



North Elevation 1:100



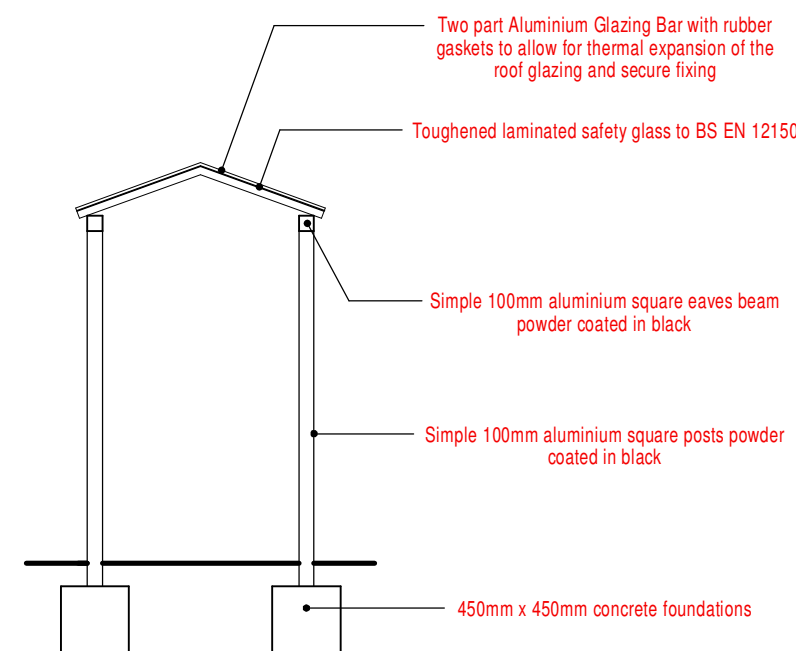
East Elevation 1:100



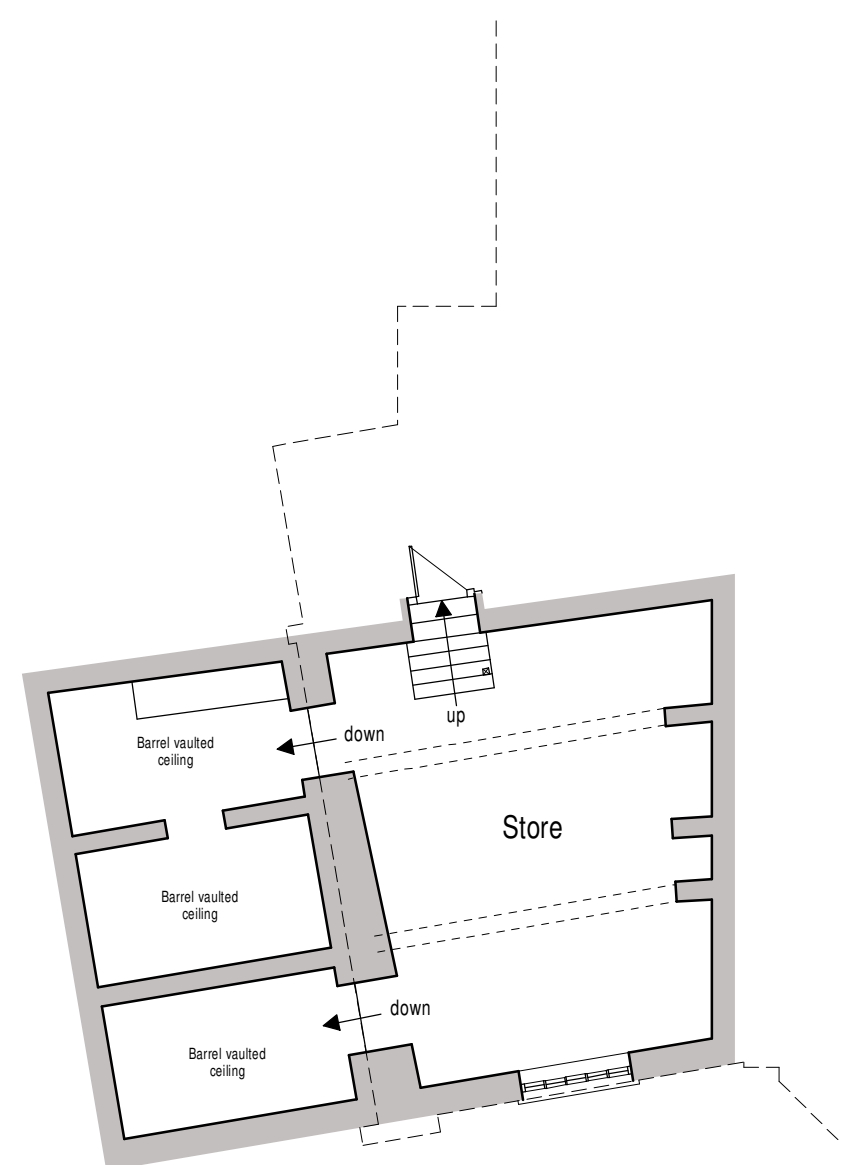
Sectional East Elevation 1:100

PLANNING PROPOSAL
It is proposed to extend the existing Dental Practice operating from No. 47 St Edward Street into No. 45 St Edward Street to provide an additional two Consulting Rooms a Waiting Area and a small Office.
Internally a later added lobby and wc cubicle will be removed and new timber/plasterboard partitions will be installed to create the new rooms.
Doors will be installed to match the style/pattern of the existing. A new opening will be formed between the two buildings to create access with steps created to transition between difference in floor levels.
In addition to the expansion of the Practice into the adjoining property a glazed covered walkway is to be added linking the rear access door to the Prep Room at the rear of the premises which is currently accessed via the open yard.

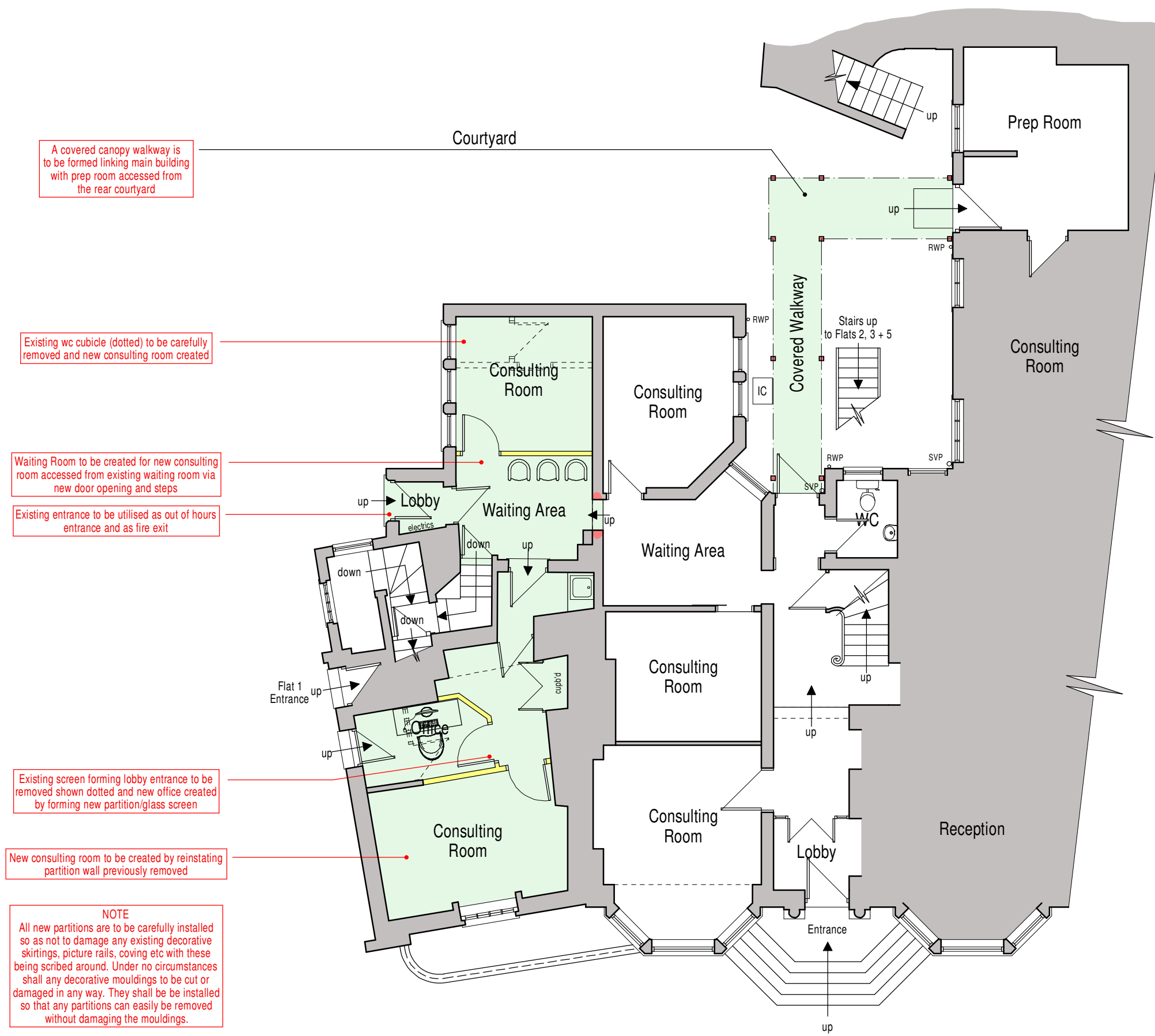
COVERED WALKWAY
The covered walkway is to be completely independent of the host building. The structure is to be installed with a clearance of at least 25mm so the host building will not be subject to any fixings etc.
The canopy is to be a simple structure so as not to detract from the host building. The canopy in the most part is to be positioned away from the building to allow the view of the building to be maintained, the canopy only coming into close proximity with the building at the two doorways being linked.
Details of canopy are detailed to the left.



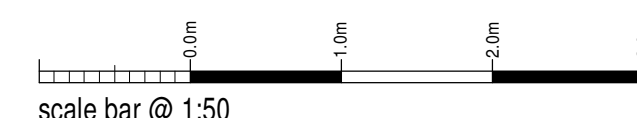
Canopy Detail 1:50



Basement Floor Plan 1:100



Ground Floor Plan 1:100



St Edward Street Dental Practice

Proposed Extension, Alterations and
Expansion of Dental Practice into
Adjacent Premises at
47 St Edward Street,
Leek, Staffs,
ST13 5DN

Planning Proposal Floor Plans and Elevations

Date	Sheet	Scale
February 2025	A1	1:100
Drawn	Rev	Drawn
2025-2973-03	D	RG
A - 06/03/2025 - PLAN UPDATED FOR PLANNING SUBMISSION		
B - 23/06/2025 - LAYOUT UPDATED IN RESPONSE TO CONSERVATION OFFICER COMMENTS		
C - 09/06/2025 - PARTITION NOTE AMENDED		
D - 09/06/2025 - COVERED WALKWAY NOTE AMENDED		



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