



**Widewater Place converted parking spaces
to Car wash and valeting.
Design and Access Statement**

INTRODUCTION TO THE DESIGN & ACCESS STATEMENT

This Design and Access Statement has been prepared to explain the background to the full planning application to convert a partially used office car park to hand car wash on Moorhall Road Uxbridge. The car wash will be in Widewater Business Centre. Refer to drawing A-1000

There are three Office Blocks within the Widewater business Centre. The three Office blocks are namely called Musgrave House, Keaton House and Chaplin House.

Each of Office blocks have their own associated parking spaces. The car wash will be in parking spaces allocated to Musgrave House.

Since the start of Covid the demand for office spaces has declined and considerable number of office staff work from home, that is true for the occupants of the Musgrave House Building. Moreover only 25% of the office spaces are leased out in the entire Widewater Business Centre.

We have visited the Widewater Business Centre on various occasions and time of day. The maximum number of cars we have seen in the car park are 3- 5. On some occasions only 1 car is using the car park. Hence the use of car park for car wash and valeting.

There are no alterations to the existing car park or surrounding buildings other than erecting a canopy for car washing area, using a container for housing the vacuum cleaning and valeting equipment. The car wash area is screened from the road by trees and shrubs. Ref to drawing No: A-1000 to A- 1120

This document sets down the design strategy, and architectural approach to the scheme, and describes the way in which the form of the site and associated external areas provide a legible and positive approach for , enhancing the empty car park and surrounding area.

Described herein is the design proposals in accordance with the CABE guidance on Design and Access Statements, and provide details of the required elements of the scheme:

Site Context

Design

Use

Waste water disposal

Drainage

Traffic Management

Polar tracking diagram

Visibility Splay

Conclusion

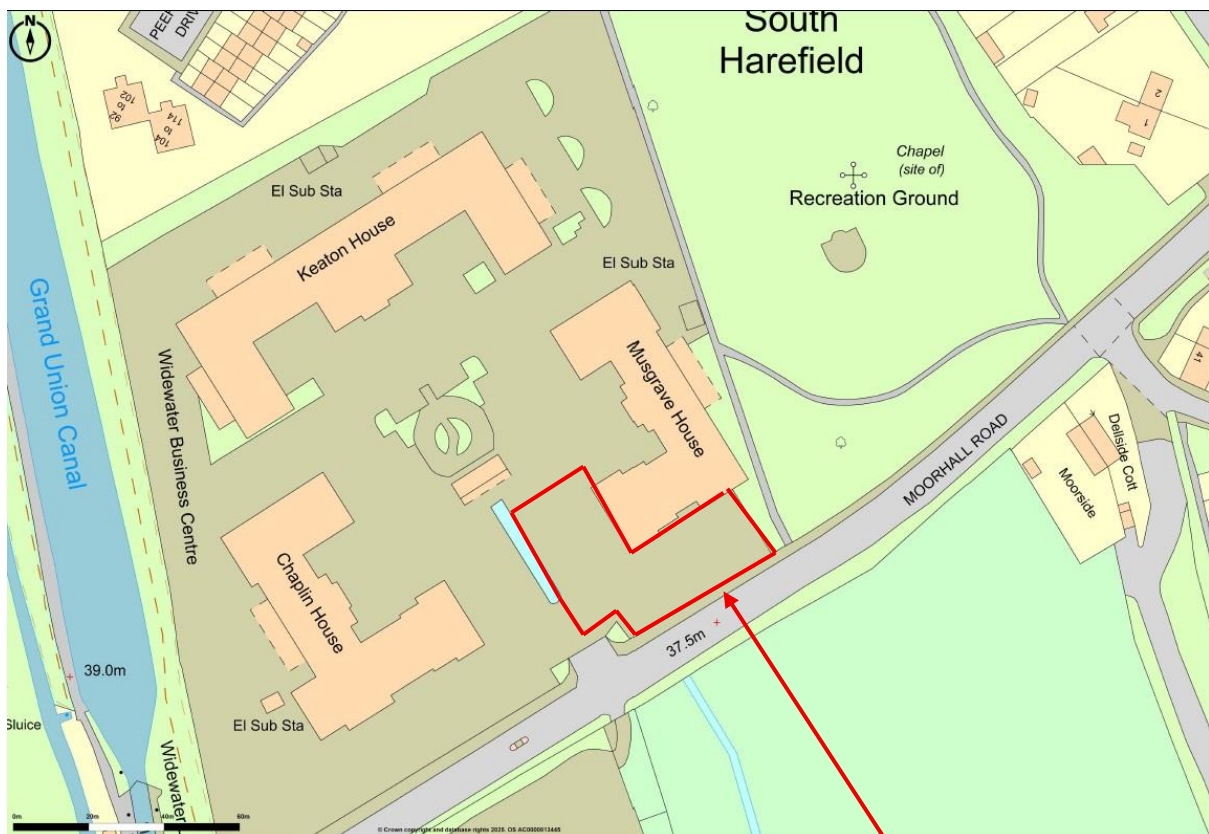
It is believed that this development offers a positive enhancement of the area by bringing the empty car park to a good use and prevent the site to dilapidate further meeting local and national aspirations for sustainability and use of empty car park.

Site Context

- Long established, main road location, fronting Moorhall Road
- Situated within 30m /hr Road with passing traffic
- The Car wash is situated in part of the Musgrave House parking
- There are 50 parking spaces allocated to Musgrave House, only 19 Parking spaces would be used for car wash purposes and 3 spare car parking.
- Moorhall road is off the A412 heading to Denham green.

The Widewater Place Business Centre (offices) was Built in 1991.has less than 25-30 % occupancy level. On the entire business centre.

As the demand for offices has declined Widewater Place offers three self-contained office buildings offering a versatile term for office space. The Business centre is prominently situated approximately 2.5 miles north of Uxbridge on Moorhall road



Site Location

Accessibility enhances the site's appeal for both car wash customers and office users within the Widewater Place. office users can use both the car wash and parking spaces

Amenities in Close Proximity:

Office employees in the Widewater Place other than Musgrove House can also use the car washing facilities during the working hours by leaving their cars to be washed /or valeted on site without the need to travel to car wash facilities elsewhere like facilities offered within the car park of retail stores and other supermarkets.

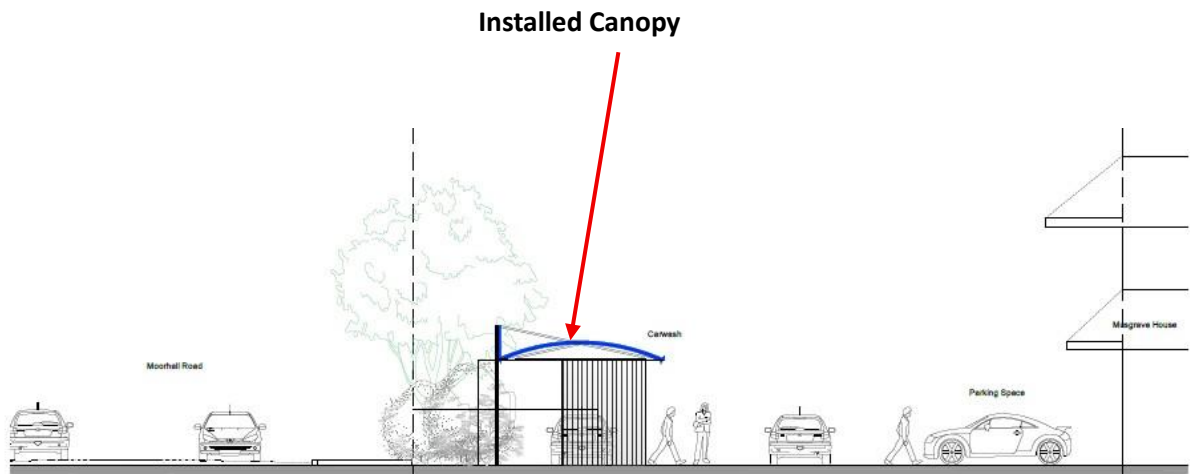
Versatile Parking Spaces:

Ample parking space allows reasonable number of cars within the site for car washing and valeting.

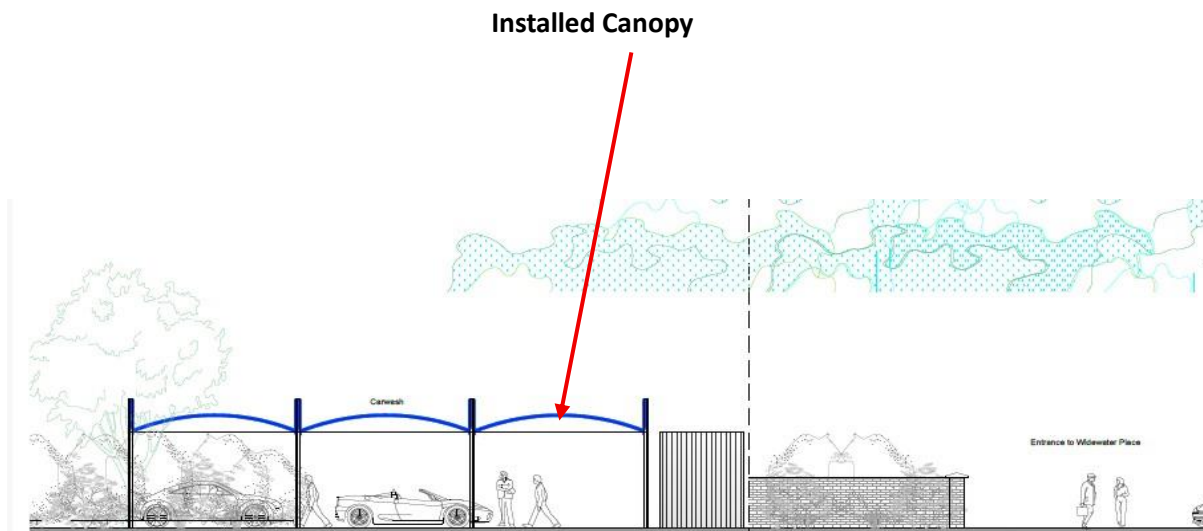
The car wash activity will continue in the previously used parking spaces , otherwise the site will remain empty and deteriorate.

Design

As part of car washing facility in the car park a canopy has been (see below) installed along with a container for housing the car washing equipment



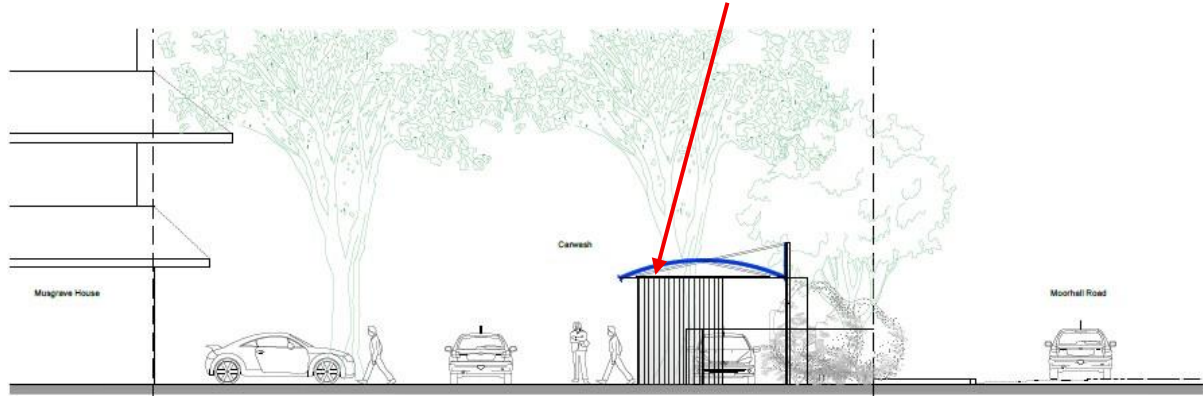
Existing View on East elevation (Front)



Existing View North elevation

Musgrave House

Installed Canopy



Rear Elevation

The installed canopy has been designed to minimise possible water spray with no impact on the Moorhall road street scene *The trees on the site mostly screen the canopy visibility.*

Moreover, the canopy installation has no impact on the Musgrave House building.

Use

This application seeks Full Planning Consent for use of an empty car park to be used as car wash and valeting facilities, it will bring visitors to the Widewater Place and give the place more visibility to an, otherwise empty space which will result in creating a semi ghost town feeling in the area.

The overall scale of the installed Canopy has no impact on surrounding existing buildings. There is no residential building in proximity area and none on the opposite side of the road.

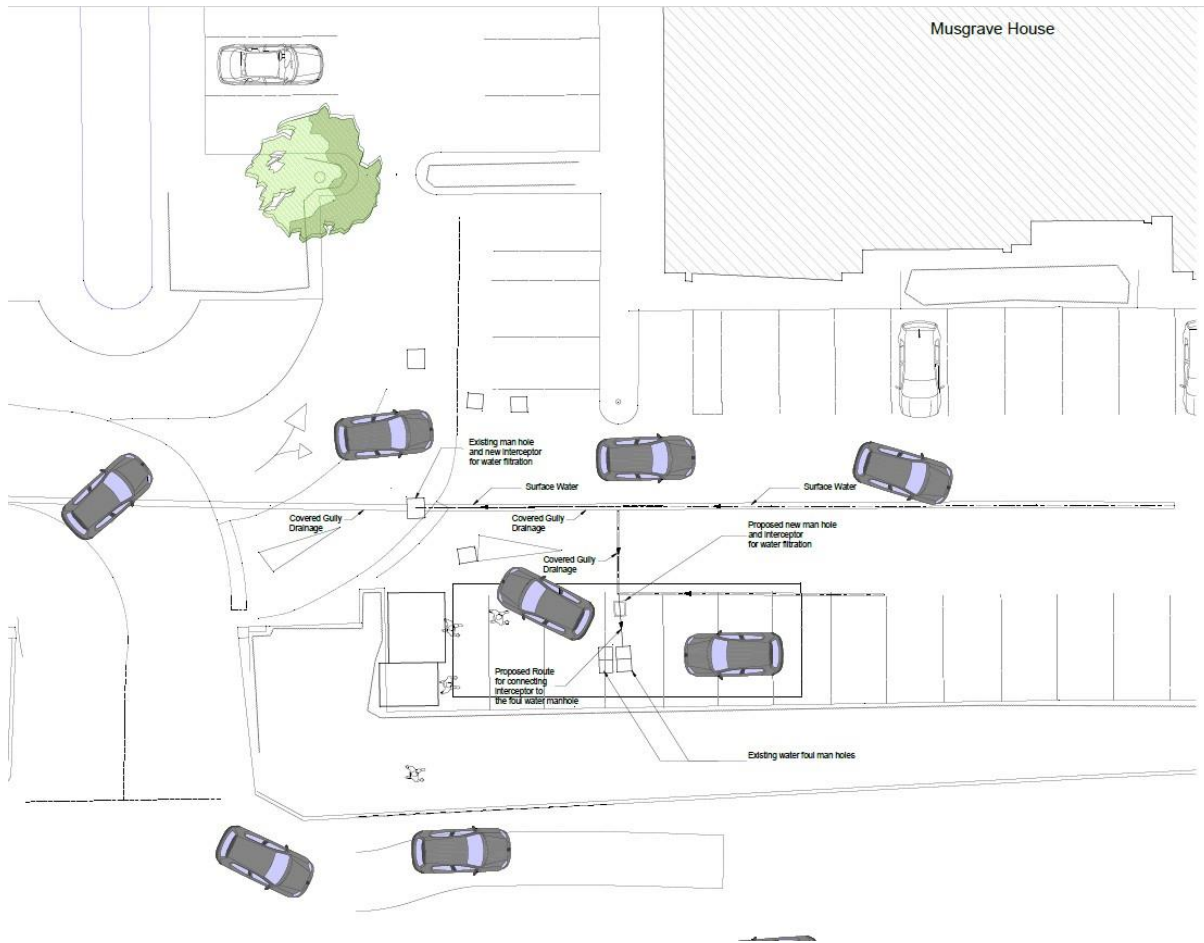
No trees or plants on the site will be impacted by the development (Car wash facilities). The site is mainly made up of hard landscaping (Tarmac) and soft landscaping.

Environmental Assessments (Wastewater disposal):

The site falls outside risk of Flood Zone, for surface water, river, reservoir and rising sea. Level. The site is also outside risk of flooding from groundwater.

There is no recent history of flooding in the area. Wastewater generated from car washing will be filtered as per drawing M-2000 prior being disposed by connection to foul water system.

Drainage



The existing car park has both Foul water and surface water drainage manholes. The waste water generated as a result of car washing will go through interceptors. Existing car park has surface water drainage channels. Any water run off from car wash will be filtered by installation of interceptor prior to connect to the mains surface water system, that is also true for general waste water generated as a result of car washing, will be connected to waste water manhole on site.

Two "Klargester" Petrol interceptor has been suggested to accommodate the expected use, with a regular servicing regime to clean and empty the collected particles.

Traffic Management:

The intentions are that on quiet days, Monday – Thursday 2 No permanent staff and up to 4 No part time staff would be present to run the facility, only if required. During initial stages, it is envisaged 2 No Permanent staff and 2 No part time staff will be employed.

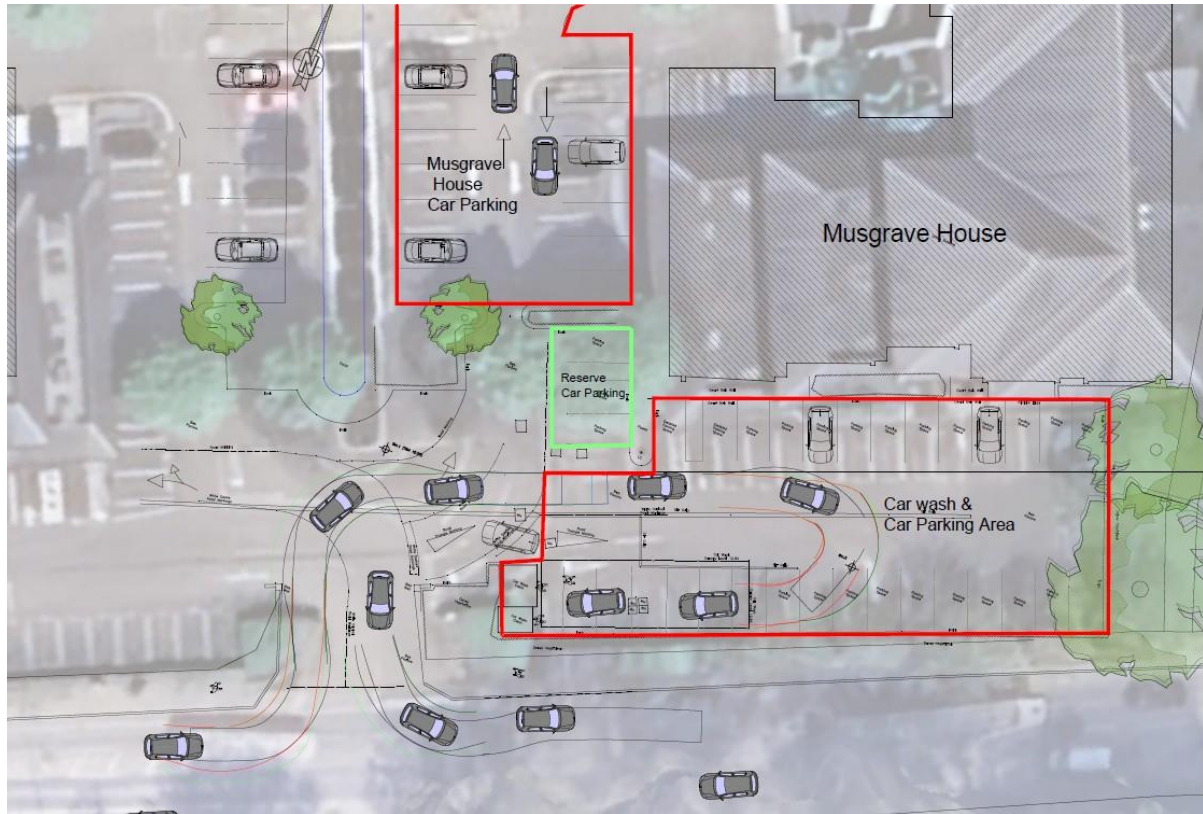
On Peak days, mainly during the weekends up to an additional 4 part time staff would be called in, they would monitor incoming and outgoing traffic, as well as helping with running the facilities, washing cars etc. During the weekend there are no parking requirement for Musgrave House. If such analysis works to come to fruition. The car wash facilities will be also offered to staff working in the offices during working hours, which means less parking spaces required for car washing and valeting.

With this number of staff on site would eliminate the possibility of cars queuing on the Moorhall road.

As stated previously Musgrave house is only 25% occupied at best, staff are working from home, only maximum of 5 car parking spaces or less will be use during the working hours by office staff . Once staff on site, cars remain stationary, without impacting the car wash operation.

Both Polar Tracking diagram and visibility Splays are shown in the following pages

Polar Tracking Diagram



Moor hall road is 30 MPH road , cars will be turning into the site as shown on the polar tracking drawing No: A-1250 shown above, cars entering through the main entrance area then to right for car wash area . The entrance area is 9.5 m wide more than adequate for car wash users and the staff of the Musgrave House and for the hand car wash, there are 19 parking spaces for car wash area and 3 spare spaces

The management of vehicles going through the site will be monitored as mentioned above.

It is proposed to place daily mobile signs at the entrance to car wash area to ensure that cars don't require queuing onto or along the road.

The plan also shows at least 6 vehicles can enter the site for car washing on site should the demand arise; the applicant will ensure that staff are instructed to monitor and manage the cars on site and use the spare parking spaces to ensure no queuing does not occur .

It is anticipated that clients wanting a car wash only service are typically a 4–6-minute process with an overlap of washing to drying wash vehicle. This is the most popular service.

Clients wanting the inside cleaned and a waxed finish can take up to an additional 5-6 minutes, and the demand is approximately half of total cars requiring this service due to the time and additional fee for this service. Adequate spaces are available for this process

Full valeting is less in demand as can take up to 40 minutes with increased fee for this work.

Taking the most in demand service as a worst-case scenario, it is anticipated that up to 10 vehicles can be serviced with the overlap of washing and drying teams. With the onsite waiting facility, there are likely to be no more than 8 vehicles on site at the peak demand in a continuous cycle with the full team of full time and part time workers.

This would alleviate concerns and on the likelihood for off-site waiting, or staff wanting to use Musgrave car park area .

Visibility Splays



The 43 meters visibility splays shown on the above drawing are indicated in blue lines as required for 30 MPH speed road, but in fact the visibility is clear almost at 75 metres.

Hence traffic from entrance and exit of the hand car wash can see oncoming traffic from all points within at least 43 m distance.

A single entrance to the car wash facility to maximise the accommodation for waiting clients on site and to mitigate the potential for queuing on the Moorhall road.

There are no interferences for cars entering / or existing within the site, and therefore no interference with traffic on the main road.

Site Photos





Conclusion

The design has considered and assessed frequently asked questions for this type of development These include:

- Traffic management
- Waste surface water generated from car washing.

We are pleased to present this information for your consideration, which will provide a hand car wash in a sustainable location, with all above points considered.

The development has been planned positively to retain quality and inclusive design, following a considered appraisal of the identity of the site's setting, and will provide an environment to retain the site's characteristics and locality. In the preparation of this application the development will bring an empty car park into a good use for improving the possibility of de-lapidation and improve the sites visibility.

The scheme has considered ease of access to the side, visibility and traffic flow.

The development will provide, employment, prevent the site becoming dilapidated, vandalism taking place and bring trade to local area.

This application proposals represent considered contextual use of the site, of which , the Hillingdon Council should consider positively.