



Legend

 Boundary of Control Area

STREET BLOCK PLAN:

AREA BOUNDARY BY

RICHARDS PLACE / RICHARDS AVENUE

[HOUGANG PLANNING AREA]

The purpose of this release is to inform the public of an approved control plan for regulating the residential development in the area bounded by Richards Place / Richards Avenue

Note:

This streetblock plan is updated on 6 Jun 2005.

Where relevant, Envelope Control Guidelines for landed housing may be applicable. Please refer to the circular URA/PB/2015/02-DCG.

GUIDELINES

Planning Parameter	Requirement
Land Use	Residential
Building Form	Existing building form
Building Setback Requirements	<p>Front: 1st storey: 5m from the boundary/road reserve line (Terrace at the front can be enclosed with a 5m minimum building setback).</p> <p>2nd storey: 5m from the boundary/road reserve line (Existing balcony at the front can be enclosed and extensions allowed up to a minimum building setback of 5m)</p> <p>Side (for corner terrace): 1st and 2nd storey: 2m 3rd storey: 3m</p> <p>Rear: 1st and 2nd storey: 2m 3rd storey: 3m</p> <p>Car porch¹ and covered terrace: 2.4m from the front boundary / road reserve line</p> <p>----- ¹ There shall be no access to the car porch roof except for maintenance purposes only.</p>
Height Control	Maximum 3 storeys