



KB/11023  
02 September 2025

**Application reference:** H16-0758-25

**For:** Demolition of two-storey side/rear extension & reconstruction following structural remediation works using existing stone and matching size and aesthetics of existing

**Site At:** 102 Winsover Road, Spalding

Dear Sirs,

**RE: Flood Risk statement**

The above address falls midway between the River Welland and Vernatt's Drain and is around 800m at its closest point. The area is designated a flood risk within Flood Risk Zone 3. We have therefore been asked to provide a short statement to address any likely impact on the existing flood risk.

The proposed remediation works relate to the external envelope only and foundation bolstering. There are no plans to extend the building, change rainwater pipe locations, or amend any form of ground drainage or flood risk mitigation in any way.

Replacement materials will reused from the existing construction and be selected on a like-for-like basis, where possible, and will not be any more detrimental in relation to flooding than is currently existing.

Kind regards

**Kevin Baird**

Associate

Design Manager

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This report is the property of Thomason Partnership Limited and is confidential to the client designated in the report. Whilst it may be shown to their professional advisers, the contents are not to be made use of, or relied upon, by any third party, without our express written consent. Without such consent we can accept no responsibility to any third party.

Whilst every effort has been made to fully inspect those parts of the building requested of us, no permanent or secured fixtures and fittings will have been removed. We will not have inspected woodwork or other parts of the structure which were covered, unexposed or inaccessible, and we are therefore unable to report that any such part of the property is free from defect.

Thomason Partnership Limited certify that they have carried out the work contained herein with due care and diligence to their best belief and knowledge based on the time and information available.

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