

Old Dairy Mews Management Company 2005 Limited
20-21 Wolsey Mews
London
NW5 2DX

Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

16 October 2018

Dear Sirs,

Old Dairy Mews, NW5 - entrance gates

Introduction

1. This is a revised application to erect entrance gates of 2m height so that they are near flush with the elevation of the buildings on Kentish Town Road.
2. The gated courtyard is owned by the Old Dairy Mews Management Company 2005 Limited, and residents of the Mews all own a share in the Management Company. The courtyard is used for parking for the nine houses in the Mews. Photos of the area are attached.
3. As Company Secretary of the Management Company, I am making this application with the agreement of the residents. The reasons for the application are that:
 - a. We experience a lot of illegal parking, which inconveniences pedestrians and blocks the entrance to the Mews for residents and for emergency services.
 - b. We experience antisocial behaviour in the recess and windblown litter building up in the entrance, which is detrimental to the amenity of the area.

We think that erecting the gates, set back 100mm from the pavement, will improve things for pedestrians and for the site generally. The impact on transport and traffic would be limited, as also further explained below.

Updates since original application in January 2018

4. Since the original application was made in January 2018, we have met with members of the council's team on two occasions – on 17 April 2018 (with Matthias Gentet,

Planning Technician) and on 10 August 2018 (with Steve Cardno, Principal Transport Planner). Following these meetings, we have revised the original scheme as follows to take account the concerns of the council:

- a. The council would not accept the original plan of relocation of the existing gates, as these were judged to be too high. The new gates will therefore be of a reduced height of 2 metres, with a design incorporating simple vertical bars to prevent unwanted climbing over the gate.
- b. The council were also keen to ensure that the gates would open quickly enough on approach of a vehicle. We will ensure that the operating range for the remote opening device will be around 100 metres, to give enough time for the gates to open as cars approach. We will aim for the responsive remote opening time of the gates to be 10 seconds, to ensure that vehicles can drive straight in on approach.

Illegal parking issues

5. As to illegal parking, access to the Mews is blocked several times a day by cars and motorbikes left there by people dropping into the shops nearby and leaving their vehicles in the recessed area. This prevents vehicular access to the Mews by the residents and causes a number of problems:
 - a. Illegal parking of vehicles blocks emergency services access to the three flats and nine houses in the Mews.
 - b. Illegal parking impedes pedestrian access to the Mews because the lane is narrow and makes access difficult for pedestrians and impossible for anyone in a wheelchair. This has caused serious problems.
 - c. Two of the residents in the Mews are GPs and another doctor lives there who is sometimes on call. For them in particular, blocking of the entrance can cause serious delays impacting on other commitments.
 - d. Illegally parked cars also block the entrance for residents to enter in their cars, which means residents end up blocking the traffic on the main road waiting to turn in after the owner of the offending vehicle returns.
 - e. Illegally parked cars blocking the pavement cause inconvenience and danger to pedestrians as they have to walk around the obstructing vehicle. This is a busy area as there is a bus stop just outside the Mews. Due to the height of the kerb at the roadside end of the pavement wheelchair users cannot pass when such illegal blocking occurs and have to wait for the obstructing vehicle to leave before they can carry on.

The new gates would eliminate illegal parking.

6. The enclosed paper "The Recessed Pest" (prepared by the Crime Prevention Design Office in Camden) on the subject of reducing crime opportunity in doorways deals specifically with entrances to carparks.

Ostensibly, car park entrances are recessed back from the footway so that the car does not stop across the footway or obstruct the highway while the driver opens the gate by whatever method that might be. In some circumstances, however, the local council will allow a car park entrance gate or shutter to be installed flush with the building line as long as they are capable of being automatically opened by the driver whilst sitting in the vehicle. This is a fairly straightforward matter for a residential car park where the car movements are limited and the technology required to open the gate can be installed into the car or given to the driver.

7. We think the new gates would improve things all round for the following reasons:
 - a. Illegal parking should be eliminated, reducing inconvenience to the residents and for pedestrians.
 - b. The Mews is not a through route and is a completely privately owned space. Traffic is limited.
 - c. The gates would open inwards into the Mews, and not onto the highway or the pavement.

The new gates would be a marked improvement on the current situation.

Crime and anti-social behaviour

8. As to crime and anti-social behaviour, the recessed area in front of the gates also provides a secluded and cosy spot, and unsightly litter tends to gather just in front of the gate, blown in by the wind.
9. The enclosed paper "The Recessed Pest" (prepared by the Crime Prevention Design Office in Camden) comments on the subject of reducing crime opportunity in doorways:

Page 3 - The Problems with Recessed Doors

Over the years, the recessed door, be it an emergency exit or an entrance, has been the scene of just about every type of crime and disorder you could imagine. For most of us living and working in the inner cities our experience of them will also conjure up images of rough sleepers, street drinkers, drug users and prostitutes and a myriad of often quite disgusting deposits such as used hypodermic syringes and bodily wastes. Quite often they have become the resting-places for wind blown litter, which sometimes has provided the fuel for the arsonist. Occasionally, office workers arriving for work have had to step over the recumbent guest from the night before and residents have had to wait for a drug deal to be completed before they can get into their home.

10. The recess in front of the gates encourages loitering, urinating and drinking (sometimes even the smashing of drink bottles) in an area which is not easily observed by the residents of the Mews or the surrounding shops and businesses or by general traffic. The new gates will help to reduce anti-social behaviour by eliminating the recessed area.

Traffic management aspects

11. We think erecting the new gates would not create issues in terms of movement of vehicles in and out of the Mews:
 - a. The Mews consists of 9 houses so the vehicle traffic is limited.
 - b. The new gates would be locked with an electronic security code which would only allow for residents and authorised people to access the Mews. The residents would each hold remote key fob gate openers allowing for the gates to be opened from their cars on approach to the Mews. Special care will be taken to choose long range key fobs and fast gate actuation motors allowing the gates to be fully open by the time the car reaches the entrance, which would eliminate the incidences of the pavement being blocked while cars enter the Mews.
 - c. For delivery vehicles, even with the current arrangement they tend to park on the surrounding roads and the driver disembarks and rings the bell to make a delivery.
 - d. With other visitors, again they tend to park on nearby roads and walk in because the parking spaces at the Mews are reserved for the residents. For visitors who are to park, the residents tend to make arrangements such that on approach the residents are ready to open the gates so that the vehicle can drive straight in. Visiting traffic is in any case not frequent.

Therefore the new gates would be a marked improvement on the current situation.

Yours faithfully

Abdulali Jiwaji
Old Dairy Mews Management Company 2005 Limited