Manor House, 5 East Street, Crowland: Supporting statement for H02-0837-25 condition 8 (pertaining to reinstatement of 1 no. chimney)

Site Note 2 24 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 reinstatement of chimney

6 Limitations

ATTACHMENTS

A Plans: Identifying location of chimneystack

B Plans: Elevation drawings showing chimneystack to the rebuilt

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

© Copyright SOCOTEC UK, 2026

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 8 for Manor House, 5 East Street, Crowland in accordance with instructions from Iain and Barendina Smedley. Elevation drawings pertaining to this matter have been supplied by RTK Chartered Architects and Surveyors. 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 8 of listed building consent H02-0837-25. The building is being repaired and alongside repair some specific 'alterations' are being undertaken which includes reinstating 1 no. chimneystack. The statement will account for information and detailing specific to reinstating the 1 no. chimneystack

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)
Jon Shilling – QS (RTK Chartered Architects and Surveyors)

For limitations that apply to this report please see section 6

© Copyright SOCOTEC UK, 2026

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 included reinstating a chimneystack (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 4.2.1). Condition 8 states:

> *Prior commencement of the reinstatement of the chimney referred to as item 4.2.1 in the approved Heritage, Design and Access Statement as well as drawing ref 438044.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*

The information provided includes relevant elevation drawings and plans showing the chimneystack to be reinstated along with a full method statement. The information submitted is intended to be sufficient to discharge condition 8

© Copyright SOCOTEC UK, 2026

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*

© Copyright SOCOTEC UK, 2026

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 reinstating a chimneystack. Condition 8 states:

Prior commencement of the reinstatement of the chimney referred to as item 4.2.1 in the approved Heritage, Design and Access Statement as well as drawing ref 438044.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

© Copyright SOCOTEC UK, 2026

5 MANOR HOUSE, 5 EAST STREET, CROWLAND: METHOD STATEMENT FOR REINSTATING CHIMNEYSTACK

5.1 IDENTIFICATION AND UNDERSTANDING OF THE CHIMNEYSTACK

Plans within attachment A show the location of the chimneystack which is to be reinstated

1 The chimneystack to be reinstated is associated with the earliest part of the building (phase A) and is located on the east roof slope of this part of the building within the roof valley. **This chimneystack was referenced under item 4.2.1 in the heritage statement and on plans which accompanied the LBC application. it is also known as chimneystack Cs1**

2 It is known the chimneystack was removed in the late 20th century by a previous owner of the building and was removed without consent. A good understanding of the height, form, materials and appearance of the chimneystack is known from photographs and this has informed how the chimneystack will be reinstated. These photographs were included within heritage, design and access statement which accompanied listed building consent H02-0837-25

5.2 METHOD STATEMENT

Plans, specifically elevations, within attachment B show the chimneystack as it is to be reinstated

5.2.1 Pre-work requirements

1 **Access**: External access to reinstate chimneystack is provided by deck within roof valley

2 **Proposed materials - sourcing new fabric:** The reinstated chimneystack will be constructed in new materials. This will comprise of orange handmade bricks (for lower parts) which will match orange handmade bricks used in chimneystack Cs2 and elsewhere in the oldest parts of the building. Ashlar limestone blocks will be used for the stonework which form the upper part of the chimneystack and these will match ashlar limestone blocks used in chimneystack Cs2 and other chimneystack at the building. Materials will be sourced before work commences

3 **Personnel**: Works to 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)

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

© Copyright SOCOTEC UK, 2026

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 Rebuilding

1 **Proposed materials -new fabric**: The chimneystack will be reinstated in 100% new fabric as outlined in item 2, 5.2.1 above

3 **Handling fabric:** All new fabric shall be transported from ground level up to the top of the scaffold by means of scaffold hoist and used immediately

4 **Preparation**: Prior to reinstatement, the retained brickwork within the chimneybreast which survives below roof level will be cleared of debris with a churn brush ready to receive mortar. Localized repair may be carried out to this brickwork as necessary

5 **Reinstatement**: The chimneystack shall be reconstructed to match the appearance of the chimneystack that had previously existed but was removed in the late 20th century; photographic evidence has been used to identify what the former chimneystack looked like in terms of height, form and materials so it can be best matched. The photographic evidence of the former chimneystack has formed the basis of the elevation drawings shown in attachment B

6 **Method of construction**: The chimneystack that will be reinstated will be a masonry structure and constructed in a traditional manner comprising of masonry walls and a masonry mid feather internally dividing the flues. It will be reinstated in accordance with the elevation drawings shown in attachment B. It will be built from bottom to top off the brick chimneybreast that survives below the roof line. Appropriate lead flashing detail will be used at the junction with the roof slope

7 **Mortar and fixings**: The chimneystack 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

8 **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

9 **Recording**: During the course of reinstatement, from the commencement of works to completion in accordance with the elevations provided in attachment B, the works shall be photographically recorded

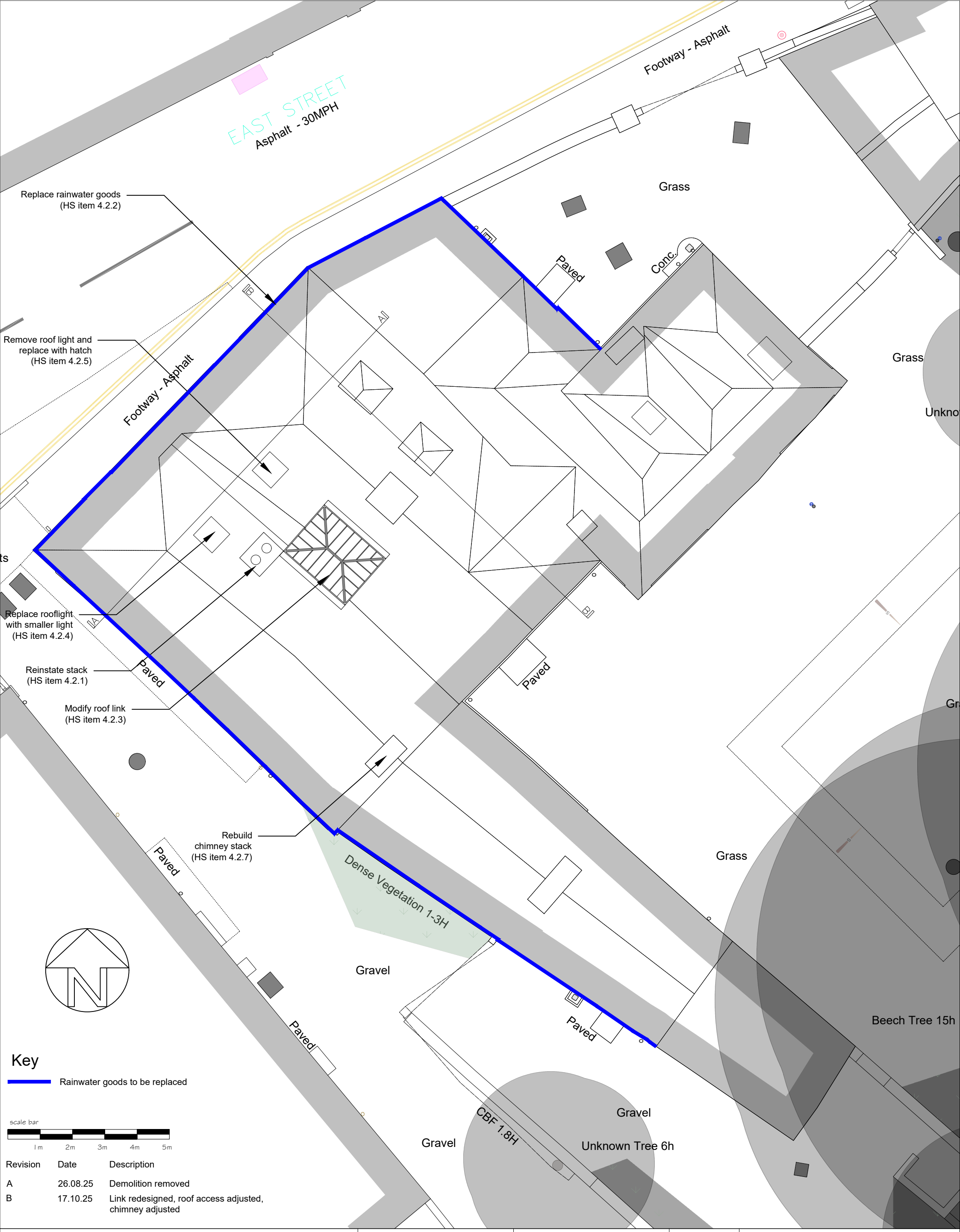
© Copyright SOCOTEC UK, 2026

6 LIMITATIONS

Information regarding the reinstatement of the chimneystack 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 and drawings provided by RTK Chartered Architects and Surveyors. 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 24 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

© Copyright SOCOTEC UK, 2026

Attachment A



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

Hutton + Rostron
A SOCOTEC COMPANY

Netley House, Gomshall, Surrey, GU5 9QA

Tel: 01483 203221

Email: ei@handr.co.uk

Web: www.handr.co.uk

© Copyright Hutton+Rostron 2025

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

Drawing Title
Proposed roof plan

Scale
1:100 @ A3

Purpose of Issue
Planning

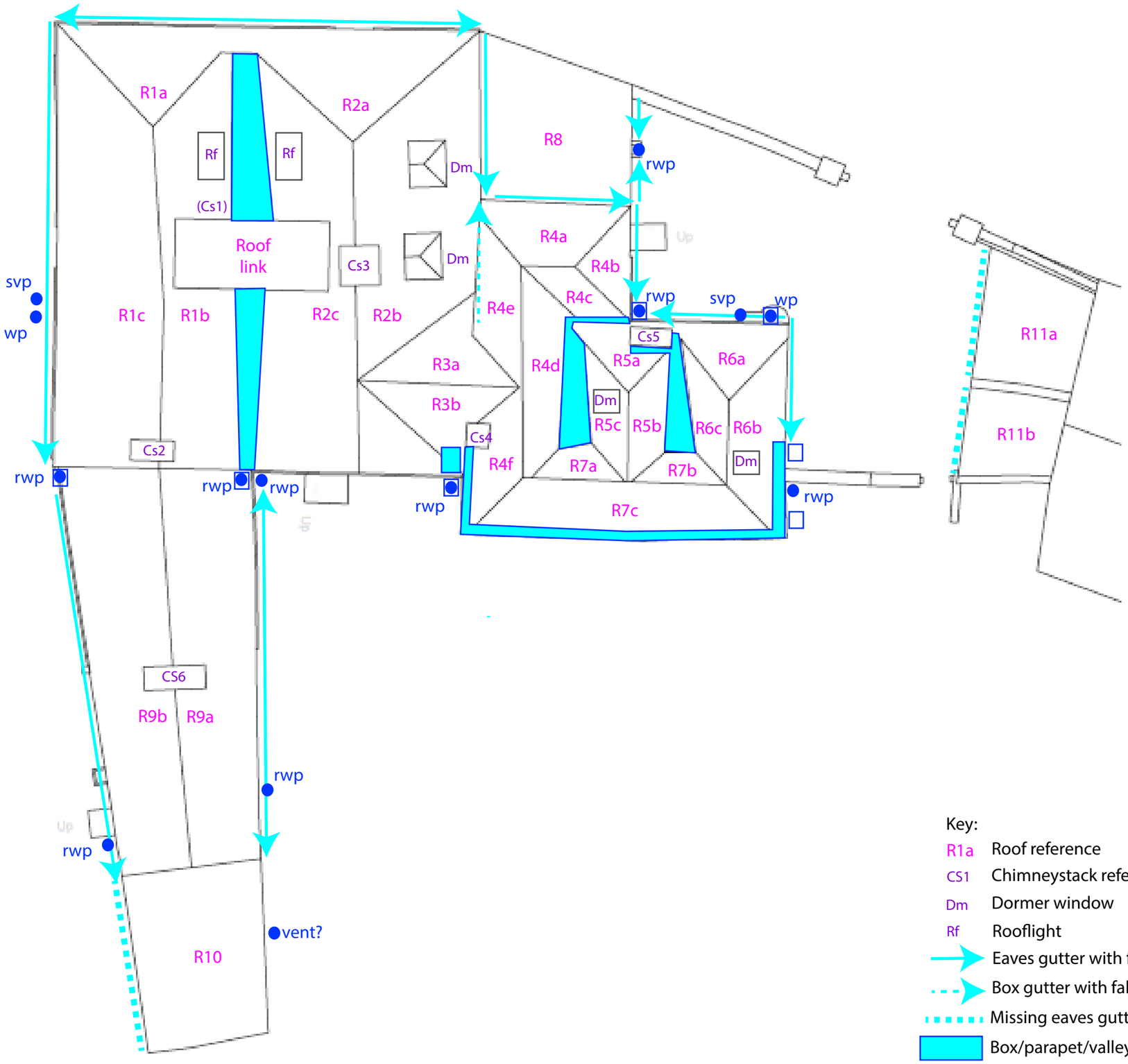
Drawing Number
438-44.P23B

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

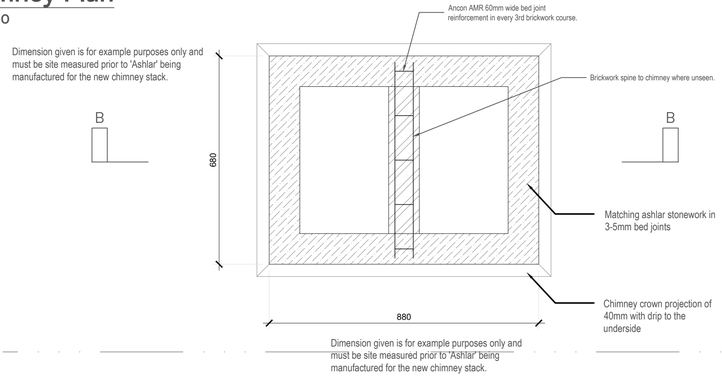
Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221 Fax: 01483 202911 email: ei@handr.co.uk
438-44 Survey drawings December 2024 -Note to scale - © Copyright Hutton+Rostron, 2024

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

Attachment B

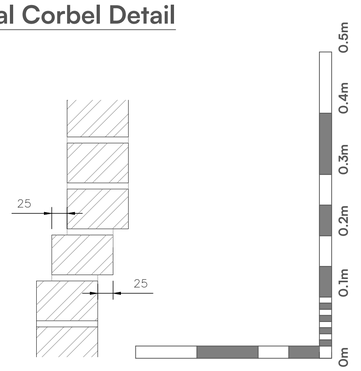
Chimney Plan

Scale 1:10



Typical Corbel Detail

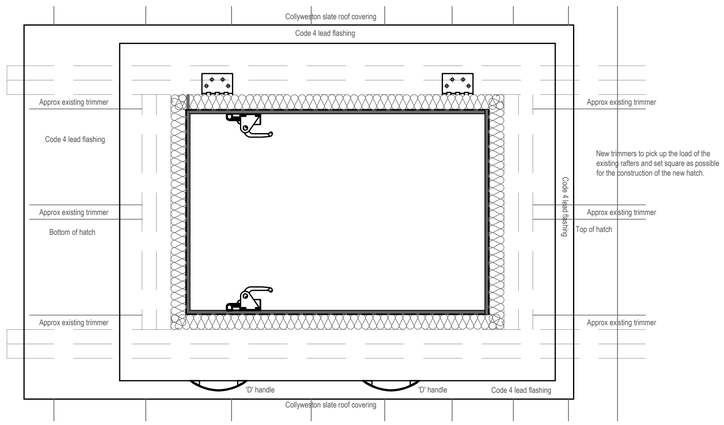
Scale 1:5

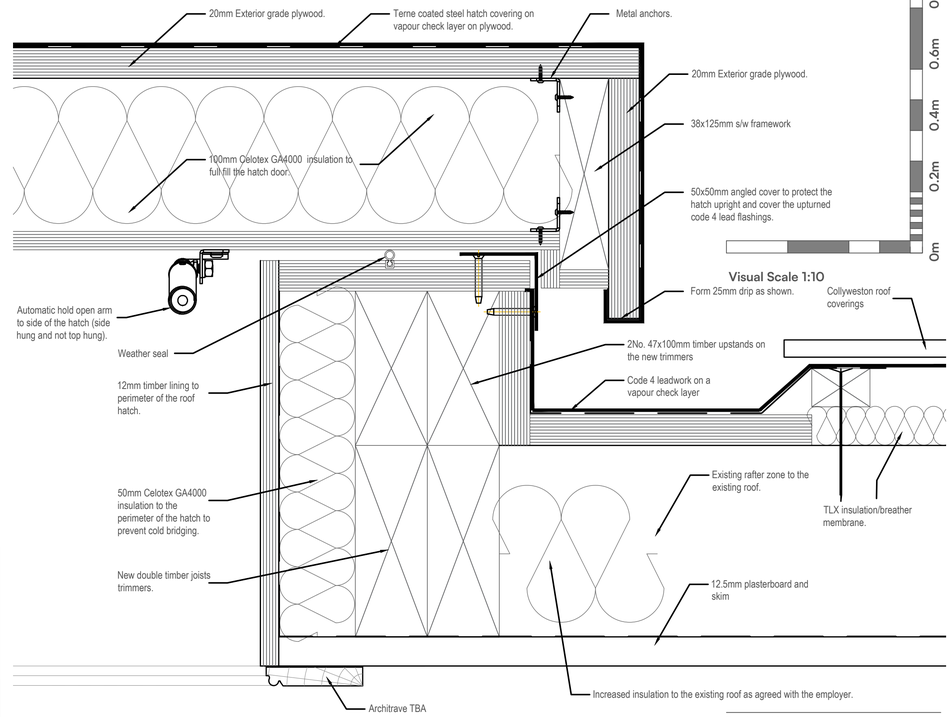


Visual Scale 1:5

Typical Trimming around the new Hatch Detail

Scale 1:10



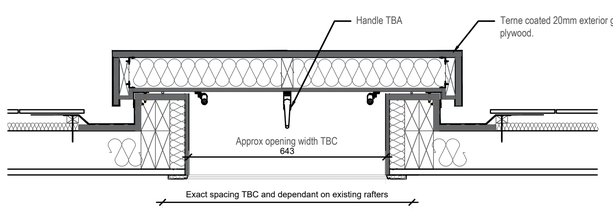


Upstand and Hatch Door Detail

Scale 1:2

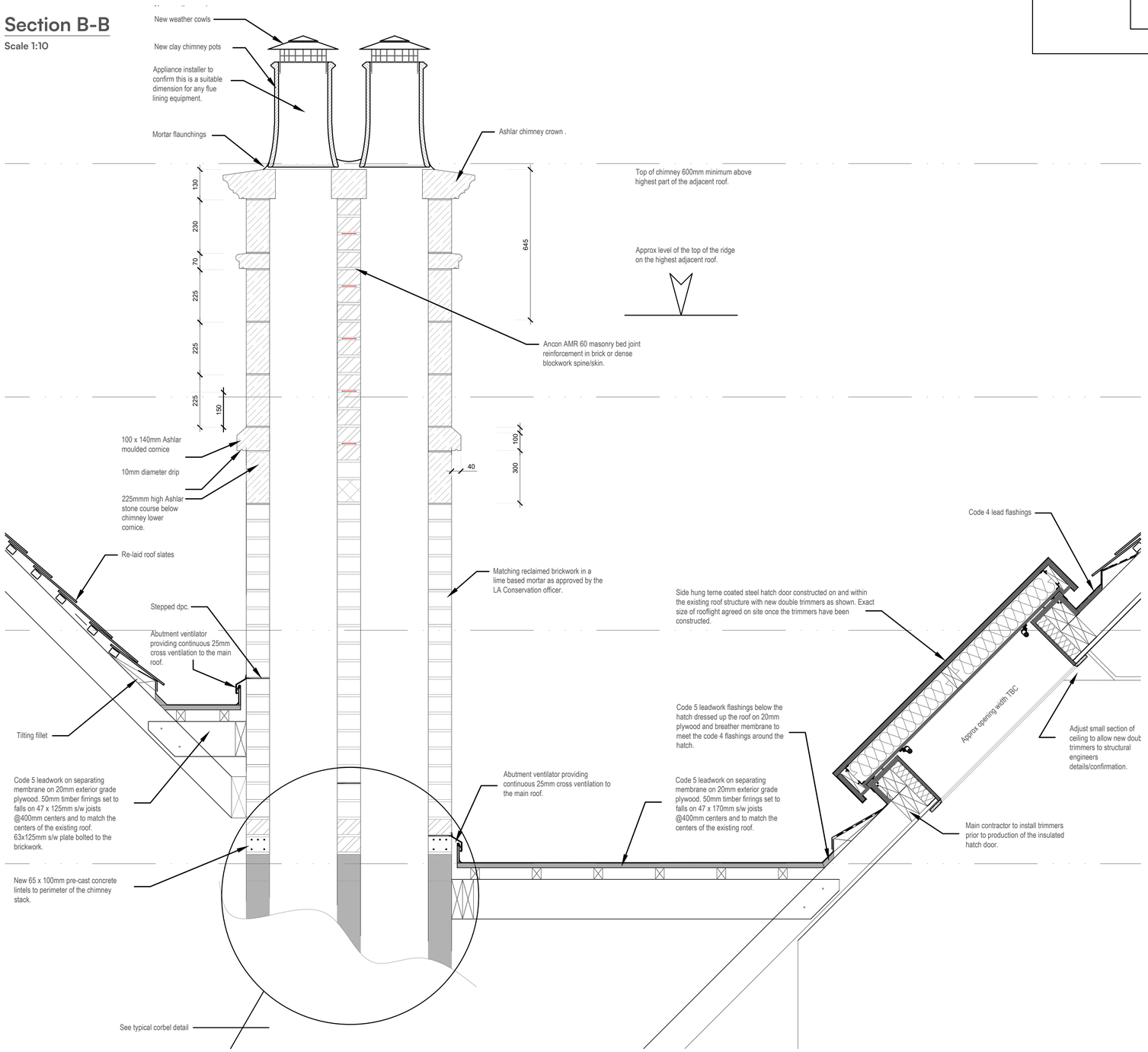
Typical Side Hung Hatch/Roof Door Detail

Scale 1:5



Section B-B

Scale 1:10



RTK

CHARTERED ARCHITECTS | CHARTERED SURVEYORS
PROJECT MANAGEMENT

Belton St • Stamford • PE9 2EF

Phone: 01780 482483
Email: mail@rtkuk.com
Website: www.rtkuk.com

RIBA Chartered Practice
RICS

Revision/Issue Notes:

Rev:	Notes:	Issue Date:	By:
A	Removed further layers of brickwork to below roof	17.11.25	VB
C	Further hatch details added.	12.12.25	CJT
D	Chimney revised	14.01.26	CJT
E	Notes revised	30.01.26	CJT

Project Name:
Crowland Manor

Project Address:
The Manor House
East Street
Crowland PE6 0EN

Client:
Mr Iain &
Mrs Barendina Smedley

Project:	Drg No:	Revision:
1916	01	E

Drawing Title:
Proposed Chimney and Hatch Details

Scale:	Paper size:
1:10/5/2	@A1

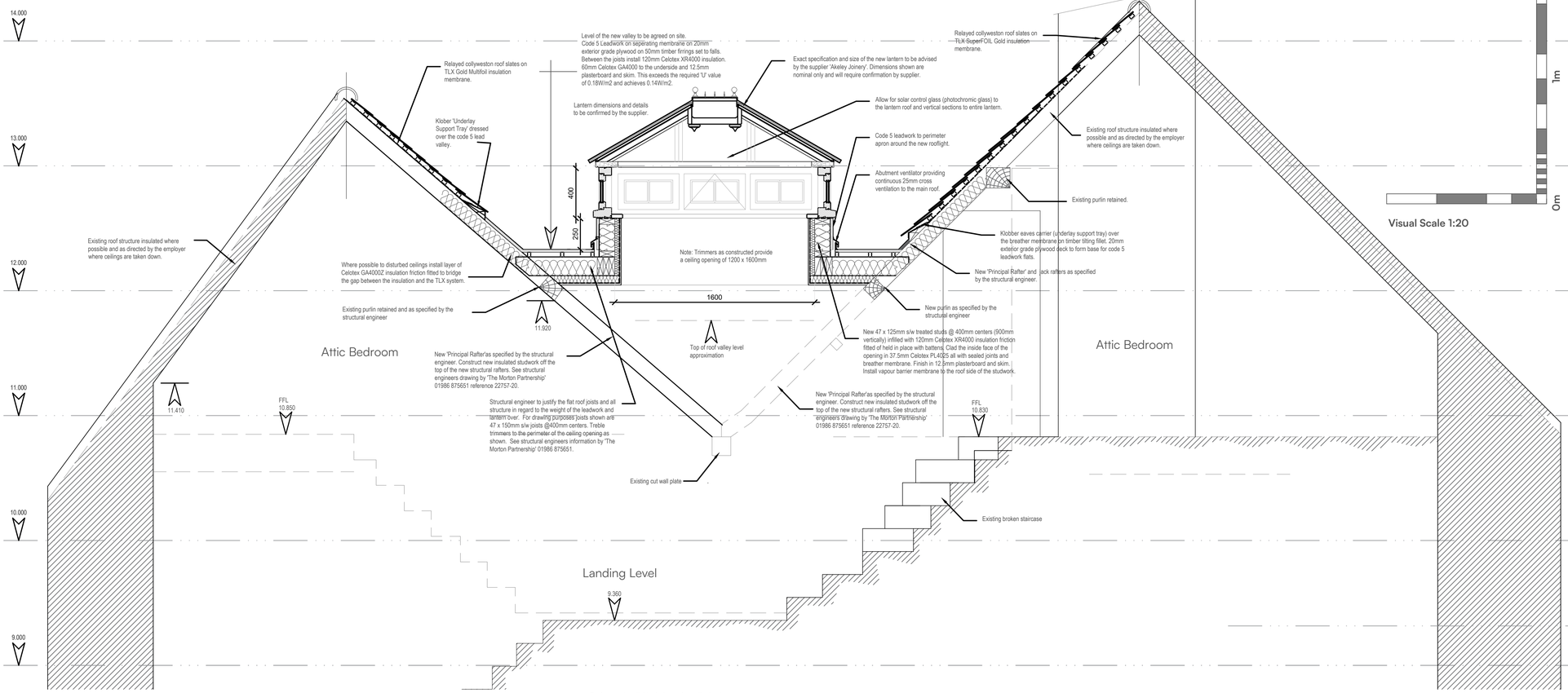
Drawn: CJT **Checked:** JS

Issue:
CONSTRUCTION

Drawing to be scaled for planning purposes only. All dimensions to be verified on site. All drawings are the copyright of RTK Stamford Ltd.

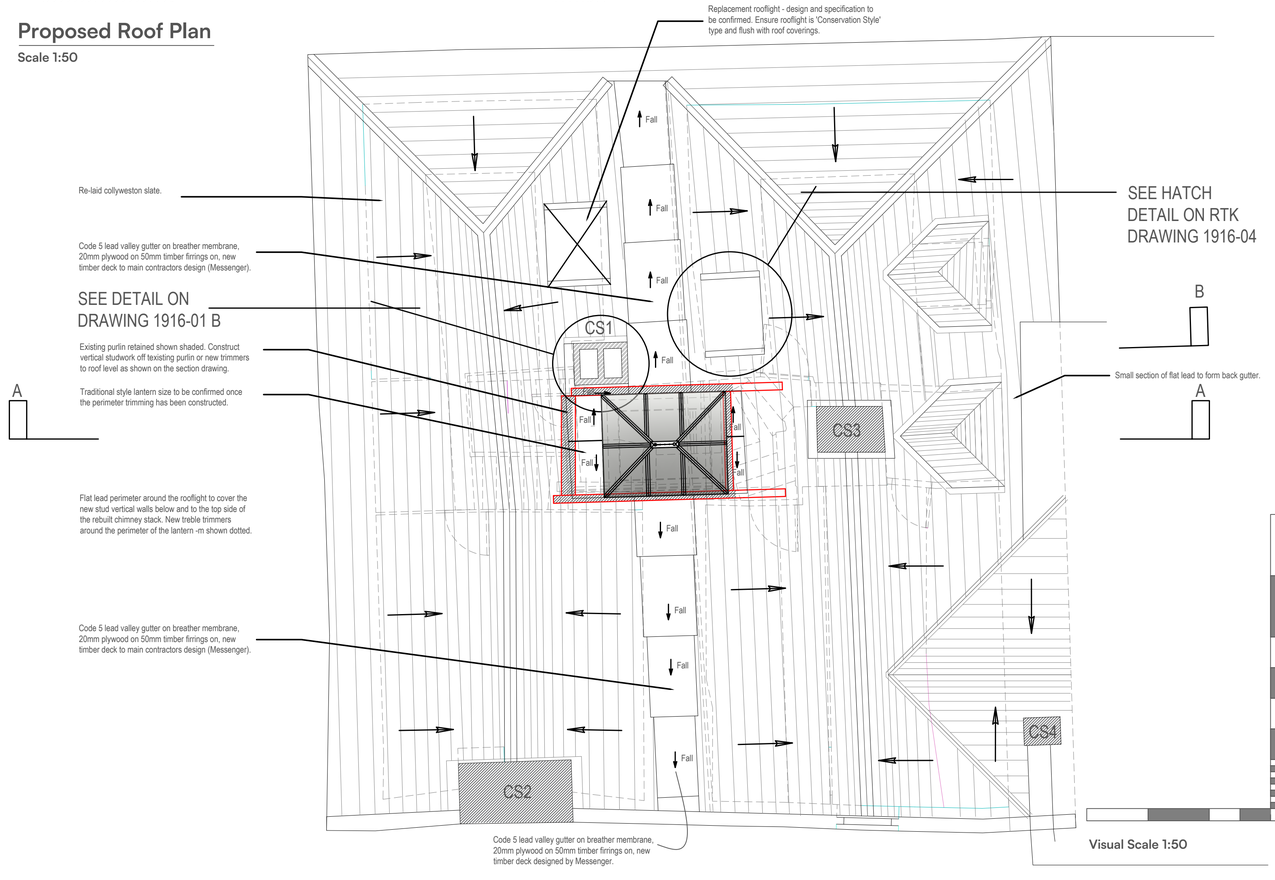
Section AA

Scale 1:20



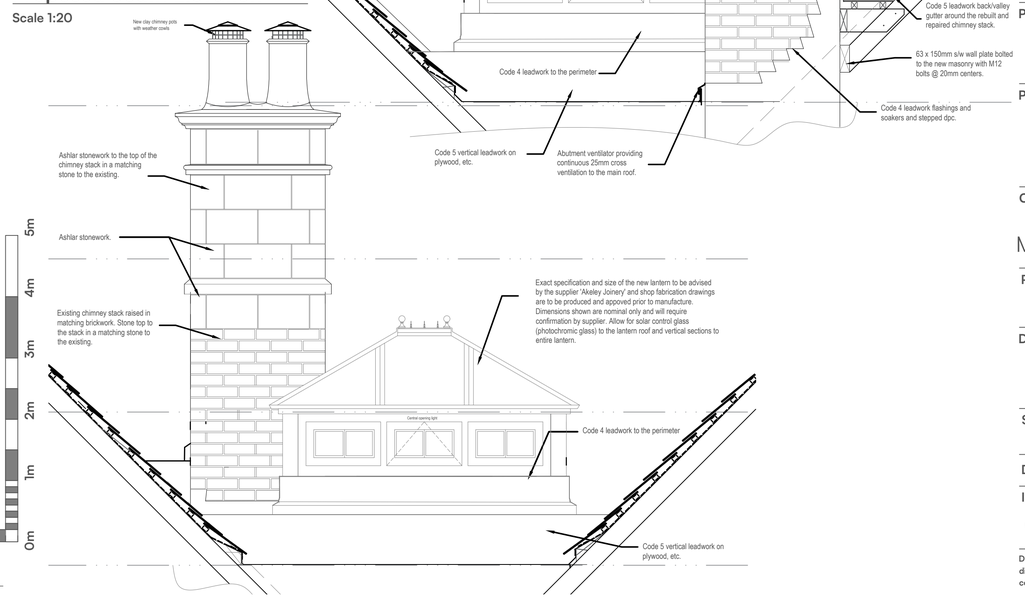
Proposed Roof Plan

Scale 1:50

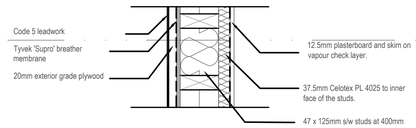


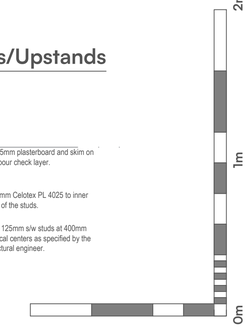
Proposed South Elevation

Scale 1:20



Proposed Leadwork Vertical Walls/Upstands

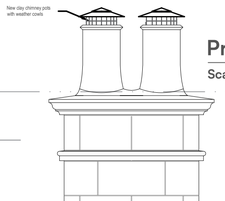




Visual Scale 1:20

Proposed North Elevation

Scale 1:20



Visual Scale 1:20

RTK

CHARTERED ARCHITECTS | CHARTERED SURVEYORS
PROJECT MANAGEMENT

Belton St • Stamford • PE9 2EF

Phone: 01780 482483
Email: mail@rtkuk.com
Website: www.rtkuk.com

RIBA Chartered Practice
RICS

Revision/Issue Notes:

Rev:	Notes:	Issue Date:	By:
B	Detail developed	5/12/25	CJT
C	Elevations added	10/12/25	CJT
D	Boarding/notes details added	12/12/25	CJT
E	Lantern dropped in level	14/01/26	CJT
F	Lantern size revised, etc.	30/01/26	CJT
G	Lantern size revised, etc.	19/02/26	CJT

Project Name:

Crowland Manor

Project Address:

The Manor House
East Street
Crowland PE6 0EN

Client:

Mr Iain &
Mrs Barendina Smedley

Project:	Drg No:	Revision:
1916	02	G

Drawing Title:

Proposed Roof Lantern Detail

Scale:	Paper size:
1:20/50	@A1

Drawn:	Checked:
CJT	JS

Issue:

CONSTRUCTION

Drawing to be scaled for planning purposes only. All dimensions to be verified on site. All drawings are the copyright of RTK Stamford Ltd.