

Circular No : URA/PB/2008/12-CUDD  
Fax :6220 3201  
Our Ref : DC/ADMIN/CIRCULAR/PB\_08

Date : 2 Jun 2008

## **CIRCULAR TO PROFESSIONAL INSTITUTES**

### **STREET BLOCK PLAN FOR No. 219, 221, 223, 225, 227, 229, 231 & 233 RIVER VALLEY ROAD [SINGAPORE RIVER PLANNING AREA]**

#### **Objective**

- 1 A review has been carried out for the street block at the junction of River Valley Road and Mohamed Sultan Road, as shown in Appendices 1 and 2.
- 2 The street block plan will be used to guide additions & alteration proposals or redevelopment within the above street block, so that the developments can better relate to the conserved shophouses along Mohamed Sultan Road, as well as the 4-storey envelope control area along the opposite side of River Valley Road.

#### **Effective Date**

- 3 With effect from 2 Jun 2008.

#### **Details of Guidelines**

- 4 Planning parameters covered by the street block plan include, type of land use, form of development, setback requirements, allowable building height and access. The prescribed guidelines are tabulated and attached in Annex A.
- 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 call Executive Architect Kimmy Cheung at Tel: 6321 8261, or our DCD Customer Service Hotline at Tel: 6223 4811. You could also email us at [URA\\_CSO@ura.gov.sg](mailto:URA_CSO@ura.gov.sg). We would 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>.
- 6 Thank you.

FUN SIEW LENG (MS)  
DIRECTOR (URBAN PLANNING & DESIGN)  
CONSERVATION & URBAN DESIGN DIVISION  
for CHIEF EXECUTIVE OFFICER  
URBAN REDEVELOPMENT AUTHORITY

## Annex A

### STREET BLOCK PLAN FOR No. 219, 221, 223, 225, 227, 229, 231 & 233 RIVER VALLEY ROAD [SINGAPORE RIVER PLANNING AREA] (Apr 2008)

The purpose of the plan is to inform public of an approved plan for guiding developments at No. 219, 221, 223, 225, 227, 229, 231 & 233 River Valley Road.




The prescribed guidelines for the Street block Plan are:

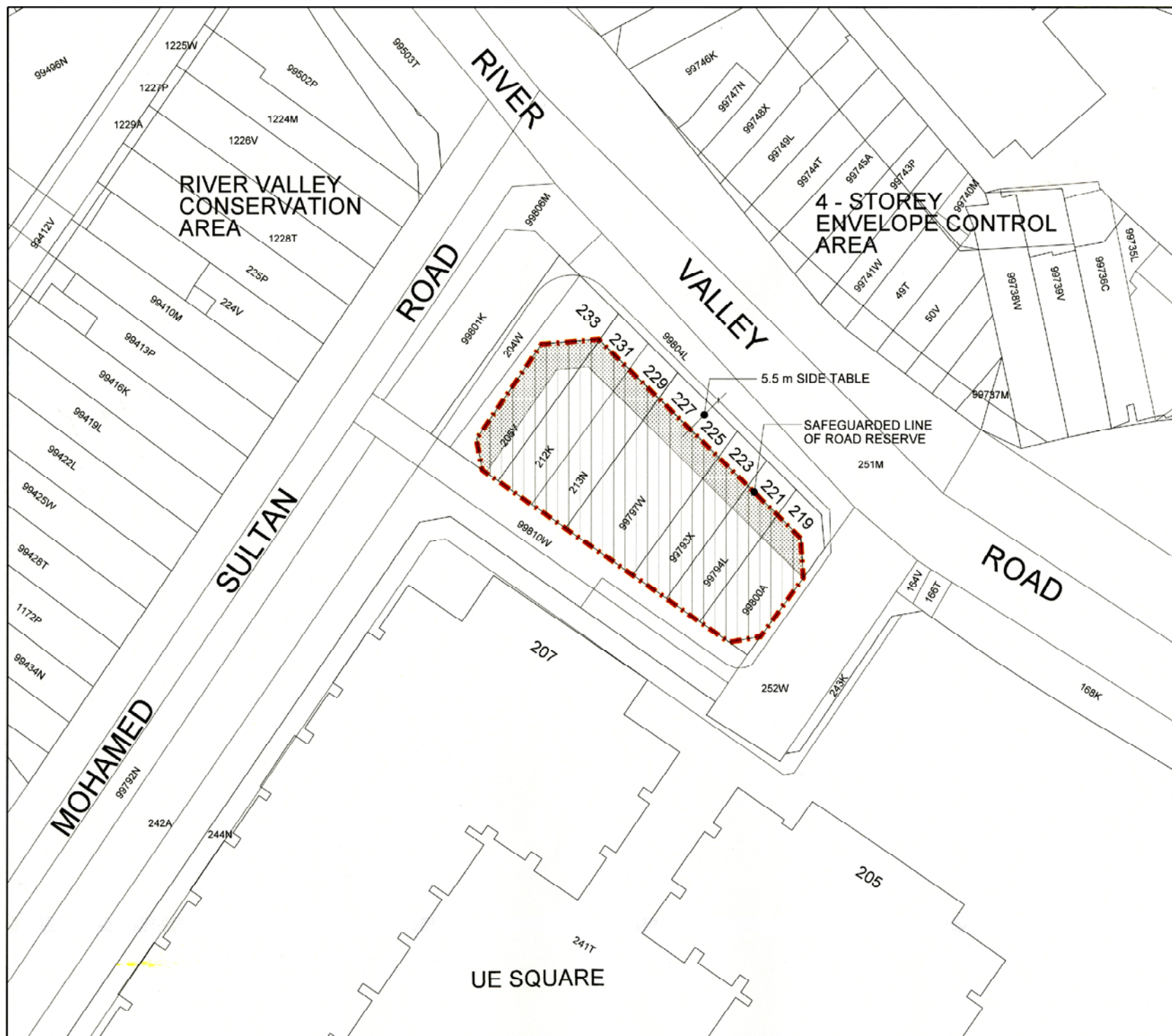
1	Land Use	Commercial & Residential
2	Gross Plot Ratio	Maximum 3.9
3	Building Form	Party wall development
4	Building Setback	Developments to abut the lines of Road Reserve along Mohamed Sultan Road, River Valley Road and the service access roads.
5	Building Edge	a Developments are to provide a building edge along Mohamed Sultan Road and River Valley Road up to the full height of the development.
6	Height	a Maximum 28.0m AMSL, as shown in Appendix 2; and b Mechanical and electrical (M&E) services, such as lift motor room, can be considered to be located beyond 28.0m AMSL at localised area on a case-by-case basis.
7	Covered Walkway	Developments are to provide a minimum 3.6m wide (and 3.0m clear) covered walkway along River Valley Road and Mohamed Sultan Road, as shown in Appendix 2. The covered walkways are: a To have a maximum external soffit height of 3.6m. Higher heights can be considered, subject to the provision of drop-down panels or the width of the walkway being increased to match the higher height to ensure adequate weather protection for pedestrian users during inclement weather; b To abut and open out onto and match the platform level of the open walkways within the adjacent Road Reserves; and c To be at a constant level throughout the entire length. Any level changes are to be accommodated by ramps.

8	Vehicular Access	All vehicular access are to be taken from the service access road at the rear.
9	Service Areas	<p>All service areas, mechanical and electrical (M&amp;E equipment), water tanks, car parking lots, etc, are to be located within, and be fully integrated into, the building envelope and /or visually well-screened from top and on all sides.</p> <p>Relevant Guideline:</p> <p><a href="#"><u>Guidelines to Encourage More Innovation and Better Design of Rooftop - Screening Of Mechanical &amp; Electrical Services And Car Parks, On Roofs And Building Façades Within The Central Area</u></a></p>

# URA / CUD PLAN RELEASE 1 / 2008E

## STREET BLOCK PLAN FOR 219, 221, 223, 225, 227, 229, 231 & 233 RIVER VALLEY ROAD

-  BOUNDARY OF STREET-BLOCK / LINES OF ROAD RESERVE
-  BUILDING HEIGHT - MAXIMUM 28.0m AMSL
-  MINIMUM 3.6m WIDE (AND 3.0m CLEAR) COVERED WALKWAY



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PLANNING AREA : SINGAPORE RIVER

DIVISION : C &amp; UD



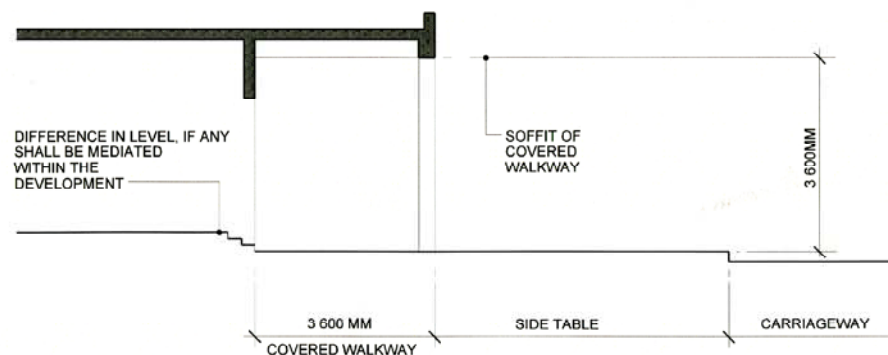
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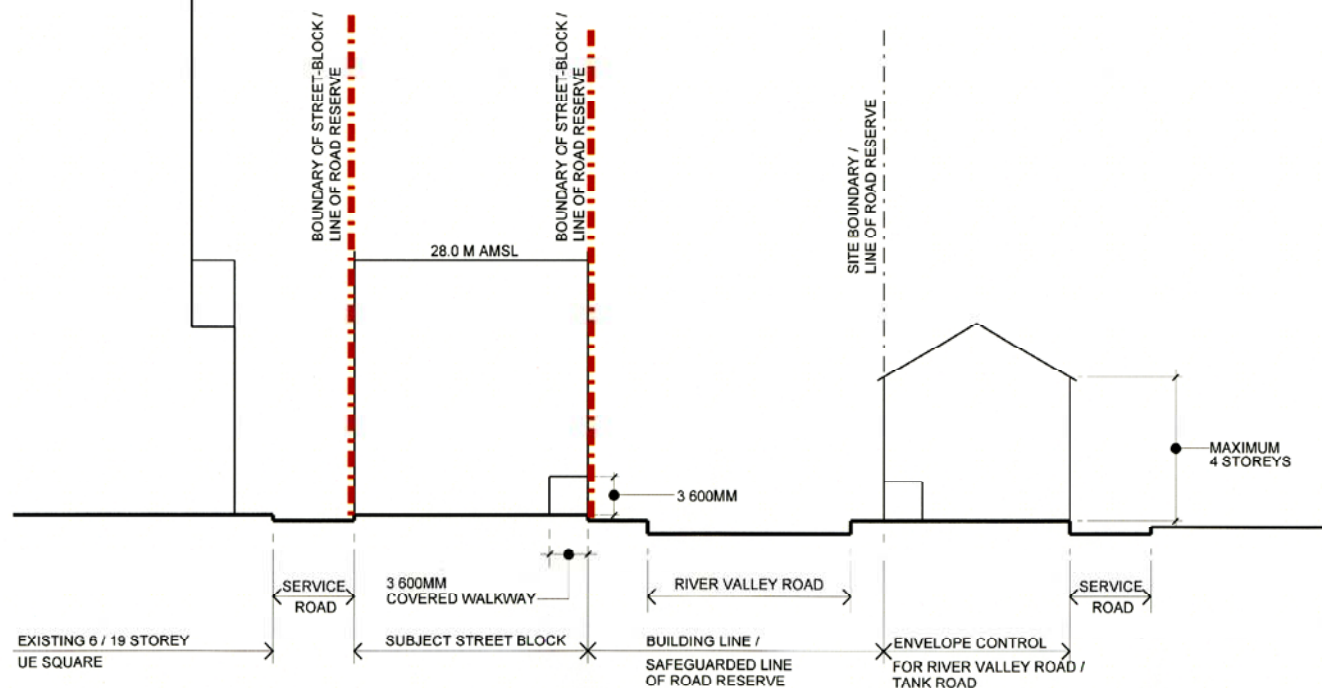
STREET BLOCK PLAN FOR  
219, 221, 223, 225, 227, 229,  
231 & 233 RIVER VALLEY ROAD

 BOUNDARY OF STREET-BLOCK /  
LINES OF ROAD RESERVE



### COVERED WALKWAY DETAILS

SCALE : 1 : 100



### TYPICAL SECTION OF STREET BLOCK

SCALE : 1 : 500

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