

Circular No : URA/PB/2014/08-CUDG
Our Ref : DC/ADMIN/CIRCULAR/PB_14
Date : 06 Jun 2014

Fax: 6220 3201

CIRCULAR TO PROFESSIONAL INSTITUTES

URA/CUD PLAN RELEASE 1/2014

STREET BLOCK PLAN FOR HOUSE NOS. 65, 69 & 70 MOHAMED SULTAN ROAD, 20, 22, 38 & 50 MARTIN ROAD, 11 ARNASALAM CHETTY ROAD AND 9 MUTHURAMAN CHETTY ROAD (RIVER VALLEY PLANNING AREA)

Who should know

Building owners, Qualified Persons and developers

Effective date

With effect from 06 June 2014

Objective

1. A review has been carried out for the Street Block along Mohamed Sultan Road, Martin Road, Arnasalam Chetty Road and Muthuraman Chetty Road in response to recent new developments. The guidelines have been revised with the aim to create more attractive and pedestrian-friendly streets with a continuous street edge along Mohamed Sultan Road and Martin Road, flanked by commercial activities at street level. This will build on the current character and mix of retail, food and beverage uses within the neighbourhood.
2. As such, sites fronting Mohamed Sultan Road and Martin Road are guided to be developed for Commercial or Residential with Commercial at 1st Storey use according to the Land Use reflected in the Master Plan, to be built up to the lines of Road Reserve and to include an integrated covered walkway lined by commercial activities at the 1st Storey.
3. This Street Block Plan will be used to guide addition & alteration works as well as redevelopment proposals within the above-mentioned street blocks. This supersedes the previous Street Block Plan for the area (Circular URA/PB/2008/23-CUDD dated 5 December 2008).

Details of Guidelines

4. Planning parameters and urban design guidelines covered by this Street Block Plan include the type of land use, building height, form of development, building setback requirements and vehicular access. The prescribed guidelines are tabulated and shown in **Annex A** below. These are intended to complement and shall be read together with the existing Development Control (DC) Guidelines for Residential Developments.

5. 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 contact our Urban Planning & Design Department (email: ura_upd_da_team@ura.gov.sg) or our Development Control Group (DCG) Enquiry Line at Tel: 6223 4811 (email: ura_dcd@ura.gov.sg). We will be pleased to answer queries on this subject, and any other development control matters. For your information, our 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)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

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Table 1

PARAMETERS		REQUIREMENTS		
		Hse. Nos. 65, 69 & 70 Mohamed Sultan Road; 38 (Front Plot Facing Martin Road) & 50 Martin Road; and 9 Muthuraman Chetty Road	Hse. Nos. 20 & 22 Martin Road	38 (Rear Plot From Martin Road) Martin Road and 11 Arnasalam Chetty Road
1	Land Use*	Residential with Commercial at 1st Storey	Commercial	Residential
2	Gross Plot Ratio	Maximum 2.8		
3	Building Height	Maximum 15 storeys		
4	Building Setback / Building Edge#	<u>Road Reserve</u> Developments are to be built up to abut the lines of Road Reserve at the lower floors to a minimum of 1 storey to provide a building edge along the main roads, as shown in Appendix 1 .	Developments can either be built up to the lines of Road Reserve to a minimum height of 1 storey, with a covered walkway <u>OR</u> set back from the lines of Road Reserve to comply with the prevailing Development Control Guidelines without a covered walkway as shown in Appendix 1 .	
		<u>Common Boundaries</u> Developments are to be built up to the common boundary to a minimum height of 1 storey between Hse. Nos. 65, 69 & 70 Mohamed Sultan Road, and 20 Martin Road, and a maximum height not exceeding the height of the existing party wall of the adjacent development, as shown in Appendix 1 . Beyond the height of the party wall, the development is to be setback according to the prevailing Development Control Guidelines. No openings are allowed within the party wall. The development at Hse No. 50 Martin Road is to be set back a minimum of 3.0m along the common boundary.		
		The developments are to be set back along the rear and side boundaries in accordance with the prevailing Development Control Guidelines as shown in Appendix 1 .		
5	Covered Walkway	A minimum 3.6m wide (and 3.0m clear) or minimum 3.0m wide (and 2.4m clear) covered walkway is to be provided within the development at the 1 st storey abutting the lines of Road Reserve as shown in Appendix 1 . The requirements for the covered walkways are: a. To have a maximum external soffit height of 3.6m. Higher soffit heights can be considered, subject to the provision of drop-panels or the width of the covered		

		<p>walkway being increased to match the higher soffit height. This is to ensure adequate weather protection for pedestrians during inclement weather;</p> <p>b. To abut, open out onto and match the platform level of the open walkways within the adjacent Road Reserves and the covered walkways of the adjacent developments;</p> <p>c. To be at a constant level throughout the entire length;</p> <p>d. Where there are differences in level with the adjacent open walkways or the covered walkways of abutting developments, ramps must be built to mediate the differences. Steps are only allowed for steep gradients where ramping is not possible; and</p> <p>e. Where there is a level difference between the covered walkway and the 1st storey of the development, ramps or steps between the two levels must be built within the 1st storey level of the development and not along the covered walkway.</p>
6	Roofscape	<p>The roof areas of the developments are to be well-designed and attractive when viewed from surrounding developments.</p> <p>For flat roofs, roof parapet walls may be built to a maximum height of 1m. Architectural features that exceed this limit will be evaluated base on its individual merits.</p>
7	Service Areas	<p>All service areas, mechanical and electrical (M&E) equipment, water tanks, car parking lots, etc., are to be located within, and be fully integrated into, the building envelope and visually well-screened <u>from the top and on all sides</u>. For more details on screening requirements, please refer to the Circular dated 6 Sep 2004.</p>
8	Vehicular Access	<p>All vehicular access to the developments are to be taken from the local access roads – Arnasalam Chetty Road, Narayanan Chetty Road or Muthuraman Chetty Road, where possible.</p>

* Please refer to the prevailing Master Plan land use zoning. Where there is any discrepancy, the Master Plan land use zoning shall prevail.











The plot for road widening is required by LTA to be vested free of charge in the State with vacant possession and free from encumbrances prior to issue of CSC for the development.

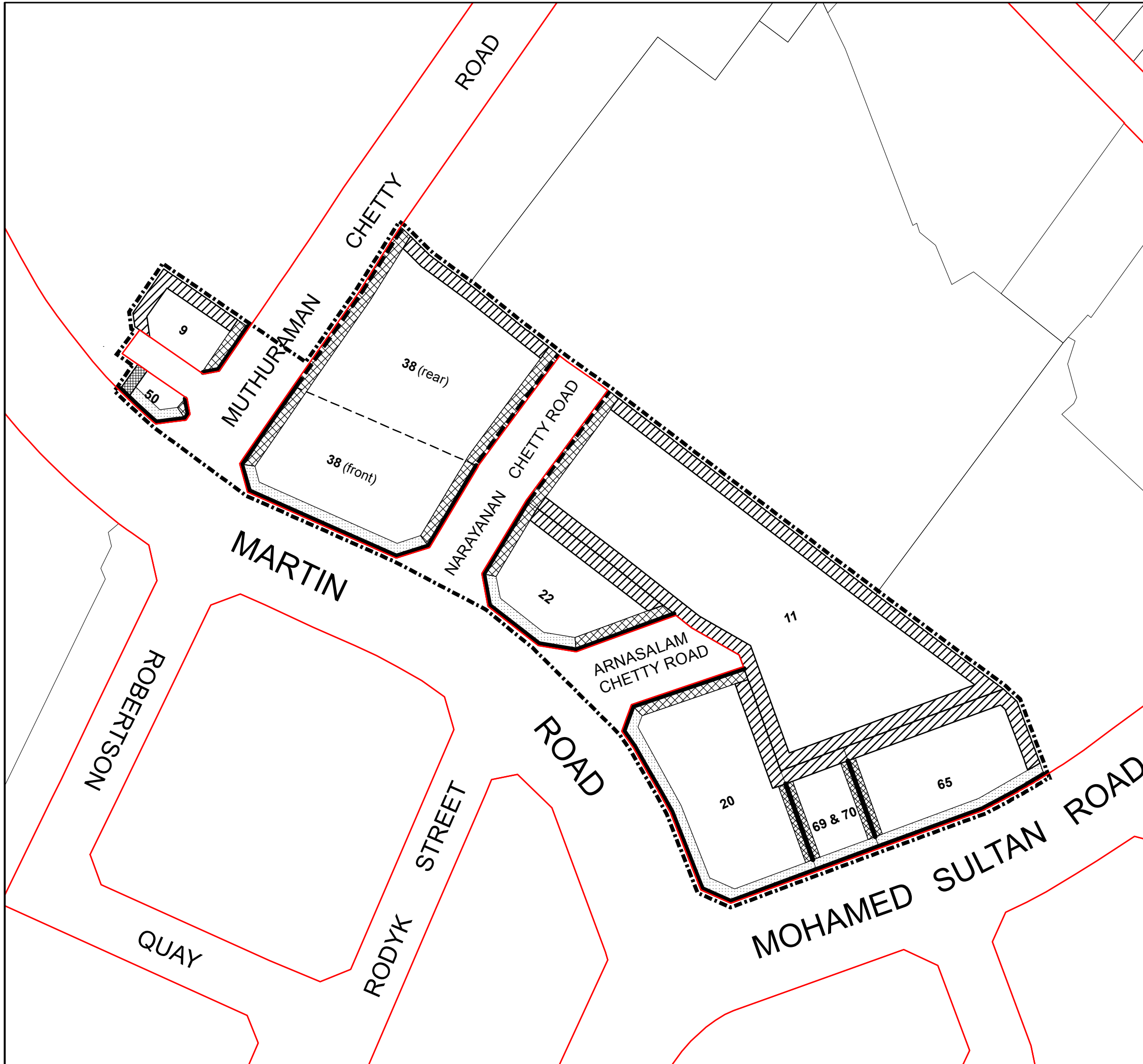
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MOHAMED SULTAN ROAD, 20, 22, 38 & 50 MARTIN
ROAD, 11 ARNASALAM CHETTY ROAD AND
9 MUTHURAMAN CHETTY ROAD
(RIVER VALLEY PLANNING AREA)**

URBAN DESIGN PLAN

LEGEND

-  Boundary of Street Block
-  Line of Road Reserve
-  House Nos.
-  Minimum 1 storey to be built up to the Line of Road Reserve
-  Minimum 1 storey to be built up to the Line of Road Reserve with the requirement to provide covered walkway or to be set back to comply with the prevailing Development Control Guidelines with no requirement for covered walkway / linkway
-  Minimum 1 storey to be built up to the common boundary with a party wall, and not exceeding the height of the existing party wall of the adjacent development. Beyond the height of the party wall, the building is to be set back according to the prevailing Development Control Guidelines.
-  Minimum 3.0m building setback along Common Boundary
-  Building setbacks to comply with the prevailing Development Control Guidelines
-  Minimum 3.6m Wide (and 3.0m clear) Covered Walkway
-  Minimum 3.0m Wide (and 2.4m clear) Covered Walkway



SCALE : 1 : 1000 @ A3



DRWG NO : RV/2014/063
DATE : JUNE 2014
GROUP : CUDG/UPD



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