

plande

planning consultants

Planning Statement

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

for Photo-Me International Plc

email@plande.uk

0333 444 3433

www.plande.uk



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Company Reg No. 06241656
Registered in England and Wales.

Registered Office Address: 1st Floor,
Kennedy House, 31 Stamford Street,
Altrincham WA14 1ES

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 launderettes 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 launderettes provide a valuable amenity to local people as well as providing diversification revenue for existing businesses, helping the existing business to remain viable.

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 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 any breakdowns within 24 hours.