STREET BLOCK PLAN FOR AREA BOUNDED BY UPPER THOMSON ROAD / THOMSON RIDGE / JALAN PELATINA (BISHAN PLANNING AREA)

The purpose of this release is to inform the public of an approved control plan for regulating the shophouses along Upper Thomson Road / Thomson Ridge / Jalan Pelatina.

LOCATION

The prescribed planning parameters for the street block plan are set out below.

PARAMETERS		REQUIREMENTS		
1	Land Use	Commercial		
2	Height	Maximum 2 storeys		
3	Building Form	Party-wall development with pitched roof fronting Upper Thomson Road		
4	Setback Requirements		Road Buffer/Common Boundary	Green Buffer
		Front	To abut road reserve or service road along Upper Thomson Road	NIL
		Side	To abut common boundary	NIL
		Rear	Parcel shaded in red: 3m (min) setback from boundary All others: To abut boundary for 1st storey; 3m (min) setback from boundary for 2nd storey	NIL
5	Covered Walkway	Provision of a continuous covered walkway; the platform level and width of the proposed walkway shall match that of the existing covered walkway		
6	Vehicular Access	Access to be taken from the service road along Upper Thomson Road		
7	Other Requirements	If basement is proposed, it shall be for car parking only and will be subject to LTA's technical requirements at detailed design stage		