



THOMASONS

## PLANNING STATEMENT

for

102 Winsover Road  
Spalding  
PE11 1HA



for

Crawford & Company Adjusters (UK) Limited  
Subsidence Division  
First Floor, Cassiobury House  
11-19 Station Road  
Watford  
WD17 1AP

Contract No: KB/11023

Dated: 7 August 2025

Thomason Partnership Limited  
3 Brewery Yard, Deva City Office Park,  
Trinity Way, Manchester M3 7BB  
T: 0161 839 3993  
E: manchester@thomasons.co.uk  
W: www.thomasons.co.uk

Trading as Thomasons  
Registered office: 3 Brewery Yard, Deva City Office Park,  
Trinity Way, Manchester M3 7BB  
Registered in England and Wales No. 2490195  
VAT Registration No. 560 3108 77





Thomasons was instructed to inspect and report on structural/settlement damage affecting the property, 102 Winsover Road, Spalding PE11 1HA, and complete a review of previous documentation and site investigations by others relating to this claim.

Thomasons has been further instructed to reinspect the property with a view to the preparation of a detailed schedule of remedial works to address the damage affecting the rear of the property which can be attributed to subsidence.

The property comprises a lefthand semi-detached house apparently originally constructed in 1897 with a two-storey outrigger adjoining the righthand side of the rear elevation. The original house and outrigger roofs are pitched and slate covered. A two-storey extension infills the rear lefthand corner of the house to create a rectangular footprint to the main building, and a further single storey half glazed extension adjoins the rear elevation of the building. The extensions appear to have been constructed at the same time (possibly 1980s) as indicated by the masonry type and both contain flat felted roof structures.

The house fronts Winsover Road to the south east with a relatively level front garden and a driveway to the left which extends towards the rear of the property opening out into a yard with outbuildings adjacent to the rear boundary. The grounds slope gently down towards the outbuildings.

The urgent need to remediate the property has been exacerbated by the age and ill-health of the property owner, which has led to the couple being temporarily rehoused since March until the works are complete.

**Existing side/rear perspective**



**Existing stone to be reused**



The natural stone is pitch-faced and semi-coursed. The existing stone is to be carefully taken down, cleaned and used in the reconstruction.

The existing extension will be reconstructed to match the existing aesthetics, ie, flat roof to same height, white rainwater goods and white window frames.