








URA / PCUD PLAN
RELEASE 2/2016E

STREET BLOCK PLAN BOUNDED BY RACE COURSE ROAD / BIRCH ROAD / SERANGOON ROAD / CHANDER ROAD [ROCHOR PLANNING AREA]





LEGEND

-  BOUNDARY OF STREET BLOCK
-  BOUNDARY OF GAZETTED CONSERVATION AREA
-  EXTENT OF CONSERVED MAIN BUILDING (Indicative only)
-  SUBJECT TO DETAILED PLANNING / CONSERVATION REQUIREMENTS
-  FUTURE REALIGNMENT OF STREET RESERVE LINE ALONG ROBERTS LANE
-  FOR FUTURE REDEVELOPMENTS OF NO. 38, 35, 28, 18 ROBERTS LANE AND PARCEL TS18-99262P (NEXT TO NO. 10) ALONG ROBERTS LANE, THE REAR EXTENSION CAN BE ALLOWED TO START FROM THE ROOF RIDGE OF THE ADJACENT CONSERVED BUILDING
-  FOR FUTURE REDEVELOPMENT OF NO. 35 AND 37 BIRCH ROAD, THE FULL EXTENT OF UP TO 6 STOREYS IS ALLOWED TO BE DEVELOPED UP TO THE STREET RESERVE LINE

BUILDING HEIGHT

-  MAXIMUM 6 STOREY

BUILDING FORM

-  FULL HEIGHT BUILDING EDGE
-  FULL HEIGHT PARTY WALL
-  MINIMUM 3.6M BUILDING SETBACK
-  NO BUILDING SETBACK REQUIRED

PEDESTRIAN NETWORK

-  COVERED WALKWAY

SCALE : 1:1,250 @A3



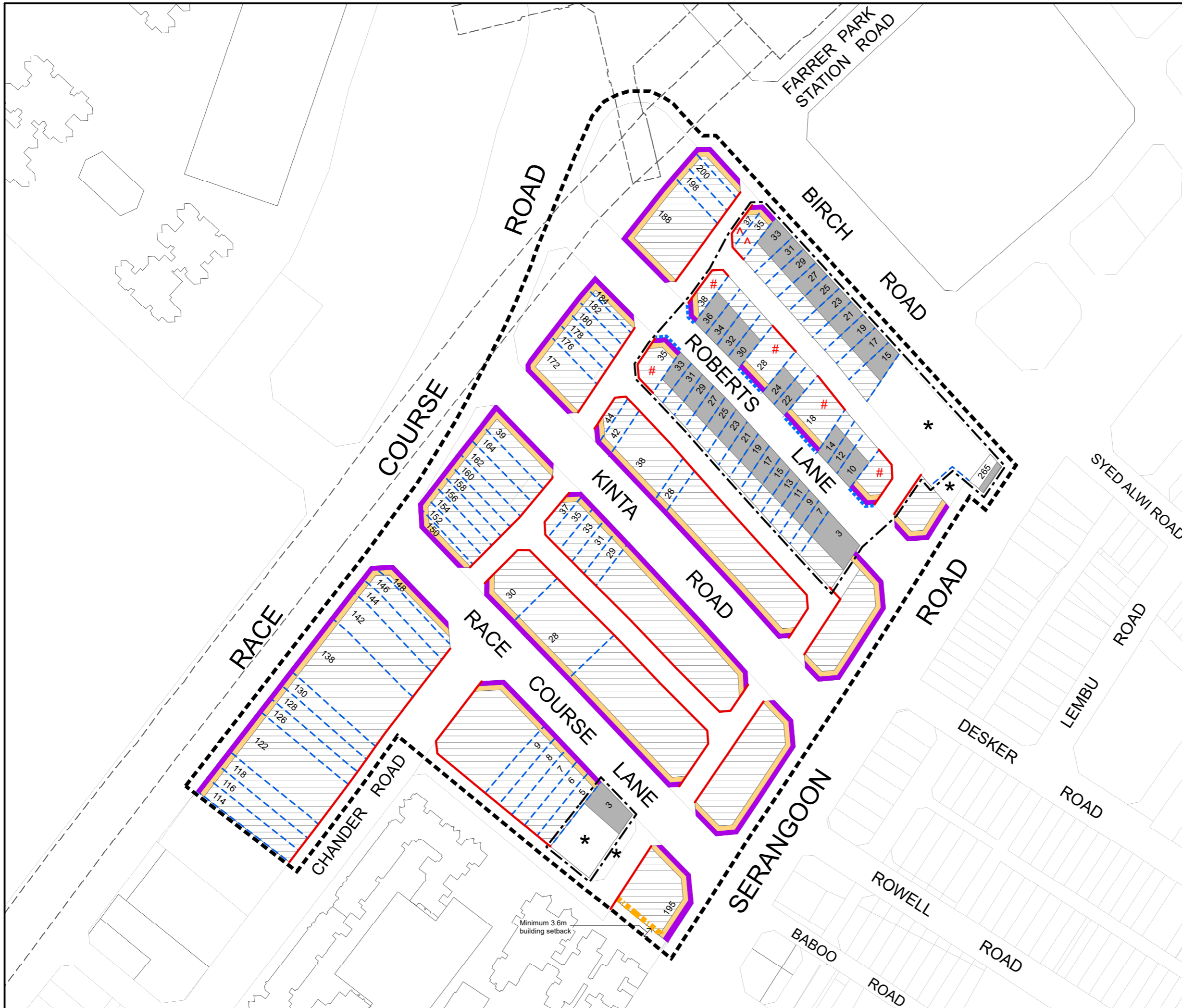
DRWG NO : RC/2021/030

DATE : 1 DEC 2021

GROUP : UDCAE / CUDG



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



Minimum 3.6m building setback