
DESIGN & ACCESS PLANNING STATEMENT

JULY 1, 2015

SIGMA LTD : 9B BLUE RIDGE PARK : ALPINE COURT : CASTLEFORD : WEST YORKSHIRE : WF10 4TL

THE APPLICANT

The applicant; Car Park Valeting Ltd (CPV), is a private limited company having operated for over 15 years. CPV are the UK's largest full valet hand car wash operator with client landlords including ASDA, as well as other major supermarkets, shopping centres, land owners and land agents, with over 90 sites operating throughout the United Kingdom.

DEVELOPMENT OVERVIEW

The proposed use on this site is to provide for a hand car washing and valeting business which will involve the exterior and interior cleaning of motor vehicles. This includes jet washing, waxing, vacuuming and polishing of vehicles. It is intended that customers visiting the shopping centre will leave their vehicle on the site while shopping, rather than visit the site specifically to get their car cleaned.

The operation will employ an average of eight staff made up of two full time staff and a combination of part-time and weekend staff. Wash technicians will be equipped with high visibility uniform, branded uniforms including polo shirts, body warmers, water resistant trousers, hats and latex gloves. Based on previous experience, the operation would services approximately 200 vehicles per week.

ACCESSIBILITY IMPLICATIONS

This proposal has an inclusive design so as to be available for use by all potential customers and giving due regard to protected characteristics as defined in the Equalities Act 2010.

At present there are no specific accessibility requirements anticipated; the development has been designed to be accessible for any user, whether customer or future staff member In line with the Equality Act 2010

Various documents have been used during the planning of the project to ensure issues relating to accessibility are thoroughly taken into consideration. These include:

- The Approved Document M (2013 edition) of the Building Regulations
- Equality Act 2010
- 'Design for Accessibility' (2004) Centre for Accessible Environment & RIBA Enterprises

MOVEMENT

As the business is based in the car park of an existing supermarket, there is not expected to be any increase in traffic numbers to the site as this operation would provide an additional concessionary service to the existing store users.

The selected location of 9 car parking spaces has been proposed with due consideration for existing users at the Superstore. It is felt that any users who are attracted to the site exclusively to use the washing facility would be such in number as to cause no significant impact upon the existing traffic movement.

The car park has adequate capacity for the proposal and the location does not impact upon traffic flow and pedestrian movement around the car park area. The proposed location will not affect ingress/ egress routes of the car park and therefore, will not have any impact on existing transport services to and from or around the site.

ENVIRONMENTAL SUSTAINIBILITY

CPV's hand car wash operations complies with the NPPF guidance and every care is taken with the installation to ensure that the site is fully compliant with the EA's PPG13 guidelines.

As detailed above, the premise requires no utility connections and the effluent is reclaimed in to a purpose built moat style channel drain with a sump tank collector. When the recycle drain is full the

effluent waste water is pumped in to a water purification tank with the station container. CPV jet wash operations are proven to use an average of 6 litres of water per car, offering an eco-friendly low-water solution to car washing. This compares with certain roll-over car washes using up to 200 litres of water, or alternatively private individuals washing their cars at home without any dirty water waste management using an average of 35 litres of water if using a bucket and sponge and between 400 to 600 litres in the event of a running hose. It is important to note that the effluent and run off from private home car washing will run directly to the ground and thus directly pollute. There is significant water saving with the reduction of dirty water ground pollution volumes when comparing a CPV wash with a traditional home wash.

In addition to the CPV jet wash services, CPV also offer the customer an eco-friendly 'waterless' service option, utilising an environmentally waterless car wash system utilising only 100mls of car wash cleaning liquid and no water, thus making the most environmentally car wash choice available to ASDA shopping customers. This service also provides a car wash provision in times of possible drought conditions.

As the car wash operation has a purpose built effluent water recycling system there is no requirement for water of foul connections. Power is provided to the car wash operation by a dedicated ultra-silent self-contained generator.

The car wash facility operations have been designed to minimise noise pollution and the following acoustic levels are reported accordingly;

Jet wash	65 – 72dB
Hoovers	67 – 78dB
Generator	<65dB

Source: Manufactures data sheets

The aforementioned operational acoustic levels fall below that of the noise levels from the adjacent roads which is 85dB (average traffic loads).

CHARACTER

The cabin building is of a high quality vandal proof steel construction with window and external doors and will be mid grey in colour. A canopy is to be manufactured to be fitted over the aforementioned cabin and car park space to from a roof for the provision of car interior cleaning and detailing. The canopy exposed steelwork is a finished in a mid-grey colour to match the cabin with a header panel to 3nr elevation which can receive vinyl customer information's. To the demise of the car valeting station to the rear and end elevation a timber feather lap fence is to be installed to provide both a clear and safe working area for the operators of the car valeting station, and an environmentally sympathetic exterior.

The proposed development is for a cabin and canopy of a modest single storey scale and contained within a small area of the existing car park. The proposal is congruous within the immediate area and designed in context to the existing supermarket.

The single storey scaled design and feather board screening has been considered so that the proposal would have little, if any visual impact from the surrounding area. It is unlikely that the proposals would appear as prominent structures when viewed externally from the site.

LANDSCAPING

There is to be no impact on the existing landscaping on the site.

SCALE

The proposed buildings are considered to be of minimal impact on the surrounding area. The car wash valeting station will be positioned over 9nr car parking bays 21.6m x 5.0m. The canopy is to have a total height of 3.3 metres. The steel cabin building is also of minimal scale with a total height of 2.8 metres which will sit underneath the canopy.

LAYOUT

It is proposed that the hand car wash operation will cover nine parking spaces (see site plan). Seven of the dedicated nine bays will be non-exclusive to the operation and thus available for car parking for ASDA shopping customers on the following basis:

During operating hours, ASDA shoppers can choose to park their cars within the valet area in order to benefit from the hand car wash service whilst they shop, and

Outside of the hand car wash operating hours the area would continue to be available for customer use.

Only one and a half spaces out the nine will be utilised for locating a cabin for the combined customer service and water purification recycling storage. An area of 4nr car parking spaces will to be used for the jet washing and hand washing, while the three spaces are to be under cover and are to be used for the interior cleaning and polishing of vehicles.

The location of the proposed operation takes into account the current traffic flows of the car park. It is to be located away from the entry and access points of the car park, negating any possible impact to the adjacent public highway. The proposed hours of operation would be within the trading hours of the supermarket, with 8am to 6pm Monday to Saturday and 10am to 4pm on Sundays.

COMMUNITY SAFETY

Given the scale and nature of the proposal, together with its location within an existing car park, it is believed that this development would not lead to crime and disorder in the local community and would accord with the requirements of the NPPF in this area.