

ANNEX B

STREETBLOCK PLAN FOR CANTONMENT ROAD (OUTRAM PLANNING AREA)

This Streetblock Plan is used to guide addition & alteration works and redevelopment proposals for the developments along Cantonment Road.

The prescribed planning parameters and urban design guidelines for the Streetblock Plan for Cantonment Road are as follows:

		REQUIREMENTS			
		Hse No: 231, 233, 235 & 237	Hse No: 243	Hse No: 239 – Jiu Long Tang	Hse No: 241
1	Land Use*	Residential. Office use can be allowed on a Temporary Permission basis. The proposed Office use is to be on contiguous floors starting from 1st storey upwards.		Civic and Community Institution.	
2	Gross Plot Ratio	Maximum 2.8.		Subject to Evaluation.	
3	Conservation Guidelines	All relevant conservation guidelines apply.			N.A.
4	Building Height	All relevant conservation guidelines apply.			The maximum height for the front portion of the site is not to exceed that of the adjacent conservation building at Hse No: 243. The rear portion of the site can be built to a maximum of 6 storeys.
5	Building Form	All relevant conservation guidelines apply.			Party wall development. The development is to be built up to the common boundary with a party wall to the full height of the development. Any party wall that is exposed as an external wall is not to have any openings.

		REQUIREMENTS			
		Hse No: 231, 233, 235 & 237	Hse No: 243	Hse No: 239 – Jiu Long Tang	Hse No: 241
6	Building Setback / Building Edge	<p>The conservation façade is to be retained and restored according to specific façade guidelines for each building.</p> <p>New developments and major additions & alterations works to the rear portion of the existing buildings are required to be set back to the safeguarded line of Road Reserve at the rear.</p>			<p>The building setback and building edge fronting Cantonment Road is subject to detailed evaluation.</p> <p>New developments and major additions & works to the rear portion of the existing buildings are required to be set back to the safeguarded line of Road Reserve at the rear.</p>
7	Covered Walkway	N.A.	The covered walkway for Hse No 243 is to be restored in accordance with the relevant conservation guidelines.	N.A.	The provision of covered walkway is subject to detailed evaluation, depending on whether the proposed development is built up to the line of Road Reserve, or if it is set back from the line of Road Reserve along Cantonment Road.
8	Roofscape	<p>The roofs must be restored in accordance with the relevant conservation guidelines.</p> <p>For the roofs of the new rear extensions for Hse No: 231, 233, 235, 237, 241 & 243, the following guidelines apply:</p> <p>The roofs are to be well-designed and attractive when viewed from the surrounding developments.</p> <p>For flat roofs, the roof parapet walls may be built to a maximum height of 1m. Architectural features on the parapet walls that exceed this limit will be evaluated on a case-by-case basis.</p>			N.A.
9	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 from the top and on all sides. For more details on screening requirements, please refer to the Circular No. URA/PB/2004/29-CUDD dated 6 Sep 2004.</p>			
11	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>			

		REQUIREMENTS			
		Hse No: 231, 233, 235 & 237	Hse No: 243	Hse No: 239 – Jiu Long Tang	Hse No: 241
12	Vehicular Access	All vehicular access is to be taken from the safeguarded rear service road.			

* Please refer to the prevailing Master Plan land use zoning. Where there is any discrepancy, the Master Plan land use zoning shall prevail.