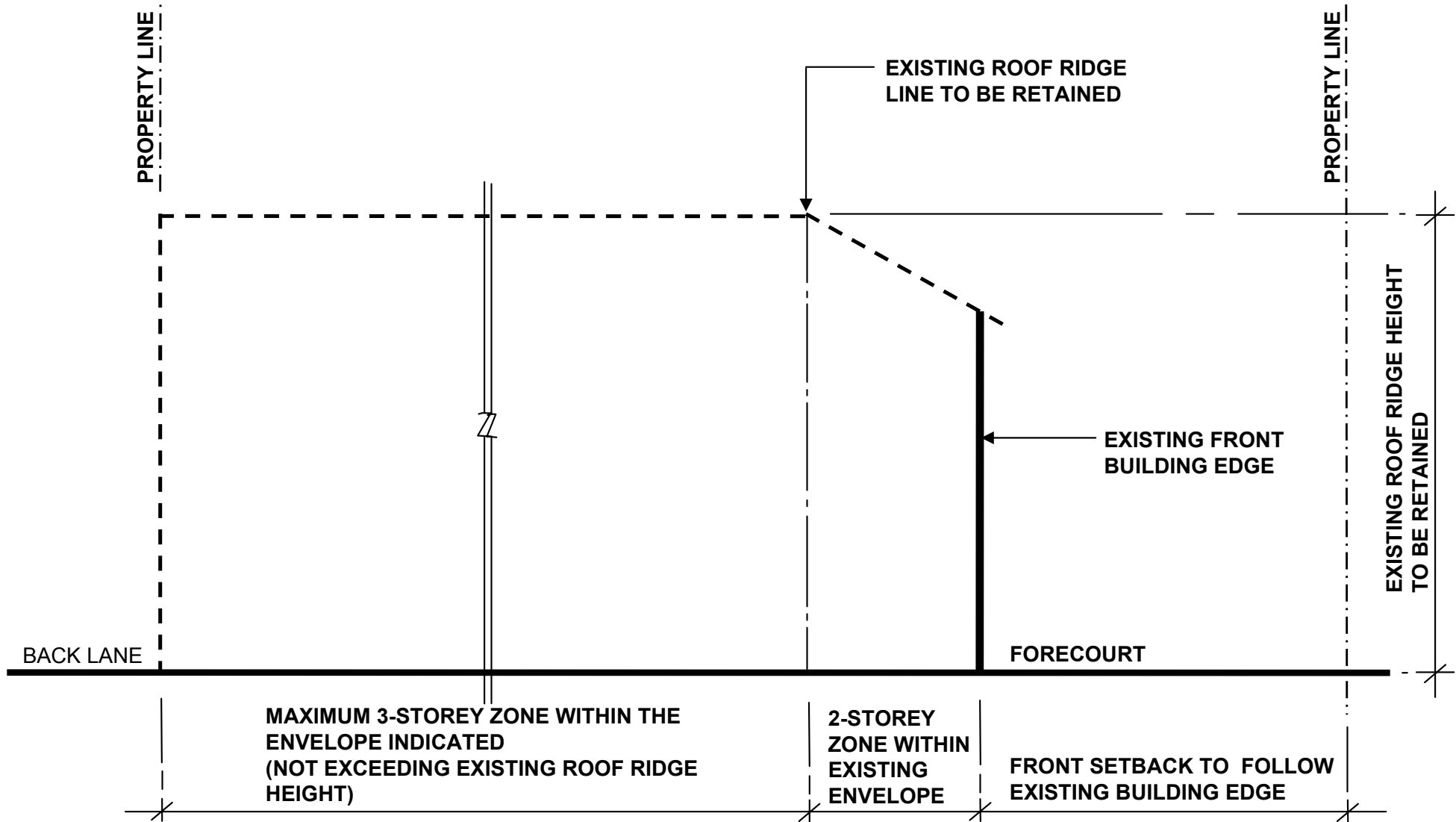
## URA/CUD PLAN RELEASE 1/2006E

**STREETBLOCK PLAN AND GUIDELINES FOR ENVELOPE CONTROL SITES AT NOS. 87 TO 107 (ODD NOS) EMERALD HILL ROAD AND NOS. 32 TO 56 (EVEN NOS) SAUNDERS ROAD (EMERALD HILL CONSERVATION AREA)**

The prescribed guidelines for the streetblock are:

Land Use	Residential
Building Form	Terrace House
Building Setback Requirements	<p><u>Front:</u> Follow existing building edge.</p> <p><u>Side:</u> (Applicable to No.107 Emerald Hill Road &amp; No. 56 Saunders Road)</p> <ul style="list-style-type: none"> <li>• Follow existing building edge.</li> <li>• Provide a covered walkway with the same width as the existing.</li> </ul> <p><u>Rear:</u> Can abut the back lane.</p>
Height Control	<p><u>Front and Side</u> 2-storey zone within existing envelope.</p> <p><u>Rear</u> Maximum 3-storey and not exceeding the front existing roof ridge height.</p> <p>(See Simulated Section in <a href="#">Annex B</a>)</p>

ENVELOPE CONTROL SITES AT EMERALD  
HILL ROAD & SAUNDERS ROAD



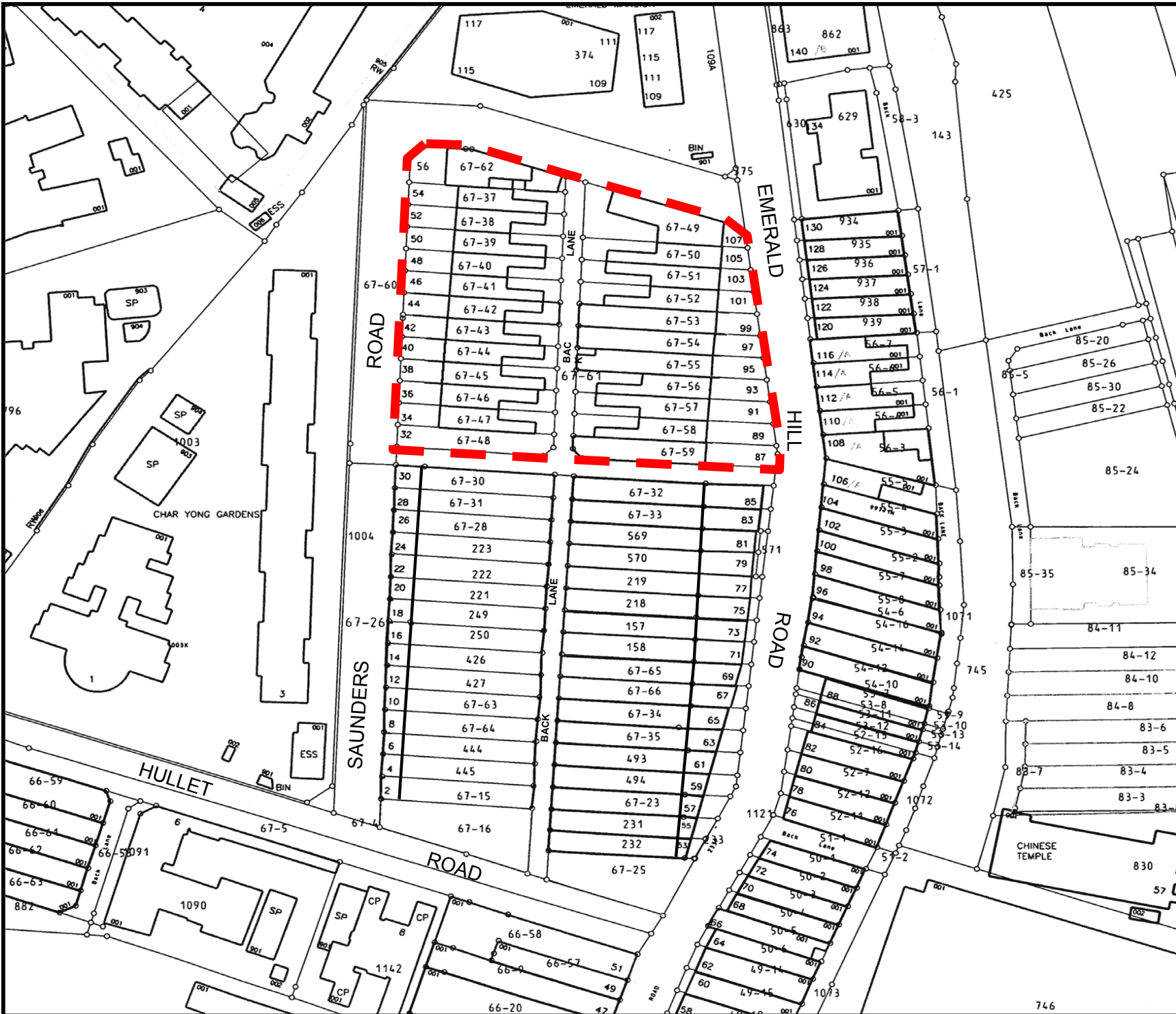
**SIMULATED SECTION**

**STREETBLOCK PLAN**

**FOR ENVELOPE CONTROL  
SITES AT EMERALD HILL  
ROAD & SAUNDERS ROAD**

**LEGEND**

 **BOUNDARY OF  
STREETBLOCK AREA**



SCALE : 1 : 2000



PLANNING AREA : NEWTON  
( EMERALD HILL CONSERVATION AREA )

DIVISION : CUDD

