

Planning, Design & Access, and Heritage Statement

Change of use of part of site to car wash & erection of car wash facility

Maidenhead Aquatics Crookthorn Lane, Climping, BN17 5SN

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1.0 Introduction

- 1.1 This planning application proposes the change of use of part of the large car park serving Maidenhead Aquatics to a car wash and the erection of car wash facility. The site address is Crookthorn Lane, Climping, BN17 5S
- 1.2 This statement describes the site and the proposed scheme and sets out the key planning issues.
- 1.3 The application is supported by the following technical reports and plans:
 - This Planning, Design & Access, and Heritage Statement
 - Site layout, floor, sectional and elevational plans

2.0 Site description

- 2.1 The site is located on the south side of the A259 Crookthorne Lane adjacent to the junction with Climping Street. The location of the site is shown in Figure 1 below, and the site frontage shown in Figure 2.

Figure 1 – Site location



Figure 2 – Site frontage



- 2.2 The site is located outside any settlement boundary and is not within a Conservation Area.
- 2.3 The site frontage includes a wide grass verge and a number of trees.
- 2.4 The site itself does not contain any Listed buildings but is close to The Cottage, a Grade II Listed building on Crimpling Street.

3.0 Proposed use

- 3.1 This detailed application proposes the change of use of part of the car park to this retail premise to a car wash and includes the erection of a canopy and small timber clad kiosk.

4.0 Proposed site layout

- 4.1 The layout of the scheme is designed to minimise car parking space loss, to achieve an efficient queuing layout and to ensure that the car washing process takes place within a designated structure.

5.0 Proposed design

- 5.1 The car wash facility will comprise a simple, high quality canopy and a small timber kiosk.

6.0 Impact on heritage assets

- 6.1 As set out above, the site is not located within a Conservation Area. It is also located to the north of The Cottage, Climping Street, a Grade II Listed building. It is therefore appropriate given the close proximity of this heritage assets to establish the significance of this asset and to consider the impact of the development on its setting in heritage terms. This satisfies the requirements of **Section 66 (1)** and **72 (2)** of the **Planning (Listed Buildings and Conservation Areas) Act 1990** and **Section 16** of the **NPPF**. **Paragraph 119** of the **NPPF** makes it clear that the significance of any heritage asset affected by a development proposal, including its setting, should be understood and that the level of information required should be proportionate to the importance of the asset. The Cottage is described as:

15/342 The Cottage – Grade II

Built in 1812. Two storeys. Three windows. Faced with flint cobbles with brick dressings, quoins and modillion eaves cornice, all now painted. Tiled roof. Glazing bars intact.

- 6.2 The Cottage is located to the south of the Maidenhead Aquatics site and adjoins its boundary. However, this boundary includes extensive mature tree planting (see Figure 3 below) with only glimpses of the property from Crookthorne Lane across the car park site

Figure 3 – views across the car park



- 6.3 The principal elevation of The Cottage faces south away from the application site and thus views from Climping Street looking north are unaffected by the proposal development. It is an isolated dwelling of domestic proportion and its setting has limited significance. Given the mature planting the setting will not be adversely affected by the proposal as the two structures would not be readily visible from the same viewpoint. Furthermore, the car wash building would be set towards the main road frontage, away from The Cottage.

Figure 4 – The Cottage viewed looking north



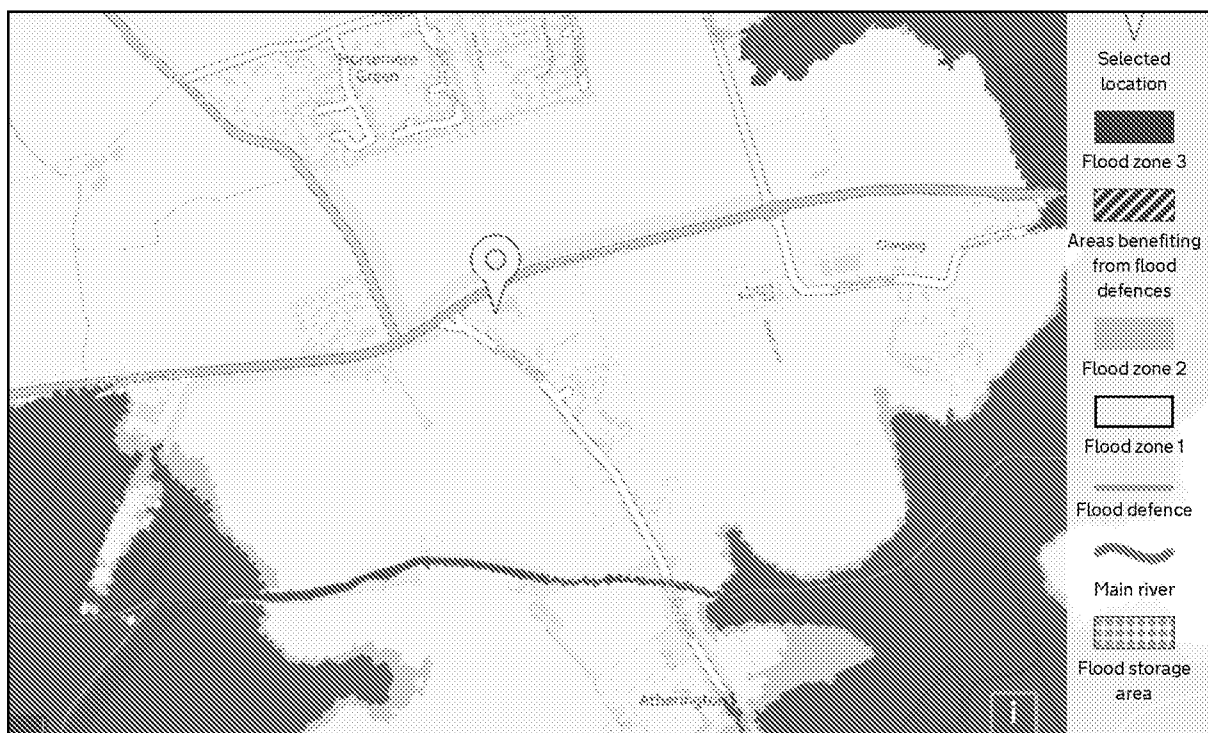
- 6.4 Overall, the application site is considered to provide a very limited contribution to the significance of the setting of The Cottage. The impact of the scheme is therefore limited and falls within the very low end of less than substantial harm. As required by the NPPF, this should be considered against the public benefits of the scheme set out within this statement including a more efficient use of land and the creation of employment. The proposal meets the requirements of both the **NPPF** which seeks to protect heritage assets and their setting from substantial harm or loss of significance. This statement satisfies the requirement to provide a proportionate heritage statement.

7.0 Other issues

Flood Risk

- 7.1 **NPPF paragraph 155** sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). **Paragraph 163** states that when determining applications, local planning authorities should ensure that flood risk is not increased elsewhere. The site is located in Flood Zone 1, the lowest category of risk according to the Environment Agency's flood maps.

Figure 5 – Environment Agency flood risk map extract



Hours of operation and amenity

- 7.2 The proposed hours of operation would be:
Monday to Sunday – 08.30-17.30
- 7.3 It is not considered that there would be any adverse impact on residential amenity given the significant distance to any nearby dwellings and the commercial nature of the existing site.



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