

13. Lifespan

13.1. Road Adoption Strategy

The following plan indicates the proposed adopted roads.

Spine Road:

The site access onto Bracondale / The Street would be adopted and agreed through a Section 278 agreement. As shown on the plan, the spine road is to be offered for adoption through a Section 38 agreement, as it would connect from Bracondale / The Street through the development and over the River Wensum, albeit the bridge over the River Wensum would be a footpath / cyclepath for this development but safeguarded for a vehicular route in future when the Utilities site comes forward.

Wensum Edge:

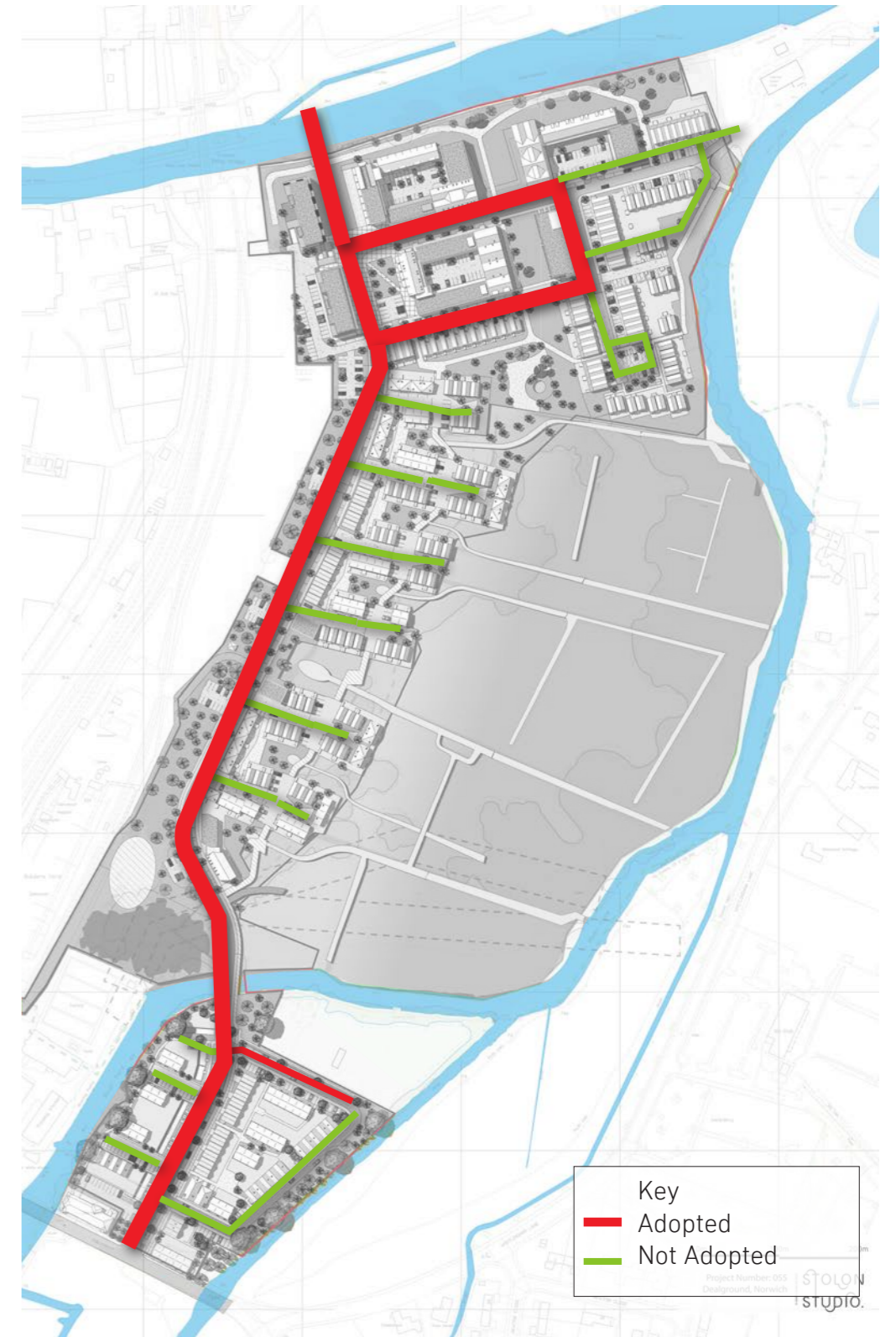
The loop road within the Wensum Riverside area is offered for adoption. The areas leading to parking courts are not considered to be suitable for adoption, so would remain private and, as required, be maintained by a management company.

The Views:

As shown on the plan there are to be a series of roads to the east of the spine road, which would not be offered for adoption. These will include a suitable turning head at the end of each road for delivery, refuse and emergency service vehicles to turn.

Yare Edge:

The northern stretch of the loop road east of the spine road would be offered for adoption, as this would also allow for suitable access to be provided to the land to the north-east for future development. The tertiary streets to parking courts will be private as will the eastern and southern stretches of the Yare Edge loop road.



13.2. Climate Change & Adaptation

The development is climate conscious, minimising carbon footprint and contribution to climate change, but also being designed to withstand it.

The housing is designed to high energy efficiency standards and to maximise passive performance through orientation, glazing and insulation. Combined with a local energy production strategy this fabric first approach enables new households to run their homes with minimal environmental impact and energy costs.

Adaptation approach:

- Good solar orientation to optimise solar gain but reduce over heating
- Thermal envelope / Insulation to reduce heat loss + heat gain
- Balconies / deck access to provide solar shading
- Tree placement to provide future cooling

- Mechanical Ventilation and Heat Recovery (MVHR)
- Use of renewable sources such as solar photovoltaic panels to provide energy for space and water heating, lighting and appliances'
- Reduction in energy use through energy efficient internal and external light fittings (these will all be LED) and through energy efficient white goods



Rooftop AHUs for apartments and duplexes



AHUs in dedicated housing at front of terraces



Rooftop AHUs & Solar PVs + Living Roof for both houses and apartments where feasible



Climate Change & Adaptation *(Exerpt from Environmental Statement Addendum - Chapter 15: Climate Change, Triptych PD)*

<u>Climate Trend</u>	<u>Impact</u>	<u>Mitigation</u>
Extreme weather events more frequent storms, heavy and extreme rainfall, and extreme winds	Extreme weather events could result in damage to construction equipment resulting in delays to the construction programme and associated costs and/or unacceptable safety risks to construction workers.	Although it is not possible to mitigate the probability of extreme weather events occurring on a project scale, the consequence of any such event, should it occur, will be reduced through the preparation of Construction Method Statements.
Changes in precipitation	These conditions could result in a loss of habitats and trees providing visual screening. It could also result in increased management costs, should vegetation fail and require re-sowing / planting.	An Environmental Action Plan and Nature Conservation Management Plan have been submitted alongside the reserved matters application. These documents include provision for the establishment, maintenance, long-term management and monitoring of newly created landscapes/ habitats and existing features/ habitats at the site. With these measures in place, the consequence is considered to remain small.
Extreme weather events	The frequency of extreme weather events is likely to increase in the future as a result of climate change with storms potentially occurring more frequently	The proposed development has been designed to meet building regulations to ensure that the proposed buildings will be capable of withstanding storms and strong winds. On this basis, the consequence of extreme weather events on proposed buildings is considered to be Very Small.
Drier summers	Drier summers combined with the projected increase in summer temperatures may increase erosion of soils and their substrates dry out allowing the mobilisation of more debris. This in turn could block or reduce the capacity of the proposed development's drainage infrastructure resulting in decreased drainage capacity and increased maintenance costs.	A robust drainage maintenance strategy is proposed (the strategy has been submitted alongside the reserved matters application). This will ensure the infrastructure would continue to operate as intended and would not increase flood risk at the application site or surrounding area.
Wetter winters	More frequent heavier and more extreme rainfall events could increase the risk of surface water flooding, exceeding the capacity of the drainage infrastructure. Failure of drainage infrastructure could result in flooding, resulting in an increased risk to additional infrastructure assets such as electricity substations.	The drainage strategy has already considered the likely effects of climate change on the drainage infrastructure, the strategy ensures attenuation is provided for water volumes associated with a 1 in 100-year rainfall event including an allowance for climate change (45%). Therefore, the probability of this event occurring is Low.
Hotter summers	More frequent hotter summers increase the risk that future site users would experience overheating, affecting human health.	An overheating assessment has been undertaken and the report which includes dynamic thermal modelling, in line with the guidance and data sets in CIBSE TM59 and TM49 respectively, taking into account the associated Approved Document O requirements. The analysis results show that all the sample rooms assessed, comply with the overheating criteria.

13.3. Landscape Management

The establishment and future success of the landscape. This section sets out the general requirements for the management and maintenance of the landscape.

The key objectives for management and maintenance of the landscape include:

- Facilitating an efficient and sustainable landscape management and maintenance regime through the lifetime of the development
- Providing a safe, high quality external environment for all site users
- Maintaining a robust and visually appealing landscape setting
- Ensuring that the landscape develops in a manner commensurate with the original design intentions
- Ensuring the successful establishment and continued growth through to maturity of the trees and other planting identified on the landscape proposals
- Managing the landscape in a manner which ensures the safety of site users, such as maintaining visibility splays, maintain good surveillance, removal of dead, dying or diseased trees and plants
- To secure a long term future for the new trees and grasslands with particular emphasis upon achieving visual amenity and where native planting is proposed the enhancement of its ecological potential

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Maintenance Operations												
Weeding												
Watering												
Litter removal												
Removal of fallen leaves												
Re-firming plants (as required)												
Pest and disease control												
New Trees												
Check condition and treat (as required)												
Structural pruning (as required)												
Top up mulch (for the first three years and three years after replanting)												
Apply fertiliser												
Replace damaged / vandalised / unhealthy stock (annually)												
Native Woodland & Shrub Planting												
Weed Control and Removal												
Re-firming plant/trees												
Test soil fertility and as required apply slow release fertiliser (Establishment Only)												
Selective pruning for optimum growth												
Coppice work												
Replace damaged / vandalised / unhealthy stock												
Watering of area to ensure moisture levels are appropriate (Establishment Only)												
Removal of litter from planting beds												
Ornamental Shrub and Herbaceous Planting												
Pruning (timing dependant on species)												
Top up mulch (for the first three years and three years after replanting)												
Apply fertiliser												
Thin out planting												
Cut back herbaceous (subject to species)												
Lift/divide herbaceous (subject to species)												
Replace damaged / vandalised / unhealthy stock (annually)												

Landscape Management

- The management and maintenance regime should be reviewed at regular intervals with the estate management company to ensure that the objectives are being achieved in the most efficient and expedient manner and to ensure that high standards are being maintained
- Maintenance operations and schedules will be reviewed and refined over the plan period to suit changes such as the specific growing needs of particular species or groups of plants and variations in climatic conditions such as periods of drought or storms etc
- Annual schedules of maintenance work should be agreed in advance, with notice being given to site occupants to inform them of such activities
- No additional activities should occur without the prior approval of the site manager

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Species-Rich Hedge Planting												
Weed control and removal												
Test soil fertility and is required apply slow release fertiliser. (Establishment Only)												
Trimming & cutting												
Replace damaged / vandalised / unhealthy stock												
Watering of areas to ensure moisture levels are appropriate (Established Only)												
Removal of litter												
Top up mulch												
Species-Rich Grasslands												
Mowing in first growing season												
Cutting after first growing season												
Watering of area to ensure moisture levels are appropriate (Establishment Only)												
Repair of damaged & failed areas												
Amenity Grass												
Mowing (as required)												
Replace damaged or worn grass areas by seeding and top dressing												
Marginal & Aquatic Planting												
Cut back selected areas of marginal & aquatic vegetation annually												
Replacement of damaged or failed seeded areas by re-seeding												
Replace damaged, failed or unhealthy plug stock												
Watering of area to ensure moisture levels are appropriate (Establishment Only)												
Hard Landscape Areas												
Weed control on hard surfaces												
Gullies etc.- keep clear (as required)												
Fencing & street furniture - check condition and repair												

Selected Awards

Pineapple Place
of the Year 2022
Brick Award 2021
RIBA Emerging
Architect 2019
RIBA Awards &
Nominations 2019-22
RICS Development
of the Year 2015
TOP Sixty Housing
Green Dot Award
Winner 2014
Grand Designs Finalist

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