



DESIGN AND ACCESS 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 / DA

BY

DELLA VALLE ARCHITECTS LTD

LAKE VIEW, CHARLTON ESTATE

SHEPTON MALLET

SOMERSET, BA4 5QE

01749 330672

Design and Access Statement.

Introduction

This statement is submitted in support of a full planning application made by Della Valle Architects Ltd on behalf of JH Haskins Group. The application is for a new hand (open) car wash facility, which includes a storage shipping container, car wash canopy, Perspex screens and drainage, on a site within the car park of JH Haskins Group, Shepton Mallet, BA4 5AX.

The proposed open car wash will occupy an area of the existing Haskins car park, on the north-east corner of the site as indicated on the image below, and will be accessed using the existing vehicular entrance and exits from the car park.

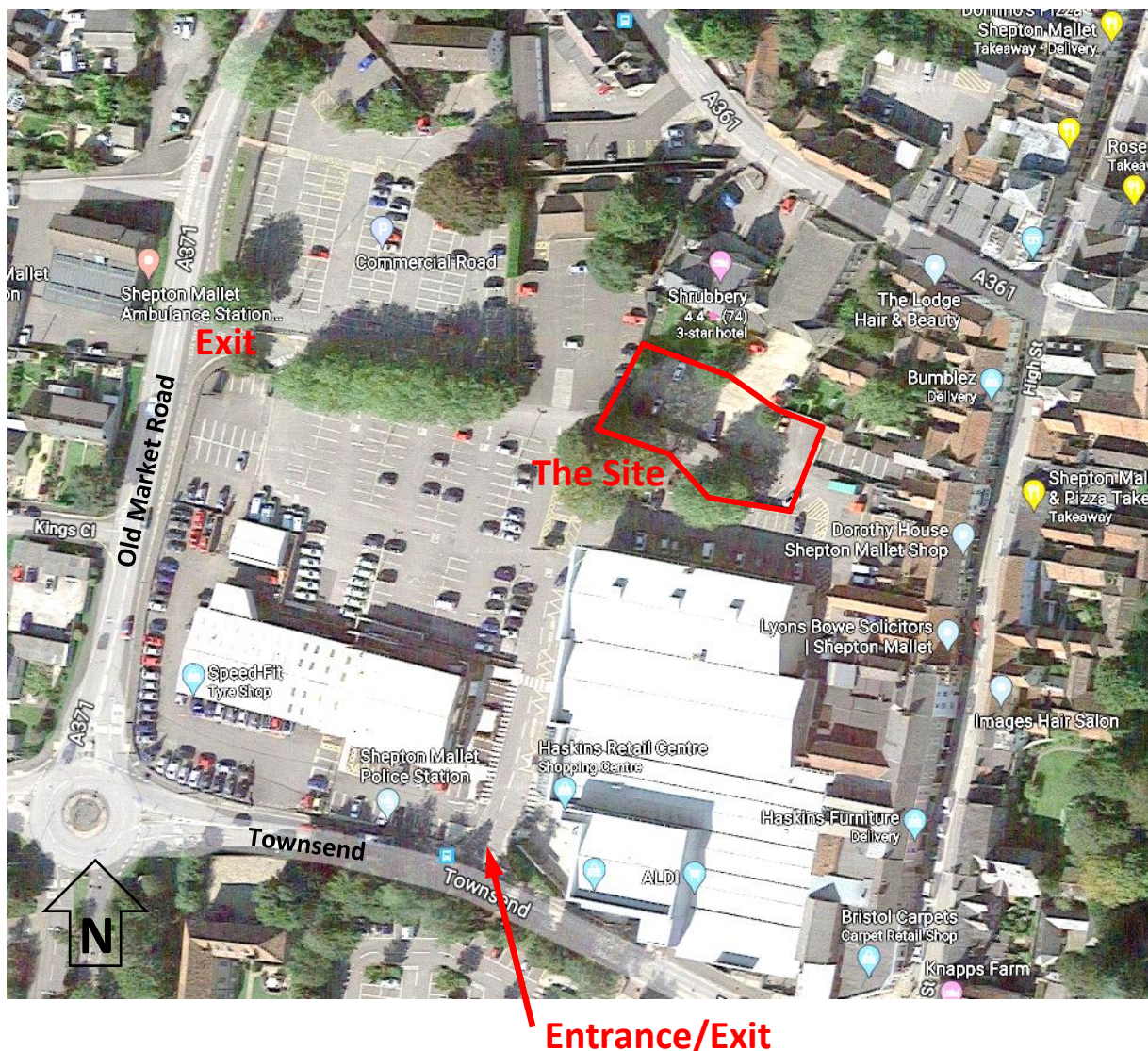


Image 1 – Aerial photograph taken from Google maps identifying the site.

Amount

The area of the site assigned to the car washing facilities is 1028m², and it is proposed to position a 5.4m (w) x 2.4m (d) x 2.4m (h) container housing the welfare facility and associated storage to the east corner, and an 8.0m (w) x 5.0m (d) x 4.0m (h) carwash tensile canopy positioned centrally. 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.

Layout

The layout of the car wash facilities is set out on the proposed drawing F1608/110A, with cars entering and exiting the car washing area from the car park on the western side, as part of a defined one-way system. This will assist with the cleaning process of washing and drying vehicles.

Welfare facilities in the form of WC provision is available from the nearby public toilets, as well as from the JH Haskins department store. This will be available for staff and consumer clients using the car wash facility.

Opening hours will be as follows, in line with the operation times of the JH Haskins department store:

Monday to Saturday – 8am to 5pm.

Sunday / Bank Holidays – 9am to 5pm.

There will be little change in movements and appearance, as the site is already a car park associated with JH Haskins. The open car wash zone will therefore utilise an under-used parcel of land and is ideally located in the centre of the town to benefit from existing vehicular movements and passing trade.

Appearance and Scale

It is proposed that the storage container will have an attractive 'hit & miss' vertical timber boarding finish as shown on the accompanying images (ref F1608 / PH - Container & Canopy Images) and elevations on drawing F1608 / 111.

The proposed 'open' canopy will have a galvanized steel support structure and a tensile fabric canopy over and will be a maximum of 4.0m in height.

As indicated on the plans, along the eastern edge and partial southern edge of the site it is proposed to install a 3.0m high transparent Perspex screen supported with galvanized steel posts to separate the car wash from the main car park. The transparent nature of the screen will maintain the openness of this area while still protecting any nearby cars or property from over spray.

Landscaping

The proposed car wash area currently consists of a gravelled area to the north, and tarmac to the south both forming part of the main parking area to Haskins. The car washing facilities will be positioned on the existing tarmac area which will be retained and made good, with drainage channels installed to capture the run-off from the car washing area. These all lead to a central silt trap and oil separator, which is proposed to connect to the existing foul drainage on-site and ultimately the main drains in the High Street via Wessex Water manhole 8510 as shown on supplied Wessex Water map.

Access

The car washing facilities will share the existing main vehicular entrance and exits to the Haskins car park from Townsend and the Old Market Road (A371). Cars will then enter and exit the car washing area from the western side, following a defined 'in and out' route to facilitate the car washing process.

Drainage & Phosphates.

Concerns were raised by the county ecologist during the previous application (now withdrawn) regarding the potential phosphate contribution caused by the proposed car wash with regards to the recent court 'Dutch N' court case. Although the cleaning products to be used contain no phosphates (see supplied Autoglym carwash cleaning products phosphate information pack), the ecologist felt that the additional wastewater produced by the proposed car wash would create an additional water loading that would need to be treated at the wastewater treatment plant.

The applicant advised there was an automated commercial car wash within the site until recently, and so the county ecologist suggested that a calculation should be submitted proving the proposed hand car wash was more efficient and used less water than the original car wash. He stated "If it can be proven that the new proposal is more efficient, then essentially that is the HRA completed, as you have in fact proven that your proposal will be improving the sites P loading relative to its previous use. After this has been undertaken and proven, this proposal would ultimately be screened out from the HRA process".

Below is a calculation comparing the two car washes using figures obtained from the manufacturer of the original automated car wash and the proposed operator of the hand car wash.

Automated Commercial Car Wash.

Mr Richard Morrison (Business Development Manager) at Wilcomatic Wash Systems has advised that the original car wash facility was a rollover car wash. The specifications for these machines show they generally use approximately **250 – 300 litres of water per wash**. This is determined by the wash using a 100 l/min water supply pump over a 3-minute wash cycle. This can vary depending on program and machine options.

Proposed Hand Car Wash.

The end user has advised that on a similar hand car wash site to this proposed, they clean approximately 6 cars per hour, and they operate for 8 hours a day. This equates to a minimum of 48 cars washed daily. Importantly, they utilise 2no 1,000ltr water storage tanks per day only. Therefore, this equates to only **42l of water per wash**.

This basic principle clearly demonstrates that the proposed hand car wash uses significantly less water than the commercial car wash (~80% more efficient per vehicle).

Furthermore, the previous values provided by Wessex Water relating to discharge volumes not exceeding 1 litre/second or 10m³ per day, are also satisfied. The proposed hand car wash will generate only 0.07 litres/second - this value is based on 42l per wash divided by 600 seconds taken per wash.

Conclusion

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.