

Revised Combined Façade Articulation & Urban Verandah guidelines

No.	Parameter	Revised Guidelines
1	Definitions	<p><u>Façade Articulations</u> 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.</p> <p>An <u>Urban Verandah</u> is an unenclosed extension from the front façade of a building.</p> <p>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.</p> <p>The Urban Verandah should connect to adjacent bus stops and covered walkways to form part of the pedestrian circulation network.</p> <p>The Urban Verandah should be used for eating / drinking and seating only. No major food preparations are allowed.</p>
2	Evaluation Criteria	<p>The specific allowable parameters as stated in the guidelines shall be subject to design evaluation based on the <u>overall design merit of the proposal</u> and the following criteria:</p> <ul style="list-style-type: none"> 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	<p>Façade Articulations are allowed for developments that are currently required to provide a 7.6m or 11.6m buffer.</p> <p>Urban Verandahs are:</p> <ul style="list-style-type: none"> 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.




4	Size & Structure Size	<p>For Façade Articulation:</p> <ul style="list-style-type: none"> 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). 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. 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. 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. <p>For Urban Verandahs:</p> <ul style="list-style-type: none"> 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. 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. 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. <p>There are no restrictions on the number of verandahs for one building subject to the following requirements:</p> <ul style="list-style-type: none"> 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. b The <u>allowable combined length</u> of the Urban Verandahs and/or Façade Articulation in relation to the building frontage shall be subject to the following: <ul style="list-style-type: none"> a. Its relationship to site context and design merit. b. It should maintain the sense of loftiness and openness of the promenade boulevard, and the existing trees shall not be affected. c. The structures used for structural support should be well designed and should not form a continuous colonnade at the street level.
---	-----------------------	---

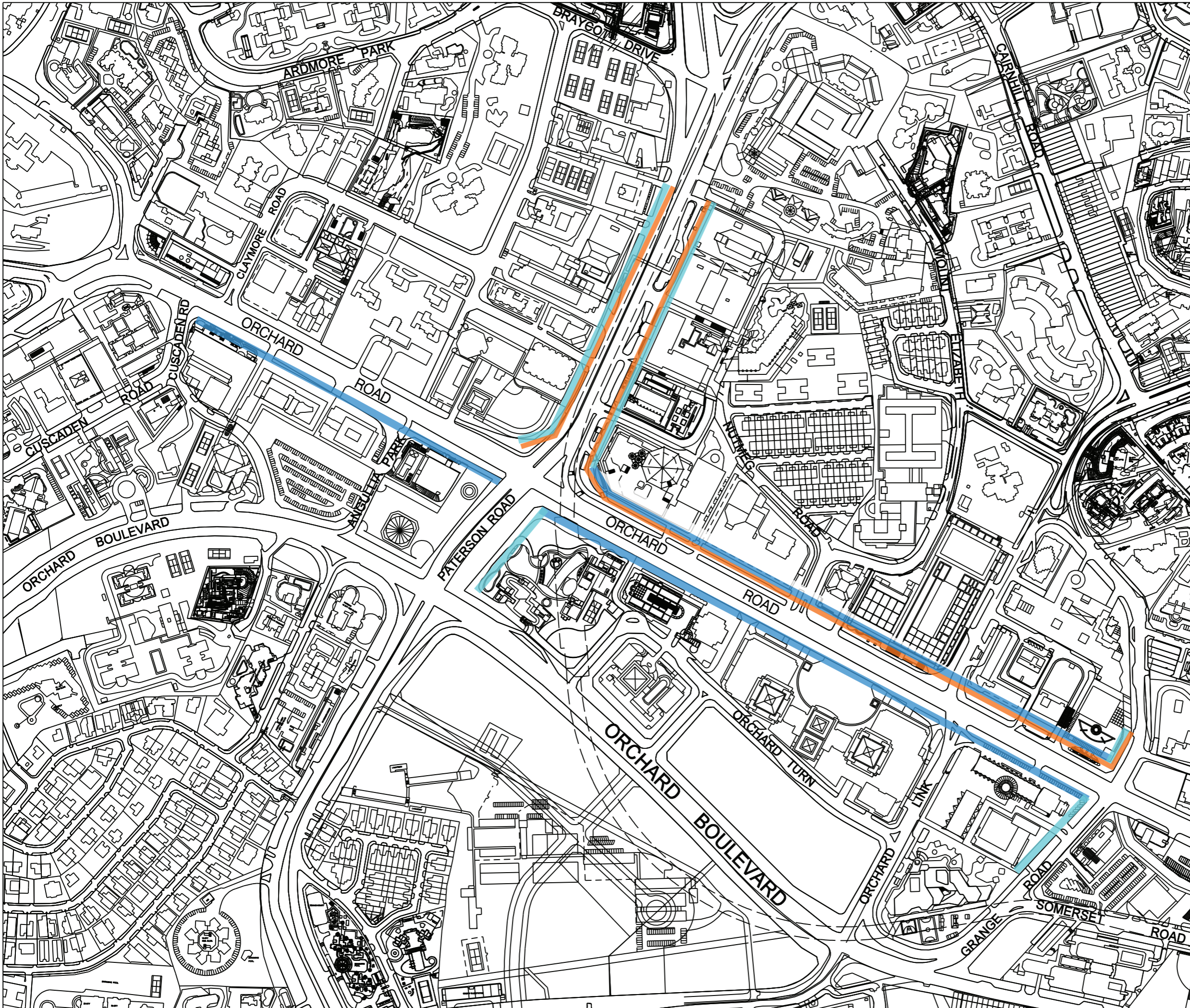
		<p>d. It should be built to the covered walkway of adjacent buildings, or the common boundary between buildings, where applicable.</p> <p>e. It should not project beyond the building line onto the open mall fronting Orchard Road / Scotts Road.</p> <p>f. For UVs abutting each other along a common boundary,</p> <ul style="list-style-type: none"> i Provision should be made at the junction between the 2 UVs to ensure effective shelter on the 1st storey; ii The platform level on the 1st storey should be maintained at the same level, or mediated with ramps where there is a difference in level; and iii It should be of a depth of 3.6m (minimum) to 14m (maximum).
5	Design and choice of materials	<p>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.</p> <p>b All surfaces should be well detailed and finished, including the rooftop and undersides of the UV and FA.</p> <p>c All service elements should be well concealed.</p> <p>d The design and materials should be complementary with the existing buildings.</p> <p>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.</p> <p>f Attractive lighting of the façade is to be provided. The lighting fixtures should be well integrated with the façade.</p>
6	Outdoor Refreshment Area (ORA) spaces and kiosks	<p>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.</p> <p>As a guide, the size of kiosks should not exceed the range of 30sqm – 60sqm.</p>
7	Signage	<p>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.</p> <p>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.</p>
8	Gross Floor Area (GFA)	<p>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.</p>

		<p>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.</p> <p>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.</p> <p>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.</p> <p>e Developments will be entitled to the GFA incentive only if <u>Provisional Permission</u> is obtained for the Urban Verandah and/or Façade Articulation proposals within <u>5 years</u> from the date of issue of this circular.</p>
9	Submission Requirement	<p>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.</p> <p>The proposed layout should indicate:</p> <p>i The total area of the façade articulations as a percentage of the podium façade area. (Area of podium façade is measured between the 2nd storey floor level and the top of the podium, up to a maximum of 30m whichever is lesser); and</p> <p>ii The table and chair arrangements, umbrellas or canopies for Urban Verandah proposals and for ORAs on the 1st storey, where applicable.</p> <p>b The choice of materials and finishes should be clearly indicated.</p> <p>c If the Urban Verandah projects over State land, the development / owner must obtain Singapore Land Authority's (SLA) endorsement for the submitted plans.</p>

The Competent Authority reserves the right to amend or vary the above guidelines as and when the Competent Authority deems necessary.

FACADE ARTICULATION GUIDELINES FOR ORCHARD PLANNING AREA

-  11.6 m BUFFER
(LOCATION WHERE FACADE
ARTICULATIONS ARE
ALLOWED)
-  7.6 m BUFFER
(LOCATION WHERE FACADE
ARTICULATIONS ARE
ALLOWED)
-  STRETCHES WHERE UDBAN
VERANDAHS ARE ALLOWED



DRAWING TITLE :

LOCATION PLAN

SCALE : 1 : 4000



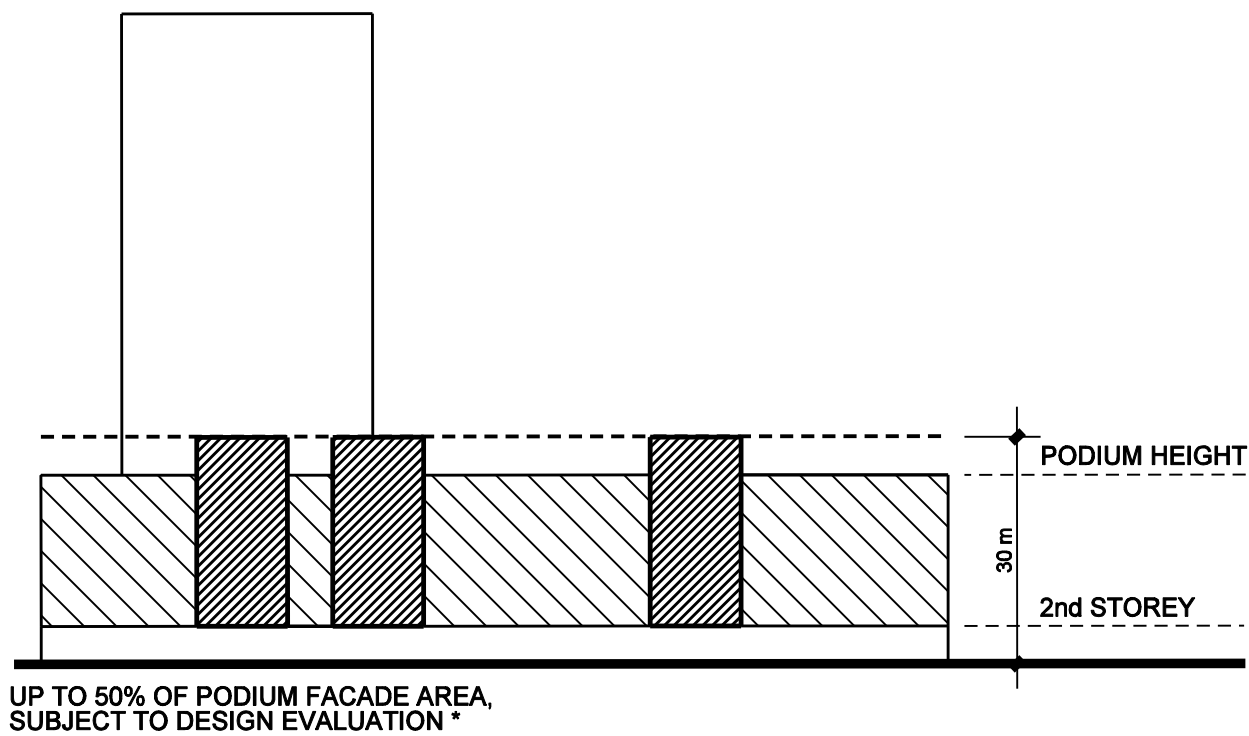
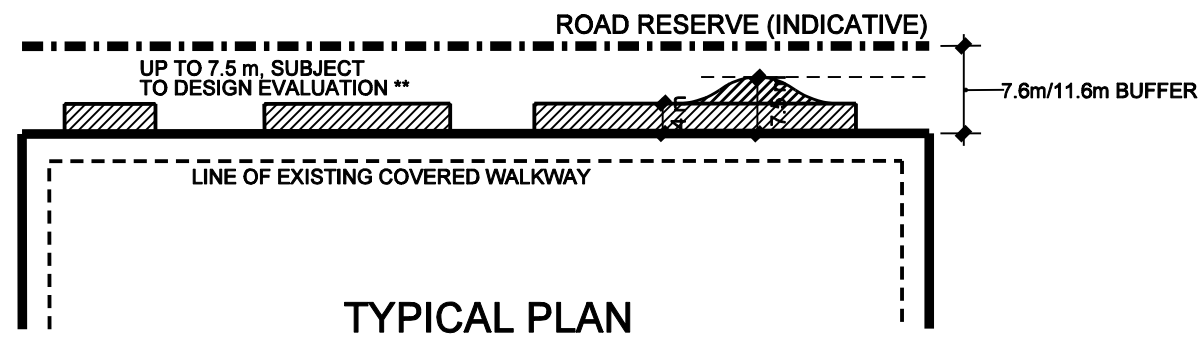
DRWG NO :

DATE : MAR 2009

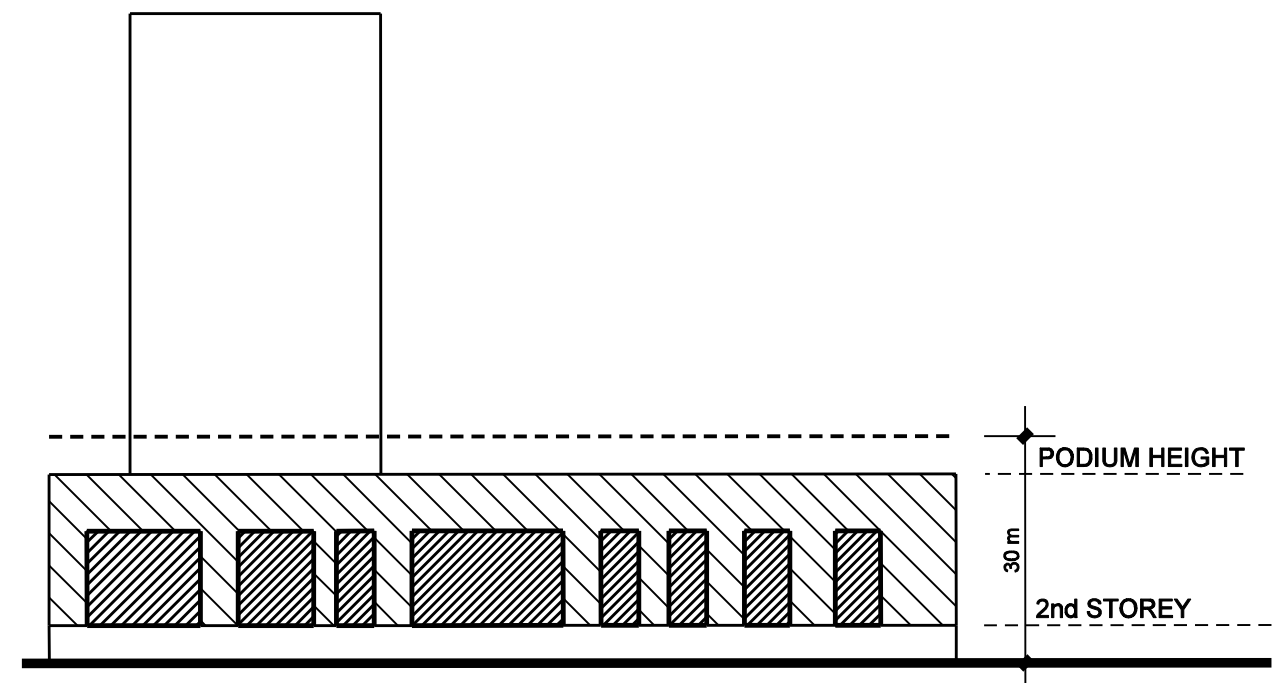
DIVISION : CUDG



OUR MISSION To make Singapore a great city to live, work and play



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 2nd storey floor level and the top of the podium. If the podium height is more than 30m, the podium facade area should exclude any area of the facade above 30m 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

SCALE : 1 : 1 000



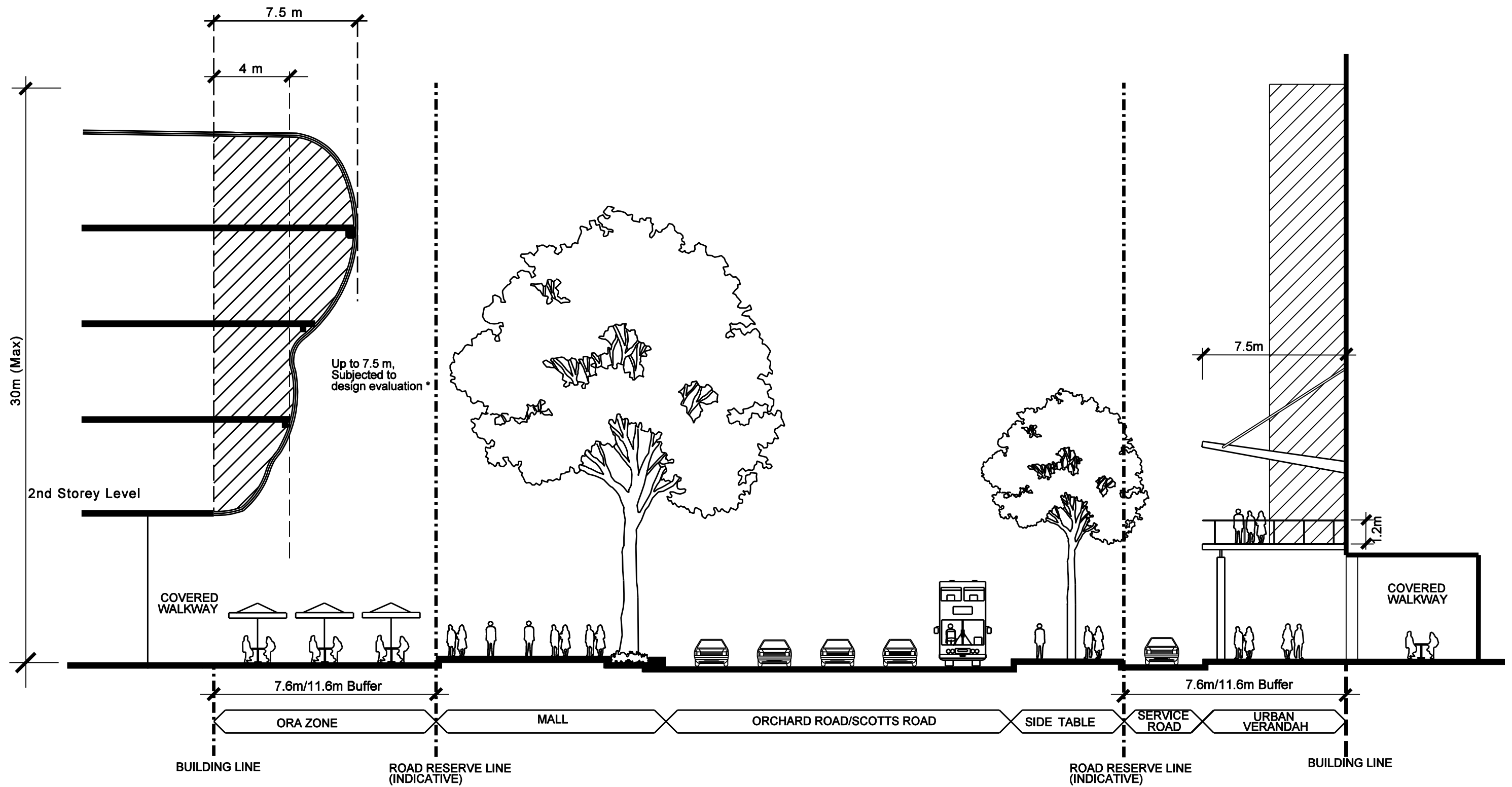
DRWG NO : OR/2009/002

DATE : FEB 2009

DIVISION : CUDG



OUR MISSION To make Singapore a great city to live, work and play



 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**

SCALE : 1 : 200



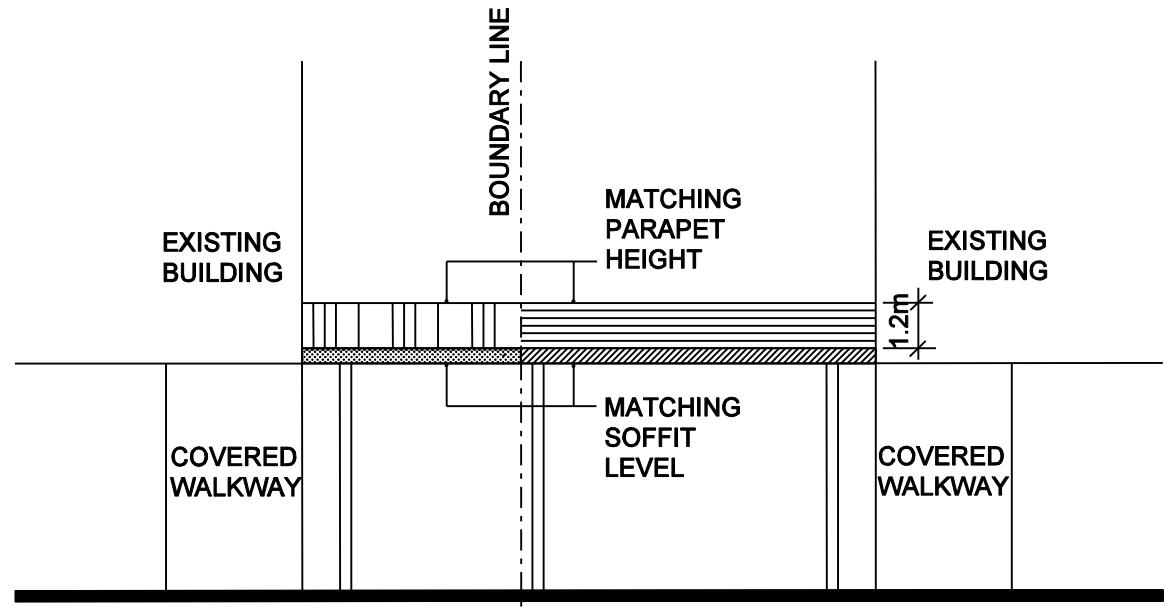
DRWG NO : OR/2009/003

DATE : FEB 2009

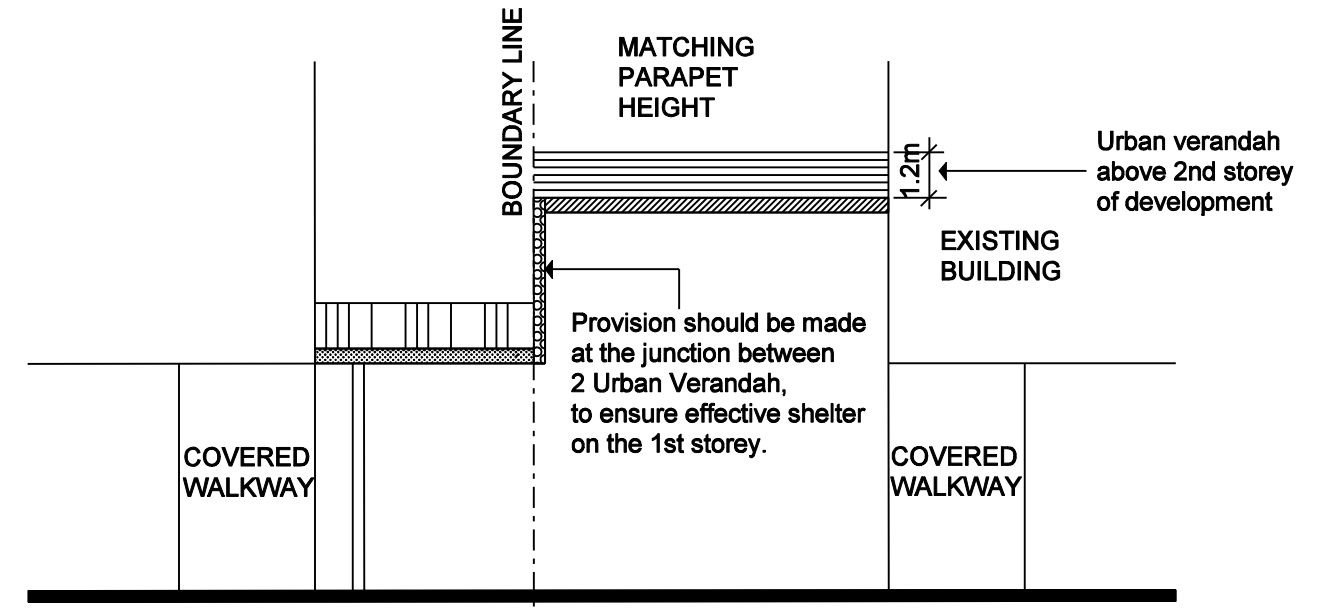
DIVISION : CUDG



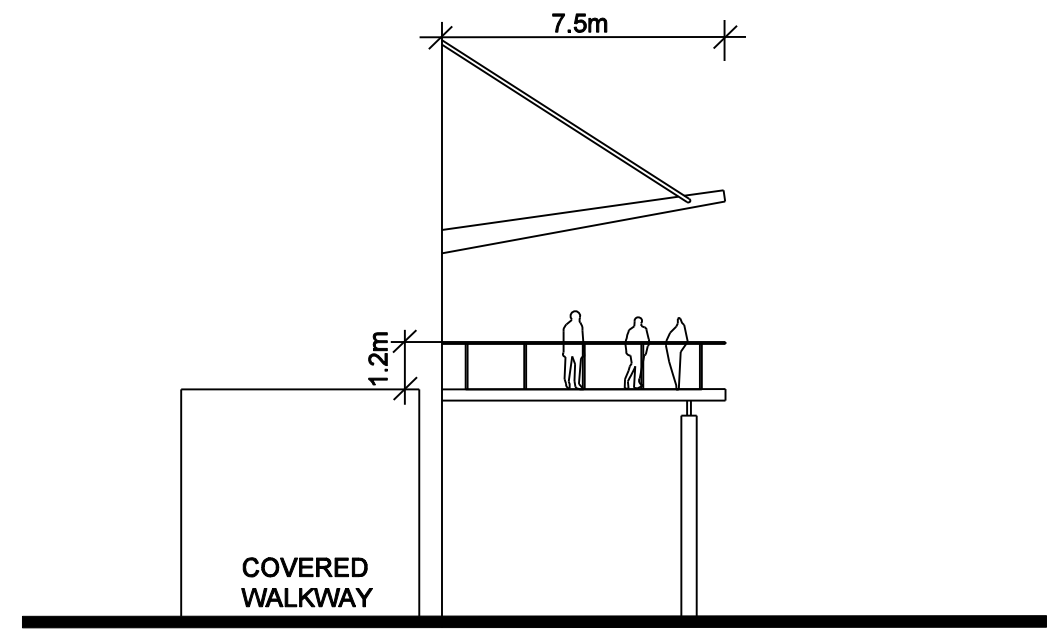
OUR MISSION
To make Singapore a great city to live, work and play



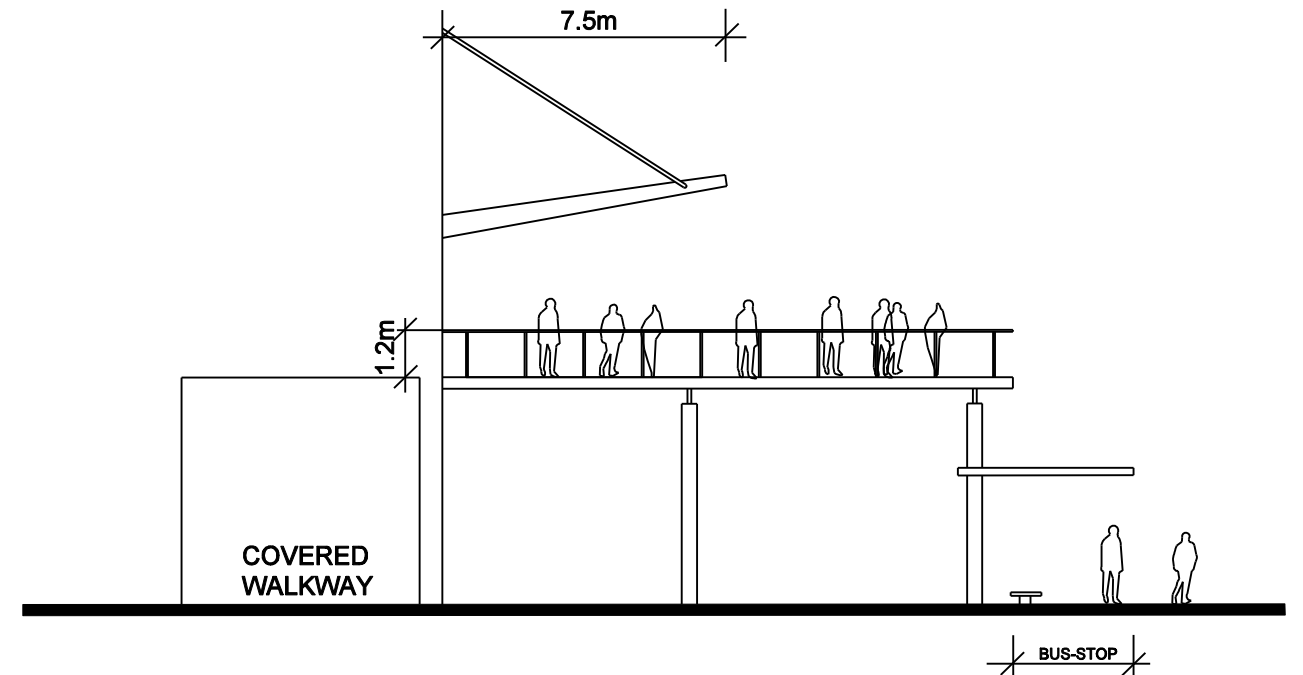
ELEVATION FROM ORCHARD / SCOTTS ROADS
URBAN VERANDAHS ALONG A COMMON BOUNDARY



ELEVATION FROM ORCHARD / SCOTTS ROADS
URBAN VERANDAHS ALONG A COMMON BOUNDARY WITH DIFFERING HEIGHTS



SIDE ELEVATION OF TYPICAL URBAN VERANDAH

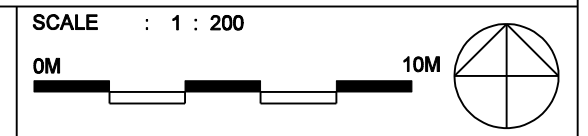


SIDE ELEVATION OF URBAN VERANDAH INTEGRATED WITH BUS-STOP

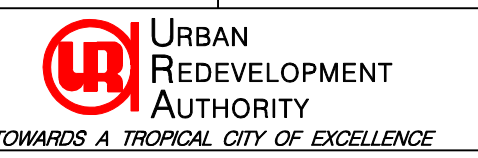
ORCHARD PLANNING
AREA

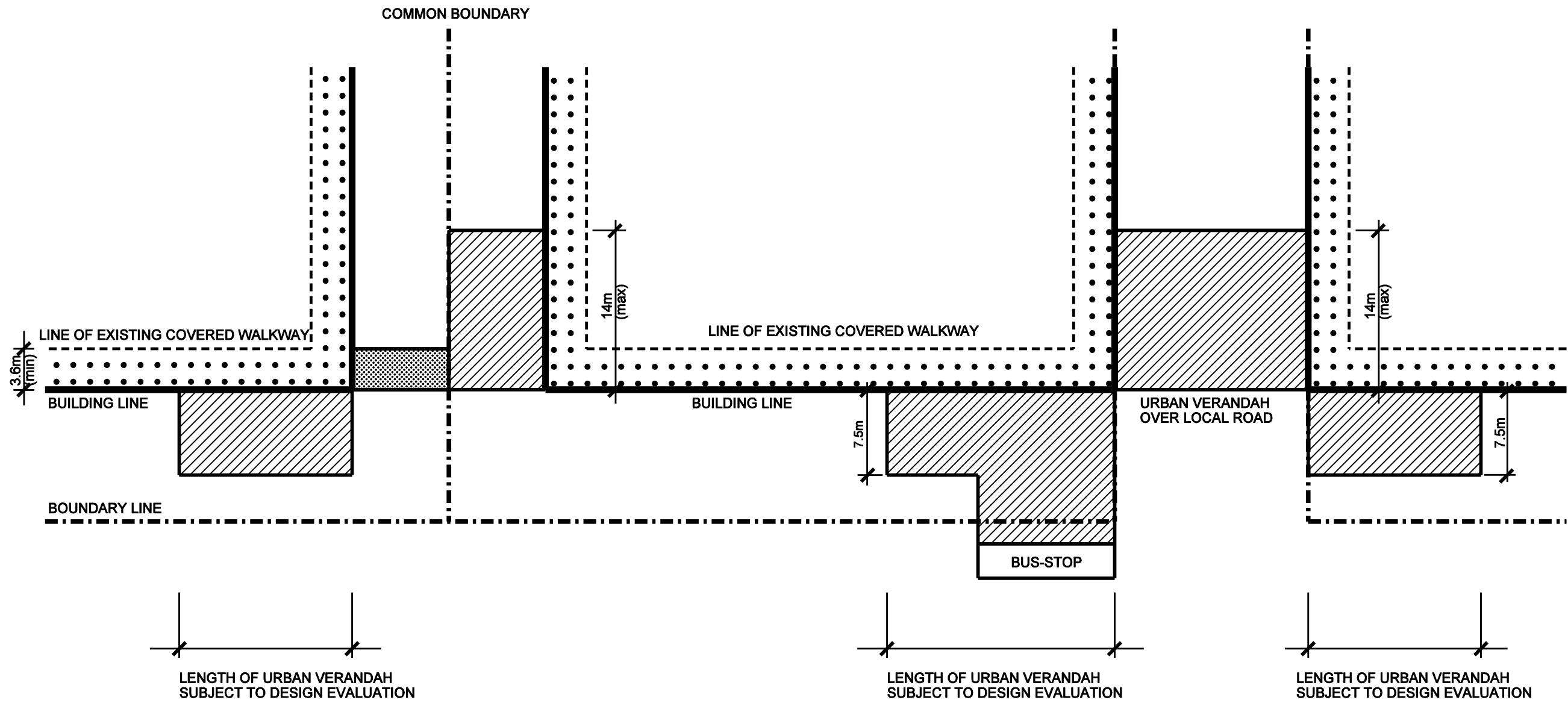
URBAN DESIGN
GUIDELINES -




URBAN VERANDAH
SECTION & ELEVATION



DRWG NO : OR/2009/004
DATE : FEB 2009
DIVISION : CUDG
PREPARED BY : TO MAHAT
CHECKED BY : SPE / JOSEPHINE HEE A / THAM CHENG-E



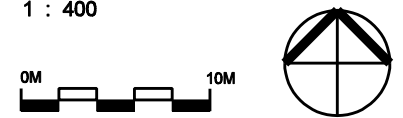


-  URBAN VERANDAH
-  MINIMUM 3.6 M WIDE 1ST STOREY LINK
-  MINIMUM 3.6 M WIDE COVERED WALKWAY

ORCHARD PLANNING AREA

URBAN DESIGN GUIDELINES -
URBAN VERANDAH PLAN

SCALE : 1 : 400



DRWG NO : OR/2009/005

DATE : FEB 2009

DIVISION : CUDG

PREPARED BY :
TO / MAHAT

CHECKED BY :
A / FANN ZHI JIAN

