

Circular No : URA/PB/2015/10-CUDG
Our Ref : DC/ADMIN/CIRCULAR/PB_15
Date : 01 December 2015

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CIRCULAR TO PROFESSIONAL INSTITUTES

Who Should Know

Building owners, developers and architects

Effective Date

With effect from 01 December 2015

URA/CUD PLAN RELEASE 1/2015E STREET BLOCK PLAN FOR MOUNT SOPHIA CONSERVATION AREA [ROCHOR PLANNING AREA]

Details

1. We have carried out a review for the street block within the Mount Sophia Conservation Area shown in Appendix 1.
2. The street block plan will be used to guide developments (for redevelopment or additions & alterations proposal) on sites with conserved buildings and on sites under envelope control within the Mt Sophia Conservation Area. The prevailing conservation guidelines will continue to apply for works to the existing conserved buildings.
3. Given that there are small plot sizes with limited site area within the street block, new extensions to existing conserved buildings may be built at the rear of such sites. The extensions at the rear may comprise one of the following types of development:
 - a. a single unit terrace house complying with the envelope control guidelines applicable for a 3-storey landed housing development; or
 - b. a single unit house subject to the applicable maximum absolute building height in AMSL; or
 - c. a flat development subject to the applicable maximum absolute building height in AMSL.

Envelope control sites (i.e. with no conserved buildings) in the same street block may also be developed into any of the three types of development mentioned in para 3 above. These sites shall comply with the respective building height requirements in Appendix 2.

Guidelines

4. The planning parameters and urban design guidelines for this street block plan include the type of land use, building height, form of development, setback requirements and vehicular access. The prescribed guidelines are tabulated and shown in Appendix 2.
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 email our Urban Planning & Design Department at ura_upd_da_team@ura.gov.sg. You can also call our Development Control Group (DCG) Enquiry Line at Tel: 6223 4811 or email us at ura_dcd@ura.gov.sg. For your information, our past circulars to the professional institutes are available from our website <http://www.ura.gov.sg>.

Thank you.

HAN YONG HOE
GROUP DIRECTOR (DEVELOPMENT CONTROL)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY



URA / CUD PLAN
RELEASE 1/2015E

STREET BLOCK PLAN FOR NEW DEVELOPMENTS AND NEW EXTENSIONS TO CONSERVED BUILDINGS IN MOUNT SOPHIA CONSERVATION AREA

- BOUNDARY

- LEGEND**
- BOUNDARY OF GAZETTED CONSERVATION AREA / BOUNDARY OF STREET BLOCK
 - REFER TO URBAN DESIGN GUIDELINES FOR RESIDENTIAL DEVELOPMENTS (APPENDIX 2)
 - REFER TO URBAN DESIGN GUIDELINES FOR COMMERCIAL & RESIDENTIAL DEVELOPMENTS (APPENDIX 2)
 - SUBJECT TO DETAILED PLANNING REQUIREMENTS

SCALE : 1:1500 @A3

DRWG NO : RC / 2015 / 009
DATE : NOV 2015
GROUP : CUDGUPD

URBAN REDEVELOPMENT AUTHORITY
To make Singapore a great city to live, work and play

**PLANNING & URBAN DESIGN GUIDELINES FOR MOUNT SOPHIA CONSERVATION AREA
[ROCHOR PLANNING AREA]**

The prescribed planning parameters and urban design guidelines are:

Parameters	Requirements			
Location	Niven Road			Selegie and Mackenzie Road
Land Use <i>Master Plan</i> <i>Appendix 1: Location Plan</i>	Residential			Commercial & Residential
Conserved Buildings	For extent of conserved main buildings, refer to Appendix 2-1			
Building Form	Single Unit Terrace Dwelling House	Single Unit Dwelling House	Flat Development [#]	
Minimum Plot Size	-	-	600sqm* for flat development only	-
Gross Plot Ratio	Resultant of building form	Maximum 2.1		Maximum 4.2
Building Height <i>Appendix 2-1: Building Form</i>	Envelope Control Guidelines for 3-storey Landed Housing applies.	A low-rise zone (maximum 20.0m AMSL) is specified for non-conserved buildings along Niven Road to relate to the adjacent low-rise conserved buildings.		A low-rise zone (maximum 20.0m AMSL) is specified for non-conserved buildings along Selegie Road to relate to the adjacent

	<p>Relevant Guideline: <u>Envelope Control Guidelines for Landed Housing</u></p>	<p>High-rise towers, if proposed, can be allowed up to a maximum of 36.0m AMSL and are to be set back from Niven Road as shown in Appendix 2-1.</p>	<p>low-rise conserved buildings. High-rise towers, if proposed, can be allowed up to a maximum of 30.0m AMSL / 36.0m AMSL and are to be set back from Selegie Road and Mackenzie Road as shown in Appendix 2-1.</p>
	<p>The building height of all permanent structures, such as water tanks, mechanical and electrical (M&E) equipment, lift motor rooms are not to exceed the maximum allowable height.</p> <p>For House Nos. 77 Niven Road , 177 and 179 Selegie Road The <u>overall scale of the main building fronting the road</u>, in terms of the springing line, roof ridge or top of the roof parapet, where applicable, is to match that of the adjacent conserved buildings. If the adjacent conserved buildings have different heights, the higher building forms the basis of the height control.</p> <p>The rear can be developed to a height as shown in Appendix 2-1.</p> <p>Relevant Guideline: <u>Envelope Control Guidelines for Infill Developments</u></p>		
<p>Building Edge <u>Appendix 2-1: Building Form</u></p>	<p>Developments along Niven Road / Selegie Road are to be built up to the line of road reserve up to a minimum height of 8.0m to provide a well-defined streetscape.</p>		
<p>Building Setback <u>Appendix 2-1: Building Form</u></p>	<p>For extent of rear building setback, refer to Appendix 2-1.</p>		

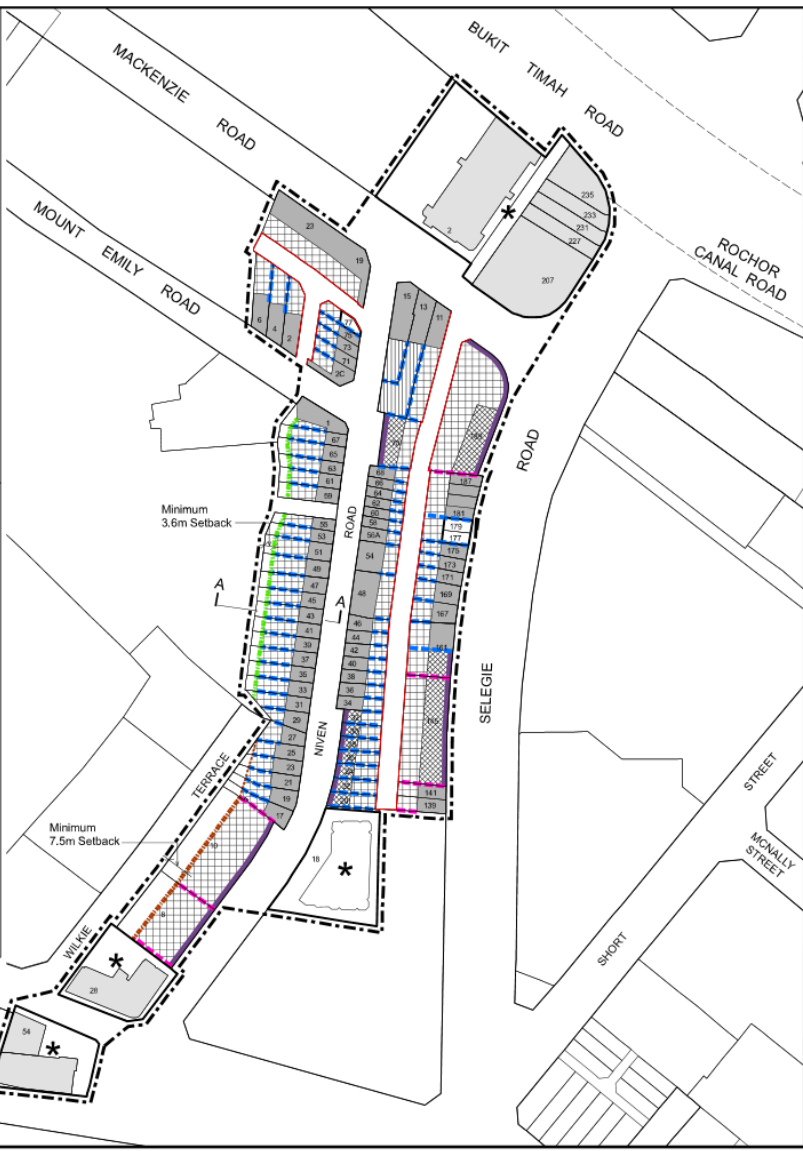
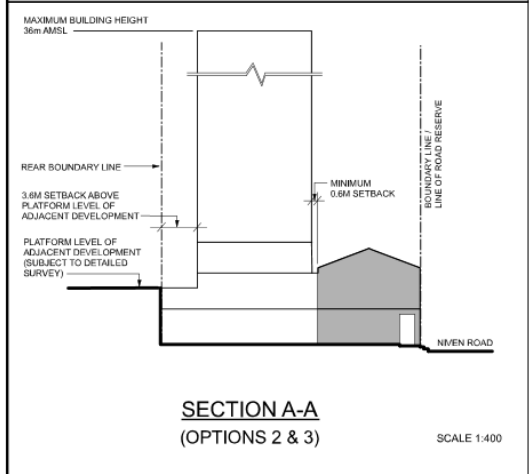
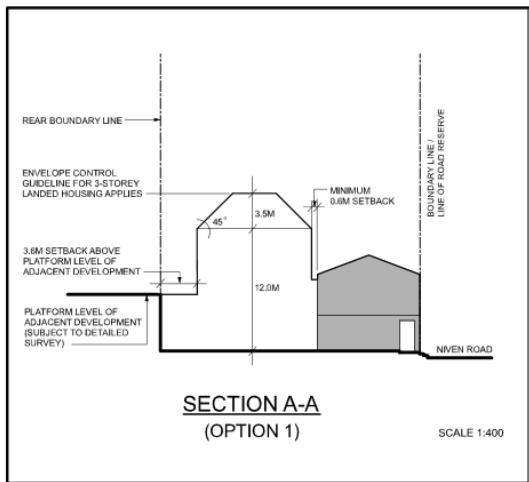
<p>Party-Wall Developments <i>Appendix 2-1: Building Form</i></p>	<p>For minimum height of party wall, refer to Appendix 2-1.</p> <p>Window openings are not permitted along the party wall. Above the party wall, window openings can be permitted if the development is set back a minimum of 3.0m from the common boundary.</p>
<p>Pedestrian Network <i>Appendix 2-2: 1st Storey Pedestrian Network & Activity Generating Uses</i></p>	<p>Covered walkways / linkways (where applicable) are to abut the line of Road Reserve as shown in Appendix 2-2.</p> <p>The covered walkways / linkways must be at least 3.0m wide. Where colonnades are provided, the internal clear width of the covered walkways / linkways must be at least 2.4m wide.</p> <p>To provide adequate protection for pedestrians during inclement weather, the external soffit heights must minimally match the width of the covered walkway.</p> <p>For House Nos. 77 Niven Road, 177 and 179 Selegie Road Colonnaded covered walkway is to be provided to maintain the continuity of the streetscape. The width and height are to match that of adjacent conserved buildings and the soffit height cannot exceed 3.6m.</p>
<p>Uses at the 1st storey Level <i>Appendix 2-2: 1st Storey Pedestrian Network & Activity Generating Uses</i></p>	<p>To encourage walkability and active vibrant streets, activity-generating uses (AGU), such as retail, food and beverage, entertainment, and other similar uses are encouraged at the 1st storey fronting Selegie Road.</p>
<p>Service Areas</p>	<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 /or visually well-screened <u>from top and on all sides</u>.</p> <p>Relevant Guideline:</p> <ul style="list-style-type: none"> • <u>Guidelines to Encourage More Innovation and Better Design of Rooftop - Screening Of Mechanical & Electrical Services And Car Parks, On Roofs And Building Façades Within The Central Area</u>
<p>Vehicular Access</p>	<p>All vehicular access must be taken from the rear service roads / Wilkie Terrace / Niven Road.</p>

* An infill plot between two existing party wall flat developments, which has a site area of less than 600sqm, can be given the flexibility for redevelopment into a party-wall flat development if the applicant can demonstrate that the proposed development can still achieve a reasonable residential layout.

Flat developments are not applicable for House Nos. 29 to 67 Niven Road and 1 Mount Emily Road as they do not have vehicular access and are exempt from car parking requirements.

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STREET BLOCK PLAN FOR NEW DEVELOPMENTS AND NEW EXTENSIONS TO CONSERVED BUILDINGS IN MOUNT SOPHIA CONSERVATION AREA
- BUILDING FORM



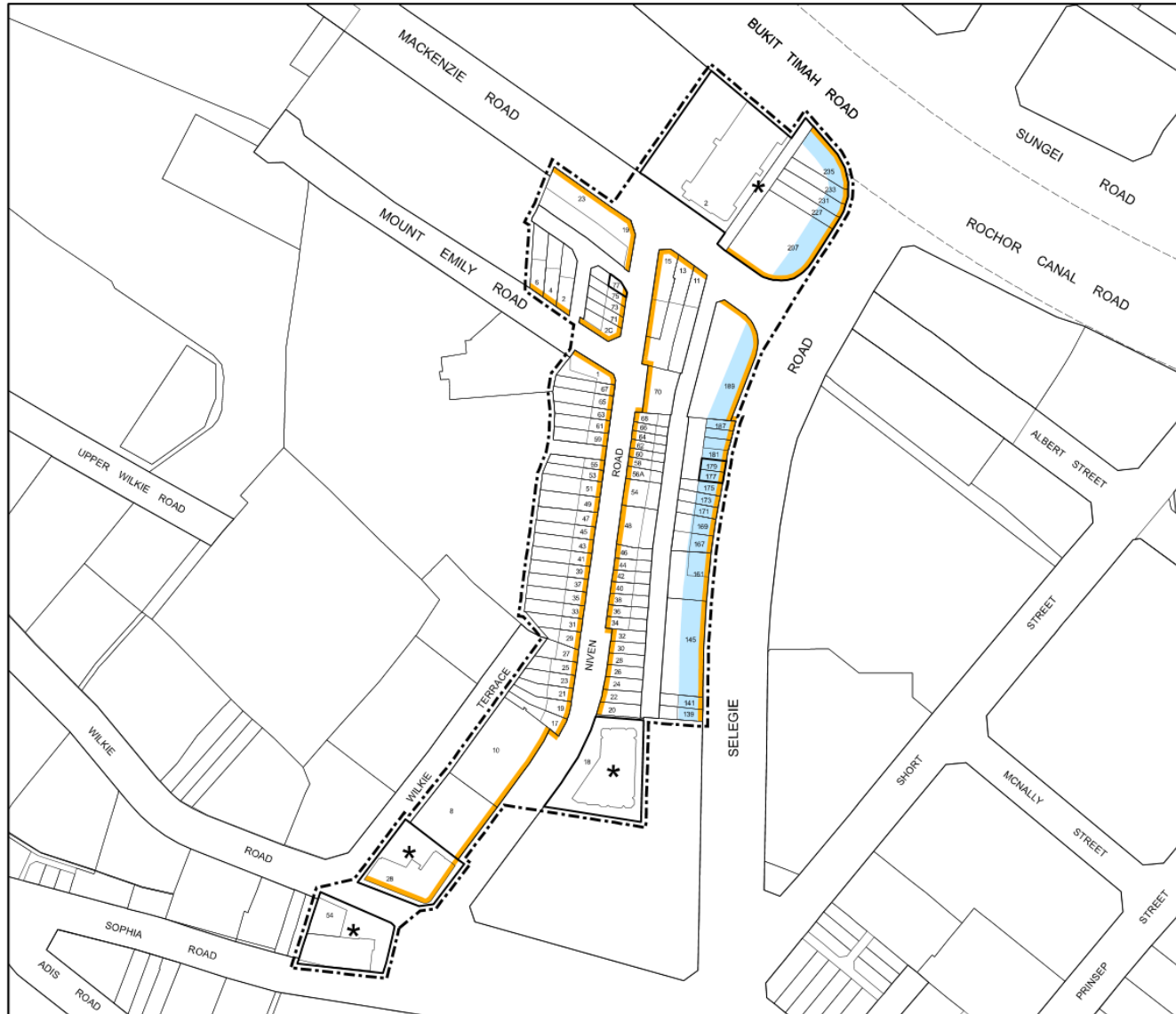
- LEGEND**
- BOUNDARY OF GAZETTED CONSERVATION AREA / BOUNDARY OF STREET BLOCK
 - EXTENT OF CONSERVED MAIN BUILDING* (Indicative only)
 - OTHER CONSERVED BUILDINGS
 - SUBJECT TO DETAILED PLANNING REQUIREMENTS
- BUILDING HEIGHT**
- MAXIMUM 20.0M AMSL
 - MAXIMUM 30.0M AMSL
 - MAXIMUM 36.0M AMSL
- BUILDING FORM**
- MINIMUM 8.0M HEIGHT BUILDING EDGE
 - FULL HEIGHT PARTY WALL
 - MINIMUM 8.0M HEIGHT PARTY WALL
 - MINIMUM 3.6M BUILDING SETBACK#
 - MINIMUM 7.5M BUILDING SETBACK
 - BUILDING SETBACK IS INDICATIVE ONLY (subject to detailed evaluation)
 - NO BUILDING SETBACK REQUIRED

Notes:
 * Owner can opt to conserve the entire building or to conserve the main building with a new rear extension. Refer to [Conservation guidelines](#)
 # Developments are allowed to abut the rear boundary up to the platform level (PL) of the adjacent developments. For those parts of the building above the PL of the adjacent developments, a 3.6m building setback is to be provided from the rear boundary. (Refer to Section A-A)
 Specific guidelines apply for 77 Niven Road and 177, 179 Selegie Road. See Appendix 2.



DRWG NO : RC / 2015 / 010e
 DATE : NOV 2015
 GROUP : CUDGUPD





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STREET BLOCK PLAN FOR NEW DEVELOPMENTS AND NEW EXTENSIONS TO CONSERVED BUILDINGS IN MOUNT SOPHIA CONSERVATION AREA

- 1ST STOREY PEDESTRIAN NETWORK & ACTIVITY GENERATING USES

- LEGEND**
- BOUNDARY OF GAZETTED CONSERVATION AREA / BOUNDARY OF STREET BLOCK
 - PEDESTRIAN NETWORK
COVERED WALKWAY
 - ACTIVITY GENERATING USES
ENCOURAGED
 - SUBJECT TO DETAILED PLANNING REQUIREMENTS



DRWG NO : RC / 2015 / 011a
DATE : NOV 2015
GROUP : CUDG/UPD

