



HERITAGE STATEMENT

FOR

PROPOSED HAND CAR WASH AT

LAND IN CAR PARK OF

JH HASKINS GROUP,

OLD MARKET ROAD,

SHEPTON MALLET

BA4 5AX

JULY 2021

REF: F1608 / 2 / HS

BY

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Heritage Statement.

Introduction

The National Planning Policy Framework (NPPF) states in paragraph 194 that: "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

Development can affect the heritage assets in two main ways:

- Development in the setting of a heritage asset which might impact on the way in which the heritage asset is experienced.
- Development of a heritage asset - such as alterations to a listed building or development within a landscape of heritage significance.

This statement therefore provides a justification and overall principle for the proposed hand (open) car wash facility, which includes a timber-clad storage shipping container, car wash canopy, Perspex screens and drainage, on a site within the car park of JH Haskins Group, Shepton Mallet, being partially within the Conservation Area of Shepton Mallet as shown in image 1 below. From a study of Historic England's online data, any listed building positions in relation to the surrounding context are also highlighted in the below image.

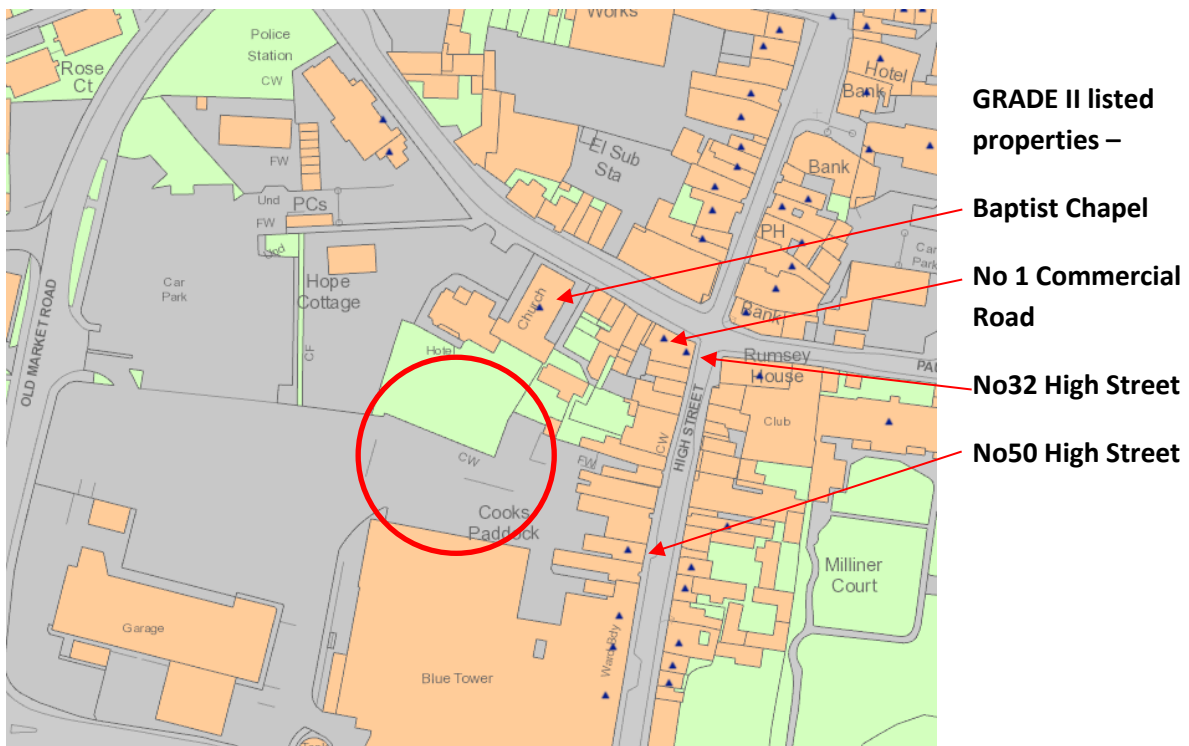


Image 1 – Historic England map identifying extent of listed building positions within Shepton Mallet / site area.

As identified, there are a few Grade II Listed buildings in proximity to the site – The Baptist Chapel to the North, No. 1 Commercial Road to the North-East, and No. 32 + 50 High Street to the East. Further listed properties are located along the High Street, although it should be noted that only the rear of the Baptist Chapel is visible from the application site.

Therefore, there is a clear visual distance between listed buildings and the site, and these will not be affected by the proposed car wash. Similarly, there will be no change in appearance to the rear of the Baptist Chapel, as this is already a car parking zone.

The boundary of the site is generally defined by a series of natural stone walls, with heights ranging between 1.2 to 3.2m. Across the centre of the site are two 1.6-2.0m high stone walls dividing the different areas of parking. These will not be altered, and indeed are proposed to define the extent of the application site, providing a clear visual separation between the existing car parking arrangements and car wash / vehicular movement zone.

Refer to the existing and proposed drawings (ref F1608) for the extent and location of the car wash within the existing car park for further information, as well as the existing wall positions and heights.

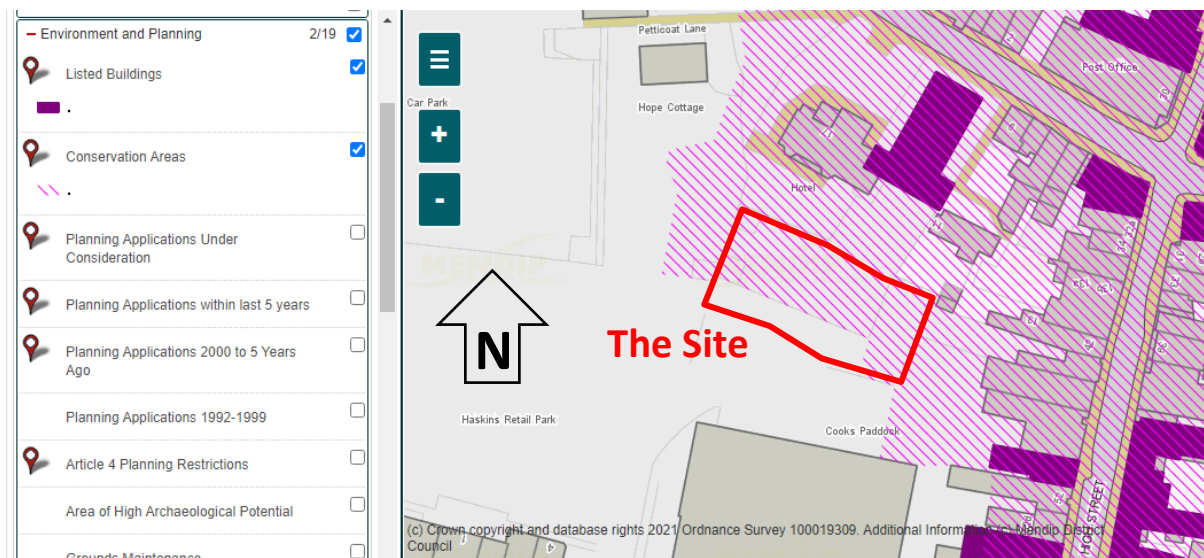


Image 2 – Mendip online map identifying extent of Conservation Area within Shepton Mallet (striped hatch) and positions of nearby Listed buildings (solid hatch).

It is important to note that whilst the application site is partially within the conservation area, it is **not** in an exposed location and already forms a car parking area. Therefore, the proposed car wash proposal will offer little visual or physical change to the status quo.

Access to the site will be via an existing vehicular route within the car park, forming a one-way system for ease of use and safety purposes.

Proposal.

The proposal is for a hand car wash sited in the main car park for the JH Haskins department store, which will include a timber-clad storage shipping container, car wash canopy, Perspex screens and drainage provision.

The existing car park in this area is currently surfaced with a mixture of tarmac and gravel, and the proposal intends to retain these finishes with the addition of linear drainage channels around the main washing area to the East, to take the wastewater from the car wash to an existing foul drain as identified on the proposed site plan.

Refer the D+A statement for further information.

To accommodate the welfare facility and associated storage, it is proposed to position a 5.4m (w) x 2.4m (d) x 2.4m (h) container to the North-East corner. This will be clad in vertical hit and miss timber boarding to minimise any visual harm when viewed from the car park and will be a similar height to the boundary wall behind, thus ensuring it will cause no harm to the buildings behind.

To the centre of the proposed area assigned to the car wash, away from any boundary, an 8.0m (w) x 5.0m (d) x 4.0m (h) tensile canopy will be positioned to provide shelter to the vehicles when being dried.

Along the eastern edge of the site and part of the southern edge, it is proposed to install a 3.0m high transparent Perspex screen to minimise any sprayed water spreading onto the buildings or parked cars behind. Please refer to the existing and proposed drawings for the exact size and positioning of the of the proposed structures.

Existing Images



Image 3 – View to North.



Image 4 – View from West, which will form the exit from the car wash area, with the rear of the Chapel in view.



Image 5 – View from West, which will form the entrance to the car wash area.

Justification.

It should be noted that the proposed works will not have a detrimental impact on the conservation area of Shepton Mallet or adjacent listed buildings, by virtue of there being no discernible change in appearance or use, based on the proposed car wash activities being similar in nature to the existing car parking arrangements.

The closest listed building is the Baptist Chapel, and this is the rear of the Grade II property, where there is already a car park in this location. Therefore, there will be no change from the rear of this building.

The proposed car wash and associated structures are largely obscured from view and nestled alongside or behind the existing natural stone walls. Therefore, due to the minimal works proposed, low height, and the temporary nature of the timber-clad storage container and canopy, none of the Listed buildings nor setting of the conservation area will be affected by the proposal.

Vehicular movements already occur throughout the day in the immediate location, due to the current use of the site as a car park associated with JH Haskins. The proposed use of this small under-used area as a hand car wash will require similar vehicular movements from a similar number of cars, and would therefore cause no additional harm to the setting.

At a time when the retail sector is struggling, this proposal provides diversity and a valuable addition to the Haskins site. It will encourage people to stay on site, offering customers a positive benefit to their shopping experience, as well as creating additional employment opportunities, providing a clear public benefit.

To conclude, there will be no harm to the setting of the conservation area or listed buildings, and it is therefore considered that the scheme takes full consideration of the designated setting and heritage assets, and their importance in the site context.