

Illustration of surface treatment to the external elevation of stilting structures

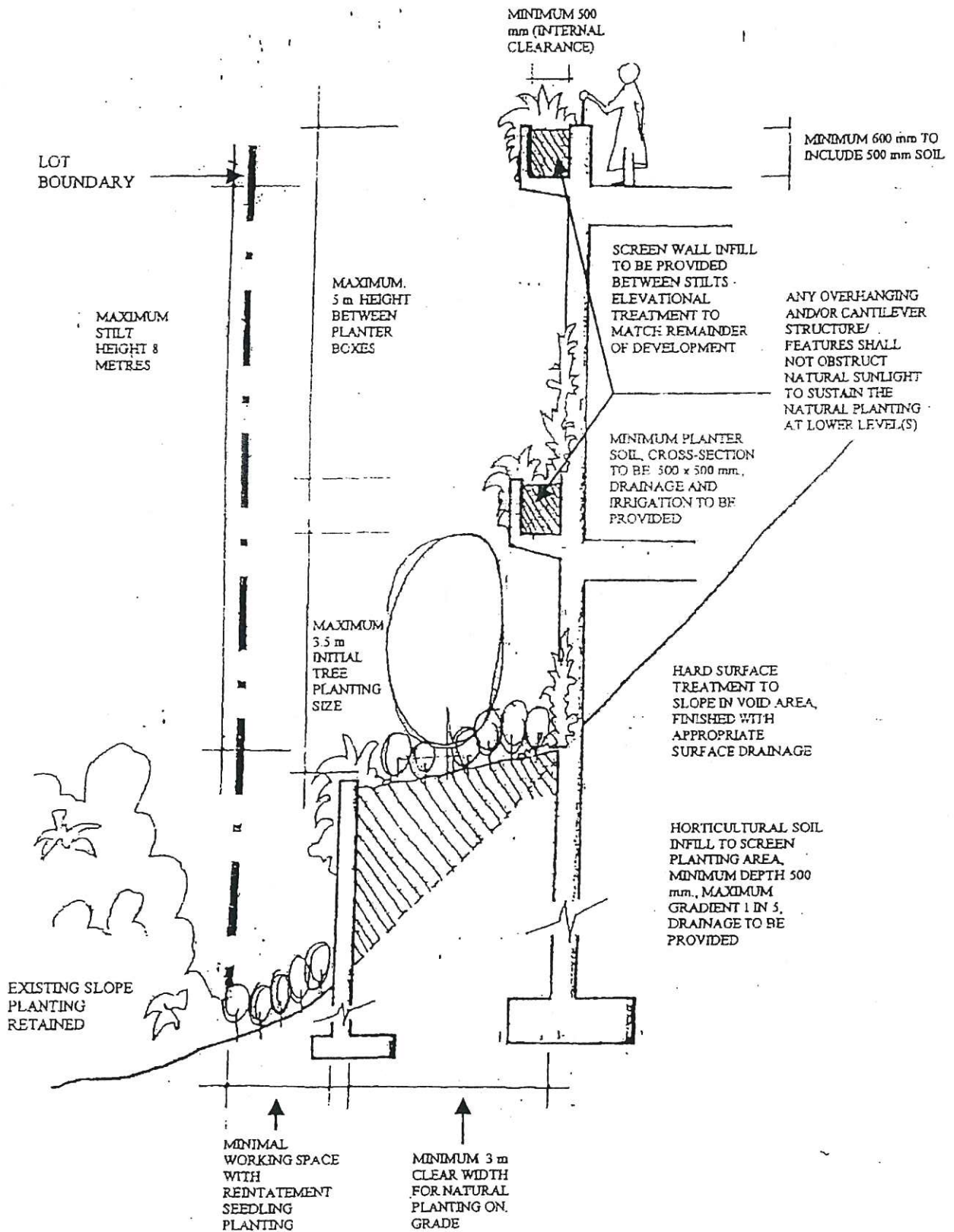
Architectural screening

Screen wall infill must be provided between stilts and the overall stilted structure is to be viewed in DD&H terms as an integral part of the overall development, using compatible materials and colour-scheme of equivalent standard and quality to those proposed for use elsewhere in the development.

Landscape screening

- (a) minimum 3 metres clear width planting strip within lot boundary to be provided for screening purposes at the base of stilts, retained as necessary to a maximum gradient of 1 in 5, provided with existing or imported soil medium of appropriate depth and specification for horticultural purposes, and with drainage and irrigation as necessary. Under special circumstances, minor relaxation of the minimum clear width of planting strip may be allowed with justification;
- (b) screen planting mix to be designed to be capable of effectively screening the full height of the stilt structure within 5 years, of growing a minimum of a further 2 metres in height and of producing a stable, maintenance-free vegetative cover;
- (c) screen planting to be provided in an appropriate mix of pioneer species (for rapid growth and establishment) and native indigenous species (slower growing but of greater ecological and amenity value, and ultimately more visually compatible). In addition, a range of stock sizes should be included from seedling trees /shrubs (only around 300 – 600 mm in height but capable of rapid establishment and growth) to the largest practical sizes for immediate impact (heavy standard trees of 3.5 metres height), and to include climbing plants;
- (d) planter boxes to be provided along the top of the stilted structure, with minimum soil cross-section of 500 x 500 mm and adequate drainage and irrigation, with climbing or hanging plants. Similar intermediate planter boxes are to be provided every ≤ 5 metres of stilt height;
- (e) reasonable maintenance access shall be provided for the planters and planting areas.

A typical cross-section of a stilted structure illustrating these basic requirements is attached.



GUIDELINES ON THE USE OF STILTED SUBSTRUCTURES • TYPICAL SECTION