

Envelope Control Plan - Robertson Quay

Superseded by UD guidelines for
Singapore River dated 20 Nov 13

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ENVELOPE CONTROL PLAN

ROBERTSON QUAY

1 LOCATION

The Robertson Quay Envelope Control Area is located in the Singapore River planning area. **Appendix 1 - Location Plan** refers.

This Envelope Control Area is bounded by Robertson Quay, Clemenceau Avenue, Unity Street, Mohamed Sultan Road and Martin Road. **Appendix 2 - Boundary Plan** refers.

2 LAND USE

Appendix 3 - Land Use Plan refers.

- i) The Envelope Control Area is for commercial/residential, residential with commercial use at 1st storey only, hotel and institution uses.
- ii) For developments with commercial use, only shopping/eating establishments will be allowed on the first storey.

3 PLOT RATIO

The maximum plot ratio allowable is 2.8 (gross).

4 BUILDING HEIGHT & BUILDING TO BE RETAINED

Appendix 4 - Building Height Plan refers.

- i) The maximum building height allowable is as follows :-
 - a) Up to 4 storeys for buildings fronting the river and to a depth of 16 m measured from the promenade, and
 - b) Up to 10 storeys for buildings away from the river.

- ii) However, existing buildings with good architectural value as indicated on **Appendix 4** are to be retained and integrated with the new developments.
 - a) For the buildings indicated, the building height, the roof profile, and the external facades features shall be retained as part of the envelope controls for the sites.
 - b) The type of roofing material used shall be subject to the approval of the Authority.
 - c) The floor areas of the buildings to be retained are included in the gross floor area computation of the overall development and are subject to car parking requirements and to payment of development charge as provided under the provisions of the Planning Act.

5 URBAN DESIGN GUIDELINES

Appendix 5 - Section of Building Envelope refers.

5.1 Roof Form

- i) All new buildings fronting Robertson Quay shall have pitched natural colour clay tiled roof.

- ii) For buildings away from the river, flat roofs may be permitted and shall be evaluated on a case-by-case basis. The provision of services on the roof top shall be neatly laid out and well concealed, eg through the use of trellises.

5.2 Building Edge

All developments are to be built up to the common lot boundary and the edge of the promenade/pedestrian malls/Public Works Department's road reserve lines, and internal landscaped courtyards are encouraged. However, some articulation of the building edge and form may be allowed, subject to evaluation.

5.3 Colonnaded Covered Walkway

Appendix 6 - Covered Walkway Plan refers.

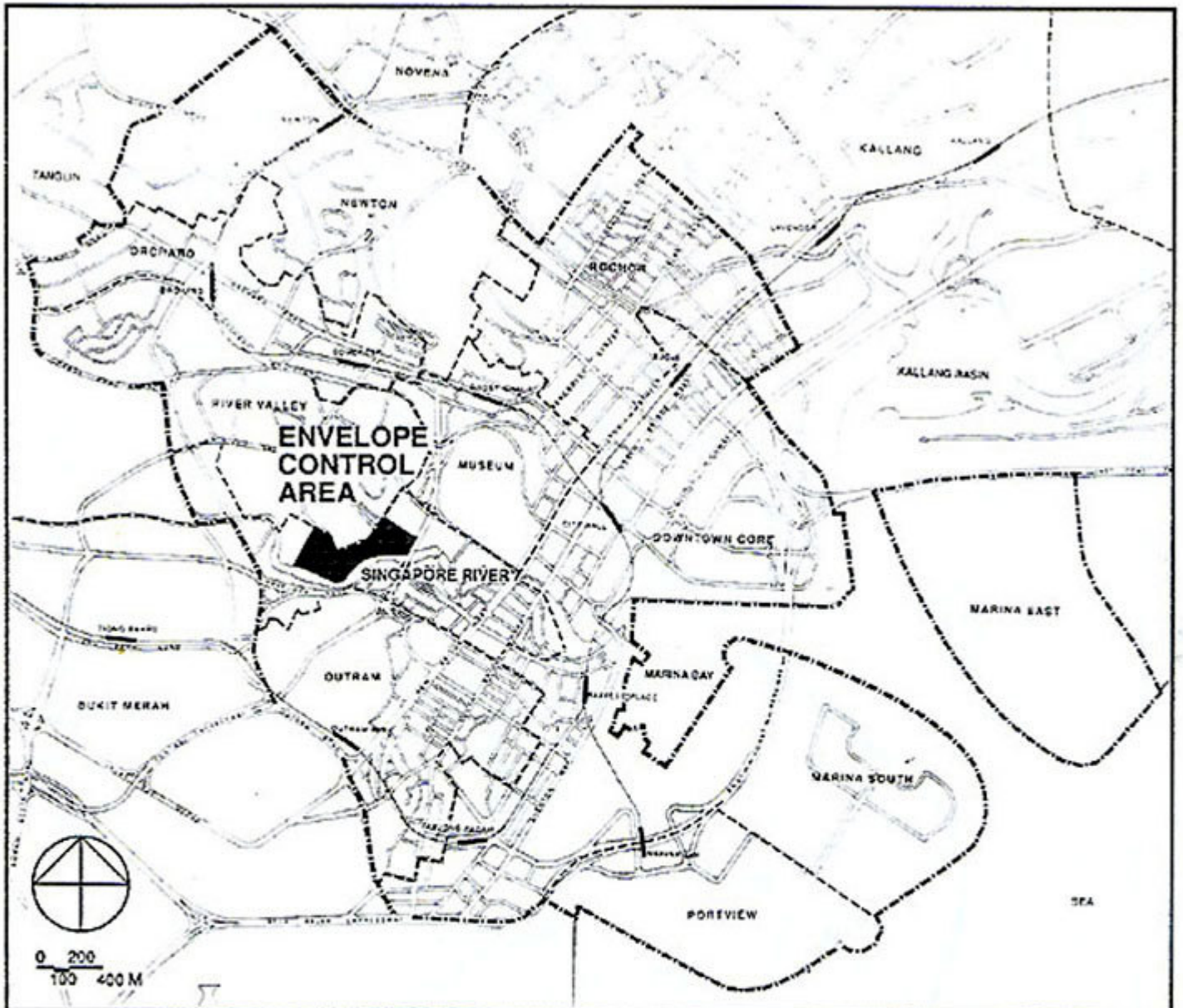
- i) A continuous colonnaded covered walkway is required for *all* developments within the Envelope Control Area.
 - For development frontages along Singapore River, Clemenceau Avenue, Unity Street, Merbau Road, Teck Guan Street, Mohamed Sultan Road, Martin Road, Nanson Road and Saiboo Street as shown in Appendix 6, the minimum width for the covered walkway (inclusive of column) shall be *3.6m*. The minimum clear width shall be *3.0m*.
 - For development frontages along Teck Guan Street, Kanisha Marican Road, Caseen Street, Nanson Road, Rodyk Street and Robertson Quay as shown in Appendix 6, the minimum width for the covered walkway (inclusive of column) shall be *3.0m*. The minimum clear width shall be *2.4m*.
- ii) The external soffit height of the covered walkway shall be 3.6m measured from Drainage Department's minimum platform level or the existing open walkway level, whichever is higher.
- iii) The level of the covered walkway shall match the platform level of the open walkway and where possible, the covered walkways of the abutting developments.
- iv) If the platform level of the first storey of the development is higher than the covered walkway, ramps and steps between the two levels shall be built within the 1st storey level of the development and not along the covered walkway.

6 CAR PARKS REQUIREMENTS

- i) Car parking spaces are to be provided within the site boundary of each development parcel. Access to car park and service areas shall be taken from service/local roads.

- ii) Provision of car parks shall be subject to and in accordance with the Planning (Provision of Car Parks) Rules 1989 and any statutory modification or re-enactment thereof.

LOCATION PLAN



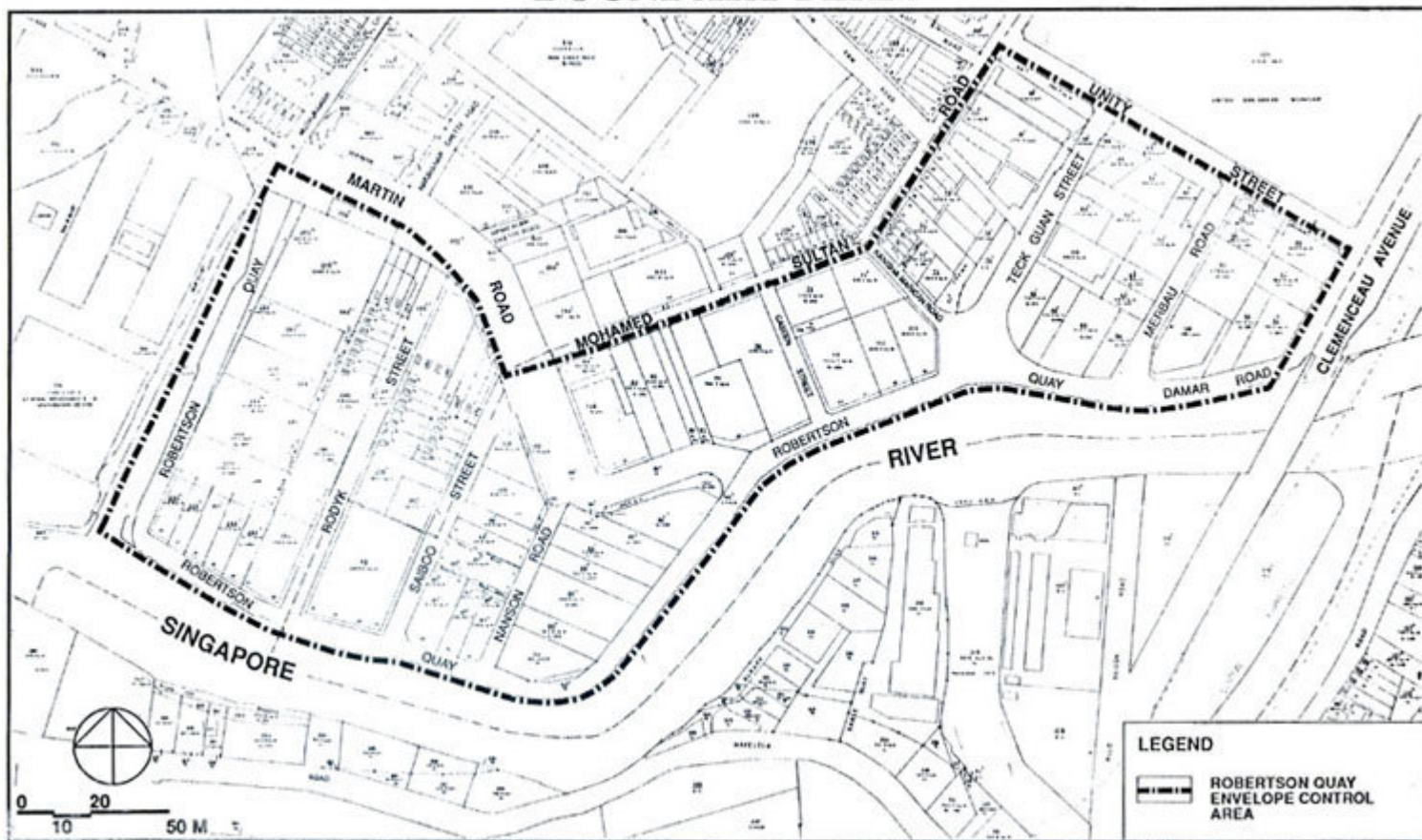
LEGEND

 ROBERTSON QUAY
ENVELOPE CONTROL AREA

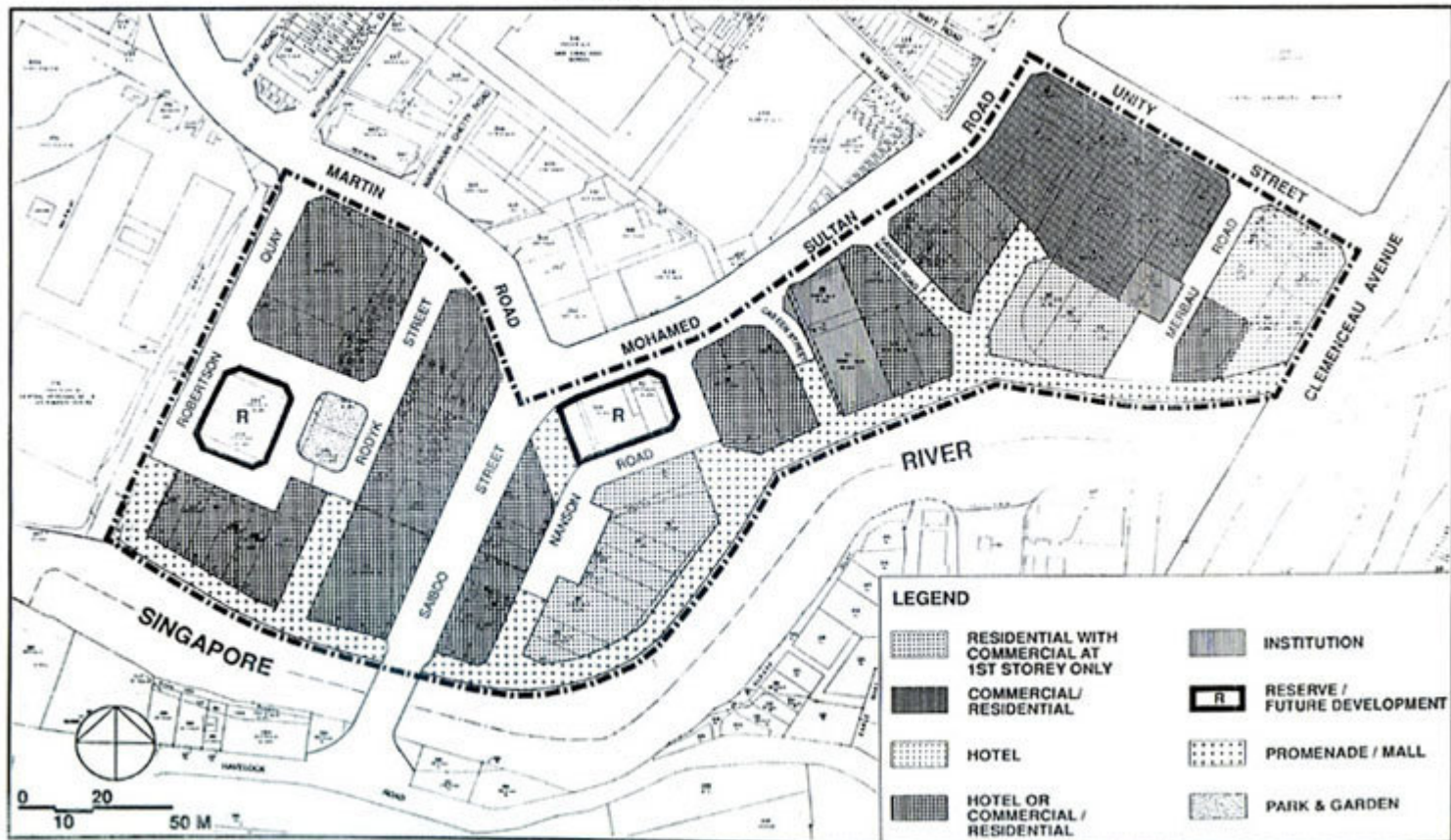
 CENTRAL AREA BOUNDARY

 DEVELOPMENT GUIDE PLAN
BOUNDARY

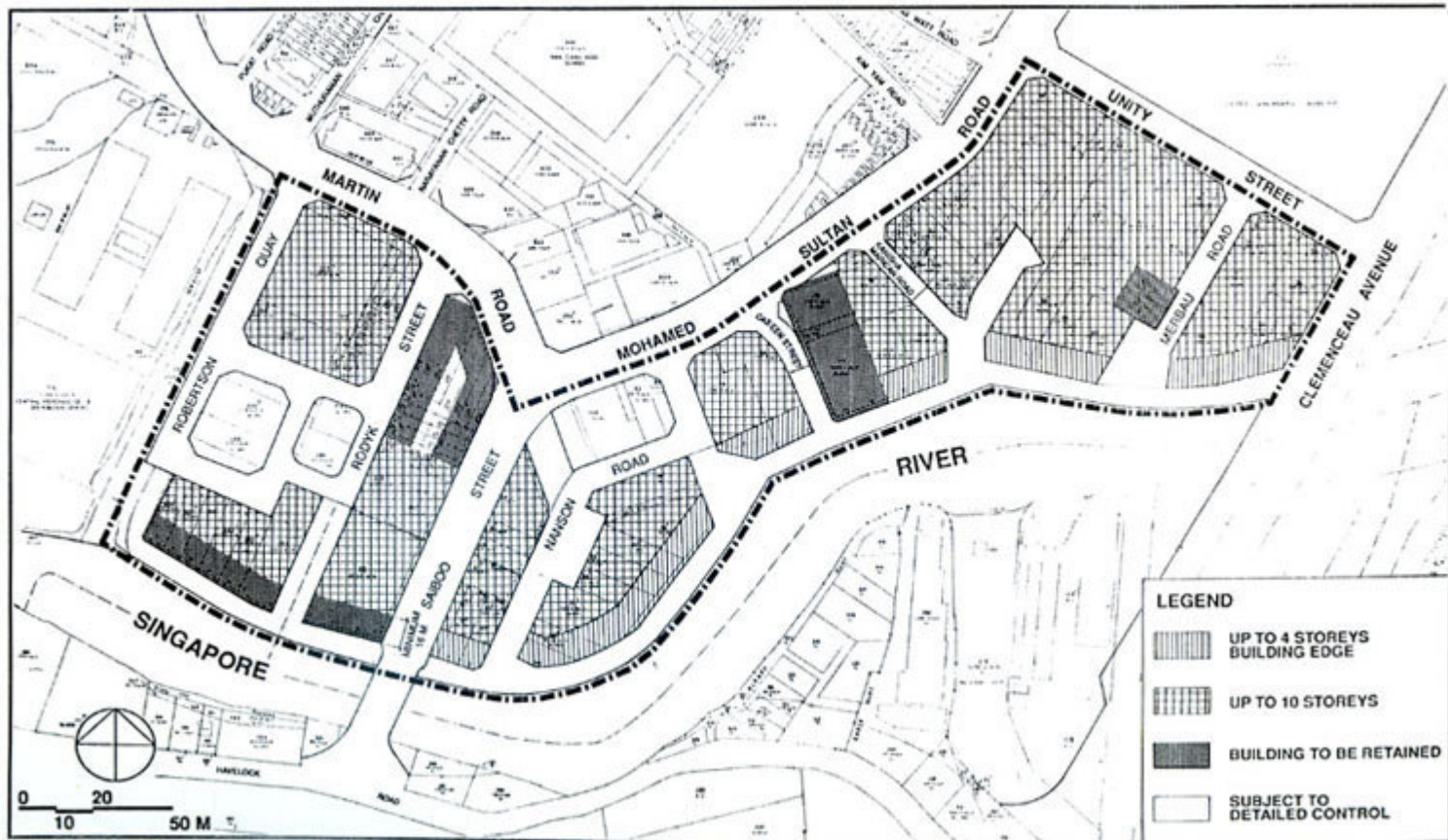
BOUNDARY PLAN



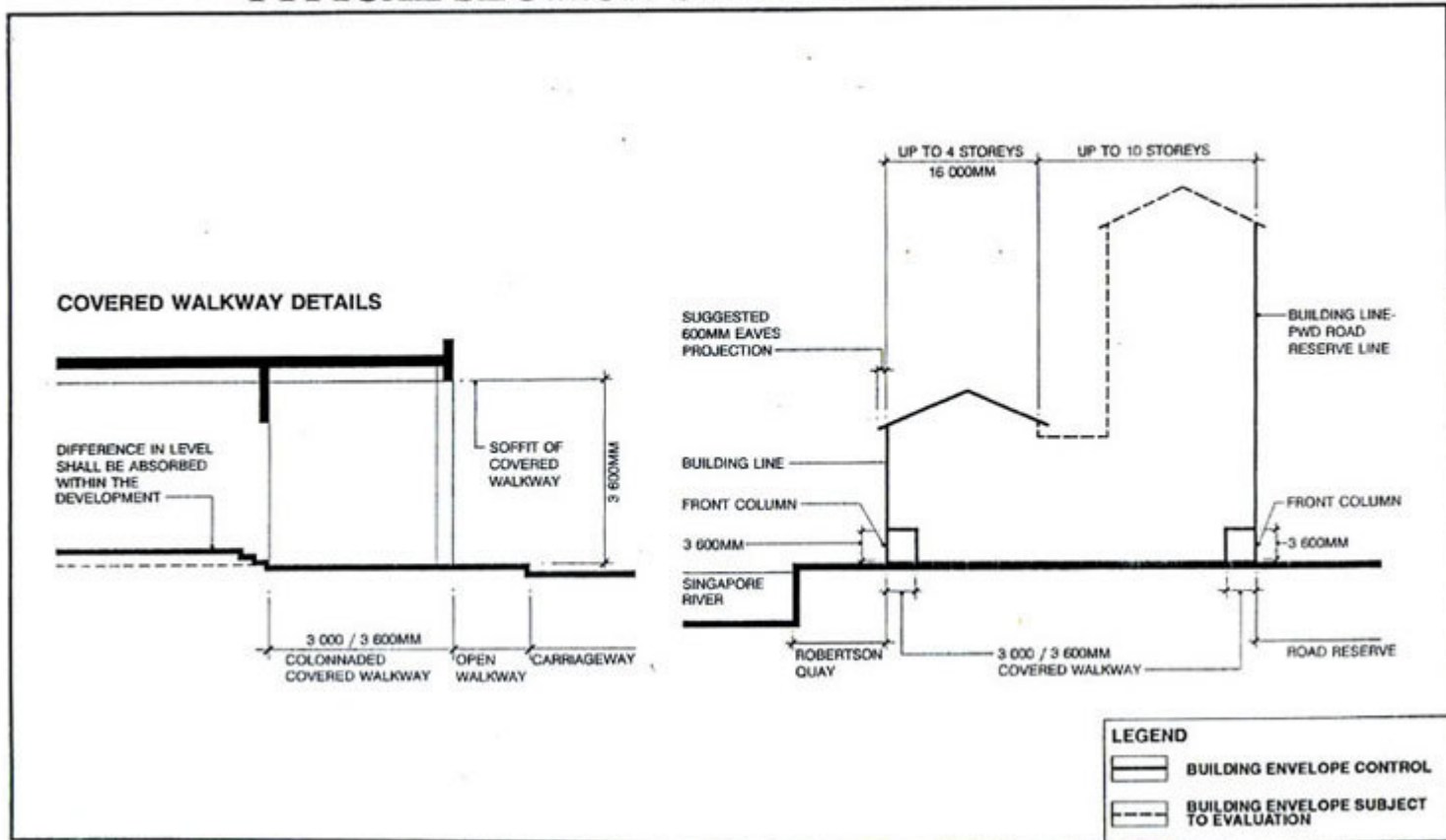
LAND USE PLAN



BUILDING HEIGHT PLAN



TYPICAL SECTION OF BUILDING ENVELOPE



COVERED WALKWAY PLAN

