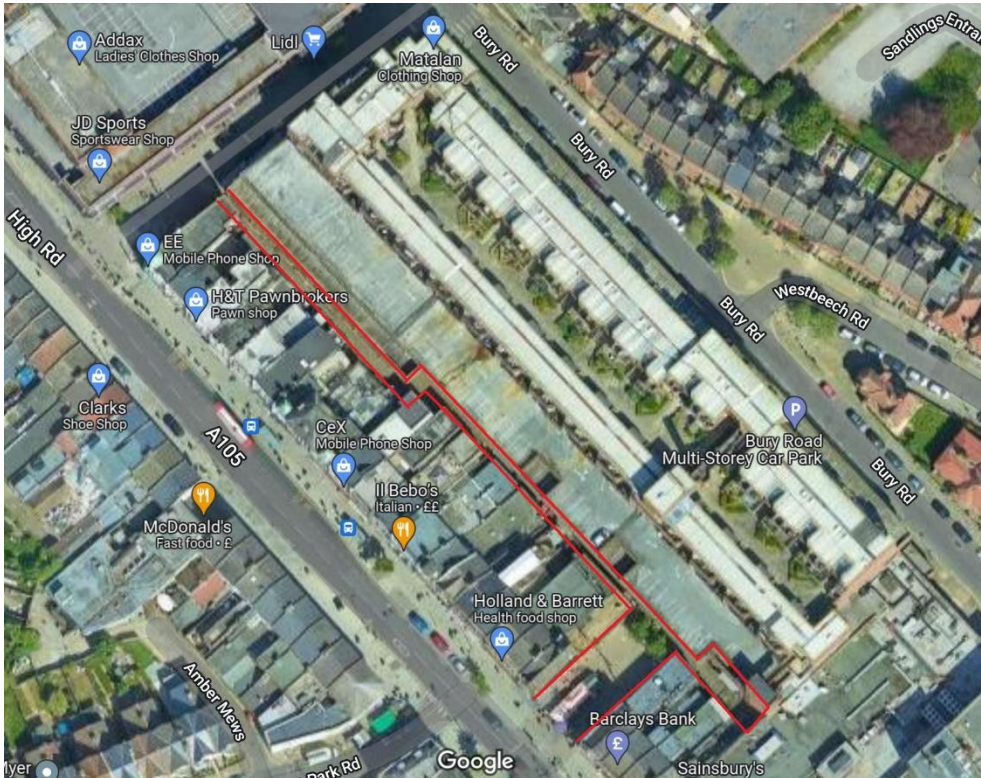


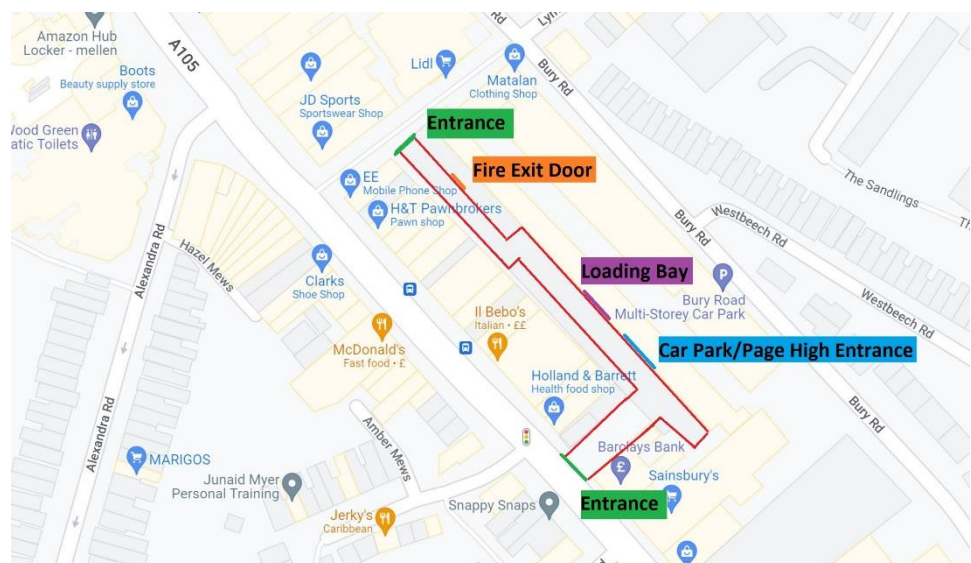
Dovecote Avenue Evidence Base

Dovecote Avenue (also known as Dovecote Alleyway, Dovecote Alley or 'alley/alleyway') is a passageway from the High Road to Lymington Avenue, N22. The alley also leads to Page High (a Social Housing rooftop village), Bury Road Car Park (a multi-storey public car park) and a Service Yard/Loading Bay used by local businesses.



Page High consists of 92 residential homes. In addition, there are 25 commercial businesses who have access to the alley, as well as 20 residential homes who access their property via the alley only.

Due to the shape and size of the alleyway, it is difficult for residents or members of the public to see into the alley due to the alley bending in an L and a T shape.

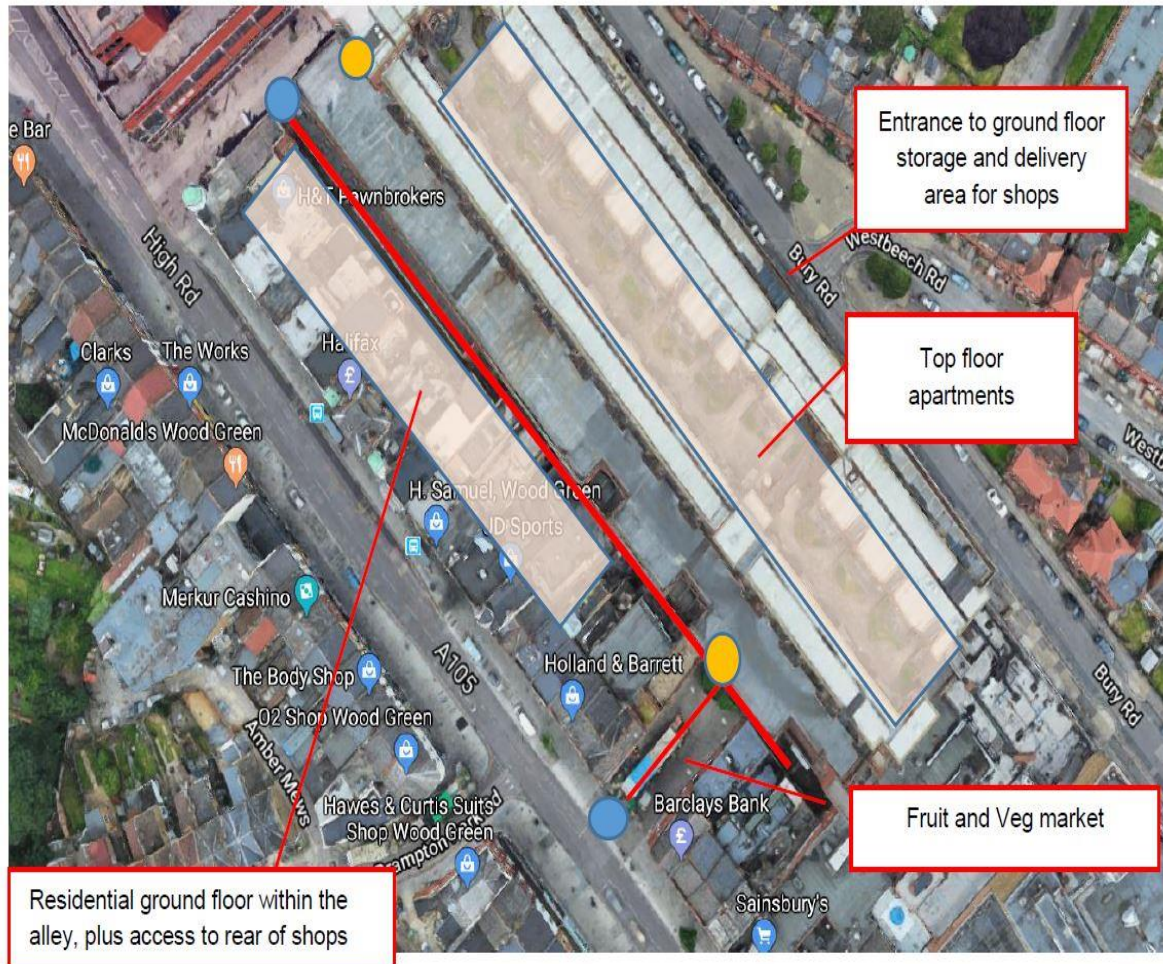


Dovecote Avenue leading to the Bury Road building which incorporates ground floor storage for retail outlets and greengrocers market stall, car parking and residential unit's top floor and ground floor in the alleyway.

Excessive Permeability –

Red line indicates the pedestrian route

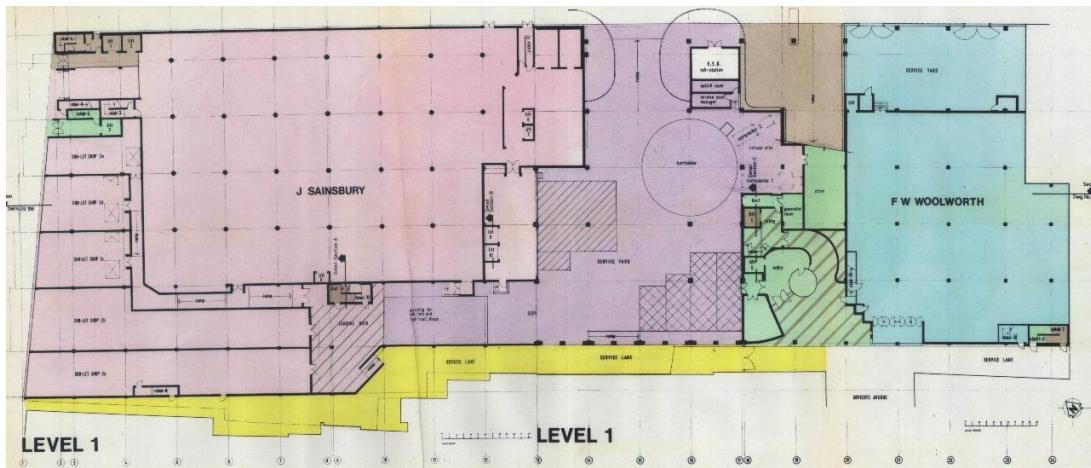
Orange dot indicates residential and parking entrance



There are several entrances in and out of this area, which include

- Trades entrance at rear on bury road
- Car park vehicle entrance on Bury road
- Pedestrian (parking) and Residential entrance on Bury road injunction with Lymington Avenue
- Pedestrian (parking) and residential entrance off Dovecote avenue
- Trades entrance off Dovecote Avenue
- Fire exit from upper residential units off Dovecote Avenue

It is important to note that each of these entrances serve multiple functions that vary according to the time of day and all of the entrances allow unfettered access throughout the core of the building and area. The only location that has any form of compartmentation and access control is the upper floor residents, but they still have to run the gauntlet of the car park to get to their communal front door within the fabric of the building.



Yellow - Alleyway running behind businesses facing the High Road.



The above pictures show the entrance to the alley from Lymington Avenue.



The above pictures show the entrance to the alley from High Road. This entrance also leads to Bury Road car park and Page High.



Shutters on the right leading to Loading Bay



Gates on the right leading to residential properties

Over the years, the alley has attracted anti-social behaviour (ASB) including numerous reports of flytipping, graffiti, drug dealing, drug taking, street drinking, discarded beer cans, drugs paraphernalia, urine and faeces. There is CCTV in the alley, however, due to the poor lighting and the bends, the alley has various hidden and blind spots. Most members of the public use the High Road entrance to the alley to either shop from the food stall, or to enter the car park or Page High. It is not common for members of the public to use the alley as a short-cut to Lymington Avenue or High Road. The residents are afforded no protection as they enter a dark and enclosed alleyway to make their way to their front door.



These pictures show that the alley has been a hot spot for ASB. There are consistent incidents of littering and flytipping. The picture on the right was taken in October 2022 which shows a fire was lit to the rubbish in front of a residential property.



During a walkabout, which took place on 04 July 2022, officers from the council have witnessed:

- Significant amounts of fly tipped waste
- A drug-user in a stairwell, evidently waiting for a dealer to appear and in withdrawal
- Urination in stairwells and other areas
- Evidence of a break-in through a fire escape from Dovecote Alley into what is now a building used by a church.

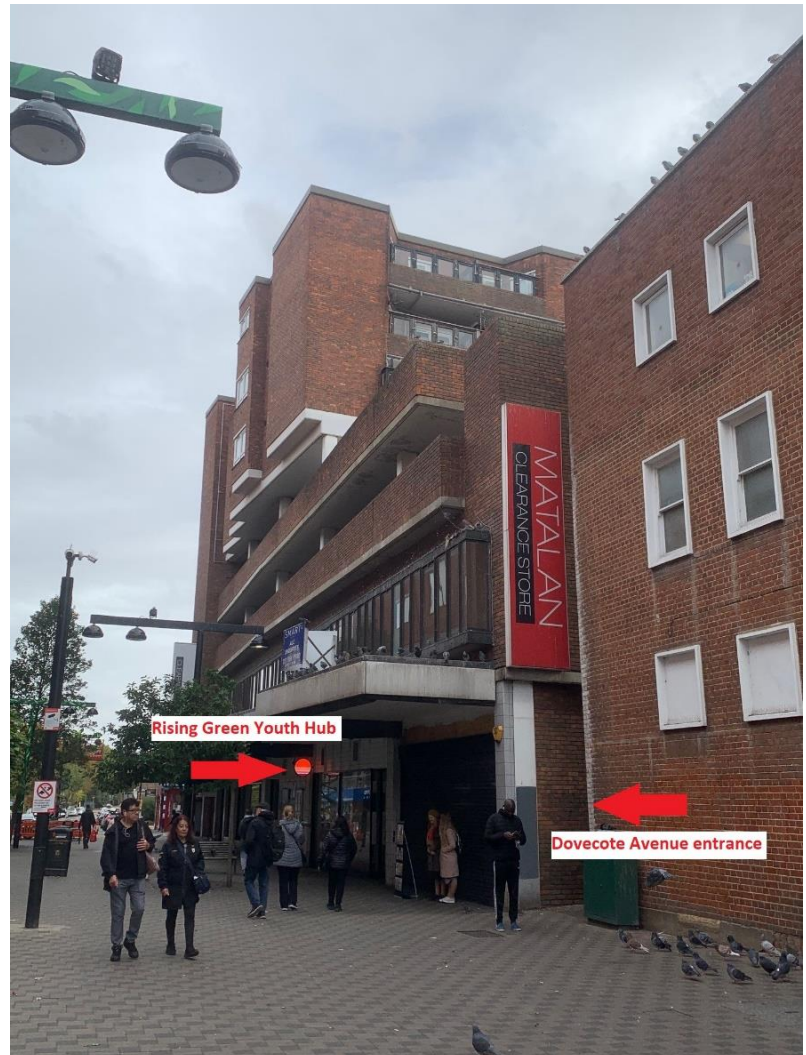
Residents had also shared incidents of robberies, burglaries, threatening behaviour and drug abuse.



It is important to note that Rising Green Youth Hub has opened on 01 August 2022 which is only one shop away from the alley on Lymington Avenue.

A second walkabout took place on 06 July 2022 which involved council staff and residents. Residents raised concerns about levels of antisocial behaviour that is currently taking place in the area close to the Rising Green Youth Hub. Dovecote Avenue and Bury Road car park were of particular concern.

Residents said that there are access points to car park that do not get locked at night and that when they are locked, people break them.



The following concerns were raised during the walkabout:

- The shutter to the Loading Bay was broken and had been damaged
- Evidence of large volumes of litter at the rear of the properties in the alley which was not household waste
- Dumping of waste, littering and urination were frequent
- Alley is dark and streetlights do not work
- As the alley is not straight, it allows people to 'hide' around the curves and bends due to poor visibility
- People are using the alley to enter the car park building, which then has access into Page High also. They obtain access via the fire exit doors in the alley
- The above access results in ASB including drug use, drug dealing and urination in the closed car park and allows for easier access to the Page High estate.





A third walkabout took place on 08 September 2022 which involved Council staff and Police.

Officers witnessed the following:

- Evidence of flytipping/dumping of household waste around authorised commercial bins the alley (pictured above). The bags were different from those authorised for collection.
- A very strong smell of urination was present at the entrances to the alley
- Multiple marks on the doors to the car park as a result on attempting to pry doors open
- A highly intoxicated male drinking alcohol and sitting on the floor in the alley. He would not be visible to anyone from the Lymington Avenue end of the alley

16/07/2020 11:31
6 High Road
Greater London
England



These pictures show a snapshot of flytipping in the alley over the years.

Picture 1 – July 2020

Picture 2 – May 2021

Picture 3 – July 2022.

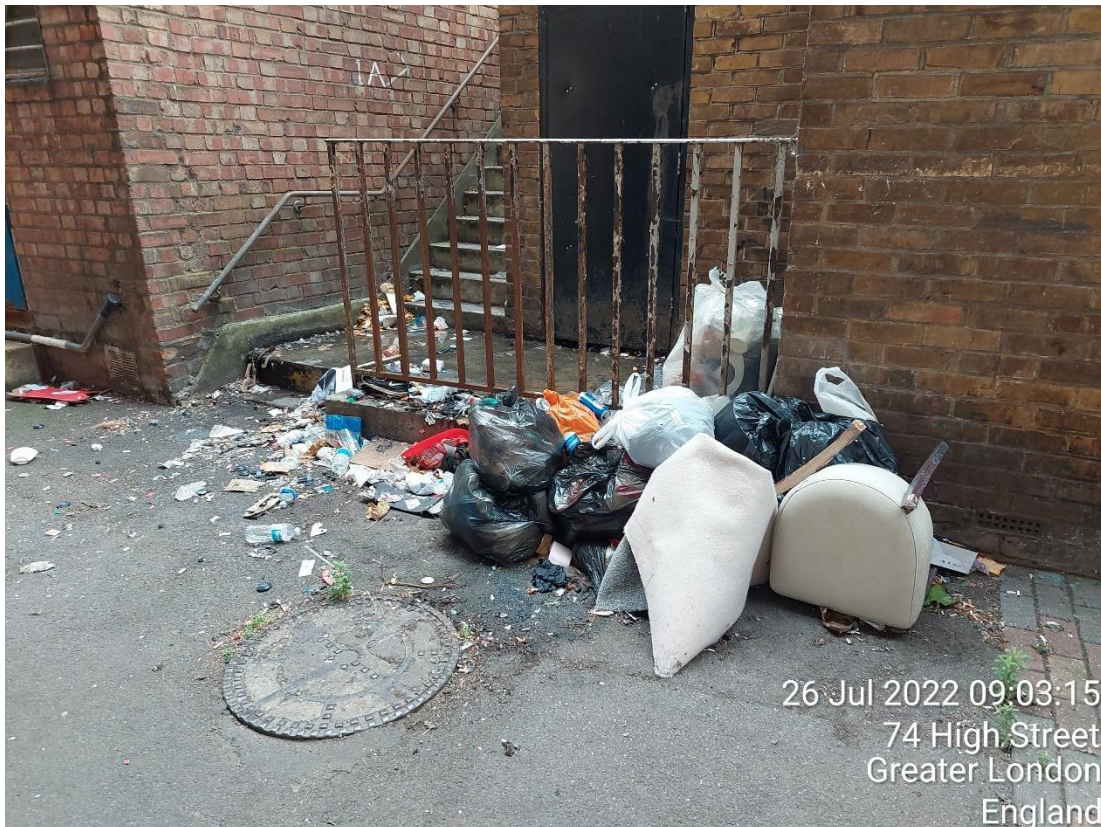
4 May 2021 at 8:18:53 am
13 Cheapside, High Road
London
England
N22 6HH
United Kingdom



Picture 1

Picture 3

Picture 2



26 Jul 2022 09:03:15
74 High Street
Greater London
England

A fourth walkabout took place on 29 October 2022 which involved Council staff. Officers witnessed the following:

- Flytipping along the alley - outside the entrances of the residential properties
- Shutters opened to the Loading Bay allowing anyone access to the building
- Strong smell of urination along the alleyway

The consistent flytipping, urination, littering and loitering of people makes Dovecote Avenue very unpleasant and an unattractive place to live, to pass by, or to use for commercial purposes.

In addition, due to poor street lighting, the dark alley promotes the fear of crime, making the residents and passers-by very vulnerable to crime. As the alley is often poorly kept, it attracts drinking, drugs and flytipping. The passers-by and the residents see this or pass the perpetrators and experience the issues first hand. The crime that occurs in the alley often goes unreported and becomes the “norm”. Issues such as urination, flytipping and drugs taking can easily be hidden from the main street.

Residents have also tweeted about the persistent flytipping in the alley.



The following figures are from August 2021 to July 2022.

The incident location is often provided or recorded as High Road, Lymington Avenue or Bury Road. The alley is also reported or recorded as Dovecote Avenue or Dovecote Alleyway on the databases. Therefore, the figures are for the areas which are in close vicinity of the alley.

There have been **29 complaints of flytipping** in the area surrounding the alley.

6 Section 47 Notices (Environmental Protection Act 1990) have been issued in the vicinity of Dovecote Avenue

Veolia (waste services) has received 30 flytipping reports in the vicinity and have conducted **145 flytipping collections**.

Crime Type	Reports
Anti-social behaviour	8
Burglary	2
Criminal damage and arson	2
Drugs	1
Other theft	2
Public order	1
Theft from the person	2
Vehicle crime	4
Violence and sexual offences	6
Total	28

Lymington Avenue

From August 2021 to July 2022 there has been **19 FPNs** issued by enforcement officers. 17 FPNs were issued for unlawfully depositing of household waste and commercial waste items that including building waste, garden waste, general waste, and furniture. 2 FPNs were for a business failing to provide how they dispose of their waste and for a resident placing a fish tank on the public highway.

Dovecote Avenue

There was **1 FPN** issued to a business owner for failing to contain their waste correctly and **2 FPNs** issued for depositing cigarette end on the public highway

A Community Protection Notice was issued to a resident requesting them to remove their waste from the location.

Bury Road

7 complaints were made to the council which included reports of flytipping in and around Bury Road car and reports of graffiti.