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CIRCULAR TO PROFESSIONAL INSTITUTES

URBAN DESIGN (UD) PLANS AND GUIDELINES FOR DEVELOPMENTS WITHIN SINGAPORE RIVER PLANNING AREA

Who should know

Architects, building owners and developers

Effective date

With effect from 20 November 2013

Objectives

- 1 To guide the development of sites within Singapore River Planning Area (Appendix 1).
- 2 All new developments and existing buildings undergoing major or minor refurbishment are required to comply with the following set of guidelines.

Details of Guidelines

- 3 Planning parameters and urban design guidelines covered by this circular include land use, building height, building form, building edge, covered walkway and vehicular access requirements. This document serves as a guide to provide an overview of the general requirements for development in the area. For specific sites, where necessary, additional guidelines may be issued. These guidelines do not supersede the additional detailed guidelines that may be issued or the approved plans for developments for specific sites. The guidelines are attached in Annex A.
- 4 External circulars referenced to in this circular, are updated regularly. Please check the relevant circulars for the prevailing version.

Submission and Evaluation Process

- 5 All development proposals are to be submitted formally to URA's Development Control Group (DCG) for approval as part of the Development Application process.
- 6 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, and any other development control matter. 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)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

URBAN DESIGN GUIDELINES FOR DEVELOPMENTS WITHIN SINGAPORE RIVER PLANNING AREA

The Singapore River Planning Area covers Boat Quay, Clarke Quay, and Robertson Quay subzones. It has a good variety of commercial uses, supported by complementary uses such as hotel and residential uses. Singapore River is today a vibrant waterfront destination that offers various lifestyle options and quality waterfront city living.

These guidelines aim to guide the physical development of the area to ensure that individual buildings contribute to, and strengthen the planning vision for the area and create an attractive and pedestrian friendly physical environment.

Innovative designs that do not fully conform to the guidelines or standard building typologies can be considered, subject to URA's evaluation of the detailed proposal.

Gazetted National Monuments and conserved buildings are subject to specific conservation guidelines, which will take precedence over the guidelines below.

The planning parameters and urban design guidelines are:


Parameters	Requirements
Broad Positioning & Land Use <i>Master Plan</i> <i>Appendix 1: Boundary Plan</i>	<p>The Singapore River Planning Area is envisioned to be an exciting activity corridor that capitalises on the river frontage and reflects its unique historic character. It stretches 3km long and has three distinctive subzones, namely Boat Quay, Clarke Quay, and Robertson Quay. A tree-lined pedestrian promenade and bridges have been implemented along both banks of the river, connecting the three quays and enhancing the pedestrian friendliness along the river corridor.</p> <p><u>Boat Quay</u> The Boat Quay subzone is predominantly zoned for Commercial uses due to its proximity to the Central Business District. There are two conservation areas in this subzone, i.e. the Boat Quay Conservation Area, which is a key historic district with over 100 artfully conserved shophouses, and the Upper Circular Road Conservation Area, which is a secondary settlement with buildings of mainly Modern and Art Deco architectural styles.</p> <p><u>Clarke Quay</u> The Clarke Quay subzone has a mix of Commercial, Hotel and Residential uses. Consisting of mainly conserved warehouses, the Clarke Quay Conservation Area offers many entertainment and lifestyle options, while the Magazine Road Conservation Area has a good cluster of conserved and new buildings for mixed use developments.</p>

Parameters	Requirements
	<p><u>Robertson Quay</u></p> <p>The Robertson Quay subzone, located at the upstream portion of the river, has a mix of different uses, including waterfront residences and hotels. Arts-related facilities housed in the conserved buildings help to further diversify the offerings.</p>
<p>Uses at the 1st Storey</p> <p><i>Appendix 2: 1st Storey UD Guide Plan (Pedestrian Network) & Activity- Generating Use Plan</i></p>	<p>To create vibrant precincts as well as attractive and pedestrian-friendly streets, activity-generating uses (AGU) such as retail, food & beverage, entertainment, sport and recreation (such as gymnasiums and fitness centres, etc), and other similar uses are to be provided at the following locations:</p> <ul style="list-style-type: none"> • The 1st storey of developments fronting the riverfront promenade, pedestrian malls, key streets and public spaces.
<p>Outdoor Refreshment Areas</p>	<p>To complement the F&B units, Outdoor Refreshment Areas (ORA) can be allowed along the riverfront promenade, pedestrian mall and within the open public spaces within the developments. Developers are encouraged to incorporate spaces for ORAs at the design stage.</p> <p>Relevant Circulars:</p> <ul style="list-style-type: none"> • <i>Revision to Outdoor Refreshment Area (ORA) Guidelines along Singapore River Promenade for Robertson Quay and Clarke Quay; and</i> • <i>Revision to Guidelines for Outdoor Kiosks and Outdoor Refreshment Areas (ORA) at Boat Quay Promenade.</i>
<p>Building Form and Massing</p> <p><i>Appendix 3: Building Form Plan</i></p>	<p>The overall building form and massing of individual buildings is to consider the scale, form and architectural expression of the surrounding buildings. Buildings should be designed to contribute positively to the skyline profile of the city and pedestrian experience along the riverfront promenade. The design of the building form and massing, together with the architectural treatment, is to consider how the building will be viewed as well as impact views from major approaches, key open spaces, promenade and pedestrian malls.</p>
<p>Building Height</p> <p><i>Appendix 3: Building Form Plan</i></p>	<p>Different building heights are specified for individual precincts to create a layered, three-dimensional skyline profile, to respond to the specific site context and to reinforce the character of the district. In general, lower-rise heights are specified where there is a need to maintain a pedestrian-friendly scale, for example, along the riverfront promenade and to be compatible to the low-rise conserved buildings.</p>

Parameters	Requirements
	<p>The maximum allowable building height is generally higher for the non-river fronting portion and is subject to the prevailing Master Plan controls and technical height controls imposed by the technical agencies. Storey height controls will take precedence over technical height controls if the former is lower.</p> <p>Relevant Circulars:</p> <ul style="list-style-type: none"> • Streetblock Plan for Upper Circular Road Conservation Area (Singapore River Planning Area); • Streetblock Plan for No. 219, 221, 223, 225, 227, 229, 231 & 233 River Valley Road; and • Streetblock Plan for Robertson Quay.
<p>Building Edge</p> <p>Appendix 3: Building Height and Building Edge Plan</p>	<p>To create distinctive and well-defined streets, developments are generally to be built-up fully to the lines of Road Reserves / Promenade Reserve to a minimum height of 2 storeys, unless otherwise stated. Up to 40% of the length of the building facades, between the corners of the development, can be set back from the lines of Road Reserves to allow for articulation of the building form.</p>
<p>Party-Wall Developments</p>	<p>Party-wall developments are required to abut the common boundary with the adjacent sites and match the podium levels or the full height of the developments. Window openings and façade articulation are not permitted along the party-wall. Above the party-wall, developments are to be set back by a minimum of 3.0m from the common boundary for window openings.</p> <p>Relevant Circulars:</p> <ul style="list-style-type: none"> • Streetblock Plan for Robertson Quay; and • Streetblock Plan Upper Circular Road Conservation Area.
<p>Public Space</p> <p>Appendix 2: 1st Storey UD Guide Plan (Pedestrian Network) & Activity-Generating Use Plan</p>	<p>It is important to provide public spaces within private developments for users to enjoy.</p> <p>Selected developments fronting the waterfront promenade, key pedestrian malls or nodes are required to provide public open spaces within the development site. These open spaces are to be well landscaped, to achieve Singapore's aspirations to be a "City-in-a-Garden". The open spaces are to be well-integrated with the adjacent open and covered walkways, and publicly accessible at all times. These open spaces also enhance the imageability of the area and provide views towards key buildings.</p>

Parameters	Requirements
Roofscape	<p>The roofs of both the high-rise and low-rise parts of developments are to be considered as the “fifth” elevations and designed to complement the overall form, massing and architectural treatment of each development and articulated to contribute to a distinctive and coherent character for Singapore River.</p> <p>To better relate to the conserved/ retained buildings, all developments at Robertson Quay subzone (pictured below) are to have terracotta clay-tiled pitched roofs as the predominant roof form.</p> <div data-bbox="446 656 999 1050" data-label="Image"> </div> <p>The pitched roof of new developments, such as this building next to the conserved shophouse (currently occupied by the Singapore Tyler Print Institute) ensures that the new buildings compliment the conserved buildings.</p> <div data-bbox="446 1081 1061 1366" data-label="Image"> </div> <p>Robertson Quay : Coherent roovescape contributes to the precinct character</p> <p>Flat roofs, where allowed, can be designed to be usable outdoor spaces. All service areas, car parks, Mechanical & Electrical (M&E) equipment, water tanks, etc, are to be fully integrated within the overall building envelope and visually well-screened from the top and on all sides.</p> <p>Relevant Circulars:</p> <ul style="list-style-type: none"> • Streetblock Plan for Robertson Quay; and • Guidelines to Encourage More Innovative and Better Design of Rooftops. A. Relaxation of the Gross Floor Area (GFA) Exemption Guidelines for Rooftop Covers. B. Screening of Mechanical & Electrical Services and Car Parks, on Roofs and Building Facades Within the Central Area.

Parameters	Requirements
<p>Pedestrian Network</p> <p><i>Appendix 2: 1st Storey UD Guide Plan (Pedestrian Network) & Activity- Generating Use Plan</i></p>	<p>The Singapore River Planning Area is planned as a pedestrian-friendly area with a comprehensive pedestrian network. The focus on the pedestrian network is on the street level (i.e. at-grade), in particular along and towards the riverfront promenade to provide convenient, comfortable and seamless connections between developments, transport facilities, key spaces and attractions, and ensure all weather comfort for pedestrians.</p> <p><u>At-Grade Pedestrian Network</u></p> <p>The riverfront promenade along the Singapore River not only connects the three quays together but also ensures that prime riverfront space is safeguarded for public access and enjoyment. The promenade is connected on both banks by bridges. Developments are required to be setback from the river wall for the 15m wide promenade that comprises foot path, cycling path, landscaping, and public amenities like street lamps and benches.</p> <p>The at-grade pedestrian network is augmented by covered walkways that provide all-weather protected pedestrian routes, including along the river. All developments are required to provide covered walkways at the 1st storey along the site boundaries or the designated setback lines. The covered walkways function as public amenities. They are to be kept free of obstruction at all times. In exchange, the area is exempted from GFA computation.</p> <p>The minimum widths of the covered walkways are either 3.0m or 3.6m depending on the category of road they are fronting onto. Where colonnades are provided, the internal clear widths of the covered walkways are to be 2.4m and 3.0m respectively. To provide adequate protection for pedestrians during inclement weather, the external soffit heights are to minimally match the width of the covered walkway.</p> <p><u>Through-Block Links and View Corridors</u></p> <p>Selected developments, especially those with long frontages, are required to provide through-block links or view corridors to break down the scale and improve permeability of the streetblock and in particular, towards the riverfront.</p> <p>Covered walkways and linkways, as well as through-block links may be exempted from GFA computation if they form part of the larger pedestrian network. Specific design requirements have been imposed on some key sites, depending on the locations of these through-block links or view corridors.</p>

Parameters	Requirements
	<p>The width of through-block links is to be 4m to 7m, unless otherwise specified, and have been indicatively marked in Appendix 3.</p> <div data-bbox="446 367 989 631">  <p>View towards river at The Quayside</p> </div>
<p>Servicing, Vehicular Access & Car Parks</p>	<p>To maintain an attractive streetscape, all service areas, including refuse bin centre(s), loading / unloading bays, and vehicle storage lane(s), are to be located away from the riverfront promenade and fully integrated within the overall building form, and visually screened from above and on all sides. Electrical substation(s), where required, can be located at-grade but are not to front onto riverfront promenade, pedestrian malls or public spaces.</p> <p>All vehicular ingress / egress to car parks, service areas, passenger drop-off / pick-up points and taxi lay-bys, etc, including external ramps, all associated structures and fixtures, are to be well-integrated with the building form and overall architectural treatment of the development. Sufficient holding bays for the vehicular access points to the car parks and service areas are to be provided within the development to ensure the smooth flow of vehicles along adjacent roads.</p> <p>All car parks are not to front the riverfront promenade. Developments fronting the riverfront promenade are encouraged to provide basement car parks. Where there are technical / site constraints, any above-grade car parks are to be located away from promenade and open space, and to be set back from the facade to provide active uses (retail, F&B etc) fronting onto the promenade. Where the site configuration does not allow for active uses to be incorporated, the facade of the car parking floors is to be designed to match the rest of the building.</p> <p>Relevant Circulars:</p> <ul style="list-style-type: none"> Guidelines to Encourage More Innovative and Better Design of Rooftops. A. Relaxation of the Gross Floor Area (GFA) Exemption Guidelines for Rooftop Covers. B. Screening of Mechanical & Electrical Services and Car Parks, on Roofs and Building Facades Within the Central Area.

Parameters	Requirements
Works within the Riverfront Promenade	<p>To achieve a pedestrian-friendly and consistent district character, all new developments or developments undergoing major Additions and Alterations fronting the river are required to include the upgrading of the existing riverfront promenade as part of the works. The key elements to consider are tree planting, paving materials, pedestrian walkways and street lighting etc.</p> <p>The detailed guidelines for each quay are different so as to enhance the character of each quay and to better relate to the historic river wall profiles that varies along the river.</p> <p>Relevant Circulars:</p> <ul style="list-style-type: none"> • Design and Submission Guidelines for Implementation of the Singapore River Promenade.

Appendix 1	Boundary Plan (Boat Quay, Clarke Quay and Robertson Quay demarcated)	
Appendix 2	1 st storey UD Guide Plan (1 st Storey Pedestrian Network) & Activity Generating use	
	Appendix 2-1	Robertson Quay (part 1)
	Appendix 2-2	Robertson Quay (part 2)
	Appendix 2-3	Clarke Quay and Boat Quay
Appendix 3	Building Form Plan	
	Appendix 3-1	Robertson Quay (part 1)
	Appendix 3-2	Robertson Quay (part 2)
	Appendix 3-3	Clarke Quay and Boat Quay