

Technical Note

Vehicle and Pedestrian Gate Application

67 Lawrence Road

Project Number: 23210
Doc Number: TN01
Prepared for: Vabel London

23 June 2023

Rev	Issue Purpose	Author	Checked	Reviewed	Approved	Date
A	Draft	ESG	DJT	ESG	DJT	23/06/2023

1. Introduction

Preamble

- 1.1 Markides Associates (MA) have been instructed by Vabel London to prepare a Technical Note (TN) in support of an application for a Vehicle and Pedestrian Gate to be placed at the primary vehicular access for 45-63 & 67 Lawrence Road, Haringey, London, N15 4EY ('the site'). A site context plan is included as **Figure 1.1**.
- 1.2 The site is located within the administrative and highways authority area of the London Borough of Haringey (LBH).
- 1.3 The site forms part of a development which comprises of the demolition of the part 4-storey, part 3-storey existing building to enable the development of a 7-storey building fronting Lawrence Road which includes a recessed top floor and 4-storey mews block to the rear, comprising 69 residential units (use class C3) and 6 B1 commercial units on the ground floor with residential on the first-floor level, including 7 disabled parking spaces and associated works. This application was approved in January 2018 (Ref: HGY/2016/1212).

Figure 1.1 Site Context Plan



2. Policy Consideration

Vehicle Crossover Application Guidance Notes (Haringey)

- 2.1 The Haringey guidance notes are provided to help understand the procedure and guidelines which will need to be followed to obtain formal approval from the Council for construction of a vehicle crossover or access across a public footway or footpath and/or verge. Whilst the site benefits from a consented form of entrance it is not gated.
- 2.2 The guidance states that where gates are installed, they must not open outwards onto the public footway.

3. Proposed Development

Vehicle and Pedestrian Gate

- 3.1 A vehicle and pedestrian gate is proposed between the developments of 45-63 & 67 Lawrence Road to provide increased security and safety to residents, properties and bicycles/vehicles within the development as support by the Metropolitan Police Designing Out Crime Officer and in line with SBD (Secured by Design) guidelines.
- 3.2 The gate will be fob controlled for access by residents and will be fitted with a video entry system to allow access for deliveries / maintenance etc. A trial period will be enacted to keep the gate open in daylight hours, closing when safety issues are increased throughout the night.
- 3.3 An emergency override box will be installed outside of the gate to allow for uninterrupted emergency access.
- 3.4 The proposed ground floor plan has been included at the end of this report as **Appendix A**.

Design Details

- 3.5 The new vehicle and pedestrian gate is proposed to be circa 6.1m wide and 2.4m high. The gates will front onto Lawrence Road. The width between the vehicle gate columns will measure some 4.8m which is an adequate width to safely accommodate a vehicle when entering and exiting the site. The pedestrian access will be 1m wide, which again is of adequate width to safely accommodate pedestrian movements.
- 3.6 The proposed vehicle and pedestrian gate has been shown in **Photo 3.1**.

Photo 3.1 Proposed Vehicle and Pedestrian Gate



- 3.7 As per Haringey's guidance, the gates will open inwards.

Tracking of Proposed Vehicle and Pedestrian Gate

- 3.8 The proposed access has been tracked using AutoTurn to demonstrate that a vehicle is able to safely enter and exit through the proposed gate. This tracking is included as **Figure 3.1** and replicated at the end of this report as Drawing: 23210-MA-XX-XX-DR-C-7010SPA.

Figure 3.1 Extract of Vehicle Tracking

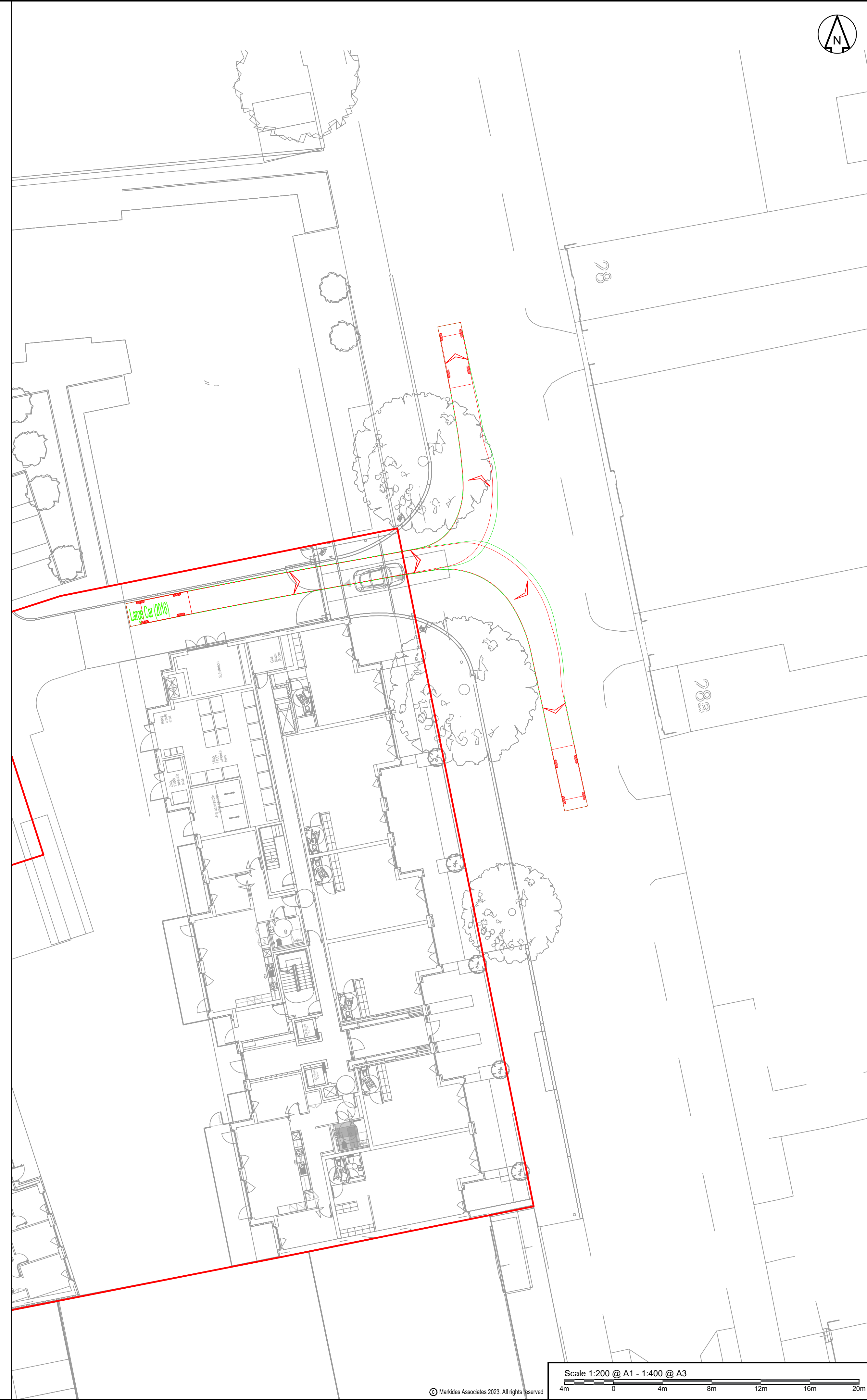
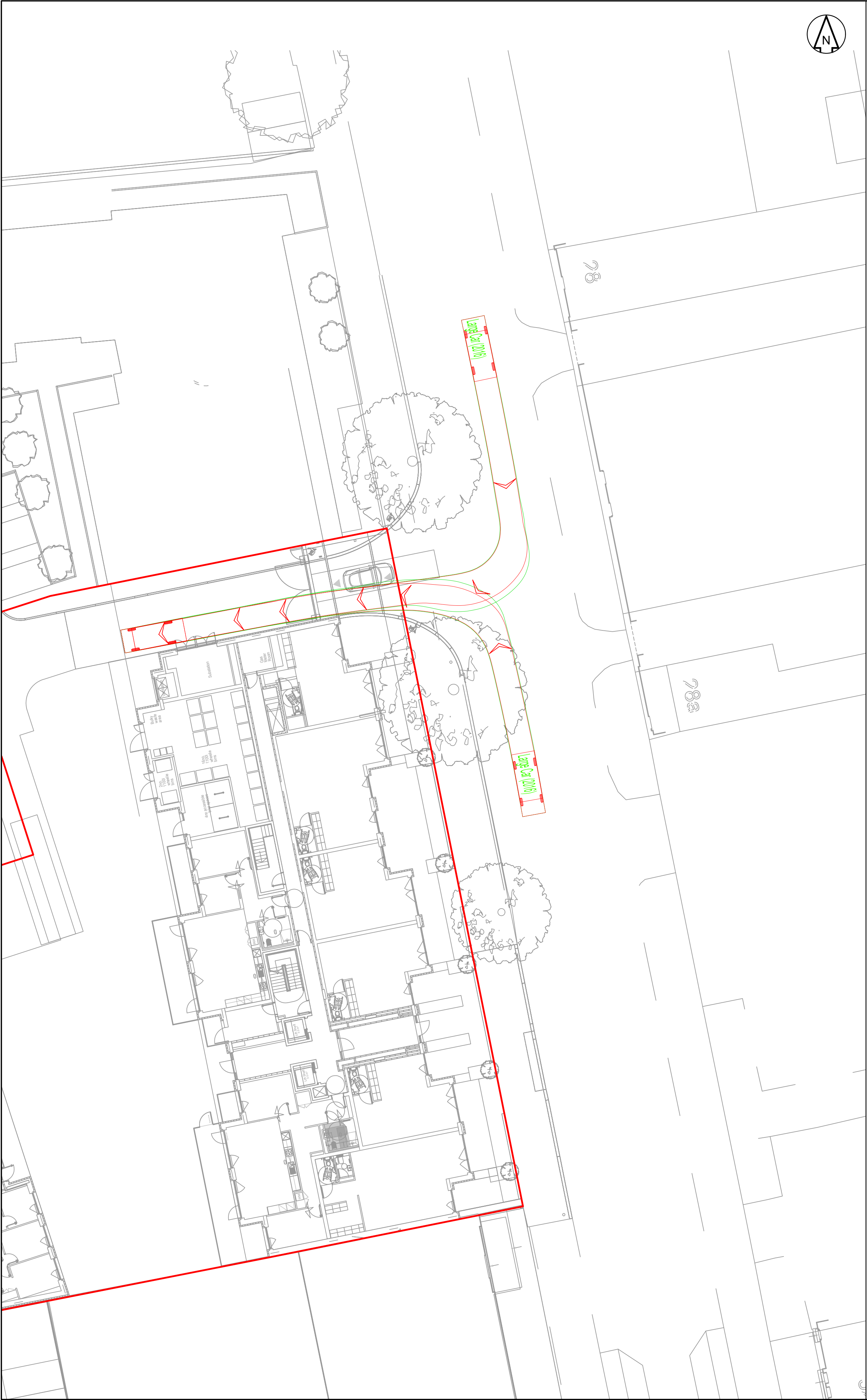


Summary and Conclusion

- 4.1 This TN demonstrates that the proposed gate can be provided in accordance with LBH cross over guidance criteria.
- 4.2 Sufficient vehicle and pedestrian visibility splays are achievable to safely provide the new vehicle and pedestrian gates can be provided.
- 4.3 Based on the evidence provided within this TN, the proposal for the vehicle and pedestrian gate is, therefore, deemed to be acceptable.

Drawings

Drawing Reference: 23210-MA-XX-XX-DR-C-7010SPA



DO NOT SCALE OFF THIS DRAWING

NOTES

1. This drawing is indicative and subject to discussions with local & national highway authorities. This design is also subject to confirmation of land ownership, topography, location of statutory services, detailed design and traffic modelling.

2. This drawing is based upon drawing number LR2_VAB_00_00_DR_A_0001, supplied by VABEL LONDON and Markides Associates shall not be liable for any inaccuracies or deficiencies.

3. Markides Associates accept no responsibility for any unauthorised amendments to this drawing. Do not rely on dimensions scaled from this plan.

4. Any swept path analysis has been undertaken using Autodesk vehicle tracking software (AutoTRACK) and Markides Associates shall not be liable for any inaccuracies or deficiencies.

Large Car (2016)

Overall Length

Overall Width

Overall Body Height

Min Body Ground Clearance

Track Width

Lock to lock time

Kerb to Kerb Turning Radius

5.116m

1.856m

1.526m

0.311m

1.834m

4.00s

6.150m

KEY

VEHICLE BODY LINE

VEHICLE WHEEL LINE

Revision History

Rev	Comment	By	Chkd	Appr	Date
P01	FOR INFORMATION	LB	EG	DT	23.06.23

Current Revision

Rev	Comment	By	Chkd	Appr	Date
P01	FOR INFORMATION	LB	EG	DT	23.06.23

S2 - FOR INFORMATION

VABEL CONTRUCTION 2 LTD

2nd floor

The Bridge

73 - 81 Southwark Bridge Road

London, SE1 1LQ

MARKIDES ASSOCIATES

TRANSPORT PLANNING AND ENGINEERING

Telephone: 0207 442 2225

E: enquiries@markidesassociates.co.uk

W: www.markidesassociates.co.uk

Project

67 LAWRENCE ROAD

Drawing Title

SWEPT PATH ANALYSIS

LARGE CAR

Markides Associates reference:

23210/01

1:200 @ A1

23210-MA-XX-XX-DR-C-7010

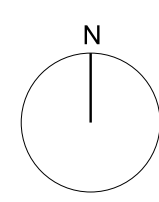
- P01

© Markides Associates 2023. All rights reserved

APPENDIX A – GROUND FLOOR LAYOUT



General Notes
The drawing is copyright of Vabel LTD. All rights reserved. No reproduction in any material form is permitted without consent. Do not scale from this drawing. All dimensions are in mm unless stated otherwise. Dimensions, levels, sizes and location of particulars are to be verified by the contractor on site prior to engaging in works. This drawing may incorporate information from other professionals. Vabel LTD cannot accept responsibility for the integrity and accuracy of such information.
DO NOT SCALE.



EMERGENCY /
REFUSE VEHICLE

P05	21/06/23	Condition 21 Submission	TD
P04	12/06/23	Vehicle Gate Submission	TD
T1	28/02/23	Tender Issue Gate	TD
IN06	22/06/22	Internal Issue	RM
IN05	12/01/22	Coordination comments	AR
IN04	14/09/21	Tranche 3 - Type codes added	AR
IN03	05/07/21	Tranche 2	TD
IN02	02/06/21	Substation & Cycle Update	TD
IN01	14/05/21	Tranche 1 Issue	TD
P03	07/04/21	Internal Layout Amendments	TD
P02	31/03/21	Issue for structural coordination	TD
P01	26/02/21	Issue to consultant team	TD
Rev	Date	Reason for Issue	Chk

VABEL
LONDON

531 Highgate Studios, 53-79 Highgate Road, London NW5 1TL
Tel +44 (0)20 7183 6405 Email contact@vabel.co.uk

Project 67 Lawrence Road N15 4EY			
Title Proposed Ground Floor Plan			
-			
Date 21/06/23	Scale @ A1 1:200	Drawn TD	Checked TD
Status Information			
Drawing Number LR2_VAB_00_00_DR_A_0001		Revision P05	