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By Email

Dear Nina,

**99 Heath Street, Camden
Garage Doors onto The Mount**

EAS undertook a site visit in the AM peak hour on 2nd November 2010 to review the garage at the rear of the above property and any issues in highway safety and transport terms as a result of the replacement of the existing roller shutter garage doors to hinged outward opening doors. I understand that a previous application was approved based on installing hinged doors, however a new application is to be made which retains the existing arrangement.

The garage is located at the rear of 99 Heath Street and is accessed via 'The Mount'. The Mount is mainly residential and has a very narrow carriageway of approximately 3.5m and two footways that vary in width but generally are between 1m to 1.5m. The garage door enables access to a single parking space. The door at present is a roller shutter and has an opening width of approximately 2.2m. In front of the door is a footway approximately 1.2m in width.

Photos of The Mount and the garage arrangement can be seen below:



Looking south past garage on eastern footway



Looking at garage from carriageway

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Traffic flow was counted in the period 08:00 to 08:30 am. In the quarter hour period 08:00 – 08:15 the south bound traffic flow was 31 vehicles and in the following quarter hour period the traffic flow was 47 vehicles. This equates to one vehicle every 23 seconds on average. In addition to the motor vehicles there were 2 motorbikes, approximately 15 pedestrians and 3 cyclists.

It is clear that 'The Mount' is a popular rat run for local traffic as it was observed that many vehicles attempt a very onerous left turn which means a stop and reverse maneuver to enable them to travel back upon themselves and gain access to Heath Street and New End. All motorised traffic travelled from north to south although it appears that 'The Mount' is open to two way traffic.

A sketch of the swept paths for a medium sized car is attached with this letter for both the current shutter arrangement and a hinged garage door arrangement. From the sketch the following can be seen:

- i. A car is able to manoeuvre into the garage with the current shutter arrangement in a reverse gear from The Mount and back out onto The Mount in a forward gear each in one movement. It can be seen is not possible to reverse (or enter in a forward gear) into the garage with hinged doors without overrunning the footway. Therefore the hinged garage would result in a safety risk for pedestrians using the footway.
- ii. The current shutter arrangement does not block the footway or open out onto the footway; where as the hinged garage doors open out onto the footway blocking the footway for the time it takes to carry out the parking manoeuvre.
- iii. The current shutter arrangement allows vehicles exiting the garage a level of visibility of the traffic on The Mount before leaving the garage; it can be seen in the case of the hinged doors a driver will have limited visibility in either direction as his view will be obscured by the doors.

While currently the shutter doors can be opened automatically from a distance and therefore cause minimal disruption on The Mount to traffic and pedestrian, should the roller shutters be replaced with hinged doors, the tasks needed to park in the garage would be as follows:

- a) Park the car on carriageway and open doors (for internally hinged doors now obstructing footway).
- b) Manoeuvre the car into the garage.
- c) Close garage doors to un-obstruct footway.

This process could take a couple of minutes from start to finish and on the basis of one motor vehicle every 23 seconds a queue of a few vehicles could be expected before the carriageway is clear. This is by no means extreme in London terms, but nevertheless, has a perceptible impact for local residents. It is possible that an automatic door be provided which can be opened from a distance however this would not be recommended as it will possibly cause an issue when opened from inside the garage with potential collisions with pedestrians.

It is our opinion that the use of hinged doors will pose a safety risk to pedestrians with the potential for vehicles overrunning the footway and by limiting visibility for vehicles exiting the garage, and will create an unnecessary obstruction to footway users & vehicle traffic. These highway safety risks can be avoided by retaining the existing shutter doors. As such we consider the existing shutter arrangement is the most appropriate when considered against considerations setout in Camden's UDP saved policy T9 part B 'Impact of off-street parking' (particularly a & b) which states:

'The Council will not grant consent for off-street parking that it considers causes harm to highway safety, requires detrimental amendment to existing or proposed Controlled Parking Zones, or harms the setting of a building or the surrounding area. The Council will consider:

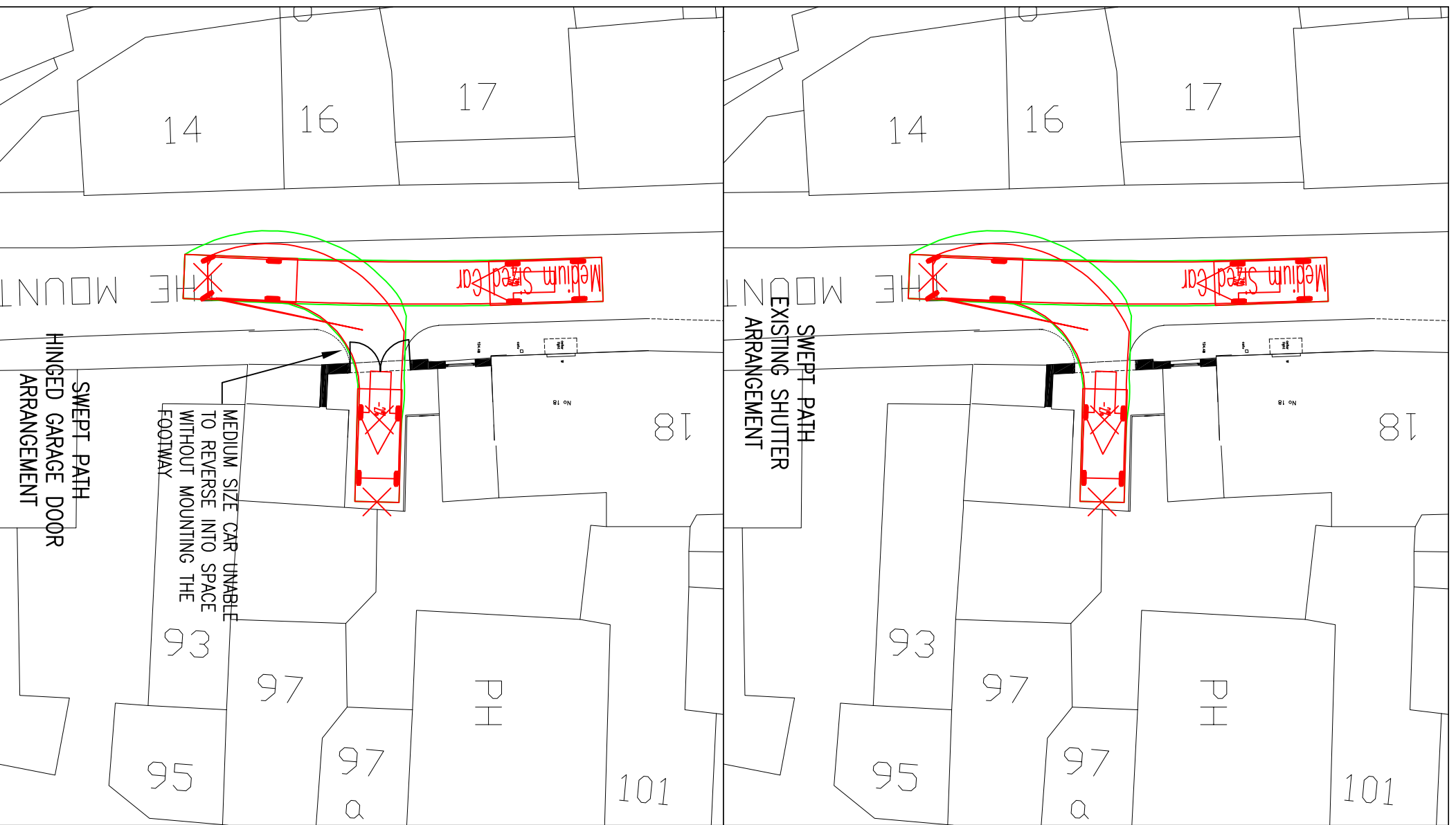
- a) any likely obstruction of the pavement;*
- b) sightlines for emerging vehicles;*
- c) the impact on demand on Controlled Parking Zones and on-street parking;*
- d) the contribution the existing forecourt, garden, trees and means of enclosure make to the visual appearance of the area;*
- e) the cumulative visual impact of on-street and off-street parking in the area; and*
- f) the nature and extent of any landscaping, surfacing or other improvement works which may be proposed to offset any adverse visual impact.'*

Considering the information available the common sense approach is clearly to maintain the existing roller shutter garage doors at this location, and also interestingly as used at the next garage door location approximately 40m to the south and also in 'The Mount'.

I trust the above information helps to clarify the situation, if you would like to discuss this further please do not hesitate to call.

Yours Sincerely,

Stephen Adams



LOCATION PLAN
N.T.S

REV	DATE	BY	DESCRIPTION	CHK	APP
DRAWING STATUS:					
<p>Unit 10 The Maltings, Stanstead Abbots, Hertfordshire, SG12 8HG Tel: 01920 871777 www.easip.co.uk</p>					
<p>EAS</p>					
<p>CLIENT: DWD</p>					
<p>ARCHITECT:</p>					
<p>PROJECT: 99 HEATH STREET CAMDEN</p>					
<p>TITLE: GARAGE WITH THE MOUNT MEDIUM SIZE CAR SWEEP PATHS</p>					
SCALE @ A3:		DESIGN/DRAWN:		DATE:	
1:200		SA		03/11/10	
PROJECT No:			DRAWING No:		
17/1/2010			SK01		