



ANNEX B

GUIDELINES ON FAÇADE ARTICULATION FOR DEVELOPMENT AT ORCHARD

No.	Parameter	Revised Guidelines
1	Definitions	<p>Façade Articulations are projections from the building façade within the 7.6m or 11.6m buffer along Orchard Road, Scotts Road and Grange Road in the Orchard Planning Area (see Appendix B-1).</p> <p>They can be fully enclosed (e.g as an extension of a shopfront) or unenclosed (e.g. as a balcony) and are to be located above the 1st storey of the development.</p>
2	Evaluation Criteria	<p>The specific allowable parameters as stated in the guidelines shall be subject to design evaluation based on the <u>overall design merit of the proposal</u> and the following criteria:</p> <ul style="list-style-type: none"> a Response to site and the surrounding context; b Effective weather protection and integration with adjacent developments, and bus-stops (if any) for better pedestrian connectivity; c Contribution to sense of openness and loftiness of the pedestrian mall; d Extent of interaction and engagement with the pedestrian mall; and e Holistic integration of design
3	Location	<p>Façade Articulations are allowed only where developments are currently required to provide a 7.6m or 11.6m buffer along Orchard Road, Scotts Road and Grange Road in the Orchard Planning Area (see Appendix B-1).</p> <p>They shall not project beyond the development boundary, except where they are connecting to adjacent bus-stops.</p>
4	Size & Structure Size	<p>For Façade Articulations that are enclosed:</p> <ul style="list-style-type: none"> a As a guide, the projection of the Façade Articulation from the existing building setback line shall not exceed 4.0m. However, projections beyond 4.0m up to 7.6m at specific locations can be considered subject to design evaluation based on the criteria listed in (2); 


No.	Parameter	Revised Guidelines
		<p data-bbox="491 230 1181 257">Fig 1. Example of Façade Articulation at Mandarin Gallery</p>  <p data-bbox="491 797 1118 824">Fig 2. Example of Façade Articulation at Wisma Atria</p> <p data-bbox="491 857 1034 884">For Façade Articulations that are unenclosed:</p> <ul style="list-style-type: none"> <li data-bbox="502 918 1433 1010">a As a guide, the projection of the unenclosed Façade Articulation from the existing building setback line shall not exceed 7.6m. The only exception is when it connects to an existing bus-stop <li data-bbox="502 1043 1433 1135">b Roofs are allowed to shelter the unenclosed space up to the allowable width of the façade articulation measured from the existing building façade. Its scale and design should be compatible with the existing building; <li data-bbox="502 1169 1433 1288">c Parapets on the unenclosed space should not be higher than 1.2m and should be as transparent as possible. They should match the parapet height of any abutting neighbouring unenclosed façade articulation along a common boundary. <li data-bbox="502 1321 1433 1592">d Where abutting each other along a common boundary, <ul style="list-style-type: none"> <li data-bbox="528 1377 1433 1440">i Provision should be made at the junction between the two to ensure effective shelter on the 1st storey; <li data-bbox="528 1473 1433 1536">ii The platform level on the 1st storey should be maintained at the same level, or mediated with ramps where there is a difference in level; and <li data-bbox="528 1570 1433 1592">iii It should be of a depth of 3.6m (minimum) to 14m (maximum). <p data-bbox="491 1653 1433 1715">There are no restrictions on the number of Façade Articulation for one building subject to the following requirements:</p> <ul style="list-style-type: none"> <li data-bbox="502 1749 1433 1928">a Only structures required for structural support or pedestrian access, such as staircases or escalators, are allowed on the 1st storey. These are to be designed and located so as to minimise obstruction of views to and from the covered walkway and the pedestrian mall, as well as along the pedestrian mall. This is to ensure that the wide and open boulevard character of the mall is maintained;

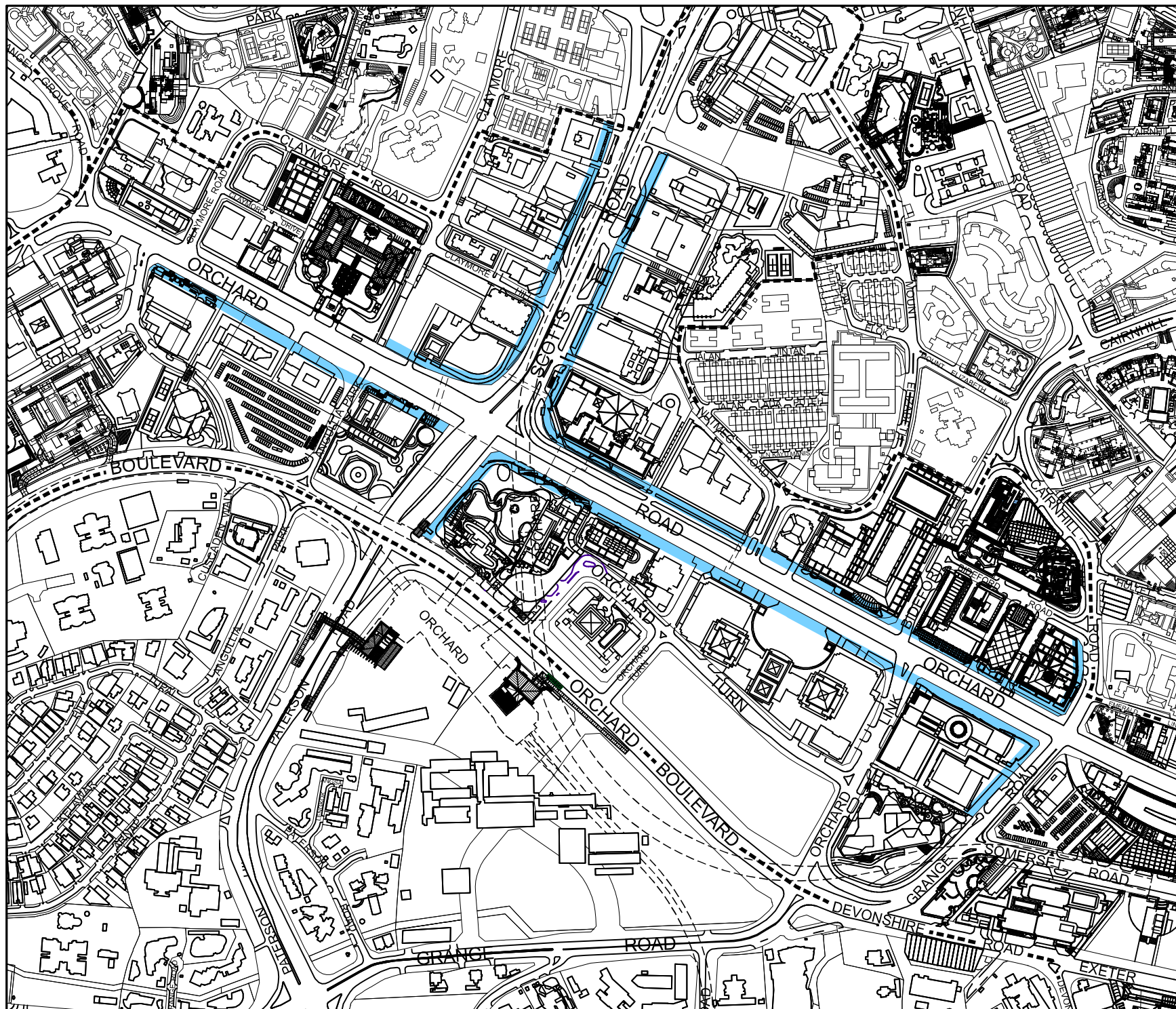
No.	Parameter	Revised Guidelines
		<p>b Articulations are allowed from the 2nd storey, up to a maximum height of 30m measured from the 1st storey level, to better relate and engage with activities on the street level; and</p> <p>c As a guide, the area of articulations can be allowed up to a maximum of 50% of the façade area, measured between the 2nd storey floor level and the top of the podium, or up to 30m measured from the 1st storey level, whichever is lower and subject to evaluation based on the criteria listed in (2). The articulation should contribute to a building façade that is well articulated and interesting. Please note that the proposed façade should have varied articulation (see examples below) to be in the spirit of having a more engaging building façade rather than a simple protrusion of just 50% of the façade area.</p>
		<p>The diagrams illustrate two possible configurations for facade articulation. Both show a building with a podium and a main volume above it. The podium is labeled 'PODIUM HEIGHT' and the main volume is labeled 'FACADE ARTICULATION UP TO 50% OF PODIUM FACADE AREA, SUBJECT TO DESIGN EVALUATION'. The podium area is divided into two parts: a hatched area for 'FACADE ARTICULATION UP TO 50% OF PODIUM FACADE AREA' and a white area for 'FACADE ARTICULATION UP TO 50% OF THIS PORTION OF PODIUM FACADE AREA'. The main volume is labeled 'FACADE ARTICULATION UP TO 50% OF PODIUM FACADE AREA, SUBJECT TO DESIGN EVALUATION'. The diagrams also show a '2nd STOREY' level and an 'EXISTING COVERED WALKWAY' at the base. A legend at the bottom indicates that the hatched area represents 'FACADE ARTICULATION WITHIN THE BUFFER' and the white area represents 'PODIUM FACADE AREA'.</p>

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		<p>The <u>allowable total length</u> of Façade Articulation, both enclosed and unenclosed, in relation to the building frontage shall be subject to the following considerations:</p> <ul style="list-style-type: none"> a Its relationship to site context and design merit; b It should maintain the sense of loftiness and openness of the pedestrian mall, and the existing trees shall not be affected; c The structures used for structural support should be well designed and should not form a continuous colonnade at the street level; d It should be built to the covered walkway of adjacent buildings, or the common boundary between buildings, where applicable, as well as the adjacent bus-stop, where applicable <p>Please refer to Appendix B-2 for more elaborations on how such Façade Articulations can be implemented within Orchard planning area.</p>
5	Design and choice of materials	<ul style="list-style-type: none"> a To encourage more attractive displays and greater visibility of activities within the buildings, the design and use of materials should ensure a high degree of transparency as far as possible, which contribute towards the enhancement of vibrancy along Orchard Road. b All surfaces should be well detailed and finished, including the rooftop and undersides of the Façade Articulation. c All service elements should be well concealed. d The design and materials should be complementary with the existing buildings. e The choice of materials and finishes should be of high quality, durable and easy to maintain, in keeping with the premier image of Orchard Road. f Attractive lighting of the façade is to be provided. The lighting fixtures should be well integrated with the façade.
6	Outdoor Refreshment Area (ORA) spaces and kiosks	<p>ORA spaces can be allowed within unenclosed Façade Articulations. However, this shall be used for eating/ drinking and seating only. The food preparation area is to be located within the main building.</p> <p>Where ORA spaces and kiosks are proposed beneath the Façade Articulations, the design of the spaces and kiosks are to be well integrated with the structure of the Façade Articulation.</p> <p>As a guide, the size of kiosks should not exceed the range of 30sqm – 60sqm.</p>
7	Signage	<p>Any proposed signage that is projecting within the buffer should be computed as part of the total area allowed for Façade Articulation. Existing guidelines on signage shall continue to apply.</p> <p>No advertisement signs are allowed on unenclosed Façade Articulation. Business signs on unenclosed Façade Articulation are to be properly mounted such that any struts, brackets or structural members are properly concealed.</p>
8	Gross Floor Area (GFA)	<p>For developments which have maximised their development potential, the GFA required for Façade Articulations can be considered over and above the</p>

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		<p>maximum intensity stipulated in the Master Plan for the site, subject to the overall 10% GFA bonus cap for each development and the payment of Development Charge, or Differential Premium whichever is applicable. Developments may make use of any combination of applicable bonus GFA incentive schemes, as long as the cumulative bonus GFA does not exceed the overall cap of 10% above the Master Plan GPR.</p> <p>All additional GFA granted under the bonus GFA incentive schemes will not form the future development potential of the site upon redevelopment.</p>
9	Submission Requirement	<p>a Properly annotated plans, sections and other relevant drawings showing the proposed Façade Articulations in relation to the existing development, as well as the adjacent developments.</p> <p>The proposed layout should indicate:</p> <ul style="list-style-type: none"> i The total area of the façade articulations as a percentage of the podium façade area. (Area of podium façade is measured between the 2nd storey floor level and the top of the podium, up to a maximum of 30m whichever is lesser); and ii The table and chair arrangements, umbrellas or canopies for unenclosed Façade Articulation proposals and for ORAs on the 1st storey, where applicable. <p>b The choice of materials and finishes should be clearly indicated.</p> <p>c If the unenclosed Façade Articulation projects over State land (e.g. where it connects to an adjacent bus-stop), the development / owner must obtain Singapore Land Authority's (SLA) endorsement for the submitted plans.</p>

FACADE ARTICULATION GUIDELINES FOR ORCHARD PLANNING AREA

 11.6M/7.6M BUFFER
(LOCATION WHERE FACADE
ARTICULATIONS ARE ALLOWED)



DRAWING TITLE :
LOCATION PLAN

SCALE : 1:4,000

0,3 HA

0 90 M

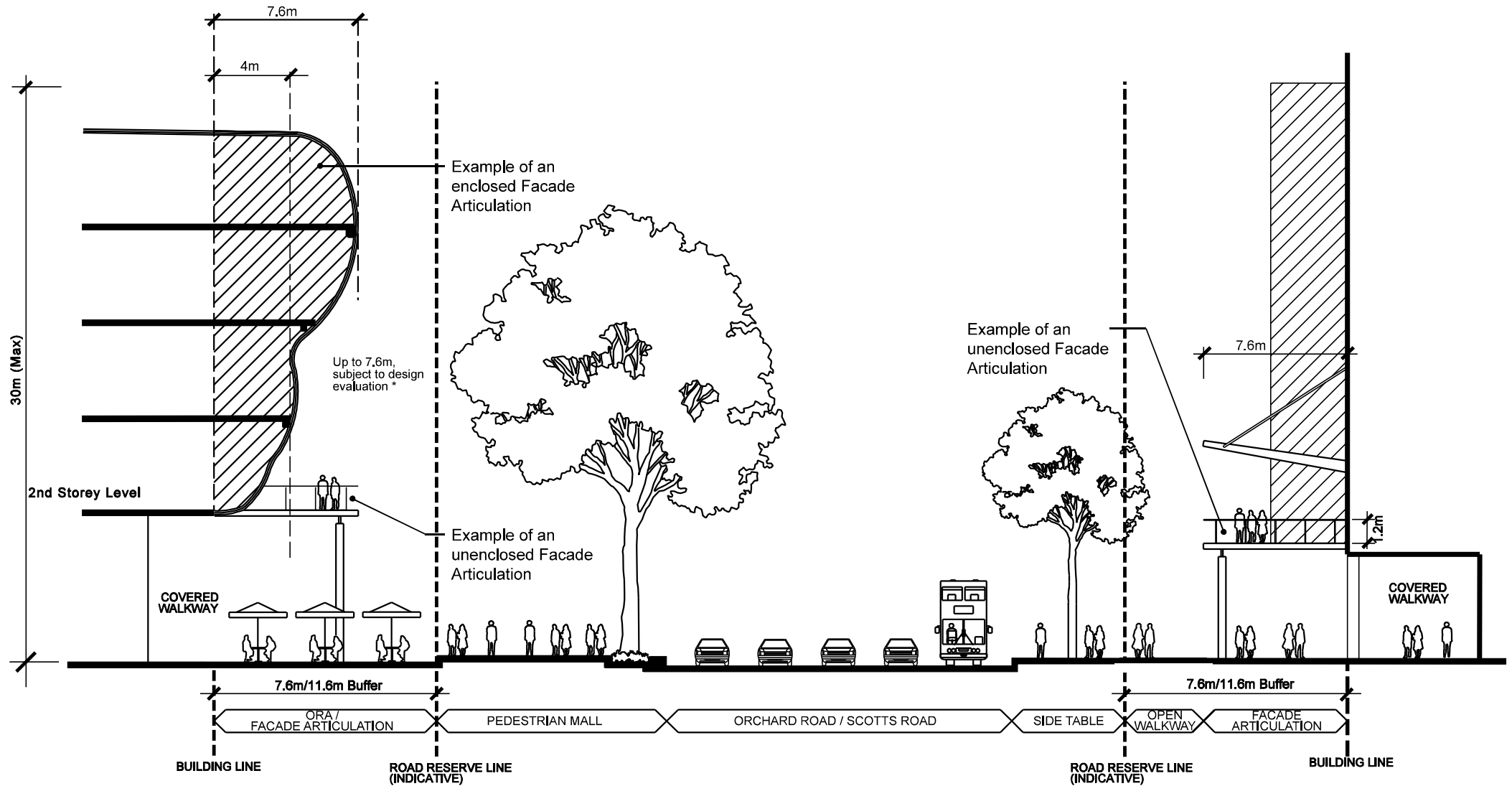


DATE : NOVEMBER 2019

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FACADE ARTICULATION WITHIN THE BUFFER

* Projection can be allowed up to 7.6m at specific points, subject to design evaluation.

FACADE ARTICULATION GUIDELINES FOR ORCHARD PLANNING AREA

TYPICAL SECTION ACROSS
ORCHARD ROAD & SCOTTS ROAD

SCALE : 1 : 200

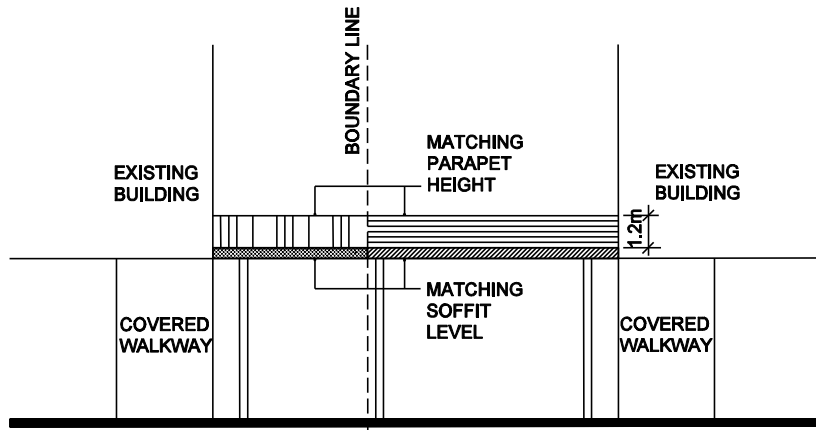


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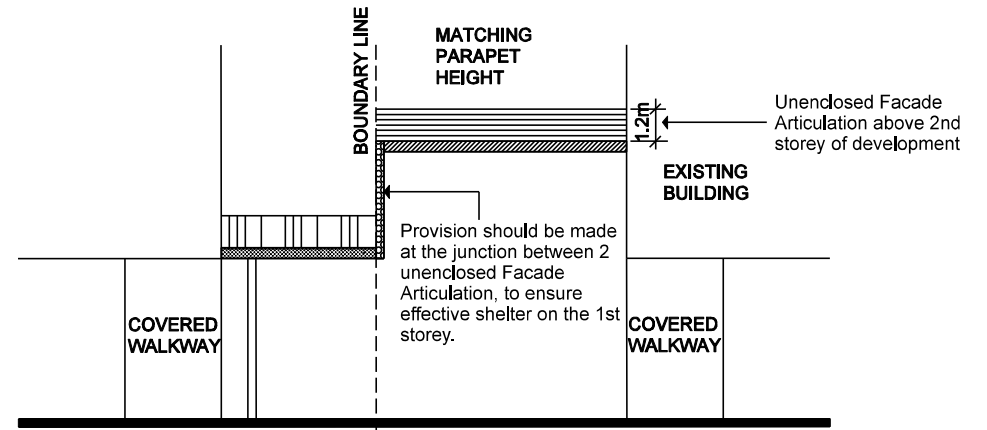
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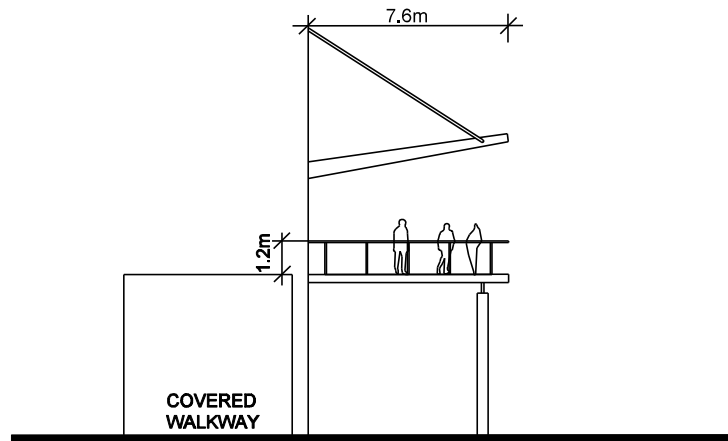
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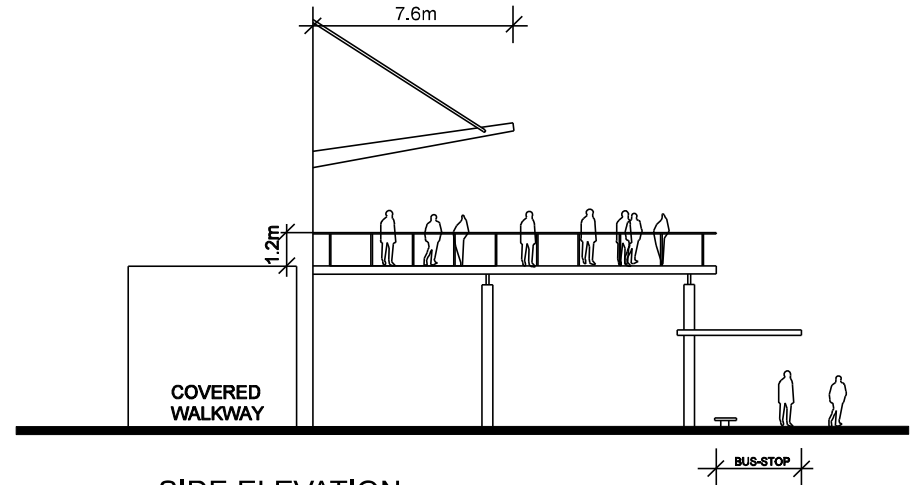
FRONT ELEVATION
UNENCLOSED FACADE ARTICULATION ALONG COMMON BOUNDARY



FRONT ELEVATION - DEVELOPMENTS WITH DIFFERING HEIGHTS
UNENCLOSED FACADE ARTICULATION ALONG COMMON BOUNDARY



SIDE ELEVATION
UNENCLOSED FACADE ARTICULATION - TYPICAL

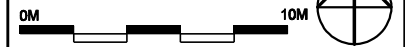


SIDE ELEVATION
UNENCLOSED FACADE ARTICULATION - INTEGRATED WITH BUS STOP

FACADE ARTICULATION GUIDELINES FOR ORCHARD PLANNING AREA

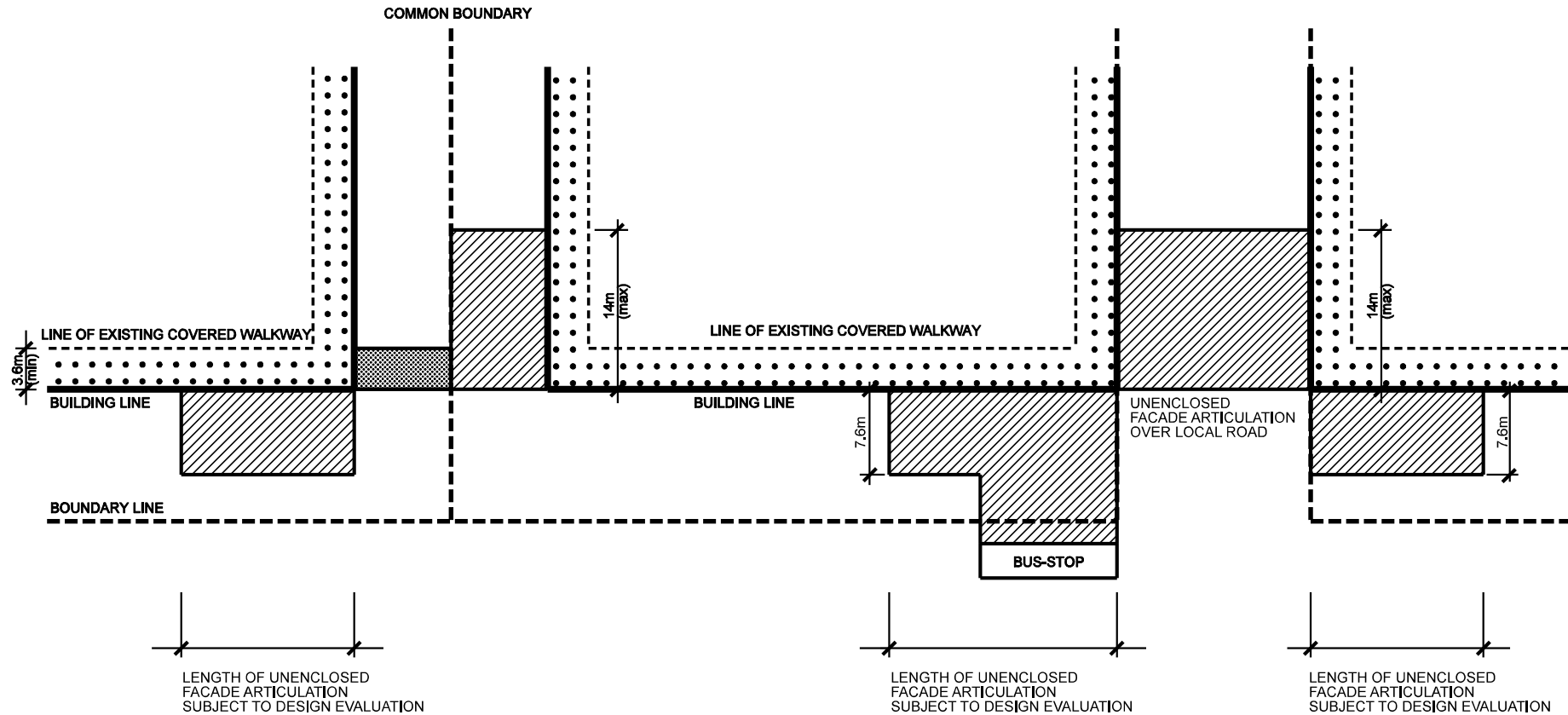
UNENCLOSED FACADE ARTICULATION ELEVATIONS

SCALE : 1 : 200



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 UNENCLOSED FACADE ARTICULATION

 MINIMUM 3.6M WIDE
1ST STOREY LINK

 MINIMUM 3.6M WIDE
COVERED WALKWAY

FACADE ARTICULATION GUIDELINES FOR ORCHARD PLANNING AREA

UNENCLOSED
FACADE ARTICULATION

PLAN

SCALE : 1 : 400



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