

HERITAGE STATEMENT
WEAVERHAM DENTAL PRACTICE
12 CHURCH STREET, WEAVERHAM
ON BEHALF OF
DR. SALMAN
(OCTOBER 2022)



1.00 Introduction

This heritage statement is submitted as additional information to support Full Planning Application for the extension at Weaverham Dental Surgery, 12 Church Street, Weaverham, which is located in a conservation area.

The applicant is proposing a single storey side extension to the existing surgery.

In addition to this planning statement, the application is accompanied by the appropriate planning application forms and the following information:

- Scale of 1:1250 Site Location Plan.
- Scale of 1:500 Site Block Plan.
- Scale of 1:100 Existing and Proposed Floor Plans and Elevations.

2.00 Existing Context

Weaverham Dental Surgery is a detached single storey building on a medium plot of approx (14.5x26m).

The property contains two main parts. The front single storey part has a flat roof while the rear single storey part of the building has sloped to the back roof. Felt waterproofing membrane is being used for the roof waterproofing. This means, no roof tiles were being used for the existing roof.

The external walls are traditional cavity masonry walls and the external layer of these cavity walls is made of red bricks.

The existing property is not a listed building and can be considered as a traditional single storey building with no any noticeable special architectural features.

3.00 Site Location

The proposal site is situated within the centre of a predominantly residential area. It lies within Weaverham Conservation Area facing the corner of Leigh Way and Church Street. The proposal site lies near Weaverham Primary Shopping Area. The proposal site is linked with buses routes on High Street /Northwich Road as well as it is bounded by national railway lines.

4.00 Landscape and parking

The property is a detached building and has a hard standing area to the front of the building which is used as a car park area for the dentist's visitors and patients. Also, both sides and the rear of the building have hard standing areas. Therefore, the developed site does not have any green area.

5.00 Planning History

There are no relevant planning applications available online.

6.00 Design of the proposed developments

The proposed developments seek erection of a side single storey extension. The new extended part of the building is proposed to be used as a store for the dentist tools and materials. Red bricks will be used to erect the external layer of the external cavity walls to match the existing bricks of the main existing building. The new roof above the side extension will match the existing roof of the rear part of the existing building and felt material will be used for the roof waterproofing.

The proposed developments will be erected on a hard standing area; therefore, these developments will not affect the parking area to the front of the building.

Generally, the new developments can be considered as a small side extension subservient to the existing main building without any negative impact to the appearance of the surrounding context.

7.00 Building Access

The existing street access will be retained. The proposed small developments to the side of the existing buildings will not affect any of the parking arrangements to the front of the building.

8.00 Conclusions

The design has carefully considered the material used for the developments to give a positive contribution to the conservation area without negative impact on the character of the area or the amenity of neighbouring residents.

It is considered that the proposed scheme complies with relevant Development Planning Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning application should be approved.