

Circular No : URA/PB/2010/09-CUDG
Our Ref : DC/ADMIN/CIRCULAR/PB_10
Date : 04 Oct 2010

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CIRCULAR TO PROFESSIONAL INSTITUTES

URBAN DESIGN (UD) PLANS AND GUIDELINES FOR ORCHARD PLANNING AREA

- A. PARTY WALL GUIDELINES**
- B. ELEVATED LINK GUIDELINES**

Objective

Urban design guidelines for party wall developments and 2nd storey links were released in Feb 2002 as part of the initiatives to enhance Orchard Road. The party wall and 2nd storey link guidelines were intended to achieve the planning vision of seamless connectivity both on the ground level (i.e. between covered walkways), as well as inter-building connectivity. This revised set of party wall and elevated link (previously known as 2nd storey link) guidelines aim to provide greater design flexibility. The location plans have been revised to provide greater clarity on the site conditions of the various locations where party wall developments are required.

Effective date

This set of guidelines will take effect from 4 Oct 2010 and are valid for a period of 5 years.

Who should know

Architects, engineers, building owners and developers

Details of Guidelines

- 1 Urban design guidelines for 2nd storey links and party wall developments were released on 4 Feb 2002 and 8 Mar 2005 respectively to enhance the streetscape of Orchard Road through the creation of seamless, sheltered connections between adjacent developments.
- 2 The party wall and elevated link guidelines are revised based on industry feedback received and the detailed guidelines are attached in [Appendix 1](#).

- 3 Both party wall extensions and elevated links seek to enhance sheltered pedestrian connectivity by connecting the covered walkways of adjacent developments that are located along selected stretches of the pedestrian mall (as shown in the location plans attached in [Appendices 2 – 5](#)). While the provision of elevated links is optional, selected developments fronting these stretches of the pedestrian mall are required to be built as party wall developments, as and when they undergo major Addition & Alteration (A&A) works or redevelopment.
- 4 The allowable locations for the elevated links and the corresponding depths are indicated in the location plan attached in [Appendix 6](#).
- 5 The detailed guidelines attached in this Circular shall supercede the relevant portions of the Urban Design Guidelines for the Orchard Planning Area released on 4 Feb 2002 and 8 Mar 2005 respectively.

REVISION TO PARTY WALL GUIDELINES

- 6 The guidelines for Party wall developments have been revised as follows:
 - a Additional party wall location between Orchard Hotel and Delfi Orchard;
 - b Only one 6.0m – 7.0m wide connection to the adjacent development is required to be provided either on the 2nd or 3rd storey of the development at appropriate location(s) along the party wall that abuts the common boundary line with the adjacent development;
 - c In addition to this connection, a knock-out panel and a corridor space are also required to be safeguarded on the other level (i.e. either 2nd or 3rd storey) to allow greater design flexibility and cater to future connections at a different level; and
 - d In the event where the connection cannot be achieved, one knock-out panel is to be safeguarded on both the 2nd and 3rd storeys of the development along the party wall.
 - e The additional GFA granted for party wall extensions will form part of the overall budget of 10% of the approved GFA for the development. Please refer to the circular on Framework for Managing Bonus Gross Floor Area Incentives (URA/PB/2009/03-DCG) for more information.

REVISION TO 2ND STOREY LINK GUIDELINES

- 7 The following guidelines for 2nd storey links have been revised:
- a The terminology for 2nd storey links have been changed to elevated links;
 - b Elevated links can be allowed above the 2nd storey of the adjoining developments;
 - c Additional elevated link location between the Royal Thai Embassy and International Building; and
 - d The additional GFA granted for party wall extensions will form part of the overall budget of 10% of the approved GFA for the development. Please refer to the circular on Framework for Managing Bonus Gross Floor Area Incentives (URA/PB/2009/03-DCG) for more information.
- 8 The design proposals submitted shall be subject to evaluation by the Competent Authority based on the site context and the overall design merit of the proposal, as well as the detailed guidelines given in [Appendix 1](#).
- 9 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 Mr Tham Cheng-E at Tel: 6321 8033 (email: tham_cheng-e@ura.gov.sg) or our 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

Appendix 1

Party wall Guidelines		
No.	Parameter	Details
1	Definition	<p>a A party wall development is a development that is built up to its side boundaries at the podium levels. It shall provide a continuous covered pedestrian walkway on the first storey with the covered walkways of adjacent developments.</p> <p>b For the selected developments, extensions are allowed at the podium levels to abut the common boundary of the development to create party wall developments.</p>
2	Location & Connectivity Requirements	<p>a To be applied to buildings which are currently setback from common boundaries as shown in the location plans attached in Appendices 2 – 5. Party wall developments are not allowed over public roads and pedestrianised side streets.</p> <p>b As the party wall development provides cover for pedestrians at the first storey level, it should be designed to link up the existing first storey covered walkways of the two developments.</p> <p>c The party wall development is to be built up to the building setback line to create a continuous covered walkway along Orchard and Scotts Roads.</p> <p>d It must not encroach onto areas approved for pedestrian walkways and covered walkways.</p>

		<p>e Minimally, one 6.0m – 7.0m wide connection to the adjacent development is to be provided either on the 2nd or 3rd storey of the development at appropriate location(s) along the party wall that abuts the common boundary line with the adjacent development. Single-loaded corridor shall be minimally 6.0m wide while double-loaded corridor shall be minimally 7.0m wide.</p> <p>f A knock-out panel and a corridor space are to be safeguarded at one more additional level (2nd or 3rd storey), either above or below the level where the connection is located.</p> <p>g In the event that the connection stated in part (e) cannot be immediately achieved as the adjacent development is not yet ready to receive it, knock-out panels at appropriate locations on both 2nd and 3rd storey along the party wall that abuts the common boundary line with the adjacent development / site are to be provided, and a 6.0m – 7.0m wide corridor is to be safeguarded on both 2nd and 3rd storey of the development, adjacent to the knock-out panels.</p> <p>h Knock-out panels are to be sufficiently wide to cater for a minimum 6.0m – 7.0m wide corridor space.</p>
3	Developments with substandard building setback from common boundary	<p>For developments with substandard building setbacks from the common boundary marked (*) in Appendices 2 – 5, a joint submission between both adjacent developments will be required if deemed necessary by the Competent Authority (CA).</p> <p>As and when the CA deems appropriate, alternative modes of enhancing connectivity (e.g. elevated links) between the covered walkways of the adjacent developments can be considered, based on site situation.</p>

4	Size	<p>a The minimum depth of the party wall shall be at least 15m measured from the buffer line.</p> <p>b The height of the party wall is to match that of the adjacent development where possible, and is subject to detailed evaluation at the formal submission stage.</p> <p>c There will be no restrictions to the number of floors or depth of connection at the podium levels.</p> <p>d URA will evaluate all proposed party wall developments on a case-by-case basis based on site conditions and the merit of the proposal.</p>
5	Design	<p>a For existing developments, extensions at the podium levels must be designed such that they are properly integrated with the existing podium block.</p> <p>b Where internal pedestrian connection is provided between the adjoining developments within the new extension(s), any difference in level with the adjacent development at each of the podium levels shall be mediated with ramps; no steps will be allowed within the connection.</p>
6	Gross Floor Area (GFA)	<p>a <u>For existing developments:</u></p> <p>i) The GFA for the extensions to create party wall developments can be computed over and above the Master Plan allowable or approved GFA for the development. This GFA will be subject to payment of development charge or differential premium, where applicable.</p>

		<p>ii) Developments will be entitled to the GFA incentives only if the proposed works commences within 5 years of the date of issue of this circular. Developments will be entitled to the GFA incentive only once.</p> <p>iii) The additional GFA granted for party wall extensions will form part of the overall budget of 10% of the approved GFA for the development, and it shall be used only for the specified purpose (i.e. party wall) unless otherwise allowed by the Competent Authority. Please refer to the Framework for Managing Bonus Gross Floor Area Incentives (Circular No. URA/PB/2009/03-DCG) for more information.</p> <p>b <u>For new developments:</u></p> <p>i) The GFA incentives <u>do not apply</u> for new developments and existing developments which undergo complete redevelopment.</p>
7	Temporary Uses & Reinstatement of Connecting Corridor	<p>a In the event where the adjacent development is not ready to receive the connection, the 6.0m -7.0m wide corridor space adjacent to the knock-out panels can be allowed for Commercial uses on a temporary basis. The Commercial uses within the corridor space are to be removed and the space reinstated into a corridor EITHER on or before the expiry of 3 years and 6 months commencing from the date of the said notification by the Competent Authority in writing, OR on or before the expiry of the period of 30 days immediately after the date of issue of Temporary Occupation Permit for the proposed adjacent development, in relation to which the corridor spaces are required to be provided, whichever is earlier.</p>

		<ul style="list-style-type: none"> b Notification from the Competent Authority to reinstate the corridor space will be issued upon the grant of Provisional Permission (PP) to the adjacent development. c As and when the adjacent development is ready to receive the connection, or upon notification by the Competent Authority to construct the connection, the building owner is required, at his own cost and expense, to undertake all necessary works to reinstate the corridor to the approval of the Competent Authority and connect to the adjacent development. d In strata developments, the pedestrian corridor must form part of the common property and not be strata sub-divided.
8	Submission Requirements	<ul style="list-style-type: none"> a Properly annotated plans and elevations showing the proposed layout of the extension in relation to the existing development, as well as the adjacent developments. b The choice of materials and finishes should be clearly indicated. c For existing developments to be considered for GFA incentives for the extensions, all internal pedestrian connection provided between the public circulation networks of both adjoining developments are to be clearly indicated in the submitted plans at each of the floors where a connection is provided. The safeguarded corridor space(s) and the knock-out panels, as well as any proposed temporary use(s) are to be clearly indicated in the plans.

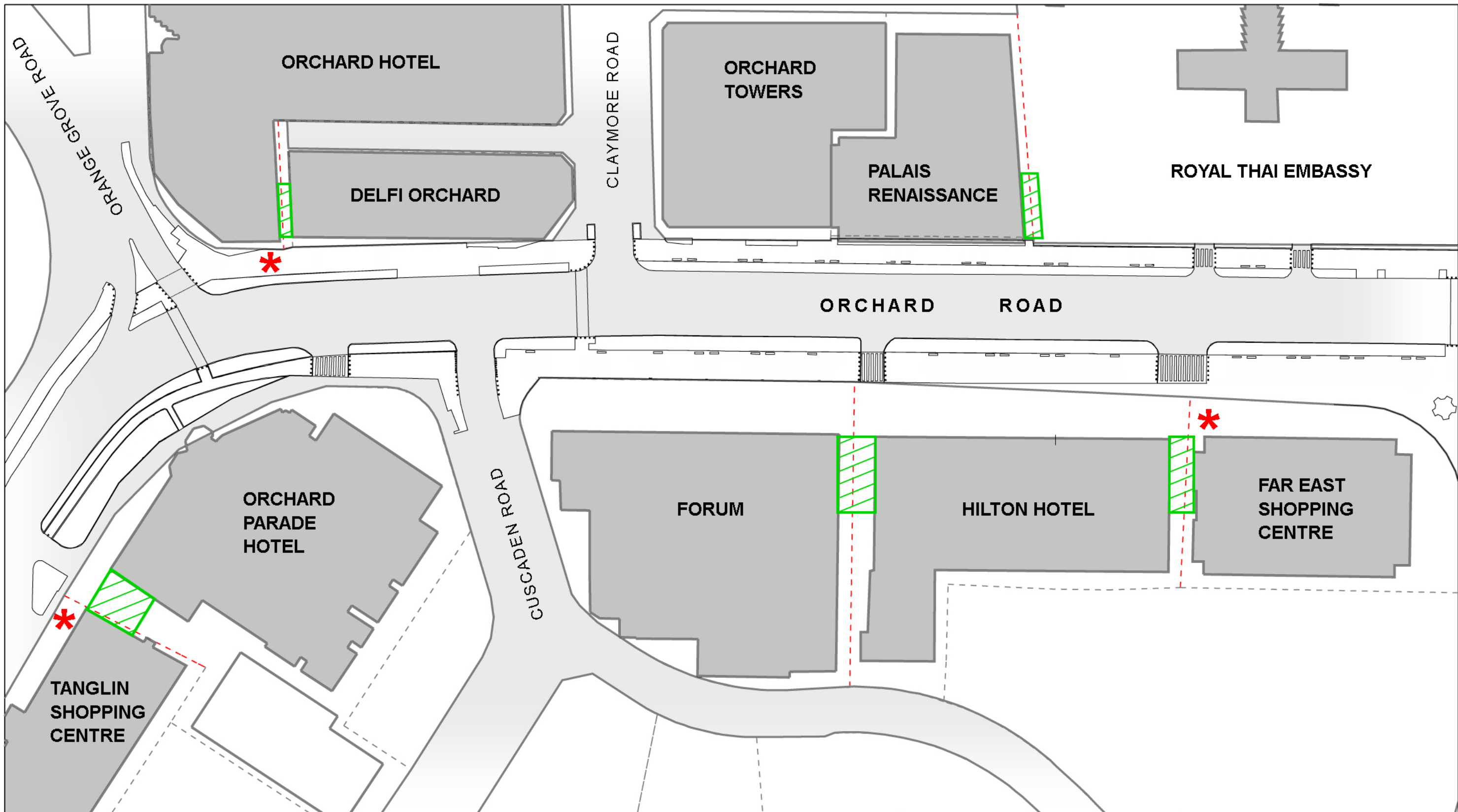
Elevated link Guidelines		
No.	Parameter	Details
1	Definition	<p>a An elevated link is a pedestrian link connecting the pedestrian circulation spaces of two developments that is located above the 1st storey of the development.</p> <p>b It should form part of the public pedestrian network and be directly accessible via lifts or staircase/escalators from the 1st storey public concourse/circulation areas of the two developments during normal business operation hours.</p>
2	Location & Connectivity Requirements	<p>a For elevated links at the specified locations shown in Appendix 6, the elevated link is to be located at an appropriate level so as to seamlessly connect the covered walkways of two adjacent developments whilst maintaining effective protection from inclement weather, so that the elevated link also provides cover for pedestrians at the 1st storey level.</p> <p>b The supporting and ancillary structures, such as staircase and escalators of the elevated link must not encroach into areas approved for pedestrian walkways and covered walkways.</p> <p>c The elevated link must incorporate a 6.0m – 7.0m wide clear pedestrian corridor. Activity-generating uses (e.g. shops, F&B) may be provided along the corridor. Single-loaded corridor shall be minimally 6.0m wide while double-loaded corridor shall be minimally 7.0m wide</p> <p>d Any level differences along the pedestrian corridor and at the connecting ends of both developments are to be mediated using ramps. No steps or any form of abrupt level changes are allowed along the pedestrian corridor.</p>

3	Size	<p>In general, the depths of the links in relation to its site contexts are shown in Appendix 3. The total depth of the link is to be considered in relation to the existing site conditions and will be evaluated on a case by case basis based on the following:</p> <ul style="list-style-type: none"> a For secondary public roads, the total depth of the link is not to exceed 14m; b For minor public roads, private roads and common boundaries, a depth of up to 30m can be considered; c The link shall not adversely impact views along the road or the immediate surroundings; and d Well-designed lighting is to be provided to ensure that the street beneath it is not overshadowed.
4	Design & choice of materials	<ul style="list-style-type: none"> a All surfaces including the rooftop, and the underside of the deck should be carefully detailed and finished, and treated as part of the façade. b All service elements should be carefully concealed. c The façade fronting Orchard Road / Scotts Road should be treated as an attractive façade. d The design and materials should be complementary with that of the existing buildings. e The choice of material and finishes should be of high quality, durable and easy to maintain, in keeping with the premium image of Orchard Road.

5	Gross Floor Area (GFA)	<p>The Circular on 'Gross Floor Area Exemption for Covered Roof Top Areas, Public Thoroughfares and Public Spaces dated 22 Dec 97 will apply to the elevated link. Building owners can therefore request for exemption of GFA for the 6.0 – 7.0m wide pedestrian corridor, provided that the proposal complies with the guidelines.</p> <p>However, the GFA for activity-generating uses within the elevated link can and will be computed over and above the maximum allowable GFA for the development. This GFA will be subject to payment of development charge or differential premium, where applicable.</p> <p>This additional GFA will form part of the maximum amount of additional GFA that can be granted for a development, subject to a cap of 10% of the Master Plan allowable GFA for the development, and it shall be used only for the specified purpose (i.e. activity-generating uses within an elevated link) unless otherwise allowed by the Competent Authority. Please refer to the Framework for Managing Bonus Gross Floor Area Incentives (Circular No. URA/PB/2009/03-DCG) for more information.</p> <p>In strata developments, the pedestrian corridor of the elevated link must form part of the common property and not be strata sub-divided.</p>
6	Submission Requirements	<p>The following materials are to be submitted:</p> <ul style="list-style-type: none"> a Proper, annotated plans and elevations showing the proposed layout of the elevated link, along with the choice of materials, in relation to the adjoining developments; b Endorsement of the proposed elevated link (in the form of a letter and acknowledged on the plans) from the building owner of the adjacent development to which the proposed link is to connect; and

		c Endorsement from Singapore Land Authority (SLA) if the proposed elevated link projects over State land.
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The Competent Authority reserves the right to amend or vary the above guidelines as and when the Competent Authority deems necessary.



This plan is indicative only and it should not be used as a surveyed plan.



Locations where party wall developments are required along the common boundary with the adjacent development.



Common boundary between adjacent developments.



Special Locations (Refer to Appendix 1 for details)

ORCHARD PLANNING AREA

DRAWING TITLE

LOCATIONS WHERE PARTY WALL DEVELOPMENTS ARE REQUIRED

SCALE : 1 : 1000

0M 25M



DRWG NO :

DATE : JUNE 2010

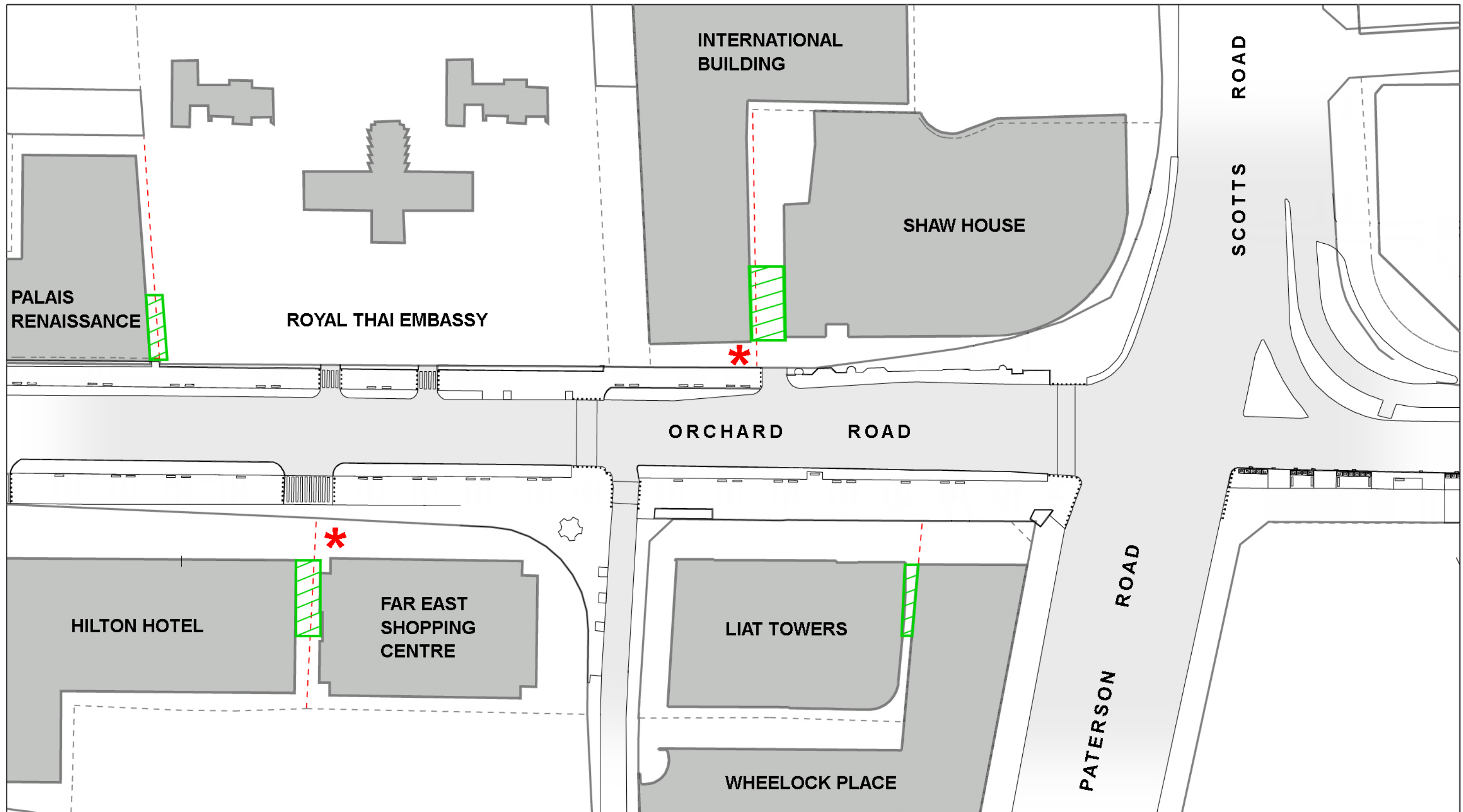
DIVISION : CUDG

PREPARED BY :
TO / MAHAT

CHECKED BY :
EA / THAM CHENG-E



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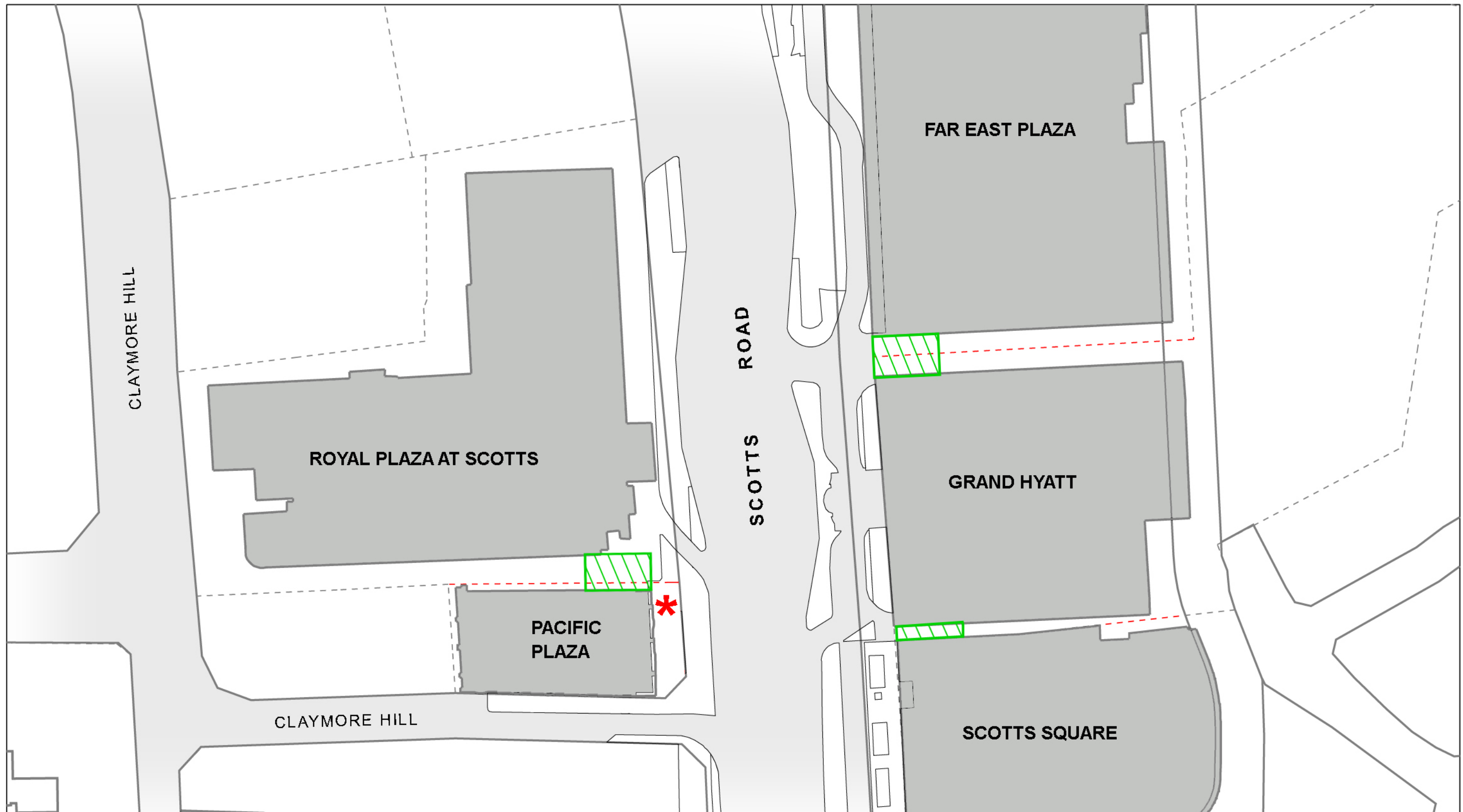
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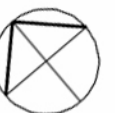
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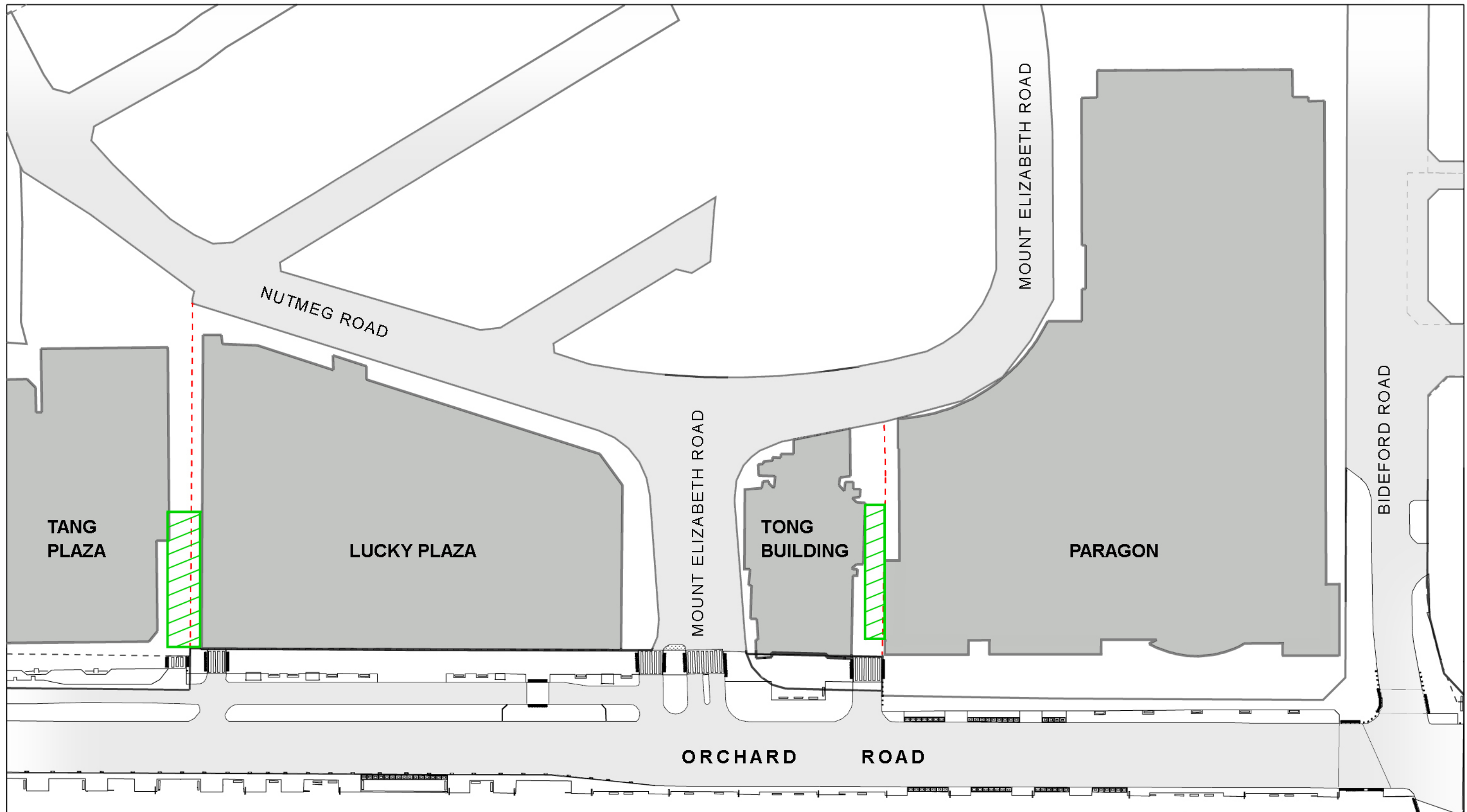
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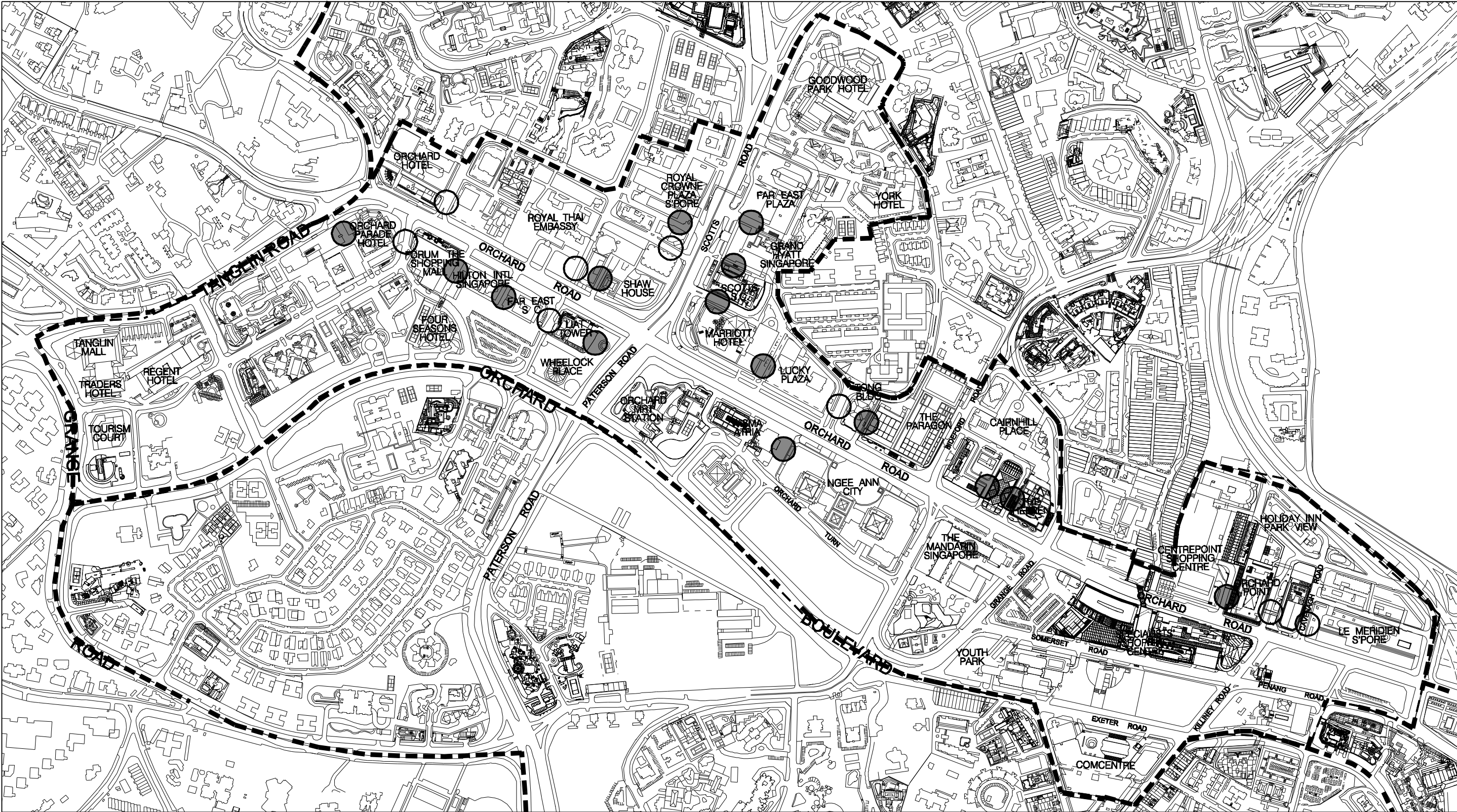
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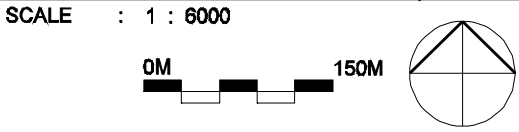


-  ELEVATED LINKS UP TO 14M DEPTH ALLOWED OVER SECONDARY PUBLIC ROAD
-  ELEVATED LINKS UP TO 30M DEPTH ALLOWED OVER MINOR PUBLIC / PRIVATE ROAD OR OVER COMMON BOUNDARY BETWEEN BUILDINGS

ORCHARD PLANNING AREA

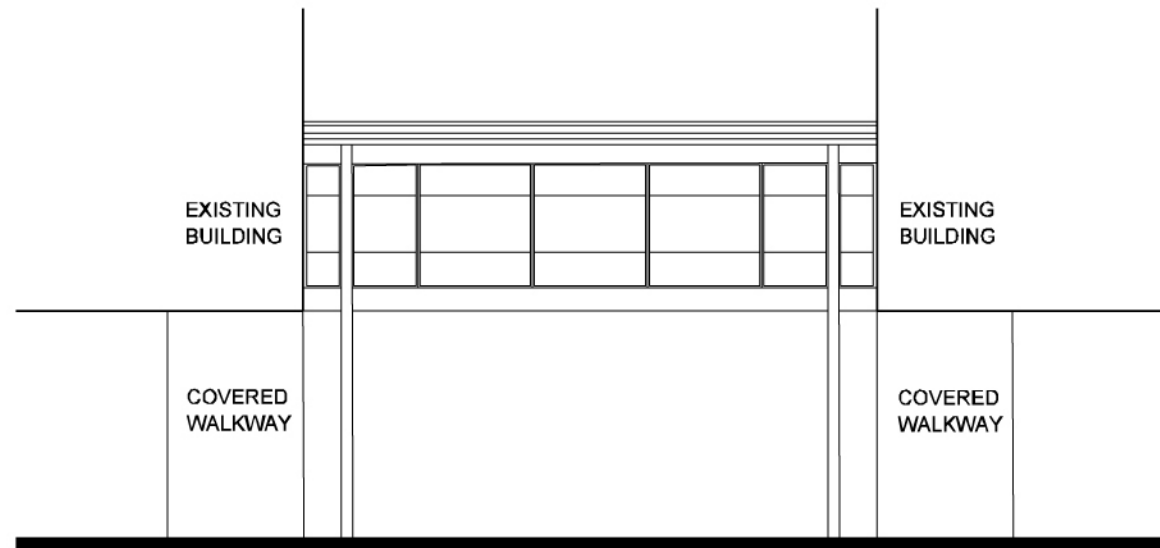
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PEDESRIAN NETWORK - ELEVATED LINKS

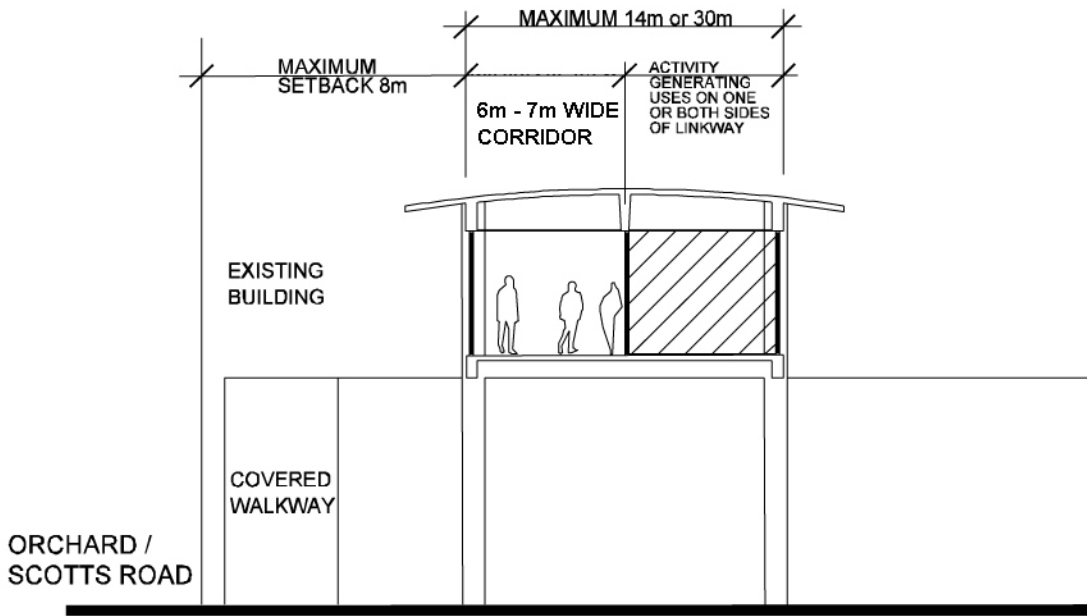


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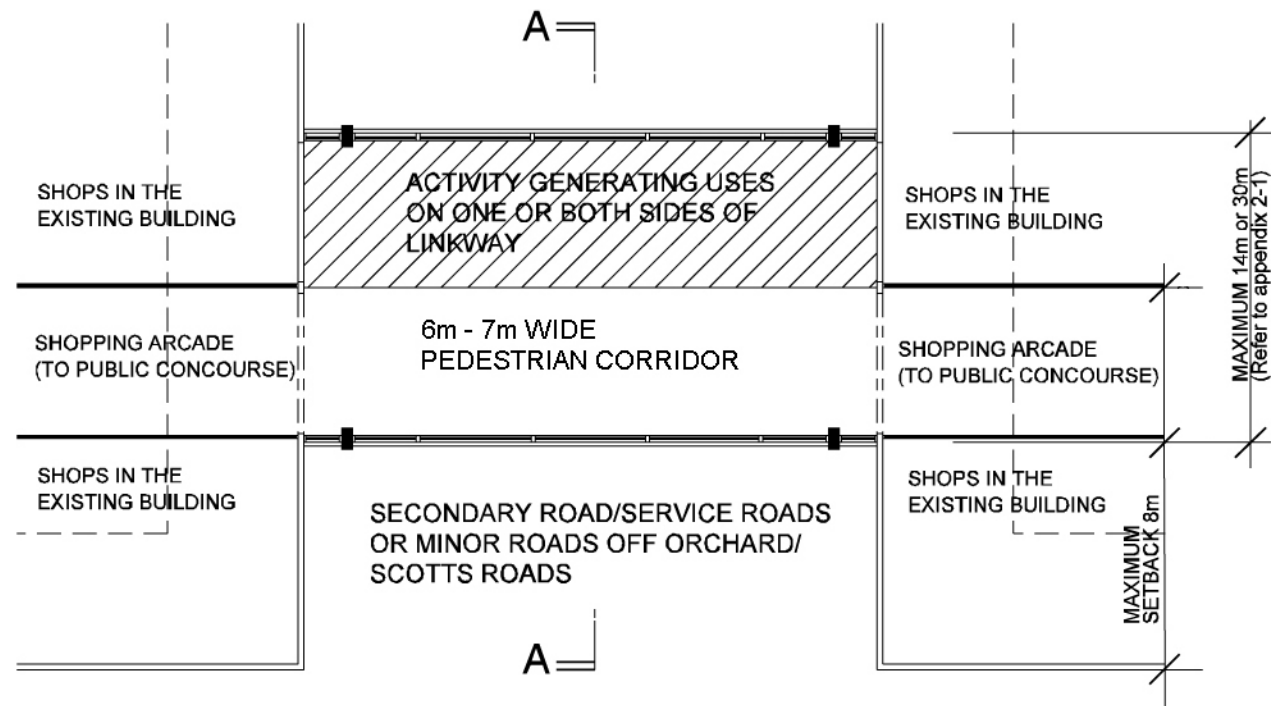
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ELEVATION FROM ORCHARD / SCOTTS ROADS



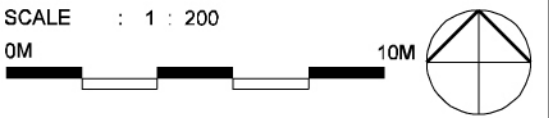
SECTION A-A



TYPICAL PLAN

ORCHARD PLANNING
AREA

ELEVATED LINK -
PLAN, SECTION & ELEVATION



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