

Design and Access Statement

Site Address:

42 Market St, Eastleigh SO50 5RA

Applicant: Hong Van Nguyen

Project Description:

“Proposed fit-out and operation of the premises as a commercial nail and beauty salon, including internal alterations”

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the commercial unit located at 42 Market St, Eastleigh SO50 5RA. The proposal seeks to facilitate the fit-out of the premises to operate as a high-quality nail and beauty salon, trading as "EASTLEIGH LUXURY NAILS & SPA".

2. Site Context and Current Use

- **Current Occupation:** The unit is currently occupied by an e-cigarette retailer trading as "Anglo Vapour" under Class E use.
- **Surrounding Area:** The property is situated within a busy commercial parade on Market Street, flanked by existing businesses including "Istanbul Grill" and "Fox & Sons" estate agents. The proposed change of business aligns seamlessly with the established commercial character of this high street.

3. Use and Amount

- **Proposed Use:** The proposed use the shop for a Nail and Beauty Salon specifically functioning as a professional nail and beauty salon.
- **Amount of Development:** The proposal does not involve any extension to the building's footprint. All structural development is confined to internal modernisation.

4. Design and Appearance

The design strategy aims to enhance the visual amenity of the high street by replacing the outdated "Anglo Vapour" branding with a premium, elegant aesthetic that respects the local streetscape.

- **Internal Layout:** The interior space will be optimised by removing an existing internal partition wall to create an open, welcoming environment. The fit-out includes a new replacement ceiling, hygienic tiled flooring, and the installation of professional pedicure chairs.

5. Access

- **Pedestrian Access:** The existing primary pedestrian access from Market Street will be retained without alteration, ensuring continued safe and level entry for all customers, including those with mobility impairments or pushchairs.
- **Transport Links:** The site is situated in a sustainable town centre location, well-served by public transport networks and existing local parking facilities.

6. Conclusion

The proposed change of use to facilitate the operation of "EASTLEIGH LUXURY NAILS & SPA" represents a highly positive transition for this commercial unit. By converting the premises from its current use as an e-cigarette retailer ("Anglo Vapour") into a premium nail and beauty salon, the development will introduce a sought-after personal care service that drives consistent, diverse footfall and enhances the daytime vitality of Market Street.

This change of use is entirely appropriate for the high street setting and aligns with local planning objectives to maintain active, thriving town centres. Furthermore, the transition brings with it significant visual and operational improvements; the premium shopfront upgrades and internal modernisations will greatly elevate the aesthetic character of the streetscape compared to the existing frontage. We therefore respectfully request that the local planning authority supports this beneficial change of use and grants the associated planning permission.