

Design, Access and Heritage Statement

17 King Street, Whitehaven, Cumbria CA28 7LA
New Massage Parlour

02nd April 2025

Context:

This application relates to a Change of Use application to the existing Ground Floor premises on King Street, Whitehaven. The existing premises is part of a 3 Storey building with Sui Generis Use to the Ground Floor and a Residential Dwelling to the upper 2 storeys. The building is part of a terraced block situated on a pedestrianised high street, with a mix of other Class E Use premises. The application is to change the current Ground Floor to a Massage Parlour with Class E Use.

To the rear of the premises is a rear yard with former access to the premises.

The existing shopfront is of glazed aluminium with painted timber fascia and surround with customer access from the main street.

The Application also addresses the impact this will have on the local Conservation Area.



View From King Street

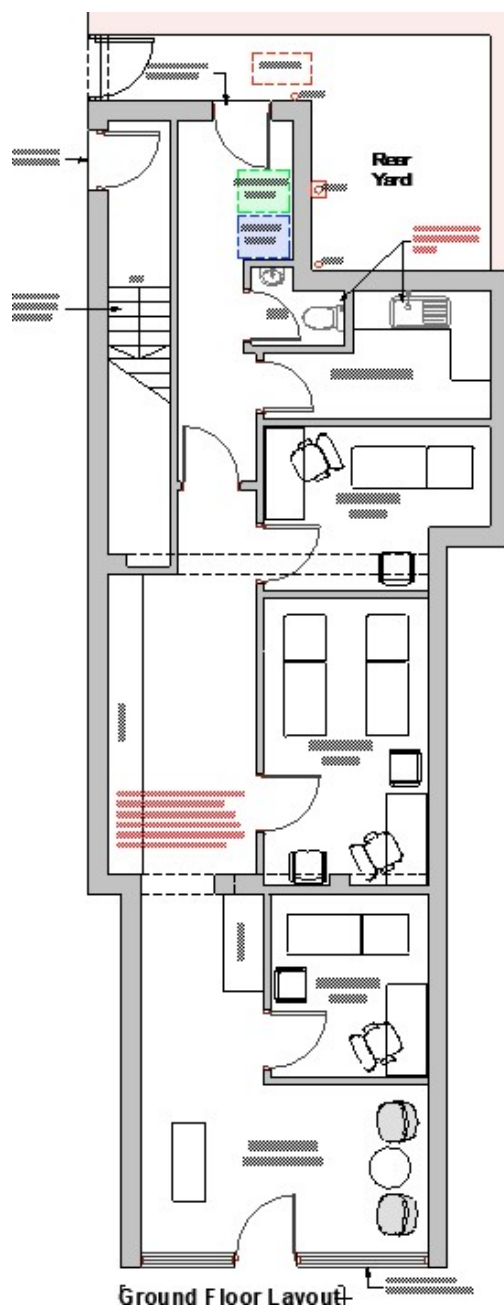
Design Proposal:

The application proposes a new Massage Parlour to the Ground Floor Area. The floor area will be divided into 3 Treatment Rooms, a Reception Area, Staff WC and Kitchen. The rear access door will be repositioned to improve the internal layout.

The new Massage Parlour will offer deep tissue massages and therapeutic treatments, provided by diploma qualified massage practitioners.

Separate access to the upper floors will be re-instated at the rear of the premises, this was blocked up by the previous occupant.

The existing separating floor between the Ground Floor and Residential premises will be overboarded with sound insulation to provide a minimum of 63 Dnt,w, to comply with BS4142 and Part E of the Building Regulations.



Access:

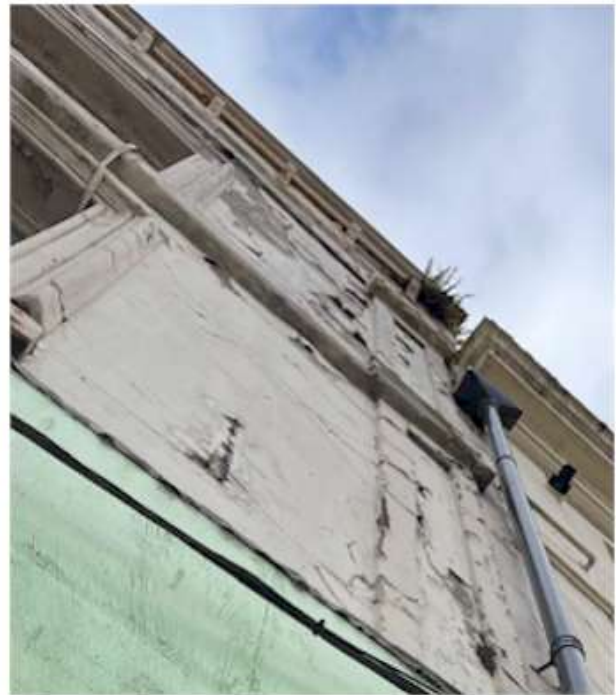
The existing access from the main street double will not be affected by the proposal.

Materials:

The existing glazed aluminium shopfront & door will be retained. The painted timber fascia and surround will also be retained and re-decorated.

External Render

Following an initial site inspection, the existing render is deemed to be Lime render with a mix of sand/cement patch repairs. The proposed works are to remove the existing render, make good the existing substrate and apply a new Lime render finish as the existing finish.

**Rainwater Pipe**

The existing plastic rainwater pipe will be retained and made good to match existing.

Windows

The existing windows will be replaced with double glazed timber sliding sash units to match the existing. The surrounds will be made good and retained.



Heritage Impact of the Proposal:

We have ensured that all measures have been taken to mitigate the impact our proposal has on the Conservation Area in terms of character, appearance and environmental effects. The existing Shopfront will remain in-keeping with the surrounding streetscape.

The proposal will revitalise a tired looking, existing vacant building and give a new lease of life. The proposal will provide additional amenities in-keeping with the developing area. The new development will also offer new job opportunities to the local community.