

Planning Statement

**Installation of a modular self-service launderette facility
(retrospective).**

for Photo-Me International Plc

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RTPI

Chartered Town Planner

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1. INTRODUCTION

- 1.1 Plande has been appointed by Photo-Me International Plc to submit a supporting statement for the installation of a modular self-service launderette facility.

2. MODULAR LAUNDRETTE FACILITY

- 2.1 Photo-Me International PLC is instrumental in the development of the modular launderette concept, with currently over 5,000 units located across Europe.
- 2.2 The 100% self-service launderette comprises three machines for the washing and drying of clothing textiles, with two washing machines and a single drying machine within a single 3.15m wide by 2.3m deep by 2.21m high (3.05m to the top of the signage cube) unit.
- 2.3 The launderette complies with CE Standards and policies N2012-412 and is both wind and water-resistant. The units are securely fixed to the ground with a protective cover to the sides and roof for users.
- 2.4 Disabled access was a priority in developing the designs for the units, with the machines and touchpads at the required height.
- 2.5 The laundrettes units are designed to be economical and eco-friendly, with reduced power consumption (compared to a classical washing machine) and eco-friendly washing liquid.
- 2.6 The laundrettes provide a valuable amenity to local people as well as providing diversification revenue for existing businesses, helping the existing business to remain viable.
- 2.7 The laundrettes are illuminated to assist with the operation. The illumination within the shelter theoretically emits 2640 lumen in the direction of the machines with the illuminated cube, on top of the machine, theoretically emitting 5400 lumens through a diffuser in all directions.

3. USE AND AMOUNT

- 3.1 The planning application is for the provision of a modular self-service launderette facility within the existing curtilage of the business.

4. LAYOUT, SCALE AND MASSING & APPEARANCE

- 4.1 The proposed siting of the unit is intended to facilitate safe and appropriate access to the launderette and is considered in relation to the surrounding context and specific site constraints and existing servicing, including mains water and drainage connections.
- 4.2 The units have been designed to have an elegant and contemporary appearance, using silver-grey coloured metal and glazed panels, to be in keeping with modern retail.
- 4.3 No amendments to the existing landscaping or boundary treatments are proposed as part of the application.

5. ACCESS & PARKING

- 5.1 The proposed works make no alterations to the existing access, either from the main road or into the site. It is proposed that the nature of the launderette unit and the existing use means that there will be no material increase in vehicle or pedestrian movements into and out of the site, especially when compared to the potential maximum potential for the existing use.
- 5.2 The servicing provision and requirements remain as existing. The launderette unit is designed to be maintenance-free and is served by a network of over 150 local engineers who aim to attend to any breakdowns within 24 hours. Scheduled monthly visits (or as often as required) are undertaken by Engineers, including removing lint and debris from the filter and around the unit which is disposed of by the companies waste management system.