

Building Height

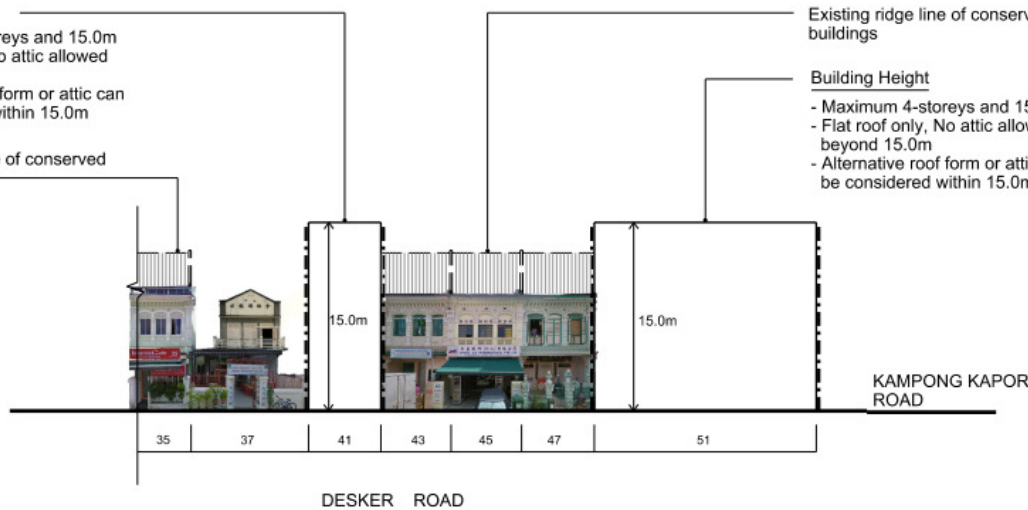
- Maximum 4-storeys and 15.0m
- Flat roof only, no attic allowed beyond 15.0m
- Alternative roof form or attic can be considered within 15.0m

Existing ridge line of conserved buildings

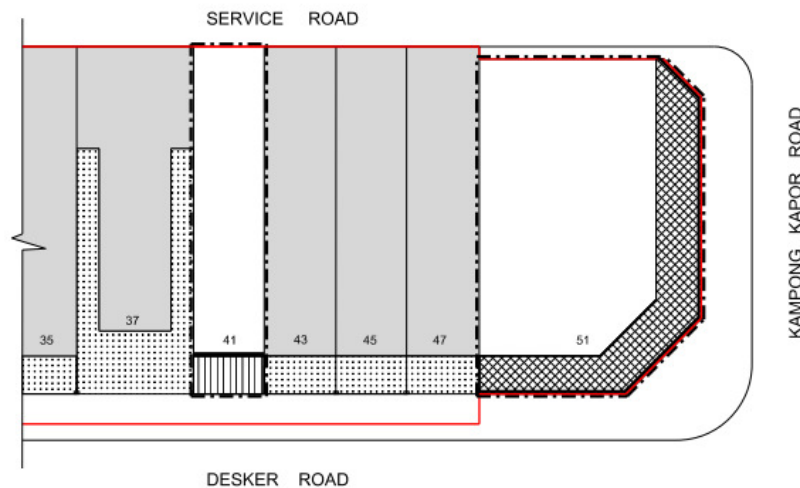
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FRONT ELEVATION



CONTROL PLAN

ENVELOPE CONTROL GUIDELINES FOR HOUSE NOS. 41 & 51 DESKER ROAD

- Subject Sites
- Line of Road Reserve
- House Number
- Conserved Buildings
- Forecourt of conserved buildings
- Building Setback to align to front facade of House No. 43
- New developments to be built up to the Line of Road Reserve / Building Setback Line*
- Minimum 3.6m wide (and 3.0m clear) Covered Walkway

NOTES:

- 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.
- *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>.
- Maximum allowable building height to be measured from PUB's minimum platform level.

* - whichever is applicable

DRAWING TITLE :

STREET BLOCK PLAN
- DESKER ROAD

SCALE : 1 : 400 @A3



DRWG NO : RC/2013/049

DATE : MAR 2019