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| **↓OPERATIONAL and DESIGN REQUIREMENT↓** | |
| **DIMENSIONAL and CONSTRUCTIONAL CHARACTERISTICS** | | |
| REQUIREMENT | REQUIREMENT DESCRIPTION | NOTES |
| Height of gate |  | Planning permission **WILL** be required for any gate that is higher than 2m from the ground **AND** for any gate higher than 1 metre that immediately abuts the highway. Planning permission may also be required in conservation areas – check with your planning department |
| Width of gate |  | For wider alleys not used for vehicles it may be necessary to use extension panels |
| Gap to wall |  |  |
| Gap beneath the gate |  | It may be necessary to provide a slightly larger gap beneath the gate to allow for the migration of both wild and domestic animals. It may also be necessary to replace or put in place a concrete or other hard material surface on the alleyway to prevent animals digging underneath  Not all alleyway surfaces are level |
| Construction material |  | The construction needs to be robust. Steel box sections are ideal for the construction of a communal gate.  A gap of 100mm should be small enough to prevent heads getting stuck! |
| Anti-corrosion requirements |  | There are a number of methods used to prevent steel from rusting including electroplating and hot dip zinc coating and powder coating. See what guarantees are being offered. All outdoor steel will rust eventually, but you can slow the process still further by cleaning the gate at least twice a year using a mild detergent and hot water |
| **DESIGN CHARACTERISTICS** | | |
| REQUIREMENT | REQUIREMENT DESCRIPTION | NOTES |
| Use by disabled people |  | You must establish which of your neighbours has a disability and discuss with them how this might affect their ability to operate the gate. Involve them in your discussions with the gate manufacturer |
| Anti-climb |  |  |
| Gate toppings to deter climbing  **Highways Act 1980**  Section 164 (injurious toppings)  **Occupiers’ Liability Act 1957**  **Occupiers’ Liability Act 1984** |  | Please see Preventing crime in the garden, outbuildings and garage- Garden boundaries - The law concerning boundary fences, gates and walls  Injurious toppings could cause injury to persons **NOT** intent on committing crime and tend to either exaggerate or confirm a high level of crime in an area, which in turn can drive up the fear of crime |
| Visibility through the gate |  | Visually solid gates that do not allow clear views along the alleyway from the street could help a criminal, especially if a house has a window opening directly onto the alleyway. A darker finished gate is likely to be easier to see through. |
| Anti-lift hinges |  | Frame and gate fixings must not be accessible when the gate is in its closed and locked position or otherwise not removable except by the use of specialist tools |
| **OPENING AND LOCKING CHARACTERISTICS** | | |
| REQUIREMENT | REQUIREMENT DESCRIPTION | NOTES |
| Opening direction |  | Other than in circumstances where the local authority requires the gate to open in the direction of escape from a fire or the alleyway contains an immovable obstruction, gates must open into the alleyway  Note that it is an offence under the Highways Act to open any door, gate or bar over the highway unless you have express permission from the Local Highways Authority.  Self closing gates can be a nuisance when taking a bicycle or wheelbarrow through the gate or when people are handling heavy loads. |
| Locking system |  | A gate that is automatically locked when it is closed has obvious security advantages. |
| Key distribution |  | Most schemes have more than one gate and so you will have to establish who wants which keys for which gates. |
| Noise dampening |  | Noise dampening is often achieved by using rubber bushes (or similar material) on the gate and frame and or by placing a rubber stop on the house wall. Clanging gates drive people nuts and I’ve know gates being taken down by people because of the noise. By using an automatic locking gate as recommended above you will reduce the possibility that the gate is left open between uses. |
| **INSTALLATION CHARACTERISTICS** | | |
| REQUIREMENT | REQUIREMENT DESCRIPTION | NOTES |
| Gate fixing |  | If there is concern that frame fixings may cause damage to the house walls it is quite normal to use freestanding frames that are set in concrete foundations. In some cases a backward angled bar from the posts into an additional concrete foundation will be required for additional strength. Check for drains, pipes and electricity cables. |
| Gate positioning |  | Although gates should be installed as close to the building line as possible, setting the gate back from the front of the building line by around 600mm to avoid a step-up from a side garden wall would be an acceptable compromise |
| **OPTIONAL CONSIDERATIONS** | | |
| REQUIREMENT | REQUIREMENT DESCRIPTION | NOTES |
| Performance standard |  | You can purchase gates that are certificated to LPS 1175 level 2 or Sold Secure Gold Standard. Gates that meet these requirements are designed and installed to successfully resist such forces as repeated kicking and bodily pressure and forces applied using easily obtained levers such as screwdrivers, chisels and crowbars  There are perhaps three or four companies in the UK that can manufacture an alleyway gate to these standards. If you use somebody else, such as a Master Locksmith, then make sure they stick to your operational requirement. |
| Installing a light above the gate |  | It would be useful to install a light above the gate. You will almost certainly have to rely on one of the adjacent householders to do this and pay the running costs, which would be about £6 a year for the lamp required to the left. |