

Design and Access Statement

NEW SCOOTER STORES at
Plessington Court, Brewery Street,
Longridge, Preston PR3 3LY
for **Mosscare St. Vincents**



Warburton Associates ref 5151

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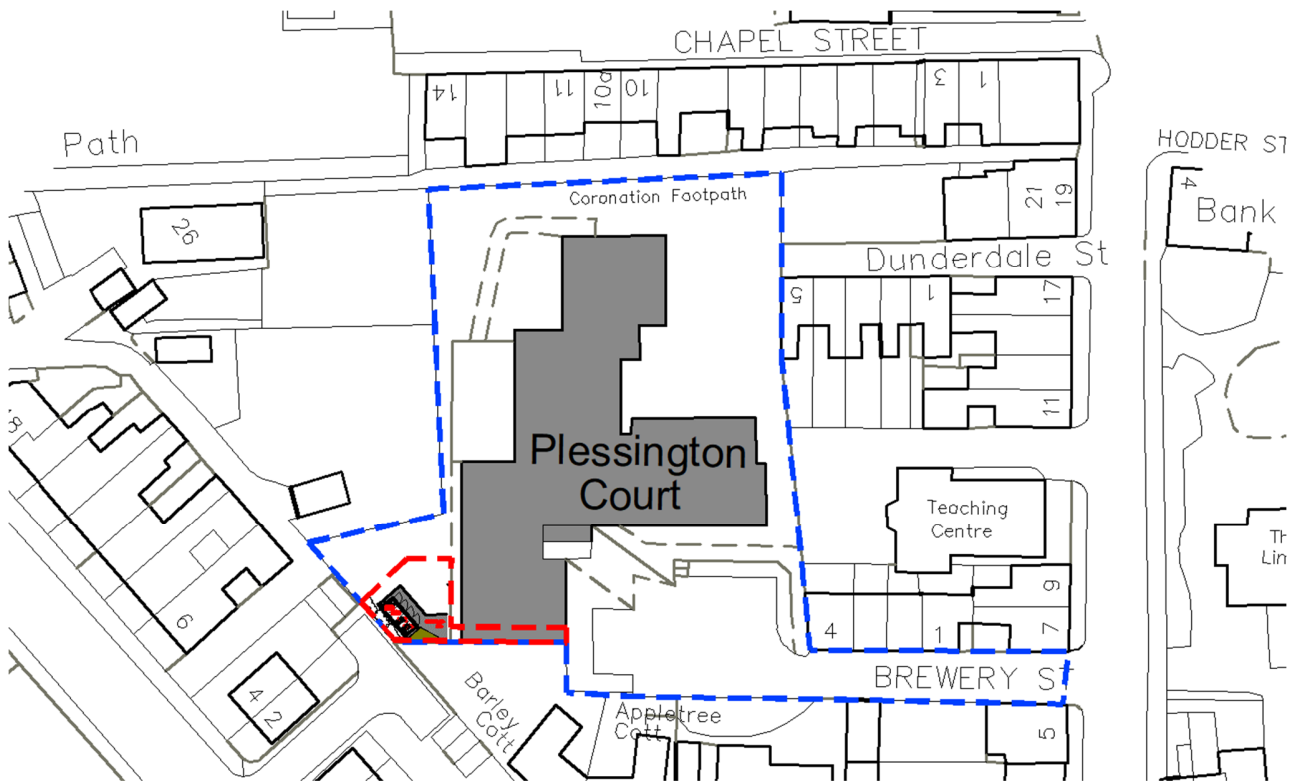
1 Introduction

This Design and Access statement accompanies the 'application for permission' to provide a storage building for mobility scooters.

Plessington Court is a residential building managed by Mosscafe St. Vincents. The lettings policy is for 'over 55s' with extra care support available as required.

The Site

The application site comprises of an existing apartment building on a plot as outlined on the map below. The plot is used for car parking, servicing and amenity space for the occupants. The work proposed is to provide a new store close to the site boundary with the access road turning head near to Barley Cottage.



The red line indicates the planning application site boundary
The blue line defines the plot managed by Mosscafe St. Vincents

Background

Plessington Court is a residential building consisting of 39 flats.

It is managed accommodation for retired citizens and offers the option of extra care.

There are mobility standard flats and a lift within the building. It was built in 1981 and renovated in 2004.

Those that use a wheelchair or have restricted mobility are catered for within this development.

Recent innovation in the design of mobility scooters has seen the introduction of larger models suitable for use in an external environment. Scooters provide freedom and independence for the residents who require assistance with walking over larger distances.

These scooters are larger than electric wheelchairs typically used indoors.

The circulation areas of the main building were not designed for larger external use scooters.

The building managers wish to provide an external store close to the main building to cover and protect scooters.



Image to show the scooters used by residents parked next to the entrance ramp

2 Design

The proposal is to provide four scooter stores. These will be placed on a concrete raft foundation. They will be provided with an electrical supply so that the scooters can have the batteries charged whilst in storage.

The new lockers are proposed to be placed 6 metres from the main building.

The store can be accessed from an existing rear door in Plessington Court.

The rear path levels will be adapted and the path will be extended as shown on the drawings.

The proposed stores feature a curved aluminium framed roof, powder coated panel trims and TGV timber plank infills. The interior will be fitted with a fireproof lining (Fireboard Mg0)

Text from Technical leaflet:

'metroSTOR charging stations provide a fail-safe solution to compliant storage of mobility scooters; assisting landlords with their duty under the Regulatory Reform (Fire Safety) Act 2005 to minimise fire risk and ensure safe means of escape.

The risk of fire incidents related to the charging of mobility scooters and their storage, particularly where these are often communal areas and stairwells, are well understood. The NFCC have developed statutory guidance recommending that if a fire resistant storage area cannot be created within a building, then secure fire-resistant storage with provision for charging should be provided at least 6m from dwellings.

metroSTOR charging stations are external units, with a robust, aesthetically pleasing and easy-to-use functionality that makes them ideally suited to locations close to building entrances.'



Image to show the appearance of the proposed lockers (image from a different location not Plessington court)

Scale and visual impact

The stores are proposed to be provided by specialist supplier MetroStor.

The product is called PSM scooter store (charging). It is 1970mm deep x 4880mm wide x 2090mm high

The lockers are 2090mm in height, this ensures minimal impact on outlook and views from the court and other dwellings close by, being shorter than the boundary hedges / fences.

There will be minimal change to the view of the building or to the scale of the building when seen from the street and elsewhere.



This image shows the bulk of the proposed scooter store (5 shown but only 4 proposed - image from a different location not Plessington court)



View of the door offering access to the proposed store



View of the garden for the proposed store



View of the garden for the proposed store




View of the door and the plot for the proposed store

3 Technical information

The site is not within a flood risk zone:

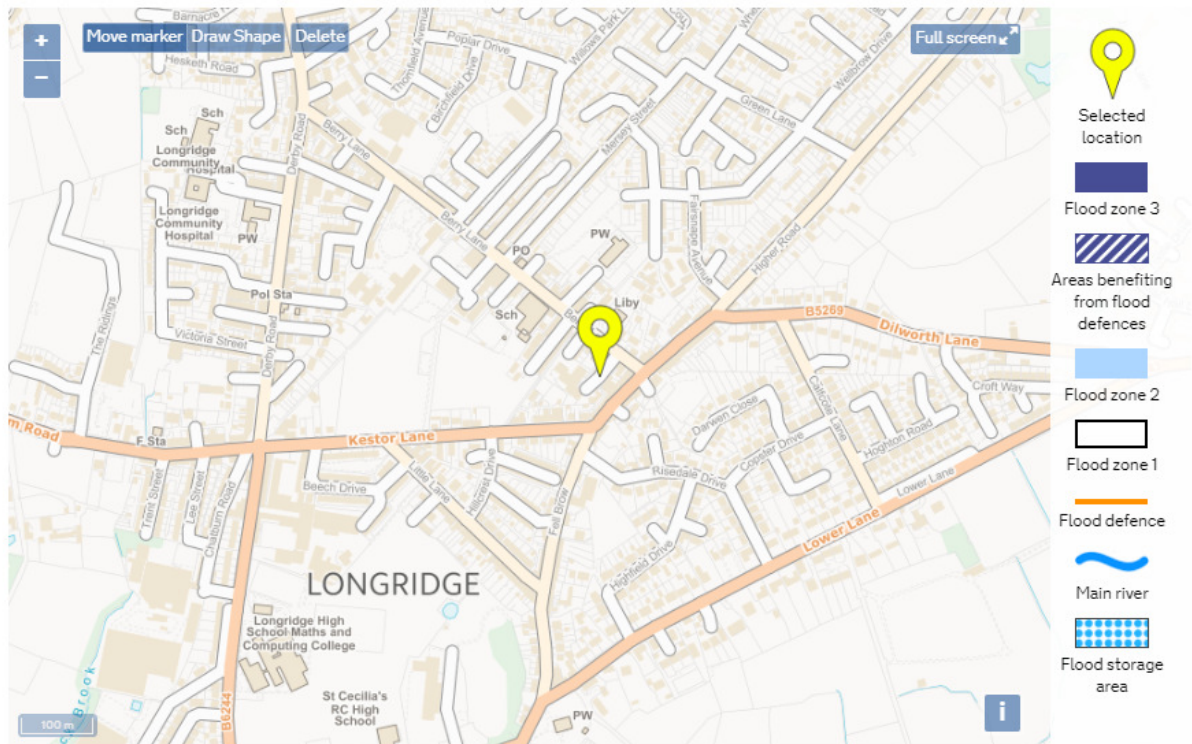
BETA This is a new service – your [feedback](#) will help us to improve it.

Likelihood of flooding in this area

You can move the marker  on the map to identify a specific location. Alternatively draw a shape to identify an approximate site boundary.

[How to draw a shape](#)

[Download printable map \(PDF\)](#)



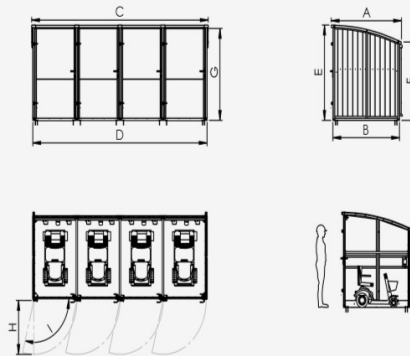
Show flood zones

metroSTOR PSM4

Mobility Scooter Charging Units

Product Dimensions

(A) Roof Depth:	1918mm
(B) Base Depth:	1820mm
(C) Roof Width:	4832mm
(D) Base Width:	4770mm
(E) Height Front:	2085mm
(F) Height Rear:	1715mm
(G) Door Height:	1964mm
(H) Door Clearance:	1155mm
(I) Door Swing:	105°
Storage:	4no. Class 1, 2 or 3 Mobility Scooters



PLEASE NOTE: Product dimensions given are correct at time of publishing December 2019. All dimensions are in millimetres and capacities in litres and don't form any part of the contract.

Cladding Types



ForestPanel™ TG

- FSC European Redwood
- 125mm TGV Plank

ForestPanel™ TG FR

- Adds Fire Retardant Coating

Firenze™ Design Wrap FR

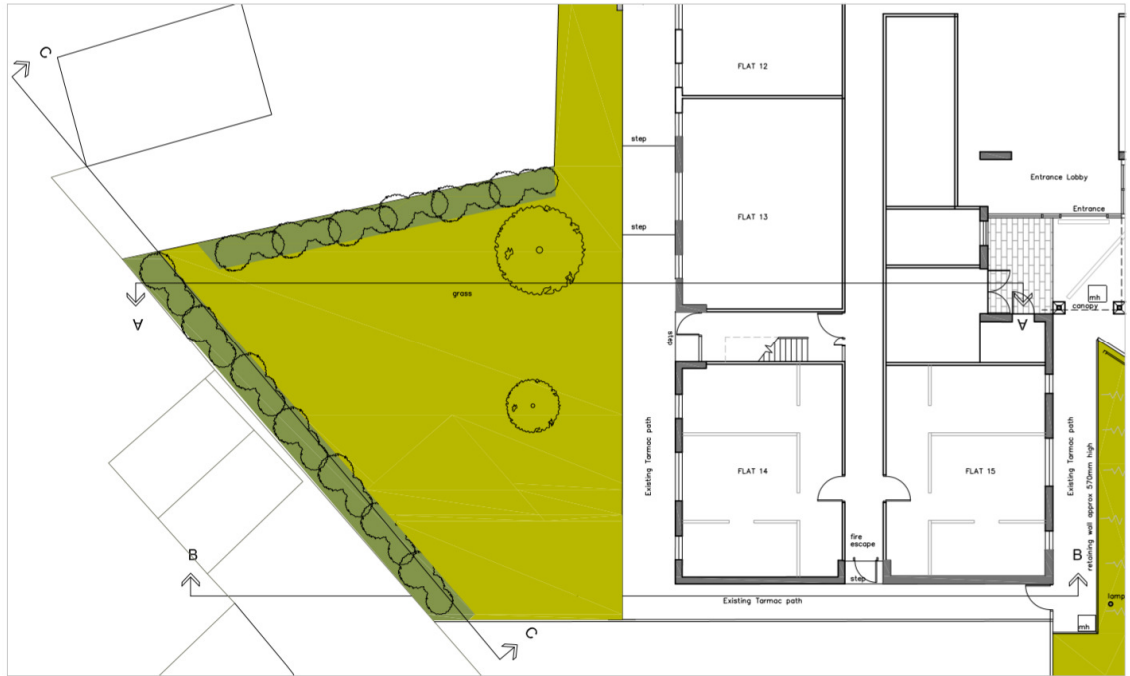
- Adds Fireboard MgO Core Internal Liner

Fire resistant treatment is available where the store is close to existing buildings or the boundary (above extracts are from metroStor technical leaflet)

4 Proposals and Conclusion

The proposed work to provide a store for 4 scooters will enable the Plessington Court residents to use these 'mobility aids' increasing their independence and improving lives. It will be a worthwhile project for permission to develop.

Appendix: drawings



Site plan as existing



Site plan as proposed

