

DESIGN GUIDELINES FOR PRIVATELY OWNED PUBLIC SPACES

The Design Guidelines for Privately Owned Public Spaces (POPS) should be read in conjunction with the *Good Practice Guide for Privately Owned Public Spaces* (**Appendix 3**).

Developments that are required to provide public spaces must comply with the guidelines outlined in Table 1 below.

TABLE 1: DESIGN GUIDELINES FOR DEVELOPMENTS REQUIRED TO PROVIDE POPS AND/OR SEEKING GFA EXEMPTION FOR FIRST-STOREY COVERED PUBLIC SPACE		
	PARAMETERS	DETAILS
1	Urban Design Guidelines	<p><u>1. Size & Configuration</u></p> <ul style="list-style-type: none"> • The public space area should be large enough to improve the amenity of the local area and serve as a meaningful space for users. As a guide, the public space area should be at least:- <ul style="list-style-type: none"> ○ 1sqm for every 50sqm of total development GFA; or ○ 25% of the 1st storey built footprint. • Covered public spaces should have high volume of at least 2 storeys or an appropriate height in proportion to its size. • At least 75% of the total public space area should consist of a contiguous space which is regular in shape, subject to detailed evaluation. <p><u>2. Access & Location</u></p> <ul style="list-style-type: none"> • The public space should be located at the first storey with a frontage onto a major street or pedestrian thoroughfare. • The public space frontage should be open and unobstructed to allow for easy pedestrian access and be highly visible from the adjoining street or pedestrian thoroughfare. • The access and circulation within the public space should be barrier-free and comply with BCA's universal design guidelines. <p><u>3. Public Seating & Amenities</u></p> <ul style="list-style-type: none"> • Public seating should be provided. The minimum requirement is:- <ul style="list-style-type: none"> ○ 1 seat/20sqm of public space area (1m of bench/ledge = 2 seats) • A variety of seating to cater to different users, age groups and physical abilities is encouraged, e.g. seats with back and arm rests are highly encouraged to cater to the elderly; movable seats to allow for interaction, etc. • The public space may include other amenities to encourage public use of the space, such as: <ul style="list-style-type: none"> ○ Design Features: Public Art, Water Features; ○ Furniture + Equipment: Tables, Play/Exercise Equipment, Built-in Lighting and Audio Equipment for events; and ○ Services: Drinking Fountains, Wi-Fi Connection, Phone Charging Points.

		<p><u>4. Shade</u></p> <ul style="list-style-type: none"> • The public space should be well shaded to encourage public use throughout the day. • Shade can be provided by integration within the building form, by adjacent buildings, trees, canopies/ pergolas, adjustable umbrellas/awnings, and/or landscape elements. • The material used to provide shade must not result in additional heat retention in the public space. • Sun shadow study should be undertaken to demonstrate that sufficient shade is provided between 9am and 4pm. Shadow diagrams are to be studied for shadow cast on 21 Jun: at 9am, 12pm and 4pm. For each shadow diagram: <ul style="list-style-type: none"> ○ At least 50% of the total public space area is to be shaded; <u>and</u> ○ At least 50% of public space seating is to be shaded. <p><u>5. Signage</u></p> <ul style="list-style-type: none"> • An information plaque should be installed at a visible and fixed location near the main entrance of the public space. • The plaque should include the following information: <ul style="list-style-type: none"> ○ Public Open Space logo measuring at least 30 cm by 30 cm; ○ “Open to public 24 hours” statement; ○ Public space owner and their contact information. • Refer to <u>Appendix 1-1</u> for the template file in PDF (editable in Adobe Illustrator) and high resolution logo image; • All text on the signage should be highly contrasting with the background colour of the sign, at least 20mm in height, and in a highly legible font. • The signage must be constructed of highly durable material such as metal or stone that is fully opaque and non-reflective. • The signage should be integrated with other signage in the same vicinity (if any), to reduce visual clutter.
2	Operational Guidelines	<ul style="list-style-type: none"> • The public space: <ul style="list-style-type: none"> ○ Must be open to the public at all times; ○ Cannot be enclosed and cannot be converted to any other permanent uses in the future; and ○ Must remain as common property, in the event of strata subdivision.

3	Eligibility for GFA Exemption for First-Storey Covered Public Space	<p>To be eligible for GFA exemption, the first-storey covered public space should be within a development that is frequented by the general public and situated along popular pedestrian routes. These are typically:</p> <ul style="list-style-type: none"> • Commercial developments / developments with significant commercial component (e.g. offices, business parks, shopping centres, hotels) or Civic & Community institutions and Educational institutions; and • Located in Central Area, a Regional / Sub-Regional / Fringe Centre, a Growth Area (e.g. Tampines, Jurong East, Paya Lebar, Woodlands etc.) or a Town Centre.
4	Extent of GFA Exemption for First-Storey Covered Public Space	<ul style="list-style-type: none"> • The GFA exemption applies to the entire covered area of the public space.



OPEN TO PUBLIC 24 HOURS

Brought to you by:

[Company Name]
[Address Line 1]
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