Manor House, 5 East Street, Crowland: Supporting statement for H02-0837-25 condition 7 (pertaining to rebuilding of 1 no. chimney)

Site Note 1 23 February 2026, job no. 438-44

CONTENTS

1 Introduction

2 Staff on site and contacts

3 Executive summary

4 Background

5 Manor House, 5 East Street, Crowland: Method statement for rebuilding chimney

6 Limitations

ATTACHMENTS

A Plan: Identifying location of chimney

B Photographs: chimney

B Plan: Identifying extend of chimney to be taken down and rebuilt

C Plan: Stonemasons plan identifying stone parts to be taken down

Prepared by:	Technical review by:	Administration by:
Katie McAndrew, BSc (Hons), PGCert, IHBC	*Claire Martin BA(Hons), PGCert, MSc, IHBC*	

H+R SOCOTEC UK Building Pathology & Heritage

Netley House, Gomshall, Surrey, GU5 9QA,

Tel: 01483 203221 Email: ei@socotec.co.uk Web: www.handr.co.uk

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1 INTRODUCTION

1.1 AUTHORITY AND REFERENCE

H+R have been instructed to prepare a cover note specific to matters concerning discharge of listed building consent H02-0837-25 condition 7 for Manor House, 5 East Street, Crowland in accordance with instructions from Iain and Barendina Smedley. Drawings pertaining to this matter have been supplied by H+R and the contractor's stonemason. For the purpose of orientation in this report the building's front elevation facing onto East Street is taken as facing north

1.2 AIM

The aim of the information is to satisfy condition 7 of listed building consent H02-0837-25. The building is being repaired and alongside repair some specific 'alterations' are being undertaken which includes rebuilding 1 no. damaged chimney. The statement will account for information and detailing specific to rebuilding the 1 no. chimney

2 STAFF ON SITE AND CONTACTS

2.1 H+R STAFF ON SITE

Katie McAndrew
David Watt
Fiona Russek

2.2 PERSONNEL CONTACTED

Iain and Barendina Smedley (Client)
Jack Dunn – Site Foreman (Messenger)

For limitations that apply to this report please see section 6

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3 EXECUTIVE SUMMARY

Manor House, 5 East Street, Crowland, a grade II* listed building, is undergoing a scheme of repair to address long-term defects, and in conjunction with repairs some works are being undertaken that fall under the scope of ‘alteration’. Listed Building Consent H02-0837-25 was granted on 23 January 2026 for works of ‘alteration’ which include partially taking down and rebuilding a chimney (item 4.2.7 as referenced on plan and in the HS). Listed Building Consent was granted with conditions controlling works to the chimney (item 4.2.7). Condition 7 states:

> *Prior to commencement of the rebuilding of the chimney referred to as Item 4.2.7 in the approved Heritage, Design & Access Statement as well as drawing ref: 438-44.P24A, a full method statement, outlining the method of construction and proposed materials as well as including item-specific elevation drawings shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be completed to the agreed specifications.*

The information provided includes relevant elevation drawings and plans showing the extent of the chimney which will be taken down and rebuilt along with a full method statement. The information submitted is intended to be sufficient to discharge condition 7

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4 BACKGROUND

4.1 BUILDING PARTICULARS

4.1.1 Location

1 Manor House is located on East Street, which is one of Crowland's principal historic streets situated in the historic heart of the town. East Street extends between the town center from Trinity Bridge, which is arguably the town's central point defined by a much renowned medieval bridge, to Crowland Abbey, which is the town's defining landmark historic building. Manor House falls under the postcode PE6 0EN

4.1.2 General description

1 Manor House presents elevations that incorporate both stone and brickwork and it has a Collyweston stone slate roof covering. The building fronts the footpath edge, and it is identifiable from the street by its stone façade which is six bays in width and incorporates windows of a cross-window type. It is an evolved building with late 17th century origins and phases of development into the mid-18th century. The building maintains a footprint, form, arrangement of internal space and features that predominantly reflects how it presented itself by the mid-18th century with limited later alteration. The building retains notable features and fabric which reflect conscious design characteristics of specific construction periods such as late 17th century/ early 18th century cross windows and oak dog -leg staircase along with early- mid 18th century sashes, panelling and two-panel doors

4.1.3 Heritage designations

1 Manor House, 5 East Street, Crowland is afforded statutory protection as a grade II* listed building. It is now identified by the following list description (as copied from the NHLE):

> *Manor house. 1690, with large additions c.1775 possibly by William Sands the Younger of Spalding. Minor C20 alterations. Limestone ashlar north front with red brick south front with ashlar dressings. Plain tiled steeply pitched hipped and canted roofs with coped rear gable and moulded wooden eaves. Various ashlar and brick chimney stacks. 2 storeys and attic. North, street, front has 6 windows with plinth and first floor band. Doorway to left with plain door surround, overlight and 6-panel door. Single window to left and 2 windows to right with a blocked doorway beyond and a further window beyond. Above 5 windows and single blocked window over the blocked doorway, with datestone inscribed: 'I.H. 1690', above. All the windows with C20 cross mullion casements. Single hipped dormer to east with 2-light dormer. West return has ashlar ground floor and brick first floor with ashlar first floor band and ashlar band below moulded wooden eaves. Central doorway with overlight and panelled door. Diamond plaque above inscribed: 'I.H.I.C. 1690'. 2 windows to the right, blocked window to the left with another window beyond, 5 windows above, all C20 cross mullion casements. South, garden, front of c.1775 has 3 window block to right with ashlar quoins and brick parapet. Central Venetian arched ashlar door*

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surround with half-glazed door and fanlight, flanked by single narrow sashes between pilasters. Either side single glazing bar sashes in ashlar surrounds. Above a small central Diocletian window with central sash in ashlar surround flanked by small single glazing bar sashes. Set back to left an earlier gabled wing with central doorway flanked by single glazing bar sashes, all with segment heads. Above two taller segment headed sashes and a small sash in the steep gable. INTERIOR; has Great Room with full-height C18 panelling, panelled shutters, 6-panel doors and deep coving and simple contemporary fire-surround with pulvinated frieze. Main doorways have moulded surrounds with plain pediments. Panelled hall with round headed doorways and arches. Panelled dining room with full height panelling and shutter, deep plaster coving and round headed niche with original shaped shelves. Fine early eighteenth century three flight dog-leg staircase has square newels, turned balusters and a ramped

2 Manor House was originally listed in 1951 and identified as a grade II listed building. On 7 February 1967 the listing was reviewed, additional information added about the building's interior and the building listing was upgraded to grade II*

4.2 CONTEXT

4.2.1 Project context

1 Manor House is presently unoccupied whilst it undergoes repair; Manor House is not in a habitable state at this present time. The building has been unoccupied since late 2024 although while in occupation prior to this date it was arguably not fit for habitation due to multiple defect issues

2 The building has been in a poor state of repair since the mid-late 20th century. It was added to Historic England's 'Heritage at Risk' register at least 10 years ago although has been in various degrees of poor repair since mid-late 20th century. Various owners have sought to repair the building over the last 40 years but to date none have succeeded in achieving this to completion and poor repairs undertaken over those 40 years have also become an issue

3 The current owner purchased the building in late 2024. They are undertaking a phased scheme of repairs to facilitate putting the building back into a good and habitable condition. Phased repairs will be carried out to address structural issues, secure the building in a wind and watertight state, repair its historic fabric and facilitate functioning services. Currently, the project is at 'phase one' stage which is focused on repairing the roof of the oldest parts of the building to secure this in a wind and watertight state

4.2.2 Planning context

1 Under phase one of works repairs are being undertaken and alongside this are some 'alterations' which have approval under listed building consent H02-0837-25. The consent is granted subject to conditions which include a specific condition regarding the partial taking down and rebuilding of a damaged chimney. Condition 7 states:

Prior to commencement of the rebuilding of the chimney referred to as Item 4.2.7 in the approved Heritage, Design & Access Statement as well as drawing ref: 438-44.P24A, a full method statement, outlining the method of construction and proposed materials as well as including item-specific elevation drawings shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be completed to the agreed specification

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5 MANOR HOUSE, 5 EAST STREET, CROWLAND: METHOD STATEMENT FOR TAKING DOWN AND REBUILDING CHIMNEY

5.1 IDENTIFICATION AND UNDERSTANDING OF THE CHIMNEY

Plans within attachment A show the location of the chimney which is to be taken down and rebuilt. Photographs within attachment B show the chimney

1 The chimney to be partially taken down and rebuilt is located on the south end of the earliest part of the building (phase A). **This chimney was reference under item 4.2.7 in the heritage statement and on plans which accompanied the LBC application. it is also known as chimneystack Cs2**

2 The chimney to be partially taken down and rebuilt comprises of the chimneybreast below the roofline which is constructed of brick, these being orange handmade bricks. Above the roofline is the chimneystack comprises of c. 12 no. courses of brick (orange handmade brick) then thin ashlar stone blocks (limestone) including profiled string and profiled stone cap (aka crown) surmounted by 2 no. chimney pots

3 There is clear evidence that the chimneystack above the roofline has previously been rebuilt in the recent past using a combination of salvaged thin ashlar stone blocks, new stone blocks and new cap detailing. Localised investigation shows stainless steel pins have previously been used to pin the stone blocks together

5.2 METHOD STATEMENT

Plans, specifically elevations, within attachment C show the extent of the chimney to be taken down and rebuilt. Plans within attachment D show how stone parts are to be numbered to facilitate being dismantled and salvaged for reuse

5.2.1 Pre-work requirements

1 **Access**: External access to remove chimneystack provided by means of scaffold system which surrounds the chimneystack on all sides, to be in place prior to commencement of works. Internal access to address chimneybreast parts available from inside the building

2 **Storage location:** Where fabric is dismantled and set aside for reuse this will be stored on site on private ground to the west side of house behind the access gates. Stone and brickwork salvaged for reuse shall be stored at ground level on ply board. The location for storage is to be prepared prior to commencement of works

3 **Personnel**: Works to dismantle chimneystack and chimneybreast and carry out rebuild will be undertaken by craftspeople and operatives who specialist in working with historic masonry (i.e. stone mason) under the appointment of the principal contractor (Messenger)

4 **Supervision**: The works will be supervised by the onsite foreman under the principal contractor (Messenger) with oversight from Structural Engineer (S Armitage, Morton Partnership) and Contract Administrator (D Watt, H+R)

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5 **Protection**: protect adjacent roof coverings prior to the commencement of works to avoid damage to adjacent fabric

6 **Risk assessment and safety**: Contractor to ensure risk assessment is complete, all operatives have correct PPE for undertaking work and key regulations followed (i.e. Works Height Regulations 2025, CDM Regs 2015, Health and Safety at Work Act 1974)

5.2.2 Dismantling

1 **Fabric identification**: prior to dismantling the chimneystack the stone parts will be number in accordance with the plans provided in attachment D. (These plans were prepared by the stone mason who will execute the works)

2 **Tools**: All work to dismantle the chimney will be carried out by hand by suitable craftspeople. Only handheld tools (e.g. hammer, chisel, pry bars) will be used to facilitate dismantling of the chimneystack and chimneybreast. Every effort shall be made to avoid damage to the arrises of stonework and brickwork during the course of dismantling

3 **Sequencing**: The chimney shall be carefully dismantled from the top down in accordance with the plan provided in attachment C. Stonework shall be removed block by block and brickwork course by course. All dismantling shall be complete before rebuilding works shall commence

4 **Handling historic fabric**: Salvaged fabric, specifically stonework from the chimneystack, shall be transported to ground level by means of a scaffold hoist and then immediately taken to the storage location for cleaning before being laid out in the storage location with numbering confirmed. Brickwork taken from the chimneybreast maybe retained within the attic space ready for reuse

5 **Cleaning:** Salvaged stone and brickwork shall be cleaned of any attached residue mortar by hand using a churn brush or similar to preparing it for reuse**.** No other cleaning will be undertaken

5 **Recording:** During the course of dismantling, from the commencement of works to completion of dismantling in accordance with the elevations provided in attachment C, the works shall be photographically recorded

5.2.3 Rebuilding

1 **Fabric reuse**: All dismantled fabric capable of reuse shall be reused in the rebuilding of the chimneystack and chimneybreast. It is estimated that c.80% of the fabric can be reused. Close to 100% of the stonework will be reused. Where stonework is reused, it will be put back in its original position in accordance with the plans provided in attachment D

2 **New fabric**: Where a limited amount of new fabric is required, specifically brick, this shall match exactly the original brickwork. Any new brick will be handmade orangey bricks to match existing

3 **Handling historic fabric:** All salvaged fabric stored at ground level shall be transported up to the top of the scaffold by means of scaffold hoist and used immediately in rebuilding works

4 **Preparation**: Prior to reconstruction retained brickwork parts will be cleared of debris

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with a churn brush ready to receive mortar

5 **Reconstruction**: The chimney shall be reconstructed to match exactly its appearance prior to dismantling as understood from plans (as provided in attachment C and D) and photographs (taken immediately prior to the commencement of works). The stonework shall be put back in its original position in accordance with the plans in attachment D

6 **Mortar and fixings**: The chimney shall be rebuilt utilizing an NHL lime mortar, (NHL 3.5 or greater) suitable for purpose of masonry located in an exposed location at height. Stones shall be fixed with stainless steel anchors and pins

7 **Aftercare**: If needed, hessian cloth protection will be used over rebuilt parts while mortar cures to protect from frost, rain and wind and sunlight. This will be at the judgement of the stonemason and site foreman

8 **Recording**: During the course of rebuilding, from the commencement of works to completion in accordance with the elevations provided in attachment C, the works shall be photographically recorded

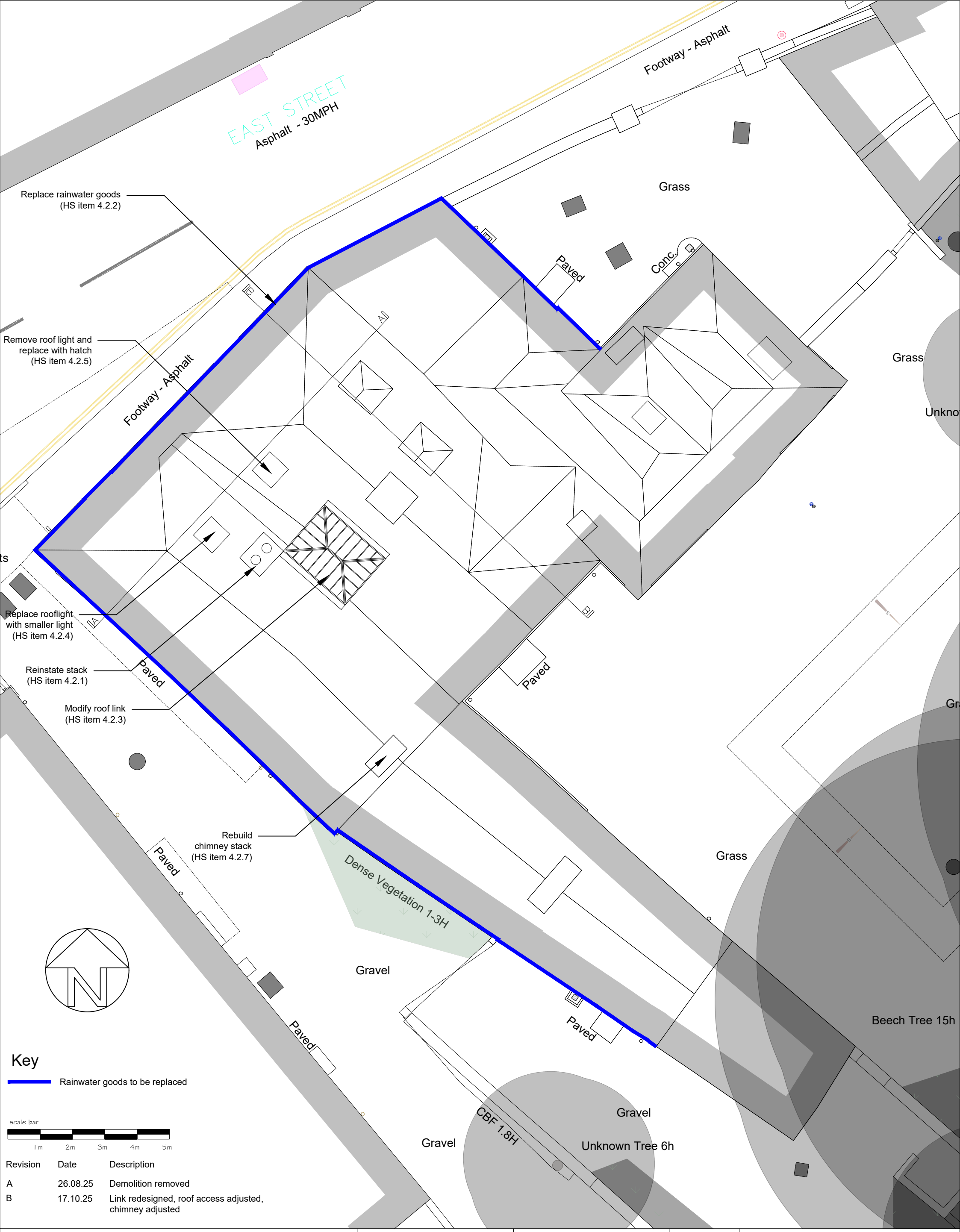
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6 LIMITATIONS

Information regarding the rebuilding of the chimney at Manor House, 5 East Street, Crowland is specific to the development approved by South Holland District Council under listed building consent H02-0837-25. This note is prepared based on information collated by and agreed with the project team. H+R do not take responsibility for any omissions in information provided or subsequent change or amendment to the proposals that we have not been made aware of on or after 23 February 2026. The contents of this report do not imply the adoption of the role of Principal Designer by H+R for the purposes of the Construction (Design and Management) (CDM) Regulations 2015

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Attachment A



Revision	Date	Description
A	26.08.25	Demolition removed
B	17.10.25	Link redesigned, roof access adjusted, chimney adjusted

Hutton + Rostron
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Netley House, Gomshall, Surrey, GU5 9QA

Tel: 01483 203221

Email: ei@handr.co.uk

Web: www.handr.co.uk

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Project
The Manor House, East Street, Crowland, PETERBOROUGH PE6 0EN

Drawing Title
Proposed roof plan

Scale
1:100 @ A3

Purpose of Issue
Planning

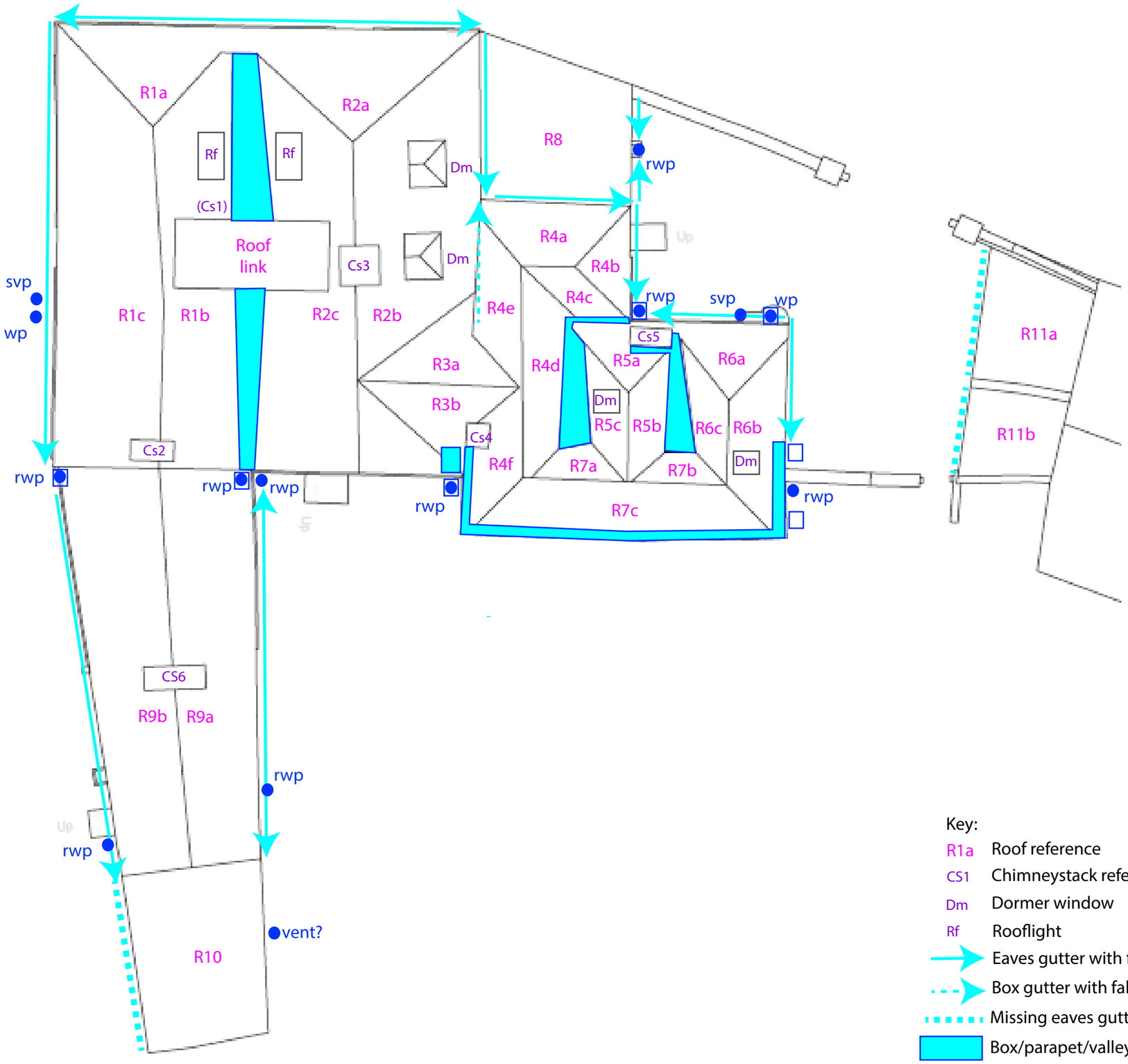
Drawing Number
438-44.P23B

Date
May 2025

Notes
Original survey undertaken by Rigour Surveys, rigoursurveys.com, 01603558213

Drawing produced for the purposes of obtaining Listed Building consent and Planning Permission only

Do not scale from this drawing



Key:

R1a	Roof reference
CS1	Chimneystack reference
Dm	Dormer window
Rf	Rooflight
→	Eaves gutter with fall
⇢	Box gutter with fall
┈┈	Missing eaves gutter
▭	Box/parapet/valley gutter

Manor House, Crowland, Lincolnshire
Survey Drawings – Roof Plan (revised v.1)
14 December 2024

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221 Fax: 01483 202911 email: ei@handr.co.uk
438-44 Survey drawings December 2024 -Note to scale - © Copyright Hutton+Rostron, 2024

Disclaimer:
This drawing has been produced for identification and reference purposes only and should not be relied upon for other uses

Attachment B



Fig 1:

Manor House, 5 East Street:
Chimney Cs2 (reference item 4.2.7 under listed building consent documentation H02-0837-25), showing north and west facing side of the chimneystack.



Fig 2:

Manor House, 5 East Street:
Chimney Cs2 (reference item 4.2.7 under listed building consent documentation H02-0837-25), showing south and west facing side of the chimneystack.

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Fig 3:

Manor House, 5 East Street:
Chimney Cs2 (reference item 4.2.7 under listed building consent documentation H02-0837-25), showing chimneybreast internally.

Note; colour distortion due to the roof covering having been stripped and the roof protected by green tarpaulin at time of photograph.



Fig 4:

Manor House, 5 East Street:
Chimney Cs2 (reference item 4.2.7 under listed building consent documentation H02-0837-25), showing chimneybreast internally.

Note; colour distortion due to the roof covering having been stripped and the roof protected by green tarpaulin at time of photograph.

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Fig 5:

Manor House, 5 East Street:
Chimney Cs2 (reference item 4.2.7 under listed building consent documentation H02-0837-25), showing chimneybreast internally.

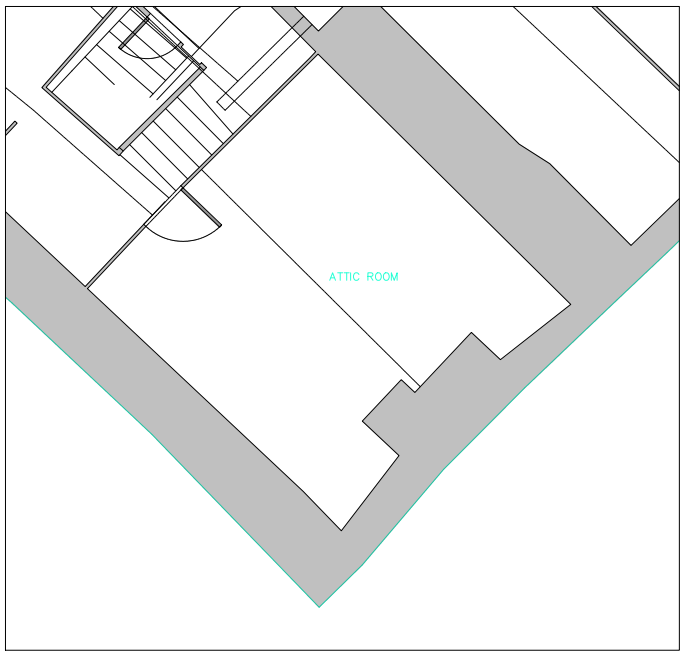
Note; colour distortion due to the roof covering having been stripped and the roof protected by green tarpaulin at time of photograph.

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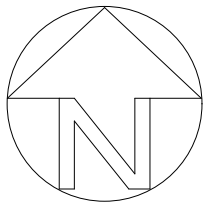
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Attachment C

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Attic Room, scale 1:100

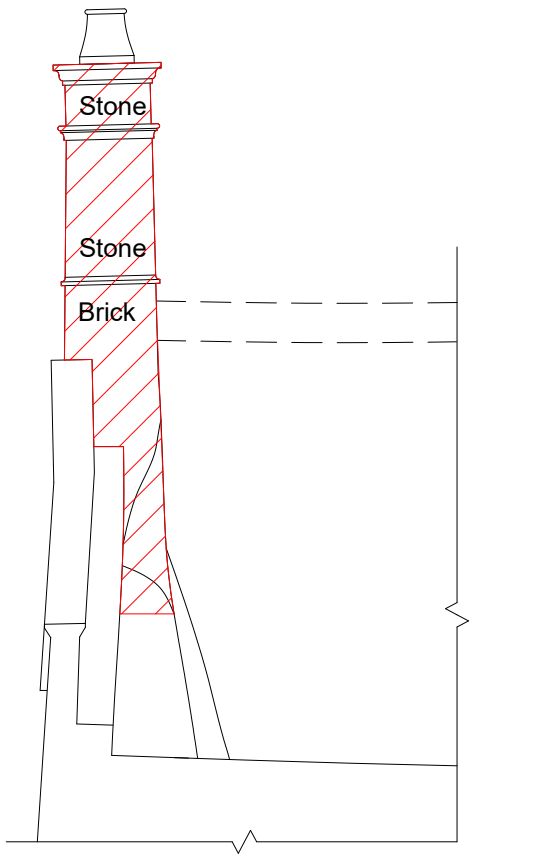


Revision

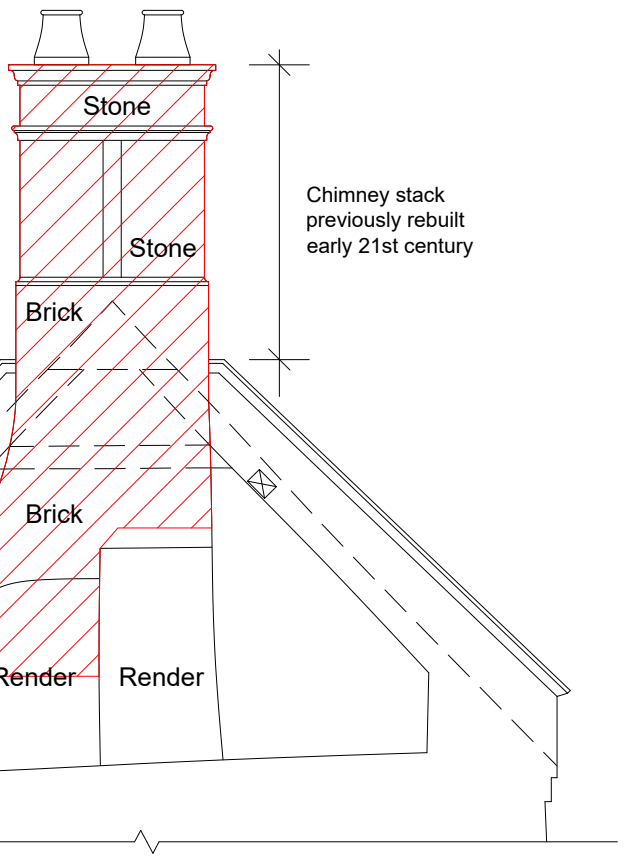
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Key

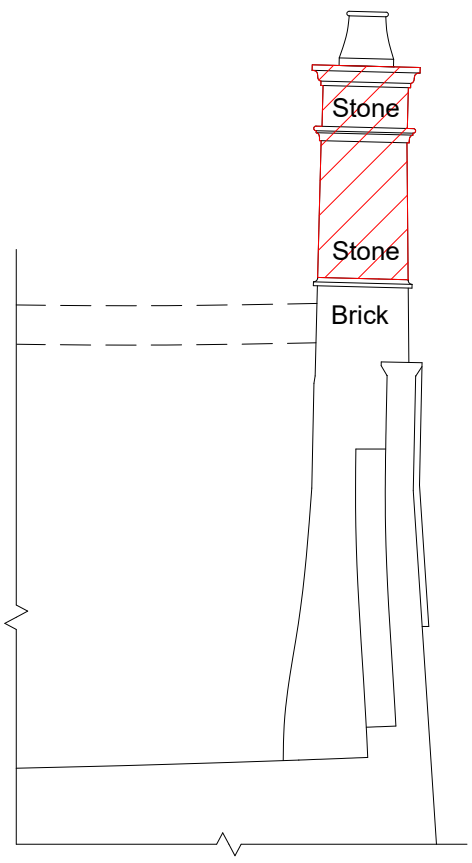
Parts to be carefully taken down and rebuilt. Existing masonry fabric to be used in rebuild where suitable. Replacement masonry fabric to match 'like for like'



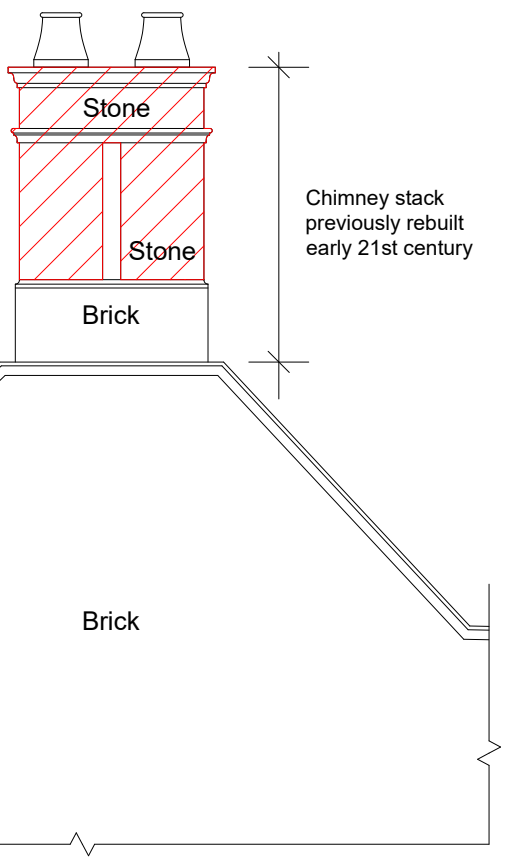
Internal elevation/section (part) looking west, scale 1:50



Internal elevation/section (part), scale 1:50



Internal elevation/section (part) looking east, scale 1:50



External elevation (part), scale 1:50

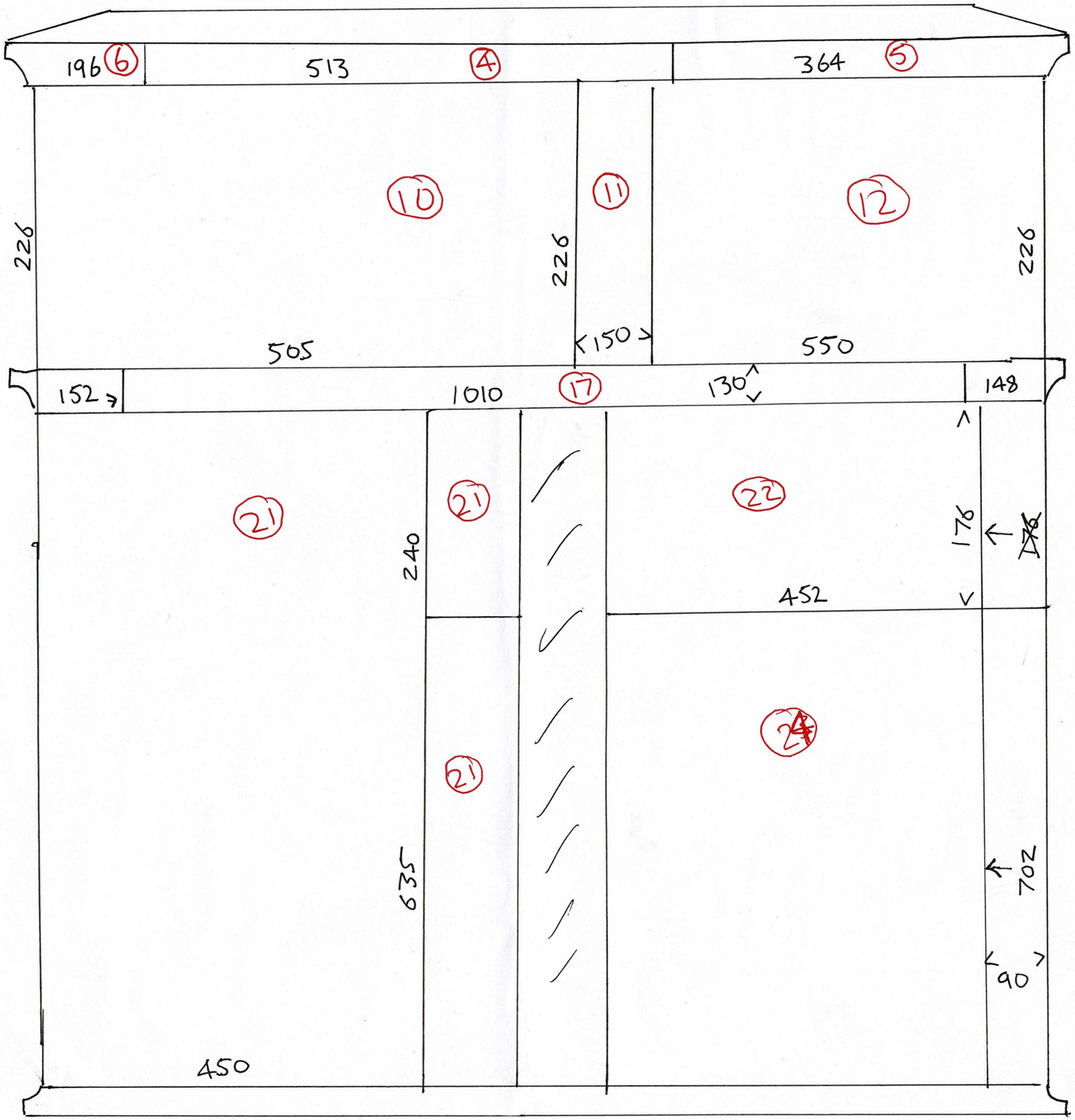
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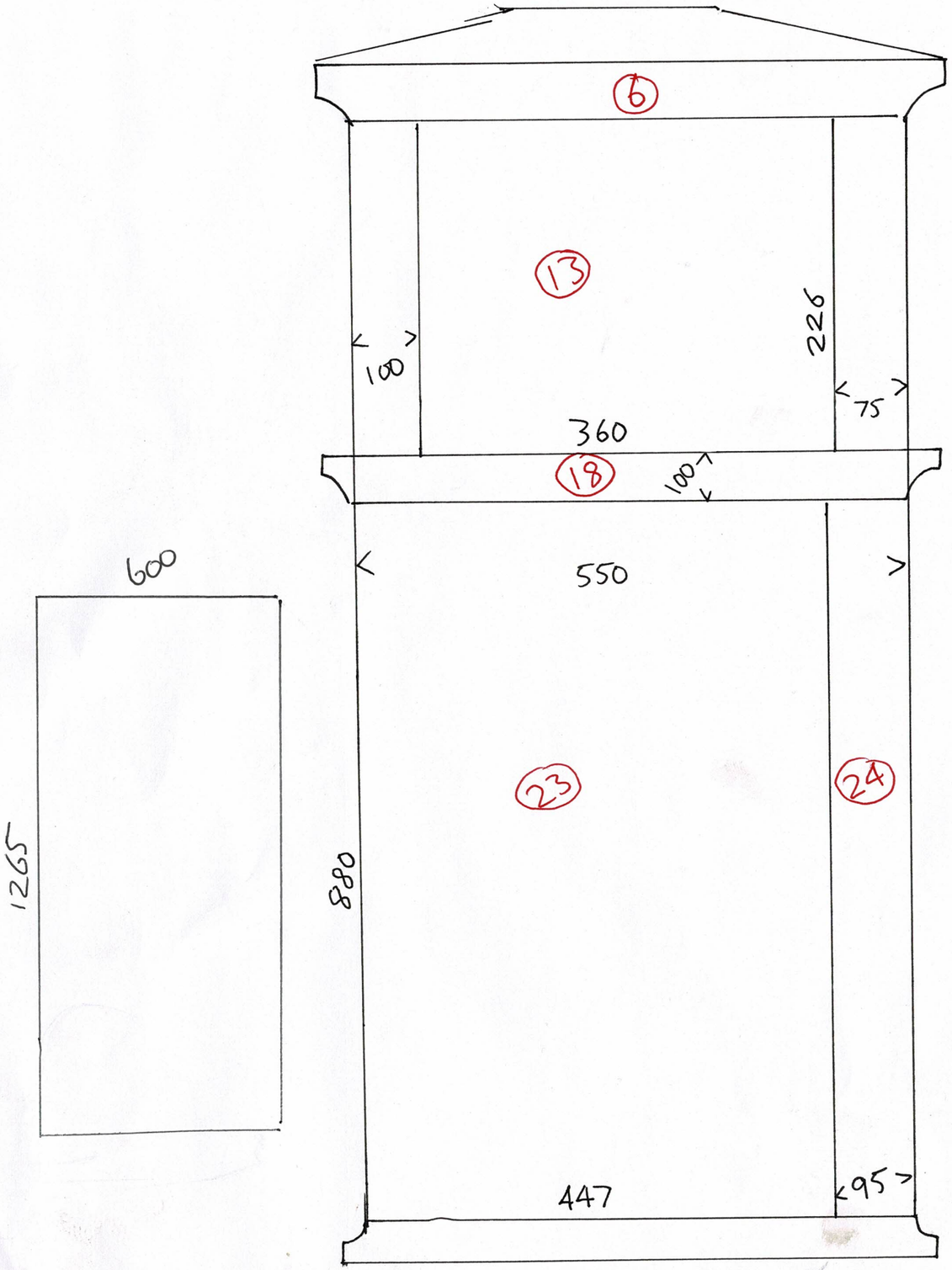
Project The Manor House, East Street, Crowland, PETERBOROUGH PE6 0EN	**Drawing Title** Chimney stack Cs2 (item 4.2.7)	**Scale** As shown @ A3	**Notes** Original survey undertaken by Rigour Surveys, rigoursurveys.com, 01603558213 Drawing produced for the purposes of clearance of condition only Do not scale from this drawing
Purpose of Issue Clearance of condition	**Drawing Number** 438-44.D10A	**Date** Jan 2026	

Attachment D

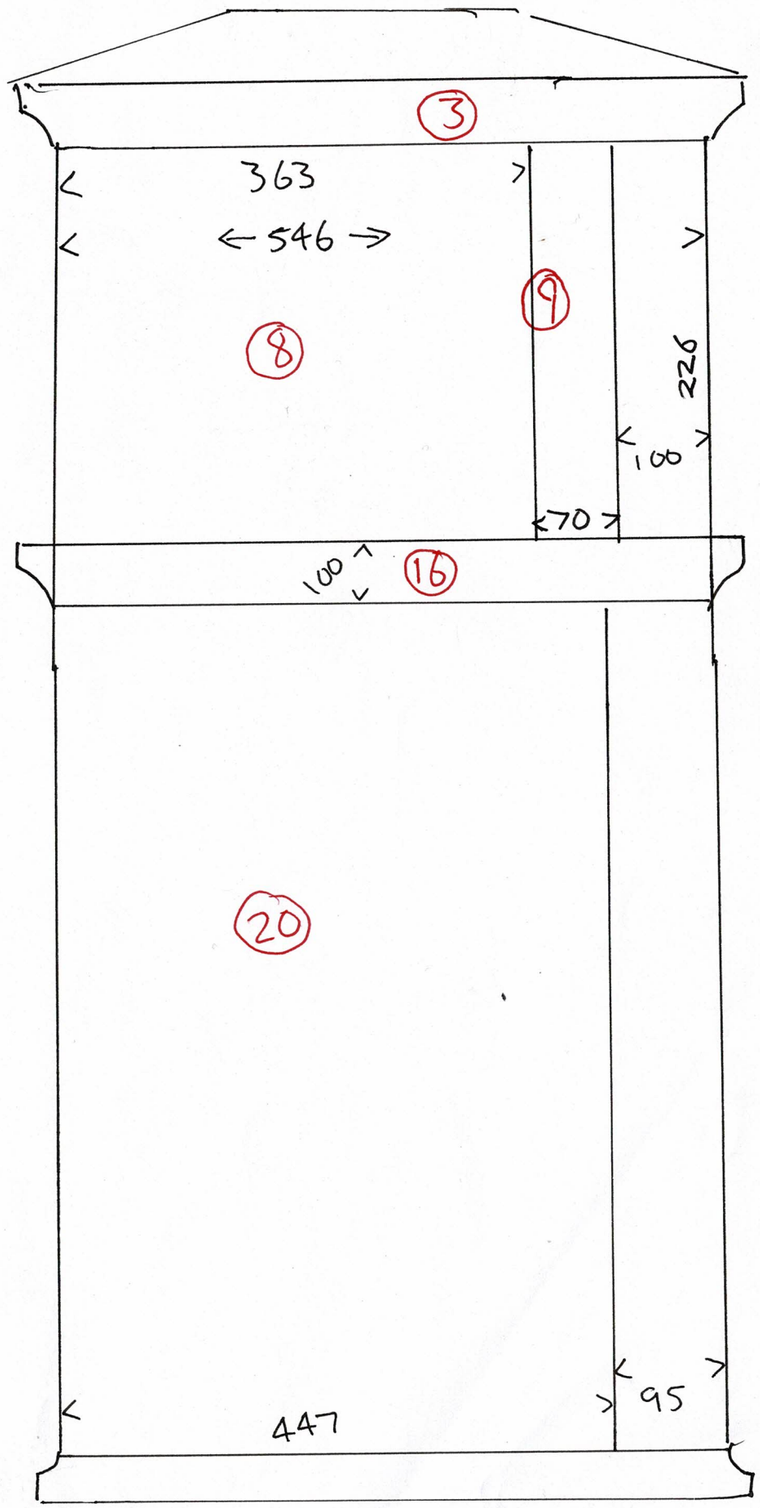
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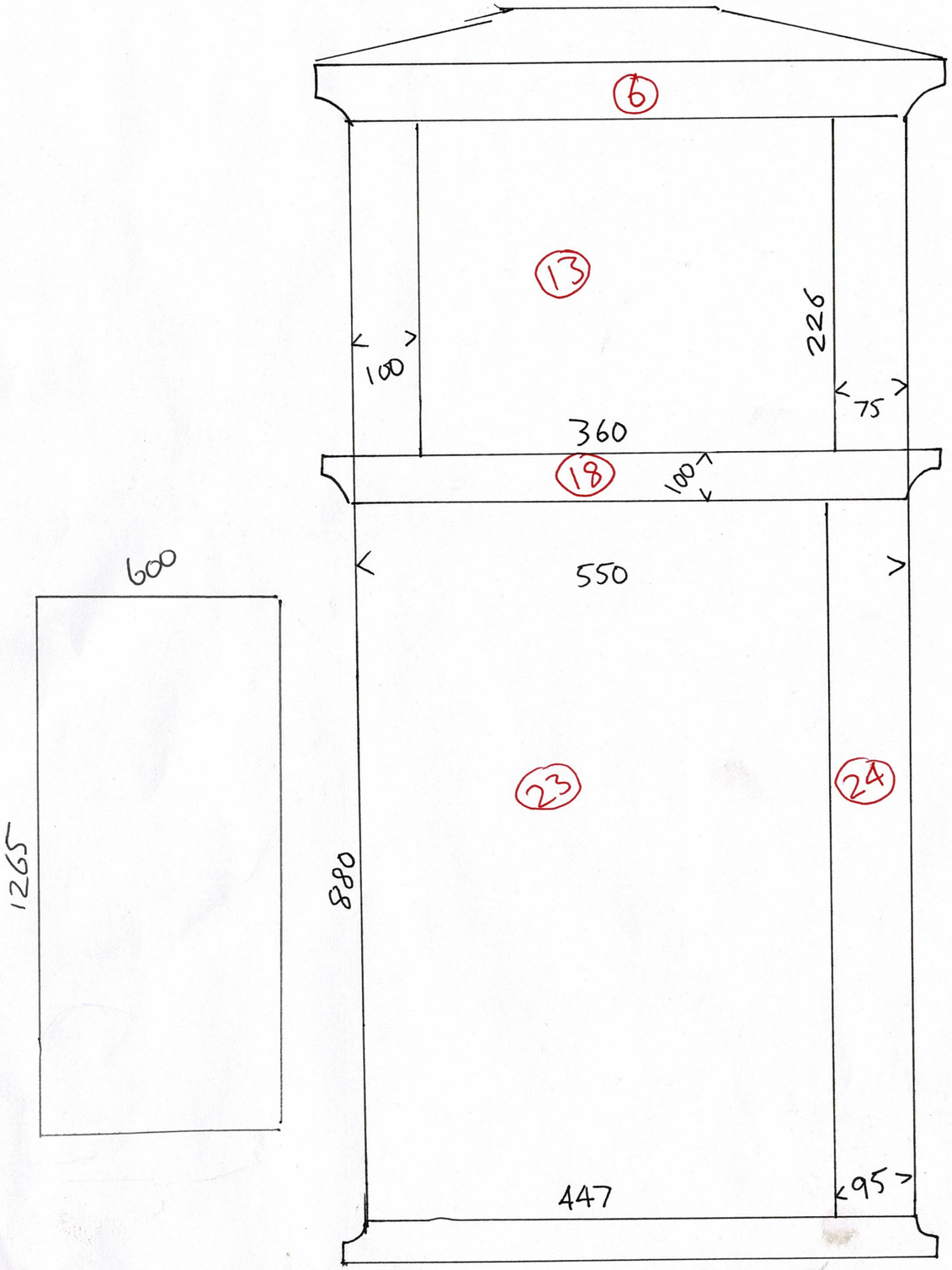
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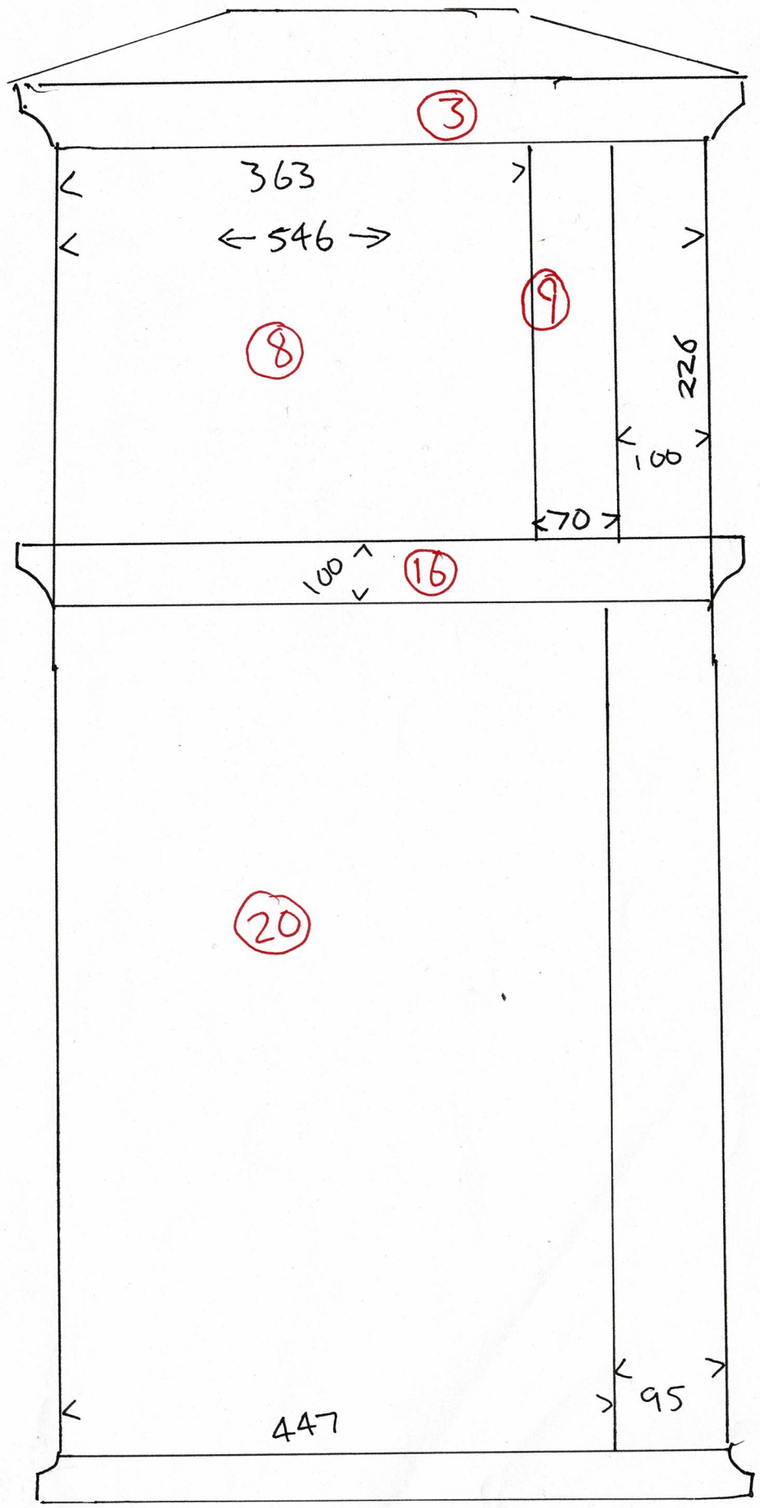
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