

STREET BLOCK PLAN FOR THE UPPER CIRCULAR ROAD CONSERVATION AREA (SINGAPORE RIVER PLANNING AREA) (URA/CUD PLAN RELEASE 2/2025E)

The purpose of this street block plan is to guide additions & alterations (A&As), redevelopment and conservation proposals within the Upper Circular Road Conservation Area to ensure that developments have a strong street edge and contribute to the planned comprehensive continuous covered walkway network for comfortable pedestrian movement at street level.

The prescribed planning parameters, Urban Design and Conservation guidelines for the street block plan are set out below.

PARAMETERS		REQUIREMENTS	
		Conserved Building	Envelope Control Sites ¹
			Type I Infill Envelope Control Site Other Envelope Control Sites ²
1	Land Use ³	Commercial	
2	Gross Plot Ratio	Maximum 4.2	
3	Conservation Guidelines	Please refer to conservation guidelines applicable to Secondary Settlements (Upper Circular Road).	Please refer to Envelope Control guidelines applicable to Secondary Settlements. Any submission of planning applications involving new erection and/or new façade design shall be accompanied by a Design Statement of Intent (DSI).

¹ Envelope control sites are buildings located within Conservation Areas, but not designated for conservation. There are 3 types of Envelope Control sites: Type I Infill, Type II Infill and Independent Developments. For more information on envelope control sites, please refer to: <https://www.ura.gov.sg/Corporate/Guidelines/Conservation/Conservation-Guidelines/Part-3-Envelope-Control-Guidelines/Secondary-Settlement/RHD-Envelope-Control-Guidelines>

² Other Envelope Control Sites comprise Type II Infill Envelope Control Sites and Independent Sites

³ Please refer to the latest Master Plan land use zoning. Where there is any discrepancy, the Master Plan land use zoning shall prevail.

PARAMETERS		REQUIREMENTS		
		Conserved Building	Envelope Control Sites ¹	
			Type I Infill Envelope Control Site	Other Envelope Control Sites ²
4	Building Height	<p>Minimally, the front 7.5m of the conserved building must be conserved.</p> <p>The rear portion of the site can be built up to a maximum of 6 storeys.</p> <p>*The above is not applicable for units 27,29,31 & 33 New Bridge Road where the entire main pitched roof is to be conserved.</p>	<p>The front 7.5m of the development is to match the storey height of the adjacent conserved building (see Annexure 1).</p> <p>The rear portion of the site can be built up to a maximum of 6 storeys.</p>	<p>The entire site can be built up to a maximum of 6 storeys.</p>
5	Building Form	<p>Party wall development. Developments are to be built up to the common boundaries with a party wall to the full height of the development. Any party wall that is exposed as an external wall must not have any openings.</p>		
6	Building Setback / Building Edge ⁴ / Building Façade	<p>The conserved façade is to be retained and restored according to specific guidelines for each building.</p>	<p>All new redevelopments and major A&As are required to be built up to the safeguarded line of Road Reserve at the front, side and rear.</p>	

⁴ The plot for road widening is required by LTA to be vested free of charge in the State with vacant possession and free from encumbrances prior to the issue of CSC for the development.

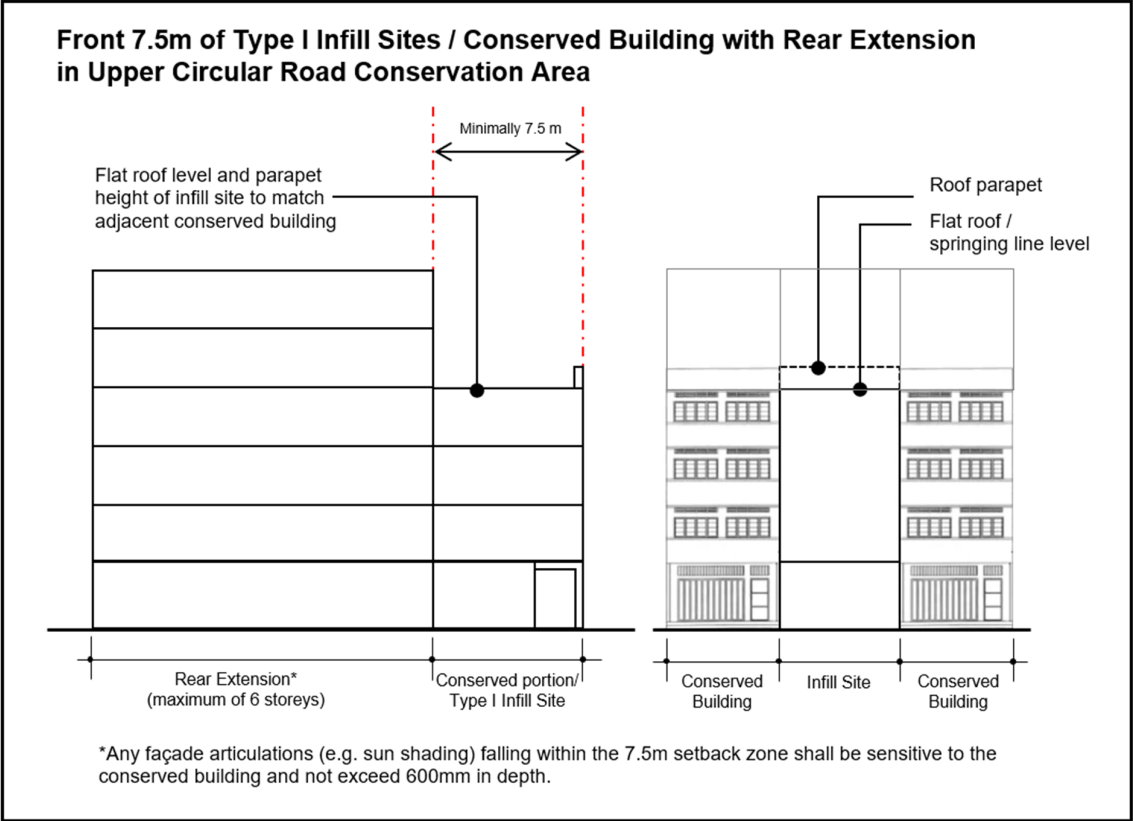
PARAMETERS		REQUIREMENTS		
		Conserved Building	Envelope Control Sites ¹	
			Type I Infill Envelope Control Site	Other Envelope Control Sites ²
7	Covered Walkway	A continuous covered walkway is to be provided and abut the lines of Road Reserve.		
		The covered walkway must be restored in accordance with the relevant conservation guidelines.	The width and external soffit height of the covered walkway must match that of the adjacent conserved building, in accordance with the relevant guidelines for infill sites.	<p>A minimum 3.6m wide (and 3.0m clear) continuous covered walkway is to be provided fronting New Bridge Road, South Bridge Road and North Canal Road.</p> <p>A minimum 3.0m wide (and 2.4m clear) continuous covered walkway is to be provided fronting Upper Circular Road, Hongkong St and Carpenter St.</p> <p>The maximum external soffit height of the covered walkway is 3.6m, measured from the covered walkway level. Higher soffit heights can be considered, subject to the provision of drop-panels or the width of the walkway being increased to match the higher height. This is to ensure adequate weather protection for pedestrians in the event of inclement weather.</p>

PARAMETERS		REQUIREMENTS	
		Conserved Building	Envelope Control Sites¹
			Type I Infill Envelope Control Site
			<p>Railings if required, are to be installed along the edges of covered walkways where there is a safety concern due to significant level difference. Railings of porous and lightweight design are to be used to minimise the visual impact on the streetscape.</p> <p>A colonnaded covered walkway is to be provided to maintain the continuity of the streetscape. This is not applicable to Independent Envelope Control Sites (Units 70-88 South Bridge Road and 50 North Canal Road).</p>
		<p>The platform level of the covered walkway is to be adjusted to match the levels as indicated in Appendix 2. These levels serve as a guide and are subject to final site survey.</p> <p>Where there are differences in level with the adjacent open walkways or the covered walkways of abutting developments, ramps must be built to mediate the differences. Steps are only allowed for steep gradients where ramps are not possible. Where the platform level of the proposed covered walkway is lower than that of the adjacent road, please ensure that the proposed ramp/step(s) spans the entire width of the shophouse (see Annexure 2).</p> <p>Where there is a level difference between the covered walkway and the 1st storey of the development, ramps or steps between the two levels must be built within the 1st storey level of the development and not along the covered walkway.</p> <p>Where the covered walkways of adjacent developments are not aligned, a covered linkway is required to be constructed on State land and maintained by the owner for shelter in between the covered walkways (see Annexure 3).</p> <p>The Owner/Developer shall obtain a Temporary Occupation License (TOL) from the Singapore Land Authority (SLA) for use of the State land. The TOL may be granted on such terms and conditions and subject to the payment of such charges and fees as the SLA may determine.</p>	

PARAMETERS		REQUIREMENTS	
		Conserved Building	Envelope Control Sites ¹
			Type I Infill Envelope Control Site Other Envelope Control Sites ²
		For 27, 29, 31, 33 New Bridge Road, the level of the covered walkway is to match the adjacent walkway as much as possible, without obliterating the relief/artwork on columns of the conserved building (see Annexure 4).	
8	Roofscape	<p>The roofscape must be restored in accordance with the relevant conservation guidelines.</p> <p>Units 27,29,31 & 33 New Bridge Road shall have the entire main pitched roof conserved.</p>	Form and material can vary.
9	Service Areas	<p>All service areas, mechanical and electrical (M&E equipment), water tanks, car parking lots, bin points and bin centres etc, are to be located within, and be fully integrated into, the building envelope and /or visually well-screened from top and on all sides.</p> <p>Relevant Guideline: Screening of Mechanical and Electrical Services and Car Parks (URA/PB/2022/01-CDG)</p>	
10	Car Parking	To comply with LTA's requirements, sufficient car parking spaces are to be provided within the site boundary of the development to meet the needs of the proposed uses.	
11	Vehicular Access	All vehicular access is to be taken from the safeguarded rear service roads.	

PARAMETERS		REQUIREMENTS		
		Conserved Building	Envelope Control Sites ¹	
			Type I Infill Envelope Control Site	Other Envelope Control Sites ²
12	Vesting of land	Proposals for redevelopment or major A&A, shall be set back to the safeguarded line of Road Reserve at the front, side and rear. The land affected shall be vested to the State.		
13	Lease Renewal	For information regarding lease renewal criteria and applications for Upper Circular Road Conservation Area, please refer to SLA's website or contact SLA before submitting a Development Application.		

DIAGRAM OF ALLOWABLE BUILDING HEIGHT WITHIN FIRST 7.5M FOR TYPE I INFILL ENVELOPE CONTROL SITES



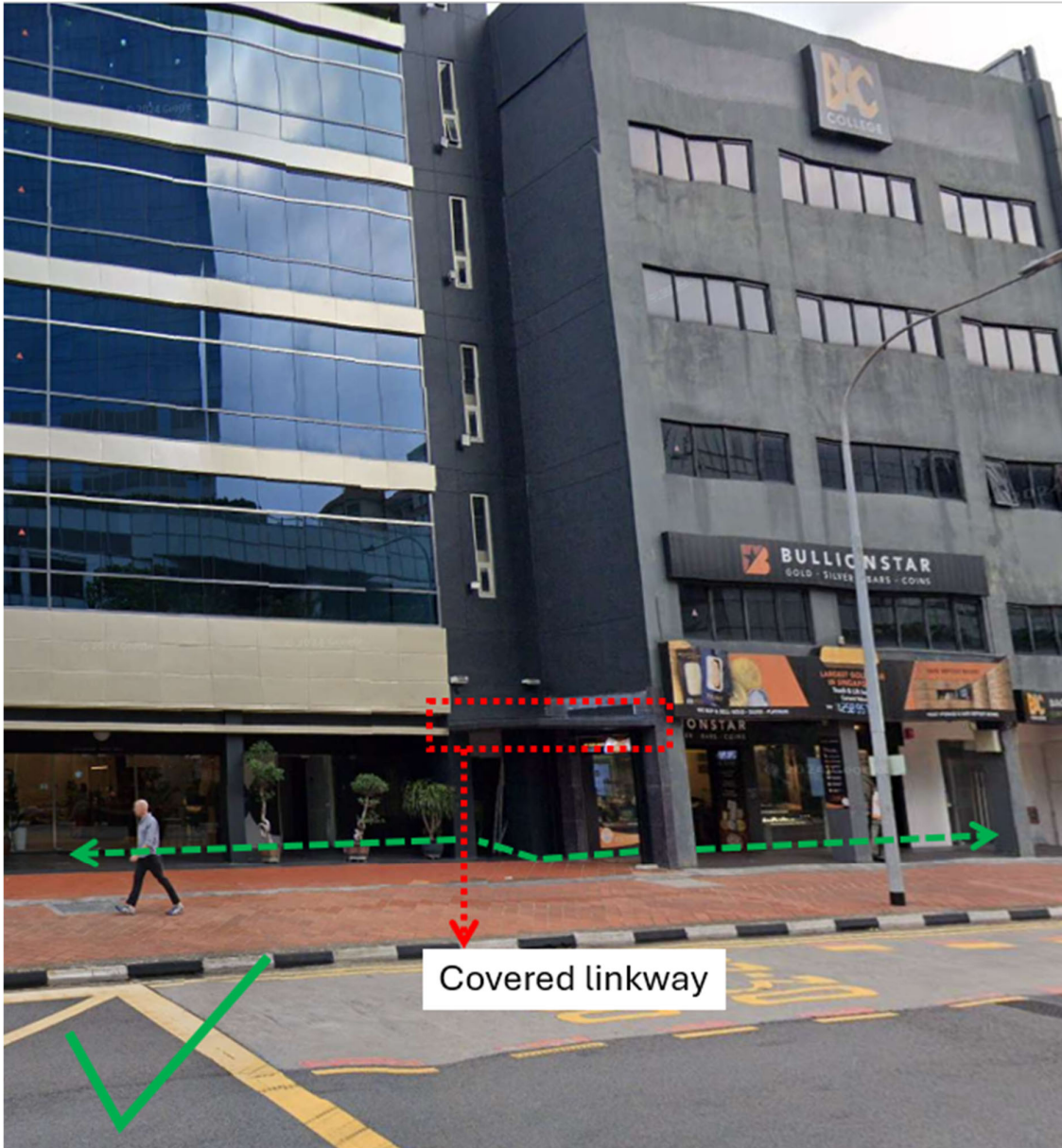
GOOD EXAMPLE OF STEPS BETWEEN OPEN AND COVERED WALKWAY



EXAMPLE OF EXISTING CONDITION OF STEPS BETWEEN OPEN AND COVERED WALKWAY



EXAMPLE OF COVERED LINKWAY TO JOIN ADJACENT COVERED WALKWAYS



ARTWORK ON FIRST STOREY COLUMNS AT 27, 29, 31, 33 NEW BRIDGE ROAD



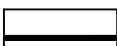
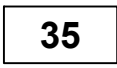

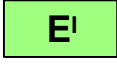




**URA / PCUD PLAN
RELEASE 2/2025E**

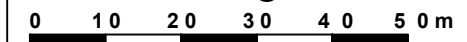
**STREET BLOCK PLAN FOR
UPPER CIRCULAR ROAD
CONSERVATION AREA
(SINGAPORE RIVER
PLANNING AREA)**

BUILDING FORM PLAN

LEGEND

-  Boundary of Street Block Plan
-  Lines of Road Reserve
-  Developments to be built up to the Lines of Road Reserve
-  **35** House Number
-  Conserved Buildings - Maximum Building Height 6 Storeys for the Rear Development
-  **E'** Type I Infill Sites - Maximum Building Height 6 Storeys for the Rear Development
-  **E''** Type II Infill Sites - Maximum Building Height 6 Storeys for the Rear Development
-  **I** Independent Envelop Control Sites - Maximum Building Height 6 Storeys

SCALE: 1:1000 @ A3



DRWG NO SR / 2025 / 001

DATE DEC 2025

DIVISION PCUDG

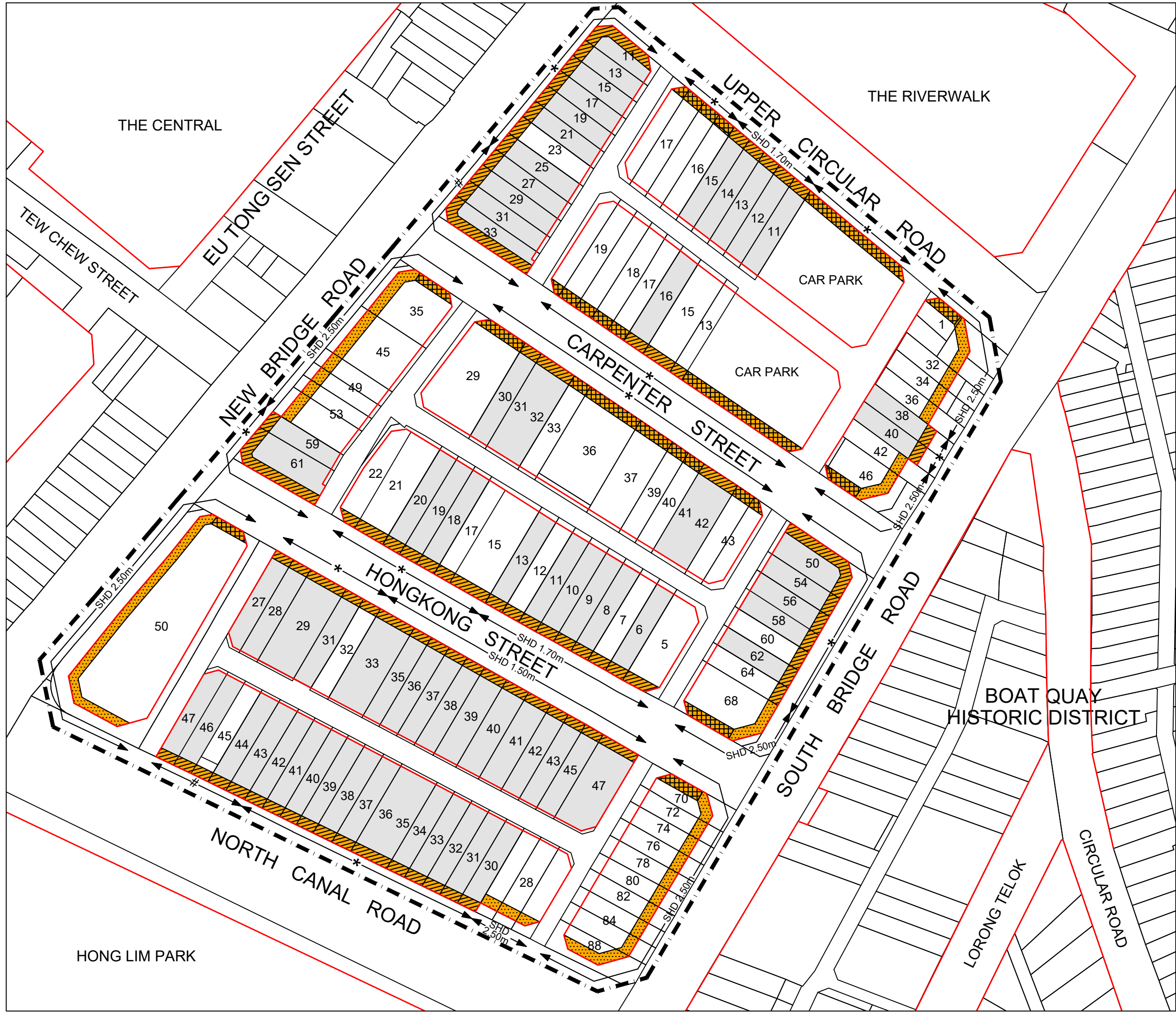


To make Singapore a great city to live, work and play


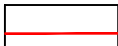


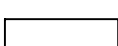








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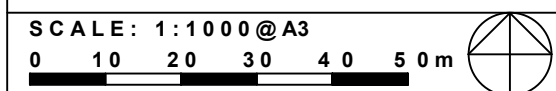
**STREET BLOCK PLAN FOR
UPPER CIRCULAR ROAD
CONSERVATION AREA
(SINGAPORE RIVER
PLANNING AREA)
1ST STOREY PEDESTRIAN
NETWORK PLAN**



LEGEND

-  Boundary of Street Block Plan
-  Lines of Road Reserve
-  House Number
-  Conserved Buildings
-  Envelope Control Sites
-  Minimum 3.6m wide and 3.0m clear Covered Walkway
-  Minimum 3.0m wide and 2.4m clear Covered Walkway
-  Covered Walkway under Conservation Guidelines
-  * Level of Covered Walkway to match level of adjacent Open Walkway
-  # Level of Covered Walkway to match level of adjacent Covered Walkway
-  PL Level of Covered Walkway

Note : All differences in level along the Covered Walkway are to be mediated by ramps. Steps are only allowed for steep gradients where ramping is not possible.



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DATE	DEC 2025
DIVISION	PCUDG

