

Project**Mobility Scooter Stores****Address****Keats House, Bedhampton Way, Havant, PO9 2EQ****Statement****1. Background**

Guinness Hermitage have the need to provide external secure storage for the residents mobility scooters, due to Fire Regulations and Health And Safety Regulations the residents of Keats House are no longer permitted to store their mobility scooter in the communal areas of Keats House.

2. The Site

The site for the proposal is on the grassed area of land situated at the rear of Keats House, a three storey block of, warden controlled flats for elderly residents. All in the ownership of Guinness Hermitage

The site is bounded by Keats House to the north and three storey council flats and their communal gardens to the south. The boundaries are defined by a 1.8 metre high boarded fence.

3. Access

At present vehicular and pedestrian access is gained from Bedhampton Way, with dropped kerbs for the vehicular access. It is intended to retain these arrangements.

4. Design Concept

To maximise the use of the unused grassed area to meet the need for external secure storage without detriment to the residents of the existing scheme and the adjacent properties, and to limit the development in height to complement the scale of the surroundings.



5. Proposals

It is proposed to construct a single storey six door external mobility scooter storage facilities, out of galvanised metal framed structure with galvanised lockable meshed doors, the side panels and roof are of pre-finished metal sheeting. The floor is constructed of a solid concrete base. The storage facility contains six waterproof electrical sockets and PIR lighting.

6. Design

The development overall has been designed to maximise site usage while minimising the impact on the existing residents of the scheme and on the adjacent existing properties.

The elevational form has been designed to blend in with the surrounding residential environment as the site is not visually prominent from the road or existing residential properties.