Condition 18 of Consent P/2006/0527 & Condition 16 of Consent P/2006/0528

Details of Surface Treatments

(Updated October 2025)

Details of the proposed surface treatments to the new access road, driveways and footpaths are set out below.
These details serve to confirm the proposed design and finish intent of the various road and driveway surfaces as requested.
No alterations are proposed to the approved alignment or finished levels of the access road or associated drives.

Access Road

The main private access road serving the development will be formed of a mechanically stabilised gravel construction providing a durable but visually unobtrusive surface consistent with the rural setting of the site and maintaining visual continuity with surrounding gravel roads already in place elsewhere on neighbouring plots (Althrey Hall and Althrey Cottage).

The construction will comprise the following layered build-up, in accordance with good highway practice:

- Set out line of road and excavate to formation levels.
- Prepare and consolidate sub-grade, locally improved as necessary.
- Lay kerb foundations to accept 125 mm × 255 mm bullnose kerbs laid to give a 25 mm face.
- Kerbs set on a cast in-situ concrete bed 325 mm wide by 100 mm deep; backfill or haunch with concrete to secure and reform adjoining land finishes to conceal the edge.
- Lay 150mm granular sub-base, MOT Type 1.
- Lay geotextile separation layer to prevent intermixing of fines.
- Install a load-distribution layer comprising a gravel-retention geocell grid (40–60 mm depth) filled with well-graded angular gravel.
- Finish with (60–80mm depth) natural, light-buff coloured gravel wearing surface to match the surrounding context.

The surface will be fully permeable, allowing direct infiltration of surface water into the underlying sub-base and adjoining landscaped verges.

This accords with sustainable drainage (SuDS) principles and minimises the requirement for positive drainage infrastructure.
All materials and finishes are selected to be appropriate for a rural location, in accordance with the advice attached to the original planning consent.

Driveways and Courtyard Areas

Private driveways and shared courtyard spaces will be finished in large natural-coloured cobbled setts, providing a hard-wearing surface appropriate to a barn-conversion environment.
Setts will be laid on a compacted granular sub-base with a sand or mortar bedding layer, restrained by a flush natural stone edging.
The tones will be muted natural buff and grey to complement the existing brick, stone and timber façades.
Surface runoff will disperse naturally to soft-landscaped areas and permeable margins.

Footpaths and Pedestrian Links

Footpaths serving the dwellings and gardens will continue the same cobbled sett finish to maintain a unified materials palette throughout the development.
Depth of construction will vary according to loading but will retain the same appearance and permeability.

Maintenance

The access road and drive surfaces will be maintained in good order, ensuring continued permeability and appearance by:

- Periodic sweeping of gravel surfaces and top-up of gravel infill within grid cells as required;
- Localised re-levelling of surface gravel following settlement;
- Replacement of any damaged or dislodged setts or edging stones;
- Regular inspection of drainage verges to confirm free infiltration.

Compliance and Design Justification

These details are submitted in satisfaction of Condition 18 of consent P/2006/0527 and Condition 16 of consent P/2006/0528.

They preserve the approved layout and align with the original intent of the permission by:

- Ensuring a satisfactory standard of appearance consistent with the visual amenities of the area;
- Maintaining the amenities and safety of existing and future occupants through a stable and well-defined private surface;
- Supporting highway safety through proper edge restraint and surface stability; and
- Providing materials appropriate for a rural area, as expressly noted in the decision notice.

The proposals therefore comply with local policies and required conditions, ensuring that external works associated with the conversion retain the integrity and rural character of the existing buildings and their setting.

Conclusion

The above specification represents confirmation of the provisional information forming part of the previously approved surface treatment details.
The visual character, permeability, and alignment remain unchanged.
Accordingly, these details are submitted for approval by the Local Planning Authority to satisfy **Condition 18 of Planning Consent P/2006/0527** and **Condition 16 of P/2006/0528**.