

Design and Access Statement

Change of use application from A1 Retail
To 'Sui Generis', Nail and Beauty Salon accommodating a
Training Room

At

207 London Road
Reading
RG1 3NU

Introduction

This Design and Access statement has been prepared in relation to the client's requirements to change the existing A1 class use to 'Sui Generis', nail and beauty salon, accommodating a training room. see drawings provided with this application.

Background

The existing commercial unit at ground floor is currently closed and is waiting for planning approval before it starts operating as a nail bar.

The site previously has been used as a grocery store and due to development within the area, the store could not compete forcing it to be closed. My Client has recently acquired the property for his new business providing a nail and beauty salon, accommodating a training room.

Conversion of the shop will be minimal with a reception desk, seating area and work top areas, with storage for the nail bar equipment. The nail bar machinery is small and will sit on the work top areas. The nail bar will also accommodate a training room, this room will also be used for staff meetings as well as a training room. The training room will be separate from the nail bar area and will allow staff to be trained in a small environment away from the general public. In all, the proposed works would make use of a vacant unit in a manner more appropriate to the mixed-use setting.

Setting

The application premises is located at 207 London Road in the Newtown area of Reading in a row of terrace properties, the site back from the main road (London Road) and provides parking to the side roads of the site. The area surrounding the premises concerned is a mixed-use area, residential and active commercial, and retail. The site sits in a well-established area of New Town.

Design Impact

The proposed works would involve fitting the shop out with the required equipment, and new internal decorating and new signage will update the existing.

Access Impact

The proposed change of use will cause no extra impact on access, access will be from London road, and there is designated parking area to the side roads of the site. All staff will be recruited from the local area and will travel to the site by walking or using the public transport or through car share.

Summary

The proposed development seeks to make use of an existing commercial unit that would provide for an appropriate use of the site in a manner that ensures any impact to neighbouring land is addressed through appropriate measures such as boundary treatment.