

## **TONGE MILL COTTAGE COURTYARD PROJECT**

### **APPLICANT RESPONSE TO SWALE BOROUGH COUNCIL REQUEST FOR DISCHARGE OF CONDITIONS**

This note relates to PLANNING DECISION NOTICE 22/501799/FULL, issued on 28<sup>th</sup> OCTOBER 2022. This project is described as:

Replacement of chain link metal gate with a wooden gate of the same size (retrospective), addition of a small wooden pedestrian gate and creation of an open block paved courtyard.

#### **1. SWALE BOROUGH COUNCIL (SBC) REQUEST FOR DISCHARGE OF CONDITIONS**

SBC requests that the following conditions to be discharged in carrying out this project.

3. (3) The new timber gates shall be painted black (or another colour previously agreed in writing with the Local Planning Authority) within 6 months of the date of this decision notice, and maintained in such colour thereafter.

Reasons: In the interest of the special architectural or historic interest of the listed building.

4) Details of the specific type and colour finish(es) of the Brett block paving and associated 'Aco' rainwater drainage channels to be used for the open courtyard area shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the works to the courtyard. Such works shall take place in accordance with the approved details.

Reasons: In the interest of the special architectural or historic interest of the listed building.

3. (5) The hard surfacing works to the courtyard shall not take place until details of measures to provide a separation gap between the block paved area hereby approved and the external walls of Tonge Mill, together with

means of drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect the special architectural and historic interest of the listed building

Informative(s):

(1) To prevent the possible trapping of moisture in the brickwork wall of the mill building directly adjoining the new paved area, it is recommended that the paving is set back slightly (a minimum of one brick length) from the brickwork face of the building and a French drain provided.

## **2. APPLICANT RESPONSE AND FULFILMENT OF CONDITIONS**

The applicants, Dr Jonathan Iliffe and Dr Juliet Sychrava, residents at Tonge Mill, Church Road, ME9 9AP, recognise the conditions imposed and note here the approach to be taken in executing the project.

The work will be carried out by Swale Landscaping, a local contractor. Full consultation has taken place to ensure the contractor is aware of the Council's conditions, and the planning decision notice with the above conditions has also been shared.

### **2.1 COURTYARD PAVING MATERIALS**

The courtyard Brett paving blocks will be in the colour 'brindle', which will give a traditional look suitable and in line with the building. The Brett paving will be supplied by Parker Building Services and can be seen in brindle here:

<https://www.parkerbs.com/brett-omega-block-paving-brindle-200x100x50mm-h01545>

The blocks will be laid in herringbone pattern, also to achieve a traditional look.

A weedproof membrane will be laid after excavation and before laying the blocks, to prevent weed growth and ensure moisture does not accumulate around growth.

## 2.2 DRAINAGE

Drainage is to be planned and installed to ensure surface water does not accumulate against the building.

Work will involve installing two Acco drains within the paved area, near the boundary of the paving with the road. These will be fitted with soak aways and manhole covers as required. These are supplied from Travis Perkins, product code 758600 and are a good quality product adapted for the purpose.

In addition, a French drain will be installed at the building end of the paved area. This will be set at least one brick length away from the building, to prevent moisture accumulation. The French drain will be constructed by digging a trench and back filling with gravel, including a weed-proof membrane.

It is noted that the ground to be paved slopes away from the building and towards the road, so moisture will naturally flow towards the Acco drains. The Council-supplied IHBC technical sub-committee paper about French drains has been read and noted.

The applicants note that they will undertake to keep the French drain weed free. The purpose of this application is to improve the aspect of the area and prevent weed growth. This work will address the current tendency to weed proliferation.

## 2.3 GATES

The wooden gates replacing the chain-link gate will be painted black as per Council specification, using traditional black exterior paint.