

BROCKLEY SOCIETY

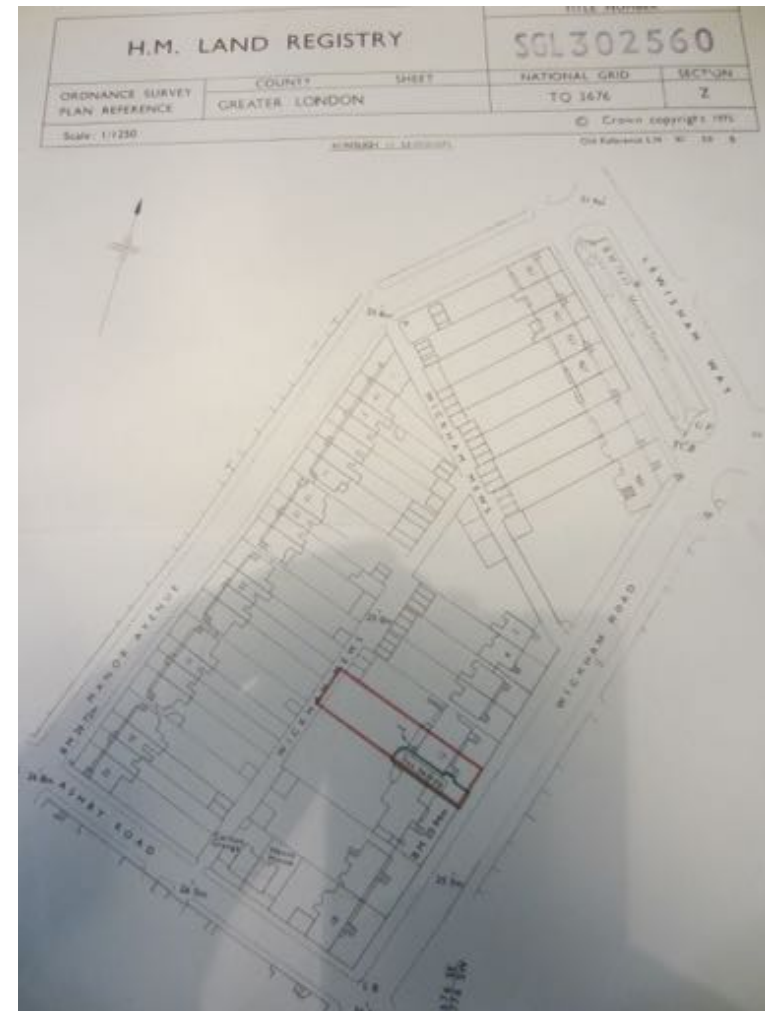
Ashby Mews – Gates and Resurfacing

Public Meeting, Thursday 19 July 7.30pm,
Myatt Garden School, Rokeby Road, SE4 1DF

Historic documents

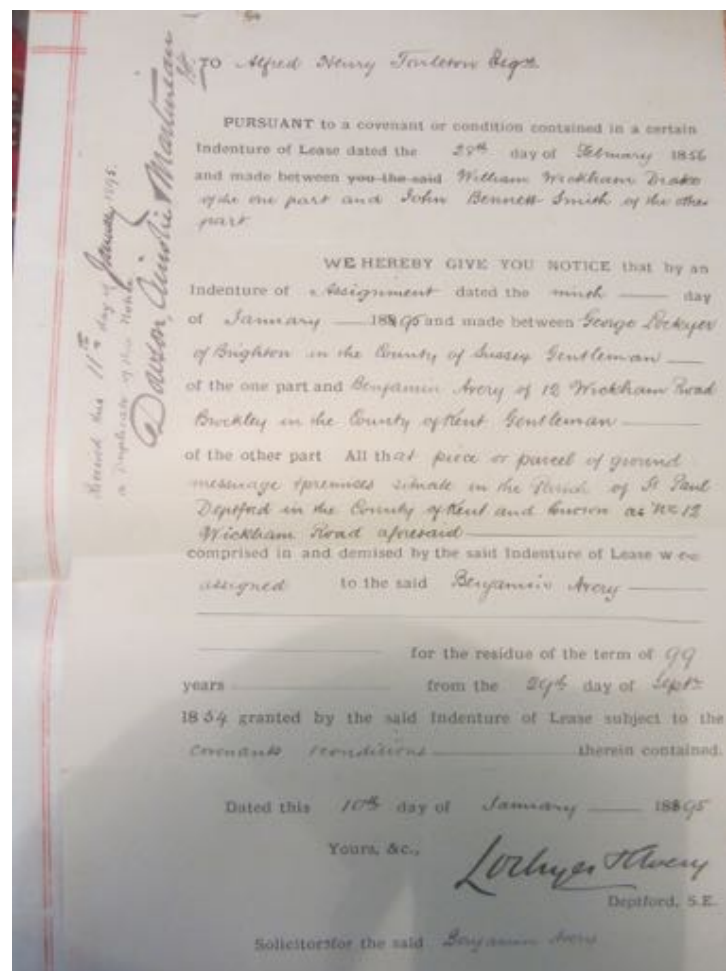
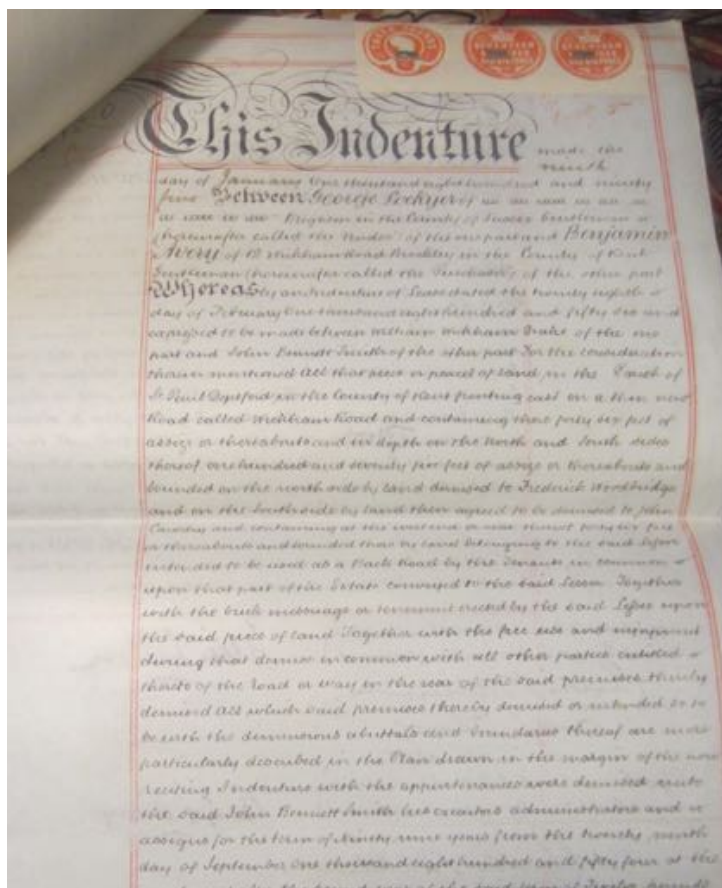
A copy of the 12 Wickham Road Title Plan 1975 faithfully shows the curtilage area extending into the Mews (lined in red).

As originally intended, the Mews is not gated and is able to be used as a freely accessible back road for all parties.



12 Wickham Road indenture 1895, line 20:

...and containing at the west end or rear thereof forty six feet or thereabouts and bounded thereby land belonging to the said lessor intended **to be used as a Back Road by the Tenants in Common** or upon that part of the Estate conveyed to the said Lessor Together with the brick messuage or tenement erected by the said Lessee upon the said piece of land **Together with the free use and enjoyment during that demise in common with all other parties entitled thereto of the Road or Way in the rear of the said premises...**



1871 OS map shows Ashby Mews as an ungated back road



Gallows gate at the bottom of Ashby Mews 2009:
“PRIVATE: Access & residents only”




Similar gallows gate at the top, showing sett paving well into the mews



BROCKLEY MEWS

DESIGN GUIDE

 **Lewisham**

BROCKLEY MEWS

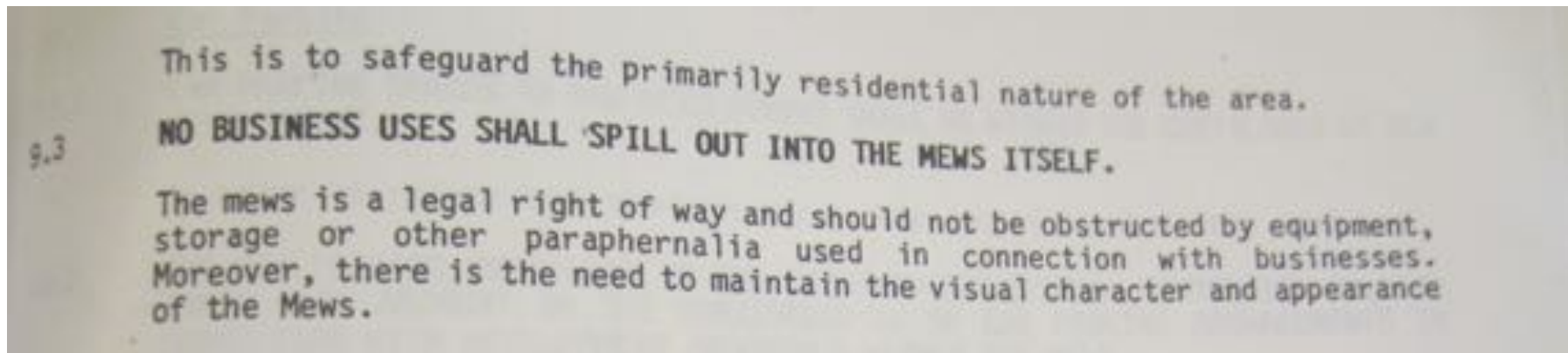
DESIGN GUIDE

J. Watts, Acting Borough Planning Officer
Town Hall Chambers
Bushey Green
LONDON SE6 4RY

10 March 1987

Brockley Mews Design Guide 1987

- States: “The mews is a legal right of way”



Links to Right of Way law sources quoted in the meeting, below;

<https://www.ashworths-solicitors.co.uk/news/private-roads/>

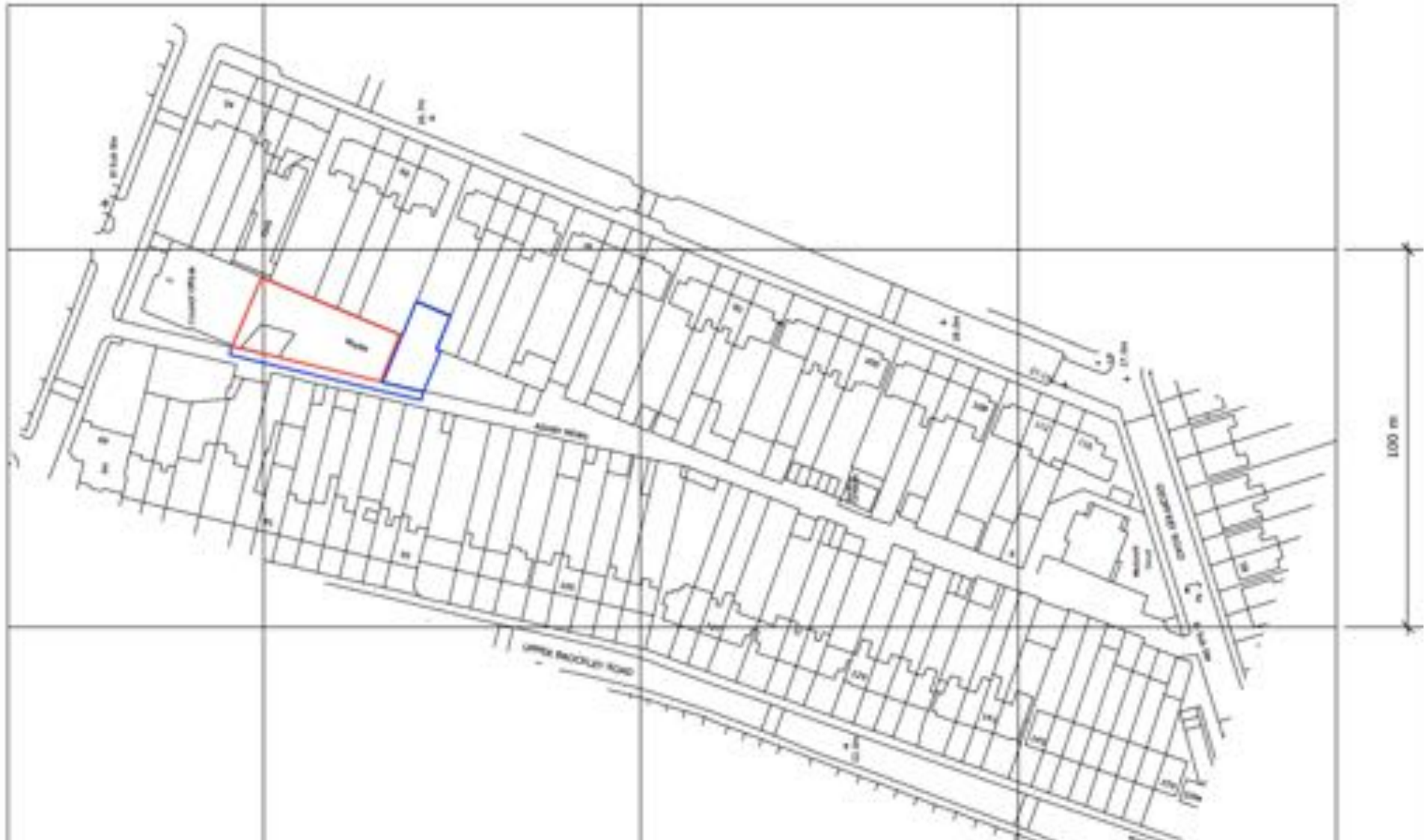
<https://www.gov.uk/guidance/public-rights-of-way-landowner-responsibilities>

<https://www.gov.uk/government/publications/rights-of-way-advice-note-9-general-guidance-to-inspectors-on-public-rights-of-way-matters>

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/498941/Technical_Standard_-_Public_rights_of_way.pdf

<https://www.gov.uk/government/publications/easements-claimed-by-prescription/practice-guide-52-easements-claimed-by-prescription>

1-3 Ashby Mews site location with mews curtilage



4 Ashby Mews site location with mews curtilage



Rev	Date	Notes
A	07/11/2014	Layout revised for new planning application.

PLANNING



Client
Sam and Eryka Isaak Djavit

Project Title
#4 Ashby Mews
SE4 1TB

Drawing Name
Location Plan

Drawing Scale Date Drawn by Checked by
1:1250 @A4 Sep 14 CC

Project Number Drawing Number Revision
12.12 PL.00.01 A

No dimensions are to be scaled from this drawing. All dimensions and levels to be checked on site prior to any works proceeding. Any discrepancies to be confirmed with the architect. This drawing is the copyright of csc.A.

111 Upper Brockley Road:
no mews curtilage shown

Either the map is not
accurate or the curtilage
ownership resides with
the main house

This can lead to problems
over management of the mews

Site Location Plan



This drawing is to be read in conjunction with the consultant's drawings, specifications and any other documents. It is not to be used for any other work commencing.

Designs subject to site survey and statutory approval.

OSM
32 St. Clare's
25 Lower Rd
London SE1
T: 020 7265
www.osm-hai
mail@osm-hai

Client: Paul Thomas
Project: Ashby Gardens, Ashby Mews
New dwelling at:
London SE4 1TF

Site Location Plan	
Drawing No.	L172
Scale	1:1250 @ A4
Author	Rafal Jan
Issue	Informal
Date	07.14

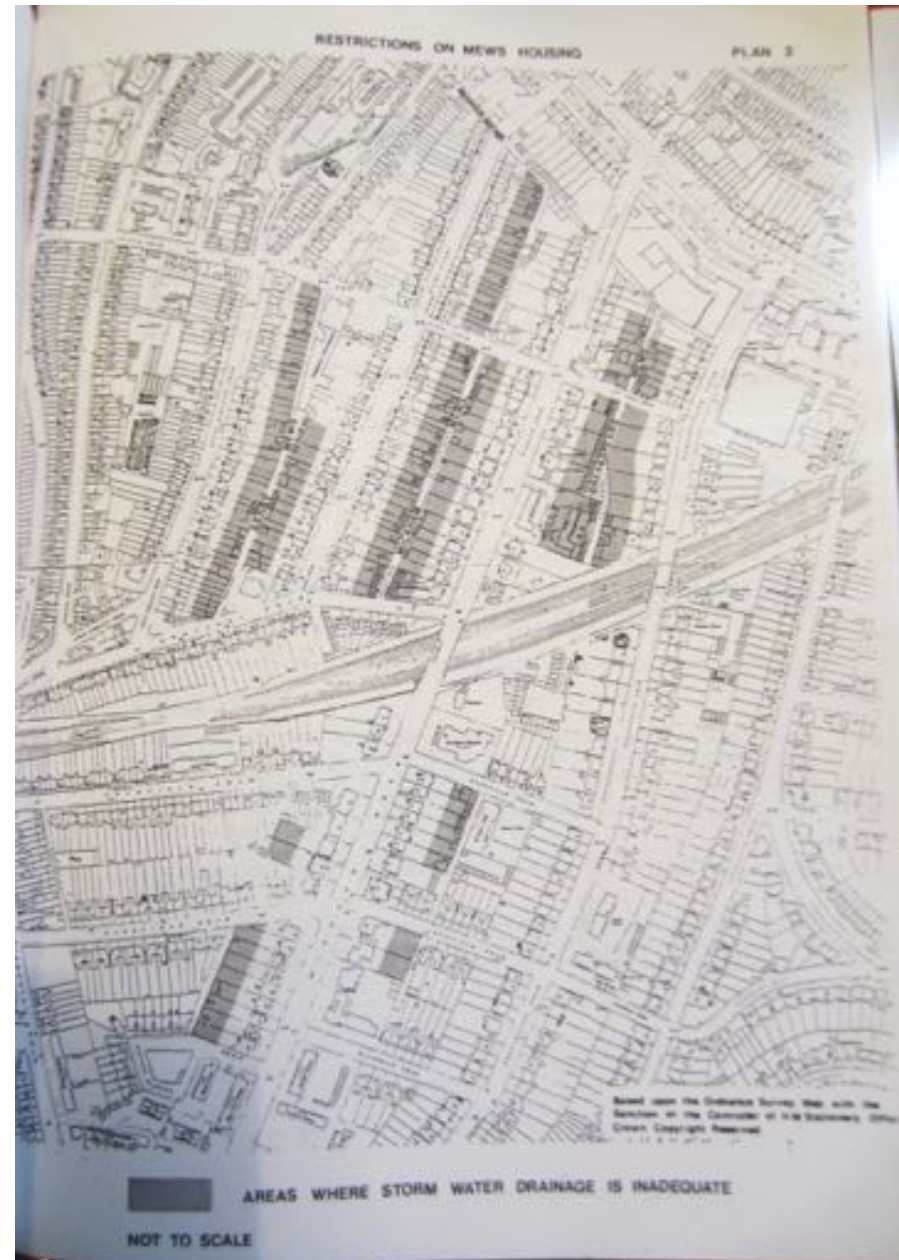
Setts were a feature of the mews at least in part. These have now been ripped up for the tarmac



Brockley Mews Design Guide 1987

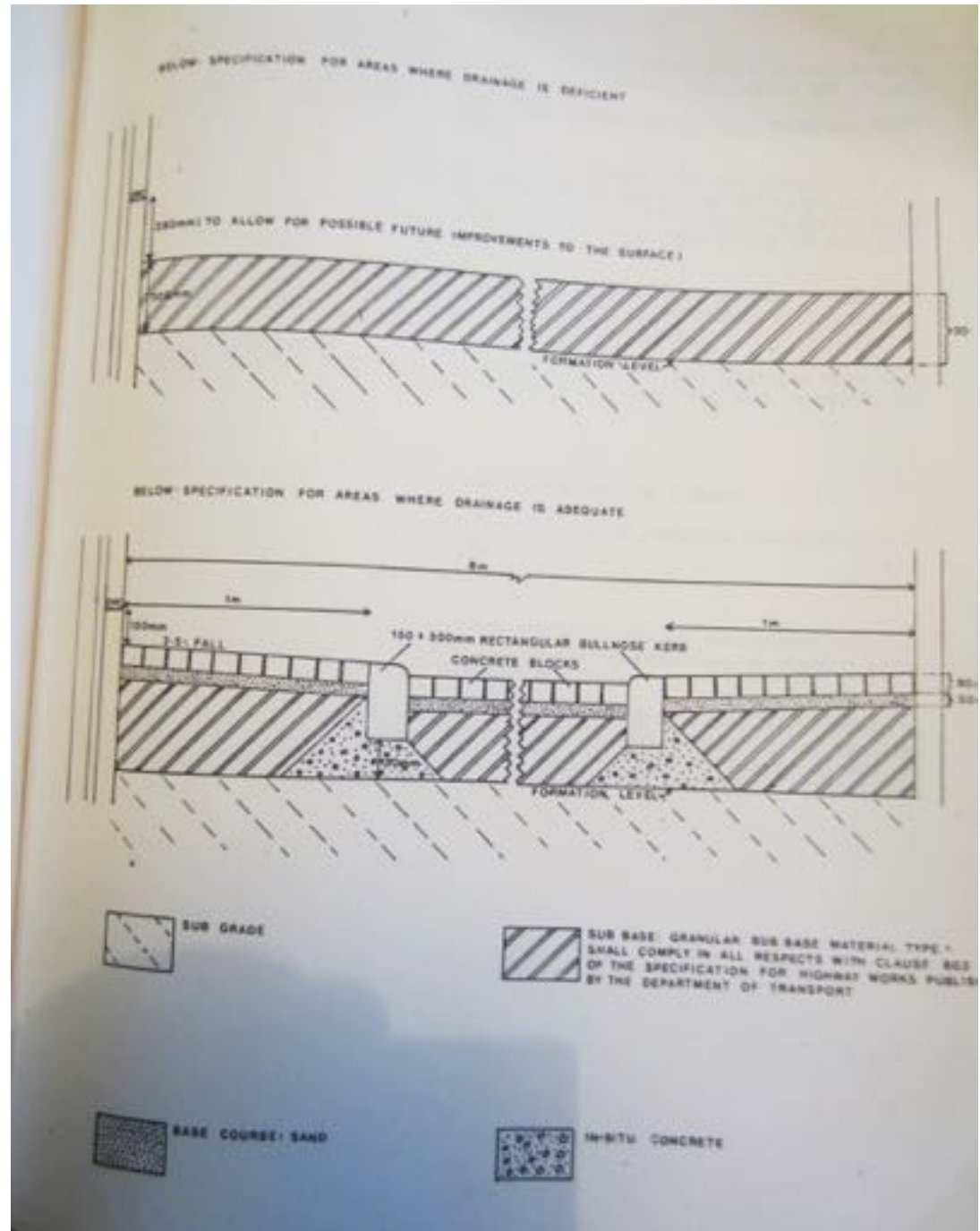
Shows inadequate storm
water drainage in the
various mews

This still applies today



Brockley Mews Design Guide 1987

Shows specifications for areas where drainage is deficient or adequate



Proposals “to re-pave 1-5 Ashby Mews in reclaimed cobblestone and provide a shallow stepped walkway along the building entrances, fitted with soft down lighting to increase evening light and security”

