HOUSING & DEVELOPMENT BOARD

OUR TOWN, QUEENSTOWN
TOWN DESIGN GUIDE

Completed 2024

Preamble

Acknowledgements

This HDB Town Design Guide serves as a reference for consultants, town councils, and government agencies, to guide developments within our towns.

Each HDB town is distinctive, with unique history, natural features, built environment, characteristics and communities that provide a sense of identity and belonging for the residents.

Since the 2010s, HDB has planned and built new-generation public housing that is well-designed, community-centric, sustainable, and smart. To keep pace with new needs, HDB launched the Designing for Life roadmap in 2020, which is supported by 3 pillars — 'Live Well', 'Live Green', and 'Live Connected'. The roadmap will centre on the overall health and well-being of residents, to provide them with a better living environment at all stages of their lives. Careful planning backed by science and data will guide HDB's efforts in biophilic design and development of smart and sustainable solutions to help residents live more comfortably with greater convenience. HDB will also find more ways for people to foster social connections and a greater sense of place.

Today, many agencies and town councils make further enhancements and improvements to the towns. HDB wants to provide these partners with a good understanding of the vision and the development history for each town, so that they can further enhance the distinctiveness of the town, and maintain the town identity.

We have provided illustrations and ideas as a Guide to achieve this vision, and HDB welcomes creative ideas and solutions to strengthen the town identity.

Contents

User Guide

The HDB Town Design Guide establishes the planning, urban and architectural design considerations for the town/ estate at 3 scales.

Town Scale Layers

1. Read to understand the overall theme, historical and physical context of the town

Town scale layers give the general context of the town so that the developments can be aligned with HDB's overall vision of the town.

Neighbourhood Scale Layers

2. Understand the sub-theme to apply relevant planning and design guidelines in your project

Neighbourhood scale layers set out distinctive sub-themes and concepts, to reinforce the town scale layers.

Precinct Scale Layers

3. Apply the design ideas and principles in your project

Precinct scale layers guide the detailed design of projects, allowing flexibility in the micro design elements for a unique precinct identity while aligning with the district themes.

The Guide* should be used for:

New HDB Developments
At design reviews with HDB, design consultants would need to demonstrate how their proposals have addressed the design layers.

Upgrading and Improvement Projects by HDB or Town Councils
Similarly, design consultants would need to demonstrate how their proposals have responded to the design layers.

Developments by Government Agencies
Government agencies may also use the Guide as part of the design brief/ requirements for their design consultants.

It is intended to accompany the detailed Urban Design Guidelines of specific developments, where applicable.
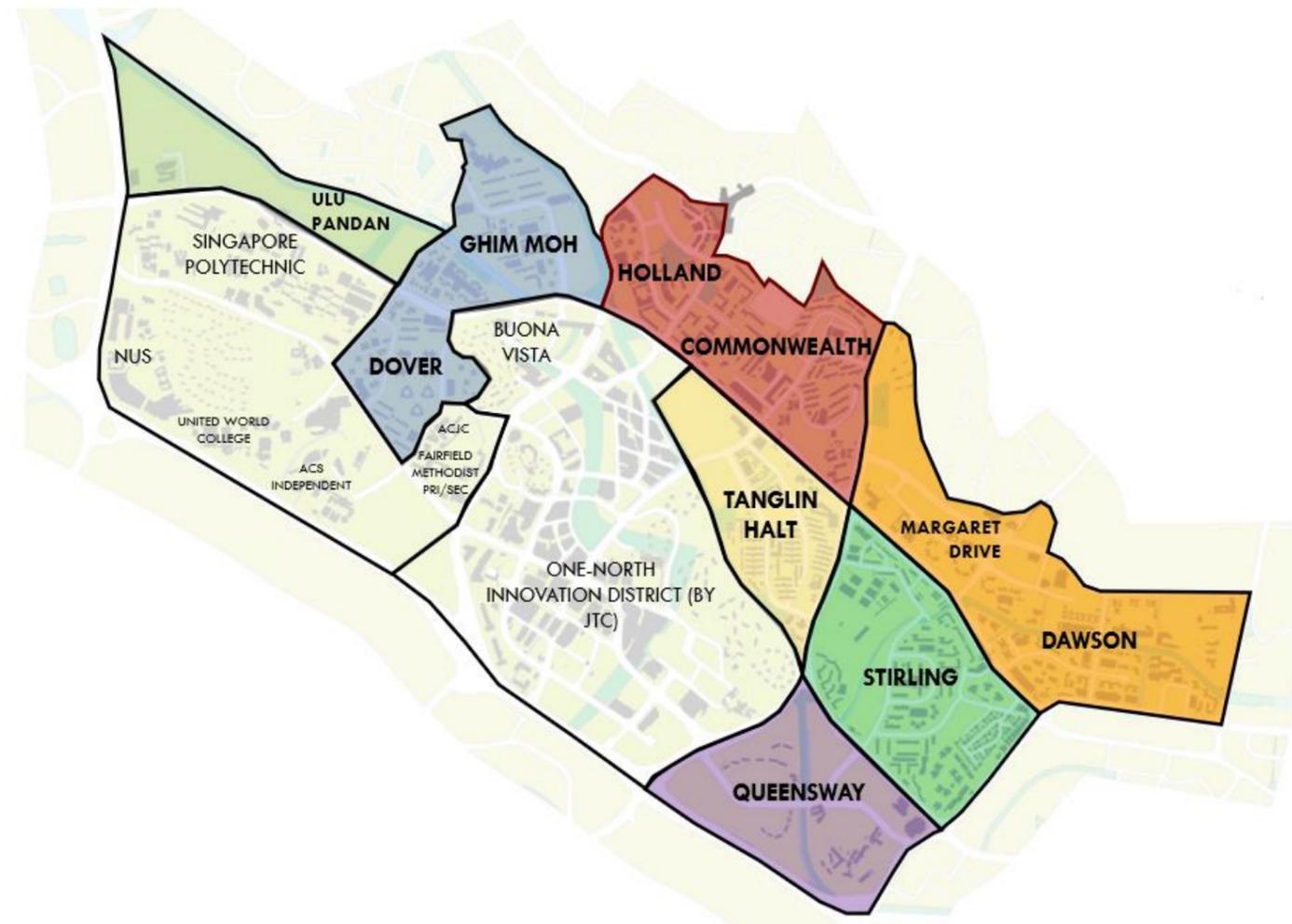
Sub-themes in Queenstown

Introduction

HDB Towns and Estates

HDB carries out comprehensive town planning and design for 24 towns and 3 estates*, and strives towards achieving a clear vision and unique identity for the communities.

*Bukit Timah, Central Area and Marine Parade
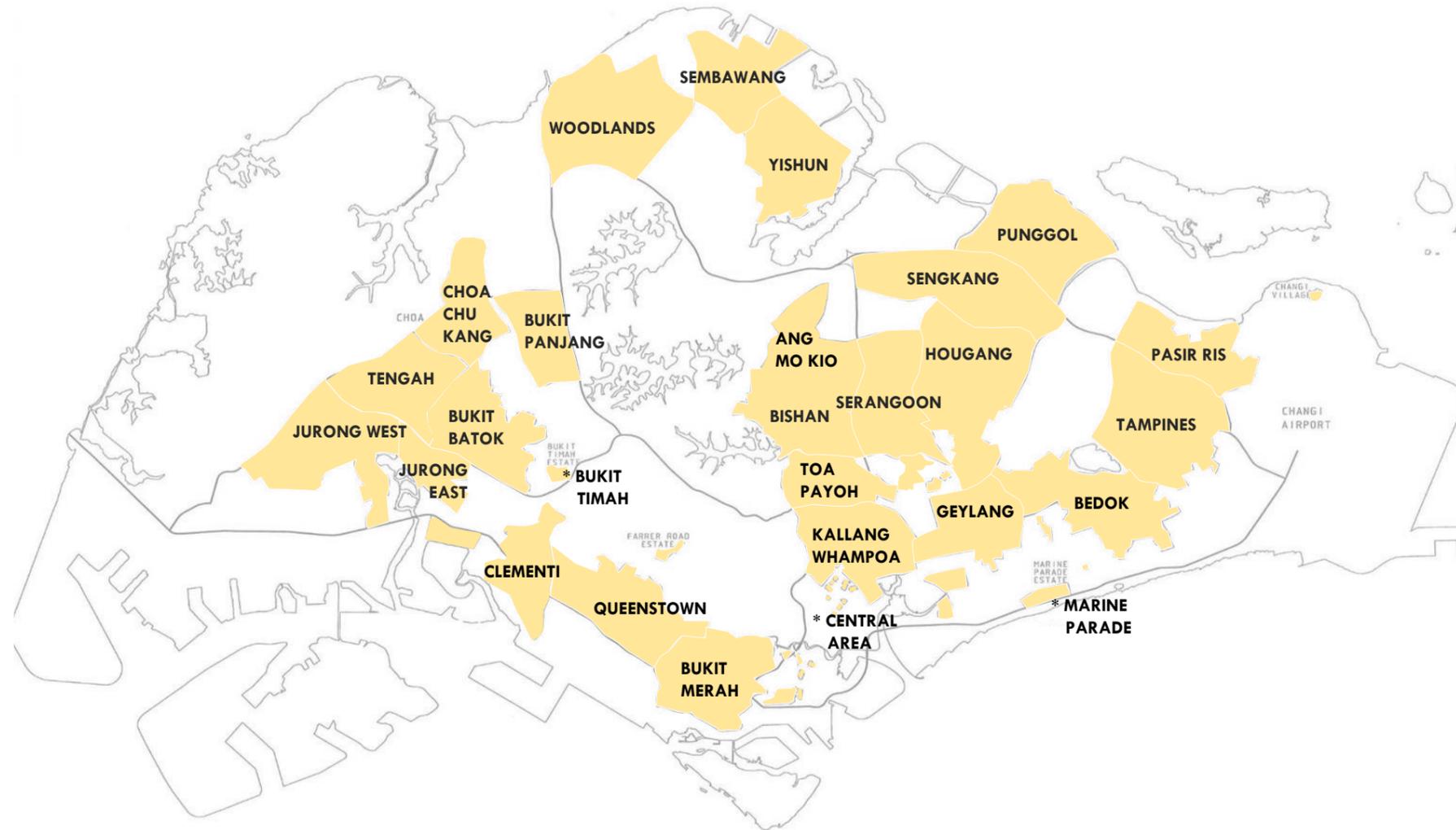
Frameworks

Over the years, HDB has also introduced several frameworks to continuously improve our towns. The principles within the frameworks underpin the planning and design of new public housing developments and the rejuvenation of existing estates. These frameworks have been guided by HDB's Roadmap to Better Living introduced in 2011, and HDB's new Designing for Life Roadmap which was launched in 2020.

2020 and beyond

Well-being Framework

- Create 'Healthy Towns for All Ages'
- Meet holistic needs across different life cycle stages to enhance physical, mental and social well-being
- More choices for residents to lead healthy lifestyles, keep active minds and build community bonds

2018

Biophilic Town Framework

- Promote a greater sense of place, better well-being and enhanced quality of life for residents
- Create nature-centric neighbourhood landscapes that consider the aspects of soil, water, flora and fauna, outdoor comfort, and people

2014

Smart Town Framework

- Deploy smart initiatives and technology across the dimensions of planning, environment, estate, living, and community
- Create more liveable, efficient, sustainable, safe, inclusive, empowering and resilient towns
- Supported by infrastructure and connectivity enablers including sensors, communications and a data hub

2011

Sustainable Development Framework

- Deploy sustainability initiatives focusing on 10 key desired outcomes across the dimensions of environmental, social and economic sustainability
- Create sustainable, liveable and more pleasant living environments for residents

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HDB Roadmap to Better Living (2011)

Well-Designed Towns   Sustainable and Smart Towns   Community Centric Towns

Designing FOR LIFE (2020)
THE FUTURE OF HDB LIVING

LIVE WELL   LIVE GREEN   LIVE CONNECTED

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Context and History
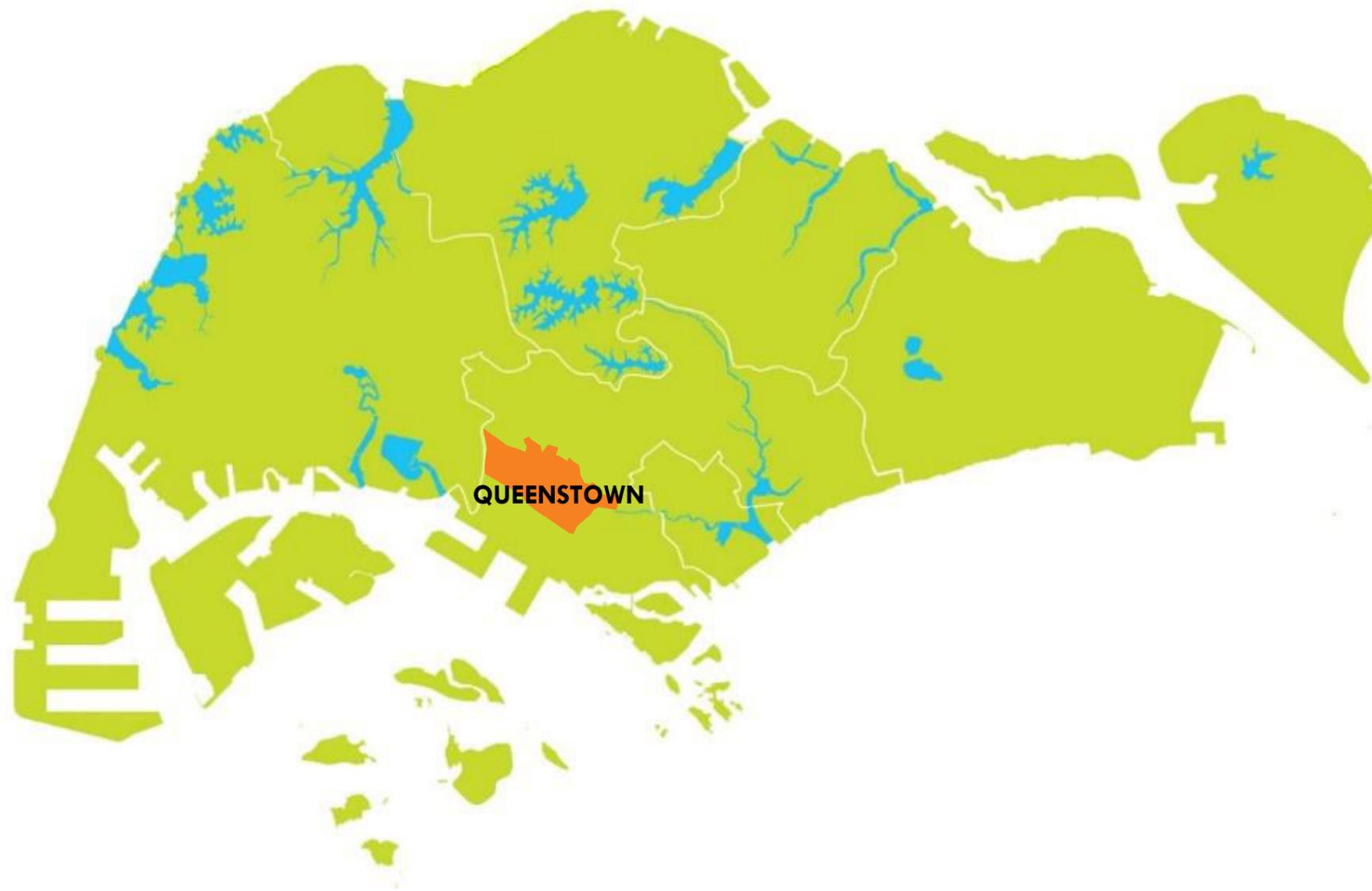
QUEENSTOWN

Located in the Central West Region of Singapore, Queenstown is the first satellite town developed by the Singapore Improvement Trust (SIT) in 1953.

Queenstown has a cluster of estates with distinct characters, and both locals and residents alike have strong memories attached to the town.

As part of the Remaking Our Heartland programme, residents can look forward to exciting plans aimed at rejuvenating the various distinctive estates, which will provide better connectivity to amenities, greenery and heritage.

Queenstown is also the site of the pilot Health District, where residents can enjoy quality living spaces that promote health and well-being.

Context and History

Canals around Boh Beh Kang
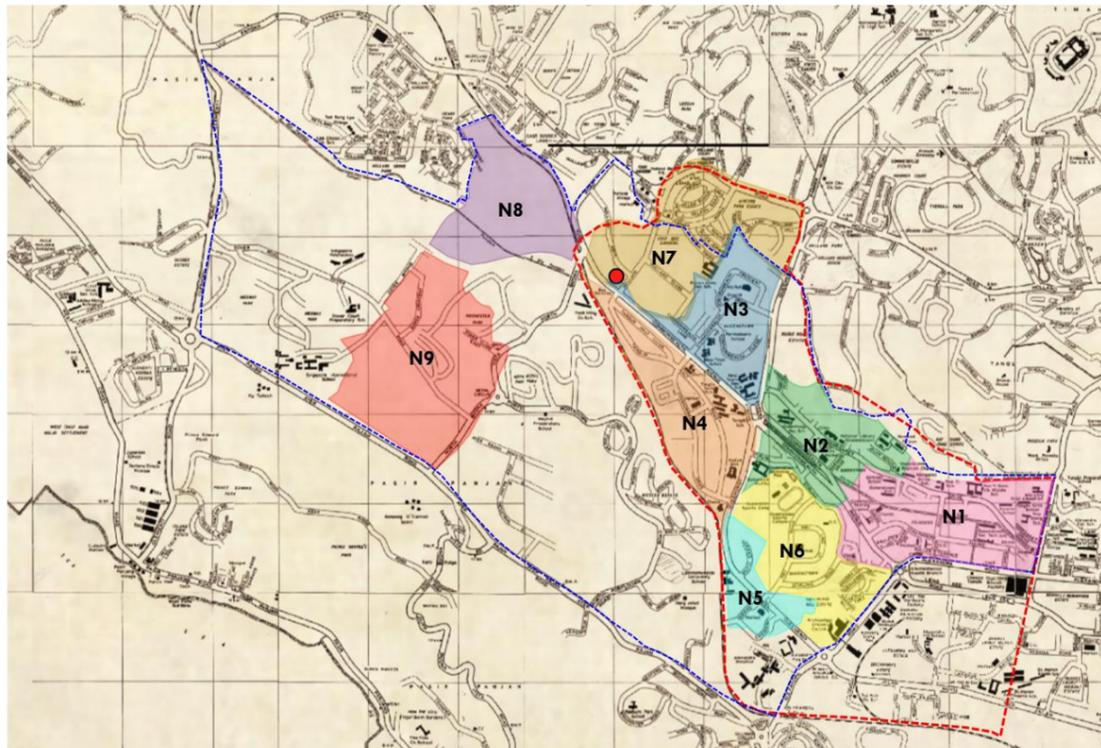
1975 map of Queenstown

N1 – Princess Estate (1955 – 1975)
N2 – Duchess Estate (1958 – 1969)
N5 – Queensway (1961 – 1972)
N4 – Tanglin Halt Estate (1962 – 1967)
N3 – Commonwealth Estate (1964 – 1965)
N6 – Stirling Road Estate (1968 – 1973)
N7 – Buona Vista Estate (1973 – 1974)
N8 – Ghim Moh Estate (1975 – 1976)
N9 – Ayer Rajah Estate (1975 – 1978)

Historical Background

Queenstown was originally occupied by hills, farms, swamps, cemeteries and several villages: Boh Beh Kang (Hokkien for "No Tail River") in the southeast and Ying Fo Lut (Hakka village) in the northwest. In 1932, the Keretapi Tanah Melayu (KTM) railway was extended through Queenstown. British military land was situated to the west of the rail corridor, while residential and various other uses were established to the east.

In 1953, SIT planned Queenstown as the first satellite town, and named it after Queen Elizabeth II to mark her coronation. Over the span of about 6 years, the Singapore Improvement Trust (SIT) completed 3,000 units within the first 4 estates. Subsequently in the 1960s, the Housing and Development Board (HDB) took over the development of Queenstown as part of HDB's first Five-Year Building programme and completed about 14,000 units. 4 additional estates (N6 to N9) were completed progressively in the 1970s.

Context and History

Evolution of Queenstown

1960s

1980s

2000s

2010s

1. Forfar House (1960s)

2. Former Town Centre

3. SkyVille @ Dawson (2015)

4. Future housing at Ulu Pandan East (Artist's impression)

1960s onwards
From the 1960s to 1970s, 9 estates were completed, along with various commercial and recreational amenities

The rejuvenation plans for Dawson estate were announced as part of the Remaking Our Heartland programme in 2007, with the concept of "Housing-in-a-Park".

Vision of the town as "Cherished Memories, Close-Knit Communities" was conceived via the fourth series of the Remaking Our Heartland initiative, as residents valued the town's rich history and sense of community.

Context and History

NHB's My Queenstown Heritage Trail spans 40 locations across the town and showcases unique architecture and local landmarks, including the iconic Queenstown Public Library

The low-rise blocks designed by SIT are a distinctive feature along the Rail Corridor. These flats were completed in 1963 and have unique architectural facades such as thin horizontal slabs and ventilation holes.

Queenstown is also home to several conserved buildings such as the former Commonwealth Ave wet market. The market building is located within the SkyResidence @ Dawson precinct, which was where the town centre used to be.

One of the iconic heritage elements in Tanglin Halt includes the unique barrel vault structure of the market and hawker centre

Heritage and Identity

Our heritage connects us to our past, enriching our sense of place, belonging and identity. The stories from Queenstown's rich history are told today through a variety of heritage trails, conserved buildings, and other heritage elements.

Some of the key heritage elements that strengthen the identity of Queenstown are:

- Iconic landmarks which were gazetted for conservation (former Anchor Brewery Brewmaster's House, Church of the Blessed Sacrament, Princess House, Queenstown Public Library, former Commonwealth Avenue Wet Market and Alexandra Hospital)

- The Rail Corridor with its historic alignment dating back to 1903

- Various Heritage Trails by the National Heritage Board (NHB) and My Community, a non-profit organisation, have been developed. These trails capture the local landmarks and sites that chronicle the history of various estates including Dawson, Stirling, Holland, and Tanglin Halt.

Context and History

Queenstown
Cherished Memories, Close-knit Communities

New Homes for All

New housing developments in Queenstown with their modern facilities and amenities will also rejuvenate the town with a quality living environment for all ages.

Enhanced Greenery

Neighbourhood Parks upgraded with more sensory planting to promote an immersive experience in nature, new elderly-friendly facilities to promote physical wellness, a tranquil environment for mental relaxation amidst greenery.

Revitalised Public Spaces

Neighbourhood Centres upgraded with more greenery to provide shade and enhance residents' wellbeing, addition of seatings to allow community bonding, new fitness facilities and bicycle parking to encourage a healthy lifestyle.

Enlivened Precincts

Residents can look forward to new fitness equipment targeting various fitness and health components within their neighbourhoods, to encourage everyone regardless of age and abilities to lead an active and healthy lifestyle.

Active Connections

Residents can look forward to improved connectivity within Queenstown with the implementation of new cycling paths, enhancement to the Rail Corridor and introduction of social nodes along key connections.

Cherished Memories

Queenstown can continue to be a vibrant town while celebrating the cherished memories of residents, where heritage buildings and history murals are woven into developments.

Remaking Our Heartland 4 Queenstown

The Remaking Our Heartland 4 (ROH 4) plans for Queenstown will focus on 6 key strategies: Injecting new housing and modern facilities, upgrading Neighbourhood Centres into Social and Wellness Hubs, introducing new and upgraded parks with wellness landscapes nearer to homes, activating precinct spaces to improve residents' health and well-being, enhancing the walking and cycling experience within the town with outdoor social nodes, and co-creating various art and identity elements.

The e-survey in 2020 identified several themes which residents were keen to discuss and co-create: heritage/identity, health and wellness, connectivity, greenery and facilities. Deep-dives were carried out during the Focus Group Discussions in Dec 2020, Dec 2021 and Jul 2022 to seek residents' views and develop proposals in more detail.

These rejuvenation plans were formulated based on the residents' feedback obtained from various engagements from 2020 to 2022.

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Planning Principles

Legend

- Neighbourhood Centre
- Park
- Estate boundary

Queenstown is a cluster of different estates, each with their distinctive character and community.

There are currently 10 residential estates planned within Queenstown: Ulu Pandan, Dover, Ghim Moh, Holland, Commonwealth, Tanglin Halt, Dawson/ Margaret Drive, Stirling and Queensway. Apart from residential developments, land is also planned and developed for a full range of complementary developments. This includes educational, commercial, recreational, institutional and industrial developments.

Planning Principles

Legend

- ▬ Expressway
- ▬ Drive (North-South)
- ▬ Drive (East-West)
- ▬ Street
- ▭ Road
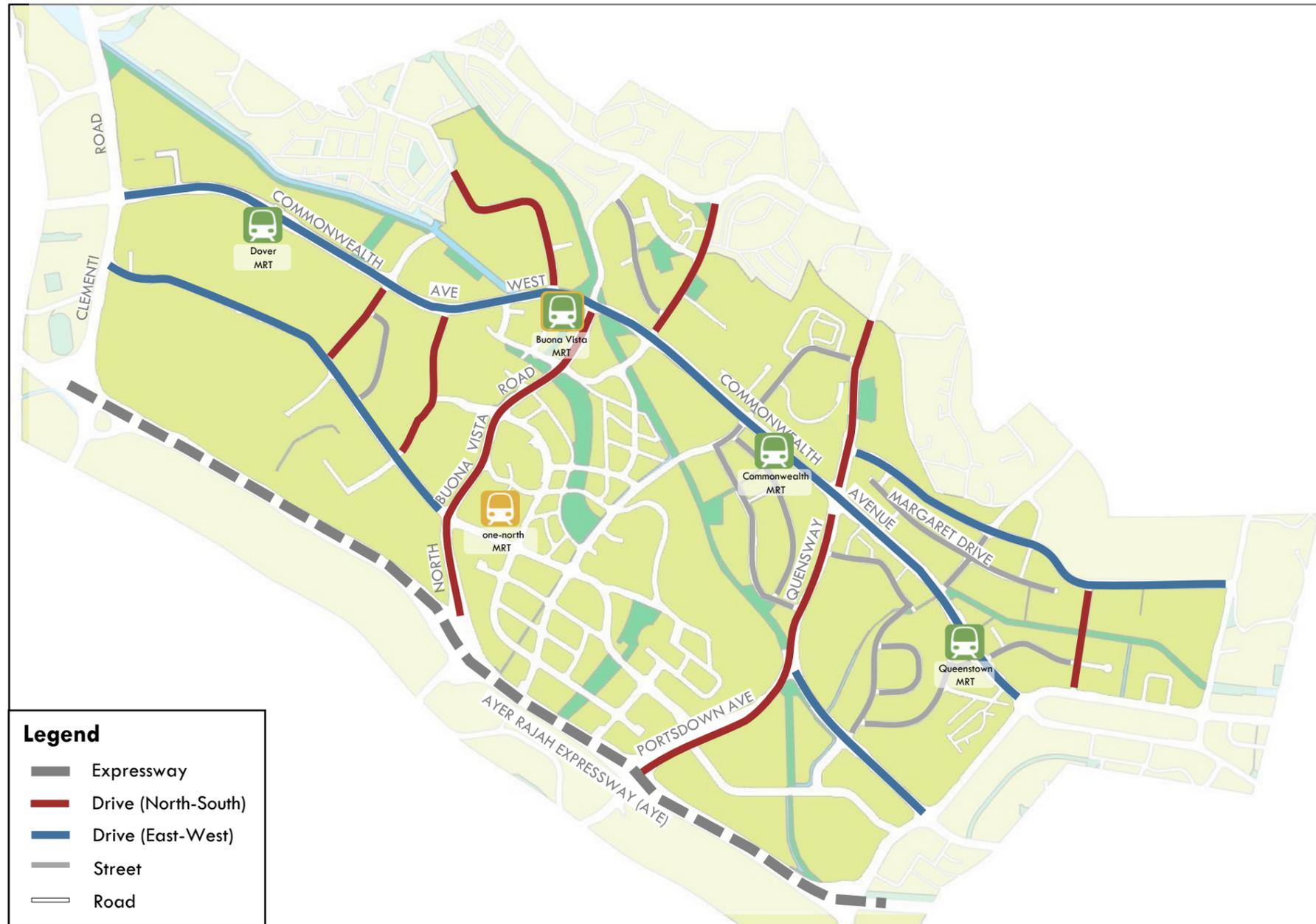
Transport Network

Queenstown is well served by the East-West and Circle MRT lines, which allows residents to stay well connected to the surrounding areas.

Transport network and facilities are also planned on a hierarchical basis.

For instance, Queenstown is served by the Ayer Rajah Expressway (AYE) and the various estates are served by major roads such as Commonwealth Avenue/Commonwealth Avenue West, Queensway and North Buona Vista Road.

A unique feature of Queenstown is the variety of street names originating from different languages. For example, many streets reference the town's British colonial history, with names adopted from various places in the United Kingdom (e.g. Queensway, Portsdown, Strathmore, Margaret, Stirling, Dover). There are also street names that reflect vernacular history (e.g. Ghim Moh or "golden hair" in Hokkien due to the historical presence of Caucasians living in the area).

Town Theme and Concept

Aerial view of Queenstown from Dawson estate

Town Theme:
Urban Living in Distinctive Estates

Queenstown is HDB's first satellite town and consists of a cluster of different estates (e.g. Dawson, Stirling etc.)
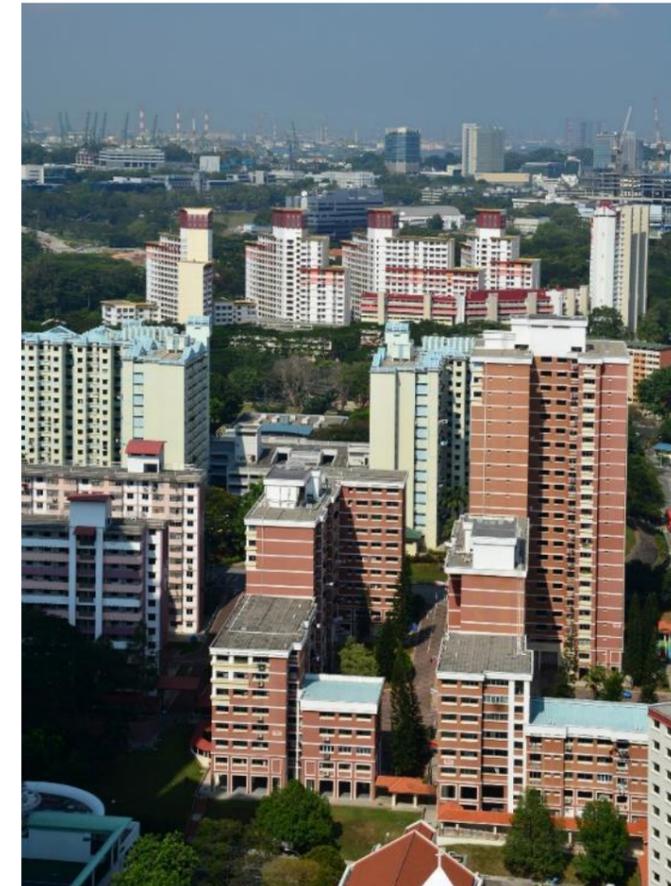
Iconic brick facade housing blocks in Stirling estate

Town Theme and Concept
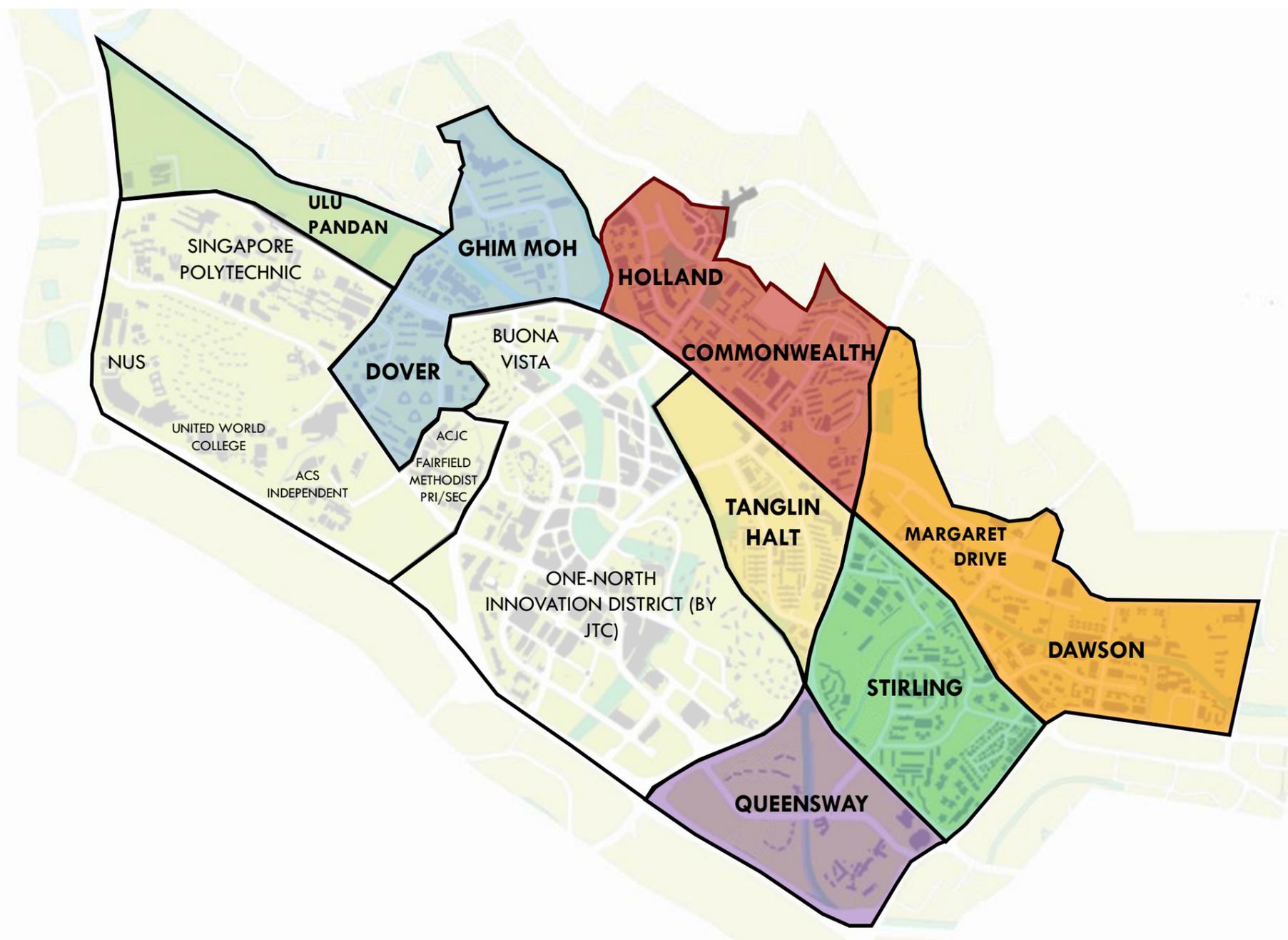
Sub-themes by Area

Queenstown is divided into 7 different areas, and their sub-themes are identified based on based on existing context, such as social and physical features, that are prevalent within the different areas.

Dawson – Housing in a Park
- Public housing projects set in a scenic park-like environment

Tanglin Halt – Charming Heartland by the Rail
- Reintroduction of low rise 10 storeys block to pay homage to the area's heritage

Ulu Pandan – Green Living by the Canal
- Planning and design focuses on health and wellness

Stirling – Active Living
- Enhance existing Park Connector that connects to surrounding major green corridors

Queensway – Villages by the Rail
- Intimate 'villages' nestled amongst heritage and green

Ghim Moh and Dover – Verdant Community
- Tropical rustic atmosphere, taking reference from the existing surrounding, terrain and history

Holland and Commonwealth – Eclectic Hillside Housing
- Undulating terrain with key notable built heritage and typology

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Pedestrian and Cycling Connectivity
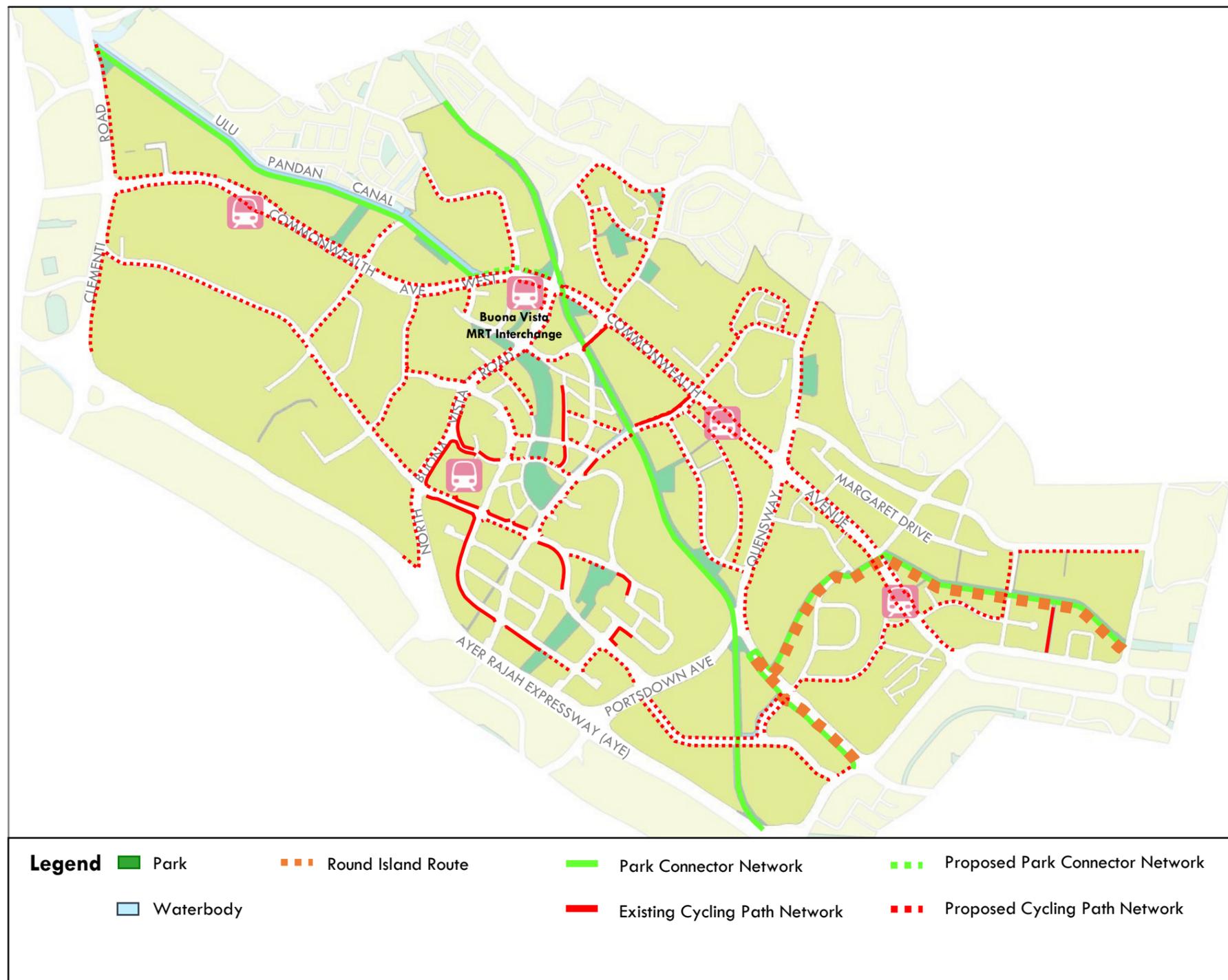
A comprehensive network of existing park connectors and cycling paths has been planned.

This map provides a useful reference when planning pedestrian connectivity and accessibility to local key nodes such as commercial centres and transport facilities.

Future developments should consider how to respond to the planned network. and opportunistically address gaps in pedestrian and cycling connectivity.

Legend

- Park
- Waterbody
- Round Island Route
- Park Connector Network
- Existing Cycling Path Network
- Proposed Park Connector Network
- Proposed Cycling Path Network

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Parks and Waterbodies
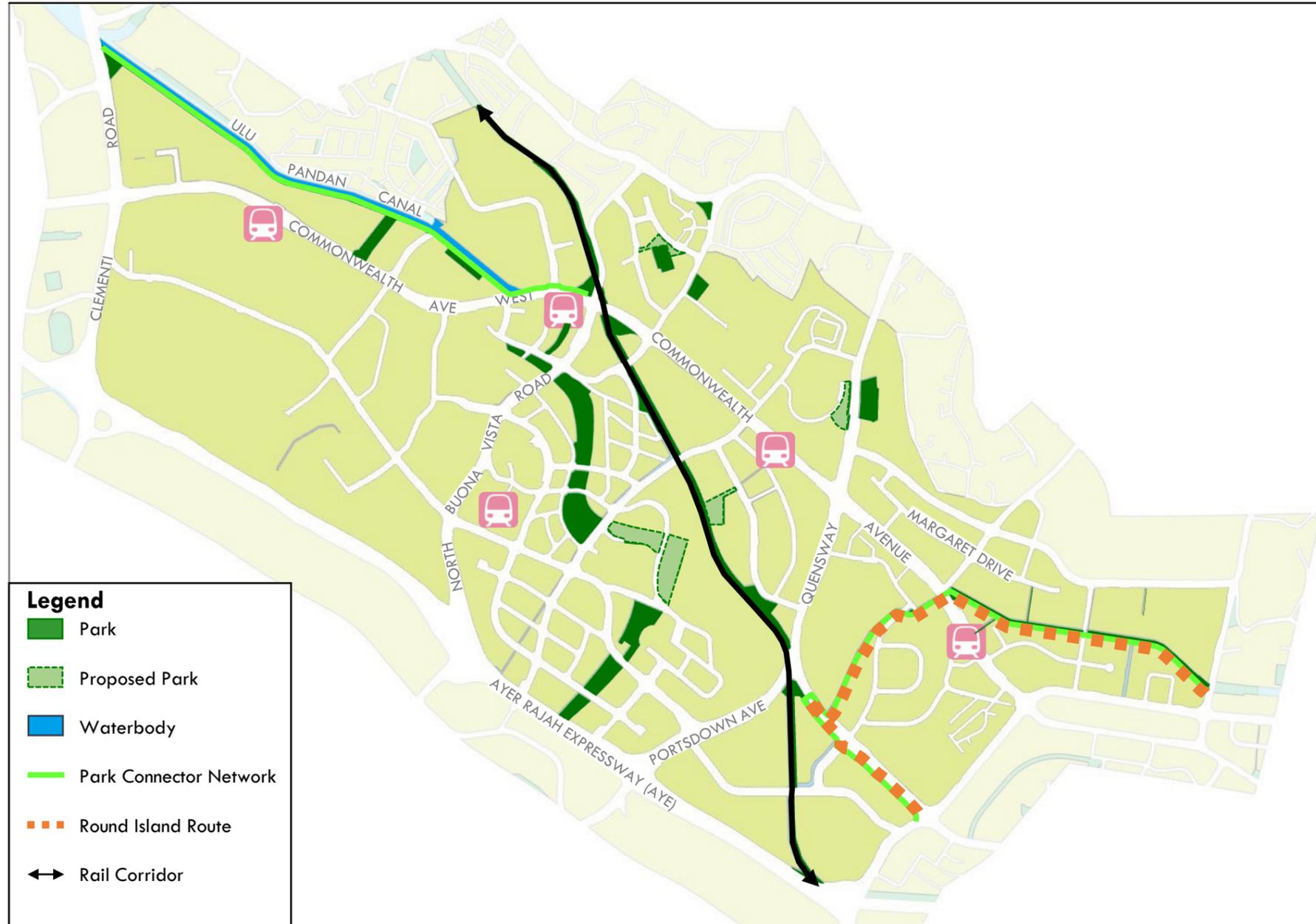
The Rail Corridor is a key green linear spine that runs within Queenstown. Each estate is also served by local parks, located within easy reach for the residents. There are also several linear parks such as the Alexandra Canal Linear Park, which is built on top of a covered canal.

These spaces are valuable green assets of the town and future developments are encouraged to respond in a sensitive manner.

Legend

- Park
- Proposed Park
- Waterbody
- Park Connector Network
- Round Island Route
- Rail Corridor

Key Corridors

1. COMMONWEALTH AVE (WEST)

2. RAIL CORRIDOR

Buona Vista MRT Interchange

This map depicts the following key corridors in the town:

1. **Commonwealth Avenue / Commonwealth Avenue West** which is a major arterial connection along with the East-West MRT line;
2. **Rail Corridor** which is adjacent to several housing precincts and provides easy access to recreational spaces and greenery;

Key Corridors are distinctive corridors that contribute to way-finding, orientation and imageable identity for the town. They typically serve vehicular circulation, encourage active mobility and have high walkability, as part of the ongoing move towards being car-lite.

Adjacent developments can consider using design strategies to respond, connect or engage with the key corridors, to strengthen the corridor's character and enhance connectivity in the town.

Key Corridor: Commonwealth Avenue (West)

1. COMMONWEALTH AVE (WEST)

Commonwealth Avenue (West) is a main connectivity spine that straddles Queenstown from East to West, providing vehicular, pedestrian and rail connectivity. At-grade cycling/pedestrian paths will be introduced to allow the community to gain access to the various key nodes conveniently. Clusters of feature planting could be introduced, where possible.

Commonwealth Avenue West

Commonwealth Avenue

Schematic section along Commonwealth Avenue / Avenue West

Key Corridor: Rail Corridor

Existing and proposed access paths and nodes along the Rail Corridor

The 24km-long Rail Corridor is a continuous green spine stretching from Woodlands in the north to Tanjong Pagar Railway Station in the south. It is an important recreational corridor for the community which also provides some ecological connectivity. The community can conveniently access the Rail Corridor via multiple access paths provided within the estate.

New developments should maintain high degree of visual and physical porosity towards the Rail Corridor, with terraced building form, green roofs and facades to enhance ecological connectivity and green experience of the corridor where feasible.

Public spaces could be introduced to provide new access points to the Rail Corridor, as well as to serve as nodal spaces for community bonding and recreational uses.

Soft street edges with dense and lush planting can contribute to the rich greenery and biodiversity of this ecological corridor.

Artist's impression of the Rail Corridor

Key Nodes and Junctions

1 Star Vista

2 Holland Village

3 Blk 38 at Dawson

4 Alexandra Canal Linear Park
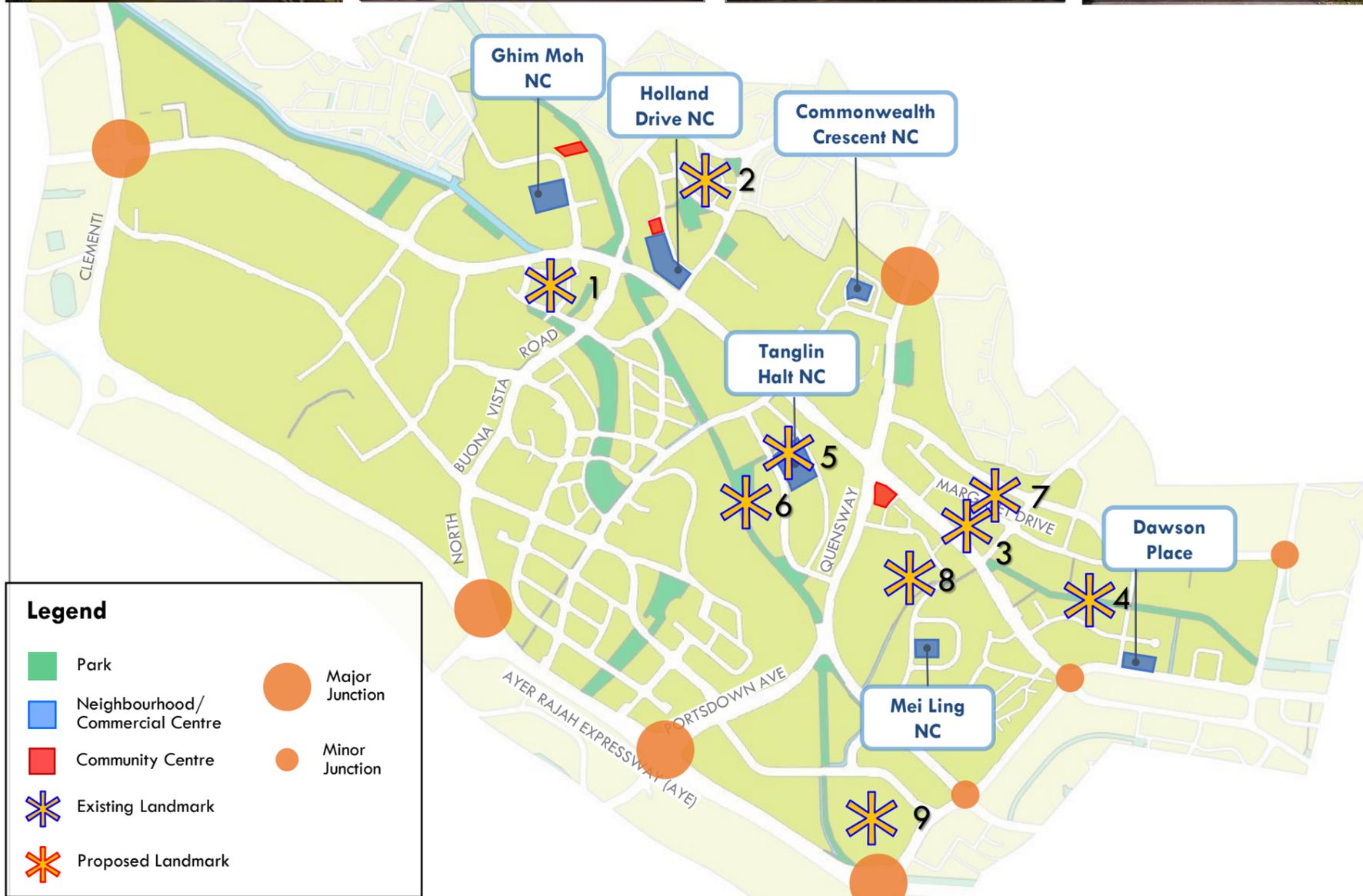
Key nodes are areas that have community-related spaces and/ or commercial facilities that attract users, such as parks, commercial centres and community centres.

Some key nodes are also landmarks that residents feel strongly represent Queenstown such as Alexandra Canal Linear Park, and the SIT flats along the Rail Corridor. These spaces contribute to a sense of town identity and new developments should respond to these nodes through strategies such as visual and pedestrian connectivity and architectural design etc.

Key junctions mark major navigational points and gateways between neighbourhoods and near key nodes. Adjacent developments can adopt corner treatments to further define these junctions as visual reference points in the town.

Legend

- Park
- Neighbourhood/ Commercial Centre
- Community Centre
- Existing Landmark
- Proposed Landmark
- Major Junction
- Minor Junction

Ghim Moh NC

Holland Drive NC

Commonwealth Crescent NC

Tanglin Halt NC

Dawson Place

Mei Ling NC

5 Tanglin Halt Market

6 SIT Flats along Rail Corridor

7 Queenstown Library

8 Queenstown Sport Centre

9 Alexandra Hospital
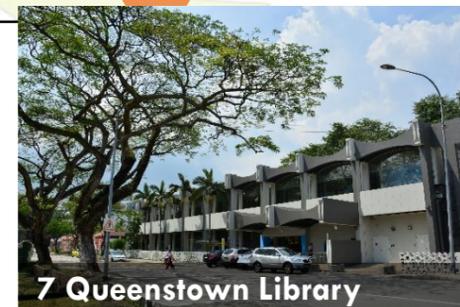
Heritage Elements

Victorian-themed garden in Forfar Heights inspired by the estate's British colonial past

Blue glass elements in SkyVille @ Dawson recall the blue windows in the former public housing at the estate

Murals with stories of Queenstown's historical events from 1950s to 2010s (example from SkyVille @ Dawson)

Heritage Interpretation: Do It Right

A quick guide to understanding heritage interpretation for your building

URA's 'Do It Right Guide for Heritage Interpretation'

Heritage Interpretation

Heritage interpretation is a means through which the unique history of the site can be communicated and brought alive for different audiences.

These elements should be designed with the following considerations:
• Visually delightful and engaging, giving new life to historical narratives
• Well integrated within the development and prominently located along key pedestrian routes, nodal spaces or within the precinct green.
• Easily appreciated by different age groups
• Accompanied by short text descriptors or captions to explain the historical inspiration

Examples of heritage interpretation elements could include, but are not limited to:
• Murals
• Photo walls
• Thematic playgrounds
• Street furniture
• Wayfinding elements
• Architectural design of the building form, facade or interior spaces

Refer to URA's 'Do It Right Guide for Heritage Interpretation' for more examples.

Art Elements

Series of interactive murals at Mei Ling Heights Market and Food Centre

Mural at Blk 45 Stirling Road, inspired by the Queenstown water polo team who used to train at the nearby Queenstown Swimming Complex

Art elements add delight and help to foster a sense of belonging. To strengthen the identity and memorability of the town, art elements can take reference from the context of the town and site, e.g. history, environment and town/ sub-themes, where applicable, and consider engaging residents and local artists to create the artworks.
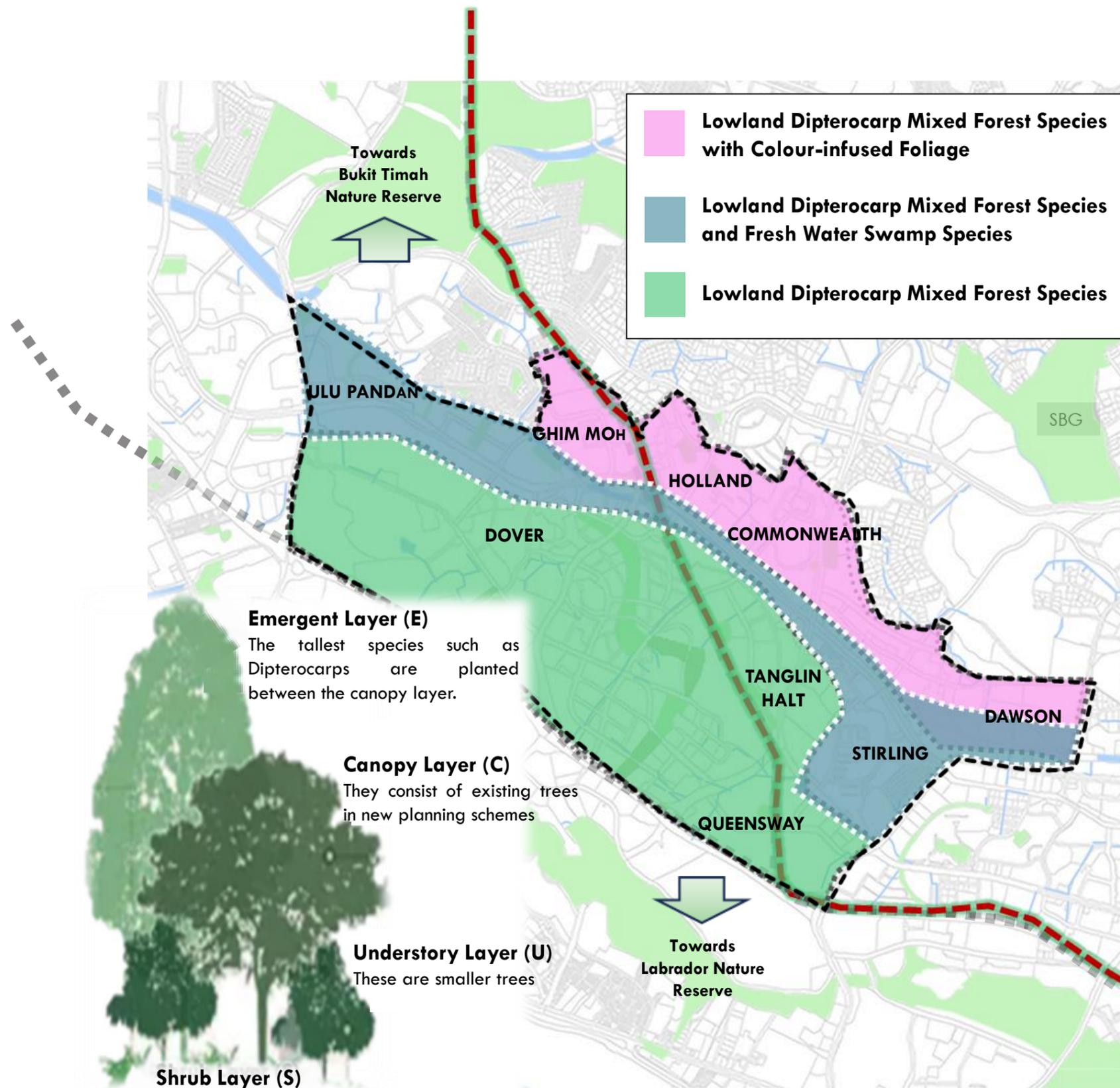

Butterfly mural at Blk 168A Queensway, which is also known as the butterfly block due to its unique curves and aesthetic facades

Mural at Blk 13 Holland Drive by local artist Ms Belinda Low, depicting a fusion of Singapore's Holland Village integrated with a village in Amsterdam

Broad Landscape Theme

Towards
Bukit Timah
Nature Reserve

Lowland Dipterocarp Mixed Forest Species
with Colour-infused Foliage

Lowland Dipterocarp Mixed Forest Species
and Fresh Water Swamp Species

Lowland Dipterocarp Mixed Forest Species

ULU PANDAN

GHIM MOH

SBG

HOLLAND

DOVER

COMMONWEALTH

Emergent Layer (E)
The tallest species such as Dipterocarps are planted between the canopy layer.

TANGLIN HALT

DAWSON

Canopy Layer (C)
They consist of existing trees in new planning schemes

STIRLING

QUEENSWAY

Understory Layer (U)
These are smaller trees

Towards
Labrador Nature
Reserve

Shrub Layer (S)

Layers in the Lowland Dipterocarp Mixed Forest

The broad landscape theme makes reference to NParks' landscape masterplan, which comprises 3 broad zones of plant types relating to varying characteristics of the site:

a) Lowland Dipterocarp mixed forest species with colour-infused foliage
b) Lowland Dipterocarp mixed forest species and Fresh water swamp species
c) Lowland Dipterocarp mixed forest species

This is to strengthen Queenstown as an ecological node connecting Bukit Timah Nature Reserve and Labrador Nature Reserve.

Starting with the north, plant forest species with more colour infused towards the city centre and in older estates (especially Dawson and Commonwealth) to make it more vibrant with sensory plants.

As one moves south and southwest towards Stirling and Ulu Pandan, select plants related to the natural history, to create a seamless flow between Ulu Pandan Stream to Alexandra Canal.

The plant selection, used in NParks' Nature Ways connecting corridors, as well as the Rail Corridor and in Ulu Pandan Estate, are also proposed to be used along the periphery of housing estates. Together, they will connect the green spaces within and beyond the town ecologically, and strengthen the key corridors.

Dipterocarp trees (e.g. *Hopea, Shorea, Dipterocarpus* sp.) will serve as the datum tree species for Queenstown.

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Precinct Scale

- Precinct Facilities

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- Wayfinding

- Covered Linkway Design

Sub-themes and Concepts

Sub-themes are based on existing context, such as social and physical features, that are prevalent within the different areas.

7 Distinct Areas

Based on the prevalent characteristics, the 7 areas are given specific sub-themes which also relate to the overall Queenstown town theme of 'Urban Living in Distinctive Estates '.

Developments in each area can take reference from both the Queenstown town theme and the corresponding sub-theme in their concept and design. This will help to strengthen the identity of each area:

- **Housing in a Park**: Dawson

- **Charming Heartland by the Rail**: Tanglin Halt

- **Green Living by the Canal**: Ulu Pandan

- **Active Living**: Stirling

- **Villages by the Rail**: Queensway

- **Verdant Community**: Ghim Moh and Dover

- **Eclectic Hillside Housing**: Holland and Commonwealth

Neighbourhood Scale Layers

Each of the neighbourhood scale layers should take into consideration the respective sub-themes, in order to create a strong and coherent identity for each area.

Form and Massing

Form and massing can be designed based on the sub-themes and site context to create urban landscapes and landmarks.

Streetscape and Urban Edge

Paying careful attention to the design and treatment of the streetscape can enhance the experience of the users moving along a street or through a space.

Examples of streetscape treatment:
- Forms that front the street
- Street level activities
- Landscaping and shelters
- Pocket spaces along the street
- Pedestrian-friendly connections

Facade and Roofscape

The facade and roofscape of a development are distinct elements of its architectural design. When different developments in an area take reference from the sub-theme, it can contribute to the identity of the area.

Public Spaces

To encourage social interaction and community bonding, public spaces can be designed to be welcoming and vibrant. Such spaces include community plazas, and areas with facilities.

Landscape Approach

The use of plants, as defined by planting concepts and strategies, strengthens the identity of a precinct and neighbourhood. The shape, form and colour of plants can also assist in defining a space through repetition and scale.

As each thematic area is made up of varying extents of vacant land and existing developments, the Neighbourhood Scale Layers will be customised to suit the needs of each area.

Where there are sizeable areas with the opportunity for development, all the neighbourhood scale layers will apply.

Where areas are predominantly made up of existing developments, the emphasis can be in the design of public spaces.

Neighbourhood Scale Layers

Colour Palette

Colours can greatly enhance identity. Used consistently across precincts, colour palettes can help to reinforce the identity of an area. The suggested colour palette for each area in a town draws reference from its sub-theme. It consists of:

- **Primary Colours**
  Unify the identity of the town, and form the main base of the colour scheme (55–70% of painted area)

- **Secondary Colours**
  Complement the primary colours (20–30% of painted area)

- **Accent Colours**
  Highlight certain architectural features on facades (such as fins, ledges, canopies, spandrels, selected parts of gable end walls, etc.) and precinct facilities (10–15% of painted area)

Application of Colour Palettes

For the colour scheme of each development, it is recommended to use:
- Building Facades: 2 primary colours, 1 or more secondary colour(s), and 1 or more accent colour(s)
- Precinct Facilities: 1 or more accent colour(s)

Primary Colour

Secondary Colours

Accent Colour

Primary Colour

Secondary Colour

Accent Colours

Examples of the application of colour palettes on facades

Neighbourhood Scale Layers

Summary of Colour Palettes for Queenstown

Based on the 'Urban Living in Distinctive Estates' town theme, the suggested colour palettes of the 7 distinct areas in Queenstown are inspired by the existing context and new developments. Please refer to each area for the details of its suggested colour palette.
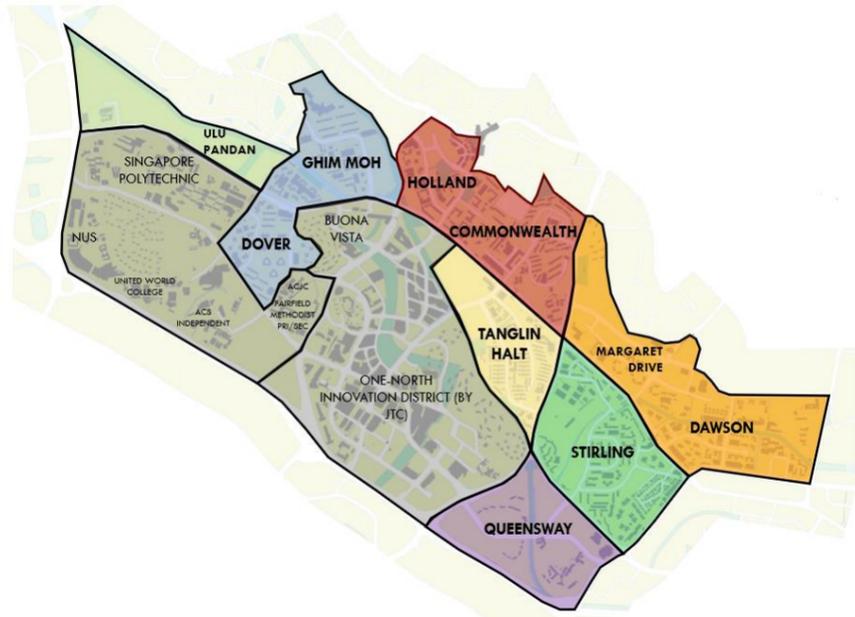
	Primary Colours		Secondary Colours		Accent Colours
Dawson Housing in a Park					
Tanglin Halt Charming Heartland by the Rail					
Ulu Pandan Green Living by the Canal					
Stirling Active Living					
Queensway Villages by the Rail					
Ghim Moh - Dover Verdant Community					
Holland - Commonwealth Eclectic Hillside Housing					
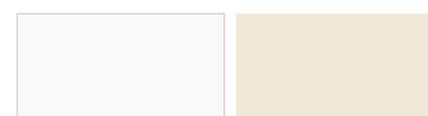
Dawson – Housing in a Park

SkyVille @ Dawson (foreground) and SkyTerrace @ Dawson (background)

SkyParc @ Dawson

Forfar Heights

Sub-theme and Concept

Dawson estate was identified for rejuvenation under HDB's Remaking Our Heartland (ROH) programme, announced by Prime Minister Lee Hsien Loong in 2007. The estate was envisioned to have new public housing set within a scenic park-like environment.

DAWSON

BLK 38
COMMERCIAL
SKY TERRACE
LINEAR PARK
FORMER TOWN CENTRE
COMMUNITY

PARK

HERITAGE MARKER
CONNECTION
HIGH-RISE
GREENERY
MATURE TREES

Dawson – Housing in a Park

Sub-theme and Concept

Planning and Design Considerations
- Public housing developments are set within a lush green environment

- Alexandra Canal Linear Park (ACLP) as a main pedestrian spine

Dawson – Housing in a Park

SkyResidence @ Dawson with varying levels of greenery

Form and Massing

- Public housing projects set in a scenic park-like environment, where greenery is brought to residents' doorstep and extended to mid-levels of their blocks where sky gardens overlook the surrounding area.

- Skyrise greenery further encourage community bonding

Dawson – Housing in a Park

Artist's impression of landscaping and nature play elements at Alexandra Canal Linear Park, to be implemented by NParks

Streetscape and Public Spaces

- Capitalise on Alexandra Canal Linear Park as Main Pedestrian Spine

- Beautiful and functional greenery integrated in housing parcels

- About 80 existing trees retained to reinforce estate's identity and social memories

- More than 4,300 new trees/ over 70 species planted to enhance biodiversity

- Rain gardens and bio-retention swales for environmental sustainability

- About 20 mature trees along Margaret Drive will be conserved

- Create distinct identity – hardscape paving and lush tropical planting

- Heritage elements included in design of the estate to raise awareness among the young on Dawson's rich heritage while rekindling fond memories for older residents.

Dawson – Housing in a Park

Colour Palette

The colour palette, in line with the 'Housing in a Park' concept, features beige and off-white as predominant base colors throughout the town, along with cool shades of greys. Refreshing light greens, orange, and lemonade hues pay homage to planted fruit trees, enhancing the overall aesthetic and cohesive vision of the area.

Facade and Roofscape

- Facade design typifies modern architecture, which emphasises function and streamline form over ornamentation
- Aesthetic is achieved with box-frame features, incorporating horizontal and vertical lines
- Staggered or terracing forms for visual interest

Primary Colours
Unify the identity of the area, and form the main base of the colour scheme
(choose both primary colours)
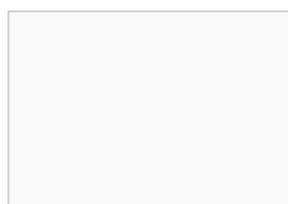
BS 00 E 55   BS 10 B 15

Secondary Colours
Complement the primary base colours
(choose 1 or more secondary colours)

BS 00 A 01   BS 00 A 05

Accent Colours
Highlight certain architectural features, such as fins, ledges, canopies, spandrels, selected parts of gable end walls, etc.
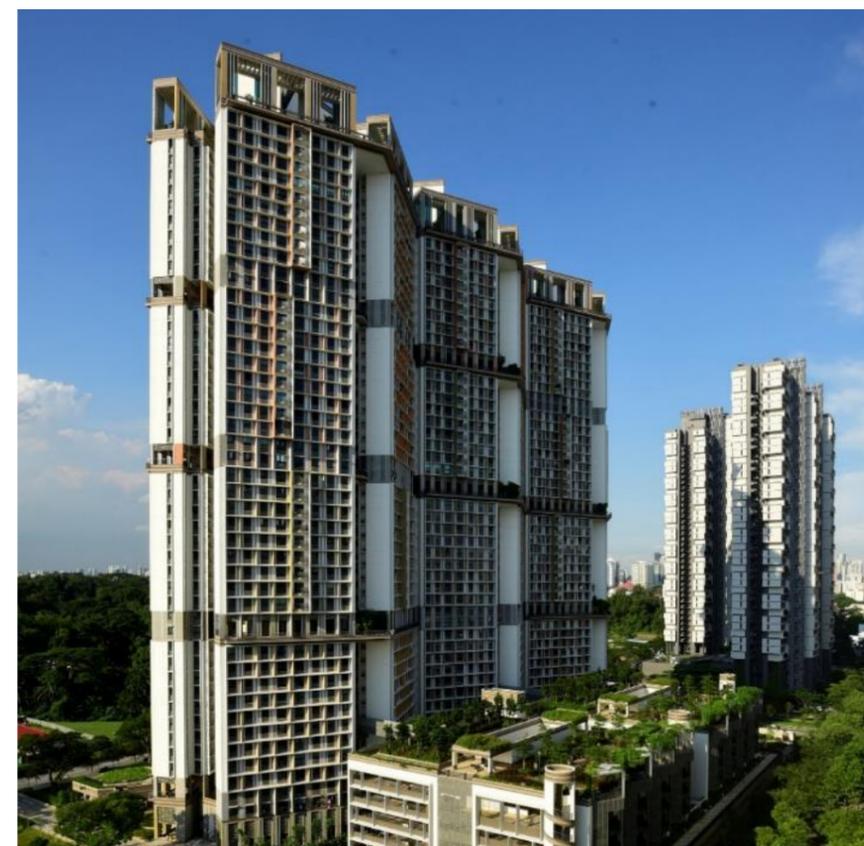*(choose 1 or more accent colours)*

BS 10 E 50   BS 06 E 50   BS 12 E 51   BS 12 E 55

SkyVille @ Dawson has orange and lemon accents on a predominantly white and grey facade

Green accents used in the facade of Forfar Heights

Dawson – Housing in a Park

From left: Conserved Rain trees with colourful foliage and flowering shrubs – the tree canopies are pruned and uplifted to allow the shrubs to thrive

From left: Feature Dipterocarp forest trees (Urban colours) include - *Sterculia parviflora* (Common Sterculia), *Elaeocarpus mastersii*, *Cratoxylum maingayi*, and *Flacourtia inermis*

* Refer to the Broad Landscape Theme for information on Lowland Dipterocarp Mixed Forest planting

Landscape Approach

Conserve healthy mature trees in Dawson estate to serve as prominent landscape features in the new developments.

Planting Concept
- To create a seamless park-like environment amongst developments in Dawson estate
- Plant Lowland Dipterocarp Forest trees/shrubs with vibrant, attractive foliage to mark entrances and nodal spaces
- Select fresh water swamp species to enhance areas near drainage ways

Suggested Tree Species
The following list is intended as a guide for tree species selection and is not meant to be restrictive.

For Precincts*

Emergent Layer (E) :	*Hopea ferrea / helferi*
Canopy Layer (C) :	*Cratoxylum cochin chinense* (Mempat)
	Garcinia atroviridis (Asam Gelugor)
	Kopsia Singaporensis
	Tristaniopsis pontianensis / merguensis
Understorey Layer (U) :	*Saraca thaipingensis / declinata*
	Tarenna fragrans (River Tarenna)

For Precinct Boundary and Streetscape*
- *Shorea roxburghi* (E)
- *Lagerstroemia floribunda "Red Leaf"* (C)
- *Cratoxylum maingayi* (Derum) (U)
- *Samanea saman* (Rain Tree)

Tanglin Halt – Charming Heartland by the Rail

Tanglin Halt estate

Former KTM train at Tanglin Halt

Public Housing at Tanglin Halt

Neighbourhood Centre at Tanglin Halt

Sub-theme and Concept

Tanglin Halt estate is located at the heart of Queenstown, serving as a bridge between the futuristic one-north and Queenstown's heartlands. The estate is envisioned to be a nexus that interweaves the old and new developments.

TANGLIN HALT

TREES

SIT FLATS

PAI PAI ZUO

CHUP LAU CHU

TRAINS

$1 NOTE

HERITAGE

GREEN

HAWKERS

BARREL VAULT

CLASSIC

RAINTREES

COURTYARD

Tanglin Halt – Charming Heartland by the Rail

Tanglin Halt

Sub-theme and Concept

Planning and Design Considerations
- Future developments to take reference from the rich heritage/ history of the estate, bringing back the fond memories of the estate

Tanglin Halt – Charming Heartland by the Rail

Artist's impression of development with 10-storey blocks fronting the Rail Corridor

Form and Massing

- Stepping of building forms to create various high-low zones to respond to their adjacent land uses accordingly (e.g. Rail Corridor)

- Creating a variety of recognisable landmark blocks such as point blocks with lush skyrise greenery fronting the main road junction

- Reintroduction/reinterpretation of low-rise 10 storey blocks fronting the Rail Corridor to pay homage to the area's heritage

- Layout of blocks resulting in re-creation of courtyard spaces and linear green spaces bounded by residential blocks for communal spaces

High Rise Block

10 Stys Block

Development Boundary

Wessex Estate   Rail Corridor   Public Housing

Proposed Response Towards Rail Corridor
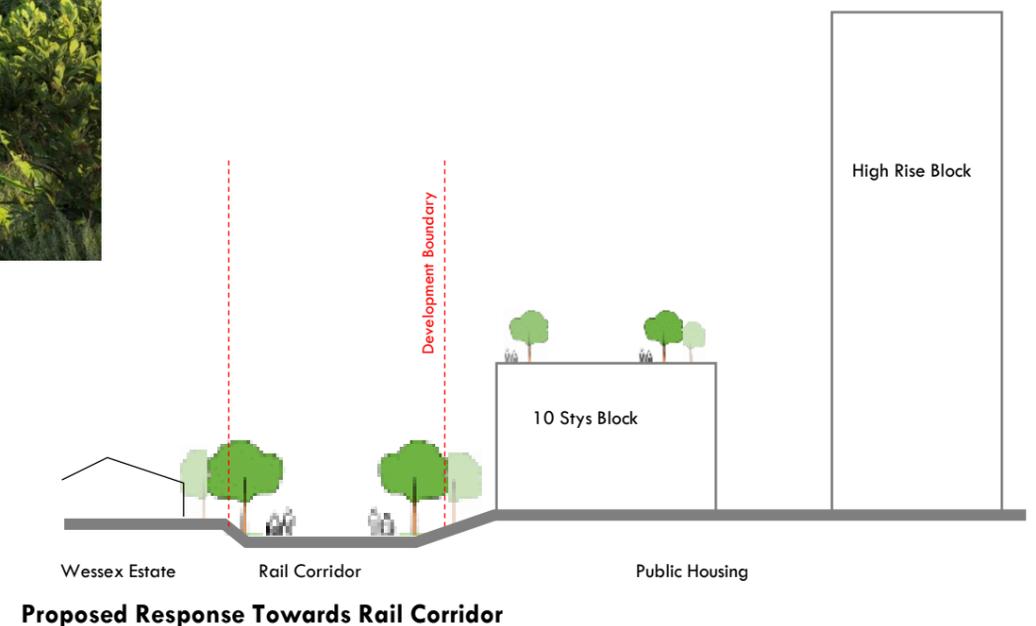
Tanglin Halt – Charming Heartland by the Rail

Artist's impression of proposed park in Tanglin Halt

Streetscape and Public Spaces

- Lush landscaping and pocket parks to be provided along Rail Corridor

- A proposed park with some SIT-designed flats that could potentially be repurposed for uses that will serve the community

Rail Corridor as a Key Connector along Western edge of estate

Rail Corridor along Tanglin Halt Estate

Tanglin Halt – Charming Heartland by the Rail

Colour Palette

In harmony with the 'Charming Heartland by the Rail' sub-theme, the suggested colour palette complements the tones of the existing blocks, including sandy beige, white, and various shades of grey. Accent colours such as greys, maroon, and orange seek to evoke a charming sense of nostalgia.

Facade and Roofscape

- Use architectural design to introduce breaks onto the façade to reduce the building's perceived mass
- Breaks could be horizontal lines and painting at the datum height, which pays homage to the heritage roots of 10-storey blocks along the Rail Corridor

Primary Colours
Unify the identity of the area, and form the main base of the colour scheme
(choose both primary colours)

BS 00 E 55   BS 10 B 15

Secondary Colours
Complement the primary base colours
(choose 1 or more secondary colours)

BS 10 C 31   BS 00 A 05

Accent Colours
Highlight certain architectural features, such as fins, ledges, canopies, spandrels, selected parts of gable end walls, etc.
(choose 1 or more accent colours)

BS 08 E 51   BS 04 D 44   BS 12 C37   BS 10 A 11
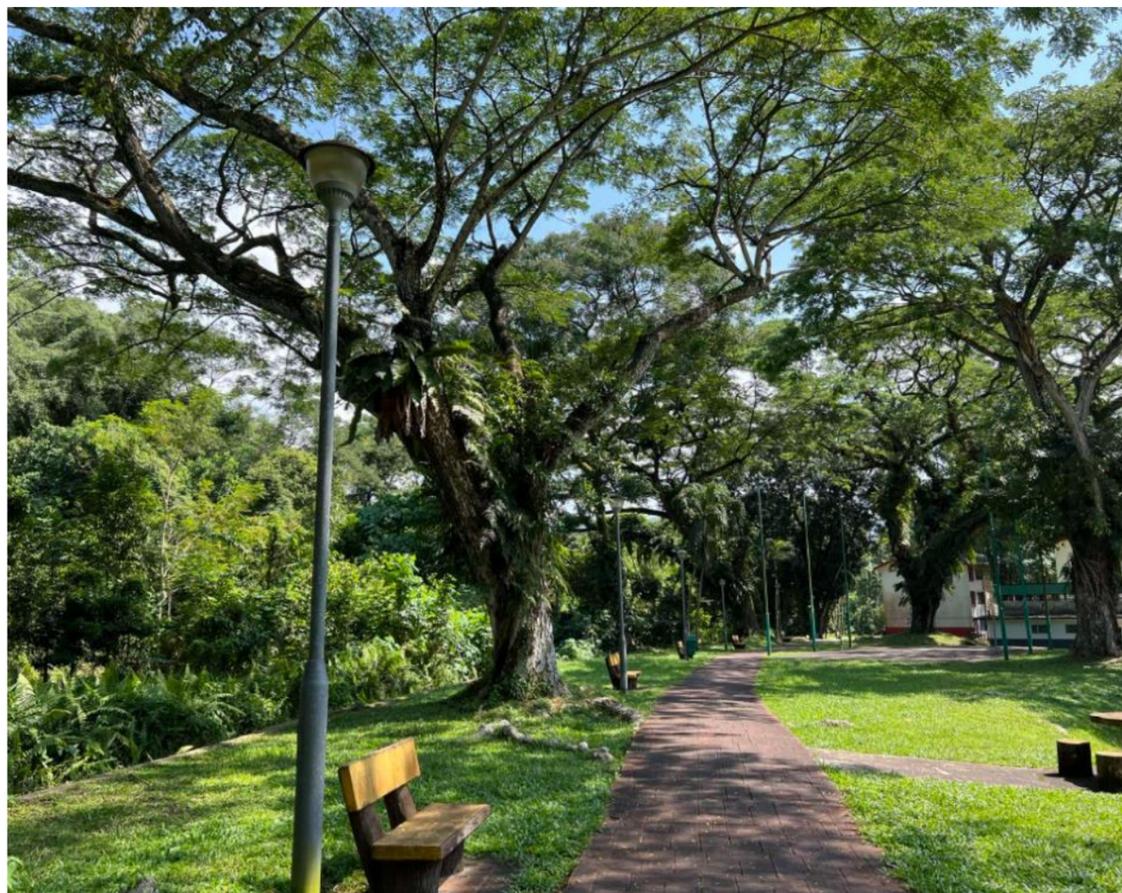

Artist's impression of the use of painting to define a datum line (example from Dakota Crest)

Accent colours used in existing blocks along the Rail Corridor

Tanglin Halt – Charming Heartland by the Rail

Retain the rustic natural landscape of the Rail Corridor and the mature trees as an instant landscape to all the new developments in Tanglin Halt

Young tree at SBG

From left: Examples of lowland dipterocarp mixed forest trees such as *Koompassia malaccensis*, *Dryobalanops aromatica*.
Photos: (L) Leopard trees with lacy canopies can be planted at nodal spaces. (R) Create simple courtyard gardens to be viewed from corridors or community living rooms

Landscape Approach

The Rail Corridor's rustic and biodiverse natural landscape serves as an instant green backdrop along the western boundary of Tanglin Halt estate.

Planting Concept
- Plant trees or shrubs with various attractive foliage hues, particularly to mark entrances and nodal spaces.
- Create simple charming precinct spaces.
- Plant Lowland Dipterocarp species to strengthen Queenstown as an ecological patch

Suggested Tree Species
Intended as a guide for tree species selection and is not meant to be restrictive.

For Precincts*

Emergent Layer (E) :	*Hopea ferruginea / mengarawan* *Palaquim Obovatum / Sterculia parviflora* (Common Sterculia)
Canopy Layer (C) :	*Diospyros lanceifolia / malabarica* *Libidibia ferrea* (Leopard tree) *Tristanopsis whiteana*
Understorey Layer (U) :	*Cratoxylum formosum* *Gardenia tubibera*

For Precinct Boundary and Streetscape*
- *Dipterocarpus sp.* (E)
- *Shorea sp.* (E)
- *Cratoxylum maingayi* (Derum) (U)
- *Samanea saman* (Rain Tree)

* Refer to the Broad Landscape Theme for information on Lowland Dipterocarp Mixed Forest planting

Ulu Pandan – Green Living by the Canal

Artist's impression of new housing at Ulu Pandan East

Existing natural stream

Artist's impression of natural stream retained in future park

Sub-theme and Concept

To respond sensitively to the site context, the conceptual plan weaves in green and blue elements such as nature and water bodies into the housing landscape, to enhance the liveability and sustainability of the environment and infuse a stronger sense of wellness for residents.
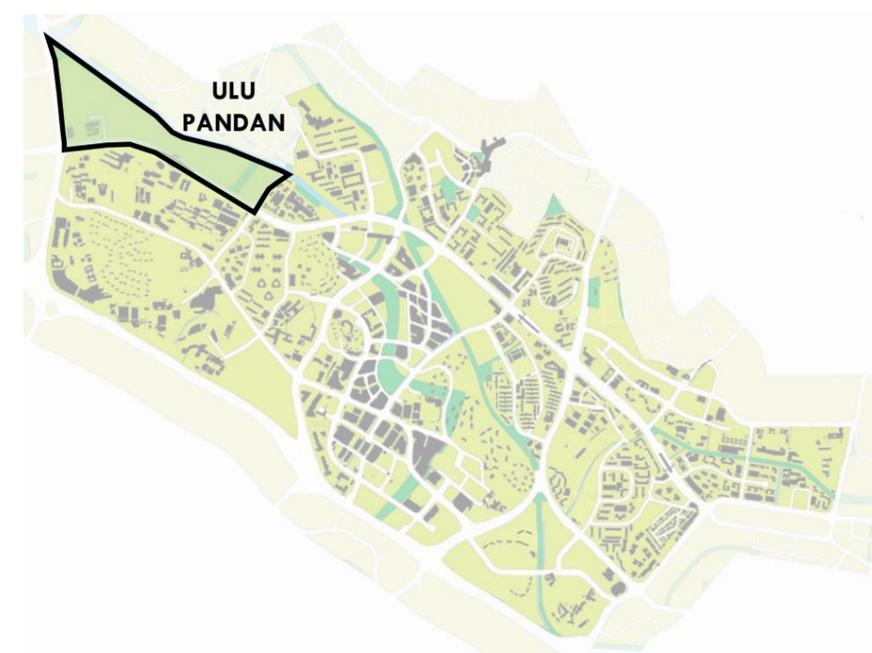
ULU PANDAN CANAL

TREES   FOREST

STREAM   **GREEN**   URBAN

ECOLOGICAL CORRIDOR

BIODIVERSITY

WILDLIFE   NATURE

Ulu Pandan – Green Living by the Canal

Ulu Pandan

Sub-theme and Concept

Planning and Design Considerations

- Approximately 5 hectares of greenery on the eastern side of the site and along the canal safeguarded for park and recreational use

- A Green Corridor would be established along Ulu Pandan Canal – measuring up to 40m wide at some stretches, this would serve as an ecological corridor to facilitate wildlife movement

- The eastern half of Ulu Pandan will be developed for public housing, and is planned with a variety of wellness choices for residents to create a healthy and conducive living environment

- Future residents will enjoy a green living experience set within a car-lite precinct amidst greenery

Ulu Pandan – Green Living by the Canal

Low-rise blocks to respond sensitively towards Ulu Pandan Canal

Artist's impression of development with stepping typology in response to Ulu Pandan Canal

Form and Massing

- Stepping of building forms help create a low-rise zone along Ulu Pandan Canal, aimed at creating a more conducive living environment and maximising views to the canal.

- Creating a variety of recognisable landmark blocks with lush skyrise greenery fronting the main road.

- Car parks to be located at the fringe of Commonwealth Ave West to segregate vehicular and pedestrian paths to enhance the walking and cycling experience.

Pedestrian - only   Vehicular

Refuge Floor/Sky Terrace

Development Boundary

Low-Rise Block

Development Boundary

MSCP

UP Canal   Public Housing   Commonwealth Ave West

Proposed Response Towards Ulu Pandan Canal

Ulu Pandan – Green Living by the Canal

Artisti's impression of Social and Wellness Hub

Streetscape and Public Spaces

- Ulu Pandan Canal to be upgraded with Active, Beautiful, Clean (ABC) Waters features, introduced at some stretches. They will be seamlessly integrated with the linear park and precinct green spaces within the housing parcels.

- Existing natural stream as an ideal habitat for aquatic biodiversity retained within a proposed park

- Terraced rain gardens lined with green features connects residents from Commonwealth Ave West to Ulu Pandan East

- Social and wellness hub as a focal point to promote wellness options for residents

Ulu Pandan – Green Living by the Canal

Colour Palette

The suggested colour palette draws inspiration from the 'Green Living by the Canal' sub-theme. It incorporates silver grey and sandy colours to mirror the canal embankment in the area. Accents of blue and green are used to reflect the natural surroundings, while touches of red add vibrancy.

Facade and Roofscape

- Consider horizontal or vertical elements, e.g. tree bark-like texture, that mimic nature's patterns to blend in with the natural surroundings

Primary Colours
Unify the identity of the area, and form the main base of the colour scheme
(choose both primary colours)
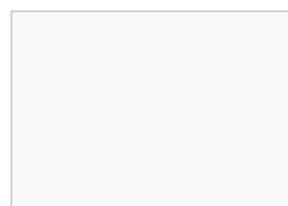
BS 00 E 55   BS 10 B 15

Secondary Colours
Complement the primary base colours
(choose 1 or more secondary colours)

BS 08 C 33   BS 00 A 05

Accent Colours
Highlight certain architectural features, such as fins, ledges, canopies, spandrels, selected parts of gable end walls, etc.
(choose 1 or more accent colours)

BS 18 E 51   BS 14 E 51   BS 04 E 53   BS 10 A 11

Artist impression of Ulu Pandan Banks, reflecting the colour scheme of Green Living by the Canal

Green accents in artist's impression of Ulu Pandan Glades

Ulu Pandan – Green Living by the Canal

Plant medium-sized canopy trees along the top boundary embankment to create a forest-like buffer next to road

Artist's impression of precinct boundary landscape seamlessly integrated with PCN planting to achieve a park-like environment

From left: Example of trees at 'forested edge' – *Crytophyllum fragrans, Flacoutia rukam, Syzygium zeylanicum, Cratoxylum cochinchinense, Garcinia atroviridis*

* Refer to the Broad Landscape Theme for information on Lowland Dipterocarp Mixed Forest planting

Landscape Approach

To create a park-like environment, with seamless integration between precinct and adjacent landscapes when fronting the canal. Plant freshwater swamp species with riparian plant characteristics to enhance the landscape next to Ulu Pandan Canal.

Planting Concept

- Plant to create a "forested edge" next to road.
- Plant shrubs with scented flowers or attractive foliage at entrances, courtyards and nodal spaces.
- Accent plants can be supplemented with other forest trees with upright forms.

Suggested Tree Species

The following list is intended as a guide for tree species selection and is not meant to be restrictive.

For Precinct*

Emergent Layer (E) : *Hopea mengarawan*

Canopy Layer (C) : *Gnetum gnemon* (Belinjau)/ Pongamia pinnata/ *Tristaniopsis whiteana*

Understorey Layer (U) : *Gardinia tubifera*
Kopsia singaporensis

For Precinct Boundary and Streetscape*

- *Dipterocarpus sp.* (E)
- *Shorea sp.* (E)
- *Sterculia parviflora* (Common Sterculia) (C)
- *Samanea saman* (Rain Tree)
- *Cratoxylum maingayi* (Derum) (U)

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Stirling – Active Living

Existing urbanscape of low to high-rise blocks at Stirling estate

Queenstown Sports Complex

Sub-theme and Concept

Developments in Stirling estate have varied building massing, inspired by hilly terrain and existing buildings.

STIRLING

SPORTS CENTRE

SWIMMING COMPLEX

ACTIVE SPACES   TERRACE HOUSES

HILLY   BRICK FACADES

PARK CONNECTOR

MEI LING HAWKER CENTRE

BUTTERFLY BLOCK

Stirling – Active Living
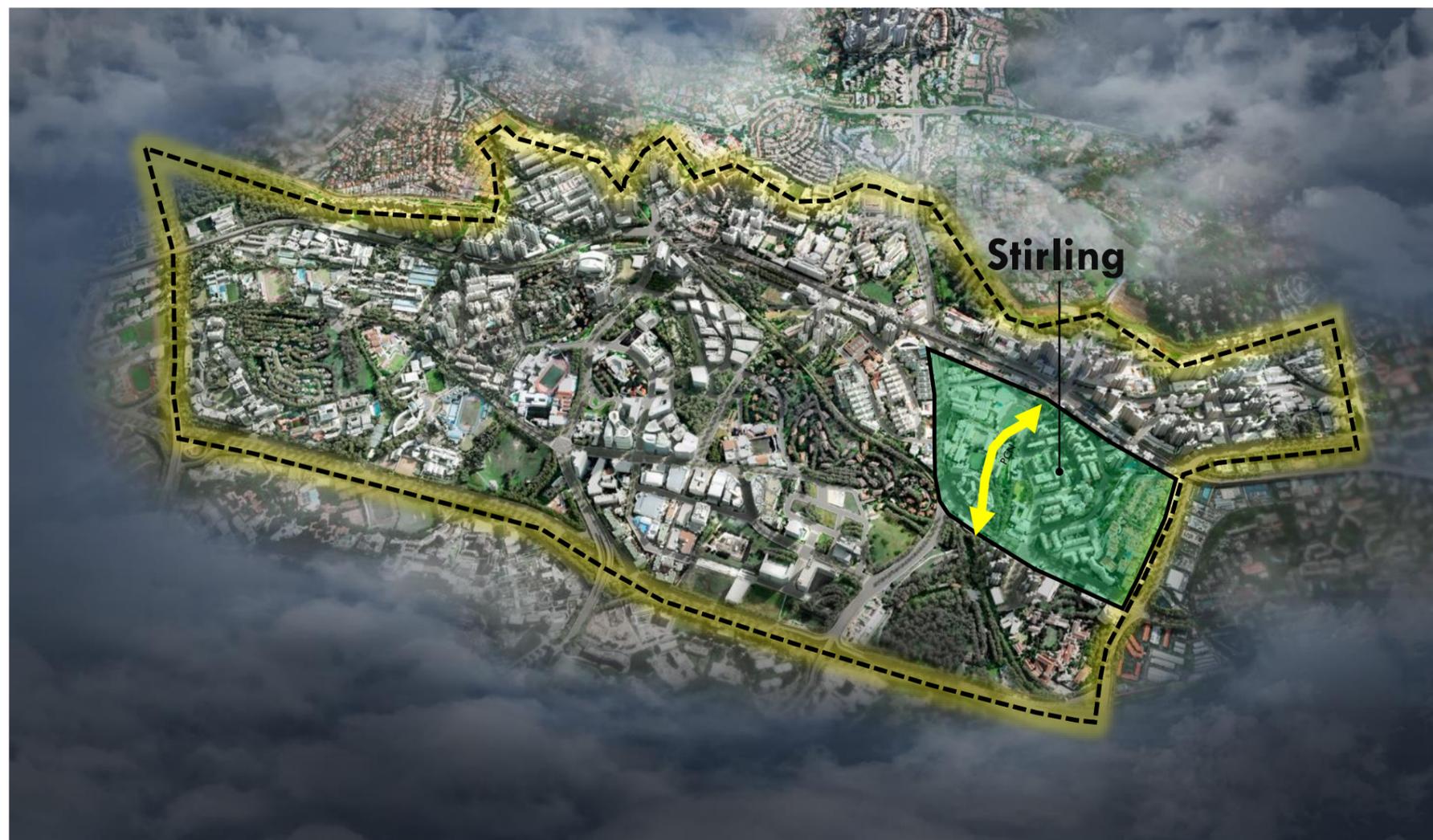
Sub-theme and Concept

Planning and Design Considerations

- Enhance existing Alexandra-Queensway Park Connector into main green spine that connects to surrounding major green corridors (Rail Corridor, Alexandra Canal Linear Park)
- Integrate sports and communal facilities within/ along main green spine
- Variation of building massing, inspired by hilly terrain and existing buildings

Stirling – Active Living

Terracing typology with roof and mid-level green spaces, with views of natural elements

Stirling Estate

Form and Massing

- Inspired by the estate's topography and existing buildings, new developments should step down towards main green spine for a more conducive environment for the residents

- For a more harmonious urbanscape and to strengthen the identity of Stirling, building massing to take into consideration existing lower-rise blocks in the immediate surroundings

Stirling – Active Living

Decking over of existing drain with park facilities above, as seen along Alexandra Park Connector

Streetscape and Public Spaces

- Existing Alexandra-Queensway park connector to be enhanced, as part of the main green spine connecting towards the Rail Corridor and Alexandra Canal linear park

- Proposed park spaces along existing canal, with varied drain treatments at localised stretches

- Activity nodes to be lined along the main green spine where possible to activate the space

- Opportunity for greenery to be introduced, to extend from the park spaces to the rest of Stirling, where possible, bringing greenery closer to residents

Stirling – Active Living

Colour Palette

Accents of muted greens, warm orange and maroon are derived from the existing colours found in the blocks within the area. In line with the 'Active Living' sub-theme, the colours also reflect the vibrancy of the future active health elements in Mei Ling Street.

Facade and Roofscape

- Consider dynamic lines and elements, inspired by the vitality and movement of an active lifestyle

Primary Colours
Unify the identity of the area, and form the main base of the colour scheme
(choose both primary colours)
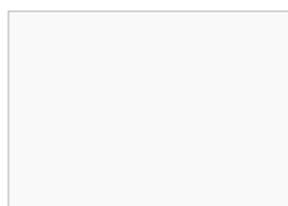
BS 00 E 55   BS 10 B 15

Secondary Colours
Complement the primary base colours
(choose 1 or more secondary colours)

BS 10 C 33   BS 10 A 03

Accent Colours
Highlight certain architectural features, such as fins, ledges, canopies, spandrels, selected parts of gable end walls, etc.
(choose 1 or more accent colours)

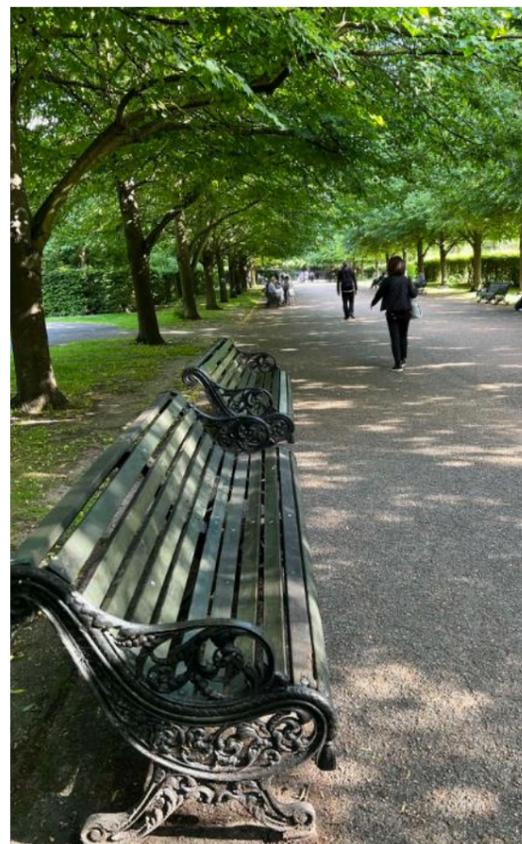BS 12 C 31   BS 12 C 33   BS 04 E 51   BS 04 C 37

Warm maroons on the facades of Mei Ling Vista while muted greens are used on the facades of Mei Ling Heights

Stirling – Active Living

Healthy mature trees in Stirling estate can be protected to serve as green assets and feature in the landscape; example of well pruned trees in a park in United Kingdom

From left: Feature Dipterocarp forest trees include - *Sterculia parviflora, Cratoxylum maingayi, Flacourtia inermis and Syzygium lineatum*

* Refer to the Broad Landscape Theme for information on Lowland Dipterocarp Mixed Forest planting

Landscape Approach

Conserve heathy mature trees and prune the canopies, to protect the trees as green natural assets. With proper care they can serve as feature trees in the Stirling Estate landscape.

Planting Concept
- To create a park-like environment.
- Plant trees or shrubs with vibrant flowers or attractive foliage, particularly at entrances and nodal spaces.
- Accent plants can be supplemented with understorey forest trees to create outdoor spaces.
- Dipterocarp trees to serve as the datum tree for Queenstown estates.

Suggested Tree Species
The following list is intended as a guide for tree species selection and is not meant to be restrictive.

For Precincts*
Emergent Layer (E) :	*Hopea ferrea / helferi*
Canopy Layer (C) :	*Cratoxylum cochinchinense* (Mempat)
	Garcinia atroviridis (Asam Gelugor)
	Tristaniopsis pontianensis / merguensis
Understorey Layer (U) :	*Kopsia Singaporensis / Chassalia chartacea / Tarenna fragrans* (River Tarenna)

For Precinct Boundary and Streetscape*
- *Dipterocarpus sp.* (E)
- *Shorea sp* (E)
- *Sterculia parviflora* (Common Sterculia) (C)

Queensway – Villages by the Rail

Aerial view of Queensway Estate

Black and white bungalows at Jalan Hang Jebat

Marsh at Alexandra Woodland

Sub-theme and Concept

Existing communities such as the black and white buildings and natural intimate green spaces make up most of the area. Within this locality, many colonial elements can be found including the black and white colonial terraces and Alexandra Hospital.

QUEENSWAY

NATURE   GREENERY

COLONIAL   BLACK AND WHITE

RAIL CORRIDOR   HERITAGE

INTIMATE   RUSTIC

ALEXANDRA   TRANQUIL
HOSPITAL

Queensway – Villages by the Rail
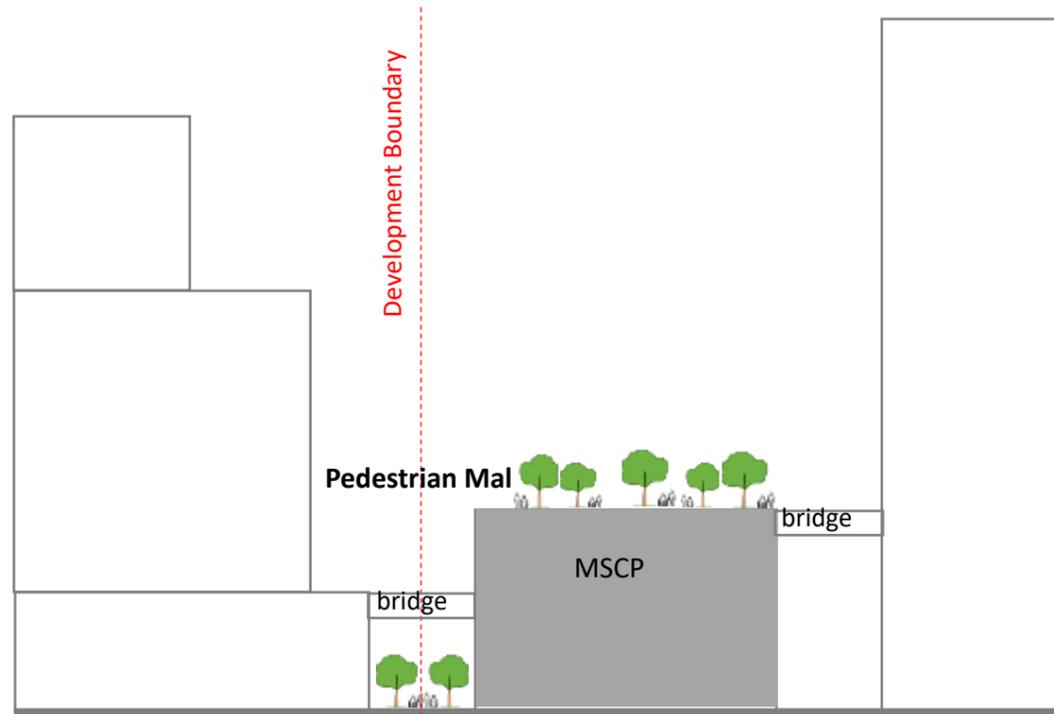

Sub-theme and Concept

Planning and Design Considerations
- Rail Corridor runs through the estate
- Intimate 'villages' nestled amongst heritage and green
- Capitalise on the close proximity to Alexandra Hospital and Rail Corridor

Queensway – Villages by the Rail

Terracing typology with roof and mid-level green spaces, with views of natural elements

Artist's impression of Queensway Canopy with stepping typology in response to Rail Corridor

Form and Massing

- Stepping of building forms to create various high-low zones in response to its adjacent land use (e.g. Rail Corridor and Jalan Hang Jebat Park)

- Porosity of blocks along Rail Corridor to maximise views to the greenery along the corridor

- Blocks with lush skyrise greenery, to complement the Rail Corridor and to provide visual relief from the Alexandra Hospital Campus

Development Boundary

Pedestrian Mal

bridge

MSCP

bridge

Alexandra Hospital Campus

Queen's Arc

Proposed Response between Developments

Queensway – Villages by the Rail

Artist's impression of the Rail Corridor

Black and white houses at Jalan Hang Jebat

Artist's impression of pedestrian mall at Queen's Arc

Streetscape and Public Spaces

- Main pedestrian thoroughfares are planned along the Rail Corridor with a loop within the estate, to enhance connectivity

- Main thoroughfares to have a tropical rustic atmosphere, taking reference from the existing nature, terrain and ambience of the area

Queensway – Villages by the Rail

Colour Palette

The suggested colour palette for Queensway is inspired by the surrounding context. In line with the 'Villages by the Rail' theme, shades of greys and black pay homage to the black and white houses, while earthy brown accents highlight the colours of the railway tracks.

Facade and Roofscape

- Consider integrating railway-inspired elements to offer a unique and contextual aesthetic

Primary Colours
Unify the identity of the area, and form the main base of the colour scheme
(choose both primary colours)

BS 00 E 55	BS 10 B 15

Secondary Colours
Complement the primary base colours
(choose 1 or more secondary colours)

BS 00 A 01	BS 00 A 09

Accent Colours
Highlight certain architectural features, such as fins, ledges, canopies, spandrels, selected parts of gable end walls, etc.
(choose 1 or more accent colours)

BS 06 C35	BS 06 D 43	BS 08 C37	BS 00 A 13

Facade design inspired by the railway tracks in artist's impression of Queensway Canopy

Browns and grey accents used in artist's impression of Queen's Arc

Queensway – Villages by the Rail

From left: Picturesque 'village' housing at Jalan Hang Jebat along the Rail Corridor; rustic Rail Corridor running through Queensway serves as main conduit for cyclists, joggers and nature lovers

From left: Examples of lowland mix forest trees – *Koompassia malaccensis*, *Syzygium cerasiforme*, *Syzygium aromaticum*, *Sterculia parviflora*, *Libidibia ferrea*

* Refer to the Broad Landscape Theme for information on Lowland Dipterocarp Mixed Forest planting

Landscape Approach

Conserve the bio-diverse rustic landscape of the Rail Corridor that cuts through Queensway estate. Create landscapes that would blend seamlessly with existing mature greenery to retain the picturesque 'villages' nestled amongst heritage and green environment.

Planting Concept

- Plant trees or shrubs with attractive foliage hues, to mark entrances and nodal spaces
- Plant Lowland Dipterocarp mixed forest species to create a seamless flow between nature areas

Suggested Tree Species

Intended as a guide for tree species selection and is not meant to be restrictive.

For Precincts

Emergent Layer (E) :	*Hopea ferruginea* / *mengarawan* *Palaquim Obovatum*
Canopy Layer (C) :	*Cratoxylujm cochinchinese* (Mempat) *Diospyros lanceifolia* / *Malabarica* *Libidibia ferrea* (Leopard tree) *Tristanopsis whiteana*
Understorey Layer (U) :	*Elaeocarpus mastersii* / *Gardenia* *tubibera* / *Memecylon edule* / *Oleilium* /*Paucifolium*

For Precinct Boundary and Streetscape

- *Dipterocarpus sp.* (E)
- *Shorea sp.* (E)
- *Cratoxylum maingayi* (Derum) (U)

Ghim Moh - Dover – Verdant Community

Aerial view of Ghim Moh Estate with one-North on left

Old photo of Ghim Moh Estate

Sub-theme and Concept

The name Ghim Moh loosely translates to "Golden Hair" in Hokkien, a nod to the estate's previous residents. The estate is a relatively quiet enclave with a convenient location due to its proximity to Holland Village and Buona Vista areas.

FOOD HERITAGE

RUSTIC   CONVENIENCE

CAUCASIANS   DOVER MRT

MARKET

GHIM MOH
FOOD CENTRE

HENRY PARK PRIMARY SCHOOL

RAIL CORRIDOR   EDUCATIONAL INSTITUTIONS

Ghim Moh - Dover – Verdant Community

Rail Corridor

Streetscape and Public Spaces

- To maintain the rustic ambience of the rail corridor, parcels alongside to respond sensitively by adopting a stepped down building mass

- Tropical rustic atmosphere, taking reference from the existing surroundings, terrain and history (e.g. rail themed facilities along Rail Corridor).

Ghim Moh - Dover – Verdant Community

Colour Palette

The suggested colour palette consists of soft shades of sandy beiges, greens, and blues to reflect a soothing forest environment, in line with the 'Verdant Community' sub-theme.

Facade and Roofscape

- Use of clean lines and simple forms to evoke a sense of calmness and tranquility

Primary Colours
Unify the identity of the area, and form the main base of the colour scheme
(choose both primary colours)
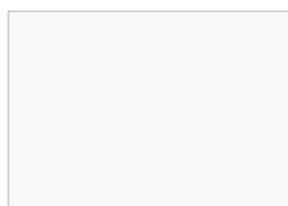
BS 00 E 55   BS 10 B 15

Secondary Colours
Complement the primary base colours
(choose 1 or more secondary colours)

BS 14 C 31   BS 00 A 05

Accent Colours
Highlight certain architectural features, such as fins, ledges, canopies, spandrels, selected parts of gable end walls, etc.
(choose 1 or more accent colours)

BS 14 E 50   BS 12 E 55   BS 08 C 35   BS 18 D 43

Blue and green accents on predominantly white and grey facades feature in artist's impressions of Ghim Moh Ascent (above) and Ghim Moh Natura (below)

Ghim Moh - Dover – Verdant Community

Landscape Approach

Retain heathy mature trees and create a park-like environment with continuous seamless integration of precinct landscapes, which stretches from the Rail Corridor at Buona Vista westward, to meet adjacent landscapes in Ulu Pandan Estate.

Planting Concept
- To create a serene wooded environment to encourage outdoor living
- Introduce Lowland Dipterocarp Mixed Forest ecology and tree /shrub planting, where possible
- Accent plants can be supplemented with other forest trees that have straight trunks and upright forms

Suggested Tree Species
The following list is intended as a guide for tree species selection and is not meant to be restrictive.

For Precincts*

Emergent Layer (*E*) :	*Palaquium obovatum (*White Gutta)
Canopy Layer (C) :	*Cratoxylum cochinchinensis* (Red Mempat)
	Diospyros malabarica
	Garcinia atroviridis (Asam elugor)
Understorey Layer (*U*) :	*Gardinia tubefera*
Shrub Layer (*S*) :	*Leea rubra*

For Precinct Boundary and Streetscape*
- *Shorea spp.** (E)
- *Sterculia parviflora* (Common Sterculia) (C)
- *Cratoxylum maingayi* (Derum) (U)

From left: Retain heathy mature trees, selectively prune the canopies; treasure them as natural assets.

From left: Examples of forest trees with upright form – *Elaeocarpus mastersii*, *Sterculia parviflora*, *Cratoxylum maingayi*, *Garcinia atroviridis*, *Hopea mengarawan* and *Agathis borneensis*

* Refer to the Broad Landscape Theme for information on Lowland Dipterocarp Mixed Forest planting
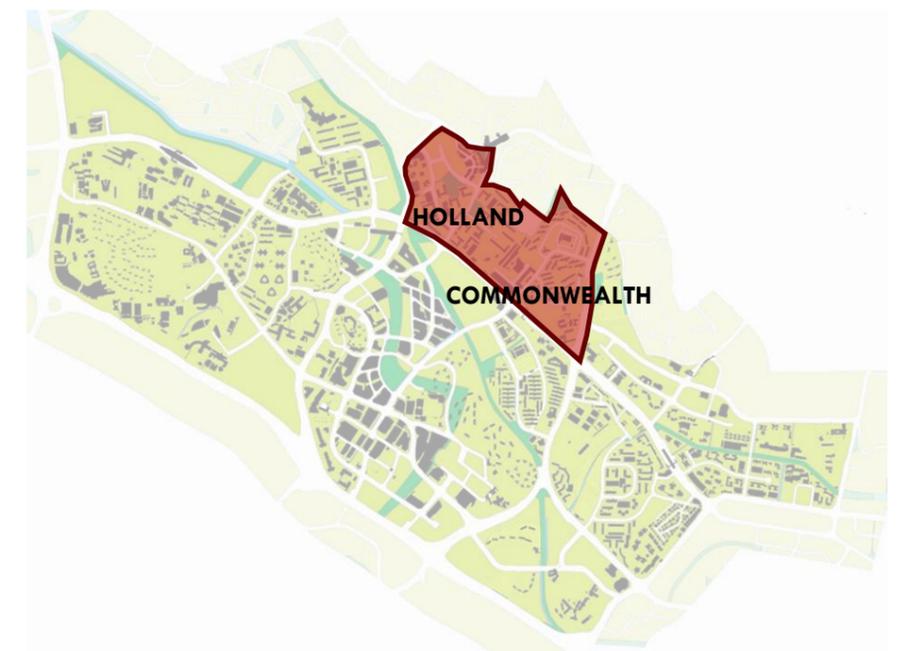
Holland - Commonwealth – Eclectic Hillside Housing

Holland Village with public housing developments in the background

Quaint cafes under residential apartments at Chip Bee Gardens

Sub-theme and Concept

The Holland and Commonwealth Estate boasts significant built heritage and distinctive features, including the vibrant lifestyle found in Holland Village, which is characterised by a strong expatriate community.

PAINTING   GRAVES

ART   ECLATIC

HOLLAND   HILLY

VILLAGE

RED   BRICK

VIBRANT

Holland - Commonwealth – Eclectic Hillside Housing

Aerial view of Commonwealth estate

Holland Village with bars and cafes

Artist's impression of One Holland Village

Streetscape and Public Spaces

- Blends the old and new, where people gather to live, work, play

- Maintain visual and physical porosity at street level towards green and hilly areas such as in Holland Close Park, etc.

- Common areas/ precinct spaces that respond to the existing undulating terrain to develop unique spaces/facilities (e.g. playground making use of the terrain etc.)
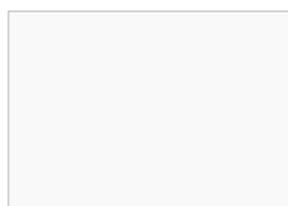
Holland - Commonwealth – Eclectic Hillside Housing

Colour Palette

To capture the essence of this area with its diverse mix of building styles, the suggested colour palette includes an eclectic mix of vibrant accent colours on a backdrop of whites and greys.

Facade and Roofscape

- To reflect the concept of hillside housing, consider use of architectural elements, such as horizontal / vertical lines or painting in the facade treatment

Primary Colours
Unify the identity of the area, and form the main base of the colour scheme
(choose both primary colours)

BS 00 E 55   BS 10 B 15

Secondary Colours
Complement the primary base colours
(choose 1 or more secondary colours)

BS 12 B 17   BS 14 C 35

Accent Colours
Highlight certain architectural features, such as fins, ledges, canopies, spandrels, selected parts of gable end walls, etc.
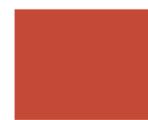*(choose 1 or more accent colours)*

BS 08 E 51   BS 06 E 51   BS 04 E 55   BS 02 C 37   BS 04 C 39   BS 20 D 45
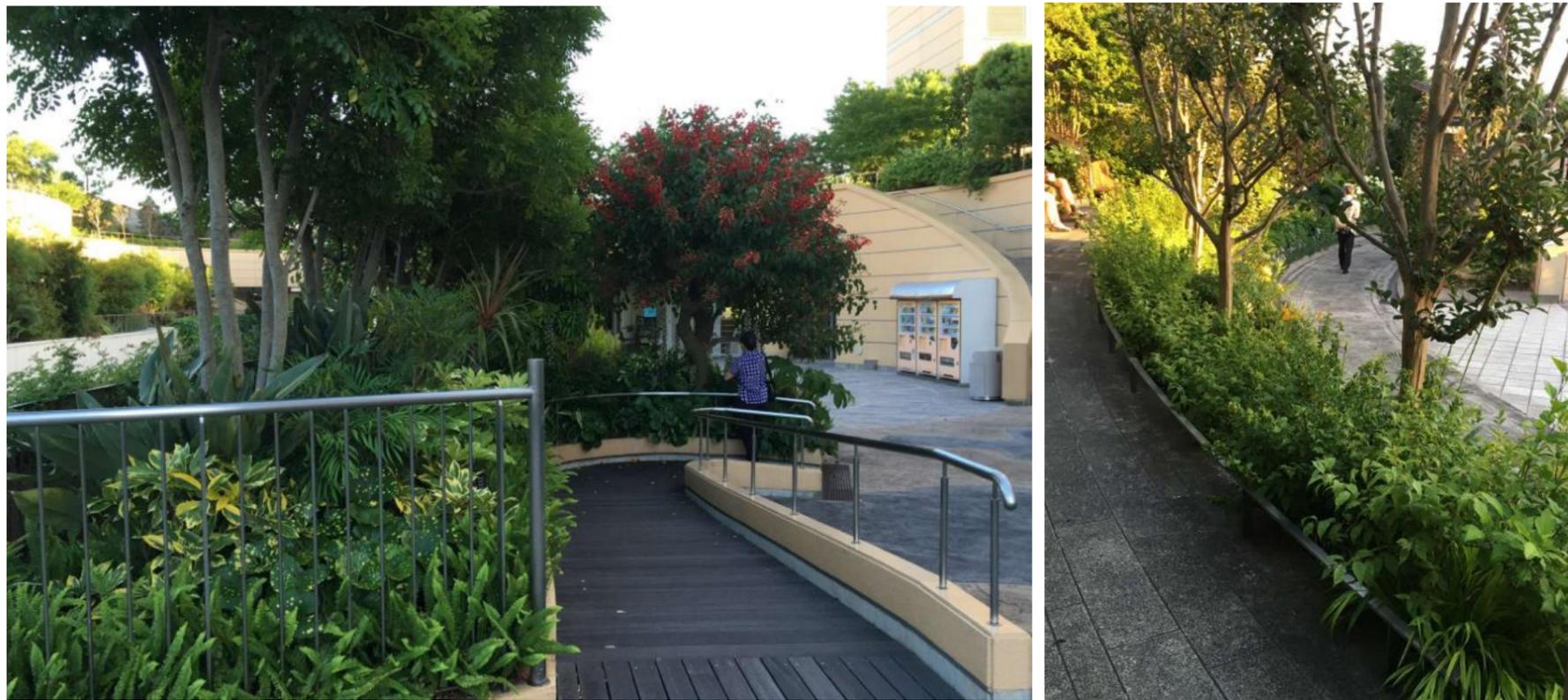

Use of vibrant red and purple accents in Holland Village

Use of painting to express the hillside concept in the facade design (example from artist's impression of Rivervale Shores)

Holland - Commonwealth – Eclectic Hillside Housing

From left: To intensify tree planting with conical trees and flowering shrubs at nodal spaces; to create interest along key circulation routes

From left: Examples of forest trees with upright form – *Elaeocarpus mastersii*, *Sterculia parviflora*, *Cratoxylum maingayi*, *Garcinia atroviridis*, *Hopea mengarawan* and *Agathis borneensis*

Landscape Approach

Capitalise on the hilly surroundings and undulating terrain. Create lookout points or terraces to accommodate various types of social activities, and design sensitively to respect existing contours.

Planting Concept
- To create a green picturesque environment to encourage active outdoor living with nature.
- Introduce Lowland Dipterocarp Mixed Forest planting with attractive foliage/flowers/barks etc
- Accent plants can be planted along main circulation paths that link to nature corridors.

Suggested Tree Species
The following list is intended as a guide for tree species selection and is not meant to be restrictive.

For Precincts*
Forest Trees with Upright Form
Emergent   *Hopea mengarawan.*
Layer (E) :   *Agathis borneensis* (Borneo Kauri)
Canopy   *Calophyllum pulcherrima (Bintangor*
Layer (C) :   *gasing)*
Understorey   *Gardinia tubefera / Kopsia*
Layer (U) :   *singapurensis / Memecylon caeruleum.*
Shrub   *Leea rubra/indica*
Layer (S) :

For Precinct boundary and Streetscape*
- *Dipterocarpus spp.*   (E)
- *Dyera costulata*   (E)
- *Shorea sp.* (E)

* Refer to the Broad Landscape Theme for information on Lowland Dipterocarp Mixed Forest planting

Contents

Town Scale

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- Parks and Waterbodies

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- Heritage Elements

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- Broad Landscape Theme

Neighbourhood Scale

- Sub-themes and Concepts

  - Form and Massing

  - Public Spaces

  - Streetscape and Urban Edge

  - Colour Palette

  - Facade and Roofscape

  - Landscape Approach

Precinct Scale

- Precinct Facilities

- Playgrounds

- Street Furniture

- Wayfinding

- Covered Linkway Design

Precinct Facilities

Precinct facilities include structures like precinct pavilions, shelters, trellises, drop-off porches, and precinct markers.

Here are possible ideas of how precinct facilities could be designed to express the respective district themes.

Dawson

Housing in a Park

Design Considerations
- Modern architecture form with simple lines
- Clean and streamlined features

Drop-off porch at SkyParc @ Dawson with a clean and simple architectural form

Tanglin Halt

Charming Heartland by the Rail

Design Considerations
- Motifs and materials inspired by the heritage of the area

Artist's impression of precinct pavilion with motifs inspired by heritage in Tanglin Halt Cascadia.

Precinct Facilities

Ulu Pandan

Green Living by the Canal

Design Considerations
- Inspired by Ulu Pandan Canal e.g. ripples, nature
- Expression of ripples effect/ organic forms
- Mimic the shape and structure of tree branches

Artist's impression of shelters with organic forms in Ulu Pandan Banks

Stirling

Active Living

Design Considerations
- Undulating shapes adds a sense of movement and fluidity
- Spiral motifs or flowing lines or curvilinear forms

Shelter with layers that resemble waves and movement (example from Treelodge @ Punggol)

Queensway

Villages by the Rail

Design Considerations
- Forms inspired by railway elements

Artist's impression of shelters inspired by railway tracks in Queen's Arc

Precinct Facilities

Ghim Moh - Dover
Verdant Community

Design Considerations
- Minimalist and simple design approach

Precinct pavilion with a simple form at Ghim Moh Edge

Holland - Commonwealth
Eclectic Hillside Housing

Design Considerations
- Forms with slopes that mimic hilly terrain

Shelter with layered roof (example from Buangkok Woods)

Playgrounds

Playgrounds are one of the key facilities in our housing precincts. They are commonly co-located with adult and elderly fitness facilities to form a 3-Generation (3G) playground to foster inter-generational bonding.

Themed playgrounds are opportunities to contribute to a unique precinct identity, enhance wayfinding by serving as nodes or landmarks, and also form part of the social memories of residents. The design of themed playgrounds can draw reference from the area's sub-theme, character, heritage or historical context.

For larger playgrounds in neighbourhood parks and common greens, inclusive elements could be incorporated within the playgrounds to cater for children with special needs. Nature play spaces, sensory gardens or lawns can also be incorporated for a greater variety of learning experiences.

Design Principles

Value and Variety of Play
Playgrounds should have sufficient play values to activate the cognitive and motor skills of the young, spark their imagination, allowing children to learn through play and interaction with one another. Playgrounds in adjacent precincts and parks should not be repeated to ensure variety among the playgrounds.

Creating Identity
Playgrounds can help in creating precinct identity, enhance wayfinding and also form part of the social memories of HDB residents.

Practicality
Practical considerations for playgrounds include space to accommodate play equipment and their safety zones, meeting safety standards, maintainability and cost, particularly with customised playgrounds. For a more comfortable play environment, playgrounds should be sited in areas shaded by buildings during the anticipated times of usage, or adequately sheltered by larger trees.

Dawson

Housing in a Park

Design Ideas
- Nature-inspired to encourage imaginative play
- Use earthy colors to mimic nature.

Playground at SkyParc @ Dawson with sculptural elements inspired by nature

Playgrounds

Tanglin Halt
Charming Heartland by the Rail

Design Ideas
- Inspired by railway elements such as carriages, platforms, signal stations and tracks
- Use vibrant primary colors to provide a delightful look and feel

Artist's impression of playground inspired by railway elements at Tanglin Halt Cascadia

Ulu Pandan
Green Living by the Canal

Design Ideas
- Mimic the shape and structure of trees to create interesting play structures
- Use colors to generate imaginative, and adventurous routes such as a river crossing

Tree-like design that also simulates crossing over waterways (example from Tampines GreenView)

Stirling
Active Living

Design Ideas
- Undulating shapes, spiraling motifs, flowering lines or curvilinear forms adds movement and fluidity
- Contrast cool and warm colors to accentuate the adventurous and dynamic character

Meandering trail playground in vibrant colours (example from Admiralty Park)

Playgrounds

Queensway
Villages by the Rail

Design Ideas
- Inspired by the black and white housing and/or aesthetics of railway infrastructure such as tracks and bridge crossings
- Use earthly colours which is inspired by the rustic roofscapes of black and white housing

Artist's impression of a railway track-themed playground at Queen's Arc

Ghim Moh - Dover
Verdant Community

Design Ideas
- Nature-inspired setting for imaginative play such as treehouse, camping in nature
- Use green hues and earthy tones with accent colours of vibrant yellow, orange or reds

Nature-themed playground in bright colours nestled amongst lush landscape

Holland - Commonwealth
Eclectic Hillside Housing

Design Ideas
- Utilise natural terrain to encourage fun, stimulating and adventurous play
- Vibrant colours with geometric shapes

Playground to create interesting adventurous play with undulating terrain (example from Toa Payoh Crest)

Street Furniture – Seating

Seating is found in various locations within the precinct, such as community living rooms, etc. They are used for rest, people and activity-watching, social interaction, and can also be used for exercise.

Design Principles

Aesthetics
The design of the various seats in the precinct can draw reference from the area's sub-theme.

Adequate Weather Protection
Seating in sheltered but unenclosed spaces like precinct pavilions, should be placed such that they are adequately shielded from rain.

Universal Design
It is important to consider the needs of children, elderly, and users of different heights and abilities, to ensure a user-friendly and inclusive design.

- Provide a variety of seating arrangements, to facilitate different levels of social interaction
- Place along pedestrian routes at regular intervals as specified in BCA's 'Code on Accessibility in the Built Environment'
- Proprietary systems recommended for better ergonomics
- Cater to different heights
- Benches with exercise elements should be provided at non-dedicated fitness areas to encourage residents to do simple exercises
- Space for wheelchair users

Maintenance
- Proprietary systems are generally easy to replace
- Select materials that are durable against weathering and vandalism (e.g. avoid natural wood, recommended to use metal with wood grain finish, powder coated metal etc.)
- Place seating in the landscaped areas on paved surfaces to avoid the need for grass cutting below
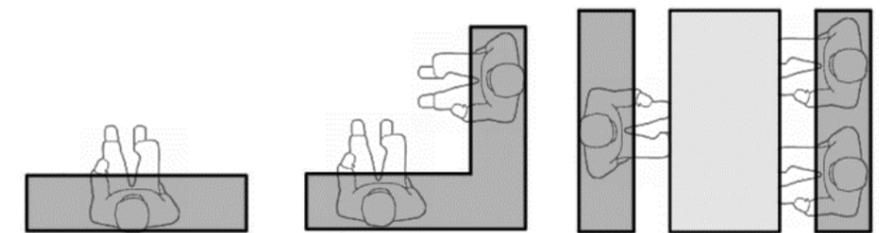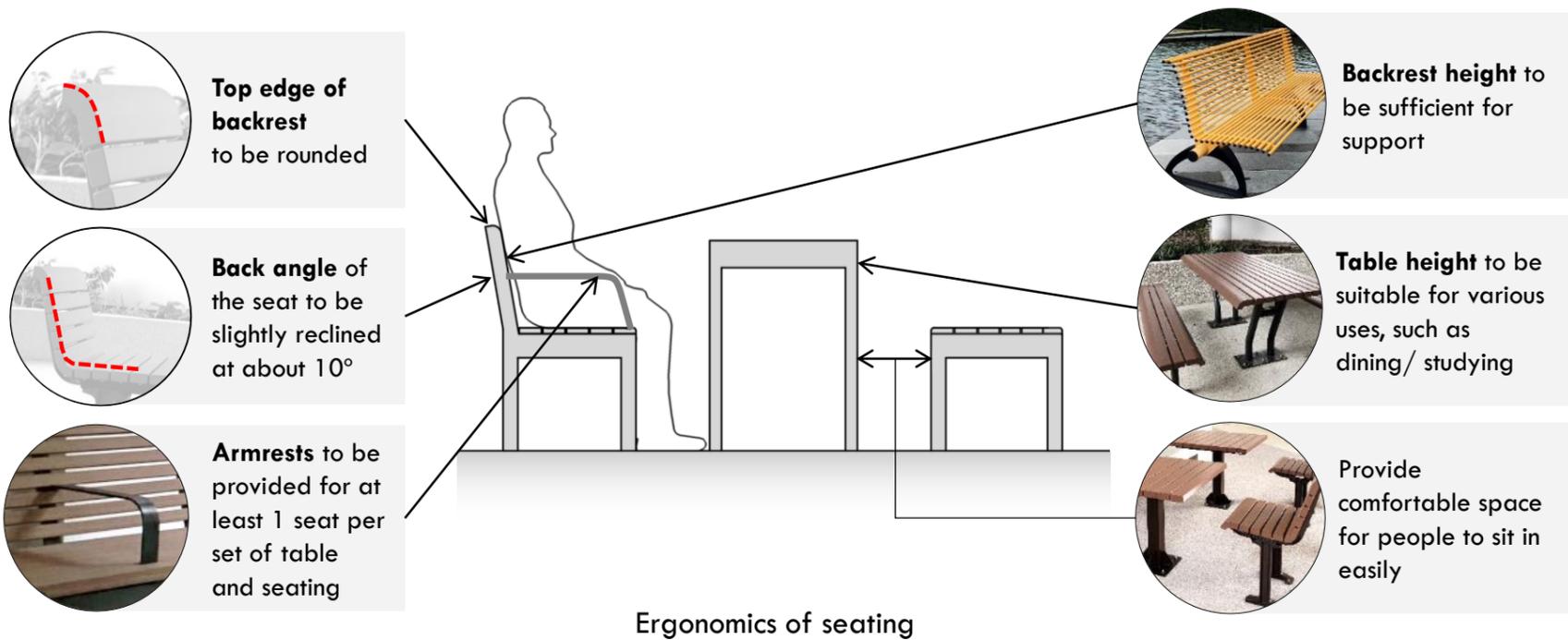
Individual seating for resting and solitary moments

L-shape seating for views and small group conversation

Face-to-face seating for conversation
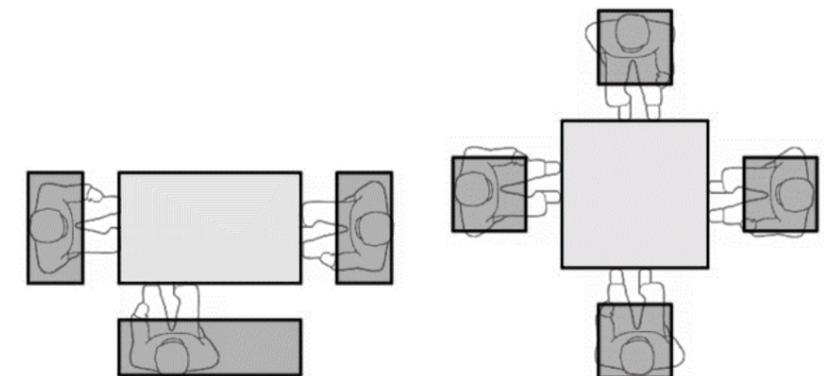
3-sided seating creates greater intimacy and opens up towards views

4-sided seating for social gatherings and interaction

Variety of seating arrangements for different uses

Top edge of backrest to be rounded

Back angle of the seat to be slightly reclined at about 10°

Armrests to be provided for at least 1 seat per set of table and seating

Backrest height to be sufficient for support

Table height to be suitable for various uses, such as dining/ studying

Provide comfortable space for people to sit in easily

Ergonomics of seating

Street Furniture – Outdoor Lighting

Besides its functional purpose, the choice of outdoor lighting also lends ambience and character to the space.

Selection Principles

Function and Aesthetics

The selected light fixtures should serve the purpose intended for its location either for functional or ambient lighting. It can also complement the design of the development and reinforce the identity of the precinct. In addition, the placement and colours of the various types of outdoor lighting within the development should be carefully chosen and coordinated.

Driveway/ Service Road

The light fixtures should have the appropriate lux level for the safety of both drivers and pedestrians. The choice of these light fixtures contribute to precinct identity as they usually envelop the development along the service road.

Hardcourt

The light fixtures should provide sufficient lighting levels for the activities/ games intended at the hardcourt, while not causing glare to the users and the residential units in the surrounding blocks.

Landscape/ Playground

The choice of light fixtures should create a welcoming and relaxed ambience in these spaces, and also contribute to the unique character of the precinct.

Covered Linkway/ Precinct Pavilion

Light fixtures selected should be well integrated with the design of the covered linkway and precinct pavilion structure, and also be functional for the usage of the space.
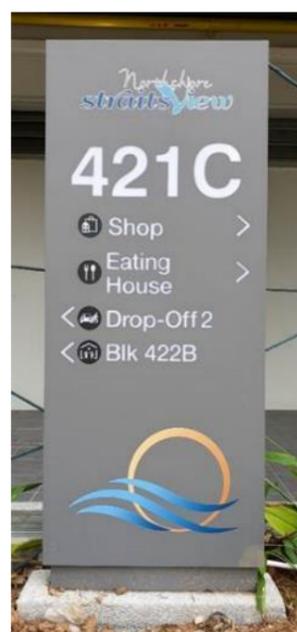
Maintenance

Easy maintenance of the light fixtures and cost-efficient replacement of parts is recommended.

Wayfinding

A clear wayfinding strategy is important so that users can find their way around the precinct easily.

Use of simple motifs, colour and tile bands for wayfinding

A precinct map and block entrance signage (example from Northshore StraitsView)

Main Circulation Route

Demarcate the main circulation route through the blocks connecting to the key nodes (e.g. lift lobbies, community living rooms, drop-off porches, etc.):

Clarity and Aesthetics
- Use visual cues such as tile bands, motifs, column and wall painting
- Use clear and consistent floor demarcation
- Use simple floor patterns, avoid dark colours and avoid using too many colours to reduce confusion, in particular for persons living with dementia
- Design and colours should complement the overall design concept

Sense of Familiarity
- Consider placing distinctive design features (e.g. motifs, sculptures, murals, etc.) that relate to the site's heritage and context as well as to serve as familiar references for persons living with dementia

Maintenance and Safety
- Use materials and floor finishes that are easy to maintain and replace
- Avoid using floor finishes that would be slippery when exposed to rain

Signage

There are various types of signages in a precinct, such as precinct maps, and directional signage. They should be designed with reference to the 'SS 599 Guide for Wayfinding Signage in Public Areas'.

Aesthetics and Identity
- Design the various signage in a precinct for consistency in aesthetics and precinct identity

Legibility and Clarity
- Use appropriate font sizes for the intended viewing distance and avoid cursive fonts, to ensure that the font is legible
- Use pictograms/ motifs that are easy to recognise and not too abstract
- Ensure good colour contrast between the font and the background
- Provide well-lit signage so it can be clearly seen at night

Location
- Locate signage at key decision points along the pedestrian and vehicular flow to give clear directions.
- Ensure signage are not blocked from view

Covered Linkway Design

Covered linkways provide shelter and can be found extensively in the built-up environment in our towns. Hence, the design of covered linkways should recede into or match the surroundings and existing contexts (in terms of profile and colours), rather than stand out. Only at appropriate areas where the intention is to create a gateway, can covered linkways be designed as features. The following design principles apply to covered linkways within HDB precincts.

Design Principles

Neat and Elegant Design
Columns are only provided on one side of the linkway for a more seamless walking experience. Services such as M&E conduits and junction boxes should be detailed to be integrated with the design and hidden from pedestrian view. Added attention should be paid to details such as the column stumps, light fixtures, roof edge, location of the grated drains, interfacing details between the linkways, high links, drop-off porches and buildings. Neutral colours and shallow roof profiles are recommended. If necessary, block numbers, directional signage, floor patterns and other visual cues are encouraged to be included to improve wayfinding.

Adequate Weather Protection
Width ≥ to height is recommended for linkways, to minimise rainwater splashing.

Lighting Ambience
Lighting should be pleasant and non-glaring. Placement of light fixtures should avoid lights shining directly at pedestrians', cyclists' and motorists' lines of sight.

Materials
Materials used should be commonly available in the market, and easy to maintain or replace.

Covered linkway in a new HDB precinct

A covered linkway added to an existing HDB precinct has block numbers to help in wayfinding (example from Blk 618 Yishun Ring Road)

Careful interfacing between linkways and a new drop-off porch added to an existing HDB precinct (example from Choa Chu Kang North 7)

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Ministry of Information and the Arts Collection, courtesy of National Archives of Singapore
- Page 10, top: Canals around Boh Beh Kang.

Singapore Land Authority
- Page 10, bottom: 1975 Map of Queenstown.

Singapore Tourism Board
- Page 67, bottom left: Holland Village with bars and cafes

National Parks Board
- Page 37, bottom: Feature Dipterocarp forest trees (Urban colours) include – *Sterculia parviflora* (Common Sterculia), *Elaeocarpus mastersii* (Photo Credit: Ang Wee Foong), *Cratoxylum maingayi* (Photo Credit: Chua Liat Seng Gary), and *Flacourtia inermis* (Photo Credit: Patricia Yap). All images from NParks FloraandFaunaWeb.
- Page 43, bottom: Examples of lowland mix forest trees - *Koompassia malaccensis* (Photo Credit: Boo Chih Min), *Syzygium cerasiforme, Syzygium aromaticum* (Photo Credit: Boo Chih Min), *Sterculia parviflora, Libidibia ferrea* (Photo Credit: Chua Liat Seng Gary) All images from NParks FloraandFaunaWeb.
- Page 49, Example of trees at 'forested edge' – *Crytophyllum fragrans* (Photo Credit: Tee Swee Ping), *Flacoutia rukam* (Photo Credit: Cerlin Ng), *Syzygium zeylanicum, Cratoxylum cochinchense* (photographer: Ang Wee Foong), *Garcinia atroviridis*. All images from NParks FloraandFaunaWeb.
- Page 55, bottom: Feature Dipterocarp forest trees (Urban colours) include – *Sterculia parviflora, Cratoxylum maingayi, Flacourtia inermis* and *Syzygium cerasiforme*. All images from NParks FloraandFaunaWeb.

- Page 61, Examples of lowland mix forest trees – *Koompassia malaccensis, Syzygium cerasiforme, Syzygium aromaticum, Sterculia parviflora, Libidibia ferrea* (Photo Credit: Chua Liat Seng Gary). All images from NParks FloraandFaunaWeb.
- Page 65, bottom: Examples of forest trees with upright form – *Elaeocarpus mastersii, Sterculia parviflora, Cratoxylum maingayi, Garcinia atroviridis, Hopea mengarawan and Agathis borneensis* (Photo Credit: Jessica Teo). All images from NParks FloraandFaunaWeb.
- Page 69, bottom: Examples of forest trees with upright form – *Elaeocarpus mastersii, Sterculia parviflora, Cratoxylum maingayi, Garcinia atroviridis, Hopea mengarawan* and *Agathis borneensis* All images from NParks FloraandFaunaWeb.

The Straits Times
- Page 38, bottom left: Former KTM train at Tanglin Halt.

Ho Bee Land Limited
- Page 13, bottom second from left: Active Connections.

Far East Organization
- Page 67, bottom right: Artist's impression of One Holland Village.

Consortium 168 Architects Pte Ltd
- Page 42, top: Artist's impression of the use of painting to define a datum line (example from Dakota Crest).

Design Link Architects Pte Ltd
- Page 71, right: Artist's impression of precinct pavilion with motifs inspired by heritage in Tanglin Halt Cascadia.

JYHa LLP
- Page 80, right: Careful interfacing between linkways and a new drop-off porch added to an existing HDB precinct (example from Choa Chu Kang North 7).

SAA Architects Pte Ltd
- Page 72, left: Artist's impression of shelters with organic forms in Ulu Pandan Banks.

Choo Xin Wenn
- Page 67, top: Aerial view of Commonwealth estate.

Lye Pok Min
- Page 80, middle: A covered linkway added to an existing HDB precinct has block numbers to help in wayfinding (example from Blk 618 Yishun Ring Road).

Angeline Ang
- Page 73, left: Precinct pavilion with a simple form at Ghim Moh Edge.

Gu Ao Mao
- Page 42, bottom: Accent colours used in existing blocks along the Rail Corridor.
- Page 71, left: Drop-off porch at SkyParc @ Dawson with a clean and simple architectural form.

Tan Tiang Soon
- Page 73, right: Shelter with layered roof (example from Buangkok Woods.

*Fulfilling **Dreams**, Building **Homes**, Creating **Communities***

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