WRITTEN SCHEME OF INVESTIGATION FOR A SCHEME OF LEVEL 3 HISTORIC BUILDING RECORDING OF INTERNAL PARTS OF MANOR HOUSE, 5 EAST STREET, CROWLAND

JOB NO. 438-44



10 MARCH 2026

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CONTENTS

1 Introduction

2 Non-technical summary

3 Project design

4 Limitations

Appendices

A Location maps and plans

B Building photographs

C Inventory template

D Sample inventory

*Front cover photograph taken Spring 2025 prior to erection of scaffold across the front of the building

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1 INTRODUCTION

1.1 AUTHORITY AND REFERENCE

H+R have been instructed to prepare a written scheme of investigation (WSI) for a scheme of historic building recording (HBR) of internal parts of Manor House, 5 East Street, Crowland in accordance with instructions from Mr and Mrs Smedley during the project team meeting held on Monday 2 March 2026. For the purpose of orientation in this report, the front of Manor House is taken as facing north on to East Street

1.2 AIM

The aim of the written scheme of investigation (WSI) is to set out the scheme of investigation and recording which will be undertaken of the interior of Manor House prior to implementation of approved internal works that involve temporary removal of wall panelling and floorboards from 3 no. panelled rooms. This is to satisfy the requirement for historic building recording under condition 3 of listed building consent H02-0837-25. The WSI is to be submitted to and approved by the local authority ahead of site recording and analysis taking place. The WSI is prepared to fulfil the requirements of recording standards in line with Historic England's Guide to Good Recording Practice (2016)

1.3 H+R STAFF ON SITE

Katie McAndrew
David Watt

1.4 PERSONNEL CONTACTED

Iain Smedley
Barendina Smedley

For limitations that apply to this report please see section 4

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2 NON-TECHNICAL SUMMARY

Manor House's grade II* listed status reflects its architectural and historic interests and particularly the extent original and historic fabric survives within the interior of this building

The building's architectural interests derive from it being an example of 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 from the mid-18th century with limited later alteration. The building retains notable features and fabric which reflect conscious design characteristics of specific construction periods for example, cross windows and the oak dog-leg staircase characteristic of the late 17th century phase of construction, segmental headed sash windows characteristic of early 18th century work, panelled rooms characteristic of early-mid 18th century work and the Palladian arrangement of the striking garden façade characteristics of mid-18th century addition. The interior of Manor House retains a good number of historic fixtures and fittings which are reflective of historic craftsmanship, period decoration and period fixtures including late 17th and 18th century 'H', 'L' and butterfly hinges, mid-late 18th century cast iron fireplaces with relief design

The people associated with Manor House are intrinsic to the building's historic interest, to the history of the site, to the wider history of Crowland and to history in a national and international context. From the late 17th century to early 19th century this was the house of the Orby family who were Lords of Manor and who intermittently occupied the house. The Orby family had strong connections with Charles II and his Court at the time they acquired the manor and were associated with key historical events of the restoration period. Robert Hunter who married into the Orby family and who lived at the house for a period in the early 18th century had held the role of Governor of New York and Governor of Jamaica providing Manor House with links of an international context. The Orby Hunter family sold Crowland Estate (Manor of Crowland) in 1831 to the Marquis of Exeter who resided at Burghley House and then it sold to Lord Normanton (family seat in Hampshire), both prominent gentry figures and landowners. Crowland Estate was broken up and sold off in 1927 and the fortunes of Manor House changed when it was no longer associated with an estate or an owner of elite status. Nonetheless its more recent history adds to its story

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. The building has been in various degrees of poor repair since the mid-late 20th century and was added to Historic England's 'Heritage at Risk' register at least 10 years ago. 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. 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 and alterations associated with phase approved under listed building consent H02-0837-25

Condition 3 of listed building consent H02-0837-25 covers the requirement for a written

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scheme of investigation for historic building recording (HBR) to be approved prior to on-site recording taking place. Condition 3 as issued states:

> *Prior to the commencement of any of the internal works hereby approved, a phased programme of mitigation work shall be carried out, comprising an historic building recording of the affected building, in accordance with Historic England's document: Understanding Historic Buildings: A Guide to Good Recording Practice (2016).*
>
> *The scope and level of recording shall be proportionate to the significance of the building(s) and the extent of works proposed, and shall be defined within a Written Scheme of Investigation (WSI) to be submitted to and approved in writing by the Local Planning Authority.*
>
> *The building recording shall normally include:*
> *1. A general view or views of the building in its wider setting.*
> *2. The building's external appearance.*
> *3. The overall appearance of the principal rooms and circulation areas.*
> *4. Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.*
> *5. Any machinery or other plant, or evidence for its former existence.*
> *6. Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.*
> *7. Any fixtures and fittings*
> *8. Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site.*
>
> *This photographic building recording shall also contain a written account which provides: the precise location of the property (as an address and in the form of a National Grid Reference), a note of any statutory designations, the date of recording (with the name(s) of the recorder(s)) and the location of any archive material.*
>
> *Thereafter, the photographic building recording report shall be submitted to and approved in writing by the Local Planning Authority, and submitted to the Lincolnshire County Council Historic Environment Record for archiving within 3 months of completion.*
>
> *Reason: To ensure that the heritage significance of the affected building is appropriately recorded in their undeveloped state, in compliance with Section 16 of the National Planning Policy Framework (December 2024) and Historic England guidance HEAG099 (2016). This condition is imposed in accordance with Section 16 of the National Planning PolicyFramework, December 2024.*

The reason for the historic building recording is to satisfy Condition 3 of listed building consent H02-0837-25 set out above. H+R have been commissioned to prepare the WSI and project design the scheme of historic building recording. H+R will undertake the investigation and recording and prepare the record following approval of the WSI. Completion of the investigation and recording and its deposition will serve to secure condition discharge

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3 PROJECT DESIGN

3.1 SITE LOCATION

3.1.1 Location data

Manor House, 5 East Street, Crowland, PE6 0EN

Manor House: Grid reference (8 figure): TF 2390 1020. GPS reference: 52.6745° N, 0.1686° W What3Words: started.quilting.unravel

Maps (location map and location plans) identifying the location of Manor House, 5 East Street, Crowland are provided in appendix A

3.1.2 Location and access

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 fronts the footpath edge on the south side of East Street. There is also a shared vehicular access which runs along the west side of the property providing access to neighboring property. There are two main access points (doorways) into the building from the front, this being a doorway fronting onto East Street on the north elevation and a doorway on the west elevation facing the shared vehicular access. There are two gated vehicular access points into the grounds with one fronting onto East Street and one accessed off the shared vehicular access

3.1.3 Site description

Manor House is located in the heart of historic Crowland on the south side of East Street and fronts the street. There is a small service yard on its east side which is behind a high street fronting brick boundary wall. The house is complemented by a large rear garden, which contains a number of well-established trees and is enclosed by brick walls. The rear garden is surrounded by residential development. There is a short range of single-storey outbuildings located within the service yard, positioned along the east boundary. Manor House is clearly identifiable on East Street, being the largest and widest building on the street and built of stone and brick with distinct cross windows and a Colyweston stone slate roof

3.2 PROJECT CONTEXT

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

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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 it 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

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. Several photographs of the building taken shortly after the current owners purchased it are provided in appendix B

3.3 BACKGROUND

3.3.1 History

This background summary is taken from an Assessment of Significance (December 2024 - May 2025) prepared by H+R which examined both documentary and fabric evidence to provide a comprehensive understanding of the Manor House's architectural and historic interests and identify its individual significance

The origins of Crowland as a settlement begin with the building of the Benedictine Abbey in the 10th century when a monastic settlement grew to the west of the Abbey around the convergence of water courses (Nene and Welland). The town's distinctive founding street plan is comprised of four principal streets – North Street, East Street (also known as Church Street), South Street and West Street –established in alignment with water courses and the approach to the Abbey. No documentary evidence has been sourced that confirms precisely when the street plan and plots were laid out or the number, density and type of buildings that were associated with the settlement's early history. The Manor House is located on East Street (at times known as Church Street) and it is reasonable to conclude that buildings existed on the site in the medieval and post-medieval period. The current building, which has its earliest parts attributed (in its listing) to a 1690 construction date, will have replaced previous structures. There is no definite evidence to indicate that the extant Manor House incorporates parts of an earlier building, but this cannot be ruled out

The Manor of Crowland came into the tenure of the Orby family in 1664 when they acquired the lease of the manor from the Crown. The current Manor House features two date stones marked 1690 on its west range, according with dendrochronological evidence and the architectural style of that period. It is likely that the Orby family were responsible for replacing earlier buildings on the site, constructing the 1690 west range, and then continuing the development of Manor House into the 18th century. Brigadier Robert Hunter became Lord of the Manor of Crowland through his marriage to Elizabeth Orby in 1707 and he is recorded as having spent some time in residence at the Manor House around the 1720s and was likely responsible for some of the early 18th century alterations. When Robert Hunter died in 1734 his son, Thomas Orby Hunter inherited the Manor of Crowland. What amount of time he spent in Crowland is unclear, but in 1752 he did succeed in obtaining absolute ownership ('fee simple') of the Manor of Crowland. He was known as an amateur architect and documentary sources indicate he extended his house at Crowland and was most likely responsible for the 'Great Hall' addition c.1750s. Around 1778 a coach-house, stables, and large granary are built at the Manor House

By the early 19th century, the Manor House was rented out and in 1829 under the ownership of another Thomas Orby Hunter the estate was put up for sale. The estate sells in 1831 to the Marquis of Exeter who resides not far away at Burghley House, Stamford. During the Marquis

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of Exeter's ownership of the Manor of Crowland, the Manor House at first stands empty and in poor condition before the Marquis invests in its maintenance and repair and then rents it out to multiple different tenants of good standing (surveyor, farmer, GP, gentry). In 1869 the Marquis of Exeter sells the Crowland Estate/Manor of Crowland to Lord Normanton and around that time the Manor House is rented to the Wyche family, a local farming family, who become long-term tenants, only vacating the Manor House when Lord Normanton sells the estate in 1927. When Lord Normanton comes to sell the estate in 1927 the estate gets broken up and Manor House sells to a private individual and is no longer part of an estate

In 1927 Manor House was bought by Mr Pank, a local farmer, who owned and occupied the building with his wife and a housemaid until his death in 1955. Manor House was subdivided into three apartments by c. 1970, occupied under rental, and around that time some of its grounds and ancillary buildings, specifically the orchard and stables, were sold off piecemeal for redevelopment. In the late 1970s Manor House, under ownership of a local company, Kinchvale (Brian Eastwood), is left neglected and vacant, falling into a derelict state with structural defect becoming a mounting issue and unauthorized entry a problem. The building sells in the mid-1980s to a Mr Smith who as owner initiates some repairs and returns it back to a single dwelling house. It then sells again c. 1999 to Mr Davis who, as owner and occupant, also initiates repairs particularly structural repairs to the mid-18th century parts and parts of the roof. It then sells again c.2014 to Mr and Mrs Wilson who also as owners and occupants initiate repairs. Despite 40 years of restoration works The Manor House's restoration is never completed and it remains in disrepair. The current owners, Mr and Mrs Smedley purchased the building in Autumn 2024 and are embarking on a comprehensive restoration project

3.3.2 Heritage designations

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 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,*

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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

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 was added about the building's interior and the building listing upgraded to grade II*

Manor House is located within the Crowland Conservation Area which was originally designated on 1 January 1970. The conservation area boundary was amended on 20 October 1998

3.4 AIMS AND OBJECTIVES

The aim and objectives of the Historic Building Record (HBR) are to provide a comprehensive record of the interior of Manor House prior to the commencement of works, which will involve the temporary removal of wall panelling and floorboards to facilitate structural investigations ahead of repair. The building will be recorded with a focus on the interior and interior fabric, specifically the wall panelling and floorboards in three key rooms, to document how this fabric presented itself before being removed and subsequently reinstated. On-site recording will be complemented by the collation of documentary research to enhance understanding of the building's provenance, development, and historic use

The aims and objectives of the HBR have been evaluated in accordance with the East Midlands Historic Environment Research Framework, which now encompasses the entirety of Lincolnshire. This evaluation ensures that the research agenda, particularly subject-specific questions, is appropriately integrated into the recording process where relevant to a Level 3 record. According to the East Midlands Historic Environment Research Framework, Manor House is classified under the post-medieval period (1485–1750) and the Modern period (1750–present) subject-specific categories

3.4.1 Recording aims

The aims of the historic building recording (HBR) are:

1 To create a Level 3 analytical and photographic record of the interior of Manor House, at a point in time when the building is being restored, this level of recording being proportionate to the significance of the building which is a grade II* listed building

2 To provide an account of the Manor House to describe its form, function, materials and understanding of provenance, sequence of development, use and history which facilitates and complements an understanding of the interior and interior fabric

3 To provide an account of the interior of Manor House and specifically an enhanced understanding and photographic record of the panelled rooms within the building

4 To create a permanent historic building record (HBR) which will be deposited in an established archival location from where future researchers can gain an understanding of Manor House

5 To take account of the specific stipulations and requirements of condition 3 of listed building consent H02-0837-25 when producing the record

6 To take account for the agenda of the East Midlands Historic Environment Research Framework when producing the record

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3.4.2 Research objectives

The objectives of the historic building recording (HBR) are:

1 **Exterior:** As stipulated within condition 3, photographically record the exterior of the building accounting (i) general view or views of the building in its wider setting, (ii) the building's external appearance (iii) any external detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate, (iv) any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building (a transcription should be made wherever characters are difficult to interpret) and (iv) any fixtures and fittings

2 **Interior**: As stipulated within condition 3, photographically record the interior of the building accounting for (i) the overall appearance of the principal rooms and circulation areas, (ii) any internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate, (iii) any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building (a transcription should be made wherever characters are difficult to interpret) and (iv) any fixtures and fittings

3 **Other fabric:** As stipulated within condition 3 and if relevant, photographically record any machinery or other plant, or evidence for its former existence

4 **Documentary research**: Collate documentary material specific to the building that facilitates an understanding of the building in terms of its provenance, history, sequence of development, function and issue and as stipulated within condition 3 include copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site and the location of archival material

5 **EMHERF**: Accounting for the agenda of the EMHERF, the HBR will seek to contribute to establishing *a typology of regional building traditions* (strategic objective 8C)

3.5 METHODOLOGY FOR FIELD INVESTIGATION AND RECORDING

3.5.1 Recording standards

The HBR will be undertaken with due regard to a standard of Level 3 recording defined in Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016) as stipulated in the planning condition

A Level 3 record is an analytical record, accompanied by available drawings and photographs. The proposed Level 3 record would include the following information obtained from site investigation:

a) Drawn record: utilising existing site plans and measured survey plans. Sketch drawings or measured drawings of architectural details if appropriate where such detail cannot be readily captured through photography

b) Photography: As stipulated within the condition general view of building within its setting, external elevations, internal views of rooms, contents and details. Photographs shall consist of clear digital images - high-quality digital uninterpolated images of at least 20 megapixels taken using a camera with an APS-C or larger sensor. As high quality non-proprietary raw files (DNG) or TIFF images. Scales shall be used where applicable

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3.5.2 Recording methodology

It is proposed to collect and record site data using an inventory template system which externally will account for elevation by elevation and internally consider room-by-room basis. This style of inventory ensures the written description of the fabric and photographs are presented together. A bespoke inventory format for the Manor House is provided in appendix C. An example of extracts of some inventories from previous H+R recording work is provided for in appendix D

An established alphanumeric room referencing system is already in place for this building and was used on plans which accompanied listed building consent H02-0837-25A. This system will continue to be used for the HBR as a means of clearly identifying where recording has taken place within the building

3.6 METHOLDOLOGY FOR DOCUMENTARY RESEARCH

3.6.1 Research standards

The investigation and building recording works will be undertaken with due regard to a standard of recording Level 3 recording defined in Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016) as stipulated in the planning condition

A Level 3 record is an analytical record, accompanied by a written account. The proposed Level 3 record would include the following information obtained from documentary research:

a) Written record: account of the building history covering building type, materials and assumed dates, discussion of published sources and primary documentary sources, account of the building's past and present uses, bibliography and referencing.

In this case a full assessment of significance has already been prepared for Manor House which accompanied listed building consent H02-0837-25A. This documentary research will be incorporated into the HBR

3.6.2 Research methodology

Accessible online sources have already been consulted as part of documentary research. This includes Lincolnshire Archives, National Archive, Historic England Archive, British History Online, The Genealogist, Historic Aerial photographs and NLS and Old maps online, for mapping

Visits have been undertaken to local studies and archives centres including Lincolnshire Archives, Ayscoughfee Hall Museum and Burghley House to obtain relevant documentary information

3.7 METHODOLOGY FOR REPORT PRODUCTION

3.7.1 Report preparation

On completion of the site investigation and collation of documentary research a report will be produced which will contain the following sections:

Non-technical summary
Introductory statements

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Site description
Aims and objectives
Methodology
Structure description
Photographs
Plans and drawings
Documentary research
Analysis and interpretation
Conclusion
Index to/location of archive
References
Research material

3.7.2 Programme timetable

The proposed works as approved under listed building consent H02-0837-25 are intended to commence imminently on approval of the WSI. The timetable for the historic building recording work is intended as:

- Spring 2026 (March/April) – on-site investigation will commence on agreement of the WSI (*One full day will be allowed on site for recording)*
- Spring 2026 (April/May) –collate documentary research and analysis of onsite investigation material and prepare report
- Summer 2026 (June/July)– produce and complete final HBR report
- Autumn 2026 (October) – No later than 3 months from completion of report. Deposit final report with the Lincolnshire County Council Historic Environment Record through OASIS

3.7.3 Archiving

Repositories

In accordance with stipulation of condition 3 listed building consent H02-0837-25, the HBR will be submitted to Lincolnshire County Council Historic Environment Record via the OASIS system (www.oasis.ac.uk)

3.7.4 Staffing and company information

H+R have been commissioned by Mr & Mrs Smedley to prepare a WSI and undertake investigation and recording of Manor House in accordance with the requirements of condition 3 listed building consent H02-0837-25. H+R employ qualified heritage professionals and historic building surveyors

H+R staff with responsibility for investigation and recording of the Manor House will be Katie McAndrew:

Katie McAndrew BSc (Hons), PGCert, IHBC
H+R Associate Heritage Consultant and Building Pathologist

Katie obtained a degree in Architectural and Urban Conservation at Northumbria

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University, Newcastle. During her early career she followed this up with a post-graduate certificate in the Archaeology Standing Buildings which focused on studying building recording, dating buildings and understanding architectural evolution

Katie spent 18 years working in local authority as a conservation officer where she provided specialist heritage advice on listed building consent applications and planning applications affecting heritage assets, she prepared conservation area appraisal and management plan and managed case work for buildings at risk including recording and surveying these buildings. Working for H+R Katie's work over the last 5 years has focused on undertaking building condition surveys, building recording and prepares statements of significance and heritage statements specifically for historic buildings

She is a full member of the Institute of Historic Building Conservation (IHBC) and chair of the local branch committee (IHBC East Anglia Branch) and also a longstanding member of SPAB and the Victorian Society

H+R hold Professional Indemnity Insurance and Public & Employers Liabilities Insurance

3.8 HEALTH AND SAFETY

Manor House is currently unoccupied and in a dilapidated state with phase one repairs currently underway (being undertaken by a conservation accredited contractor) to secure the external envelope of the earliest parts of the building in a wind and watertight state. There is safe access throughout the building for the purpose of undertaking historic building recording adhering to health and safety protocol set out by the contractor

The health and safety of H+R personnel is of paramount importance and established site procedures will be followed with due regard to the Health and Safety at Work Act 1974, relevant health and safety regulations and site safety rules. PPE will be used as standard on this site. A risk assessment will be carried out and produced prior to building recording works and will consider any identifiable site-specific risks. Methods of recording including use of pole cameras maybe deployed to record parts that cannot be reached otherwise

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4 LIMITATIONS

4.1 GENERAL

This WSI has be prepared with due consideration to the application South Holland District Council, as local planning authority, approved under listed building consent H02-0837-25

Project drawings clearly identify the site, and building will form the basis of identifying the scope of recording and analysis. H+R will not be liable for omissions where parts of the building cannot be safely accessed. Any limitations found to occur when building recording takes place will be fully noted in the reports

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Appendix A

LOCATION MAP

The location of Manor House is identified by the red dot on the map below.

Address: Manor House, 5 East Street, Crowland, PE6 0EN

Grid reference (8 figure): TF 2390 1020.

GPS reference: 52.6745° N, 0.1686° W

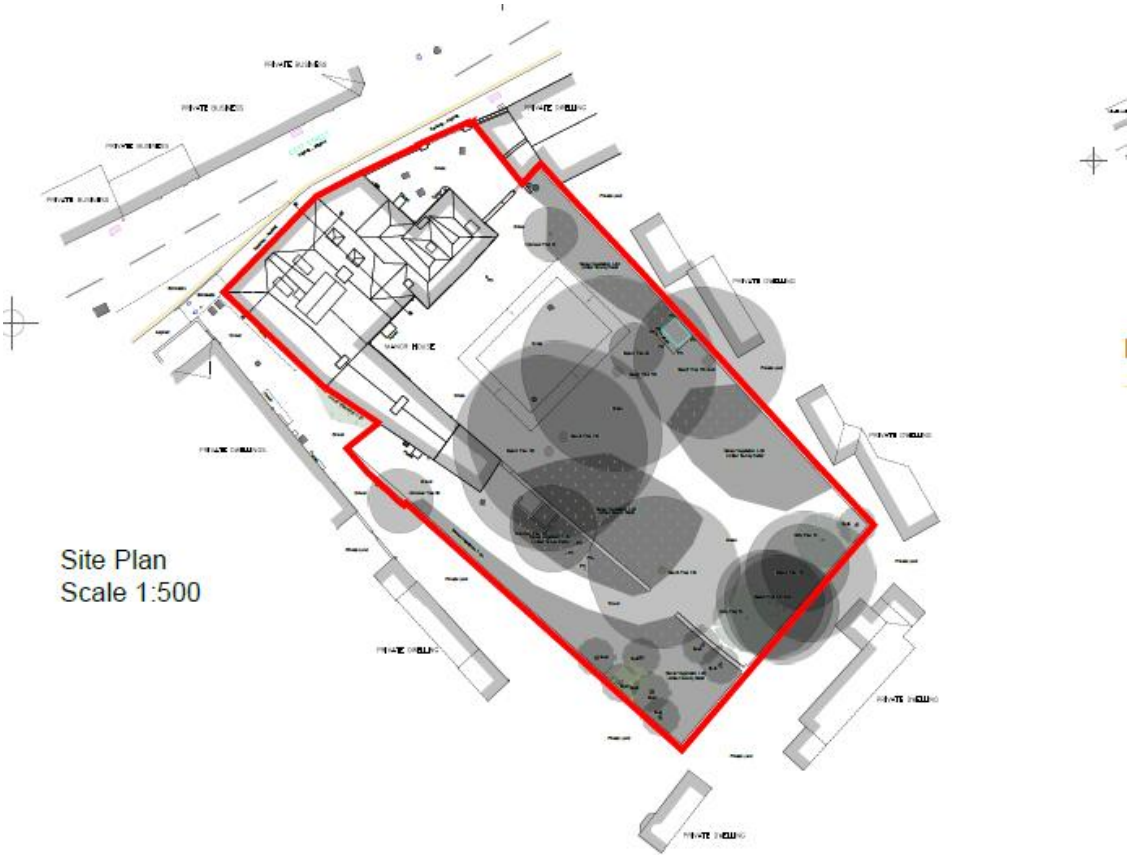
What3Words: started.quilting.unravel



Google. (2026). Aerial view of Manor House, 5 East Street, Crowland. Retrieved March 25, 2026, from Google Maps. Crowland - Google Maps

LOCATION PLANS

The property boundary to Manor House, 5 East Street, Crowland is identified by the red line in the site plan below



Appendix B



Fig 1:
Manor House, showing street fronting elevation onto East Street.

(photo taken March 2025 prior to scaffolding being erected across the façade)



Fig 2:
Manor House, showing rear elevation facing the garden.

(photo taken March 2025 prior to scaffolding being erected across the façade)



Fig 3:
Manor House showing the panelled Drawing Room (G6).

(photo taken March 2025)



Fig 4:
Manor House showing the panelled Great Room (G10).

(photo taken March 2025)

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Appendix C

EXTERIOR INVENTORY – MANOR HOUSE, 5 EAST STREET, CROWLAND

EXTERNAL REFERENCE

Date	
Building	
Elevation (N,E,S,W)	
Area name (if applicable)	
Area function (if applicable)	

WRITTEN DESCRIPTION

Roof	
Walls	
Rainwater Goods	
Doors	
Windows	
Other items of interest	

ADDITIONAL WRITTEN OBSERVATIONS

Additional comments	

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PHOTOGRAPHS

Photograph: General Context

Photograph: General Context

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ROOM INVENTORY – MANOR HOUSE, 5 EAST STREET, CROWLAND

ROOM REFERENCE

Date	
Building	
Floor	
Room number	
Room function/name (if apparent)	

WRITTEN DESCRIPTION

Ceiling	
Walls (incl. skirtings) (N/E/S/W)	
Floor	
Internal doors (incl. architraves and furniture)	
Fireplaces	
Fixtures and fittings	
Other items of interest	

ADDITIONAL WRITTEN OBSERVATIONS

Additional comments	

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PHOTOGRAPHS

Photograph: General Context

Photograph: Architectural Features

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Appendix D

EXTERNAL INVENTORY

EVENT NUMBER: ECB7296

EXTERNAL REFERENCES

Date	**1st May 2024**
Building	**COTTAGE**
Elevation (N, E, S, W)	North
Area name (if applicable)	Original rear elevation

WRITTEN DESCRIPTION

Roof	**Corrugated sheets.** Roof covering to north slope extends across the dwelling and adjoining storage building presenting a unified roof covering. Corrugated sheets overlaying remains of thatch which appeared on the roof of the dwelling and adjoining storage building (recorded from interior).
Walls	**Brick.** Brickwork of two distinct parts specific to dwelling and adjoining storage building. Dwelling: Brickwork laid to English Bond with Queen closers used at gable ends and around window and door openings defining the original extent of openings. Brickwork laid to flat arches over windows (670mm to bottom, splayed to 800mm at top). Handmade bricks pinky and gault in colour darkened by soiling and weathering. 225/228mm (length) x 62/64mm (height) x 110mm(depth). Laid in lime mortar with course aggregate visible. Storage building: Brickwork laid to a loose interpretation of Flemish Garden Bond with straight joint at abutment with dwelling and Queen closer used at west end defining extent of building. Handmade brick pinky and gault n colour darkened by soiling and weathering. 229-235mm (length) x 68mm (h) x 105-115mm (depth). Laid in lime mortar with course aggregate visible.
Rainwater goods	**Metal.** Guttering: metal guttering held in place by brackets attached to fascia board. Downpipe: at west end only discharging into waterbutt.
Doors	**Timber.** Dwelling: 1 no. vertically boarded plank & batten door within timber frame, Inward opening. 6 no. boards of uniform width 140mm with nail heads evident along line of internal battens. Door furniture now gone externally but evidence of former escutueon and upright handle. Door furniture internal comprising of bolt, latch and lockcase. Evidence of red paint finish now weather away. Storage building: No door.
Windows	**Timber**. Dwelling: Remain of 2 no. timber windows of different styles. East window as two pane fixed light, glass in-situ comprising of frame, fixed light and cill. 670mm (w) x 750mm (h) including cill, frame 38mm, cill 30mm (d). West window presenting two-pane fixed light and single pane side hung casement, two panes glass missing. 745 mm (w) x 760mm (h), frame 45mm (side) and 5omm (top), cill 35mm. Storage building: No windows
Other items of interest	**Ties and braces:** Storage building: 1 no. iron pattress plate with internal strap to tie the storage building to the west gable end of the dwelling. 1 no. timber brace and iron strap to tie the wall to the roof structure.

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PHOTOGRAPHS

Photograph: General Context



Plate 1 Cottage: North elevation, showing the building of brick construction with corrugated sheet roof covering.

Photograph: General Context



Plate 2 Cottage: North elevation, shown in context with the east gable end.

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Plate 3 Cottage: North elevation shown in context with the west gable end.

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Plate 4 Cottage: North elevation showing the positioning of abutment between the dwelling and storage building identified by the positioning of the ranging rod.

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EXTERNAL INVENTORY

EVENT NUMBER: ECB7296

EXTERNAL REFERENCES

Date	**1st May 2024**
Building	**COTTAGE**
Elevation (N, E, S, W)	South
Area name (if applicable)	Original front elevation

WRITTEN DESCRIPTION

Roof	**Corrugated sheets.** Roof covering to south slope extends across the dwelling and adjoining storage building presenting a unified roof covering. Corrugated sheets overlaying remains of thatch which appeared on the roof of the dwelling and adjoining storage building (recorded from interior).
Walls	**Brick.** Brickwork of two distinct parts specific to dwelling and adjoining storage building. Dwelling: Brickwork laid to English bond with Queen closers used at gable ends and around window and door openings defining the original extent of openings. Altered at eaves. Brickwork laid to segmental arches over ground floor windows. Handmade bricks pinky and gault in colour darkened by soiling and weathering. 220-230mm (length) x 67mm (height) x 108/110mm(depth). Laid in lime mortar with course aggregate visible. Former doorway infilled with LBC Rustic bricks 224mm (l) x 65 (h) x 108 (w). Storage building: Brickwork laid in no identifiable bond with straight joint at abutment with dwelling. Handmade brick pinky and gault n colour darkened by soiling and weathering. 230mm (length) x 68/70mm (h) x 110mm (depth). Laid in lime mortar with course aggregate visible.
Rainwater goods	None present.
Doors	None.
Windows	**Timber**. Dwelling: Ground floor with 3 no. timber windows of different styles. East window as two pane fixed light, glass in-situ comprising of frame, fixed light and cill. 670mm (w) x 750mm (h) including cill, frame 38mm, cill 30mm (d) Modified opening with crude brick infill between frame and lintel. West window damaged presenting two-pane fixed light and single pane side hung casement, two panes glass missing. 745 mm (w) x 760mm (h), frame 45mm (side) and 5omm (top), cill 35mm. Modified opening with crude brick infill between frame and lintel. Storage building: No windows.
Other items of interest	**Ties and braces:** Dwelling: 2 no. pattress plates in spearhheaded 'S' form between east end windows (ground and first floor). Storage building: 1 no. iron patress plate with internal strap to tie the storage building to the west gable end of the dwelling. **Shutter catches:** 3 no. shutter catches surviving on wall adjacent to original ground floor windows. **Other ironwork:** 1 no. iron hoop.

ADDITIONAL WRITTEN OBSERVATIONS

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PHOTOGRAPHS

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Plate 36 Cottage: South elevation, showing the dwelling of brick construction with corrugated sheet roof covering.

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Plate 37 Cottage: South elevation, shown in context with the east gable end.

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Plate 38 Cottage: South elevation, showing the dwelling and storage (to west end) of brick construction with corrugated sheet roof covering.

Photograph: Building Detail



Plate 39 Cottage: South elevation. At the dwelling the brickwork is laid to English Bond. The bricks are pinky and gault in colour but heavily soiled and weathered.

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INTERIOR INVENTORY

EVENT NUMBER: ECB7296

EXTERNAL REFERENCES

Date	**1st May 2024**
Building:	**COTTAGE**
Floor and function:	Ground Floor: Kitchen/Dining room
Room Reference:	CG2

WRITTEN DESCRIPTION

Ceiling:	Decorate lime plaster, reed and lime plaster to underside of floor structure. Spine bean running n/s through centre of room boxed in and plastered. 205mm (width) x 165mm (height) .
Walls:	Decorated lime plaster onto brickwork with skirting, 50mm (height). East wall incorporating inglenook with inserted brick chimneybreast containing range with built in cupboard on northside. Cupboard containing 2 no. fitted shelves. Extent of inglenook defined by timber lintel with applied decorative mantle applied fixed over part of beam.
Floor:	Quarry tiles, black and red, square 150mm x 150mm, machine made. Laid on earth. Embossed to underside with manufacturers reference 'Platt's Excellsior' and a crown.
Internal doors :	Between CG1 and CG2 : Plank and batten door, formed of 3 no. planks of various widths 310mm, 260mm and 300mm with 3 no. uniform sized chamfered battens 175mm (width). Door furniture comprising of upright handle with latch to inner side of door facing room and bolt and latch to outer side of door and blunt ended strap hinges on pintles. Between CG2 and staircase: Plank and batten door, formed of 3 no. planks of various widths 180mm, 250mm and 260mm with 3 no. uniform sized chamfered battens 175mm (width). Door furniture comprising of latch to outer side of door and latch to outer door and round end strap hinges. Cupboard door: Plank and batten door, formed of 5 no. planks of uniform widths 130mm/135mm with 3 no. uniform sized chamfered battens 140/145mm. Door furniture comprising of upright handle with latch to inner side of door facing room and bolt and latch to inner side of door and blunt ended strap hinges fixed with pintles.
Fireplaces:	Chimneybreast containing cast-iron range
Other items of interest	**Bread Oven**: To northside of fireplace with cast iron bread oven door. Door measuring 290mm x 310mm.

ADDITIONAL WRITTEN OBSERVATIONS

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Plate 94 Cottage: Room CG2, looking towards north-west corner of room and entrance into room from hall and access to staircase.

Photograph: General Context



Plate 95 Cottage: Room CG2, looking towards north-east corner of room towards cupboard adjacent to inglenook.

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Plate 96 Cottage: Room CG2, looking east across room to inglenook, inserted chimneybreast and range. The bread oven doorway is to the left side of the inserted chimneybreast.

Photograph: General Context



Plate 97 Cottage: Room CG2, looking towards south wall of room.

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PHOTOGRAPHS

Photograph: Building Detail



Plate 98 Cottage: Room CG2, showing ceiling construction of reed and lime plaster.

Photograph: Building Detail



Plate 99 Cottage: Room CG2, showing floor construction of Quarry tiles which are laid onto earth.

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