

CROFT AVENUE – The Road

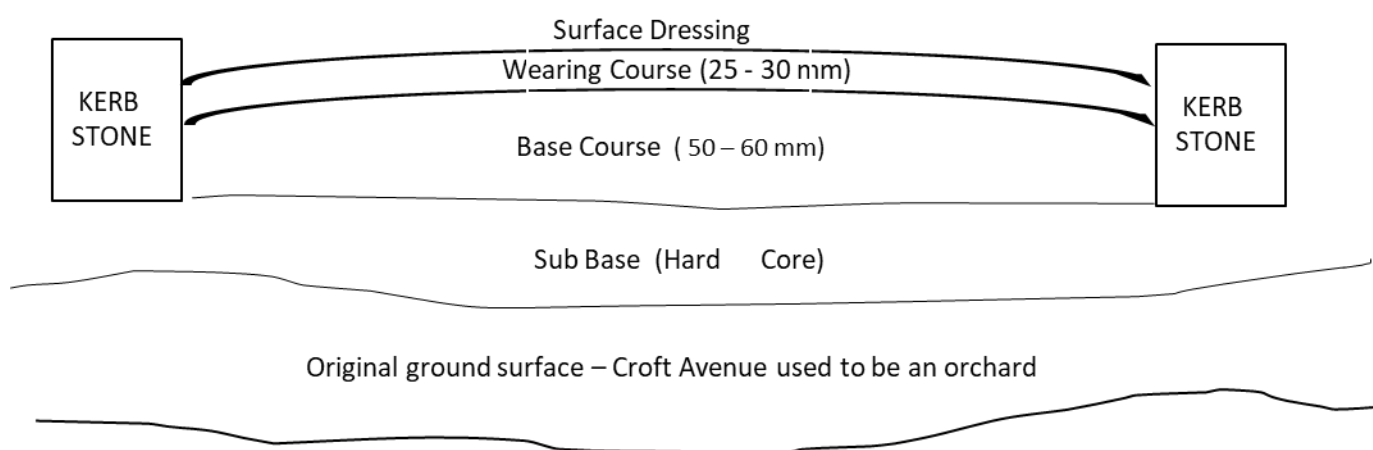
ROAD MAINTENANCE

Croft Avenue is a private residential cul-de-sac so the residents have to pay for its upkeep and maintenance. The main reason that the Residents Association (CARA) was formed was to provide funds, from the annual subscription, to cover these costs. Croft Avenue was originally just a track but a proper road was laid down in the late 1950's following extensive new house building.

Ken Wright, a resident at No. 7 Croft Avenue, worked for over 25 years in the Road Resurfacing Industry. Since he moved to Croft Avenue in the 1980's all the residents have significantly benefitted from his direction and advice about when and how to maintain the road and from his project management of the work required. The aim of this entry in *The Book of the Road* is to preserve Ken's knowledge and experience in the "memory" of Croft Avenue.

Structure of Road

Most roads of the size of Croft Avenue usually comprise three levels: a road or sub base (hard core, scalpings, etc); a base course (bitumen macadam); and finally a wearing course (bitumen macadam). The kerb stones stabilise the structure, but some have been displaced by tree roots.



Unfortunately, we have no knowledge or information about how Croft Avenue was originally constructed. The wearing course has remained in reasonable condition so it has not been necessary to take it up and re-lay a new one. However, to preserve the surface of the wearing course it has been surface dressed every ten years. This application requires hot bitumen to be sprayed onto the existing wearing surface and then dressed with golden gravel chippings which are then rolled in. This creates a "Rural Effect". This process has been successfully repeated every ten years or so.

Ideally, surface dressing should be done in the Spring (to allow the gravel to bind with the bitumen during the summer) and during school holidays so that contractors may park their equipment on the school grounds (with permission of the Headmaster).

If for any reason the road is damaged or taken up, for example to make a trench for cable, water/sewage, etc, CARA should proceed with extreme caution and ensure that the integrity of the road structure is not compromised. It should be examined properly to establish what remedial work, if any, should be done.

New surface dressing was last applied in May 2019. Before the next surface dressing is applied in about 2029 the road should be surveyed to ensure that the Wearing Course and Base Course have not been disturbed. The Contractor will do this before submitting a quotation.

The cost of repairing the Wearing Course will be about £30,000 + and a new base course will be in the region of £50,000+.

Relevant papers are the full documents produced by the road contractor J C Allfrey & Co Ltd dated 4th April 2019 and their sub-contractor COLAS dated 16th March 2019. These documents are held by the CARA Chairman.

ABD June 2023

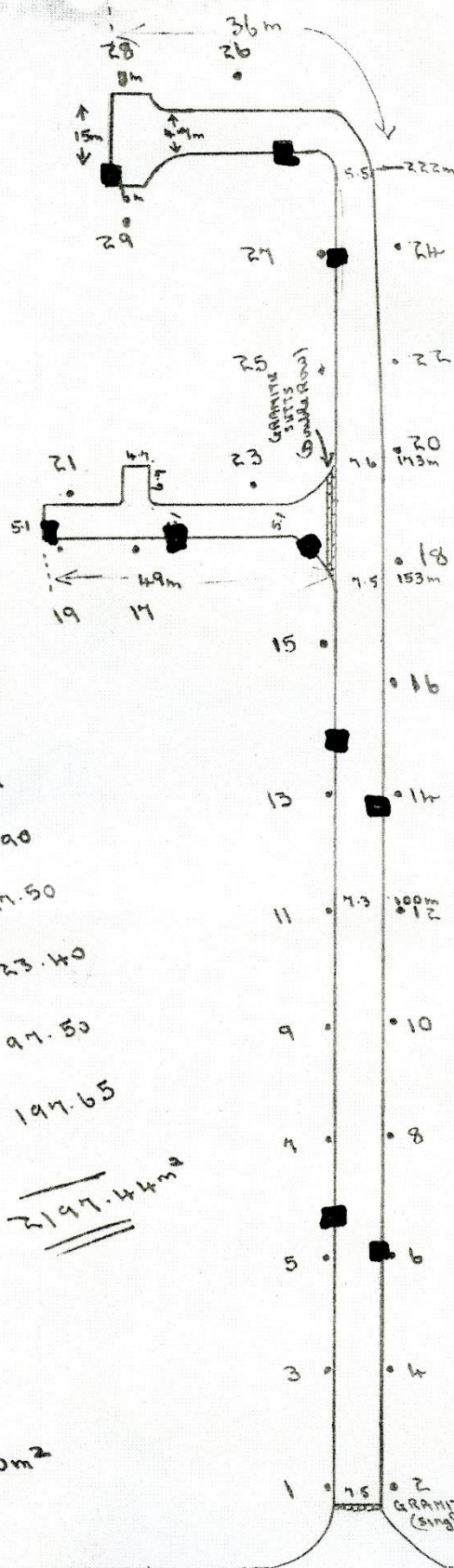
Gullies

There are 10 Gullies on Croft Avenue which are indicated on Ken's sketch map. If there is one near your house please check it regularly and remove leaves and other detritus. The Committee will arrange for all Gullies to be cleaned about every five years. Last done in 2019.

Compiled by Bryan Dennis (No 12) following consultation with Ken Wright

April 2023

CROFT AVENUE - DORKING - SURREY - RH4.1LN.



GULLIES
o/s No 5
o/s 13/15
Corner of 15
Near No 17
o/s No 19
o/s No 27
Side of 27
Corner of 29
o/s no 14
o/s No 6

6.1
 11.1
 49.0
 5.1
 173.0
 111.5
 49.0
 106.6
 15.0
 49.0
 29.5
 6.1
 31.49
 249.90
 1297.50
 323.40
 97.50
 197.65
 2197.44m²

Day 2200m²

GEORGINA STONE
07720 397443.

J. C. Allfrey & Co Ltd

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Tel 01798 865511

Email: jamesallfrey337@btinternet.com

Roads and Drives - Construction - Resurfacing - Surface Dressing (Tar & Chipping)

Building Groundwork - Drainage - Concreting

Croft Avenue Residents Association
Mr Knight
7 Croft Avenue
Dorking
Surrey RH4 1LN

4th April 2019

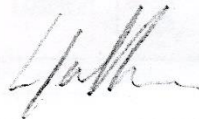
Dear Mr Knight WRIGHT.

Sorry for the delay I have enclosed the report from Colas and the documents we use in our initial survey.

From our documentation and Colas's the works we carried out are with in the guidelines of Road Note 39. So there is still some uncertainty of why this has happened from both parties. However J.C.Allfrey LTD will carry out the remedial works as discussed. This will involve sweeping the middle section up to just past the junction (3-4m in width) and resurface it with new 6mm stone to match existing.

Our projected date to carry out the works would be the week commencing the 27th of May which I believe is a school holiday. If this suits you please could select a day in that week and get back to us as we are planning our schedule of works.

Yours sincerely,



30th Thurs
31st Frid

Luke Allfrey

Director

Directors: J C Allfrey & G A Allfrey Company Reg No. 5442095
VAT Reg No: 861 4053 41

PRODUCT SERVICES REPORT

INSPECTION OF SURFACE DRESSING APPLIED TO CROFT AVENUE, DORKING	WORK BY: P CADEL
	WRITTEN BY: P CADEL
	DATE WRITTEN: 16 TH MARCH 2019
	TO: L ALLFREY (J C ALLFREY & CO LTD),
	CC: S WRIGHT

1. Introduction

Following a request to inspect the surface dressing applied to Croft Avenue, Dorking the writer visited the site with Luke Allfrey (LA) of J C Allfrey & Co Ltd and representatives of the Residents Association. The site meeting took place on 14th February 2019. The ground condition during the meeting was dry.

2. Croft Avenue, Dorking

Croft Avenue, form a private residential cul-de-sac. The site is very lightly trafficked, mainly by slow moving residents' vehicles with the only heavier goods vehicles expected to be refuse and delivery vehicles. Apart from areas adjacent to driveway exits the main stress area is at the entrance to the site and turning areas at the end of the cul-de-sac. The site is unshaded with no significant gradients. No significant on street parking noted.



Map showing the layout of Croft Avenue