

# **REVISED STREET BLOCK PLANS FOR BEACH ROAD, TAN QUEE LAN STREET, NORTH BRIDGE ROAD, SEAH STREET (DOWNTOWN CORE PLANNING AREA) AND UPPER CIRCULAR ROAD CONSERVATION AREA (SINGAPORE RIVER PLANNING AREA)**

Circular No : URA/PB/2025/10-CUDG  
Our Ref : DC/ADMIN/CIRCULAR/PB\_25  
Date : 1 Dec 2025

## **CIRCULAR TO PROFESSIONAL INSTITUTES**

Who Should Know:

Building owners, Qualified Persons and developers

Effective Date:

With effect from 1 Dec 2025

### **Objective**

1. As part of the Draft Master Plan 2025, URA has reviewed and updated the Street Block Plans for the following:
  - a. Beach Road, Tan Quee Lan Street, North Bridge Road and Seah Street, as shown in [URA/CUD Plan Release 1/2025E](#); and
  - b. Upper Circular Road Conservation Area, as shown in [URA/CUD Plan Release 2/2025E](#).
2. These Street Block Plans aim to build on the urban character and uses within the respective neighbourhoods and create more attractive and pedestrian-friendly streets. The Street Block Plans will be used to guide development works within the defined street blocks.
3. This circular will supersede the respective Street Block Plans released in the following circulars:
  - a. Street Block and envelope control plans for the Beach Road, Middle Road, North Bridge Road, and Seah Street (Circular No. URA/PB/2019/19-CUDG dated 27 Nov 2019, Circular No. URA/PB/2008/26-CUDD dated 05 Dec 2008,

Circular URA/PB/98/15-DCD dated 26 Sep 1998 and Circular No. URA/PB/93/22-CUDD dated 20 Aug 1993); and

- b. Street Block Plan for Upper Circular Road Conservation Area (Circular No. URA/PB/2016/01-PCUDG dated 01 Feb 2016).

## **Implementation**

- 4. The guidelines will apply to relevant Development Applications submitted to URA on or after 1 Dec 2025. Where URA's Planning Permission is applicable, development applications submitted to URA before the effective date that result in a grant of Provisional Permission (PP) or Design Gateway (DG) clearance will not be subject to the new guidelines.
- 5. I would appreciate it if you could convey the contents of this circular to the relevant members of your respective organisations. You are advised to refer to the [Development Control Handbooks](#) and URA's website for updated guidelines instead of referring to past circulars.
- 5. For other information on the master plan, urban design guidelines, private property use and approval, car park locations and availability, private residential property transactions, and conservation areas and buildings, use [URA SPACE](#) (Service Portal and Community e-Services). This is an online portal packed with useful data and visualisation to help building professionals, business operators and the general public in their decision-making. It consolidates detailed information on land use and private property into a one-stop platform presented on geospatial maps. For feedback or enquiries, please [email](#) us.

Thank you.

CHOU MEI (MS)

GROUP DIRECTOR (CONSERVATION & URBAN DESIGN)

For CHIEF EXECUTIVE OFFICER

URBAN REDEVELOPMENT AUTHORITY