

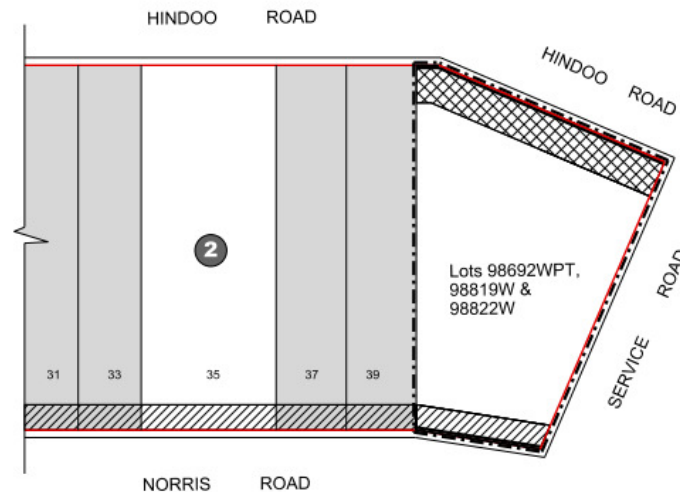
Building Height

- Maximum 4-storeys and 15.0m
- Flat roof only, No attic allowed beyond 15.0m
- Alternative roof form or attic can be considered within 15.0m

Existing ridge line of conserved buildings



FRONT ELEVATION



CONTROL PLAN

ENVELOPE CONTROL GUIDELINES ON LOTS 98692W PT, 98819W & 98822W TS 16 AT NORRIS ROAD

- Subject Site
- Line of Road Reserve
- House Number
- Conserved Buildings
- Covered Walkway for Conserved Buildings
- Envelope Control site with allowable height (subject to Envelope Control Guidelines for Historic Districts)
- New development to be built up to the Line of Road reserve
- Minimum 3.0m wide (and 2.4m) clear Covered Walkway
- Covered Walkway (width & height to match that of adjacent conserved buildings)

NOTES:

1. All differences in level along the covered walkways are to be mediated by ramps. Steps are only allowed for steep gradients where ramping is not possible.
2. *All M&E structures above the roof level (including lift) shall be kept to a maximum height of 3.6m measured from the roof level and set back 3.0m away from the main road(s). The M&E screening is to comply with the performance guidelines set out in the URA circular dated 6 Sep 2004 (Ref: URA/PB/2004/29-CUDD) available online at <http://www.ura.gov.sg/circulars/text/dc04-29.html>.
3. Maximum allowable building height to be measured from PUB's minimum platform level.

DRAWING TITLE :

STREET BLOCK PLAN
- NORRIS ROAD

SCALE : 1 : 400 @ A3



DRWG NO : RC/2013/071

DATE : MAR 2019