### Provision of Open and Covered Public Walkways

All commercial developments and commercial buildings of mixed commercial and residential developments shall provide covered walkways along the periphery of the building facing roads and pedestrian routes.

Covered walkways for commercial developments in the Central Area may be guided by urban design requirements. These urban design requirements shall take precedence over the standard development control parameters.

The specific urban design requirements for each planning area within the Central Area can be found on our [Urban Design](https://www.ura.gov.sg/Corporate/Guidelines/Urban-Design) Website.

Height of Covered Walkways

The soffit height of covered walkways is 3.6m.

Where higher ceiling height is desired, glass or other cladding may be provided at the edge of the covered walkway to achieve the 3.6m height.

A higher soffit height may be allowed in independent developments provided the walkway width is increased correspondingly to maintain the 45-degree angle, at main entrances to facilitate articulation, and on urban design grounds.

Width of Covered Walkways

The minimum width for covered walkways varies depending on the location of the site and proximity to transport nodes. These are subject to urban design guidelines for selected locations with higher footfall eg Central Area, Regional Centres and Key Growth Areas. For walkways wider than the minimum requirement, GFA exemption may be considered depending on merits of the proposal.

**Covered Walkway Width Requirements**

|  |  |  |
| --- | --- | --- |
| **Types of Linkages** | **Minimum Overall Width** | **Minimum Clear Width** |
| Walkways within Central Area or 200m of MRT stations/major transport nodes | 3.6m | 3m |
| Walkways between 200 – 400m of MRT stations/major transport nodes | 3m | 2.4m |
| All other walkways | 2.4m | 2m |

<https://www.ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Commercial/C20_Covered_Walkways.jpg?h=100%25&w=100%25>

*Width of Covered Walkways*

Location & Design of Covered Walkways

Covered walkways shall be provided at the periphery of the buildings next to or facing public roads.

The walkways shall be continuous, providing connections into the interior of the building, open space or open walkway. All ramps leading into the interior of the building shall begin outside the covered walkway.

Covered walkways shall be seamlessly connected to adjoining developments. Covered linkways shall be provided between non-party wall developments.

All level differences within the covered walkways shall be mitigated with ramps and not steps. For covered linkways between developments, steps are only allowed for steep gradient where ramping is not possible. All ramps leading into the interior of the building shall begin outside the covered walkway.

Covered walkways shall be kept free from all obstructions. All building services and services which may cause obstruction when maintenance works are being carried out shall be located within the building.

Platform Level of Covered Walkways

The platform level of covered walkways shall match the platform level of the open walkways.

* **For open walkways that are at or to be raised to the Minimum Platform Level1**

<https://www.ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Commercial/C11_Covered_Walkways_MPL_A.jpg?h=100%25&w=100%25>

*Open walkways to be raised to, or are at the Minimum Platform Level*

* **For open walkways that are below the Minimum Platform Level**

<https://www.ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Commercial/C12_Covered_Walkways_MPL_B.jpg?h=100%25&w=100%25>

*Open walkways below the Minimum Platform Level*

1 **Minimum Platform Level (MPL)**: The minimum 1st storey level to be provided within the site. The MPL is determined by the Public Utilities Board (PUB).

*Last updated on 5 July 2019*