

# OUR TOWN, TOA PAYOH: TOWN DESIGN GUIDE



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# Preamble

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'. It 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, various agencies and the town councils play an important role in enhancing and improving HDB towns through their programmes and developments. With this Guide that shares the vision, history and approach for each town with our partners, we hope to co-create more distinctive towns with stronger identities.

Within this Guide, we have provided ideas and illustrations to achieve this vision. HDB welcomes creative ideas and solutions to strengthen our efforts to establish a unique identity for each town.

# Acknowledgements

We would like to thank the following organisations and government agencies for their valuable suggestions and input:

Bishan-Toa Payoh Town Council  
Jurong Town Corporation  
Land Transport Authority  
Ministry of Education  
National Heritage Board  
National Parks Board  
People's Association  
Public Utilities Board  
Sport Singapore  
Urban Redevelopment Authority

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# 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-themes 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.

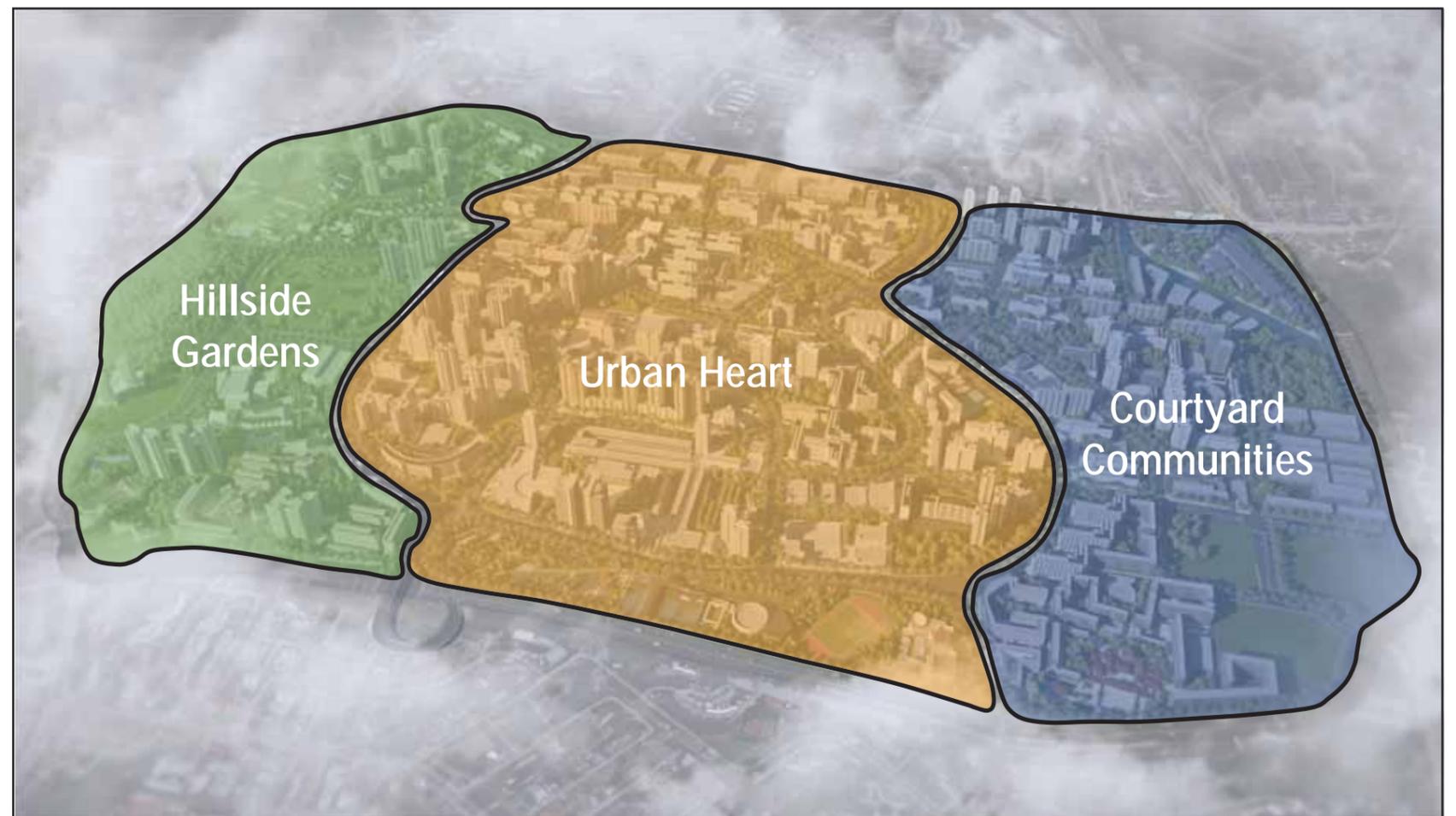
### Upgrading Projects by HDB or Town Councils

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.*



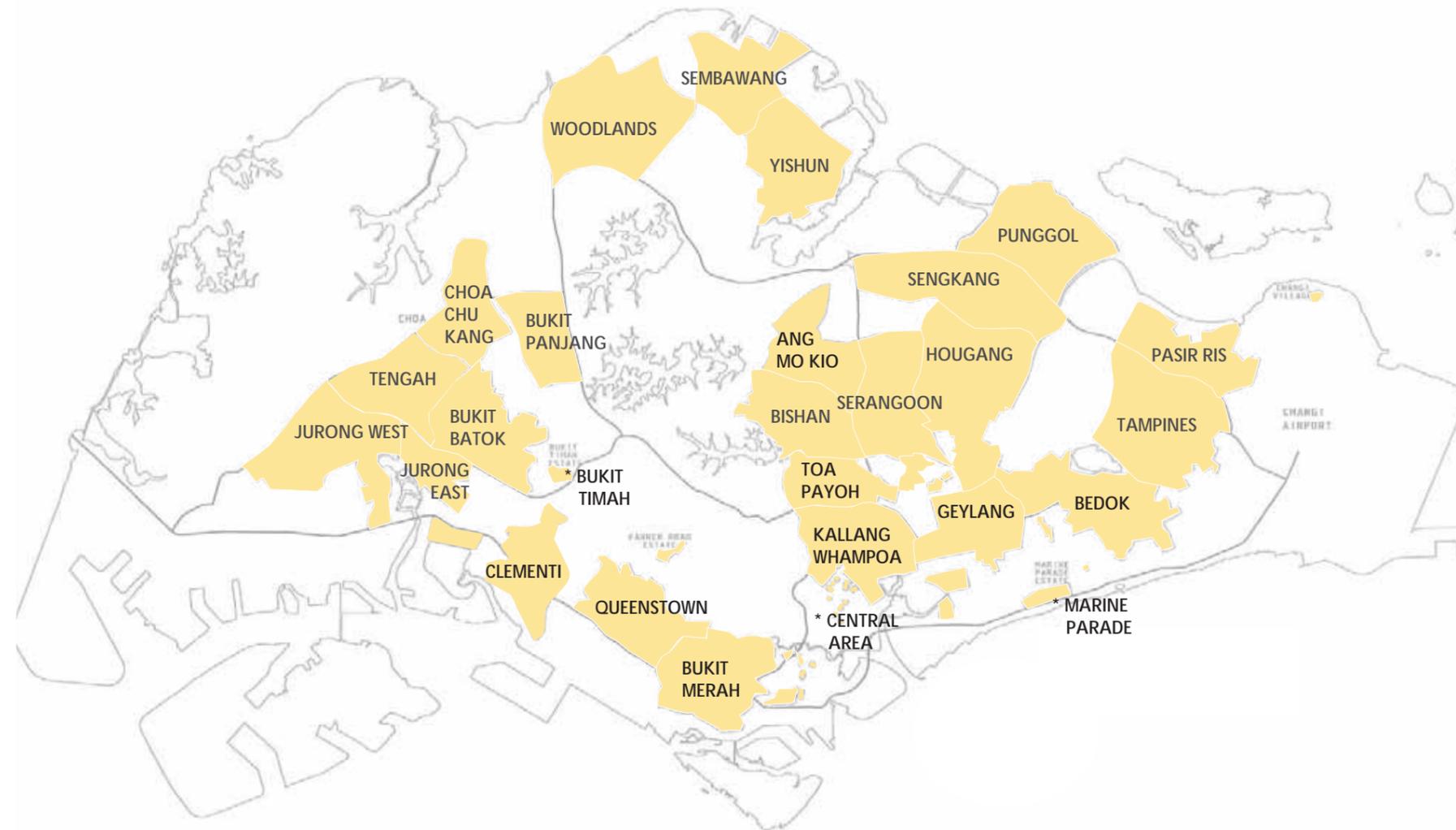
Sub-themes in Toa Payoh

# 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.



2011

## Sustainable Development Framework

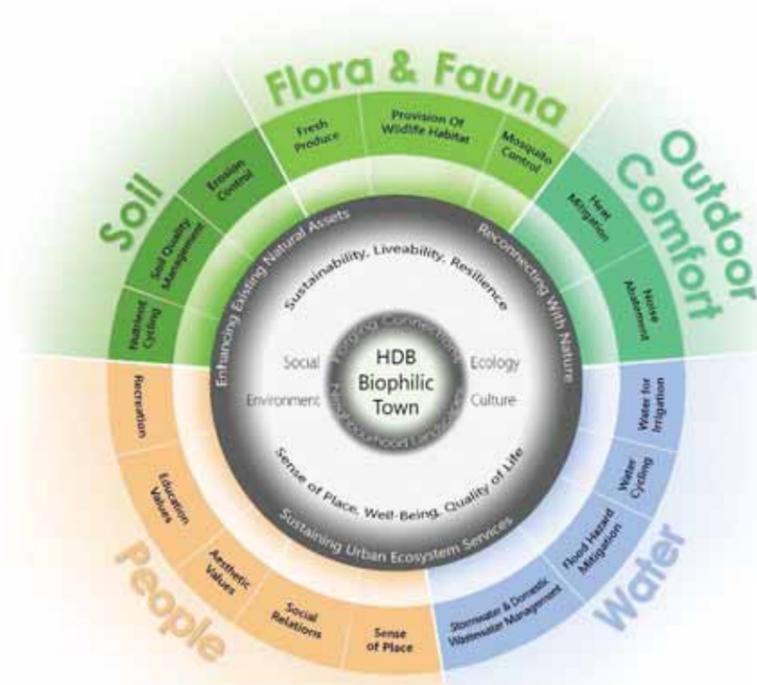
- Deploy sustainability initiatives focusing on 10 key desired outcomes across the dimensions of environmental, social and economic sustainability
- Create sustainable, liveable and more pleasant living environments for residents



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



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



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

HDB Roadmap to Better Living (2011)



Well-Designed Towns



Sustainable & Smart Towns



Community Centric Towns

Designing FOR LIFE (2020)  
THE FUTURE OF HDB LIVING

LIVE WELL

LIVE GREEN

LIVE CONNECTED

# Contents

## Town Scale

- Context and History
- Planning Principles
- Town Theme and Concept
- Pedestrian and Cycling Connectivity
- Parks and Waterbodies
- Key Corridors
- Key Nodes and Junctions
- Heritage Elements
- Art Elements
- Broad Landscape Theme

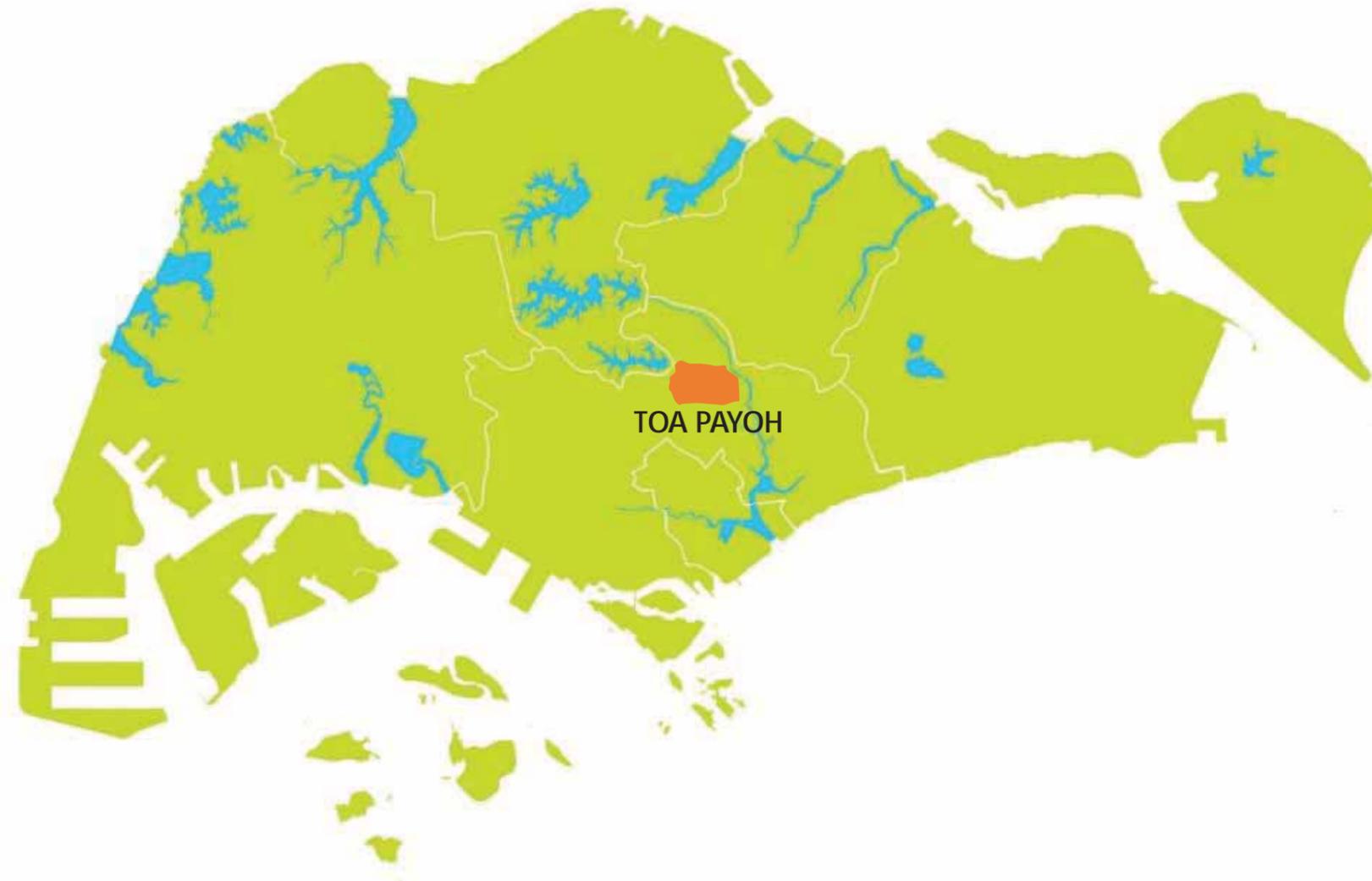
## Neighbourhood Scale

- 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

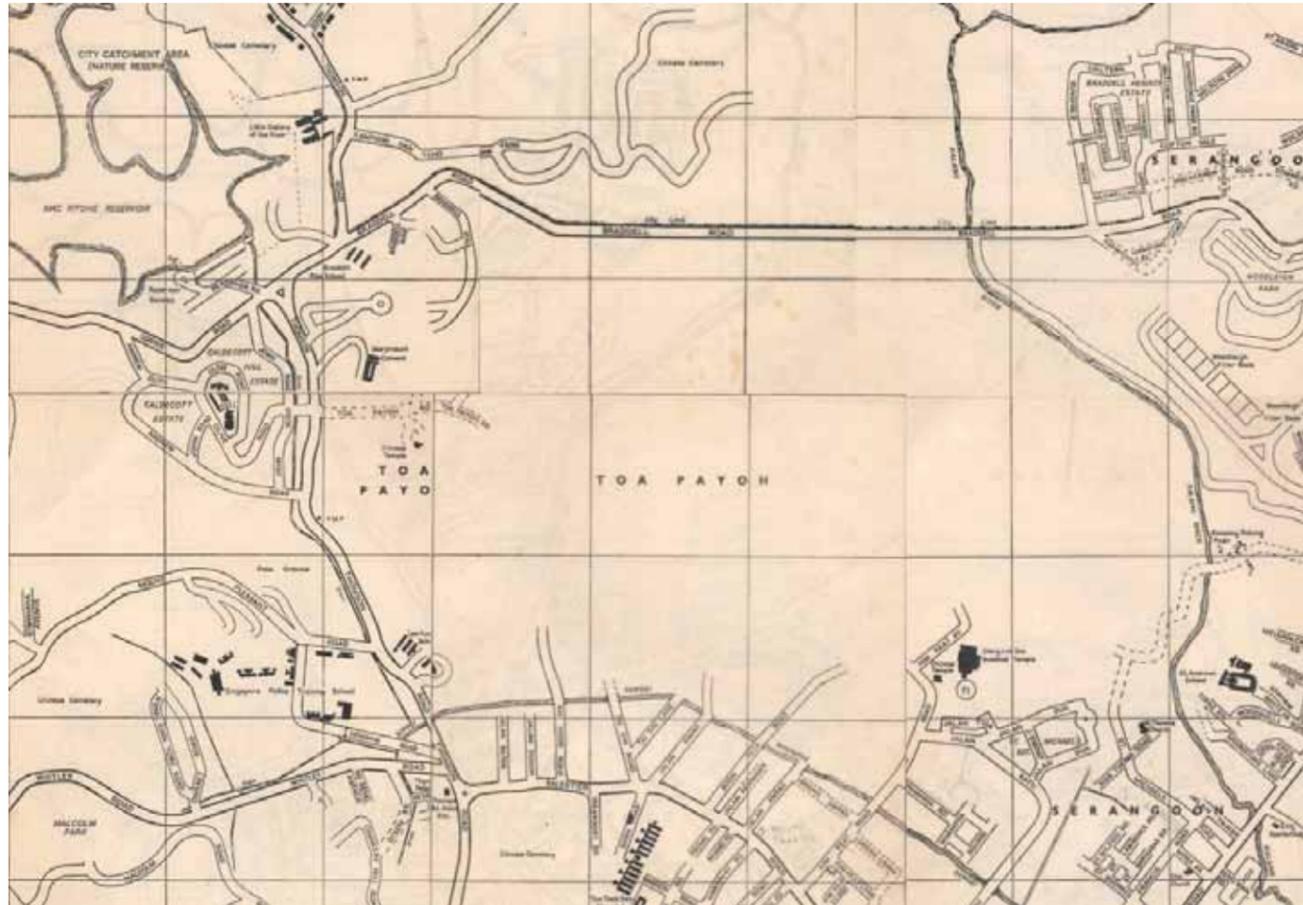
# Context and History



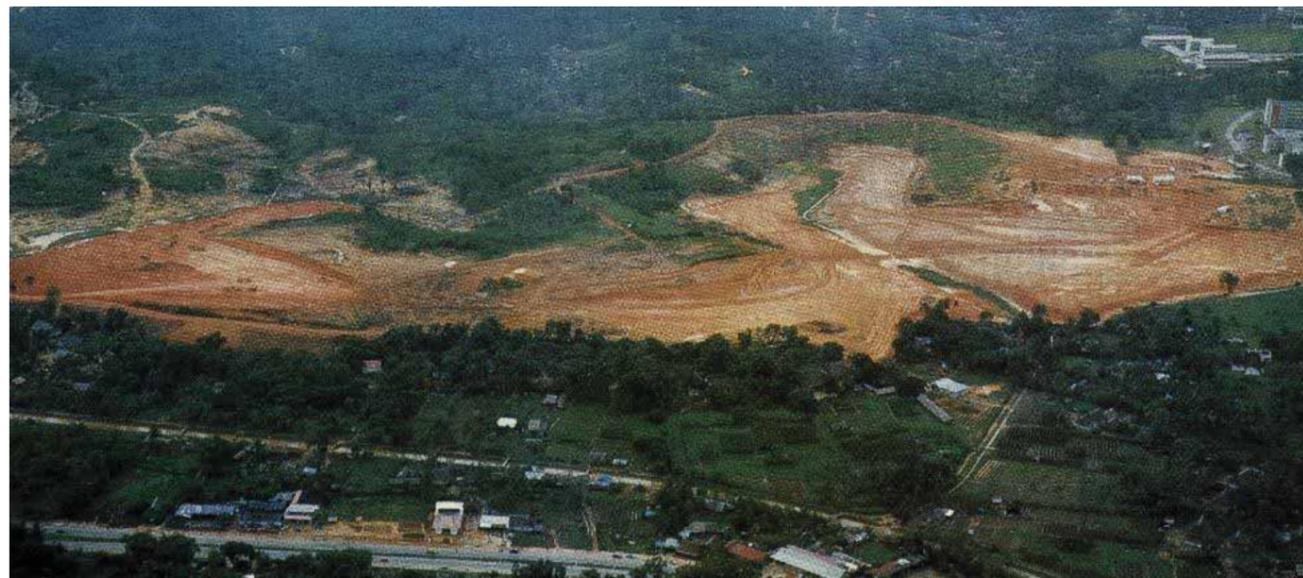
Located in the northern part of the Central Region of Singapore, Toa Payoh is one of Singapore's oldest housing estates.

Toa Payoh Town is unique as it is a 'Pioneer' in many aspects. It was the first satellite town to be comprehensively planned and developed by HDB in the 1960s. Toa Payoh was the first to benefit from the Estate Renewal Strategy – an integrated and systematic approach to rejuvenate older HDB towns, making them more comparable with newer estates. In 2015, Toa Payoh was also announced as one of the towns to be rejuvenated under the Remaking Our Heartland initiative. This will further rejuvenate the town with enhanced commercial and recreational facilities, as well as new residential developments.

# Context and History



Map of Toa Payoh in 1958

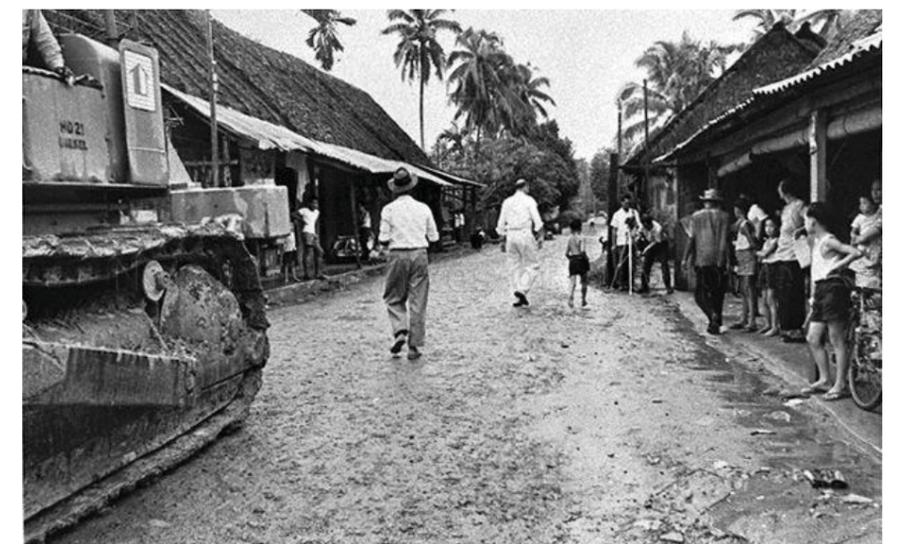


Earthworks for Toa Payoh that began in 1964

## Historical Background

Toa Payoh is an old name that dates back to the 19<sup>th</sup> century. Back in 1849, it was recorded that the area was known as 'Toah Payoh'. 'Toah' in Hokkien means large, and 'payoh' is derived from the Malay word 'paya' which means marsh or swamp.

Prior to the development of the town in 1962, Toa Payoh was described by the Singapore Improvement Trust as an 'extensive and notorious squatter district'. An estimated 21,000 people lived in attap houses within *kampungs*, under poor living conditions with no running water or electricity and flooding was common in the area.

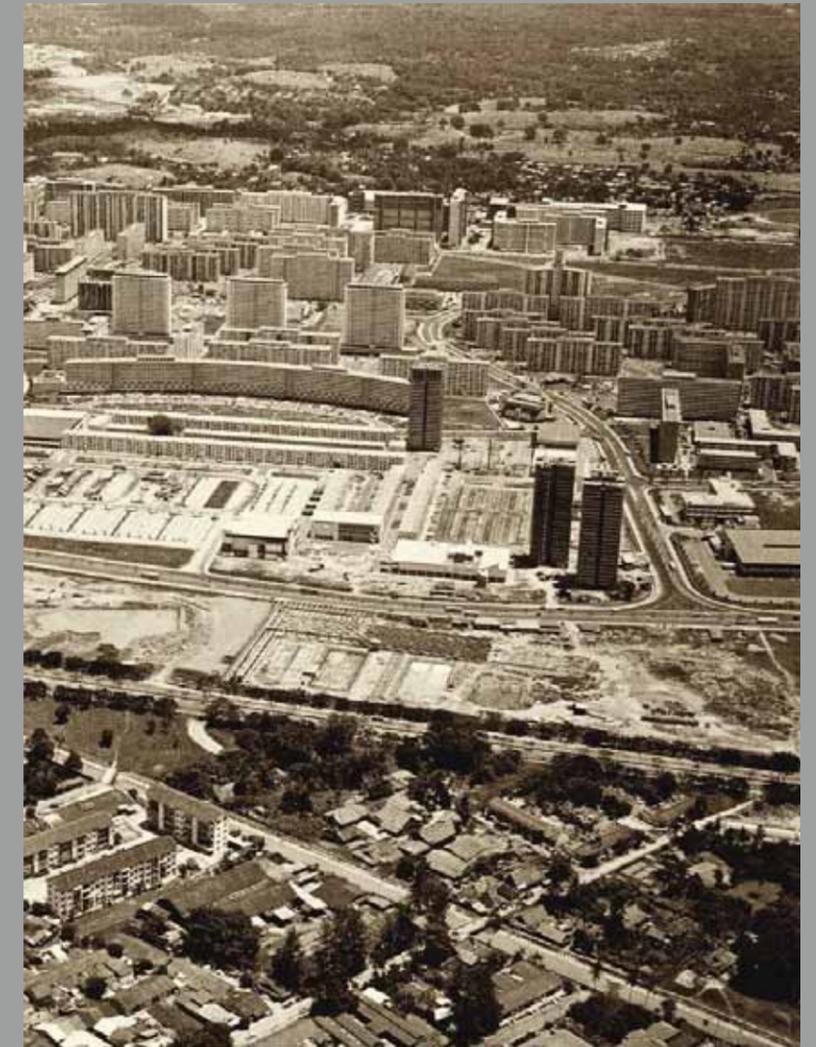


Former *kampungs* in Toa Payoh

# Context and History

## Evolution of Toa Payoh

Development of Toa Payoh Town



The plan to develop Toa Payoh was announced in 1960 and construction of the first block of flats started in 1964.

The new township was projected to house a population of 150,000 to 200,000 people in 30,000 to 35,000 units. Designed to be a self-contained town, Toa Payoh was planned to have a town centre, sports complexes, a town park, neighbourhood precincts and schools. Today, Toa Payoh continues to undergo estate renewal programmes, making the pioneer HDB town a vibrant place to live, work, play and learn in.

# Context and History

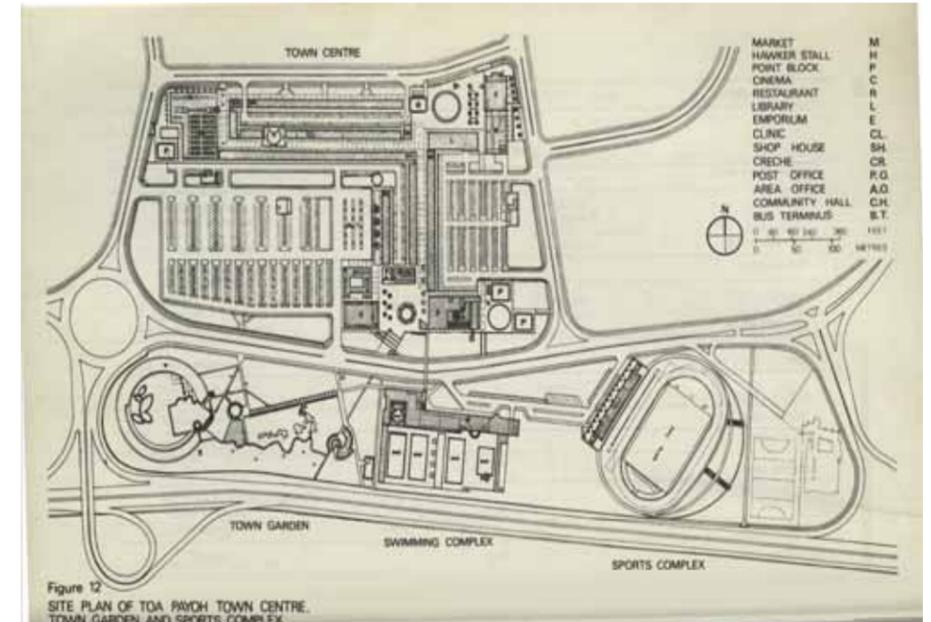
## Evolution of Toa Payoh



1966: First flats completed in Toa Payoh



1972: Queen Elizabeth II's visit to Blk 53



1973: The Town Centre was used as the South East Asian Peninsular (SEAP) Games Village.



1995: Town Centre first rejuvenated under Estate Renewal Strategy in Sep 1995

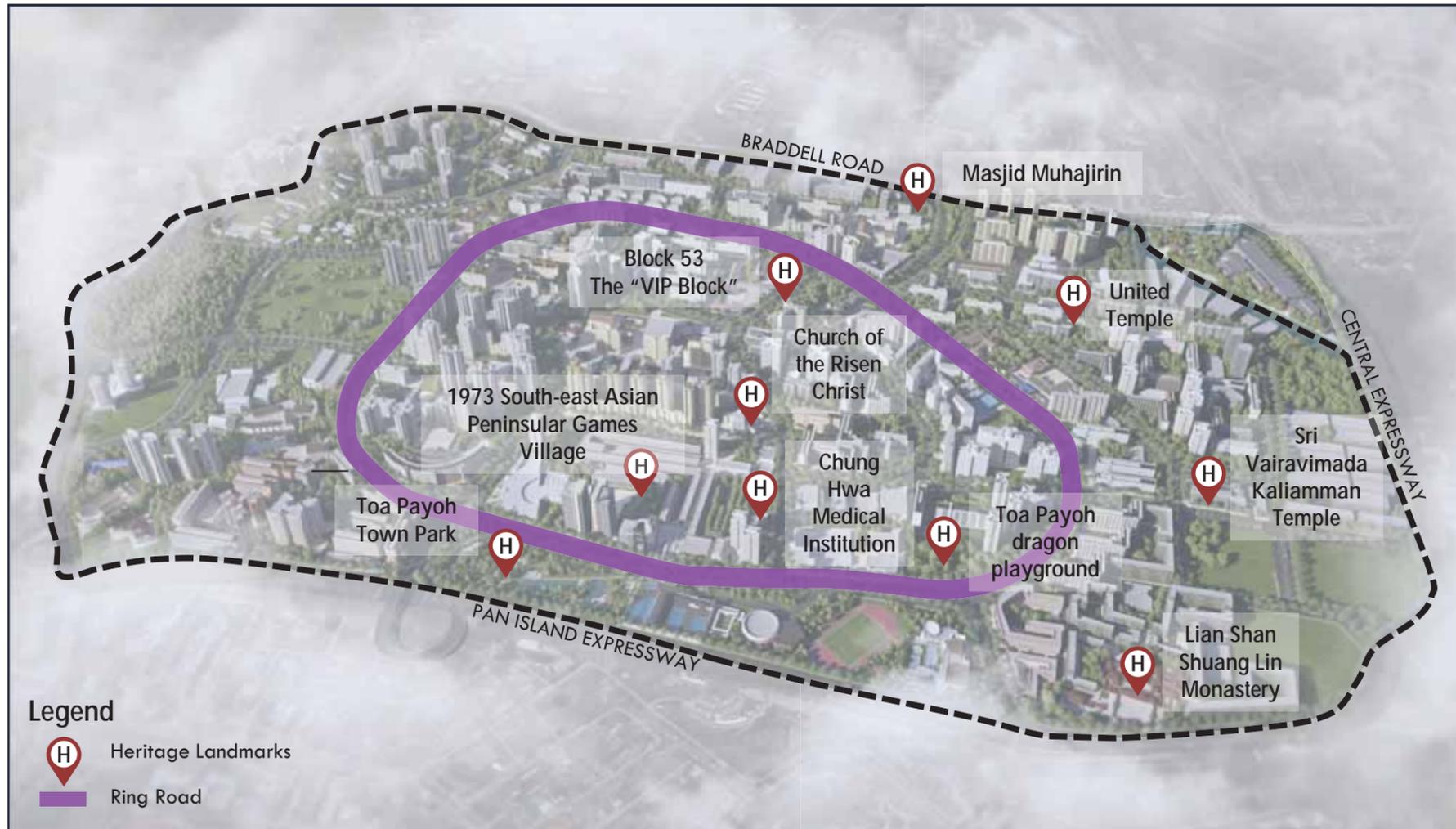


2002: First town with air-conditioned Bus Interchange



2004/2005: First 40-storey blocks (Toa Payoh Towers) in Singapore completed

# Context and History



## Heritage and Identity

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

Some of the key heritage landmarks/ places that strengthen the identity of Toa Payoh Town are featured here.

Please refer to [the National Heritage Board’s Toa Payoh Heritage Trail](#) for a more comprehensive list of heritage places/ points. These are intended to bring back fond memories, as well as to serve as a useful source of information for new residents and visitors.



From left: Church of the Risen Christ, Toa Payoh Town Centre used as SEAP Games Village in 1973, Lian Shan Shuang Lin Monastery

# Context and History



## 1 Igniting the Heart

To rejuvenate Toa Payoh Town Centre, giving it a new lease of life as a **vibrant integrated hub in the heart** of Toa Payoh.

## 2 Injecting Areas of New Life

To leverage on the large tracts of land available by introducing **new housing choices to improve demographic and housing mix.**

## 3 Enlivening the Ring Road

To enhance the identity of the **ring road as the main feature** of Toa Payoh and activate it as a main circulation spine within Toa Payoh.

## 4 Creating Heart-warming Neighbourhoods

To **strengthen the identity of the neighbourhoods** and **deepen the bonds of existing communities** in Toa Payoh through improvement of the living environment.

## 5 Connecting the Heartbeats

To improve **connectivity** within Toa Payoh, promoting an active lifestyle with more cycling paths and improved walkability to provide convenience to the residents.

## 6 Appreciating Heartland Memories

To introduce **heritage markers and elements** to capture the memories of yesteryear.

## Remaking Our Heartland 3 Toa Payoh

Toa Payoh is an endearing pioneer town with a rich history and vibrant community. Leveraging on its inherent uniqueness and opportunities available, the ROH plans for Toa Payoh have carefully balanced the old with the new, so that the uniqueness and charm of the town would be enhanced during the process of rejuvenation. One example would be the revamp of the iconic Pedestrian Mall within the Town Centre, where more greenery, rest areas and shelters will be added along selected stretches.

Apart from the Town Centre, greenery and landscaping across Toa Payoh will also be enhanced. This will be done through the injection of pocket parks where spaces are available. Following the residents' desire for greater connectivity within the town, more cycling and walking paths will be planned to enhance the town's connectivity. Dedicated cycling paths will also be introduced within Toa Payoh town to increase mobility through cycling.

# Context and History

Residents' aspirations on making Toa Payoh a better place for **Future Generations**



**1** Residents' **VISION** for Toa Payoh  
To make Toa Payoh a better place for future generations to live in

**2** Residents' **INTERACTION** / Hang Out Places  
Ideas to Improve public spaces

Residents' **TRAVEL PATTERNS**  
Ideas to encourage walking / cycling **3**

## Toa Payoh ROH

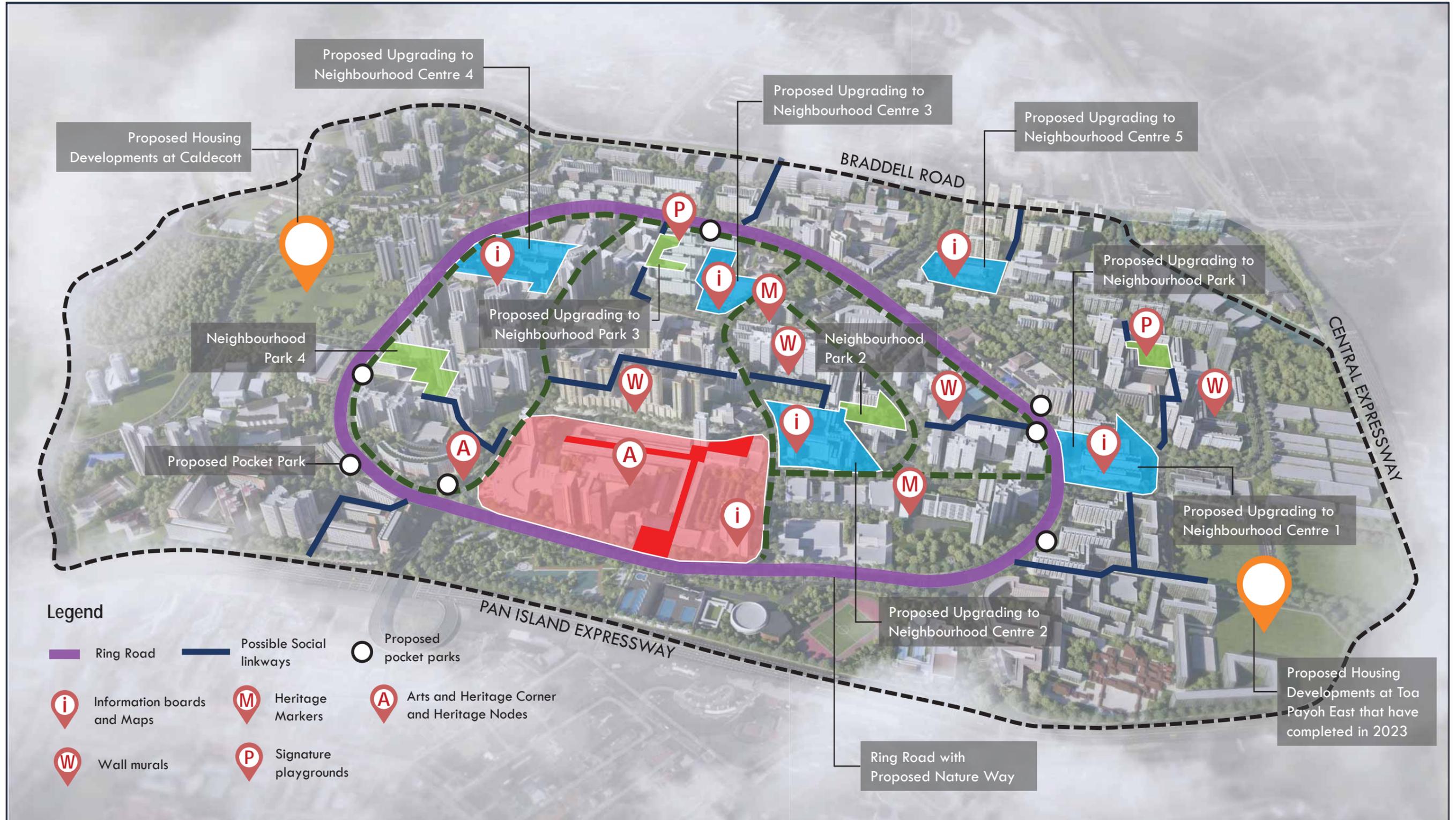
### Findings from Focus Group Discussions

3 broad themes were discussed during the Focus Group Discussions in June 2015.

Majority found the sessions engaging and interesting, allowing residents to share their views on the proposal for Toa Payoh.

# Context and History

## Overview of Remaking Our Heartland 3 Proposals – Toa Payoh



### Legend

- Ring Road
- Possible Social linkways
- Proposed pocket parks
- Information boards and Maps
- Heritage Markers
- Arts and Heritage Corner and Heritage Nodes
- Wall murals
- Signature playgrounds

# Planning Principles



## Legend

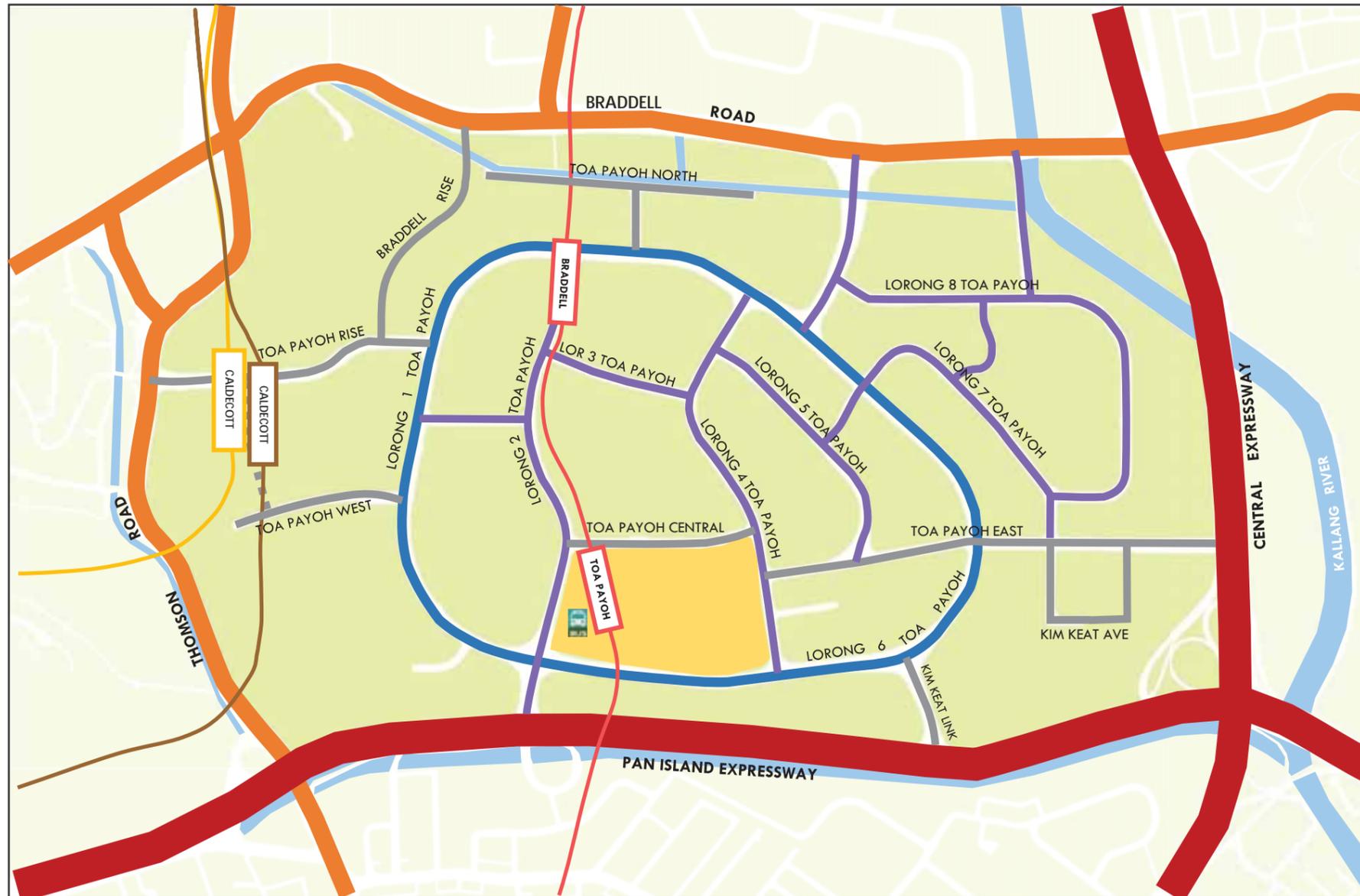
- ..... Neighbourhood boundary
- Park
- Town Centre
- Proposed Park
- Neighbourhood Centre
- Waterbody

## Neighbourhood Concept

Toa Payoh is the first town to be comprehensively planned based on the Neighbourhood Concept to create a self-sufficient environment conducive for living, working, playing and learning. Several neighbourhoods are grouped around a Town Centre which acts as a focal point for the entertainment and shopping needs of residents.

There are currently 5 neighbourhoods planned within Toa Payoh. Apart from residential developments, land is also safeguarded and planned for a full range of complementary developments so that the town is self-sufficient. This includes commercial, educational, recreational, institutional and industrial developments.

# Planning Principles



## Legend

- Expressway
- Major arterial road
- Ring road
- Local access road/ Lorong
- Other roads
- - - Proposed road
- Town Centre
- Bus Interchange

## Transport Network

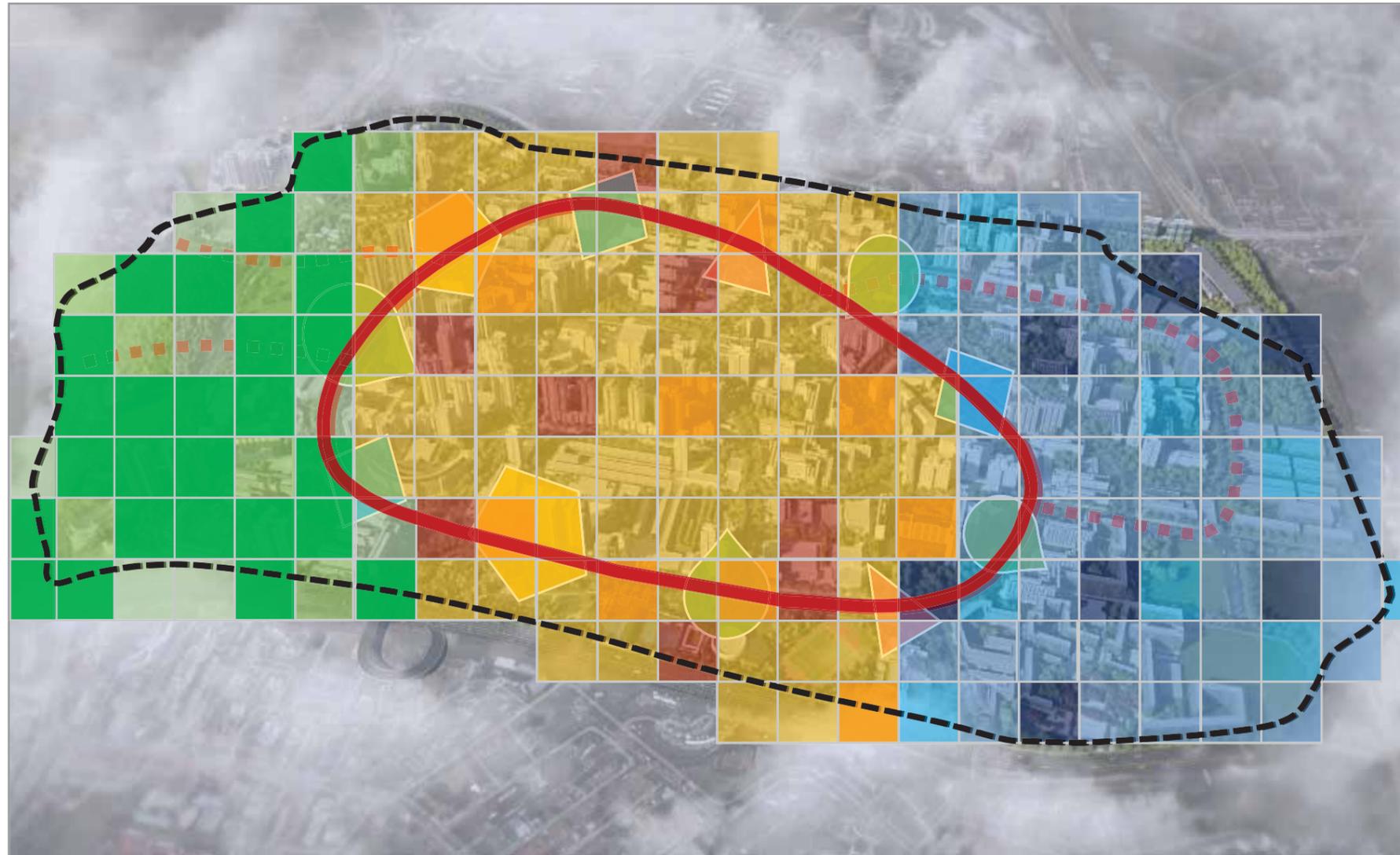
Toa Payoh town is well served by the North-South, Circle and Thomson-East Coast MRT lines and Toa Payoh Bus Interchange(s) at Toa Payoh Town Centre, which allows residents to stay well connected to the surrounding areas.

As for vehicular traffic, Toa Payoh is served by Central Expressway (CTE) and Pan Island Expressway (PIE).

Strongly influenced by the British school of planning, Toa Payoh adopts a road system that features a ring road (Lorong 1 and Lorong 6 Toa Payoh) adjacent to its town centre. The ring road allows traffic to circulate easily to every part of the town.

The neighbourhoods in Toa Payoh are served primarily by the Ring Road and local access roads, usually identified by the term '*Lorong*'.

# Town Theme and Concept



To extend the ring road that strings up the long-established communities in Toa Payoh towards new areas of development

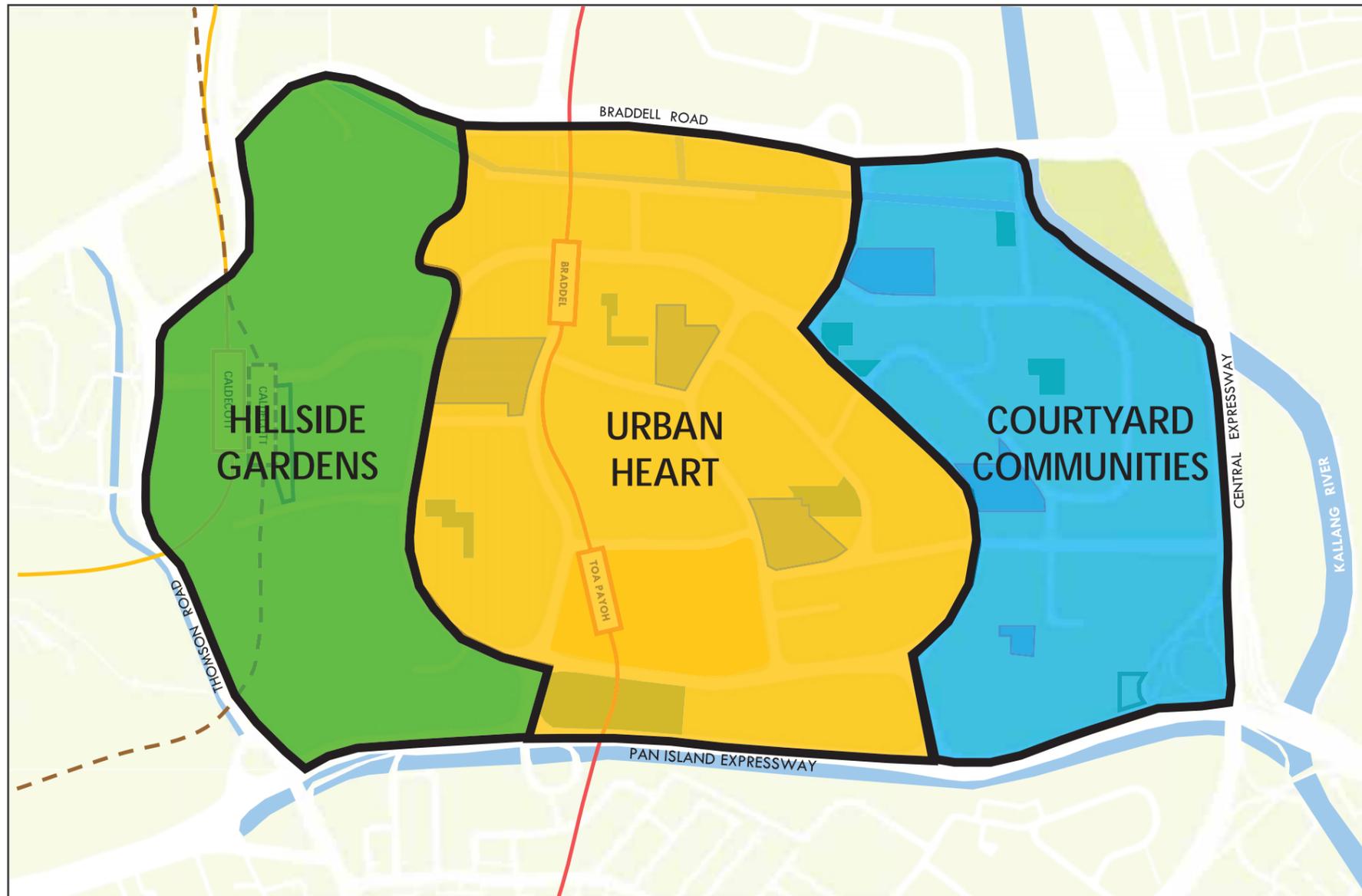
Given Toa Payoh's rich heritage as HDB's first comprehensively planned town, future developments should continue to balance the old with the new, so that the uniqueness and charm of the town would be enhanced.

The ring road is an iconic feature of Toa Payoh filled with social memories, and is akin to a bracelet that strings up the unique charms of the town. It could be extended beyond for new memories to be added to the collection.

## Town Theme: *Heartland Mosaics* *Communities by the Ring Road*

Concept and design considerations to be inspired by *the heritage elements* and *social memory of the town*.

# Town Theme and Concept



## Sub-themes by Areas

Toa Payoh is divided into 3 distinct areas and their sub-themes are identified based on the town theme, social, and physical features of the area.

### Toa Payoh (West) – Hillside Gardens

- Undulating terrain with hills higher than other parts of Toa Payoh
- Opportunity to create interesting building forms that relate to the hilly terrain

### Toa Payoh (Central) – Urban Heart

- Vibrant commercial and business hubs around Toa Payoh and Braddell MRT stations
- Mixture of old and new buildings within town centre; Air-conditioned bus interchange integrated with HDB Hub, amongst traditional pedestrian malls lined with low rise flats and shops on the ground level

### Toa Payoh (East) – Courtyard Communities

- Variety of older slab block typologies that form intimate spaces for community bonding
- Opportunity to expand spaces for the community
- To capitalise frontage along Kallang River

# Pedestrian and Cycling Connectivity



## Legend

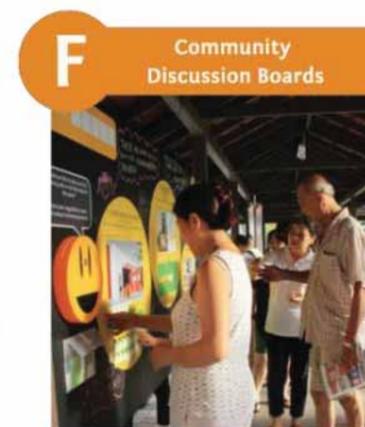
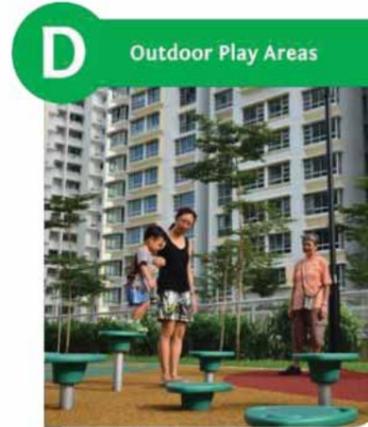
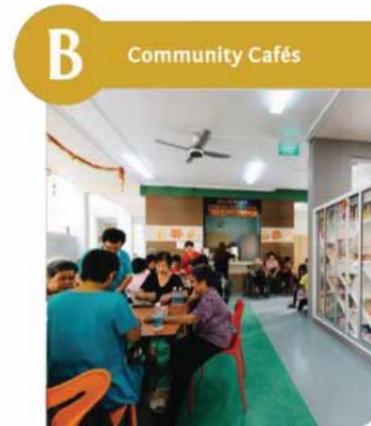
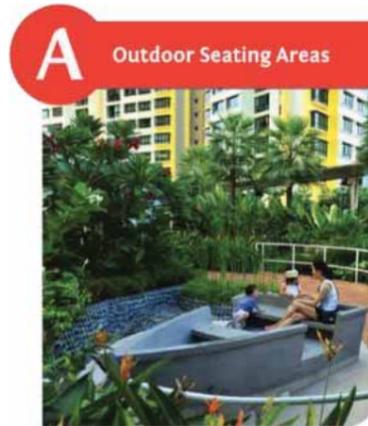
- |   |  |
|---|--|
|  Proposed Cycling Path Network   |  Town Centre          |
|  Existing Cycling Path Network   |  Neighbourhood Centre |
|  Existing Park Connector Network |  Park                 |
|  Proposed Park Connector Network |  Proposed Park        |
|  Proposed Social Linkway         |  Waterbody            |

A comprehensive network of existing park connectors and cycling paths have 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.

# Pedestrian and Cycling Connectivity

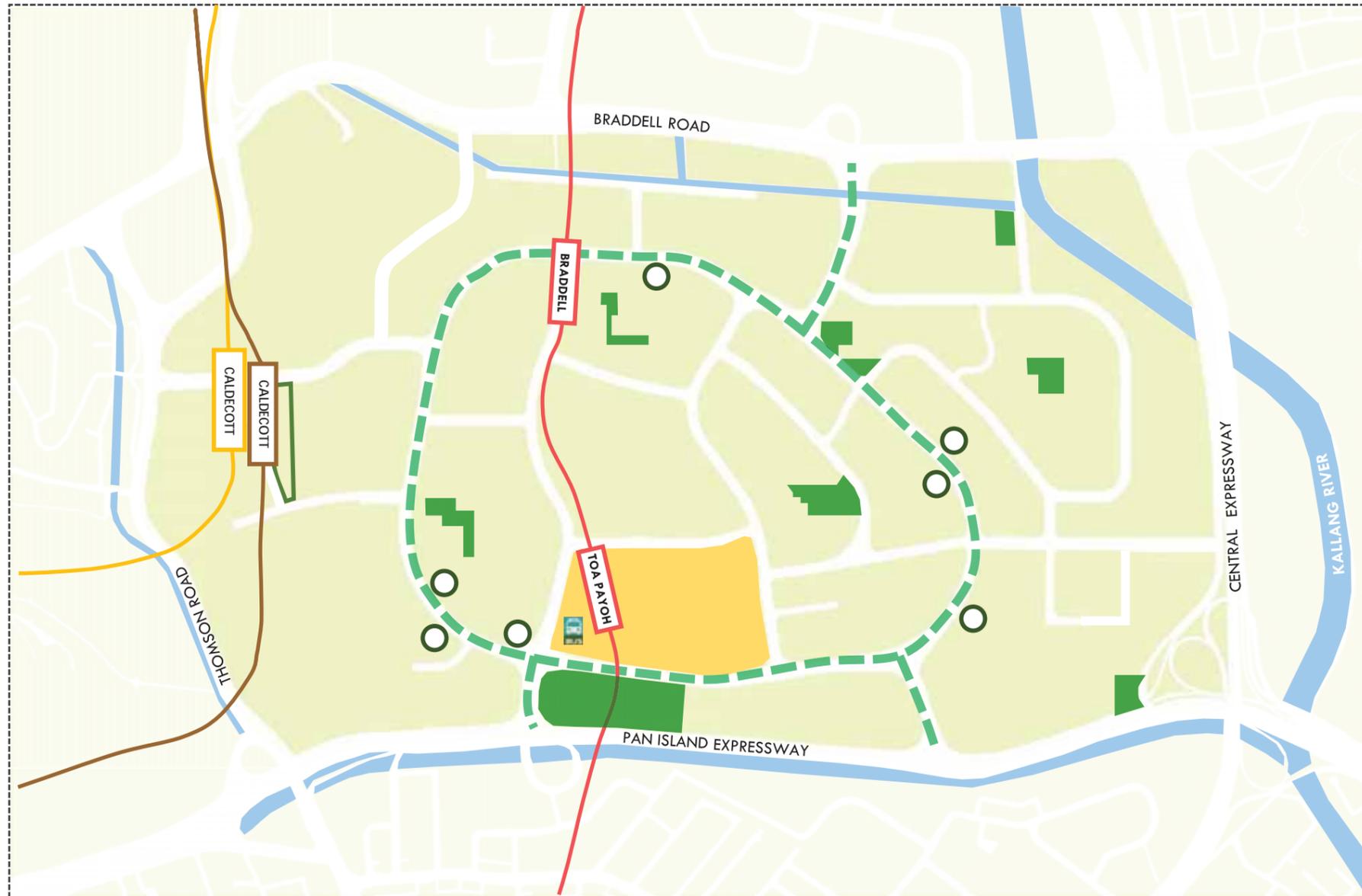


## Social Linkway

The social linkways in Toa Payoh are derived from frequently used local footpaths by residents that links up key nodes across the neighbourhoods. Hence, there is potential to facilitate greater community interaction by enhancing its design.

The idea is to attach social nodes such as art installations, community workshop and café spaces, community gardens and seating areas, along commonly-used pedestrian pathways, encouraging neighbours to linger and have deeper interactions with one another.

# Parks and Waterbodies



Toa Payoh has many green spaces, which include Toa Payoh Town Park and neighbourhood parks. Toa Payoh is also surrounded by waterways such as Kallang River.

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

## Legend

- Town Centre
- Park
- Waterbody
- Proposed Park
- Proposed Pocket Park
- Proposed Nature Way along ring road

# Parks and Waterbodies



## Nature Ways and Pocket Parks

7 proposed pocket parks would be introduced along the ring road for greater interaction, while the Nature Way around the ring road would be planted with lush greenery to bring people closer to nature.

The Nature Way is a landscape corridor that emulates the multi-tiered strata of the tropical rainforest and connects green nodes and biodiversity habitats. This helps to create a people-centric activity and mobility route for all.

## Nature Ways

## Pocket Parks



# Key Corridors



## Legend

<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Town Centre	<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Waterbody
<span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> Neighbourhood Centre	<span style="display: inline-block; width: 15px; height: 15px; border: 1px solid green;"></span> Proposed Park
<span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> Park	<span style="display: inline-block; width: 15px; height: 15px; border-bottom: 1px dashed green;"></span> Proposed Nature Way

This map depicts the following key corridors in the town.

1. **Ring Road (with Nature Way)** that connects the town centre to the rest of the town/neighbourhoods.
2. **Pedestrian Mall** that rings through the town centre to provide access to commercial shops whilst providing space for community interaction.

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 Nodes and Junctions



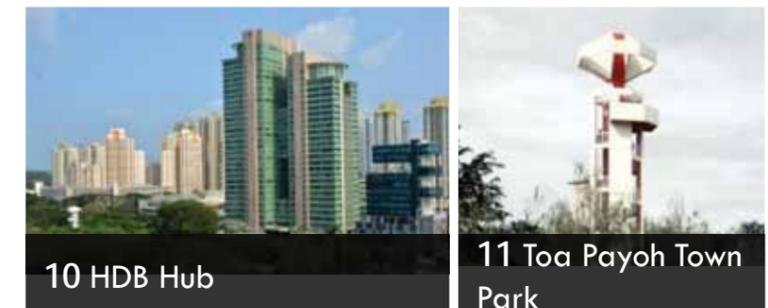
Key nodes are areas that have community-related spaces and/or commercial facilities that attract users, such as parks, commercial centres and community centres.

Some key nodes are also landmarks that residents feel strongly represent Toa Payoh, such as the Toa Payoh Tower and Dragon Playground. 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 approach 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
- Town Centre
- Major Junction
- Existing Landmark
- Waterbody
- Neighbourhood Centre
- Minor Junction
- Proposed Landmark
- Proposed Park
- Community Centre



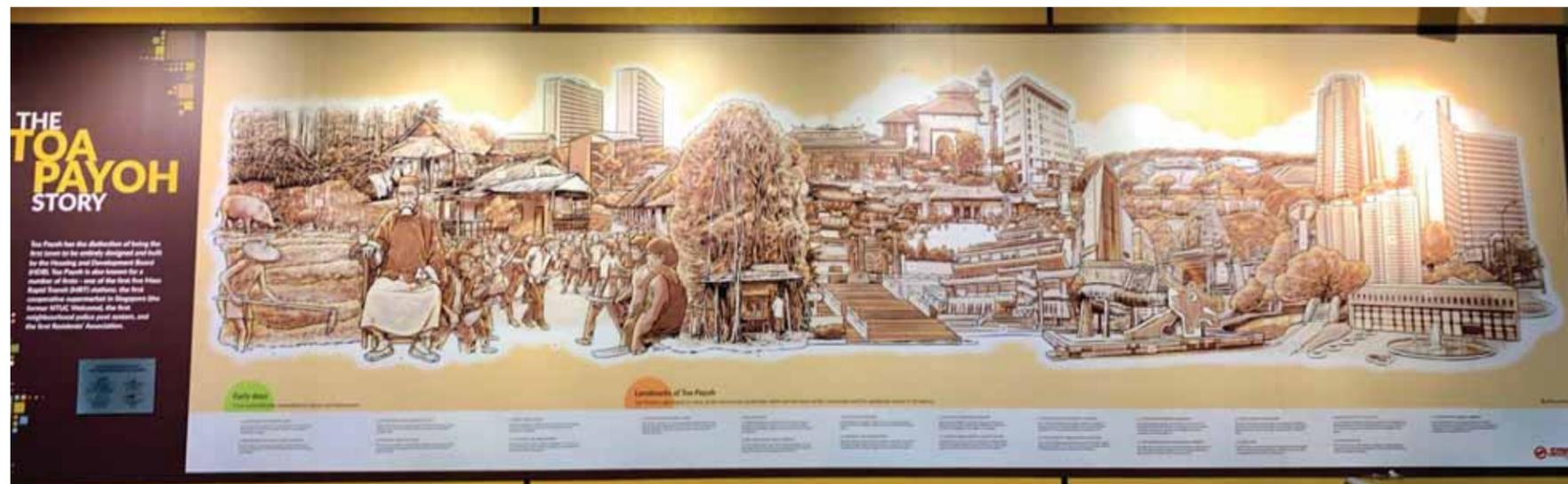
# Heritage Elements



*(Artist's Impression, subject to change)*

Left: Feature wall/ mural at upcoming Toa Payoh Community Centre within Kim Keat Heights, taking reference to unique “Toa Payoh-ness” incorporating the Toa Payoh Dragon Playground motif and colours

Below: Toa Payoh Town Centre signage incorporating the Dragon Playground motif in its design



Wall mural “The Toa Payoh Story” at Toa Payoh MRT Station, depicting the history and culture of the town.

## 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.

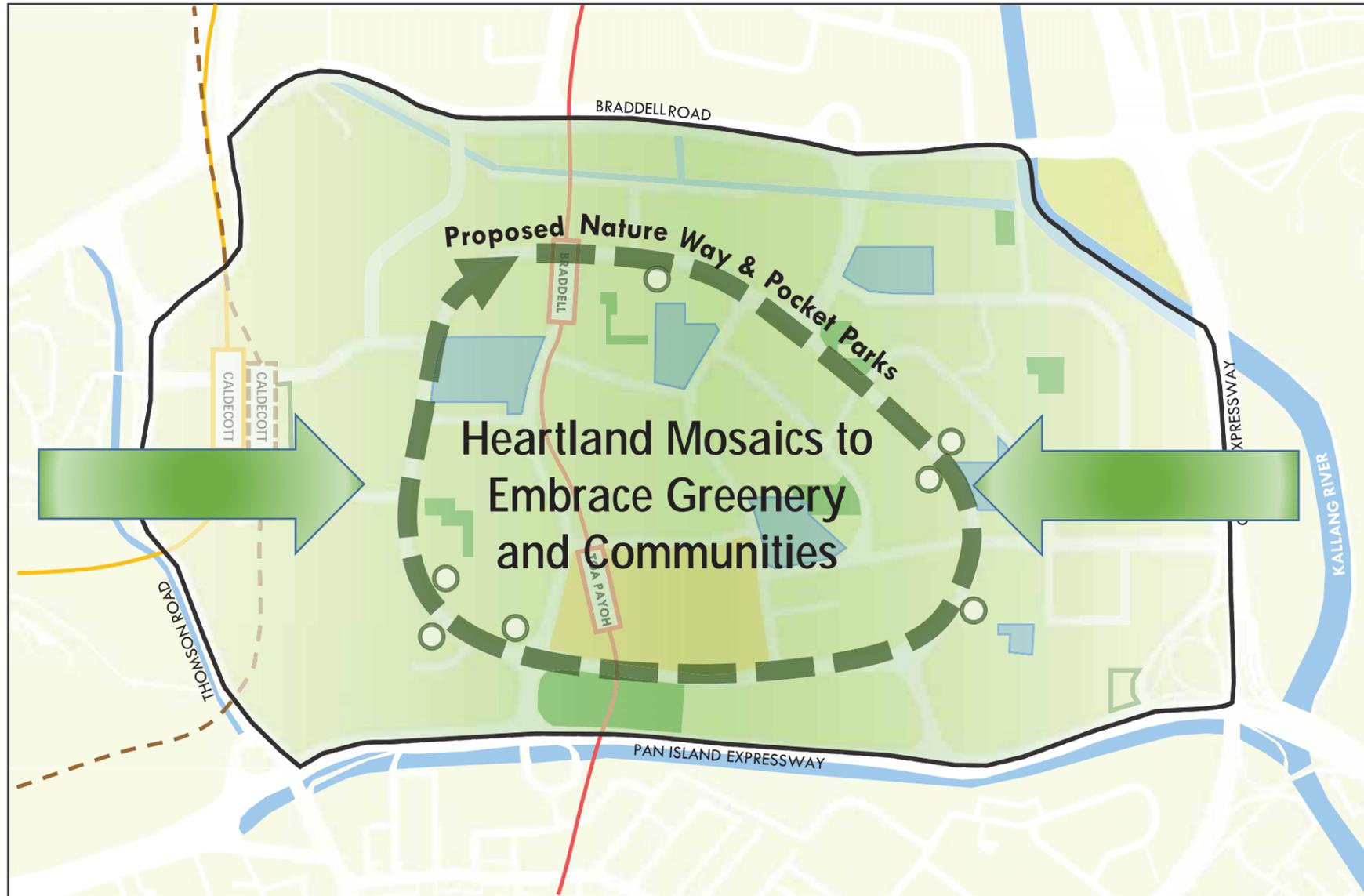
# Art Elements



'The Climb' sculpture by Ng Eng Teng (1987) that marks the key entrance into the main pedestrian thoroughfare through Toa Payoh Town Centre

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.

# Broad Landscape Theme



Under the ‘Heartland Mosaics’ town theme, greenery is an important connector in the town. The proposed Nature Way and pocket parks along the ring road would enable the neighbourhoods to be connected through lush greenery.

At a broader scale, nature ways are also proposed beyond the boundaries of Toa Payoh town to connect it with neighbouring towns/ estates such as Bidadari.

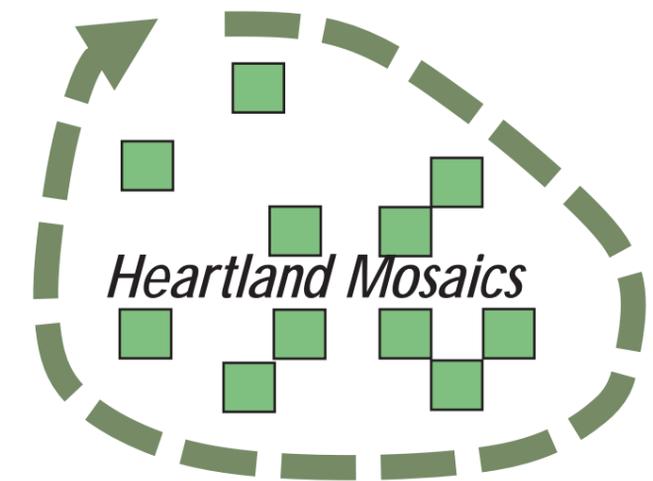
The overall streetscape planting approach and palette will be further elaborated in the landscape approach for the respective areas.

Therapeutic gardens will be introduced in selected neighbourhood parks in Toa Payoh town to cater to the aging communities in Toa Payoh.

The suggested datum trees for Toa Payoh Town are *Samanea saman* (Rain Tree) and *Peltophorum pterocarpum* (Yellow Flame), which are commonly found in Toa Payoh today.



Existing mature trees along Toa Payoh Central and Lor 2



# Broad Landscape Theme



Mature trees lining the road junction of Lor 1 and Lor 2 Toa Payoh



Mature trees along the ring road near Blk 128

## Landscape Strategies

In Toa Payoh, there is an abundance of mature trees within HDB developments and along the roads. The mature trees that line the ring road is a key feature of Toa Payoh.

The landscape strategies shall seek to

- Retain the mature trees as much as possible
- Provide primarily native plant species and canopy trees for shade
- Enhance the planting along Toa Payoh Ring Road



Artist's impression of planting concept for Toa Payoh ring road

# Contents

## Town Scale

- Context and History
- Planning Principles
- Town Theme and Concept
- Pedestrian and Cycling Connectivity
- Parks and Waterbodies
- Key Corridors
- Key Nodes and Junctions
- Heritage Elements
- Art Elements
- Broad Landscape Theme

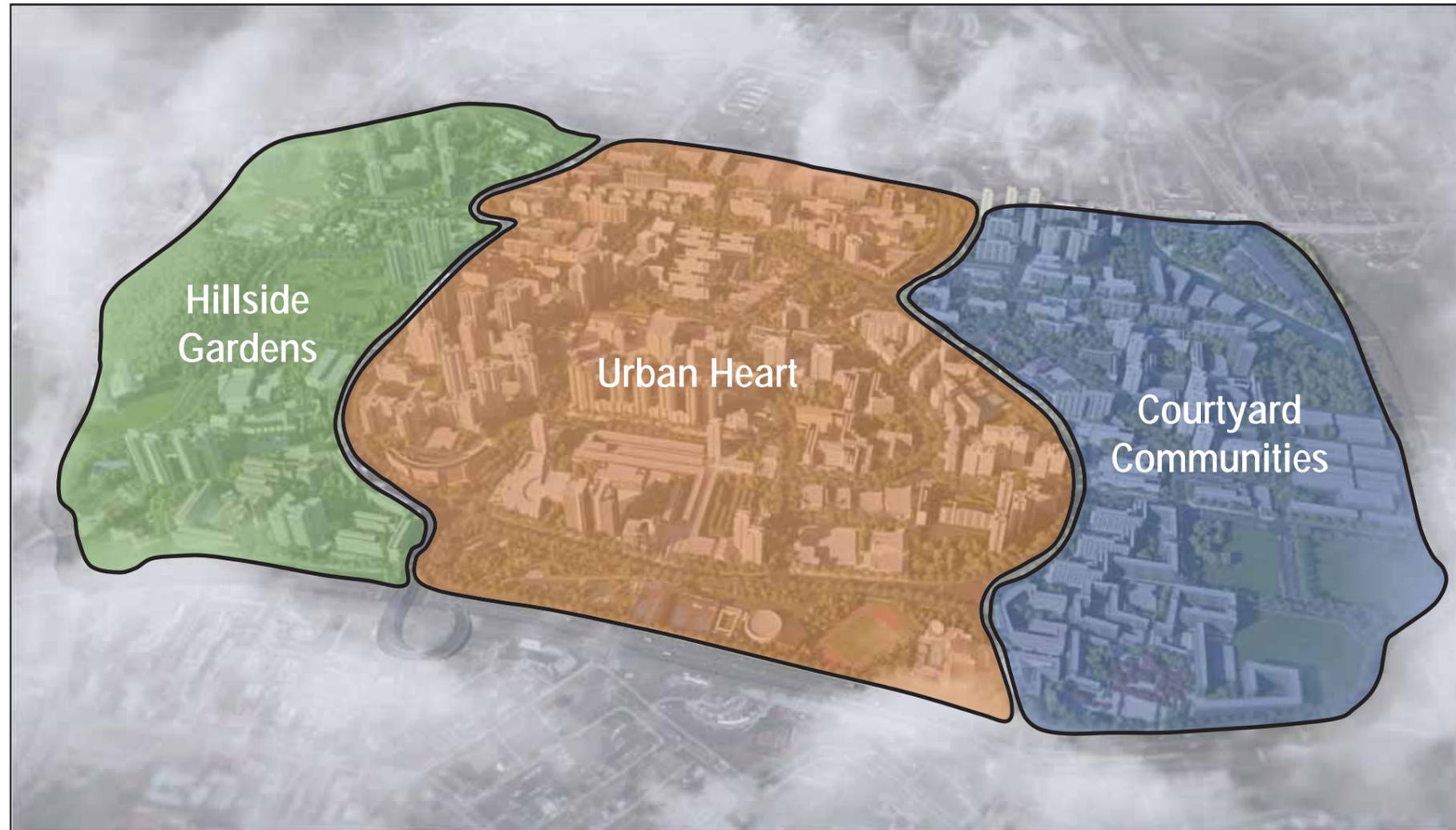
## Neighbourhood Scale

- 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

# Sub-themes and Concepts



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

### 3 Distinct Areas

Based on their prevalent characteristics, the 3 areas are given specific sub-themes which also relate to the overall Toa Payoh town theme of 'Heartland Mosaics'.

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

- Hillside Gardens: Neighbourhood 4 (part)
- Urban Heart: Neighbourhoods 2, 3 and 4 (part)
- Courtyard Communities: Neighbourhoods 1 and 5

# 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.

Design treatment that can be employed include the use of various window sizes, groove lines, formliners, patterns and motifs, frames, etc. Roofscapes can be articulated by the design of the roof crown or by the building form e.g. terracing/ stepping skyline.

## Public Spaces

To encourage social interaction and community bonding, public spaces can be designed to be welcoming and vibrant. Such spaces include plazas, precinct greens, 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)

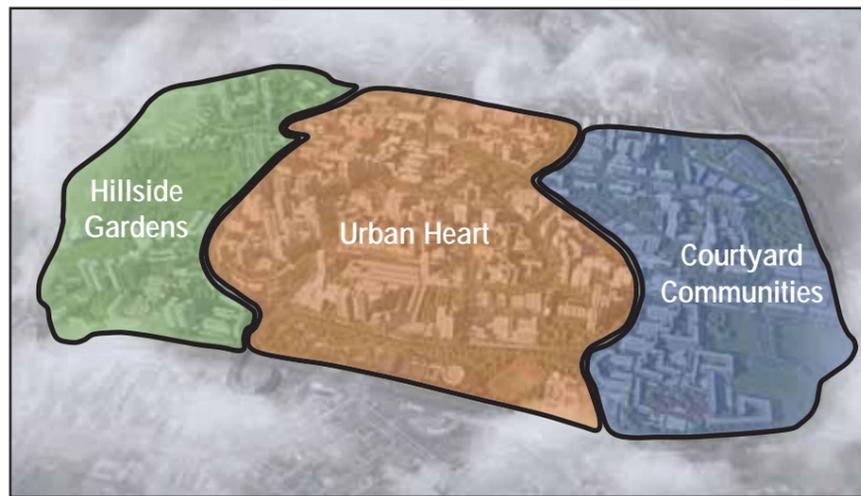


Examples of the application of colour palettes on facades

# Neighbourhood Scale Layers

## Summary of Colour Palettes for Toa Payoh

Based on the 'Heartland Mosaics' town theme, the suggested colour palettes of the 3 distinct areas in Toa Payoh are inspired by its social and physical features of the existing heartland, hilly landscape and courtyard atmosphere. Please refer to each area for the details of its suggested colour palette.



**Toa Payoh (West)**  
Hillside Gardens

Primary Colours



Secondary Colours



Accent Colours



**Toa Payoh (Central)**  
Urban Heart



**Toa Payoh (East)**  
Courtyard Communities



# Toa Payoh (West) – Hillside Gardens



View of Toa Payoh West and beyond

## Sub-Theme and Concept

Located in the western part of Toa Payoh, this area is close to the rich greenery in MacRitchie Reservoir Park and Toa Payoh Town Park. The area has opportunities for new residential developments and to create new homes with a distinctive identity that respond to the hilly topography of Toa Payoh West.



CANOPY TREE TOP BOULEVARDS RECREATION  
 TRAILS HILLSIDE URBAN RESPITE  
 LUSH SCENT GARDENS FOLIAGE TERRAIN  
 GREEN NETWORK NATURE TERRACES  
 ROOF GARDENS GREEN POCKETS

# Toa Payoh (West) – Hillside Gardens



## Sub-Theme and Concept

### Planning and Design Considerations

- Building façade/ forms that relates to the green hilly terrain
- Injecting greenery at multiple levels
- Providing good connectivity within Toa Payoh West and to surrounding areas such as Central Toa Payoh and MacRitchie Reservoir Park

# Toa Payoh (West) – Hillside Gardens



Artist's impression of new development at Toa Payoh West, leveraging on existing landscape to relate to the green hilly terrain

## Form and Massing

- Opportunities for residential blocks to leverage on existing landscape e.g. roof gardens to soften the urban form and relate to the green hilly terrain
- Roof gardens could be complemented by sky terraces at various levels which form extended green pockets in the sky

# Toa Payoh (West) – Hillside Gardens



Lush greenery at main pedestrian thoroughfares and public spaces (example from Duo Galleria)

## Public Spaces

- Lush green areas could be nestled within public housing developments to complement the larger green network between MacRitchie Reservoir Park and Toa Payoh Town Park
- Public spaces capitalising on site context, e.g. views, proximity to greenery and key pedestrian thoroughfares



Lush green terraces (example from SkyTerrace @ Dawson)

# Toa Payoh (West) – Hillside Gardens



Artist's impression of activity-generating uses lining main pedestrian spines for vibrancy and activation of public spaces

## Streetscape and Urban Edge

- Key pedestrian thoroughfares lined with activity generating uses (e.g. social communal facilities, commercial shops) to enhance the last-mile experience for pedestrians

# Toa Payoh (West) – Hillside Gardens

## Colour Palette

Off-white as a primary colour has a timeless quality. It also complements other colours, and serves well as a unifying base colour for the town.

The secondary colours which comprise shades of green are inspired by the natural landscape as well as the proximity to MacRitchie Reservoir. These represent the identity of the area, in line with the 'Hillside Gardens' sub-theme.

Accent colours of red, yellow and brown reflect the enduring and delightful charm of Toa Payoh.

## Facade and Roofscape

Facade and roof designs could be articulated with nature inspired patterns or forms to strengthen the relationship to nature and landscape.

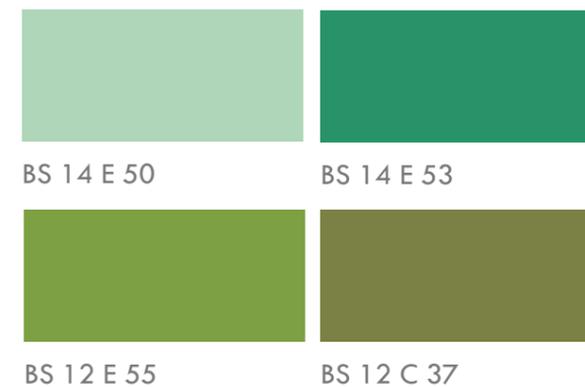
### Primary Colours

Unify the identity of the area, and form the main base of the colour scheme  
(choose 2 primary colours)



### Secondary Colours

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



### 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)



Shades of green with brown accents (example from Segar Grove)



Artist's impression of Toa Payoh Ridge, with shades of green inspired by the surrounding nature

# Toa Payoh (West) – Hillside Gardens



A suggested concept of providing lush greenery on different levels (example from Clementi Cascadia)



From left: *Sterculia parviflora* (Common Sterculia); *Peltophorum pterocarpum* (Yellow Flame)

## Landscape Approach

Toa Payoh West aims to integrate urban living with the surrounding undulating terrain. It evokes the idea of both natural and man-made terrains, surrounded on all sides by lush greenery and the sounds of nature.

### Planting Concept

Majestic trees with spreading canopies can be considered alongside other lush tropical planting that attracts native biodiversity.

### Suggested Tree Species

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

- *Sterculia parviflora* (Common Sterculia)
- *Shorea macroptera* (Meranti Melantai)
- *Mesua ferrea* (Ceylon Ironwood)
- *Delonix regia* (Flame of the Forest)\*
- *Peltophorum pterocarpum* (Yellow Flame)\*
- *Samanea saman* (Rain Tree)\*

\*Species can be planted where large planting spaces are available, e.g. in parks or common greens

# Toa Payoh (Central) – Urban Heart



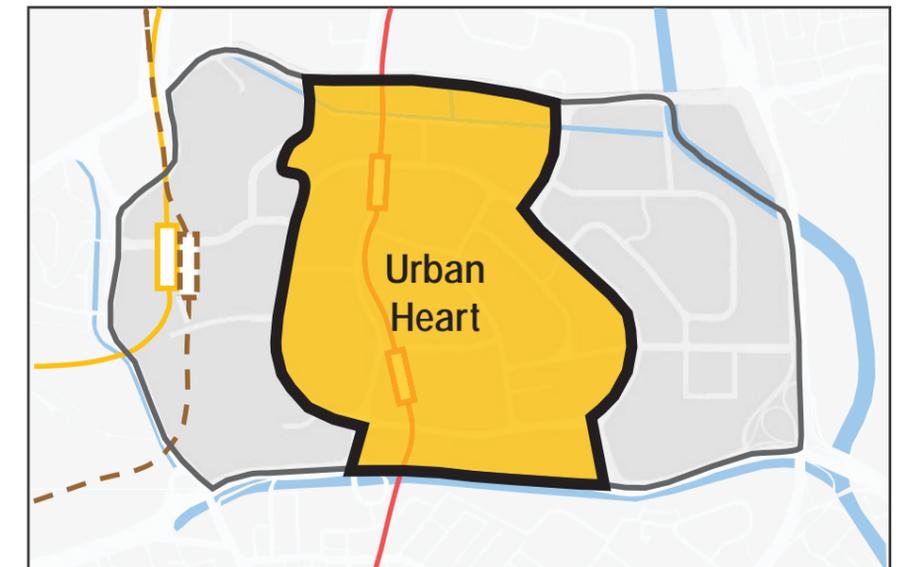
Clockwise from top: Aerial view of Toa Payoh town centre, together with Toa Payoh Sports Complex and Toa Payoh Town Park; Pedestrian mall within the town centre; the Dragon Playground along Lorong 6

## Sub-theme and Concept

Comprising Toa Payoh Town Centre, Toa Payoh Town Park and Toa Payoh Sports Complex, Toa Payoh Central consists of the main commercial and recreational hubs within the town. Braddell and Toa Payoh MRT stations, which were opened in 1987 as part of the first 5 MRT stations in Singapore, as well as Singapore’s first air-conditioned bus interchange can be found within this area.

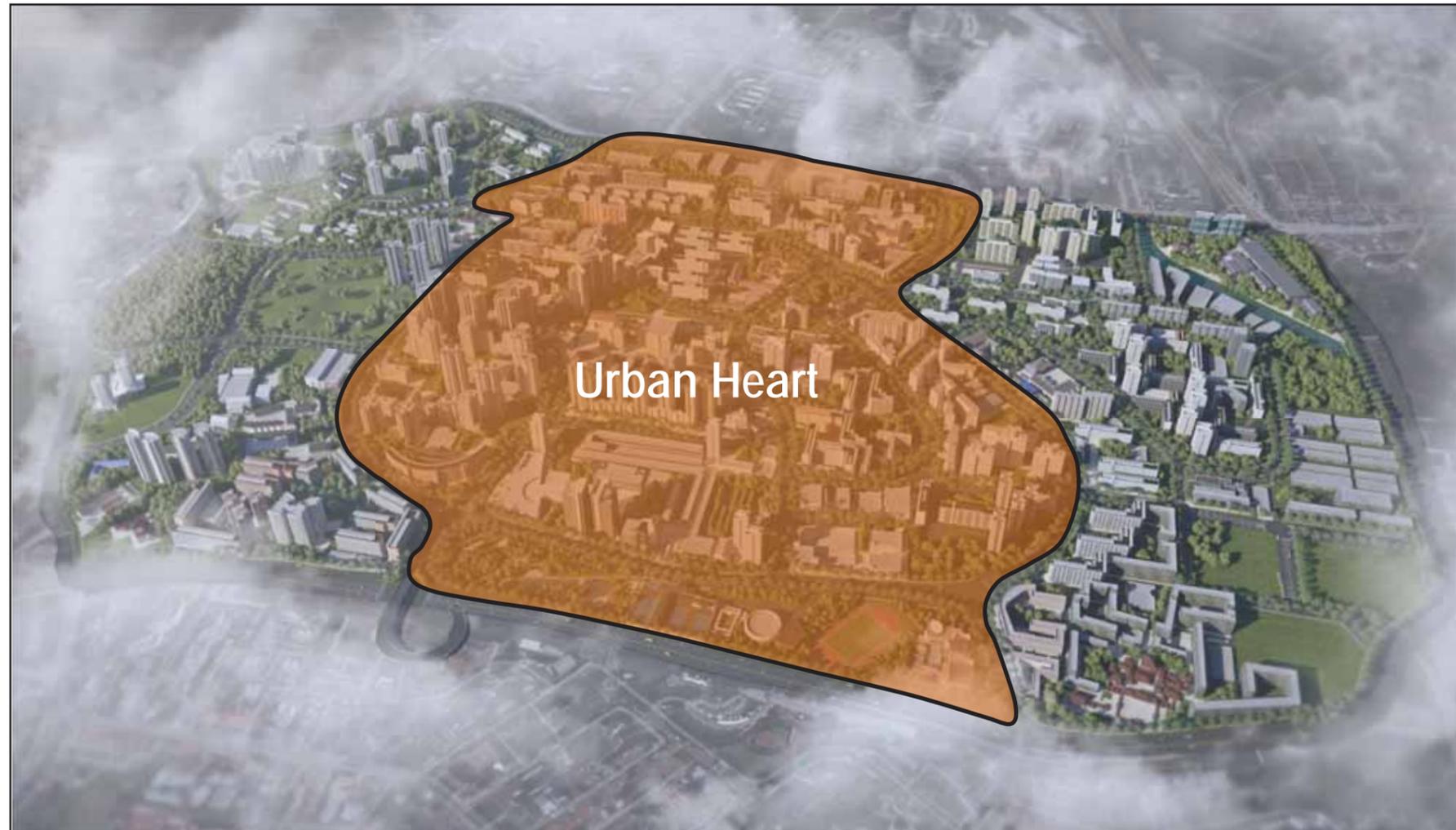
Besides Toa Payoh Town Centre which serves as a focal point for residents’ entertainment and shopping needs, there are also many shops and employment areas around Braddell MRT.

A familiar landmark within Toa Payoh, the Dragon Playground is one of the two remaining playgrounds in Singapore with this design.



CHILDHOOD CENTRAL HORIZON MEMORIES  
 TRADITIONS **HEART** NOSTALGIA  
 HERITAGE HISTORY  
 FAMILIARITY Y-BLOCK SENSES PIONEER  
 RING ROAD RUSTIC MOSAICS DRAGON PLAYGROUND

# Toa Payoh (Central) – Urban Heart



## Sub-theme and Concept

### Planning and Design Considerations

- From its vibrant town centre to various iconic features such as the Dragon Playground, Toa Payoh Central holds endearing memories of the development of HDB's first satellite town
- Common elements in this area are low-rise buildings, brightly-coloured facades and landmarks of historical significance
- The occasional high-rise infill sites also provide a layered structure to the typical low-rise typologies, while the Toa Payoh ring road strings up the various sites of historical significance

# Toa Payoh (Central) – Urban Heart



## Public Spaces

- To introduce more passive and active pockets of gathering spaces and facilities along key pedestrian thoroughfares/ social linkways
- To respond to the existing urban fabric and incorporate features of notable landmarks in the vicinity to retain a sense of familiarity



Left images: Artist impressions of public spaces like plazas and a pedestrian mall within Toa Payoh Town Centre, that will be rejuvenated with more greenery and amenities for residents to bond and mingle

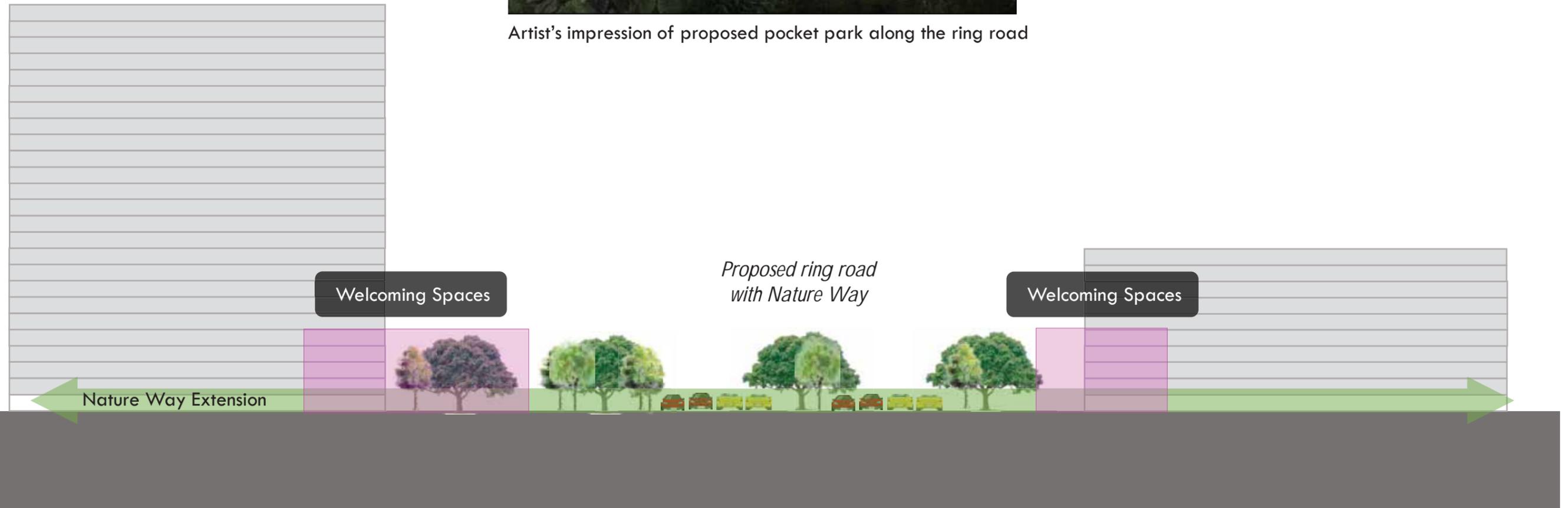
# Toa Payoh (Central) – Urban Heart



Artist's impression of proposed pocket park along the ring road

## Streetscape and Urban Edge

- Similar to the intention for the proposed pocket parks, welcoming spaces could be located along the ring road to create a sense of arrival as well as provide a visual extension of the Nature Way
- Welcoming spaces could extend between outdoor spaces and beneath housing blocks, and include amenities (e.g. seating areas) and lush landscaping



Schematic section

# Toa Payoh (Central) – Urban Heart

## Colour Palette

Off-white as a primary colour has a timeless quality. It also complements other colours, and serves well as a unifying base colour for the town.

The secondary colours consist of shades of orange are reminiscent of the terracotta quality of the town centre. These colours represent the identity of the area, in line with the 'Urban Heart' sub-theme.

Accent colours of red, yellow and brown reflect the enduring and delightful charm of Toa Payoh.

### Primary Colours

Unify the identity of the area, and form the main base of the colour scheme  
*(choose 2 primary colours)*



### Secondary Colours

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



### 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)*



Shades of orange on the facades of Toa Payoh Apex



Vibrant yellow accents on the roof features of Central Horizon in Toa Payoh

# Toa Payoh (Central) – Urban Heart



A suggested 'Urban Heart' theme planting concept that softens and provides shade for public spaces (example from Bedok Town Centre)



From left: *Hopea odorata* (Chengal Pasir); *Libidibia ferra* (Leopard Tree); *Lagerstroemia floribunda* (Kedah Bungor) and *Plumeria rubra* (Frangipanni)

## Landscape Approach

In line with the 'Urban Heart' theme, the planting could take on the form of a lush landscape with colourful plants, to soften the urban experience.

### Planting Concept

Trees with regular profiles (clean straight trunks, tiered branching, and symmetrical form), and architectural forms that reflect and complement the 'Urban Heart' theme.

### Suggested Tree Species

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

- *Hopea odorata* (Chengal Pasir)
- *Cratoxylum cochinchinense* (Kayu Arang)
- *Libidibia ferra* (Leopard Tree)
- *Lagerstroemia floribunda* (Kedah Bungor)
- *Plumeria rubra* (Frangipanni)

# Toa Payoh (Central) – Urban Heart



Artist's impression of the Ring Road lined with lush greenery to create a pleasant and shady experience



From left: *Aleurites moluccana* (Candle Nut); *Aglaia odoratissima* (Merlimau); *Eurycoma longifolia* (Tongkat Ali); *Flacourtia inermis* (Rukam Masam); *Garcinia atroviridis* (Asam Gelugor); *Scaphium macropodum* (Cheng Teng); *Syzygium aqueum* (Jambu Air); *Syzygium aromaticum* (Clove)

## Landscape Approach

### Planting Concept of Ring Road

To complement the Nature Way along the ring road, the planting concept could take on the form of a lush landscape interspersed with plants associated with the 'Agro-culture' theme to create an interesting urban experience.

### Suggested Tree Species

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

- *Aleurites moluccana* (Candle Nut)
- *Aglaia odoratissima* (Merlimau)
- *Eurycoma longifolia* (Tongkat Ali)
- *Flacourtia inermis* (Rukam Masam)
- *Garcinia atroviridis* (Asam Gelugor)
- *Scaphium macropodum* (Cheng Teng)
- *Syzygium aqueum* (Jambu Air)
- *Syzygium aromaticum* (Clove)

# Toa Payoh (Central) – Urban Heart

## Overview of Key Urban Design Considerations



### Transport

EXISTING PROPOSED

MRT Stations (underground)

### Facilities

Neighbourhood/ Commercial Centre  
 Community Facility

### Parks and Waterbodies

Park  
 Waterbody  
 Park Connector/ Cycling Path  
 Nature Way

### Key Corridors

Social Linkway

### Key Nodes and Junctions

Landmarks  
 Key Junctions

### Streetscape and Urban Design Response

Proposed Improvements to Pedestrian Mall  
 Proposed Improvements to Plazas and Open Spaces

# Toa Payoh (East) – Courtyard Communities



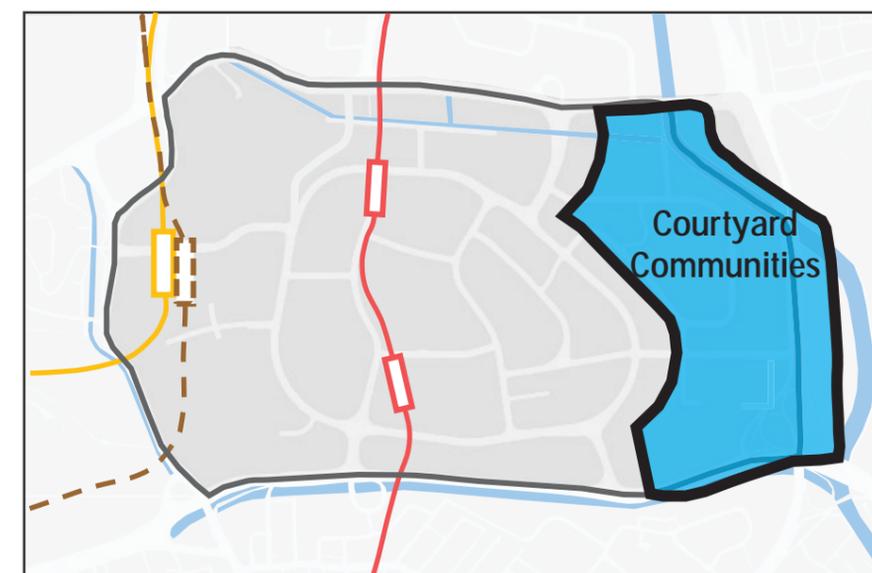
Outdoor community spaces framed by variety of building forms along Lor 7 and Lor 8 Toa Payoh



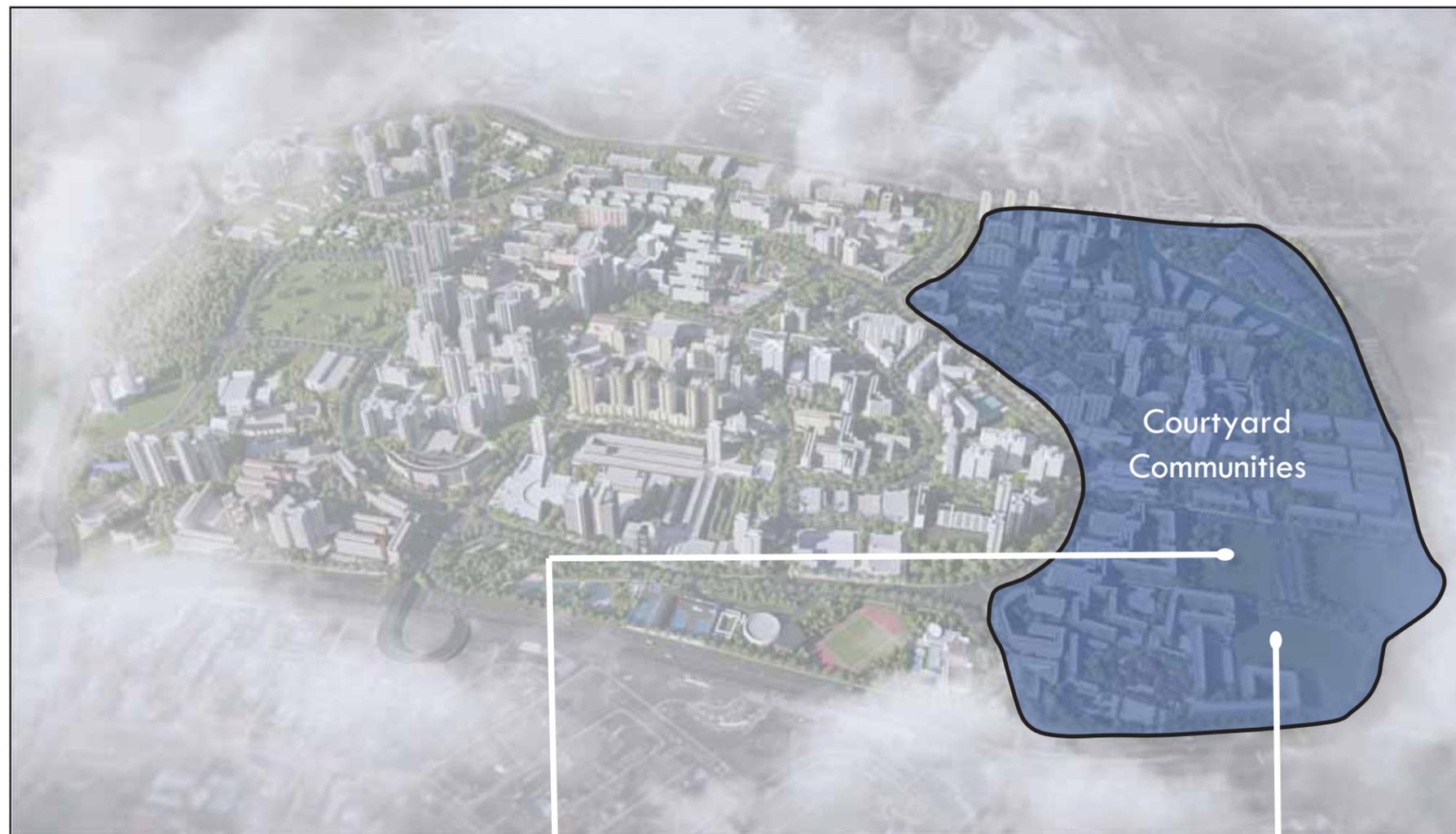
Aerial view of Lian Shan Shuang Lin Monastery

## Sub-Theme and Concept

With existing developments completed across the different decades, the area has a diverse collection of architecture with different treatments, typologies and heights. Older 1960s and 1970s slab blocks are juxtaposed against newer infill 1990s tower blocks, forming a series of varying public spaces. There are opportunities to strengthen community ties and to enhance public spaces to encourage greater interaction and sense of belonging.



# Toa Payoh (East) – Courtyard Communities



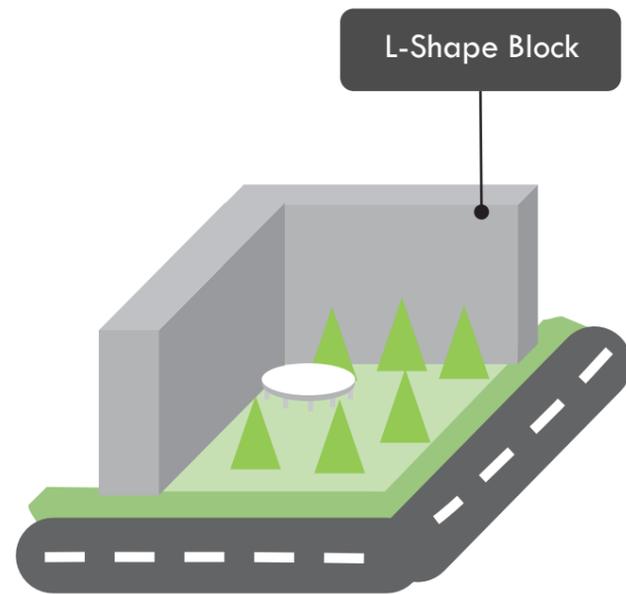
## Sub-Theme and Concept

### Planning and Design Considerations

- Creating more intimate community spaces close to homes and located amongst varied building typologies and layouts
- Enhancing the walking experience through these community spaces for better last-mile connectivity
- Extending the network of community spaces towards existing parks spaces and the Kallang River

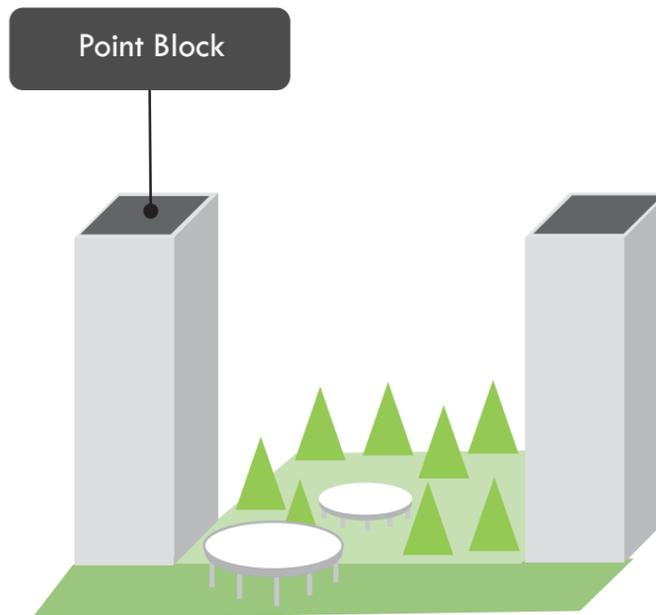


# Toa Payoh (East) – Courtyard Communities



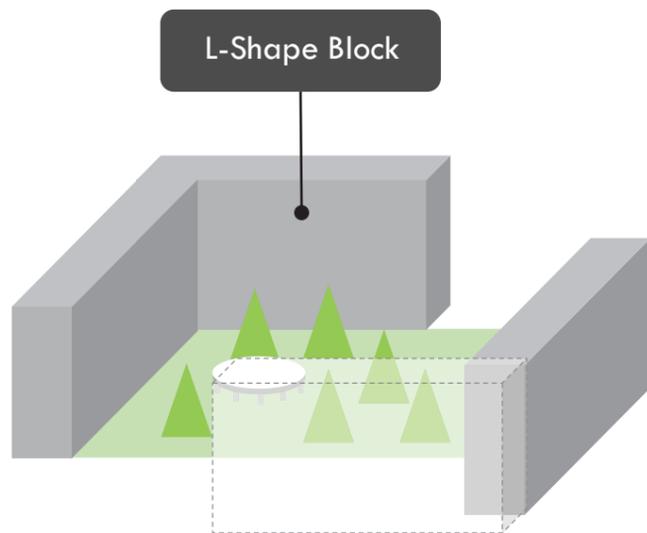
L-Shape Block

Single slab block



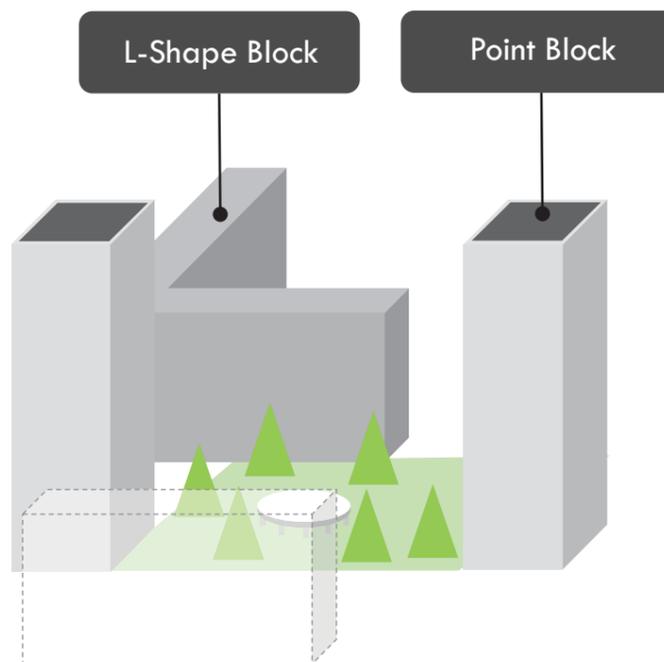
Point Block

Between tower blocks



L-Shape Block

Between slab blocks



L-Shape Block

Point Block

Combination of slab and tower blocks

## Form and Massing

- Varied building forms that create a range of courtyard spaces with varying degrees of intimacy, to encourage neighbourly interaction

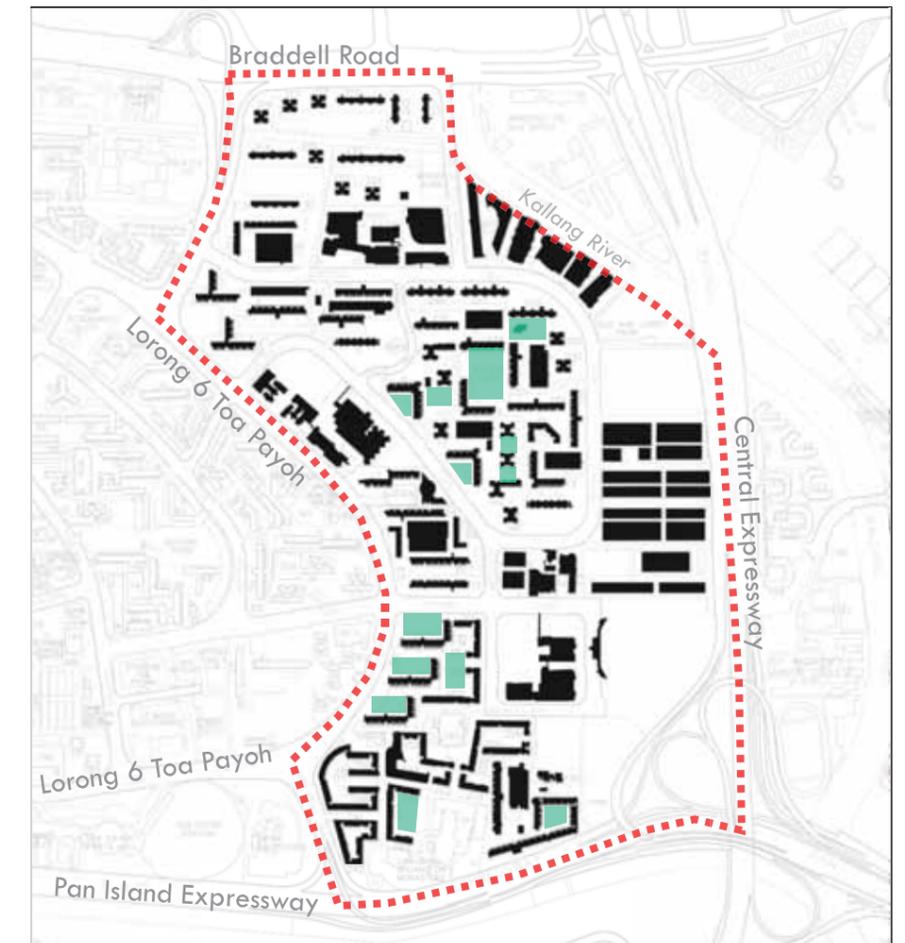


Figure-ground diagram showing various courtyard typologies in Toa Payoh East area

# Toa Payoh (East) – Courtyard Communities



Artist's impression of Kim Keat Beacon



Artist's impression of courtyard spaces nestled between the tower residential blocks in Kim Keat Beacon



Artist's impression of the community verandahs in Kim Keat Beacon

## Form and Massing

- New developments could extend the existing urban fabric by exploring building typologies that create more well-defined courtyard spaces surrounded by housing blocks



Combination of slab and tower blocks stepping down towards courtyard spaces

# Toa Payoh (East) – Courtyard Communities



## Public Spaces

- Cosy open spaces tucked within housing precincts which are friendly for all ages and conducive for community bonding
- Facilities with distinctive features that could act as micro landmarks that define the courtyard spaces along pedestrian thoroughfares
- Public spaces capitalising on the site context, e.g. views, proximity to greenery and Kallang River



Clockwise from top: Courtyard spaces between Blk 252 and Blk 253; Lush planting enhances the cosy ambience along the pedestrian path next to Blk 253; Distinctive dinosaur-themed playground next to Blk 27.

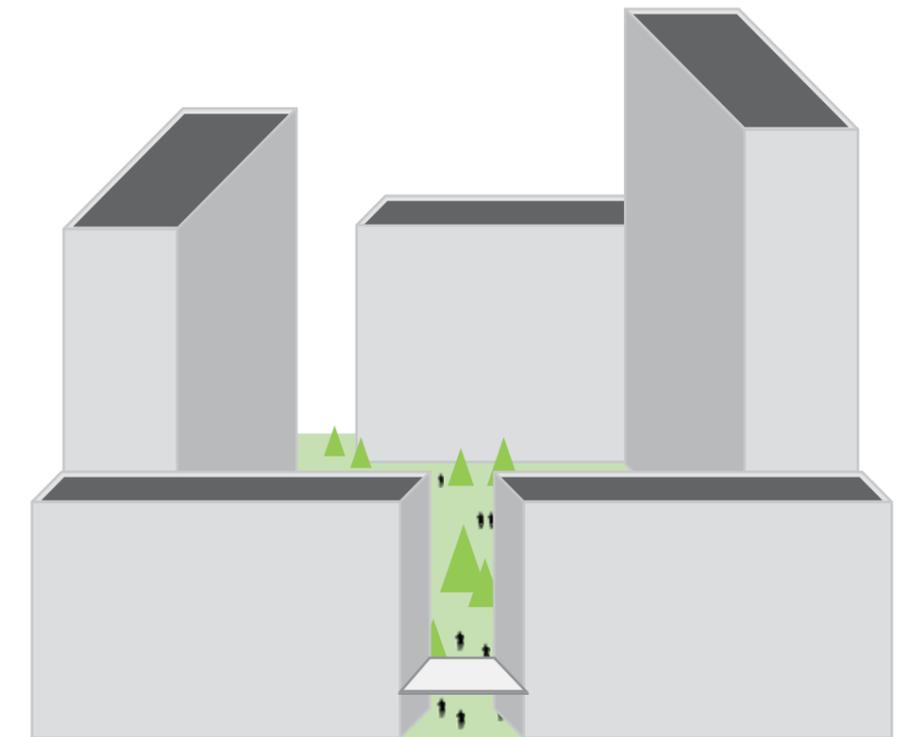
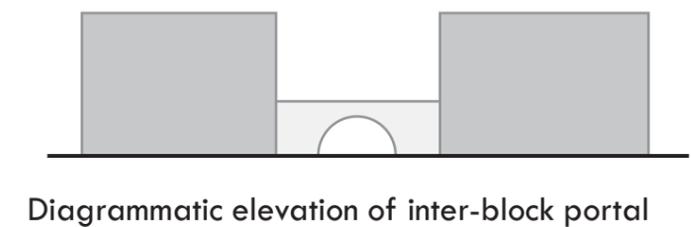
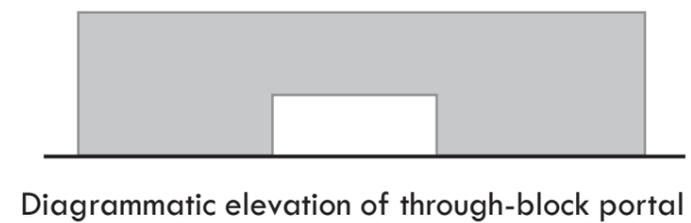
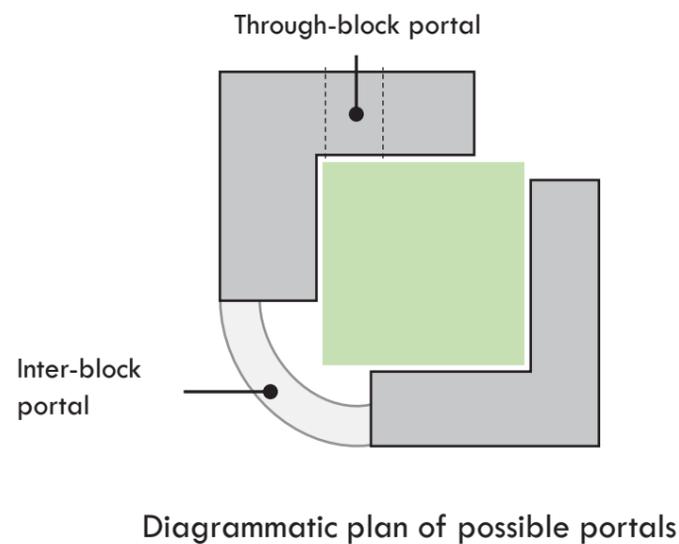
# Toa Payoh (East) – Courtyard Communities



Portal framing entry into courtyard spaces between Blk 252 and Blk 253

## Streetscape and Urban Edge

- To define the boundaries of key open spaces using housing blocks whilst providing points of entry on ground level
- Through-block and/or inter-block portals that frame points of entry



Portal marking the entry into open space between housing blocks

# Toa Payoh (East) – Courtyard Communities

## Colour Palette

Off-white as a primary colour has a timeless quality. It also complements other colours, and serves well as a unifying base colour for the town.

The secondary colours consist of shades of blue are inspired by the calm quality of courtyards and the nearby Kallang River. These colours represent the identity of the area, in line with the ‘Courtyard Community’ sub-theme.

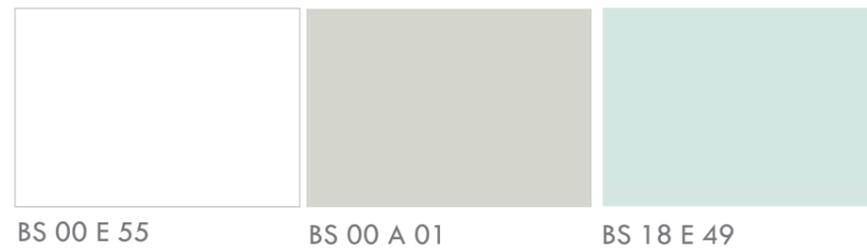
Accent colours of red, yellow and brown reflect the enduring and delightful charm of Toa Payoh.

## Facade and Roofscape

Facade and roof designs could be articulated with water inspired patterns or forms to strengthen the relationship to the nearby Kallang River.

### Primary Colours

Unify the identity of the area, and form the main base of the colour scheme  
(choose 2 primary colours)



### Secondary Colours

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



### 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)



Shades of blue with yellow accents (example from Teck Ghee Vista)



Artist's impression of Kim Keat Ripples, in shades of blue and patterns mimicking the movement of ripples

# Toa Payoh (East) – Courtyard Communities



A suggested 'Courtyard Communities' theme planting concept to frame outdoor social spaces with greenery (example from Compassvale Mast)



From left: *Cocolba uvifera* (Jamaican Kino); *Dalbergia latifolia* (East Indian Rosewood); *Elaeocarpus mastersii* (Small-leafed Oil-Fruit)

## Landscape Approach

Toa Payoh East is about emphasising the community courtyards and celebrating the nearby Kallang River, which is within walking distance. The landscape should be designed with shady outdoor spaces that promote social interaction.

### Planting Concept

Trees with features such as distinctive forms with interesting leaf shapes and texture, that help to evoke a sense of curiosity and encourage conversations within the cosy courtyard spaces.

### Suggested Tree Species

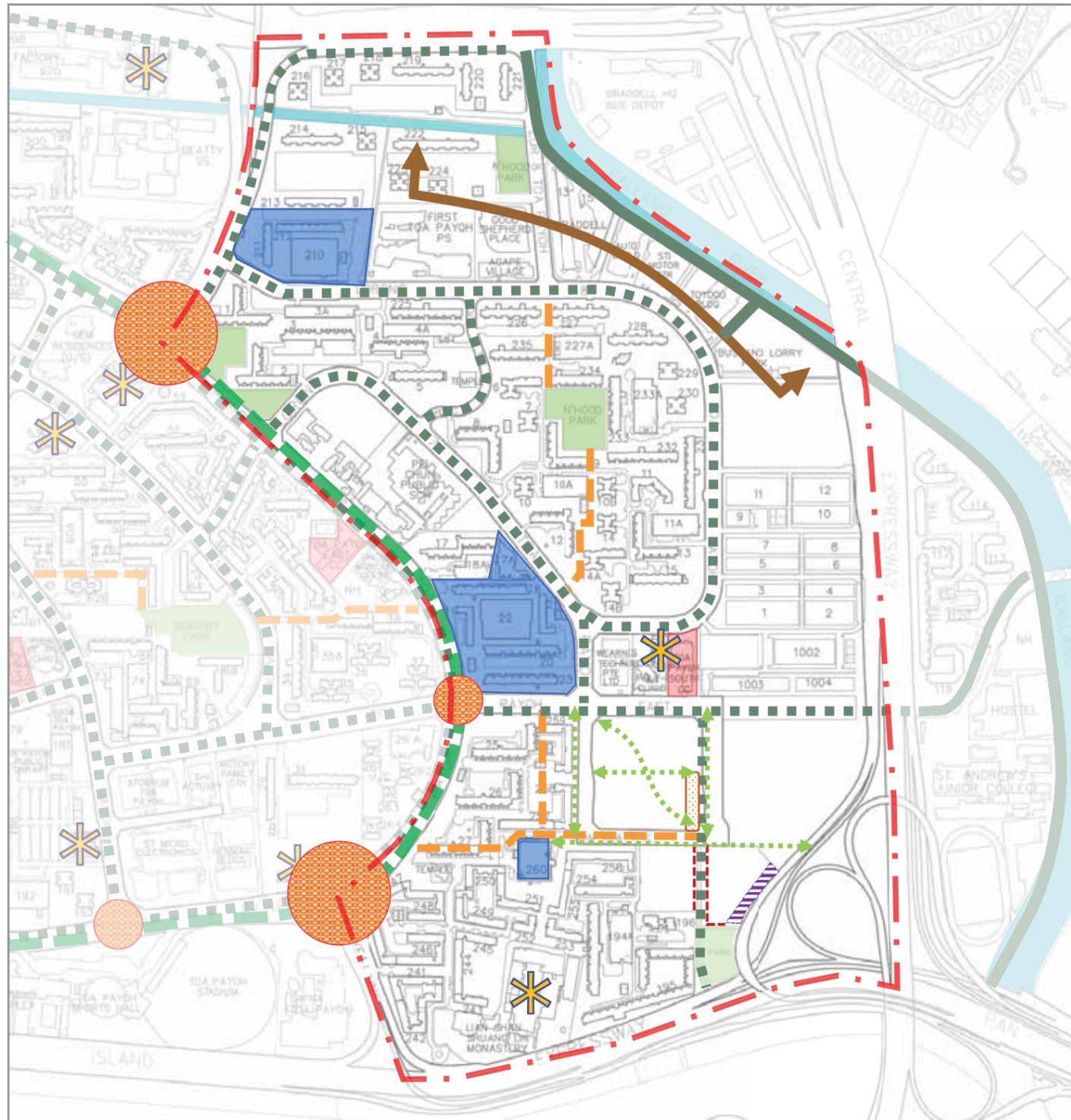
The following list is intended as a guide for tree species selection and is not meant to be restrictive.

- *Cocolba uvifera* (Jamaican Kino)
- *Dalbergia latifolia* (East Indian Rosewood)
- *Libidibia ferra* (Leopard Tree)
- *Elaeocarpus mastersii* (Small-leafed Oil-Fruit)
- *Clusia rosea* (Balsam Apple)
- *Leptospermum brachyandrum* (Weeping Tea-Tree)
- *Salix babylonica* (Weeping Willow)
- *Peltophorum pterocarpum* (Yellow Flame)\*

\*Species can be planted where large planting spaces are available, e.g. in parks or common greens

# Toa Payoh (East) – Courtyard Communities

## Overview of Key Urban Design Considerations



### Facilities

EXISTING PROPOSED

- Neighbourhood/ Commercial Centre
- Community Facility

### Parks and Waterbodies

- Park
- Waterbody
- Park Connector/ Cycling Path
- Nature Way

### Key Corridors

- Social Linkway
- Local Links

### Key Nodes and Junctions

- Landmarks
- Key Junctions

### Urban Design Response

- Maximisation of Views towards Kallang River
- Skyline Treatment (variation in building heights)
- Perimeter Treatment (active & porous edges)
- Activity-generating uses

# Contents

## Town Scale

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- Key Nodes and Junctions
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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 sub-themes.

## Toa Payoh (West) Hillside Gardens

### Design Considerations

To strengthen the inspiration of nature and landscape

- Nature-inspired patterns
- Integrating landscape with architecture



Random patterns of slats mimic the filtering of light through tree canopies (example from Alila Villas Uluwatu, Bali, Indonesia)



Shelter designed as a tree-like structure (example from Acacia Breeze @ Yishun)

# Precinct Facilities

## Toa Payoh (Central) Urban Heart

### Design Considerations

Inspired by the quality of nostalgia and reminiscing the past

- Embody an inviting sense of warmth
- Use of rustic look-a-like natural textures and colours



Natural textures to create a sense of warmth (example from West Terra @ Bukit Batok)

## Toa Payoh (East) Courtyard Communities

### Design Considerations

Inspired by the qualities of a courtyard, geometric patterns provide a sense of familiarity and repetition, and by extension, a sense of safety and comfort

- Emphasis on geometric elements
- Sense of familiarity



A sense of familiarity with repeating patterns (example from Northshore Residences I)

# 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.

# Playgrounds

Toa Payoh (West)

## Hillside Gardens

### Design Ideas

Natural terrains, rustic, use of look-a-like natural materials, curiosity, flowers and insects



Use of terrains to evoke the sense of adventure, at the playground in Toa Payoh Crest

Toa Payoh (Central)

## Urban Heart

### Design Ideas

Bright colours, clean and simple lines, differing levels and platforms, sculptural elements



Use of bright colours and sculptural elements (example from Reservoir Village in Bedok)

Toa Payoh (East)

## Courtyard Communities

### Design Ideas

Nature, organic form, riverine flora and fauna



Playground elements inspired by flora and fauna to evoke the sense of fun and play with nature within an intimate courtyard garden (example from Sun Natura in Sembawang)

# 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.

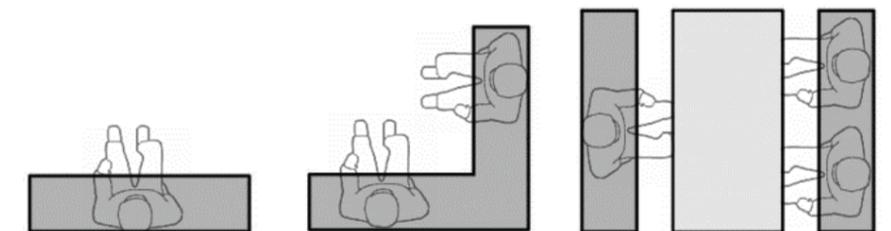
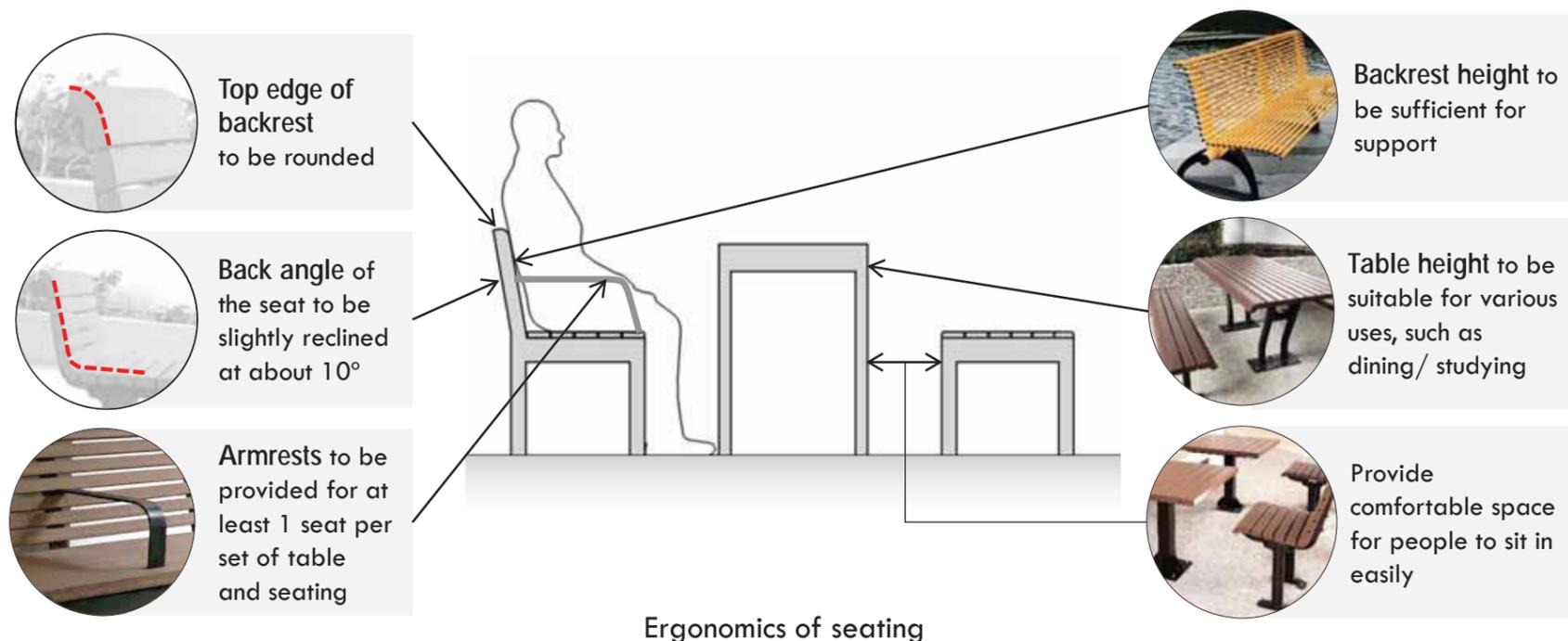
### Universal Design

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

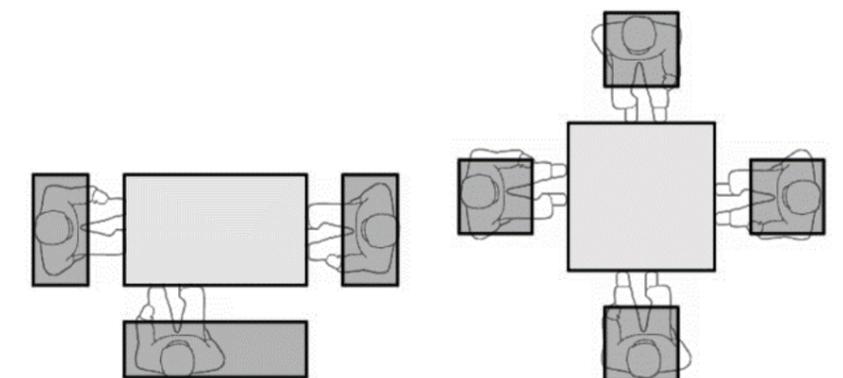
- Proprietary systems are generally easy to replace
- Select materials that are durable against weathering and vandalism (e.g. avoid natural wood, recommended to use metal with wood grain finish, powder coated metal etc.)
- Place seating in the landscaped areas on paved surfaces to avoid the need for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

# 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

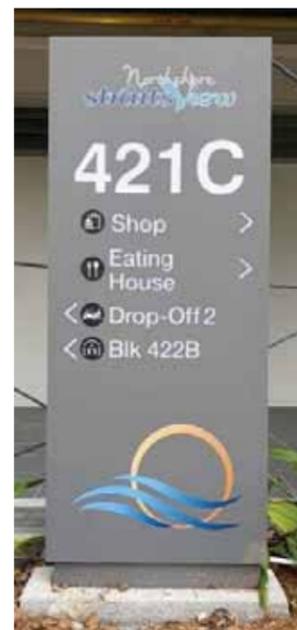
Easy maintenance of the light fixtures and cost-efficient replacement of parts is recommended.

# 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  $\geq$  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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## National Archives of Singapore

- Page 12, top second from left: Queen Elizabeth II's visit to Blk 53. Ministry of Information and the Arts Collection, courtesy of National Archives of Singapore.

## Singapore Land Authority

- Page 10, top: Map of Toa Payoh in 1958.

## National Parks Board

- Page 42, bottom left: *Sterculia parviflora* (Common Sterculia). Photographer: Boo Chih Min, NParks Flora & Fauna Web.
- Page 42, bottom right: *Peltophorum pterocarpum* (Yellow Flame). Photographer: Shi Biying, NParks Flora & Fauna Web.
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- Page 60, bottom middle: *Dalbergia latifolia* (East Indian Rosewood). Photographer: Jessica Teo, NParks Flora & Fauna Web.
- Page 60, bottom right: *Elaeocarpus mastersii* (Small-leaved Oil-Fruit). Photographer: Ang Wee Foong, NParks Flora & Fauna Web.

## Kyoob Architects Pte Ltd

- Page 56, bottom middle: Artist's impression of the community verandahs in Kim Keat Beacon.

## LOOK Architects Pte Ltd

- Page 50, top: A suggested 'Urban Heart' theme planting concept that softens and provides shade for public spaces (example from Bedok Town Centre).

## ONG&ONG Pte Ltd

- Page 49, top: Shades of orange on the facades of Toa Payoh Apex. Photographer: Werty Ho Wai Yong.

## P&T Consultants Pte Ltd

- Page 64, left: Natural textures to create a sense of warmth (example from West Terra @ Bukit Batok).

## Surbana Jurong Consultants Pte Ltd

- Page 41, top: Shades of green with brown accents (example from Segar Grove).
- Page 59, top: Shades of blue with yellow accents (example from Teck Ghee Vista).
- Page 63, right: Shelter designed as a tree-like structure (example from Acacia Breeze @ Yishun).

# Image Credits

## Ang Qing Ying

- Page 57, bottom left: Distinctive dinosaur-themed playground next to Blk 27.
- Page 58: Portal framing entry into courtyard spaces between Blk 252 and Blk 253.

## Derek Loei

- Page 60, top: A suggested 'Courtyard Communities' theme planting concept to frame outdoor social spaces with greenery (example from Compassvale Mast).
- Page 66, left: Use of terrains to evoke the sense of adventure (example from Toa Payoh Crest).
- Page 66, middle: Use of bright colours and sculptural elements (example from Reservoir Village in Bedok).
- Page 66, right: Playground elements inspired by flora and fauna to evoke the sense of fun and play with nature within an intimate courtyard garden (example from Sun Natura in Sembawang).

## Lloyd Ng

- Page 39, top left: Lush greenery at main pedestrian thoroughfares and public spaces (example from Duo Galleria)
- Page 53, top: Outdoor community spaces framed by variety of building forms along Lor 7 and Lor 8 Toa Payoh.
- Page 58, top: Portal framing entry into courtyard spaces between Blk 252 and Blk 253.
- Page 57, bottom right: Lush planting enhances the cosy ambience along the pedestrian path next to Blk 253.

## Petrina Yeap

- Page 64, right: A sense of familiarity with repeating patterns (example from Northshore Residences I).

## Rachel Koh Nai Mei

- Page 42, top: A suggested concept of providing lush greenery on different levels (example from Clementi Cascadia).

## Wong Ju Cheng

- Page 61, left: Random patterns of slats mimic the filtering of light through tree canopies (example from Alila Villas, Uluwatu, Bali, Indonesia).

## People's Association (PA)

- Pg 27, top left: Feature wall/ mural at upcoming Toa Payoh Community Centre within Kim Keat Heights, taking reference to unique "Toa Payoh-ness" incorporating the Toa Payoh Dragon Playground motif and colours

## Dawn Koh

- Pg 27, top right: Toa Payoh Town Centre signage incorporating the Dragon Playground motif in its design
- Pg 27, bottom: Wall mural "The Toa Payoh Story" at Toa Payoh MRT Station, depicting the history and culture of the town.

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

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