



Victory for Market Place motorists

The new year finally brought a result in an important 'test' case at which the RA's Roads & Traffic Committee gave extensive evidence on behalf of three motorists who had received parking tickets after leaving their cars in one of the Market Place's Red Route loading bays.

The bay, situated in front of the Zig Zag property shop on the north side of the road, is controlled by Transport for London (TfL) and is enforced using TfL's CCTV camera positioned close to the Market Place/Northway junction. Up to 2,000 tickets per year (worth around £300,000 to the traffic authority) have been issued to motorists who are considered not to have complied with the loading restriction yet the bay is poorly marked and difficult to differentiate from adjacent unrestricted parking places. As a result untold numbers of parking tickets have been issued to motorists who were wholly unaware of the restriction.

Many of the Market Place traders are furious about the

targeting of shoppers who mostly never return after receiving parking fines and some attribute the recent closure of a popular Persian restaurant to the repeated use of CCTV enforcement against its take away customers. During 2012 around twenty of the traders petitioned TfL for the complete removal of the bay but the Authority refused.

In response the RA ran a campaign to encourage residents to contact us if they received loading bay parking tickets so that the R&T Committee could help them prepare a detailed appeal based upon the poor visibility of the restriction. Three such cases were submitted last summer and were combined so that they might be heard at a single sitting. The result on 4th January was an emphatic victory for the three motorists. The adjudicator's detailed judgement concluded that signage at the bay did not meet the requirements set out in relevant guidelines and that therefore the three parking tickets should be quashed. A

second sign has now been erected beside the bay.

Roads & Traffic Committee chairman Gary Shaw said, "This is the most comprehensive and well researched decision of any parking case I've worked on. The adjudicator adjourned the case last October so that he might gather more information and he has gone to a great deal of trouble to familiarise himself with the location. Given the strength of his decision we should be able to defeat many outstanding tickets issued to motorists who parked in the bay."

Mr Shaw continued, "The loading bays have been hugely lucrative to TfL over the past few years but we had one of the bays removed in 2008 and TfL has now been persuaded to provide additional signage for another. This means they have far fewer opportunities to fine Market Place visitors than ever before. Nevertheless the Market Place has a most unusual design for a Red Route road and residents should continue to be

very careful every time they park there.

"For example the Roads & Traffic Committee has seen several cases of TfL using the camera to enforce double parking offences against motorists when all they have been doing is waiting for a car to pull out of a space. This is almost certainly a mis-use of the legislation by TfL but it shows the lengths the Authority is prepared to go to in order to bring in revenue. That said we are aware that over recent weeks the camera has mostly been pointed west towards Falloiden Way and away from the Market Place. This might be a result of TfL having suffered so many defeats in the Market Place that they are giving up for the moment or it may be unrelated to anything we've done. Either way it would be premature to assume that TfL has permanently relaxed enforcement."

Anyone who receives an unjustified parking ticket on any of the Suburb's roads should contact the Roads & Traffic Committee at raparking@hgs.org.uk.



Do you use the chatline?

The social networking chatline, an email group for RA members, continues to be as active as ever. A year ago we printed an article by former resident Deborah Young listing nearly 100 major topics, and 2012 was equally active. The list of local tradesmen is updated monthly by Mary Whiting; other needs are usually solved the day that the enquiry is posted. Crime wave alerts and restaurant reviews are perennial topics, with tutors and cleaners equally popular and, as a sign of our creaking power supplies, outages and their recovery information. HGS-2 is available for non-Suburb topics, including politics and religion; while much

less used, it can become barbed and challenging – you can sign up for one without the other.

Any member of the Residents Association can join the chatline at no cost, or unsubscribe at will. All you need is an email address. See the www.hgs.org.uk home page (top-right, last bullet point, re Email Group). This is not the same as registering your email address with the RA's membership secretary. While 1,450 members have registered, only some 350 are on the chatline – a practical benefit waiting to be taken up.

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Tea House plans (continued from page 1)

casements to their original 1923 form, the removal of the later 1930's veranda glazing and the demolition of the dilapidated 1970's kitchen extension to the rear. The proposed alterations externally include a two storey kitchen and bedroom extension to the north and ground floor bay windows and French doors to the east and west.

Internally, the principal benefit architecturally will be the restoration of the double-height central 'Tea Room' space, by removing the modern lowered ceiling and repairing the high level plasterwork, timber framing and internal windows. Within the domestic conversion, this fine space will become the central hall, giving onto the living rooms, study and dining room east and west, and to the new kitchen, utility room and garden access to the north. The restored verandah to the south will form a more satisfying and direct link between the house

and its garden, and will help bring light and air into the heart of the building. A new open staircase and first floor landing gallery will lead to the four bedrooms and bathrooms in the east and west wings.

In addition to employing rigorous standards of traditional materials and workmanship in the treatment of the exterior, every effort will be made to repair and re-use the original features and fittings of the interior including fire surrounds, door and window joinery and ironmongery.

Subject to statutory consents from the HGS Trust and Barnet Council, it is intended to proceed promptly with the building works in order to arrest further deterioration and secure a viable future for this important site at the heart of the Garden Suburb.

The public exhibition of the proposals will be at the Tea House 29-30 January (2-4pm) and on 6 February (6-8pm).

IAN ANGUS

Choosing the right windows will enhance your house and protect its value

Many Suburb houses are at an age where the windows need attention. This does not necessarily mean they need to be replaced. The original windows may just require some repair and redecoration.

For residents keen to thermally upgrade their homes, timber double glazed windows can usually be made to closely match originals. There are examples of these throughout the Suburb that are almost indistinguishable from the windows they replaced. But careful detailing is needed to get the appearance right.

The Trust is happy to advise homeowners on how to get the right result. And Trust Consent is always required for replacement windows.



UPVC windows like these detract from the appearance of your house. They are often marketed as being maintenance free. These claims are incorrect. They do not have a long life, they cannot be repaired when damaged and they seriously devalue your house.



Repairing your existing windows is often the most cost effective option. Adding draught stripping will have a dramatic effect on heat loss and costs very little.



Replacement timber or steel windows can normally be double glazed to enhance the thermal efficiency of your property.



Timber windows can be easily repaired, prolonging the life of the window and keeping the character of the house.

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