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Our Ref: DC/ADMIN/CIRCULAR/PB_08
Date: 5 Dec 08

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CIRCULAR TO PROFESSIONAL INSTITUTES

URA/CUD PLAN RELEASE 7/2008E

STREETBLOCK PLAN FOR BEACH ROAD, NORTH BRIDGE ROAD, MIDDLE ROAD AND SEAH STREET (DOWNTOWN CORE PLANNING AREA)

Objective

- 1 A review has been carried out for the streetblocks along Beach Road, North Bridge Road, Middle Road and Seah Street, as shown in Appendices [1](#) and [2](#).
- 2 This Streetblock Plan will be used to guide addition & alteration works and redevelopment proposals within the above streetblocks and supercedes the previous Envelope Control Plan for the area (Circular URA/PB/93/22-CUDD dated 20 Aug 1993 and Circular URA/PB/15-DCD dated 26 Sep 1998).

Effective Date

- 3 With effect from 5 Dec 2008.

Who Should Know

- 4 Building owners, Qualified Persons and developers.

Details of Guidelines

- 5 Planning parameters and guidelines covered by this Streetblock Plan include the type of land use, building height, form of development, building edge and covered walkway requirements and vehicular access. The prescribed guidelines are tabulated and attached in [Annex A](#).
- 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 call Executive Architect Lau Eng Chun at Tel: 6321 8167, or our DCD Enquiry Line at Tel: 6223 4811. You can also email us at URA_DCD@ura.gov.sg. We would be pleased to answer queries on this, and any other development control matters. For your information, the past Circulars to professional institutes are available from our website <http://www.ura.gov.sg>.

Thank you.

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

Annex A

STREETBLOCK PLAN FOR BEACH ROAD, NORTH BRIDGE ROAD, MIDDLE ROAD AND SEAH STREET (DOWNTOWN CORE PLANNING AREA)

The purpose of this Streetblock Plan is to guide addition & alteration works and redevelopment proposals within the Beach Road, North Bridge Road, Middle Road and Seah Street streetblocks to ensure that developments have a strong street edge and contribute to the planned comprehensive continuous covered walkway network for comfortable pedestrian movement at street level.

The prescribed planning parameters and urban design guidelines for the Streetblock Plan are set out below.

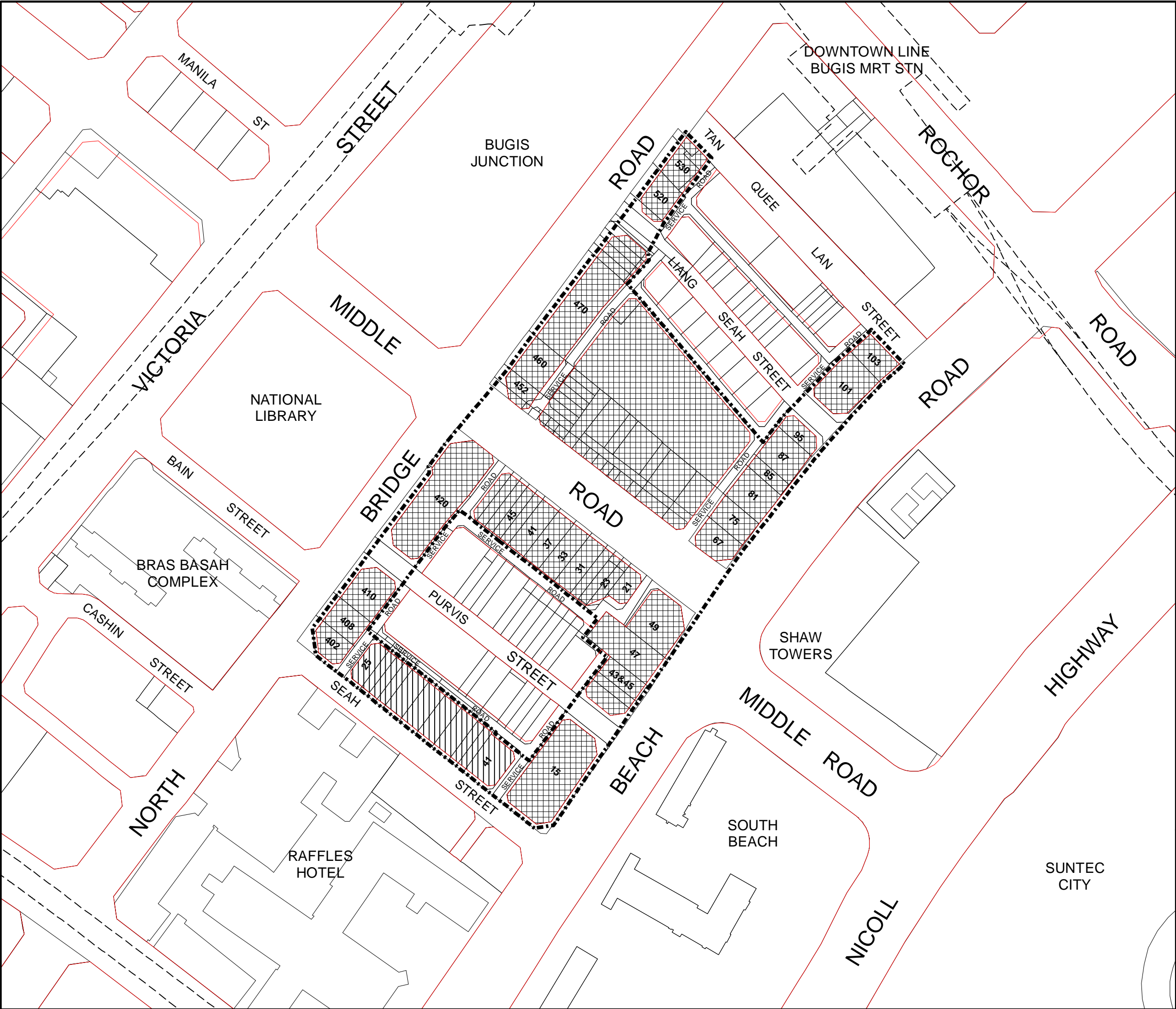
PARAMETERS		REQUIREMENTS
1	Land Use*	Commercial use for developments fronting Beach Road, North Bridge Road and Middle Road; and Commercial & Residential use for developments fronting Seah Street. Under this zoning, the Gross Floor Area (GFA) allowable for Commercial use is not to exceed 40% of the total allowable GFA.
2	Gross Plot Ratio	Maximum 4.2
3	Building Height	Maximum 6 storeys for developments fronting Beach Road, North Bridge Road and Middle Road; and Maximum 5 storeys for developments fronting Seah Street.
4	Building Form	Party wall development. Developments are to be built up to the common boundaries with a party wall to the full height of the development. Any party wall that is exposed as an external wall must not have any openings.
5	Building Setback / Building Edge [#]	Developments are to be built up to abut the lines of Road Reserve along Beach Road, North Bridge Road, Middle Road, Seah Street, Purvis Street, Liang Seah Street and Tan Quee Lan Street to the full height of the development. All new developments and major addition & alteration works are required to be set back to the safeguarded line of Road Reserve at the front, side and rear.
6	Covered Walkway	A minimum 3.6m wide (and 3.0m clear) continuous covered walkway is to be provided to abut the lines of Road Reserve along North Bridge Road, Beach Road and Middle Road; and

PARAMETERS		REQUIREMENTS
		<p>A minimum 3.0m wide (and 2.4m clear) continuous covered walkway is to be provided to abut the lines of Road Reserve along Seah Street, Purvis Street, Liang Seah Street and Tan Quee Lan Street.</p> <p>The covered walkways are:</p> <ul style="list-style-type: none"> a) To have a maximum external soffit height of 3.6m. a) Higher soffit heights can be considered, subject to the provision of drop-panels or the width of the walkway being increased to match the higher height. This is to ensure adequate weather protection for pedestrians during inclement weather; b) To abut, open out onto and match the level of the open walkways within the adjacent Road Reserves and the covered walkways of the adjacent developments; c) To be at a constant level throughout the entire length; 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 ramps are not possible; and 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.
7	Roofscape	<p>Roof areas of developments are to be well-designed and attractive when viewed from the surrounding developments.</p> <p>For flat roofs, roof parapet walls may be built to a maximum height of 1m. However, architectural features on such walls which exceed this limit will be evaluated on a case-by-case basis.</p>
8	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 at http://www.ura.gov.sg/circulars/text/dc04-29.html.</p>
9	Car Parking	<p>Sufficient car parking spaces are to be provided within the site boundary of the development to meet the needs of the proposed uses. The provision of car parking spaces is to comply with LTA's requirements.</p>
10	Vehicular	<p>All vehicular access is to be taken from the safeguarded</p>

PARAMETERS		REQUIREMENTS
	Access	service roads at the rear of the developments.

* 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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SEAH STREET
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PLANNING AREA)**

**SITE PLAN /
BUILDING HEIGHT PLAN**

LEGEND

- Boundary for Streetblock Plan
- Line of Road Reserve
- Maximum Building Height 6 Storeys
- Maximum Building Height 5 Storeys
- House Nos.

SCALE : 1:2000



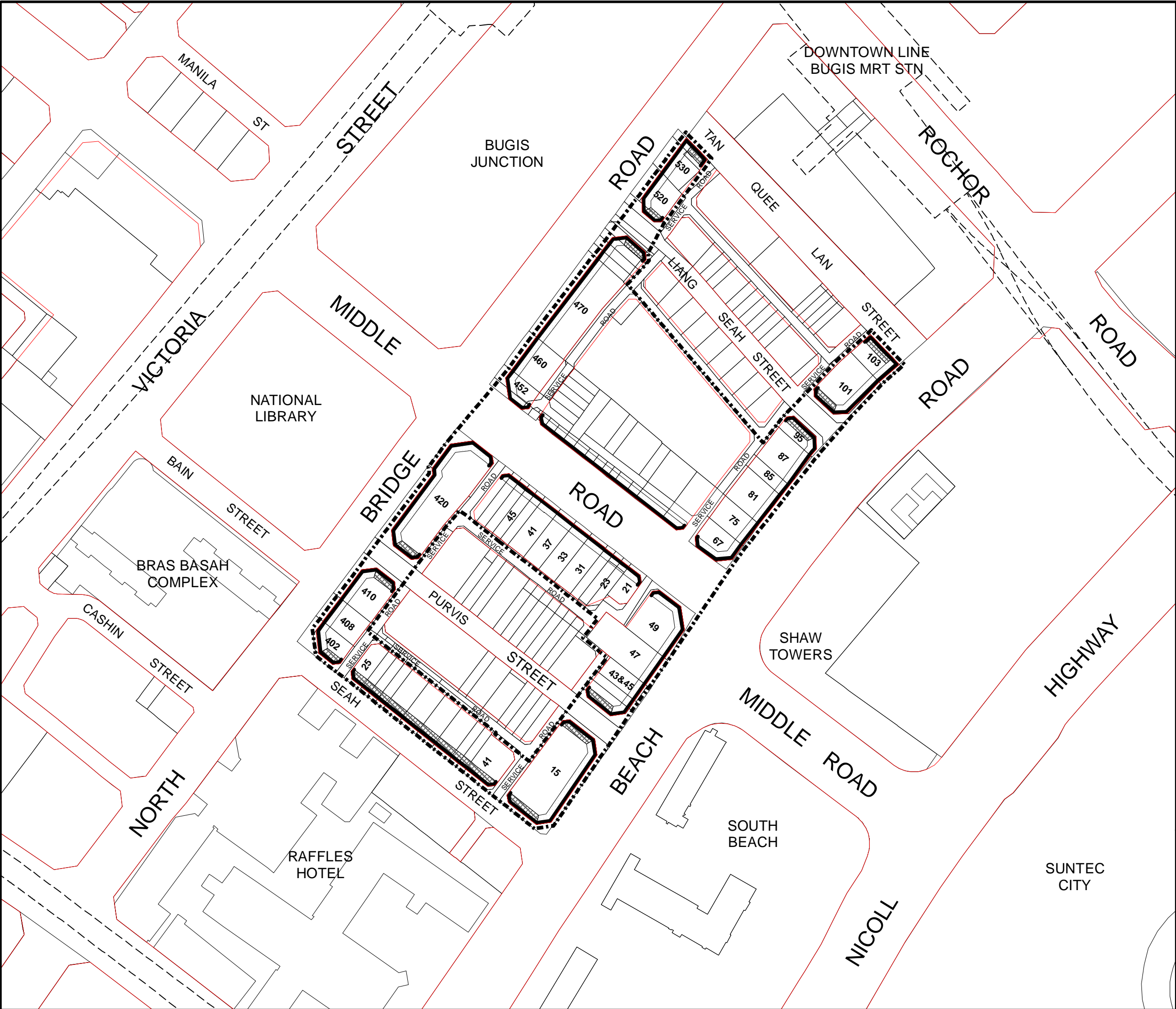
DRWG NO : DT/2008/001

DATE : NOV 2008

DIVISION : C & UD



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SEAH STREET
(DOWNTOWN CORE
PLANNING AREA)**

URBAN DESIGN PLAN

LEGEND

- Boundary for Streetblock Plan
- Line of Road Reserve
- Development to be built up to the Line of Road Reserve
- Minimum 3.6m Wide and 3.0m clear Covered Walkway
- Minimum 3.0m Wide and 2.4m clear Covered Walkway
- House Nos.

SCALE : 1:2000



DRWG NO : DT/2008/002

DATE : NOV 2008

DIVISION : C & UD



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