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Ref: 2651/14

CHANGE OF USE OF WAREHOUSE & OFFICE PREMISES (CLASS B1) TO DENTAL PRACTICE (CLASS D1)
2 WOOLRAM WYGATE
SPALDING
LINCS
PE11 1NX

FOR

DR J RATYNSKI & DR M RATYNSKA



PLANNING, DESIGN & ACCESS STATEMENT

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Registered in England No: 5667107
Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

Ref: 2651/14

CHANGE OF USE OF WAREHOUSE & OFFICE PREMISES (CLASS B1) TO DENTAL PRACTICE (CLASS D1)
2 WOOLRAM WYGATE
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PE11 1NX

The application is to acquire Town & Country Planning Permission to Change the Use of an existing warehouse and office (Class B1) to a Dental Practice (Class D1) for the benefit of Dr J Ratynski & Dr M Ratynska.

The applicants currently trade as Langtoft House Dental Practice in Spalding but their current site is becoming unsuitable because they are not able to provide vehicle parking for their patients.

The aspiration is to lease the application site, subject to permission, and re-locate.

The Change of Use will enable two dentists at any one time to practice which will amount to a maximum of six staff.

- 2 No dentists
- 2 No. assistants
- 2 No. office staff

The site is able to accommodate up to 10 No vehicles.

The majority of conversion works will be internal as detailed on the application plans.

2651-14-01	Floor & site plans – Existing
2651-14-02	Floor & site plans – Proposed.

G R Merchant
April 2014.

Ref: 2651/14

APPENDIX

Location plan 1/1250

Letting details

'Google' site plans.



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LOCATION PLAN 1:1250

HIX & SON

Richard H. Frisby, FRICS, FAAV
Christopher Shallice, FRICS, FAAV
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RICS

28 Church Street, Holbeach, Lincolnshire PE12 7LL.

TO LET ON LEASE

B-1

Warehouse and Office Premises

4 Woolram Wygate

SPALDING

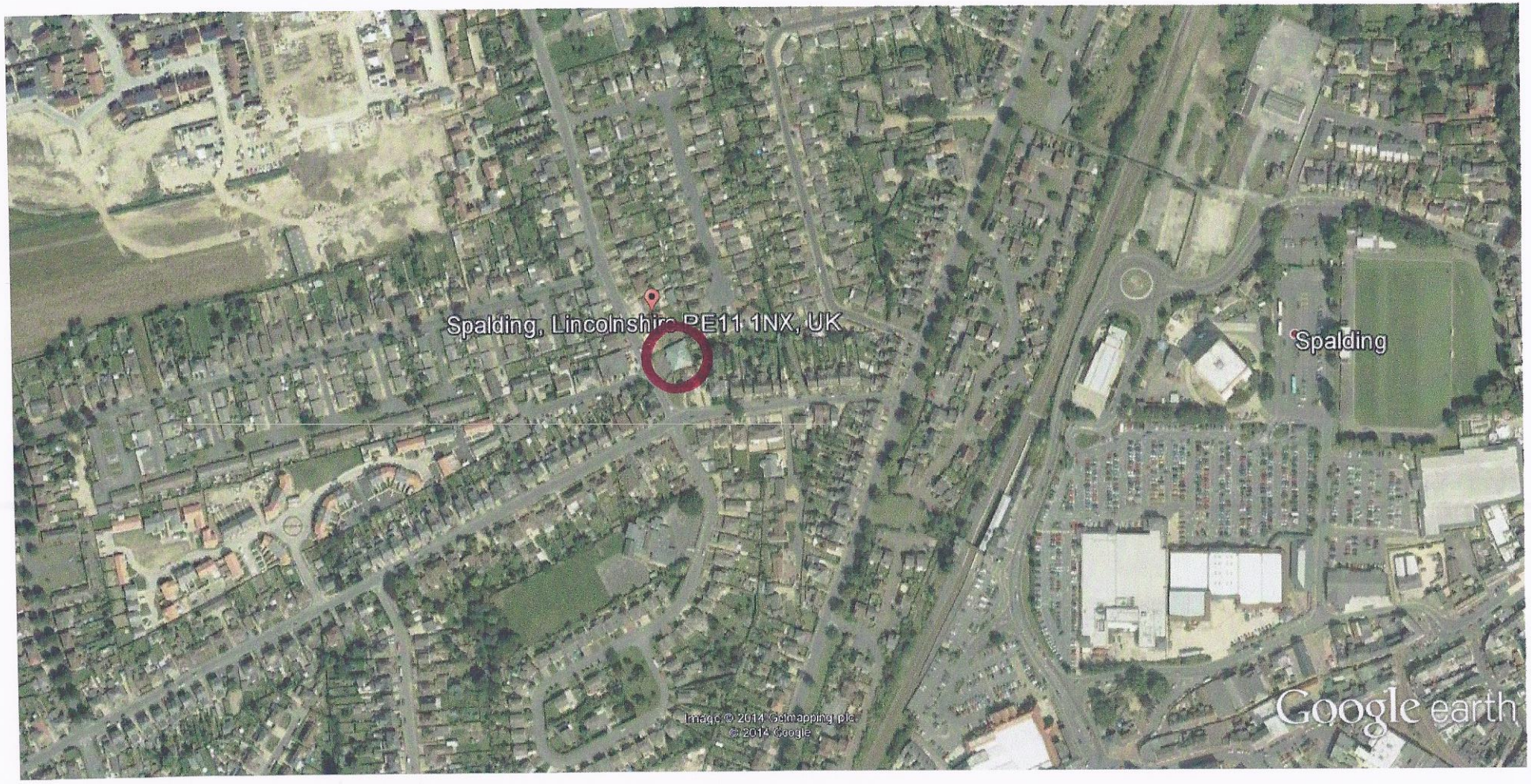
Lincolnshire PE11 1NX



PROMINENTLY SITUATED COMMERCIAL WAREHOUSE AND OFFICES WITH SPACIOUS FORECOURT/PARKING AREA

The property comprises a modern detached purpose built Commercial Unit situated close to the centre of Spalding suitable for a variety of uses subject to Planning Consent.

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Google earth

feet 2000

meters 700



Google earth

feet 300

meters 100