

Elevated link Guidelines		
No.	Parameter	Details
1	Definition	<p>a An elevated link is a pedestrian link connecting the pedestrian circulation spaces of two developments that is located above the 1st storey of the development.</p> <p>b It should form part of the public pedestrian network and be directly accessible via lifts and staircase/escalators from the 1st storey public concourse/circulation areas of the two developments during normal business operation hours.</p>
2	Location & Connectivity Requirements	<p>a The elevated links, shown in the specified locations in Appendix 5 Elevated Network Plan of the Urban Design Guide Plans for Orchard Planning Area, are to be located at an appropriate level to seamlessly connect the covered walkways of two adjacent developments while maintaining effective protection from inclement weather, so that the elevated link also provides cover for pedestrians at the 1st storey level.</p> <p>b The supporting and ancillary structures, such as staircase and escalators of the elevated link must not encroach into areas approved for pedestrian walkways and covered walkways.</p> <p>c The elevated link must incorporate a 6.0m – 7.0m wide clear pedestrian corridor. Activity-generating uses (e.g. shops, F&B) may be provided along the corridor. Single-loaded corridors shall be minimally 6.0m wide while double-loaded corridors shall be minimally 7.0m wide.</p> <p>d Any level differences along the pedestrian corridor and at the connecting ends of both developments are to be mediated using ramps. No steps or any form of abrupt level changes are allowed along the pedestrian corridor.</p>

3	Size	<p>The total depth of the link is to be considered in relation to the existing site conditions and will be evaluated on a case by case basis based on the following:</p> <ul style="list-style-type: none"> a For secondary public roads, the total depth of the link is not to exceed 14m; b For minor public roads, private roads and common boundaries, a depth of up to 30m can be considered; c The link shall not adversely impact views along the road or the immediate surroundings; and d Well-designed lighting is to be provided to ensure that the street beneath it is not overshadowed.
4	Design & choice of materials	<ul style="list-style-type: none"> a All surfaces including the rooftop, and the underside of the deck should be carefully detailed and finished, and treated as part of the façade. b All service elements should be carefully concealed. c The façade fronting Orchard Road / Scotts Road should be treated as an attractive façade. d The design and materials should be complementary with that of the existing buildings. e The choice of material and finishes should be of high quality, durable and easy to maintain, in keeping with the premium image of Orchard Road.
5	Gross Floor Area (GFA)	<p>Building owners can request for exemption of GFA for the 6.0m - 7.0m wide pedestrian corridor, provided that the proposal complies with the guidelines.</p> <p>For developments which have maximised their development potential, the GFA required for activity-generating uses within the elevated link can be considered over and above the</p>

		<p>maximum intensity stipulated in the Master Plan for the site, subject to the overall 10% GFA bonus cap for each development and the payment of Development Charge, or Differential Premium whichever is applicable. Developments may make use of any combination of applicable bonus GFA incentive schemes, as long as the cumulative bonus GFA does not exceed the overall cap of 10% above the Master Plan GPR.</p> <p>All additional GFA granted under the bonus GFA incentive schemes will not form the future development potential of the site upon redevelopment.</p> <p>In strata developments, the pedestrian corridor of the elevated link must form part of the common property and not be strata sub-divided.</p>
6	Submission Requirements	<p>The following materials are to be submitted:</p> <ul style="list-style-type: none"> a Proper, annotated plans and elevations showing the proposed layout of the elevated link, along with the choice of materials, in relation to the adjoining developments; b Endorsement of the proposed elevated link (in the form of a letter and acknowledged on the plans) from the building owner of the adjacent development to which the proposed link is to connect; and c Endorsement from Singapore Land Authority (SLA) if the proposed elevated link projects over State land.