

Circular No : URA/PB/2019/13-DCG
Our Ref : DC/ADMIN/CIRCULAR/PB_19
Date : 5 July 2019

CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

Home owners, architects, developers and real estate agents

Effective date

With immediate effect

URA/DC Plan Release 1/2019E

Street Block Plan for No. 12 to 24 (Even-Numbered Only) and No. 42 to 48 (Even-Numbered Only) Greenridge Crescent (Bukit Timah Planning Area)

Details

1. In consultation with the residents, URA has introduced a street block plan for the abovementioned houses within Greenridge Crescent estate, as shown in Annex 1.
2. This street block plan will be used to guide development (for redevelopment or addition & alteration proposals) within the affected street blocks.

Guidelines

3. Greenridge Crescent estate was built in the 1980s in the Tudor style, with its characteristic front-gable pitched roofs. Some home owners expressed a desire to keep the front-gable pitched roof of their house, to maintain some consistency of design along their row of houses even when renovations and rebuilding works are carried out to meet the changing needs of residents. A poll was conducted amongst the residents, and all owners of the houses included in this street block plan have agreed to be included in this plan.
4. These houses within the street block plan will be required to keep the existing profile of their front-gable pitched roof (which may be paired with the adjacent house) when they carry out addition & alteration works or redevelop. Other than keeping the front-gable pitched roof, owners will have flexibility in determining other design aspects, such as choice of façade and roof material, building façade colour, etc. They will also have the flexibility to carry out addition and alteration works or redevelop the rest of the house in accordance with URA's envelope control guidelines for landed housing (refer to detailed guidelines in Appendices A, B and C).

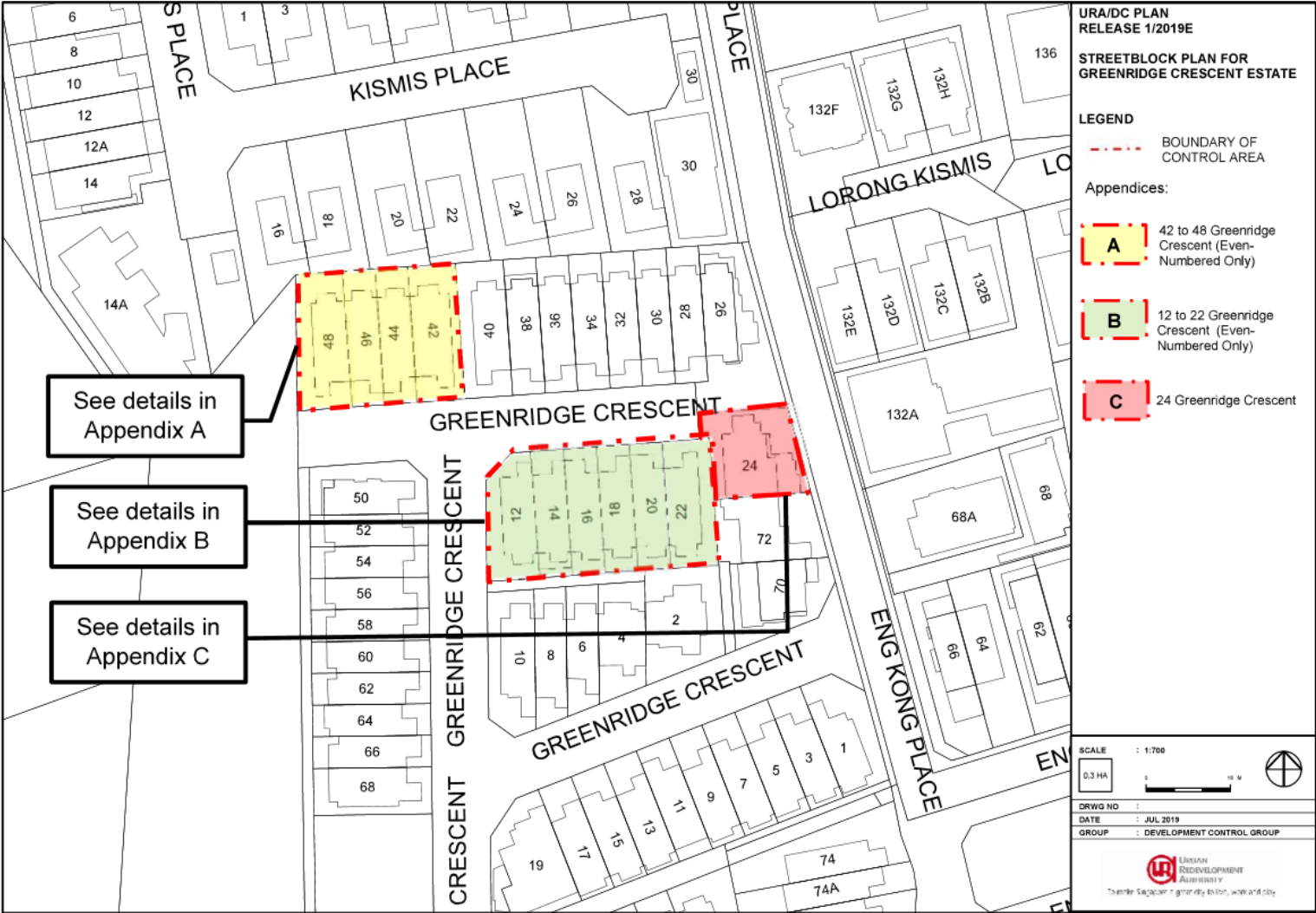
5. I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. We have updated the same in the Development Control Handbooks. You are advised to refer to these Handbooks for the most updated guidelines and procedures instead of referring to past circulars.
6. For more information on the master plan, urban design guidelines, private property use and approval, car park locations and availability, private residential property transactions, and conservation areas and buildings, use URA SPACE (Service Portal and Community e-Services). This is an online portal packed with useful data and visualisation to help building professionals, building operators and the general public in their decision-making. It consolidates detailed information on land use and private property into a one-stop platform presented on geospatial maps. For feedback or enquiries, please email us.

Thank you.

GOH CHIN CHIN (MS)
GROUP DIRECTOR (DEVELOPMENT CONTROL)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

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Click [here](#) to subscribe.*

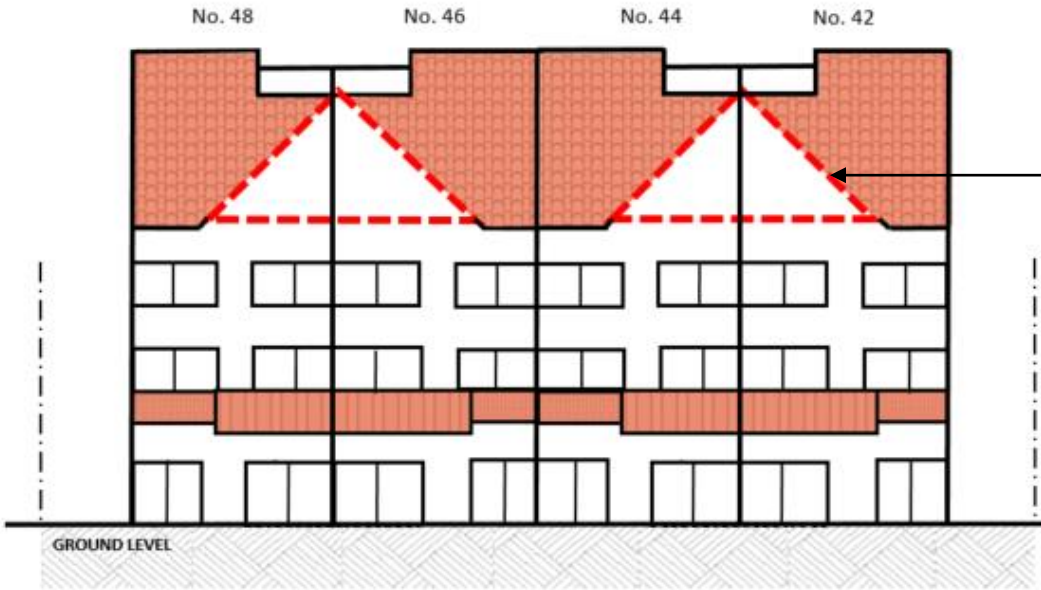
Street Block Plan for Greenridge Crescent Estate (Bukit Timah Planning Area)



Street Block Plan for 42 to 48 Greenridge Crescent (Even-Numbered Only)

Appendix A

FRONT ELEVATION (viewed from Greenridge Crescent)



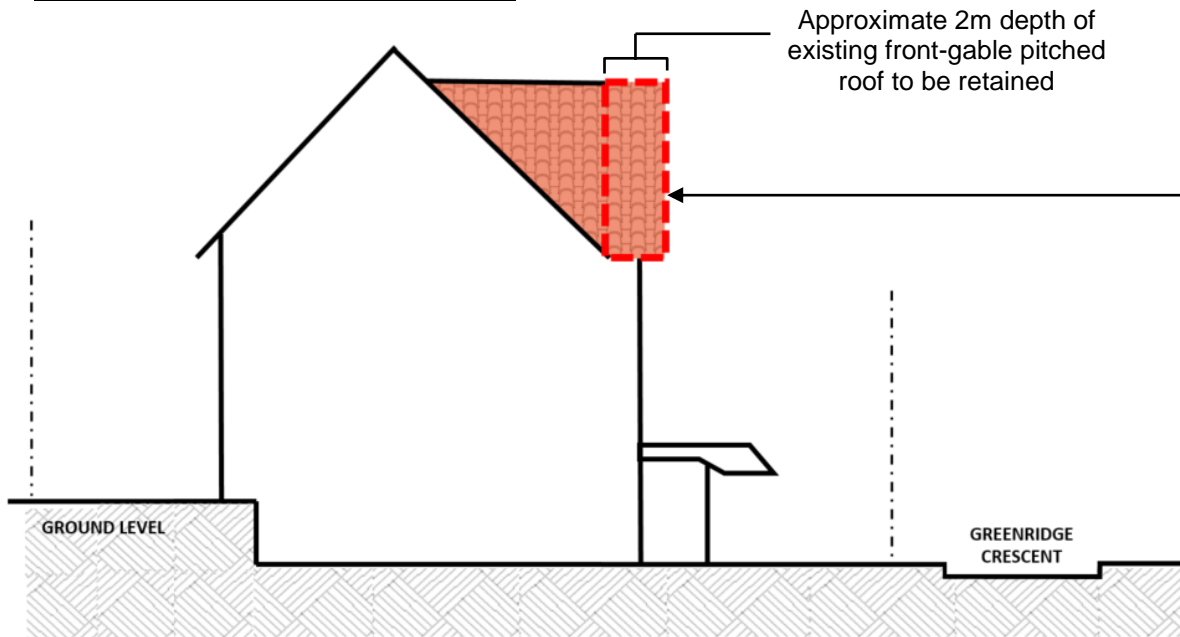
LEGEND

- - - - - Development Boundary

EXPLANATORY NOTES

- a) Profile of existing front-gable for the pitched roof is to be retained at its current position, and is to continue to mirror and align with the adjoining neighbour's front-gable pitched roof. Addition & alteration works or redevelopment to the rest of the house can be allowed, subject to compliance with URA's envelope control guidelines.
- b) Please note that the dimensions of the front-gable pitched roof profile shown in the illustrations are indicative, and the owner / QP should conduct a proper survey to determine its exact dimensions and position.

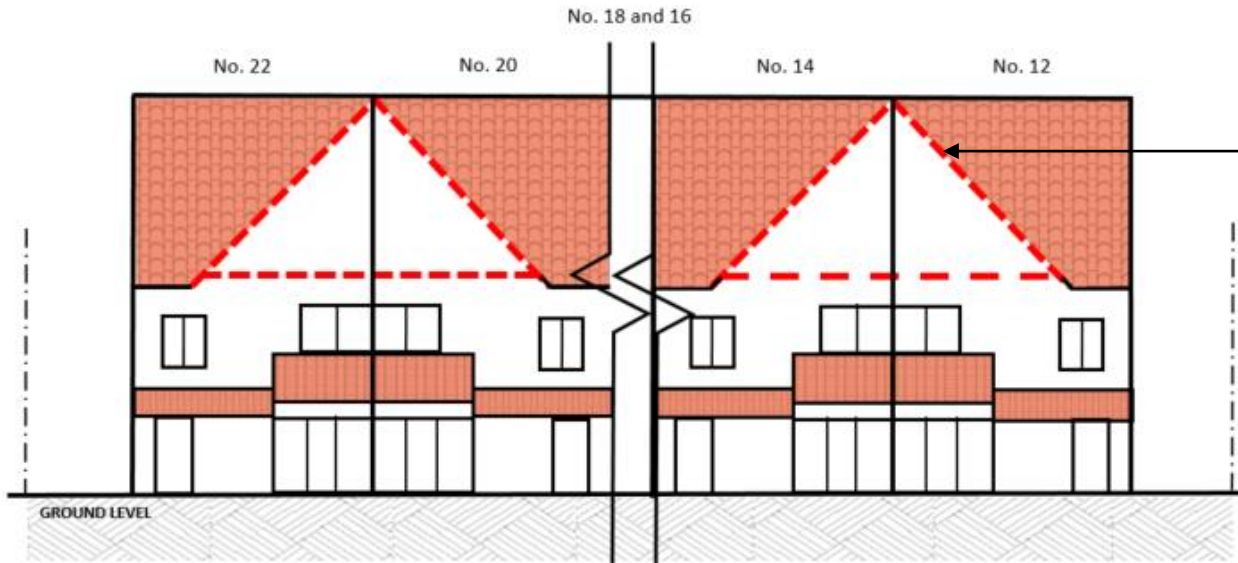
SECTION / SIDE ELEVATION PLAN



Street Block Plan for 12 to 22 Greenridge Crescent (Even-Numbered Only)

Appendix B

FRONT ELEVATION (viewed from Greenridge Crescent)



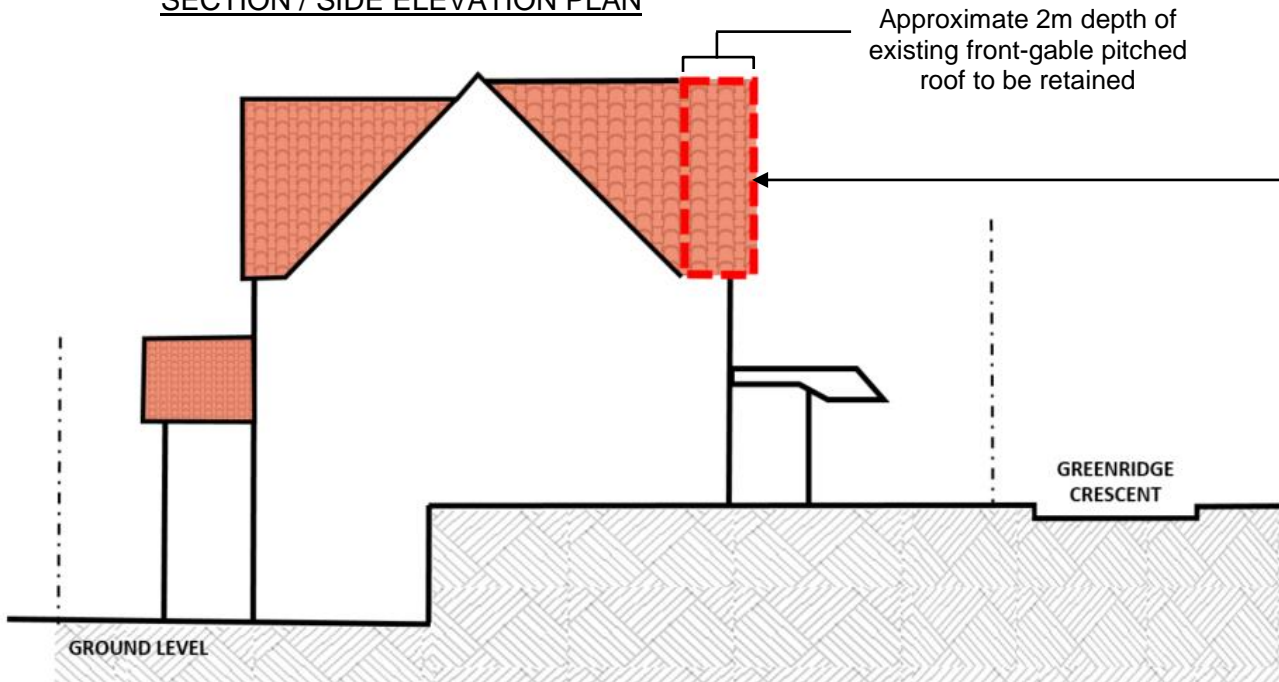
LEGEND

- - - - - Development Boundary

EXPLANATORY NOTES

- a) Profile of existing front-gable for the pitched roof is to be retained at its current position, and is to continue to mirror and align with the adjoining neighbour's front-gable pitched roof. Addition & alteration works or redevelopment to the rest of the house can be allowed, subject to compliance with URA's envelope control guidelines.
- b) Please note that the dimensions of the front-gable pitched roof profile shown in the illustrations are indicative, and the owner / QP should conduct a proper survey to determine its exact dimensions and position.

SECTION / SIDE ELEVATION PLAN



Street Block Plan for 24 Greenridge Crescent

Appendix C

FRONT ELEVATION (viewed from Greenridge Crescent)



LEGEND

- - - - - Development Boundary

EXPLANATORY NOTES

- a) Profile and size of existing front-gable for the pitched roof is to be retained. As this front-gable is solely within the property, there is flexibility to adjust the exact position of the front-gable pitched roof within the site, provided it is adequately setback from Greenridge Crescent, fronts Greenridge Crescent and is kept at its approximate current height (i.e., above the 2nd storey level) to be consistent with the front-gable for houses 12 to 22 Greenridge Crescent (even-numbered only).
- b) Addition & alteration works or redevelopment to the rest of the house can be allowed, subject to compliance with URA's envelope control guidelines.
- c) Please note that the dimensions of the front-gable pitched roof profile shown in the illustrations are indicative, and the owner / QP should conduct a proper survey to determine its exact dimensions and position.

SECTION / SIDE ELEVATION PLAN

