

# Unique Identities of Neighbourhood in Asian Countries

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## Abstract:

How do we create a unique modern and architectural urban design languages of a neighborhood/city which also makes it livable, sustainable, attaching and visually unique today and for the future?

**Keywords:** Unique, Urban Design Guidelines, Neighbourhood

How do we create Unique identity exists essentially in an organic and evolutionary manner?

How do we create a unique modern and architectural urban design languages of a neighborhood/city which also makes it livable, sustainable, attaching and visually unique today and for the future?

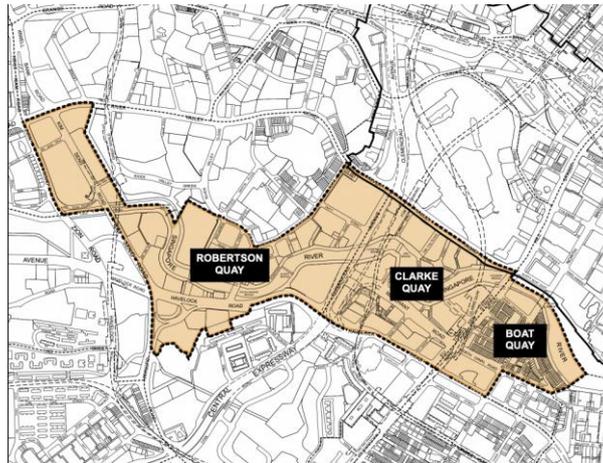
Key Layers of Neighborhood scale Design.



<https://www.hdb.gov.sg/cs/infoweb/-/media/doc/PressReleases/corppr04092018annex-final.ashx>

Singapore river one Planning area:- (Residential, Mixed-use, Heritage)

Riverfront living, buzzing Night life, Activities in historic buildings, analysis on waterfront destinations.

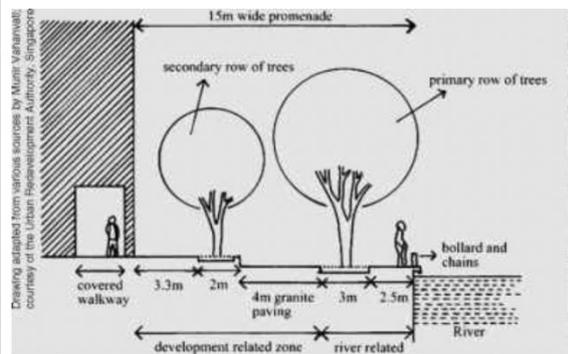
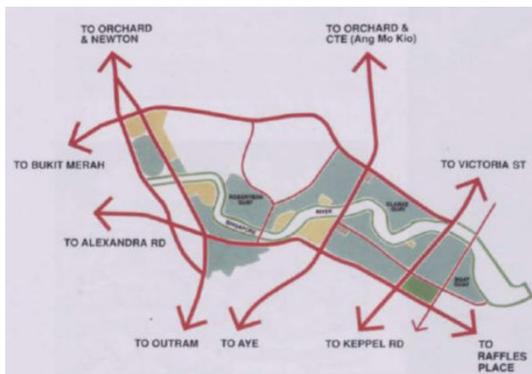


<https://www.ura.gov.sg/Corporate/Guidelines/Urban-Design/-/media/F30CA1501B2E4E07B688E0EE784EA2D1.ashx>

New Development Urban design Guideline.

Aims to guide the physical development of the area to ensure that individual buildings contribute to, & strengthen planning vision for the respective zones & create an attractive pedestrian friendly physical environment.

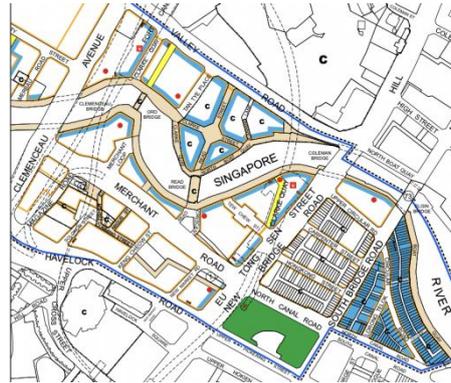
Implementation of tree lined pedestrian promenade on bridges along the banks of the river, connecting the above 3 quays. Activity corridor that capitalizes on the river frontage and reflects its unique historic character.



Bridges connecting bank of Singapore river

15 mts setback from riverfront to development





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Zones of Singapore river planning area:-Total 3kms long

Robertson Quay- Waterfront Residential living Art related Facilities

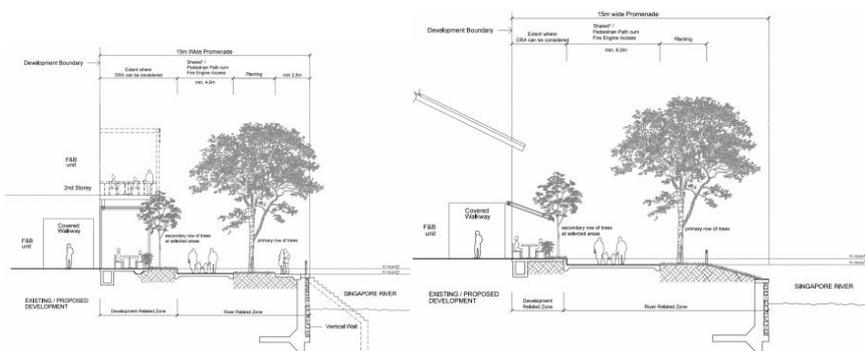
Clarke Quay -Conserved Mixed used Building ,Commercial, Residential & Hotel

Boat Quay-Conserved 100 shop buildings ,Commercial activities

AGU

To create vibrant precincts attractive, pedestrian-friendly streets, AGU (Activity generating uses) like retail, food& beverages at

- Riverfront promenade,
- pedestrian malls,
- block links,
- key streets &
- public spaces.



ORA

Outdoor Refreshment Area are allowed at:

- Along riverfront promenade
- Public areas or open spaces
- ORA defined by different floor finishes or planters etc.
- Structures (scale & design) compliment the adjacent developments.

Robertson Quay

- Abutting within the boundary
- Maximum height -4mts related to 1<sup>st</sup>storey of development/adjacent covered walkway to a maximum height of 4mts.
- Market styled umbrellas ,not anchored to the promenade.

Clark Quay

Standalone ORA structures near river related zones

- Light weight & not exceed 4m height.

Form & Massing

- Scale form & architectural expression of the surrounding buildings.
- Buildings should be designed to contribute skyline profile of city & pedestrian experience along the riverfront promenade.
- Design of building form & massing with architectural treatment depends upon how it is viewed form different places.

1. Major approaches/landmarks

2. Promenades

3. Pedestrian malls.

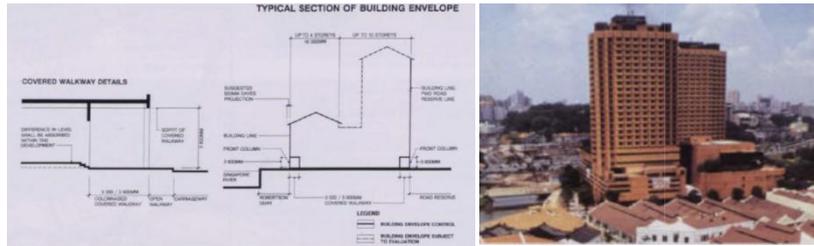
- Robertson Quay blocks were of former warehouse styles lined the river to be retained.
- Existing Buildings
- Roof profiles & solid & void expressions.

Location- Front to next to F & B Unit.(as shown in section above)

The riverfront promenade, pedestrian malls and public spaces (covered walkways,courtyards,within the setbacks).

**Boat Quay**

- Umbrellas are allowed.
- Tent structures allowed.
- Existing trees are not pruned.
- Tree aeration and plantation are kept open.



### Building Height

- Specified to create 3 dimensional skyline profile.
- Lower Height for pedestrian friendly scale :
  1. River front promenade.
  2. Low rise conserved buildings.
- Higher building heights in non-river fronting portion.
- Higher building heights assigned for focal points & variety in built environment
- Robertson Quay & Clarke Quay has 2.8 plot ratio.
- Boat Quay has 4.2 Plot Ratio.

### Building Edge

- Creative distinctive well defined streets.
- 40% per building frontage, between the corners of development for building form articulation.
- Create distinctive well defined streets developments built to the lines of road reserves /promenade reserves to a minimum of 2 storeys.

Party-wall developments are to abut the common boundary Window openings and façade articulation are not permitted along the party-wall.

Party-wall developments are to match the full height of the adjacent party-wall sites.



Above the party-wall, developments are to be set back by a minimum of 3.0m from the common boundary

Party-wall developments are to match the podium levels of the adjacent party-wall sites.

<https://www.ura.gov.sg/Corporate/Guidelines/Urban-Design/-/media/2E4EBF3B00E044E7B33F1B79C34AE172.ashx>

### Party Wall

- Party wall developments -to abut the common boundary with the Lower Height for pedestrian friendly scale :
  1. River front promenade.

2. Low rise conserved buildings.
  - Higher building heights in non-river fronting portion.

**Building Edge**

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**Public Spaces**

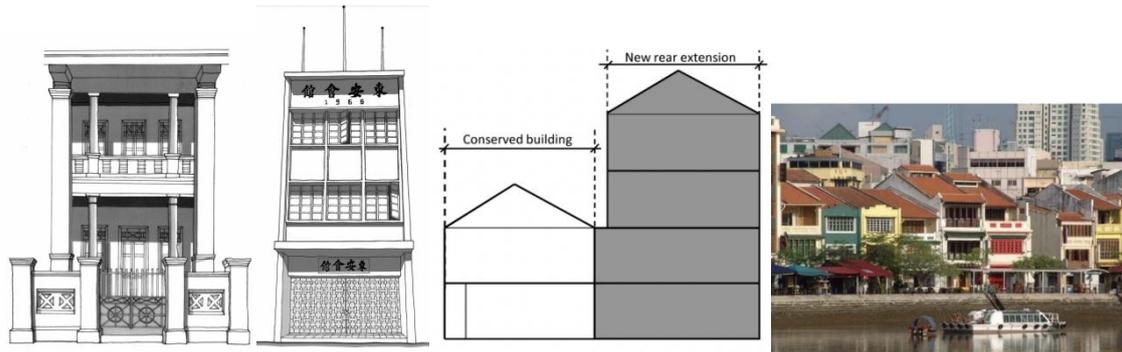
- Developments fronting the riverfront promenade or pedestrian malls or nodes-provision of public open spaces within the site.
- Landscaping in these open spaces for visual and physical porosity.
- Well connected to river promenade open and covered walkways and accessible from underground and elevated 2<sup>nd</sup> storey.



**Roofscape**

- Roofs of both high rise and low rise parts of developments are to be considered which contributes the distinctive and coherent character of Singapore river.
- Relating to the conserved buildings, development at Robertson Quay have terracotta clay tiled pitched roofs as the predominant roof form.

**Conservation Development Urban Design Guidelines**



Art Deco                      Modern Shop house

**Boat Quay Historic Districts Shop-houses conservation guidelines:**

A new Jack roof .Skylight at the rear slope of main roof & on rear secondary roofs.

A cover over the air well.A cover over the rear court.New windows on rear facade & gable end wall.

Addition of secondary doors & windows.

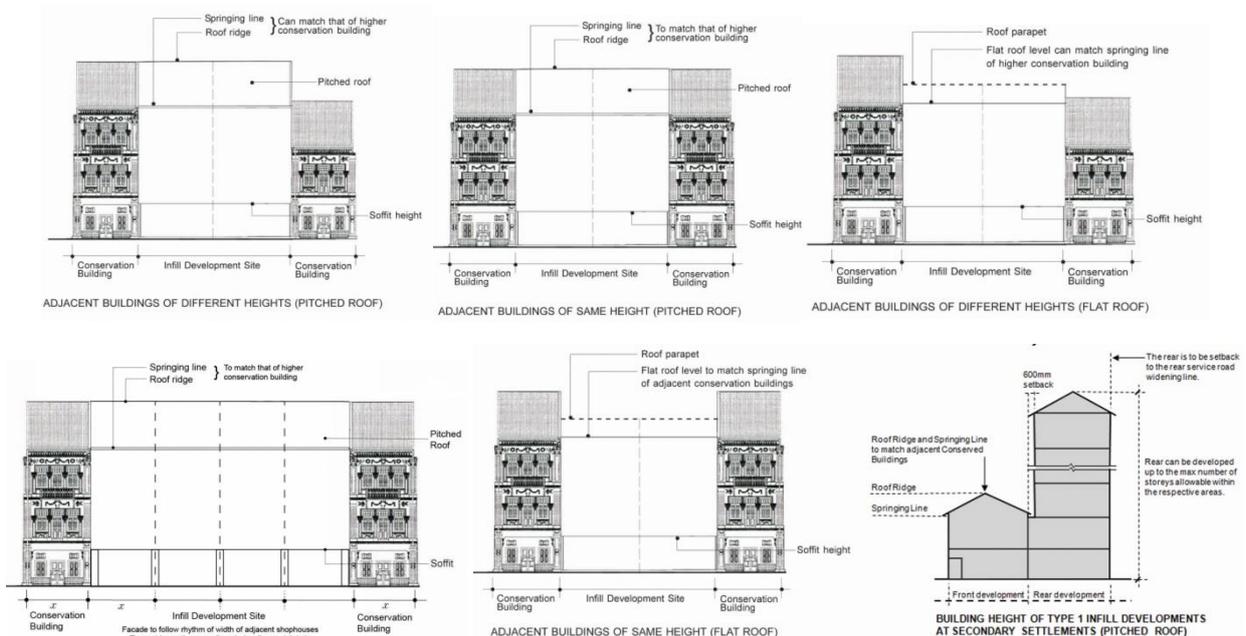
**Art Deco**

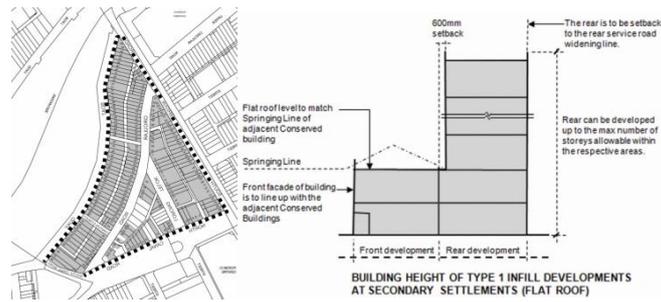
Streamlining columns,arches, orders, keystones & pediments, into geometric design. No clay tiles .

Proportional beauty & elevation composition.

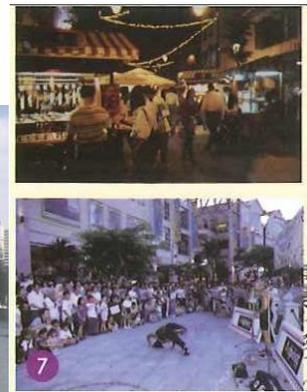
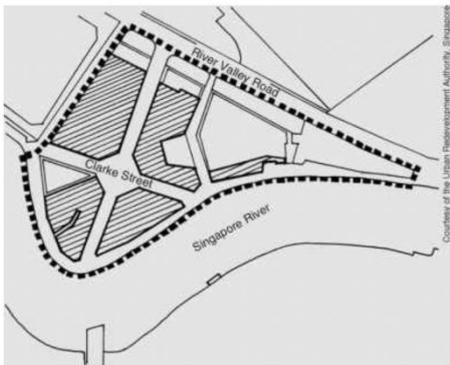
**Modern Shop house**

Thin air fins & air vents which are functional & decorative. Well proportioned windows to compliment with geometric design. Functionalism moving towards modernism approach. Representation of Post war economic situation





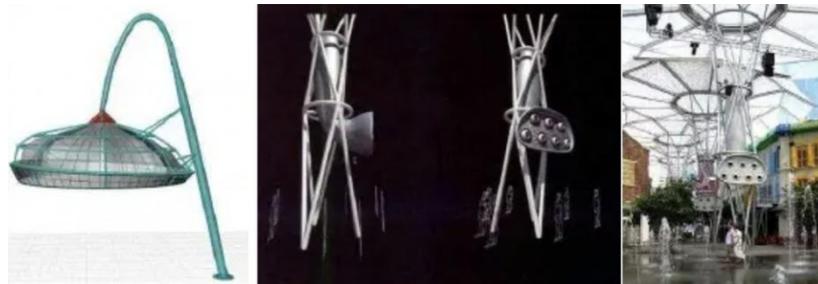
Clarke Quay conserved ware houses (Mixed use developments) guidelines:



60 go-downs at Clarke quay converted into 200 & more shops, restaurant,bars,etc.

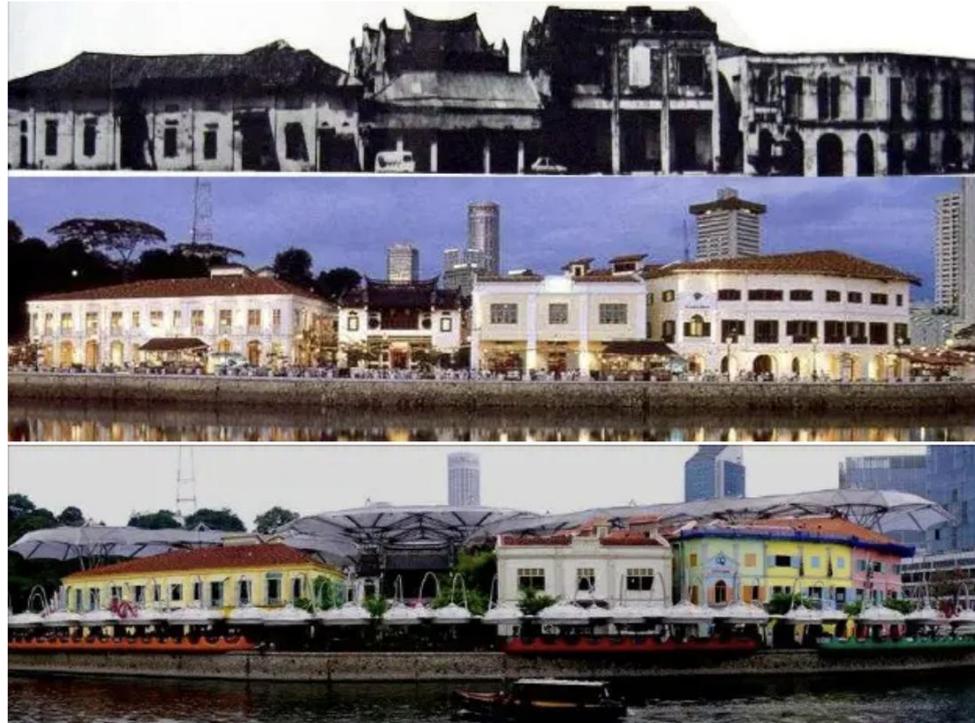


60 go-downs at Clarke quay converted into 200 & more shops, restaurant,bars,etc.



Blue bells figures showing Clarke quay revival plans.

The Clarke quay after revival in 2003 created a promenade with chairs,kiosks, trees & steps along the bank . However, the new installations of lilypads& bluebells in 2003 weakened the visibility of the river while narrowed the pedestrian space. The facade of the whole area also changed.



Facade Transformation of Clarke Quay



Facade Transformation of Clarke Quay

Regeneration of shop houses made the Clarke quay increase the economy of people  
Heritage precinct is continuously reinventing itself from family oriented festival market to retail centre & warehouses into night clubs. Heritage structures modifications done many times.

**Conclusion:**



The riverfront was developed in a way to attract more people to it.  
Appropriate relations between the government & private companies lead to the development of the

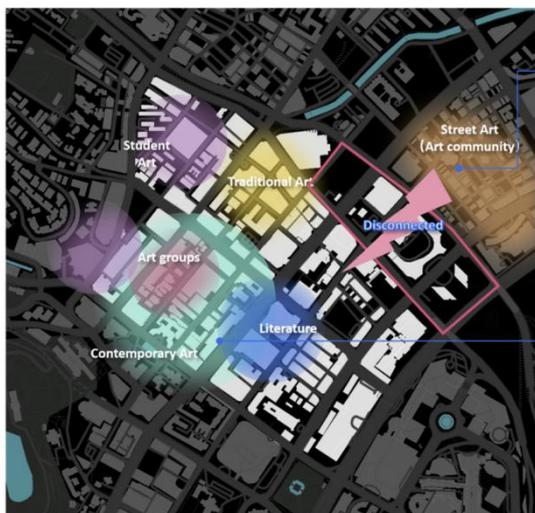
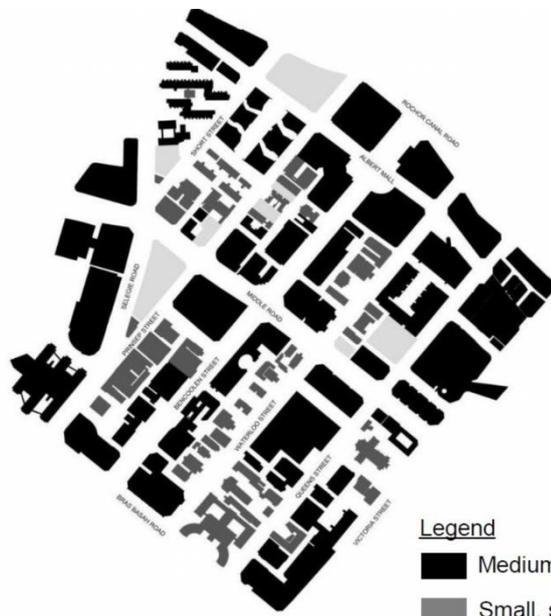
riverfront to be the centre of tourist attractions.

The efficiency of links between spaces, encourages pedestrian movement & makes all places adjoining the river easily accessible.

The movement along the river is development such that each pocket of area has a different experience to offer with its environment, along with buffer spaces in between, allowing users to gain better clarity of the space.

### Urban Design Guidelines

Rapid development in 1980s improved the quality of life in Singapore but changes also led to a loss of vibrancy to formerly bustling districts. To inject life back into the Bras Basah Bugis precinct, the URA embarked on a 20 yr plan, with a focus on encouraging walking, to being back life to the streets.



Rochor Planning Urban Design guidelines-  
Land Use

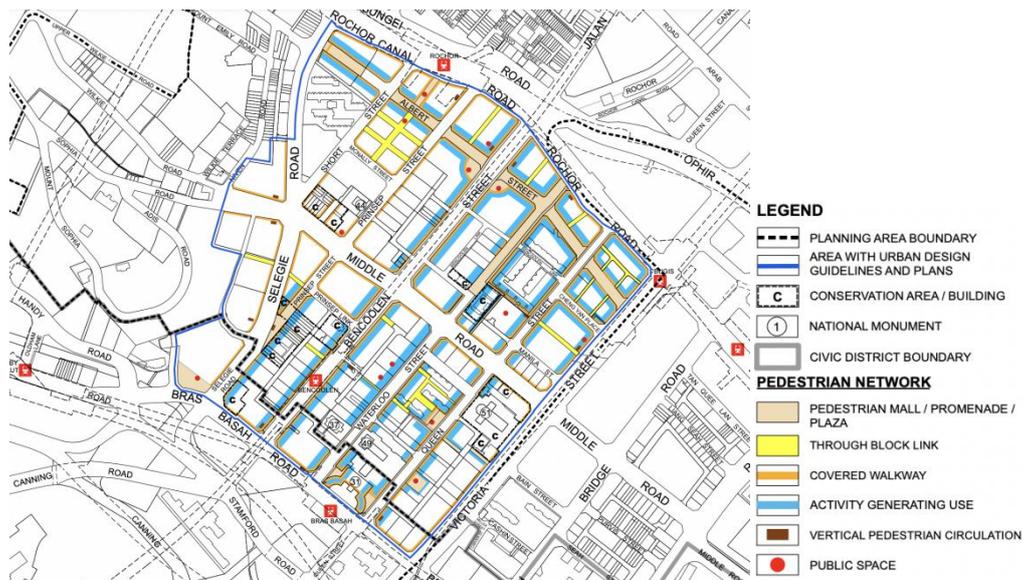
- The Bras Basah Bugis (BBB) Museums, shopping belt, Learning and heritage enclave.
- Guidelines ensures the individual development contributes to strengthen the planning vision for the area, while retaining BBB’S eclectic character.
- Standalone religious buildings, schools, medium to large scale commercial buildings and public housing.

Differentiated urban design guidelines for different streets wrt the character of each street.

Varied Street scapes Innovative & varied building forms & scale, as well as shop fronts with high level of transparency enhances the street experience. Pedestrian Friendly District

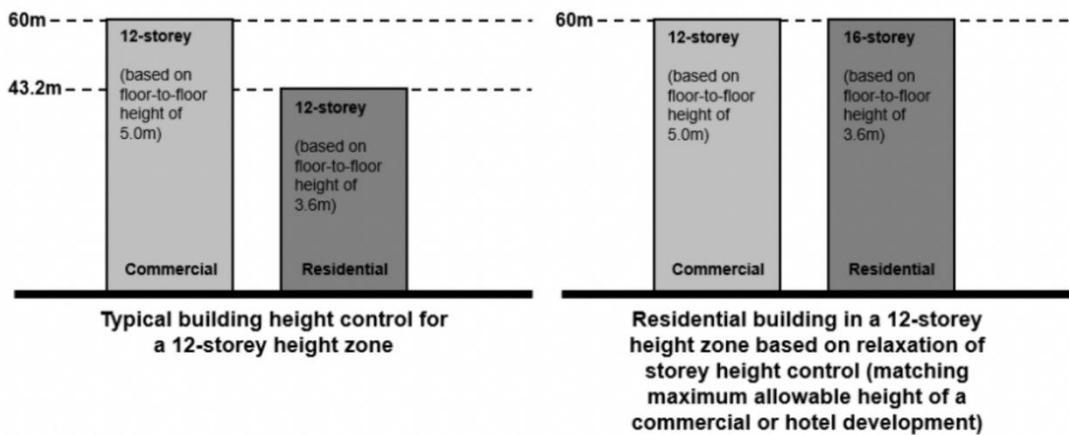
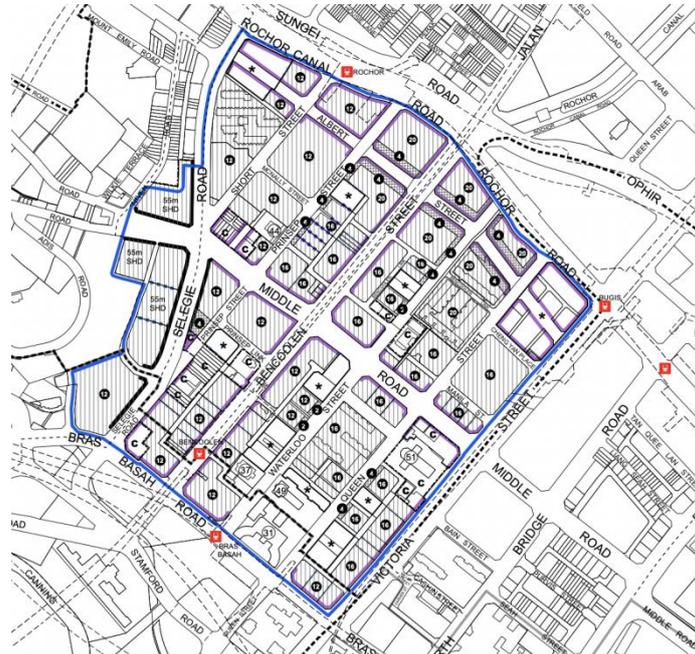
Connectivity between developments via a comprehensive network of pedestrian malls, covered walkways & laneways in between buildings will make the area more walk-able. For large scale development permeability in ground level is important to allow pedestrians to walk through the buildings. Active Vibrant streets Many public spaces are connected by pedestrian malls & walkways are safeguarded for the public enjoyment & for organized events & spontaneous activities.

ORA



- ORA & ODA (Outdoor Display Area) can be allowed in selected locations.
- GFA for ORAs are to be computed as part of maximum GFA for the development & subject to the prevailing Development Control Guidelines.

Building Form & Massing



- Looking at scale form & architectural expressing of the surrounding buildings, to enhance the varied character of the different streets in BBB.
- Building heights are specified to respond to the site context and to reinforce the character of the district.
- Lower height near Mount Sophia to retain lower-rise character around the hill.
- Residential development with BBB an equivalent building height to the maximum allowable height for a commercial building can be considered to give greater design flexibility.

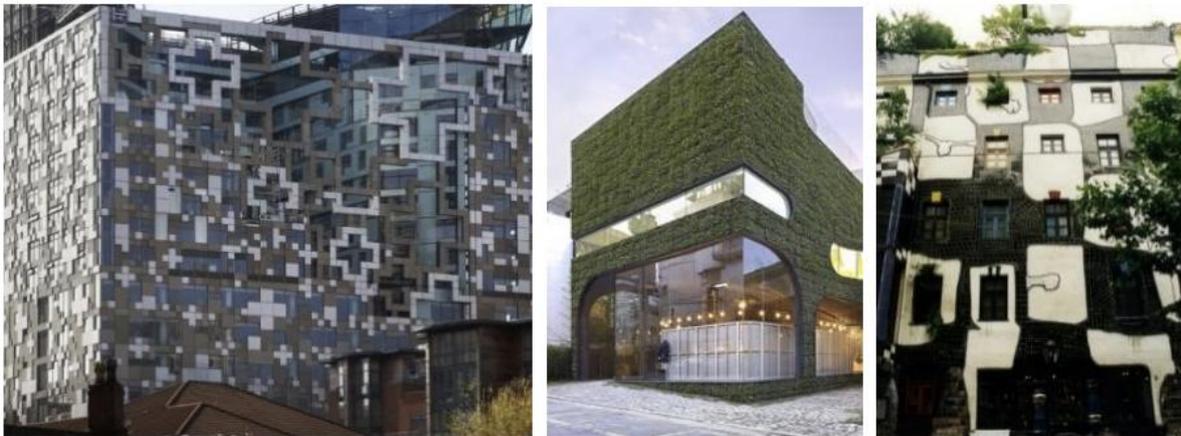
**Building Edge**

- Building edge of developments helps to define the streetscape & urban spaces within the city.
- Creative expression of the overall building form & architectural treatment is highly encouraged, with a variety of building materials & textures.
- Integrated facade lighting & landscaping, to provide interest & variety to the street scape.

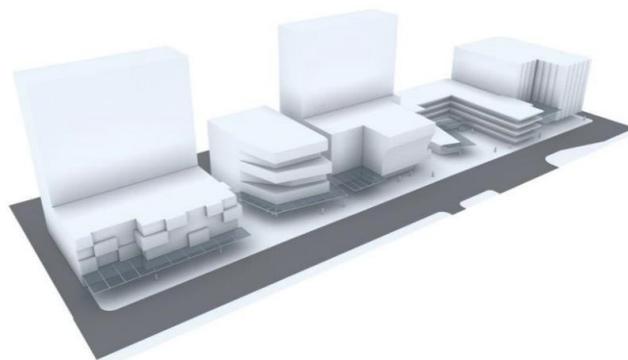
- A high level of transparency & porosity is also encouraged at the street level.



Examples of Variety of Building Edge treatment.



Different architectural expressions on facade are encouraged to prevent uniform quality of developments. Give variety to the building edge & streetscape. The development along other streets should not be built up to the Road Reserve. Developments having setbacks from the Road Reserve, the area fronting the developments is to be landscaped as attractive & accessible public spaces. Open car parks, as well as gates & boundary walls that obstruct public access will not be allowed within building setback.

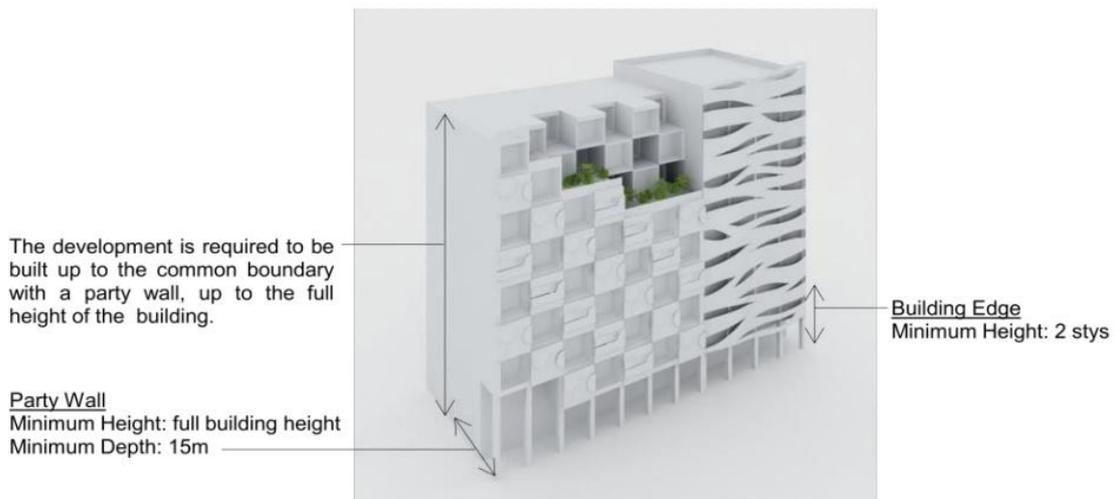


Mix of buildings of different typologies. Ranging from traditional shop-houses to small & medium scale modern developments. Buildings that are set back from the line of Road Reserve to provide public spaces

in front of the developments. Existing are built up to the common boundary with the adjacent developments with a party-wall. This maximize building footprint & creates a continuous pedestrian walkway between developments. Developments within these street-blocks are to be built up to the common boundaries as party wall developments. No windows are allowed along party walls, as these will be constructed by the future adjacent party wall development. Standalone buildings are with setback of 3m (minimum) from the common boundary.

**Guidelines for commercial street blocks**

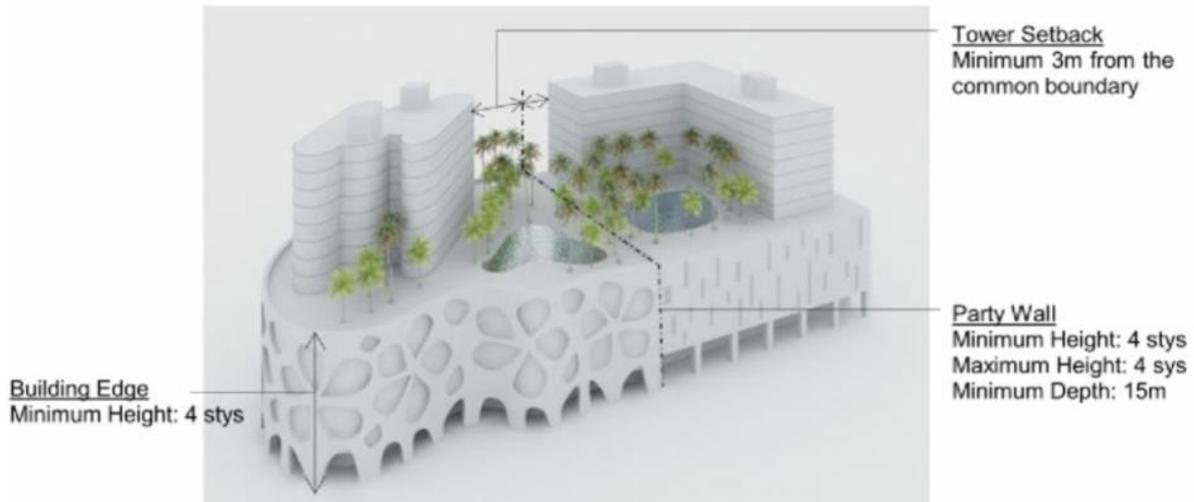
Party wall with full height of the building with common boundary.



**Guidelines for Residential street blocks**

Party-wall developments are to be built up to a minimum 2 storeys & not exceeding 4 storeys. Beyond the height of 4 storeys, the building is to be set back minimally 3m from the common boundary, & 7.5 m from the Road Reserve. This allows openings in the residential development





### **Guidelines for Mixed use development.**

The mixed-use developments along Selegie Road are to be built up to the common boundary upto 4 storeys. In view of the relatively large building footprint, the tower blocks above the podium are to be set back 3m (minimum) from the common boundary. This prevents wall-like developments & provide opportunities for more window openings within the mixed-use development.

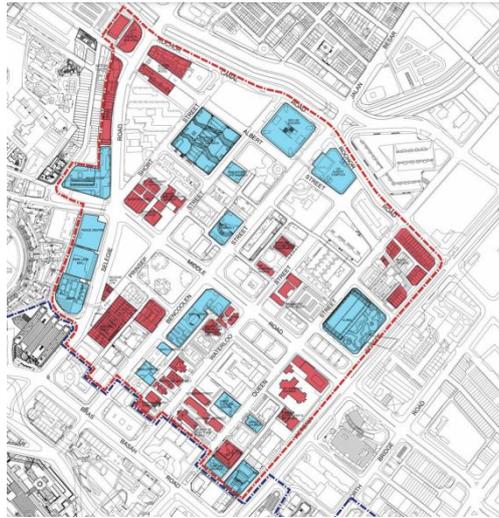
### **Public Spaces**

It is important to provide spaces within private developments for users to enjoy. Selected developments fronting key pedestrian malls or nodes are required to provide public open spaces within the development site. Public spaces are well connected pedestrian mall, adjacent open & covered walkways, thru block links & where applicable, are encouraged to be linked & designed to be well integrated and easily accessible from the underground & elevated 2<sup>nd</sup> storey pedestrian networks within the development.

<https://www.ura.gov.sg/-/media/User-Defined/URA-Online/circulars/2013/nov/dc13-16/dc13-16-Annex-A.pdf>

### **Greenery Replacement & Landscaping**

To create a green & sustainable city, all new developments will be required to incorporate landscaping in the form of sky terraces & roof gardens according to Landscape Replacement Area.



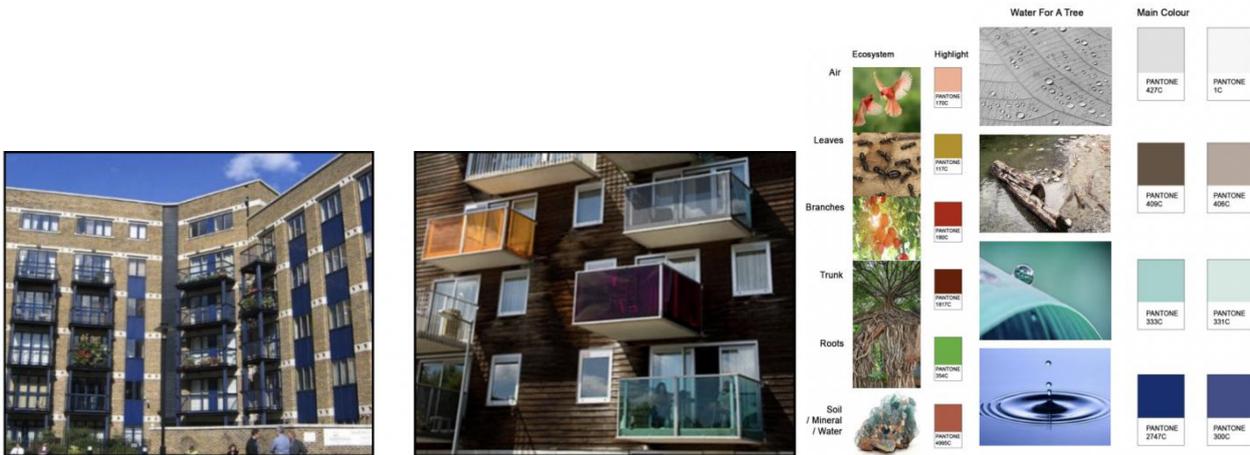
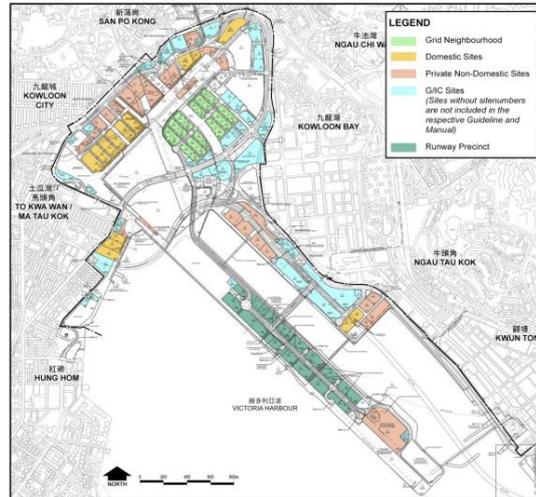
### Night Lighting

Various arts, culture & heritage developments, as well as key commercial buildings are to provide night lighting to enhance the district character at night. Buildings with unique & attractive luminous facades will enhance vibrant street life & can be allowed for Contemporary buildings that suit the context of their locations. Luminous facades are not allowed for Classic Buildings.



<https://development.asia/case-study/enhancing-urban-spaces-pedestrian-friendly-mixed-use-development>

### Urban Design Guidelines for Grid Neighborhood of Kai Tak Hong Kong.



### Kait tak urban design guidelines for Grid Neighborhood

#### Overall Urban Design Framework for Kai Tak

Following are Key Urban Design & Landscape principles:-

- Connecting Neighborhoods
- Creating Nodes
- Activating the Harbour-front
- Creating a Pedestrian Friendly Environment.
- Creating Dynamic Skyline
- Celebrating Views.
- Celebrating Gateways.
- Creating “A Green Web for Sustainable Development.

Principal Function is to achieve coherent overall design of high quality.

Parameters that are specifically applicable are:-

- Relating to Proposed residential Low blocks.
- High Blocks
- A retail belt from the Station Square.

**Introduction**

To create Visual identity. A distinguished, vibrant, attractive and people oriented community. Increase of Visual permeability across site by Southeast & Northwest axis.

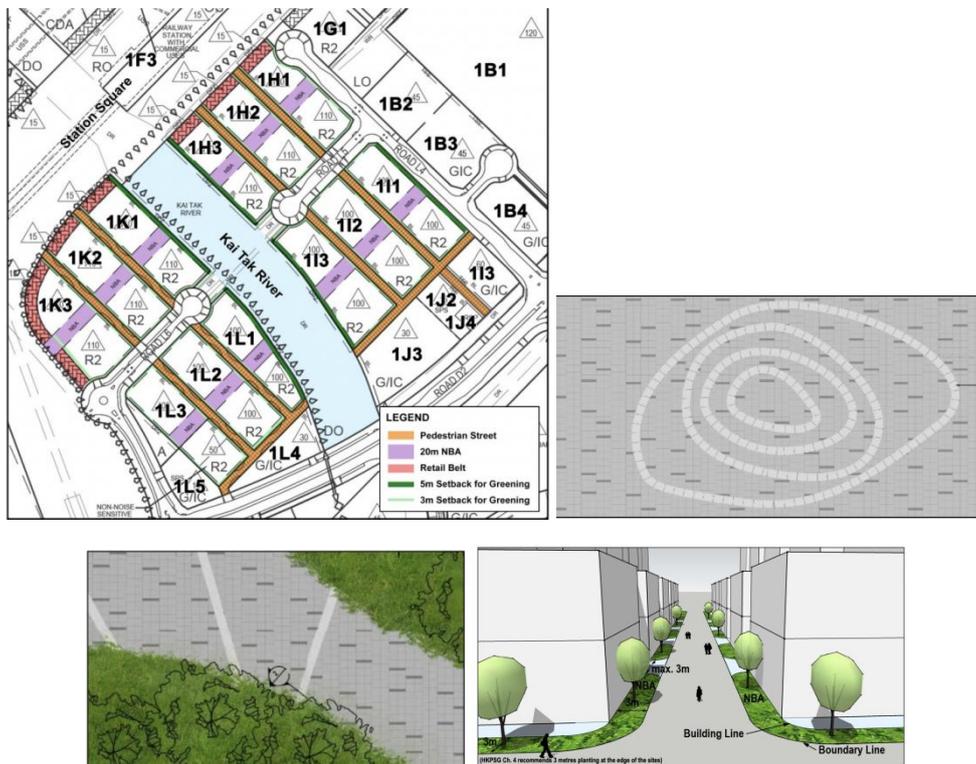
Public Creative framework

Color scheme- features 8 main color and 6 highlight color. Colors- core values of Kai Tak-Connecting, Natural, Healthy, Future Driven, Strong

Colors are in harmony with society and Urban structures (architectural constructions, park and leisure environment, and business areas etc)

Ambient Tone and Color

Defines building or an area. Applied in building facade, furniture, street pavements. Sense of place, improves visual quality of neighborhood, soften visual impact of buildings. Visually appealing pedestrian circulation. Connection with public realm.



**Streets-cape Design:**

Historic Street Pattern: Efficient, effective design and pedestrian movement. Increase of Visual permeability across site by Southeast and Northwest axis. Riverine edge- 5 mts setback for greening. 3mts wide NBA (non building area) 10 mts wide Pedestrian streets. 20mts wide Visual corridor with organized trees, plants. For points and routes of access and circulation to define spaces character and function with visual order. Enhance legibility there should be change of paving material at

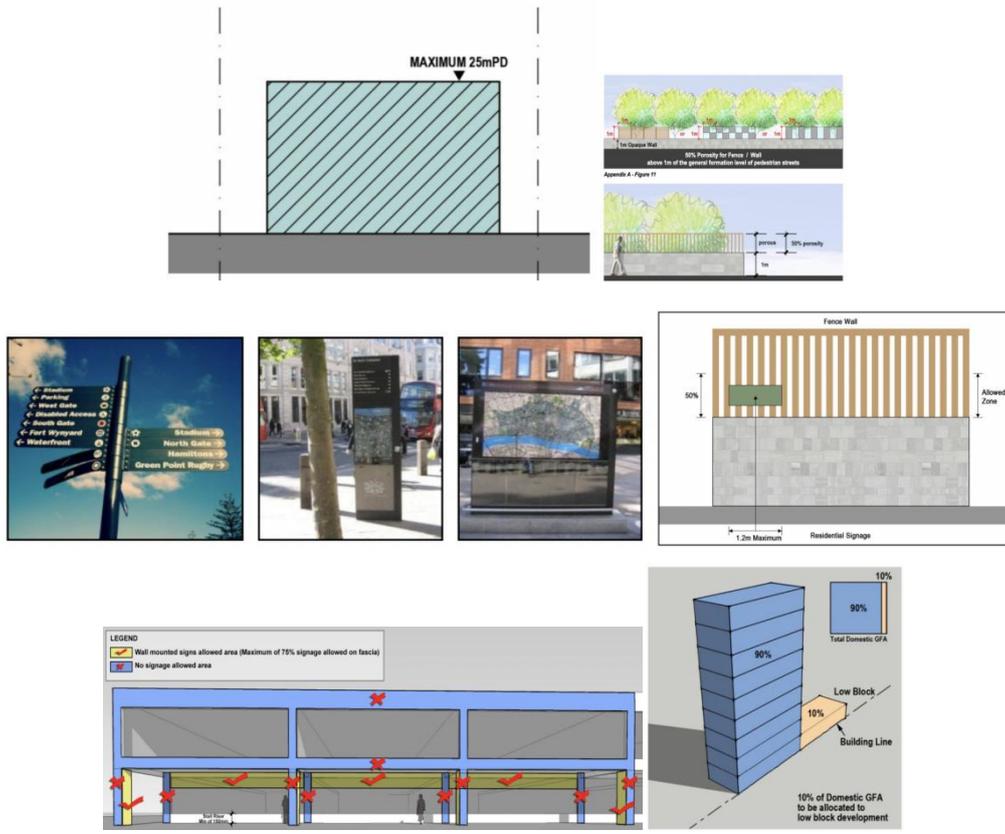
the junction of pedestrian street and visual corridor.



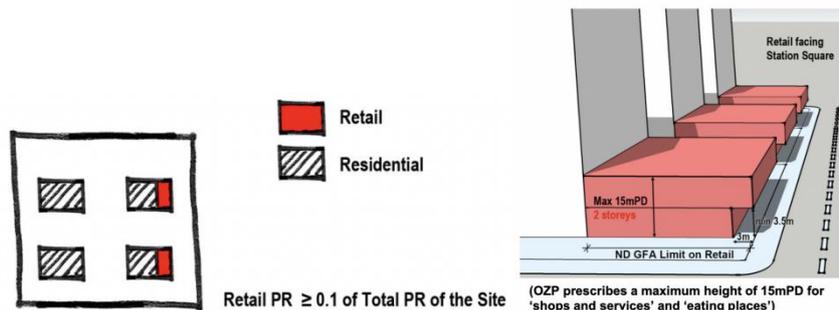
### Residential Facade Treatment

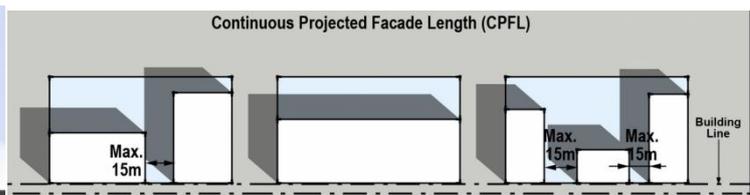
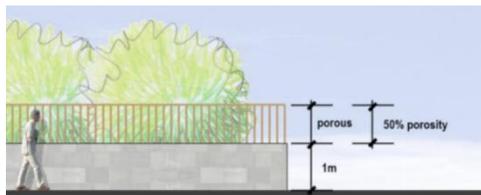
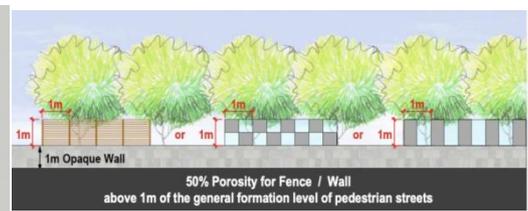
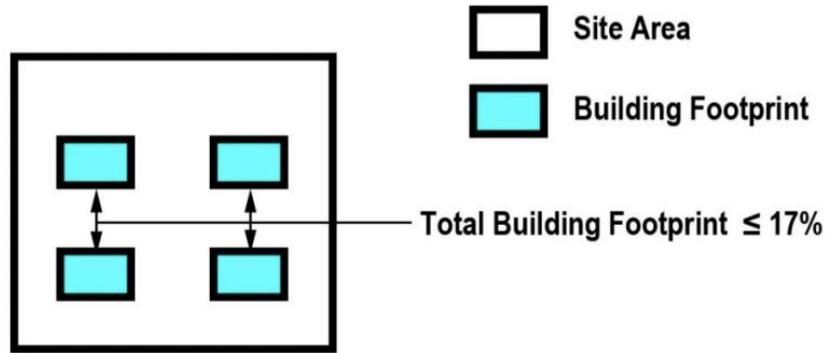
Continuity of facade treatments at ground level. Building frontages with balconies, bay windows, clearly defined windows & windows. Quality edge in the neighborhood, and interest in public realm created by the texture and exterior detailing which is related to human scale. Also foster a sense of lightness and subtlety in the development. Soft materials like recycled wood/natural materials to be used. Wood and glass - express the character, architecture and form of the buildings with enhancing the quality of built environment. Modern low maintenance material brick and stone soften the visual appearance of the buildings. Excessive long facade should also be avoided. Windows, doors and balconies located in street face of building help to add visual variety and depth to a building.





Greater permeability of fence walls to enhance interaction between neighborhood and pedestrian street. Use of polished metal surfaces incorporated into building design. Highly reflective to be avoided as they produce glare. Directional signage, retail signage, street name signage & residential name signage with regard to certain building and dimension constraints. Residential signage locations. Low rise residential blocks-BH 25m pd. A minimum of 10% of GFA -Low rise Residential block.





Appendix D - Figure 3



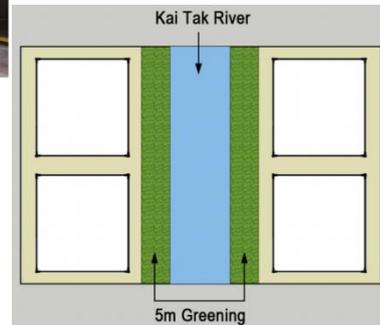
Appendix D - Figure 4



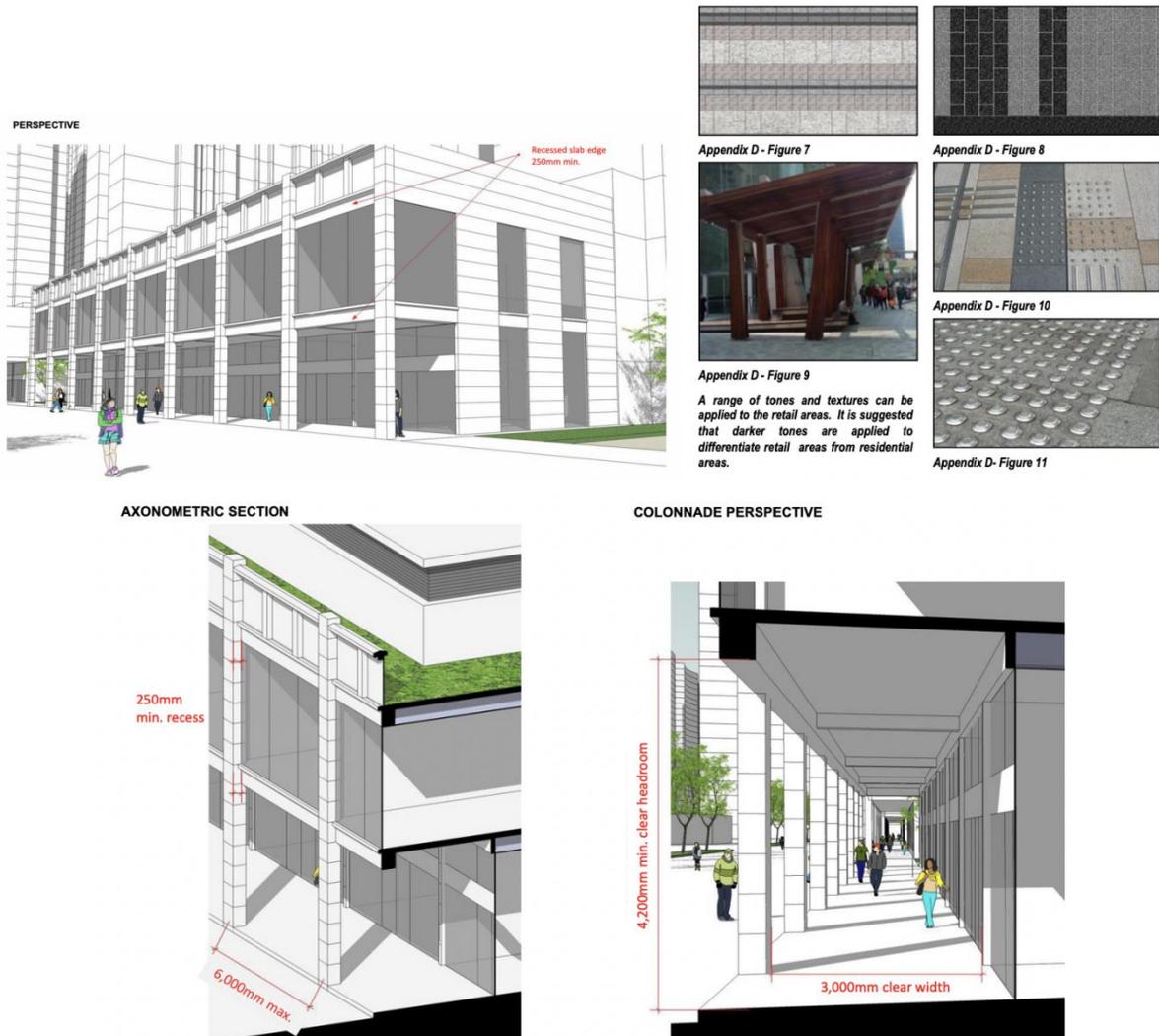
Appendix D - Figure 5

Architectural features of retail premises

- FASCIA
- MULLION
- PILASTER
- PANEL
- STALLRISER



Facade length dot exceeds 40m. Retail development should not be more than 15 mts. Overall greening ratio-30%. Pedestrian greening ratio-20% Roof area greening ratio-20%.



A range of tones and textures can be applied to the retail areas. It is suggested that darker tones are applied to differentiate retail areas from residential areas.

### Form Based Code at Chandigarh

Form based Code are used to create visual identity and maintaining the desired character of a building by

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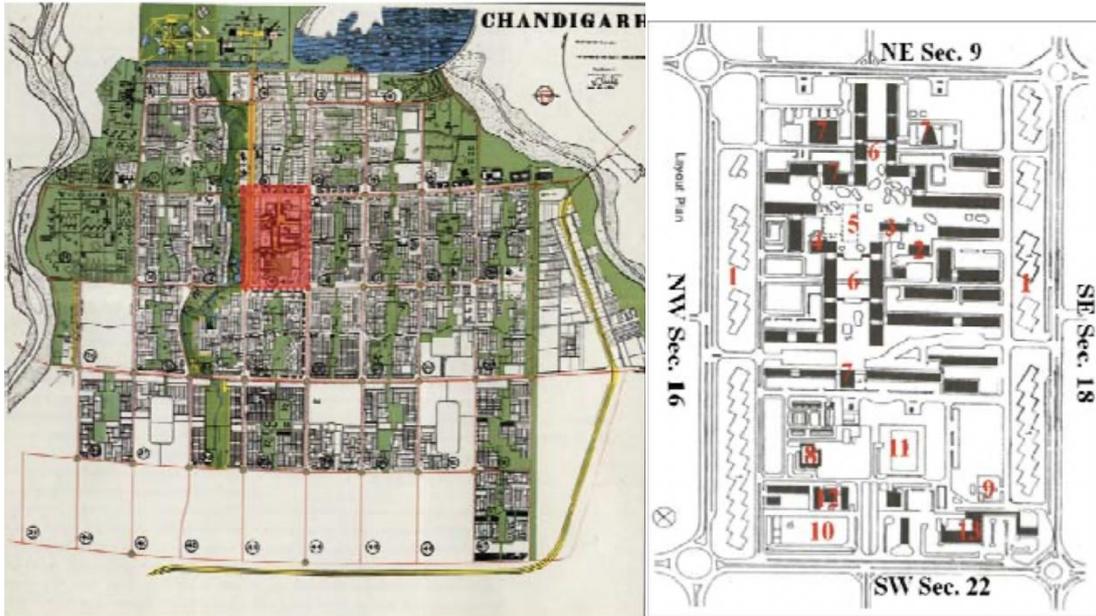
Building Height & bulk.

Facade treatment.

Location of Parking.

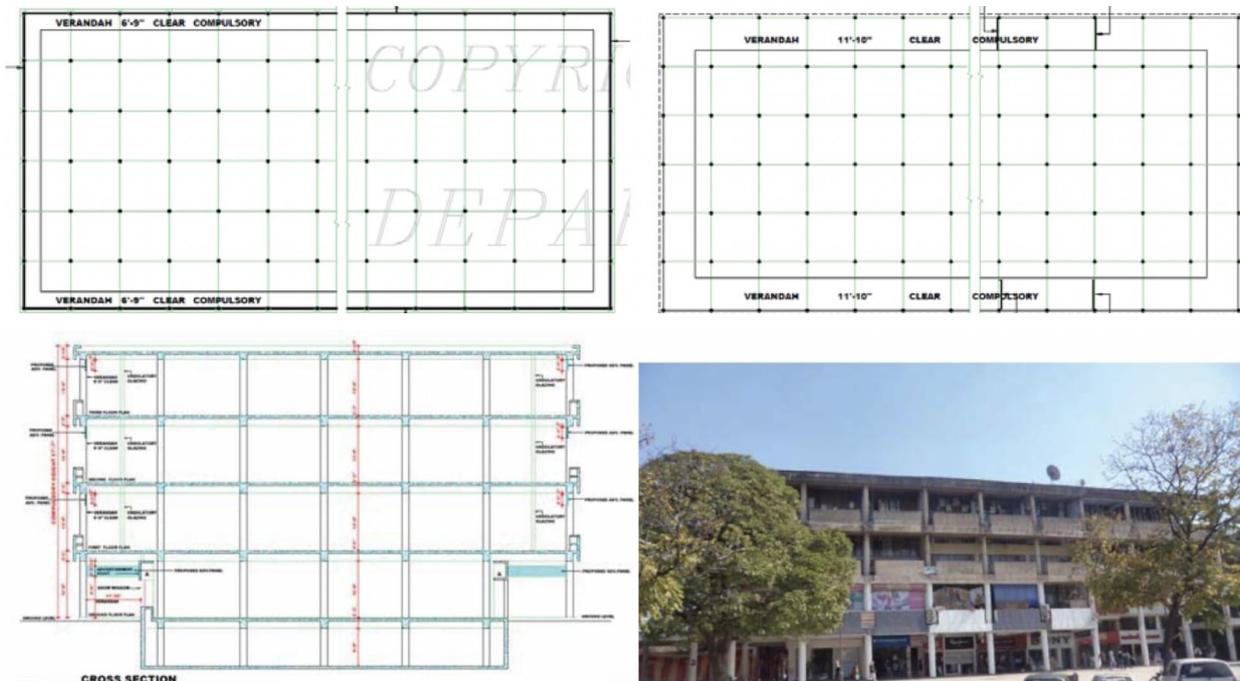
Location of building.

Appearance and Quality of Public Realm.



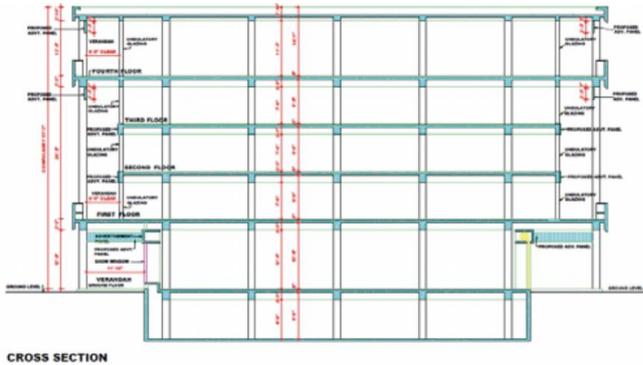
Form Based Code in Sector 17 is a Commercial activity Hub.

These Codes are specified for 4 storeyed, 5 storeyed R.C.C Building blocks, Brick faced building blocks, peripheral blocks, cinemas and petrol pumps. 4-storeyed Shop cum Office buildings:



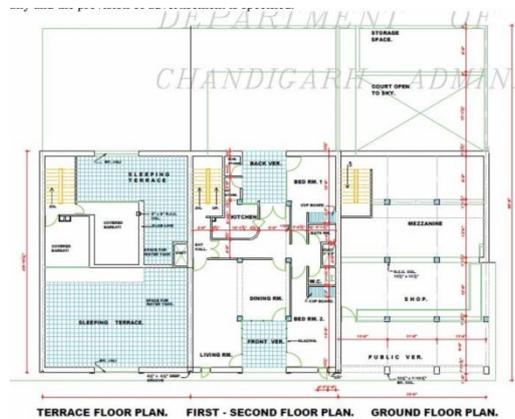
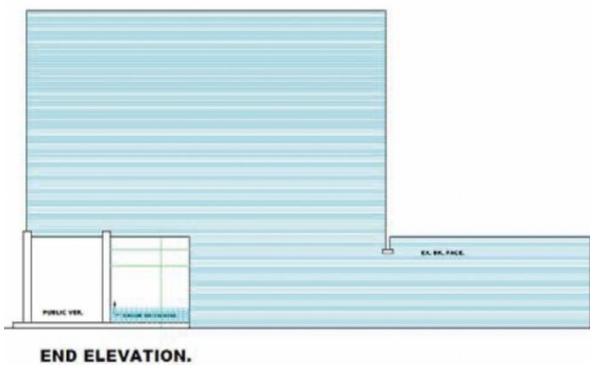
**Architectural Controls:**

Verandah in ground floor 11’ wide, first, second and third floor 6’ wide. Height restricted to 57’7”. Space for Advertisement Panels as shown in the figure Basement -services like machine rooms, store rooms, cycle rooms, strong rooms for banks etc. In a commercial complex -Main door entry of the shop for an extra entry size of door is same as the existing door, that to at the rear side. Party wall should be till the ceiling height.



**5 storeyed Shop and Office Building:-**

Height remains the same 57'7" internal heights of floors changed.



Shops cum Office (Brick faced)

Height remains 48'9". Upper floors with recessed balconies or windows for play of solid and void. No basement, provision of Mezzanines. 1/2" of groove to separate the shops visually. Peripheral blocks are designed for a better view from the main road.



Cinemas having almost similar character.



### Facade violation

Texture on concrete, paint on concrete and colour on exposed brick facade.



New cinema block with glass facade, and old on the right side. The city center is governed by architectural controls of “System of Construction and Architectural Treatment of Exterior Controls”. <http://ijiet.com/wp-content/uploads/2016/08/10.pdf>