

A. Concept

As one of the historic areas identified in one-north for conservation and adaptive reuse of existing B&W bungalows, the urban design concept of Concept and Price Tender for the Tenancy of The Black-and-white Bungalows for Interim Lifestyle Uses at Parcel A (44 & 45 Rochester Park), Parcel B (6 Rochester Park), Parcel C (7 Rochester Park), Parcel D (3 Rochester Park), Parcel E (4 Rochester Park) and/or Parcel F (5 Rochester Park) at one-north Singapore, also known as "Rochester 7" is tied very closely to the heritage cluster. The preservation and further enhancement of the heritage roads and the bungalows are crucial in conceptualizing the design of the site and all the proposals shall strive to enhance and complement the heritage cluster. The Rochester 7 **shall be** preserved as a tranquil natural backdrop to the busy commercial part of Vista precinct. The concept of fenceless boundaries **shall be** adopted to allow for 24/7 accessibility to Rochester 7.

Located at the mid-level of the hill and spanning across to the lower ground fronting North Buona Vista Road, Rochester 7 developments **shall** respect and retain the unique topography and the serene atmosphere of the heritage cluster with the new urban scape along North Buona Vista Road. To retain the rustic and natural landscape atmosphere of the site, the Successful Tenderer **shall** retain the existing topography of the site as this forms part of the B&W bungalows setting. All the slopes **shall be** protected and safeguarded to ensure that their integrity are not affected by any construction works. The Successful Tenderer **shall** keep and improve existing retaining walls (if any) to ensure that the existing slopes are not disturbed. The difference to the existing platform level (if any) **shall be** mitigated sensitively and gradually, respecting visual lines of sight towards the hill and B&W bungalows.

B. Urban Design Requirements:

General Guidelines

All developments in one-north are subject to JTC's approval, which **shall be** obtained before the Successful Tenderer submit the proposal to URA's Development Control (DC) and other relevant Competent Authority (CA).

The Successful Tenderer **shall** comply with the Development Control (DC) Guidelines issued or may be issued by the Competent Authority under the Planning Act (Cap. 232).

Site Planning

Access Point Vehicular and service access to the B&W bungalows **shall be** taken from Rochester Park Road, with East-West traffic direction as indicated on Figure 1. The access points for each bungalow **shall** utilize the existing road access and **shall be** kept open for public access 24/7.



Figure 1. Access road, Traffic, Access point, PUDO location Guidelines.

Pick Up Drop Off Point (PUDO) To create a car-lite and pedestrian centric environment, pick-up/drop-off (PUDO) activities **shall be** strictly contained within the centralised PUDO location indicated on Figure 1. The Successful Tenderer **shall** inform and guide the visitors to utilise the centralised PUDO. No PUDO activities **shall be** allowed along other stretch of Rochester Park Road and within the B&W bungalow plots.

Platform Level The minimum platform level for the development **shall** comply with the requirements of the relevant Competent Authorities.

The existing ground scape and platform levels of Rochester 7 **shall be** retained. No major cut-and fill **shall be** allowed. Any minor modification of the existing ground scape (if any) by the Successful Tenderer **shall be** submitted and approved by JTC based on the design merit in consideration of achieving seamless connectivity and barrier-free environment.

Mitigation Zone The mitigation zone is an area between the outdoor and indoor public space of an individual parcel such as footpaths, B&W bungalow aprons and ORA. Within the mitigation zone, all platform levels **shall** match with the adjacent level of the public footpaths. This is to ensure seamless integration between the buildings and their external surroundings.

Any differences between platform levels within mitigation zones **shall be** designed for barrier free access. No new retaining walls **shall be** allowed within the mitigation zone.

Retaining Walls Proposed exposed retaining walls that are visible from any public areas **shall not be** allowed within the development.

Car-lite District

To support one-north's vision as a car-lite district, the development **shall be** designed to promote active mobility usage and improve accessibility to public transport in order to reduce the overall reliance on private cars. The development **shall** also complement the provision of a comprehensive 24/7 publicly accessible pedestrian network across one-north.

Car parking No carpark **shall be** allowed on site. This is to create pedestrian centric environment in line with one-north vision as car-lite district.

Public would be able to utilize available public parking lots from the surrounding developments, which are within walking distance from Rochester 7.

Bicycle Parking To promote greater use of public transport and reduce reliance on car usage, cycling path and pedestrian networks have been planned as last mile connectivity to complement the public transport.

The Successful Tenderer **shall** provide bicycle parking lots according to LTA's requirements and **shall be** subjected to LTA's approval.

Pedestrian Network To further enhance pedestrian connectivity to / from public transport nodes and potentially enhance pedestrian footfall to the precinct, the Successful Tenderer of bungalows #3, #4 and #5 **shall** construct and maintain a 1.8m wide contiguous Pedestrian Footpath within their site boundary as indicated on Figure 2. The footpath **shall be** seamlessly connected to the surrounding pedestrian pathways along Rochester Park Road and North Buona Vista Road as indicated on Figure 2 and subject to competent authority requirements and approval. The detailed material and finishing of the footpath **shall be** guided by JTC in the later stage.

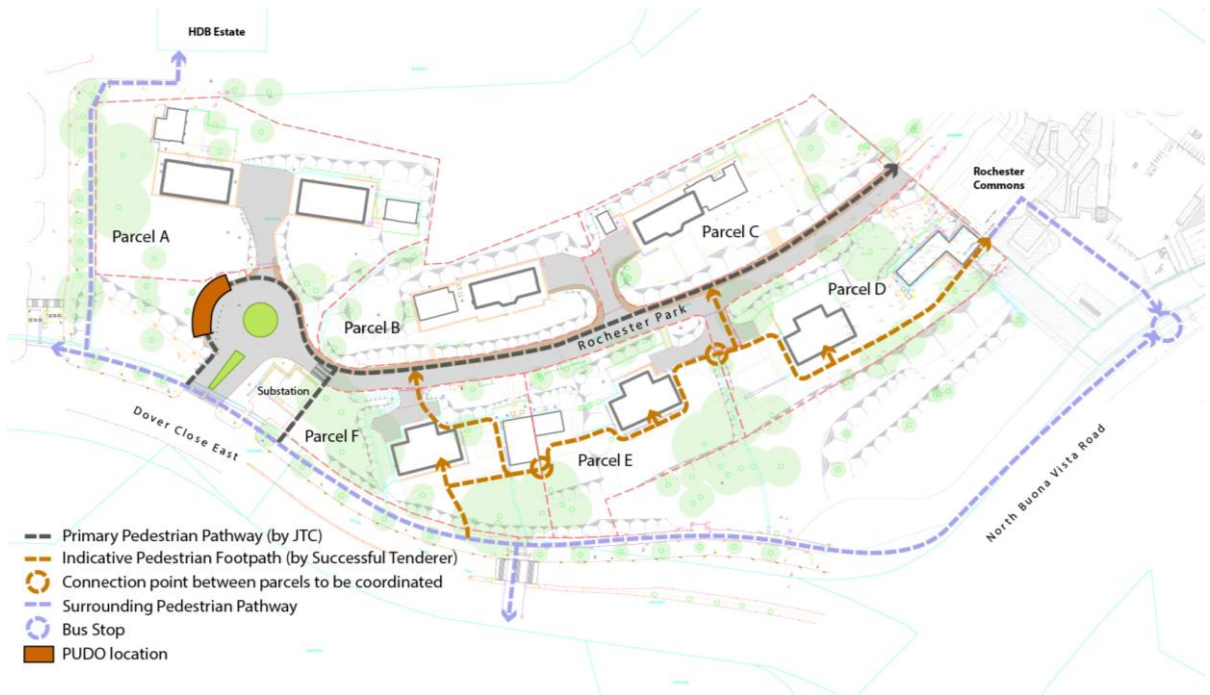


Figure 2. Pedestrian Network Guidelines.

Boundary Perimeter Treatment (fenceless)	
Boundary Perimeter Treatment	one-north is envisioned to be a fenceless estate with a high degree of visual and physical porosity intended within the public realm of each development. The use of fences or boundary walls shall not be allowed.

Landscape Zones, Tree Conservation

one-north is envisaged as a sustainable estate with quality lush greenery.

Tree Conservation Zone	The Rochester 7 is located within NParks' Tree Conservation Area (TCA). All trees shall be subject to NParks' Tree Protection Requirements and specifications.
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Landscape Enhancement Zone	Existing topography and landscape area within the B&W bungalow compound shall be preserved. No additional hardscape shall be allowed within the B&W bungalow compound except the pedestrian footpaths mentioned in this document.
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To augment the green rustic environment of Rochester 7, the Successful Tenderer **shall** enhance the landscape within (but not limited to) the Landscape Enhancement Zone as indicated on Figure 3 with planting, street furniture and lighting. The selection of the species **shall** refer to Planting Palette (to be obtained from JTC) and **shall** sensitively respond to those within the boundary and Rochester Commons.



Figure 3. Landscape Enhancement Zone Guidelines.

The Successful Tenderer is **strongly encouraged** to plant additional trees as part of landscape enhancement. Any trees proposed **shall be** permanent features with integrated soil and no potted plants **shall be** allowed. Proposed works/addition within the Landscape Enhancement Zone **shall be** seamlessly integrated with the existing surrounding platform levels. No raised soil retaining boxes **shall be** allowed.

The Successful Tenderer **shall be** responsible for maintaining the landscape, street furniture and lightings within the plot throughout the tenancy period.

Conservation Guidelines

To enhance the environmental quality of the heritage cluster, creative and sensitive design is **strongly encouraged** to ensure careful intervention within the heritage fabric. The design interventions, if any, **shall be** subject to joint consultation with JTC and URA and they **shall** enhance the scenic and historical value of the conservation buildings.

Bungalows Conservation Zone

The Rochester 7 is located within URA conservation area boundary. All of the B&W bungalows **shall** comply with URA conservation guidelines.

B&W bungalows #3, #7, #44, #45 are URA Conserved buildings. The Successful Tenderer **shall** consult and comply with URA's conservation guidelines as mentioned in Annex 4-C.

For the remaining bungalows, i.e. #4, #5, #6, the Successful Tenderer **shall** adopt URA's conservation guidelines to ensure consistent characteristic across the entire heritage area. Bungalows #4, #5 **shall** adopt the same guidelines as bungalow #3, and Bungalow #6 **shall** adopt the same guidelines as bungalow #7.

The allowable usage, as mentioned in Appendix 1, **shall** only be allowed within the existing B&W bungalow and ancillary building. No infill **shall be** allowed.



Figure 4. Conservation area and Conservation Guidelines for B&W Bungalows.

Outdoor Refreshment Area (ORA)

ORA is defined as an unenclosed seating area seen as a secondary extension of the indoor seating area within the conserved building. Hence, timber decking, paving, loose outdoor furniture, and tables with operable umbrellas (with no advertisement) **shall be** allowed within the designated areas allowed for ORA.

ORA **shall be** allowed only for Bungalows #3, #4, #5, and #7 within the indicative location shown on Figure 5. This is to ensure that the ORA does not disrupt the facade of the conserved building along the road and public footpath.



Figure 5. ORA Guidelines.

The design of the ORA elements and the use of materials **shall** sensitively respond to the B&W bungalows.

No permanent structure, fixed furniture and elements **shall be** allowed within ORA area. Unsightly services and storage related activities, e.g. food preparation, dishes storage and cleaning **shall not** be allowed within ORA area.

Temporary lightweight structure such as pavilion, trellis, gazebo, pergola, and tentage is allowed, however it **shall be** designed with visually porous, translucent, or transparent material finish so as not to disrupt the façade of the conserved building along the road and public footpath.

All visually porous temporary structure **shall not** exceed the first storey height of the B&W bungalows and **shall not** be attached directly to the B&W bungalows. The structure **shall be** setback from the B&W bungalows in compliance to the prevailing URA conservation guidelines.

The materials for structures, elements, and outdoor furniture **shall be** of similar or complementary colour tones with respect to the conserved B&W bungalows. Bright colours **shall not** be allowed. Any advertisement within the temporary structure **shall not** be allowed.



Acceptable Outdoor Refreshment Area with no permanent structure, complementary design with respect to the conserved B&W bungalows.



Acceptable temporary lightweight structure with visually porous material and designed with respect to the conserved B&W bungalows.



Non-acceptable temporary structure which disturb the visual integrity of the B&W bungalows (blocking the main façade, higher than the bungalow's height, use of non-complementary color tones)

Figure 6. Examples of Acceptable and non-acceptable outdoor refreshment area.

Service Areas and Fixtures

The service driveway **shall** utilize the existing tarmac area. No additional service driveway **shall be** allowed.

Bin centre **shall** utilize the existing structure. No additional bin centre **shall be** allowed. The Successful Tenderer **shall** provide visual screening for the existing bin centre with landscape planting to prevent disamenity to the users of surrounding developments.

Location for newly proposed service areas and fixtures

Location for all newly proposed service areas and fixtures (e.g. external staircase, air conditioning units, exhaust / air intake ducts, gas pipes, etc.) **shall be** located away from public frontages and **shall be** visually concealed with architectural treatment or lush landscape planting to prevent disamenity to the users of surrounding developments.



Acceptable service area with visual concealment (e.g. by fins, lush landscape planting)



Non-acceptable service area with open storage or non-concealed fixtures.

Figure 7. Examples of Acceptable and non-acceptable treatment of service area/equipment.

External Staircase

Any additional staircase **shall** be allowed only if they are required by SCDF in compliance with the Fire Code. It **shall be** located at the away from public view and **shall be** designed with metal and painted black, subject to JTC and relevant agencies' approval.

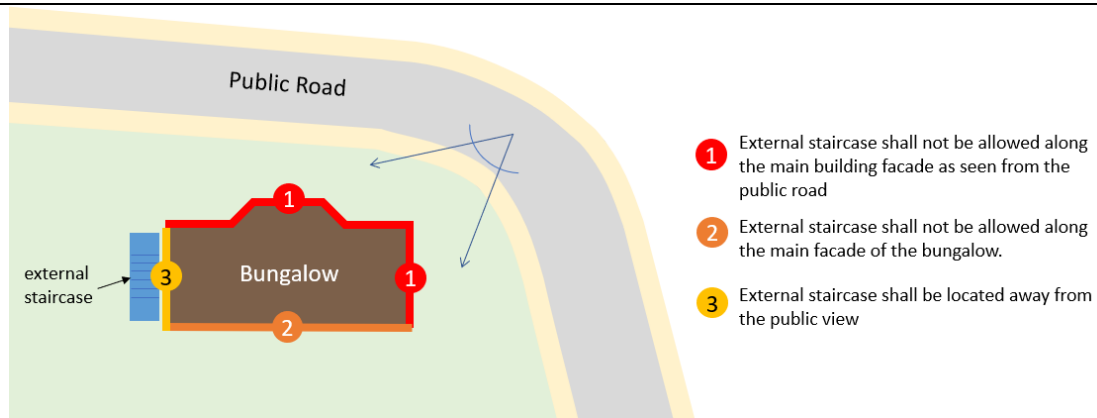


Figure 8. Guidelines for location of proposed external staircase.

Exhaust Duct

Any exhaust duct **shall be** sensitively designed and **shall be** visually integrated with the B&W bungalows (i.e. aligned with the façade elements such as canopy, window, door, etc. The ducts **shall** adopt a clean look and **shall be** painted with the same colour as the wall of the B&W bungalows. The Successful Tenderer **shall** ensure proper maintenance throughout the tenancy period.



✓ Acceptable exhaust duct (visually neat/blend well with the bungalow)



✗ Non-acceptable exhaust duct (visually cluttered with inconsistent shape and multiple braces, blackish duct that requires regular maintenance and repainting)

Figure 9. Examples of Acceptable and non-acceptable design and maintenance of exhaust duct

Signages

All building façade signages proposal (design, location, size, material, color) **shall be** subjected to JTC's review and approval. Building façade signage **shall** comply to relevant Authorities' guidelines.

Building signage **shall be** well-integrated with the building façade design and contained within the building edges and roof lines.

The design **shall be** sensitive to the characteristic of B&W bungalow, adopt contemporary look and **shall be** of similar or complementary colour tones with respect to the conserved B&W bungalows. Bright colours **shall not** be allowed. The signages **shall be** neatly arranged and aligned to façade elements i.e.. door, window, etc.

Advertisements and billboards on the façade **shall not** be allowed.



✓ Acceptable signage design (contemporary, complementary colour tones, well integrated with the bungalow)



Non-acceptable signage design (oversized, non-complementary colour tones)

Figure 10. Examples of Acceptable and non-acceptable signage design.

Design Review

The Successful Tenderer shall adopt the Urban Design Guidelines (UDG), submit the development proposal to JTC for review and obtain JTC's approval for UDG compliance and waivers (if any) with an estimated lead time of minimum 4 weeks prior to the development control submissions to the Competent Authority.

The development proposal shall be submitted with the following contents:

1. Write-up of Overall Proposal and Design Concept
2. Architecture Plans (floor plans, sections, elevations)
3. Landscape Proposal
4. Building Material Palette
5. Summary of UDG compliance items and justification for waivers (if any)

C. Other technical requirement

Other Agencies' Requirements	The Successful Tenderer shall comply with other Agencies' requirements stated in the Technical Conditions of Tender and Conditions and Requirements of Relevant Competent Authorities and Public Utilities Licensees. Refer to Annex 4-C
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