

Circular No: URA/PB/2008/22 –CUDD  
Our Ref: UPD/PA/RC/UPD/SB\_RVR\_TR  
Date: 5 Dec 08

Fax: 6220 3201

## **CIRCULAR TO PROFESSIONAL INSTITUTES**

### **URA/CUD PLAN RELEASE 3/2008E**

#### **STREETBLOCK PLAN FOR HSE NOS. 222 TO 308 (EVEN) RIVER VALLEY ROAD AND 1 TO 5 (ODD) TANK ROAD (RIVER VALLEY AND MUSEUM PLANNING AREAS)**

##### **Objective**

- 1 A review has been carried out for the streetblocks along River Valley Road and Tank Road, 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/96/02-CUDD dated 9 Feb 1996).

##### **Effective Date**

- 3 With effect from 5 Dec 08.

##### **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 setback and building edge 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 Planner Lim Hui Ling at Tel: 6329 2507, or our DCD Enquiry Line at Tel: 6223 4811. You can also email us at [URA\\_DCD@ura.gov.sg](mailto: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

## **STREETBLOCK PLAN FOR HSE NOS. 222 TO 308 (EVEN) RIVER VALLEY ROAD AND 1 TO 5 (ODD) TANK ROAD (RIVER VALLEY AND MUSEUM PLANNING AREAS)**

The purpose of this Streetblock Plan is to guide addition & alteration works and redevelopment proposals within the River Valley Road and Tank Road streetblock, to ensure that developments are lined up along the street in order to contribute to the provision of a continuous covered walkway as part of the larger pedestrian network for comfortable pedestrian movement at street level.

To prevent possible traffic congestion and illegal parking along River Valley Road and Tank Road due to the allowable commercial uses at the 1<sup>st</sup> storey, all servicing and vehicular access is to be taken from the safeguarded 7.6m wide service road at the rear of the developments.

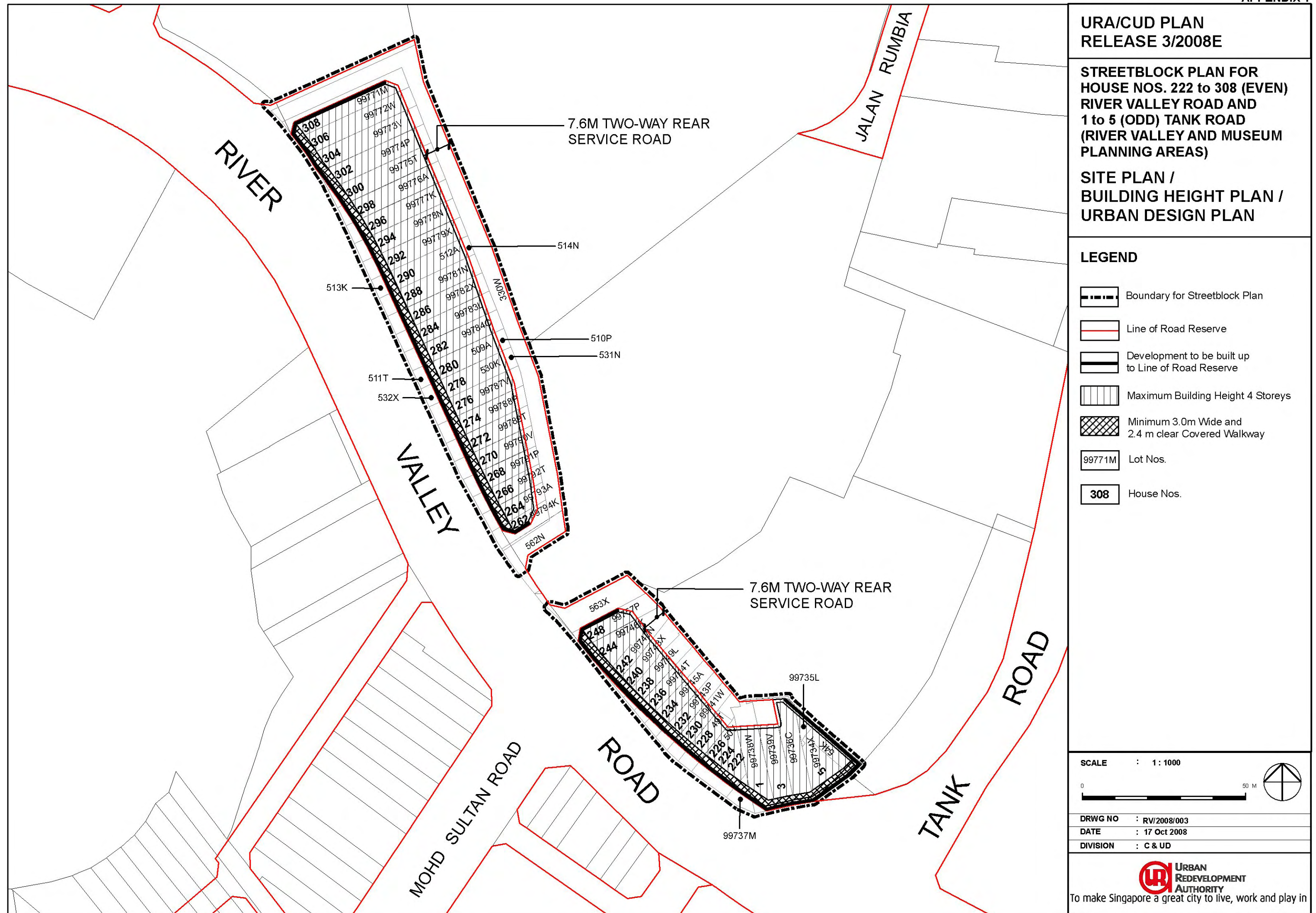
The prescribed planning parameters and urban design guidelines for the Streetblock Plan are set out below.

<b>PARAMETERS</b>		<b>REQUIREMENTS</b>
1	Land Use*	Residential with Commercial at 1 <sup>st</sup> Storey use.  However, restaurants and bars are <u>not allowed</u> for Hse Nos. 222 to 248 (even) River Valley Road and 1 to 5 (odd) Tank Road.
2	Gross Plot Ratio	Maximum 2.8
3	Building Height	Maximum 4 storeys
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 <sup>#</sup>	Developments are to be built up to abut the lines of Road Reserve along River Valley Road and Tank Road to the full height of the development except for Hse No. 5 Tank Road, where the development is to be built up to align with the external wall of the adjacent temple.  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 3.0m wide (and 2.4m clear) continuous covered walkway is to be provided to abut the lines of Road Reserve along River Valley Road and Tank Road.  The covered walkways are:

PARAMETERS		REQUIREMENTS
		<p>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 walkway being increased to match the higher height. This is to ensure adequate weather protection for pedestrians during inclement weather;</p> <p>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;</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 ramps are not possible; and</p> <p>e) Where there is a level difference between the covered walkway and the 1<sup>st</sup> storey of the development, ramps or steps between the two levels must be built within the 1<sup>st</sup> storey level of the development and not along the covered walkway.</p>
7	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: 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</p>
8	Car Parking	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.
9	Vehicular Access	All vehicular access is to be taken from the safeguarded 7.6m wide service road at the rear of the developments. For Hse Nos. 222 to 248 (even) River Valley Road and 1 to 5 (odd) Tank Road, temporary vehicular access can be taken from River Valley Road and Tank Road, but shall cease when the rear service road becomes operational.

\* 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.

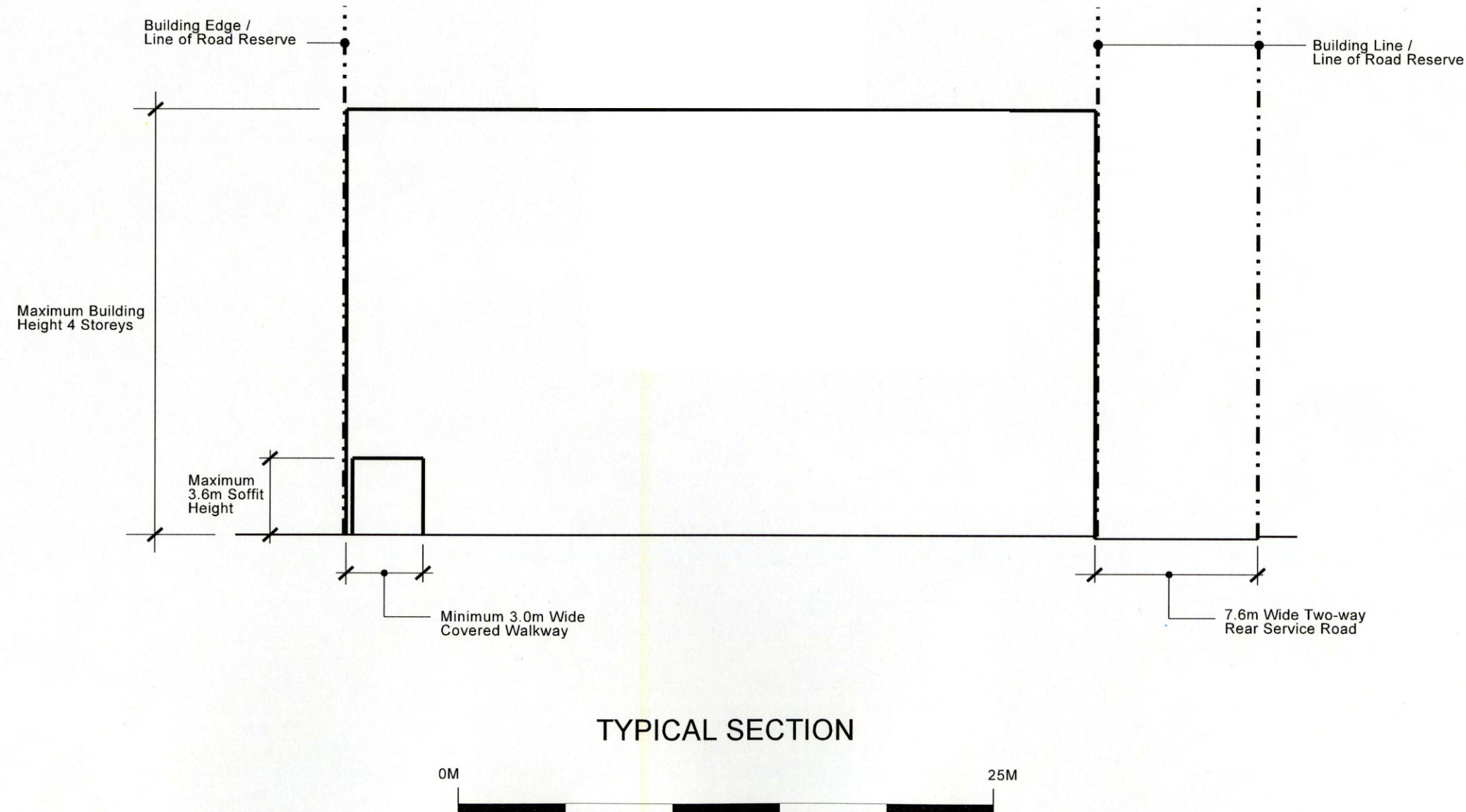
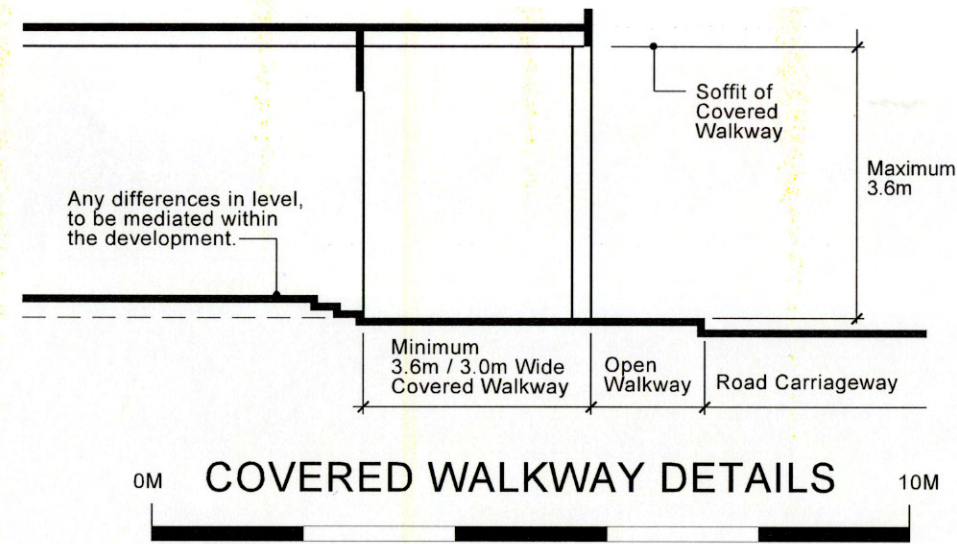




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RIVER VALLEY ROAD AND  
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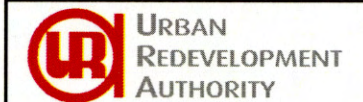
## URBAN DESIGN PLAN - TYPICAL SECTION



DRWG NO : RV/2008/004

DATE : 17 OCT 2008

DIVISION : C & UD



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