Manor House, 5 East Street, Crowland: Supporting statement for H02-0837-25 condition 9 (modification of roof link)

Site Note 3 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: Proposed roof link

6 Limitations

ATTACHMENTS

A Plans: Identifying location of roof link

B Plans: Construction drawing (1:20) and roof lantern details (1:10)

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 9 for Manor House, 5 East Street, Crowland in accordance with instructions from Iain and Barendina Smedley. Construction drawings and detailed drawings of the roof lantern 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 9 of listed building consent H02-0837-25. The building is being repaired and alongside repair some specific 'alterations' are being undertaken which includes modification of the roof link. The statement will account for information and detailing specific to modifications of the roof link

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 modifying the roof link (item 4.2.3 as referenced on plan and in the HS). Listed Building Consent was granted with conditions controlling works to modify the roof link (item 4.2.3). Condition 9 states:

> *Prior to commencement of the modification of the roof link referred to as Item 4.2.3 in the approved Heritage, Design & Access Statement as well as drawing ref: 438-44.P24A, full details of the proposed modifications shall be submitted to and approved in writing by the local planning authority. Such details shall include, at a scale of 1:20 construction elevation drawings of the proposed new structure, as well as full details of proposed materials. Furthermore, longitudinal and cross sectional drawings, at a scale of not less than 1:10 of the proposed new roof lantern to the modified structure*

The information provided includes relevant construction drawings and plans showing the modified roof link. The information submitted is intended to be sufficient to discharge condition 9

© 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 modifications to a roof link. Condition 9 states:

Prior to commencement of the modification of the roof link referred to as Item 4.2.3 in the approved Heritage, Design & Access Statement as well as drawing ref: 438-44.P24A, full details of the proposed modifications shall be submitted to and approved in writing by the local planning authority. Such details shall include, at a scale of 1:20 construction elevation drawings of the proposed new structure, as well as full details of proposed materials. Furthermore, longitudinal and cross-sectional drawings, at a scale of not less than 1:10 of the proposed new roof lantern to the modified structure

© Copyright SOCOTEC UK, 2026

5 MANOR HOUSE, 5 EAST STREET, CROWLAND: PROPOSED ROOF LINK

5.1 IDENTIFICATION AND UNDERSTANDING OF THE PRESENT ROOF LINK

Plans within attachment A show the location of the roof link which is to be modified

1 The present roof link is located within the valley between the two oldest parts of the building. It sits within the valley between the east facing roof slope to phase A parts of the building and west facing roof slope of phase B part of the building, identified as roof slope R1b and R2C respectively in plans in attachment A

2 It is known the extant roof link was introduced to the building in the late 20th century by a previous owner of the building and was constructed without consent. The extant structure, built in timber frame with timber boarding to walls and a glass roof, is cumbersome and poorly built. Hence. the approach to modifying the structure has sought to introduce a much better-quality glazed roof link of more appropriate proportion and better construction. The roof link is a desirable feature to the building's roof as it allows natural light into the landing area of the attic space which would otherwise be dark and unlit

5.2 PROPOSED ROOF LINK: DETAILS

Plans within attachment B show the design of the modified roof link

1 **Design matters:** In accordance with approved plans under listed building consent H02-0837-25 the roof link arrangement will be modified by removing the late 20th century roof link structure and replacing it will a new roof link structure incorporating a glazed lantern. The new roof link and its lantern will be of smaller proportions than the late 20th century roof link and thus will have a more discrete presence within the valley and within the overall roofscape of the building

2 **Design matters**: As a consequence of the design modifications to the roof link and the introduction of a smaller link with glazed lantern it has allowed from the pitched roofs either side of the link to be exposed once again and able to take a Collyweston roof finish. This creates a much-improved arrangement for the roof slopes and facilitates improved arrangements for rainwater runoff; rainwater can more easily run off roof slopes and off the lantern and into the adjacent stepped valleys where it will discharge off the roof into guttering along the north and south elevations of the building

3 **Design matters**: The glazed lantern is intended to allow maximum natural light into the landing area of the attic space. This will enhance this space and assist how it can function as habitable accommodation in the future

3 **Materials**: The roof link comprises of a flat deck constructed in structural timber which is insulated and leaded externally. The lantern sits on top of the deck and will be a decorated timber lantern. It will incorporate opening lights in a clerestory to facilitate ventilation when required. All glass will be double glazed

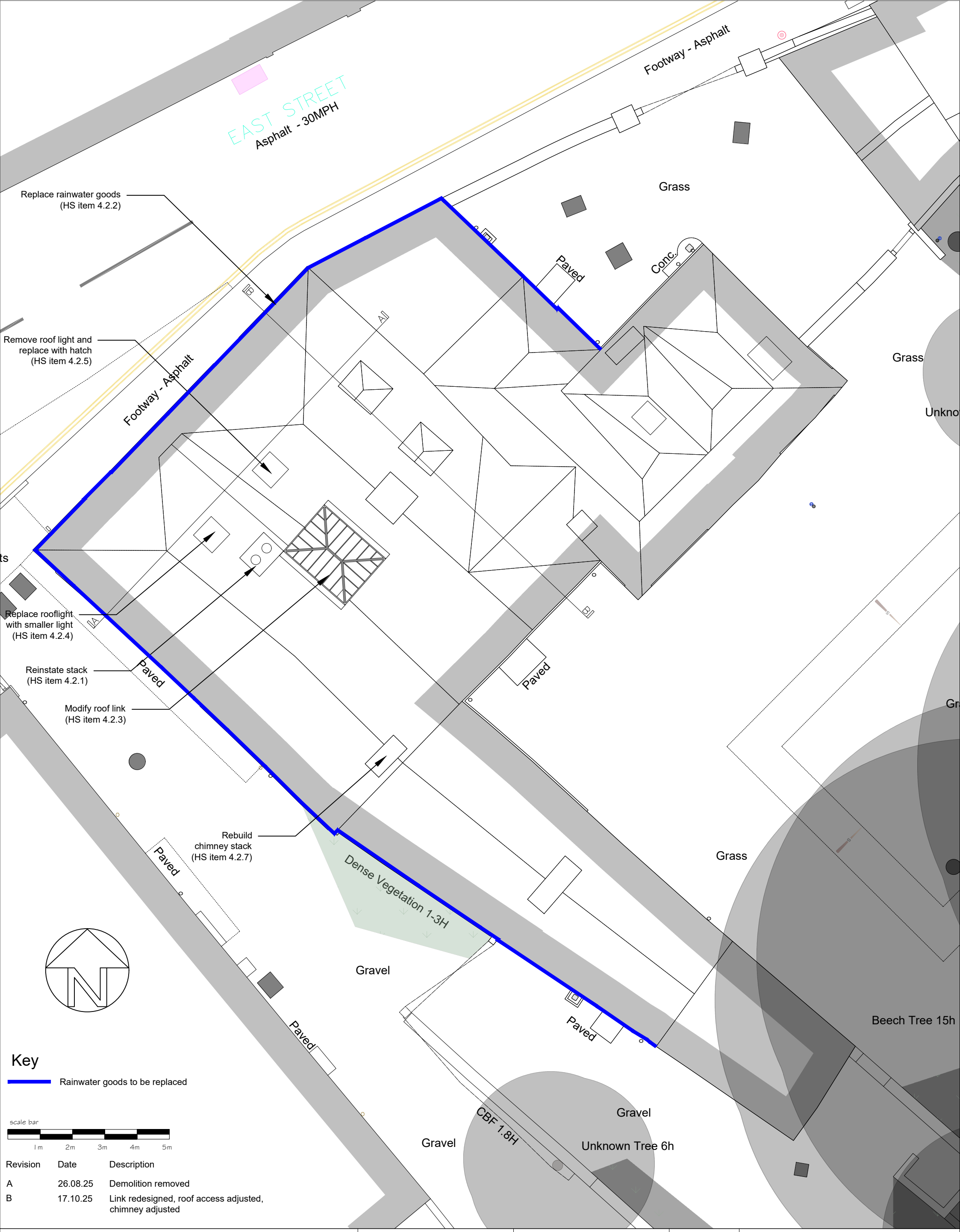
© Copyright SOCOTEC UK, 2026

6 LIMITATIONS

Information regarding the new roof link 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

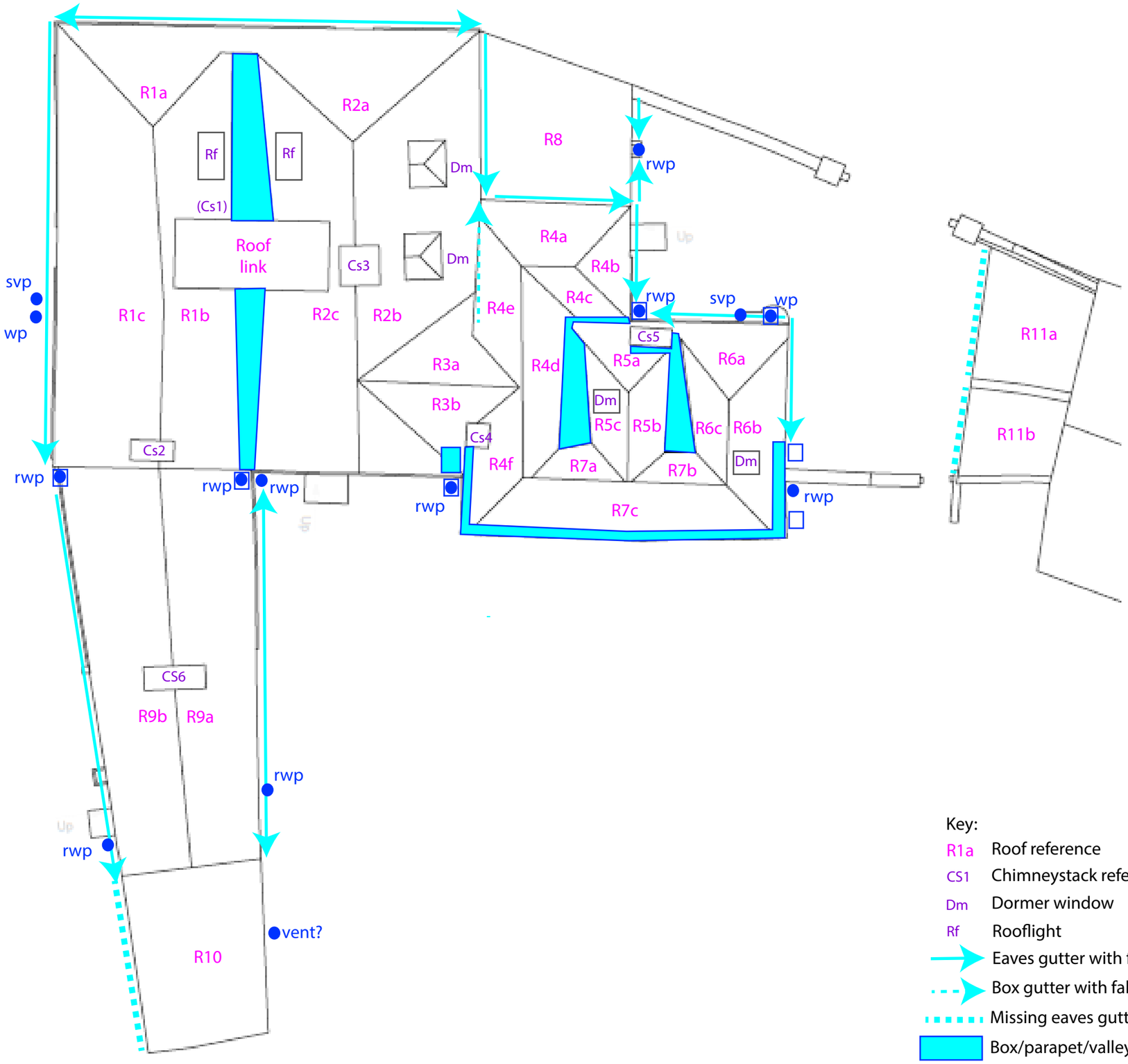
Drawing Number
438-44.P23B

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

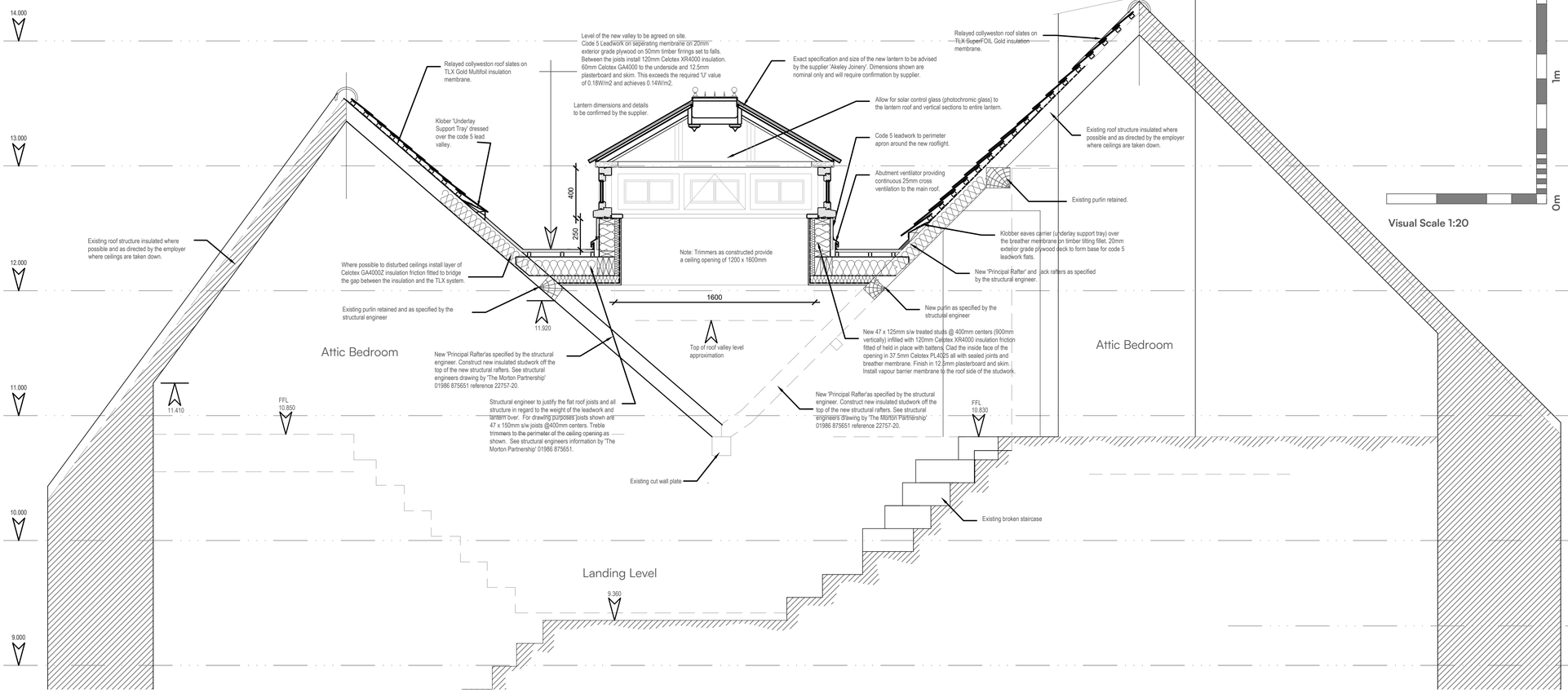
Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221 Fax: 01483 202911 email: ei@handr.co.uk
438-44 Survey drawings December 2024 -Note to scale - © Copyright Hutton+Rostron, 2024

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

Attachment B

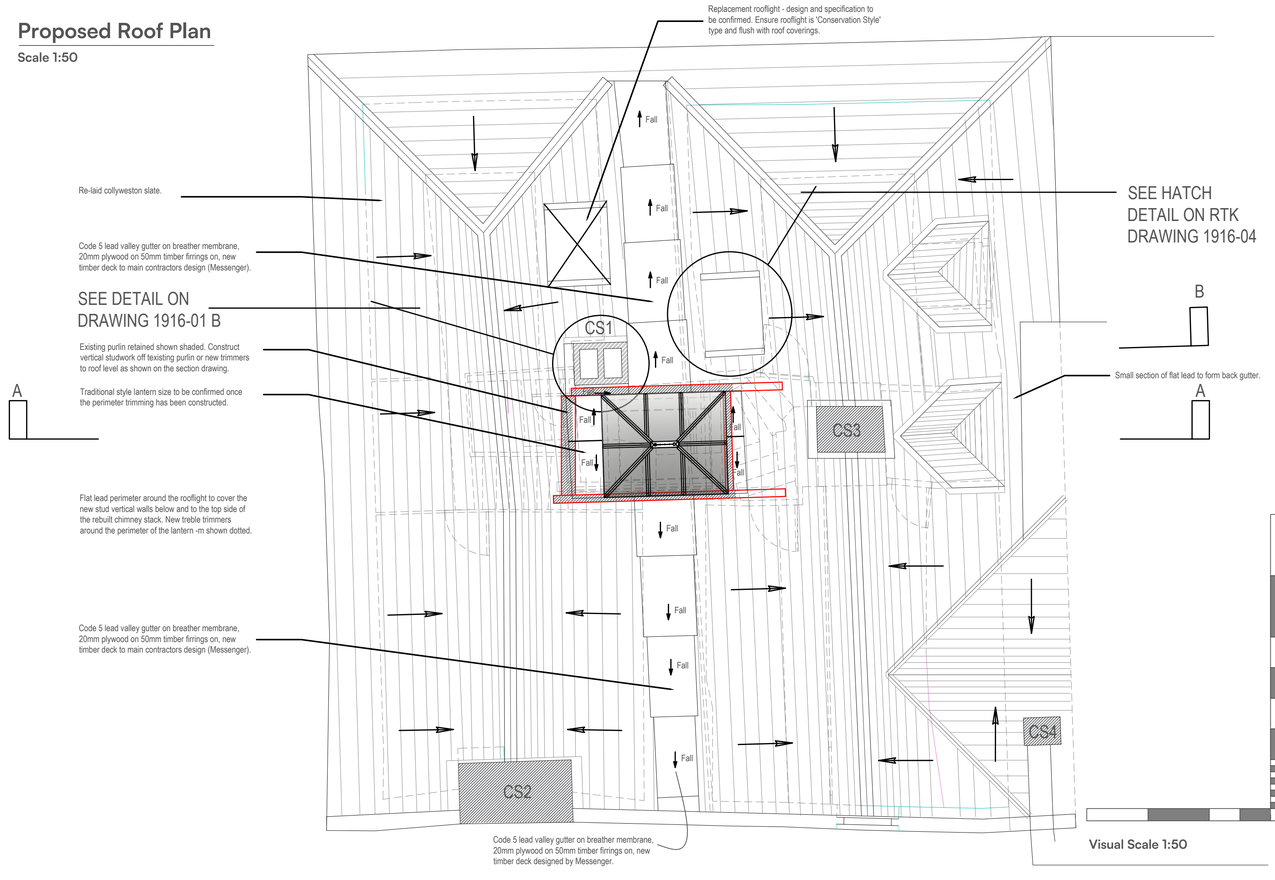
Section AA

Scale 1:20



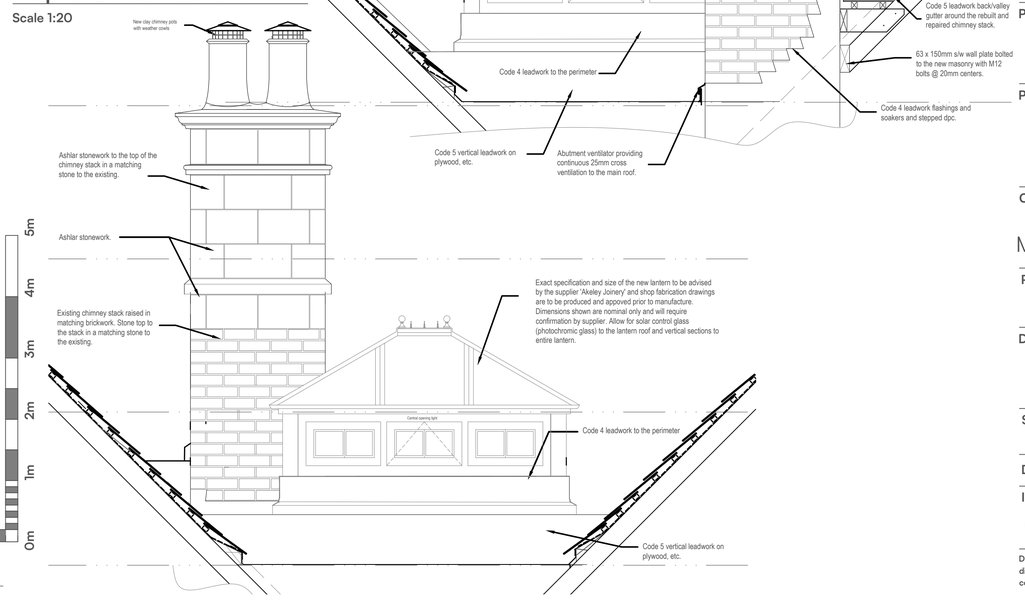
Proposed Roof Plan

Scale 1:50

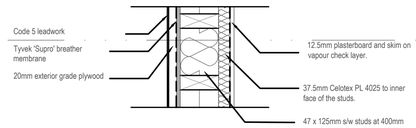


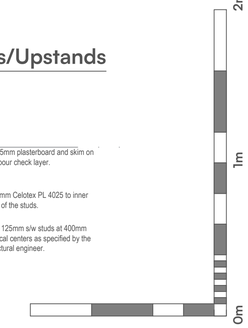
Proposed South Elevation

Scale 1:20



Proposed Leadwork Vertical Walls/Upstands

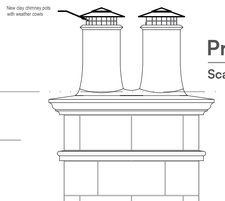




Visual Scale 1:20

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

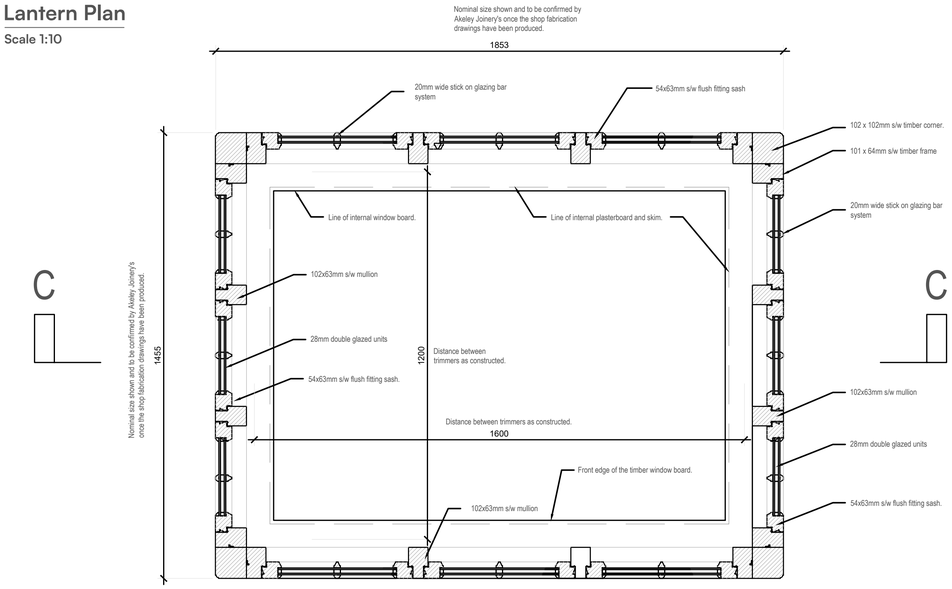
Issue:

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.

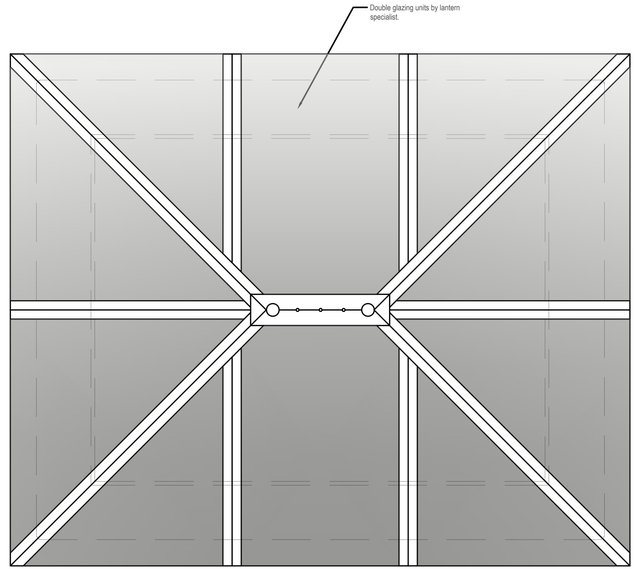
Lantern Plan

Scale 1:10



Lantern Roof Plan

Scale 1:10



LANTERN DETAILS

Lantern detail to satisfy condition 9 on Listed Building Consent Reference H02-0837-25 dated 23rd January 2026.

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	Size revised to suit site	19/02/26	CJT

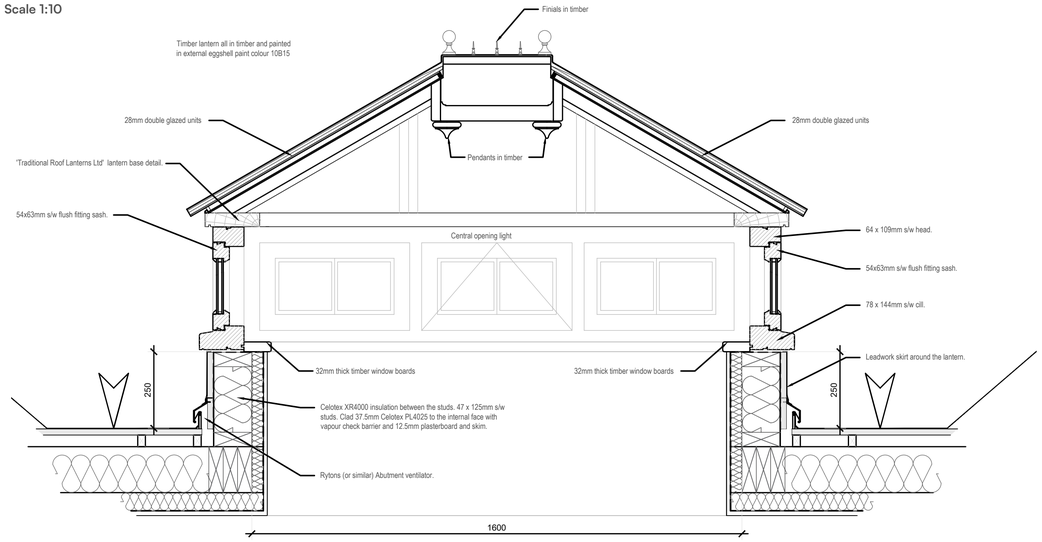
Similar Lantern Image

NTS



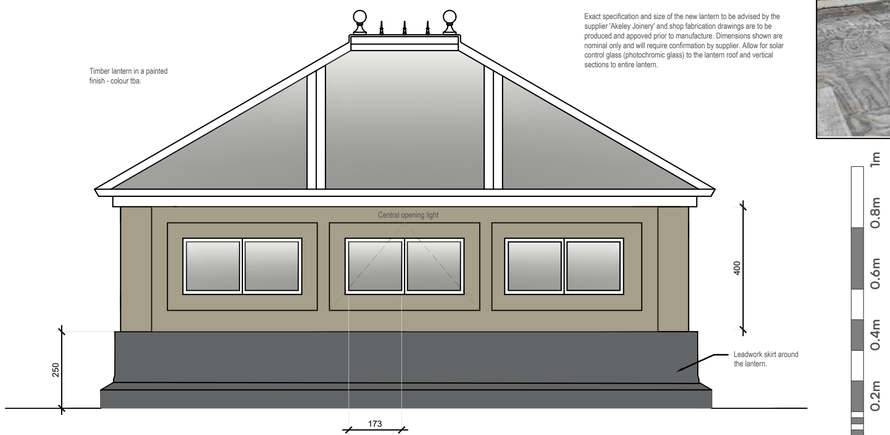
Lantern Longitudinal Section BB

Scale 1:10



Lantern North Elevations

Scale 1:10



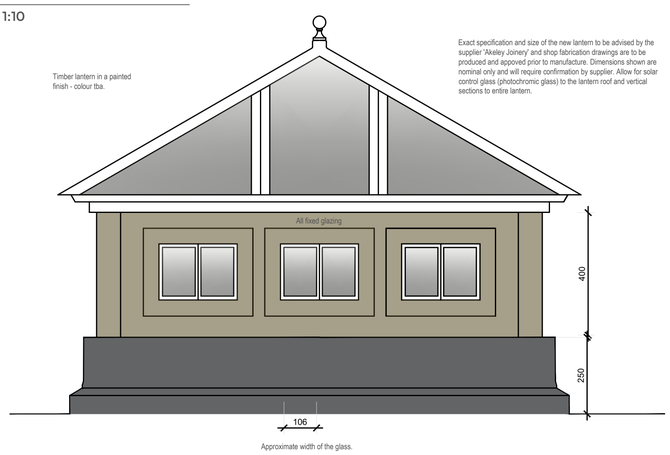
LANTERN DETAILS

Lantern detail to satisfy condition 9 on Listed Building Consent Reference H02-0837-25 dated 23rd January 2026.

Visual Scale 1:10

Lantern West Elevation

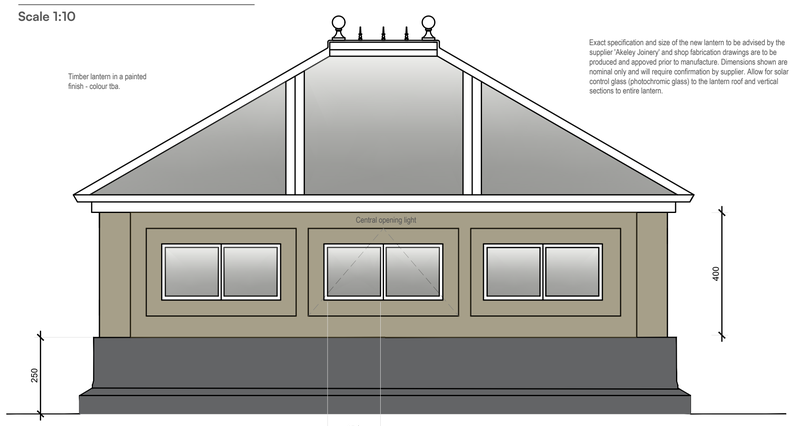
Scale 1:10



Approximate width of the glass.

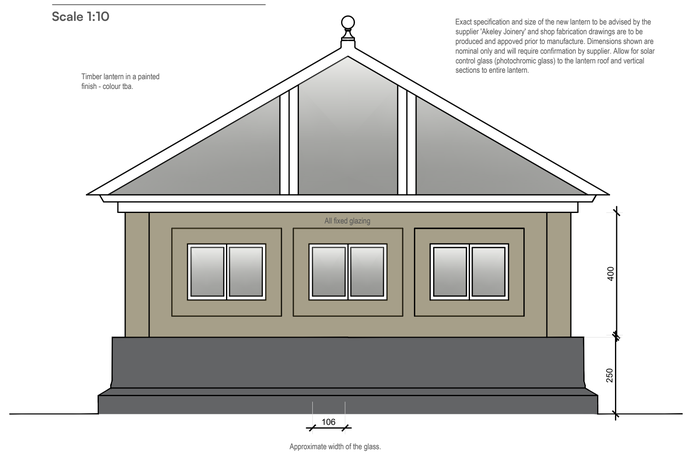
Lantern South Elevations

Scale 1:10



Lantern East Elevation

Scale 1:10



Approximate width of the glass.

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	03	A

Drawing Title:
Lantern Details

Scale:	Paper size:
1:10	@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.