



A SOCOTEC COMPANY

Manor House, 5 East Street, Crowland: Supporting statement for H02-0837-25 condition 11 (pertaining to replacement of 1 no. window)

Site Note 5 21 April 2026, job no. 438-44

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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 11 for Manor House, 5 East Street, Crowland in accordance with instructions from Iain and Barendina Smedley. Drawings pertaining to this matter have been prepared by H+R. 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 11 of listed building consent H02-0837-25. The building is being repaired and alongside repair some specific 'alterations' are being undertaken which includes the wholesale replacement of 1 no. sash window in the south elevation that serves an attic room. The statement will account for information and detailing specific to the replacement of the sash window

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

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 replacement of a window (item 4.2.6 as referenced on the approved plans). Listed Building Consent was granted with conditions controlling the replacement of the window (item 4.2.6). Condition 11 states:

Details of the window frames to be utilized in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

The information provided includes relevant elevation drawings and detailed drawing pertaining to the sash window which is to be replaced. The information submitted is intended to be sufficient to discharge condition 11

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 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

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
- 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 replacement of the sash window. Condition 11 states:

Details of the window frames to be utilized in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

5 MANOR HOUSE, 5 EAST STREET, CROWLAND: REPLACEMENT OF 1 NO. SASH WINDOW

5.1 IDENTIFICATION AND DETAILS OF THE WINDOW TO BE REPLACED

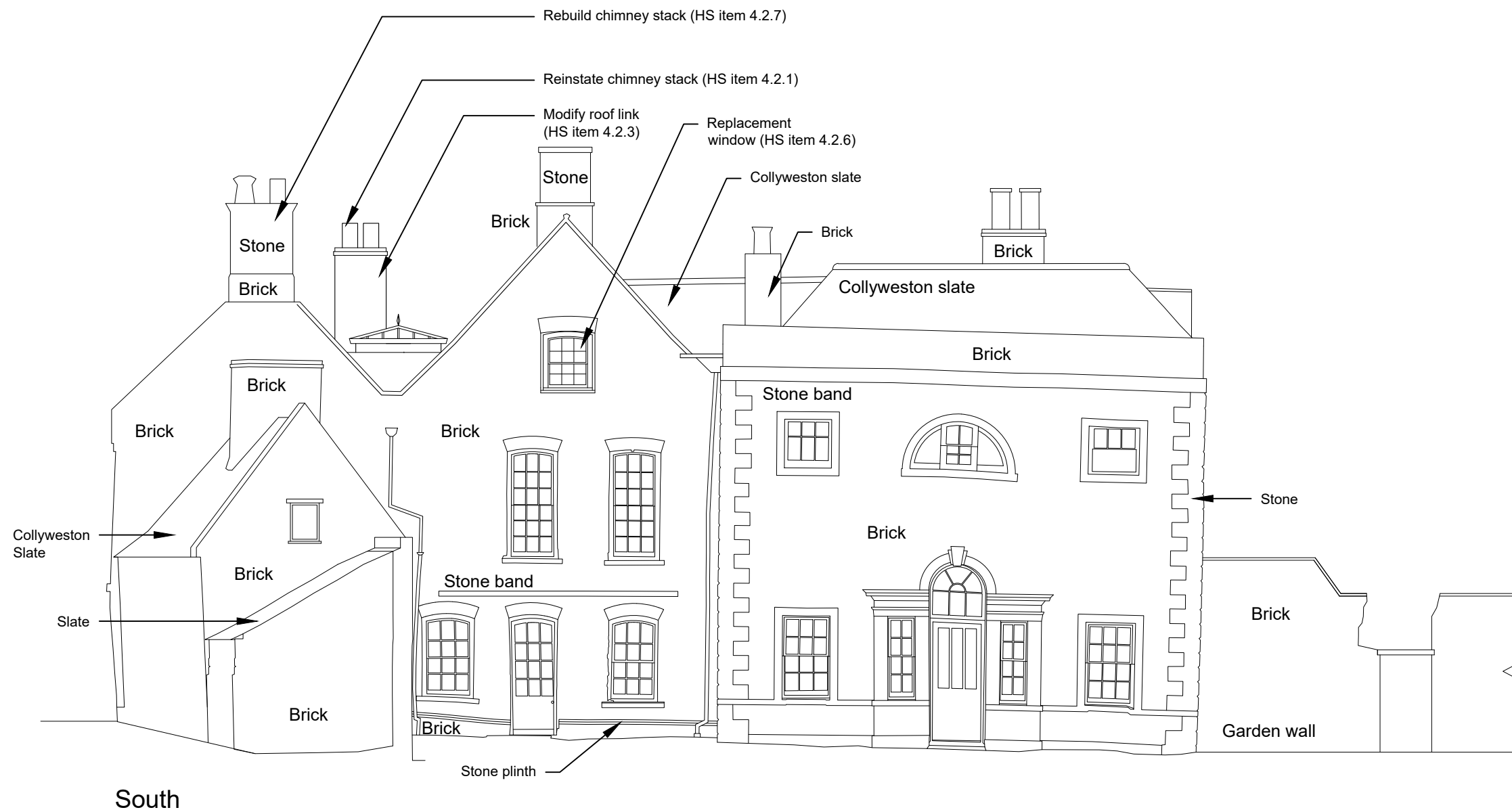
Plans within attachment A identify the location of the sash window which is to be replaced. Detailed drawings, as required by the condition are provided within attachment B

- 1 Only one window was approved to be replaced under listed building consent H02-0837-25, this being a sash window located in the rear (south) elevation of the early 18th century part of the building (phase B). It is a second-floor window positioned within a gable and serves an attic room. **This window was referenced under item 4.2.6 in the heritage statement and on plans which accompanied the LBC application**
- 2 It is known the window was in a poor state of repair in the late 20th century and was either repaired or replaced at that time, but the fabric has since deteriorated leaving it in a decayed state with glass and glazing bars missing. Measurements taken from the dilapidated window have informed the preparation of the detailed drawing in attachment b. The detailed drawing 1:10 cross sectional details. The window is a sliding sash window

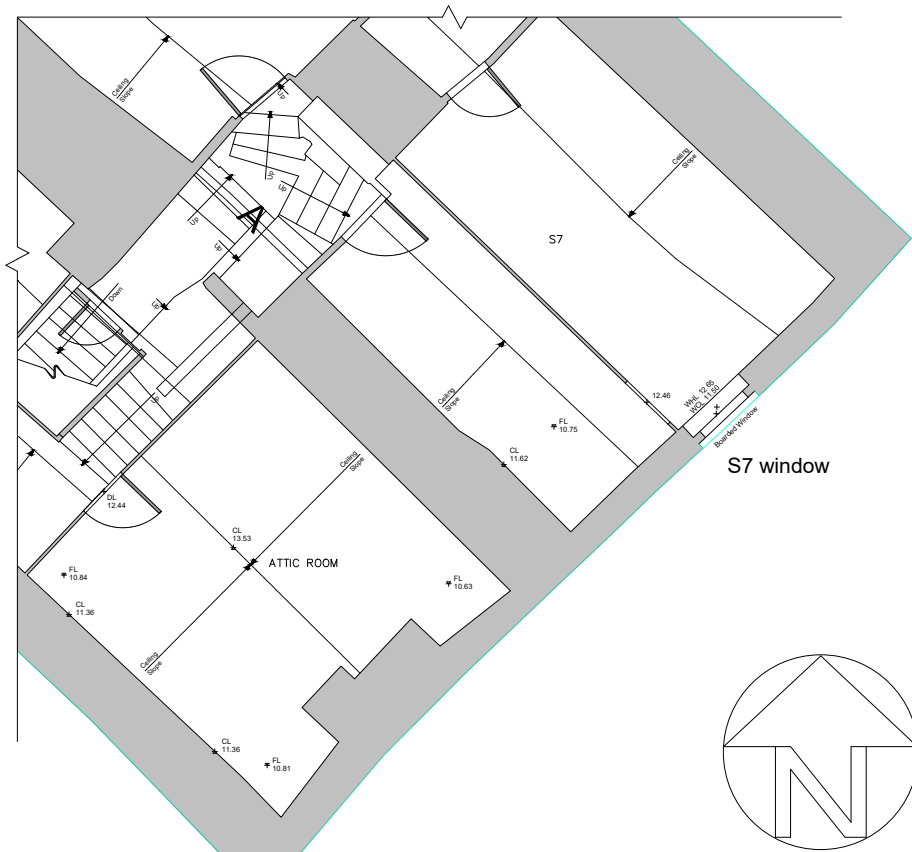
6 LIMITATIONS

Information regarding the replacement of the window 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 21 April 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

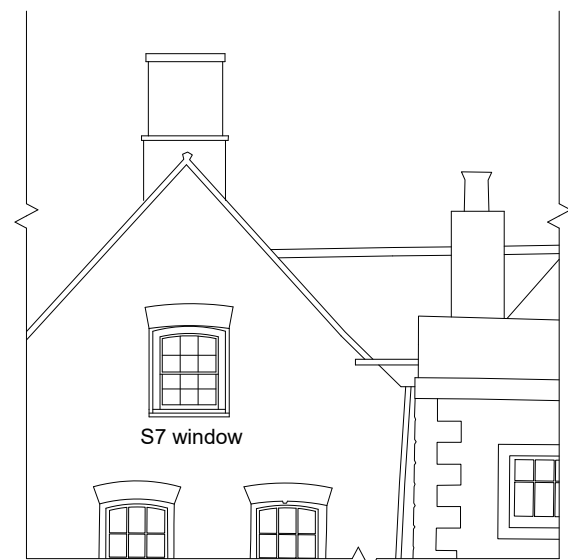
Attachment A



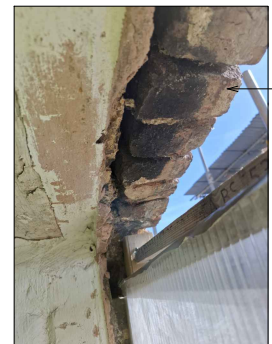
Attachment B



Second floor plan (extract), scale 1:100

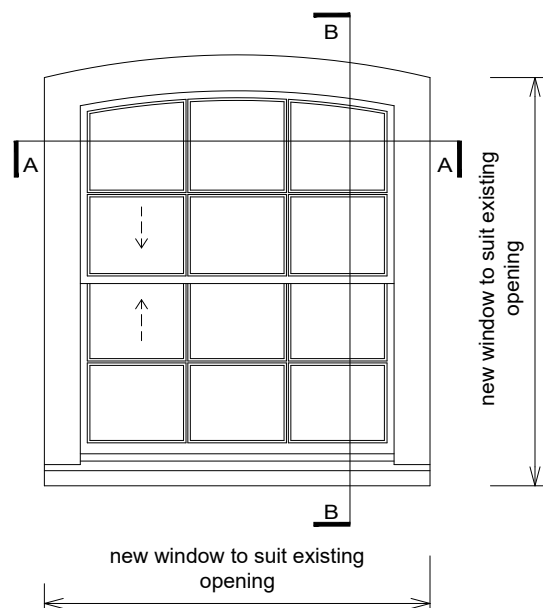


Existing and proposed elevation (extract), scale 1:100

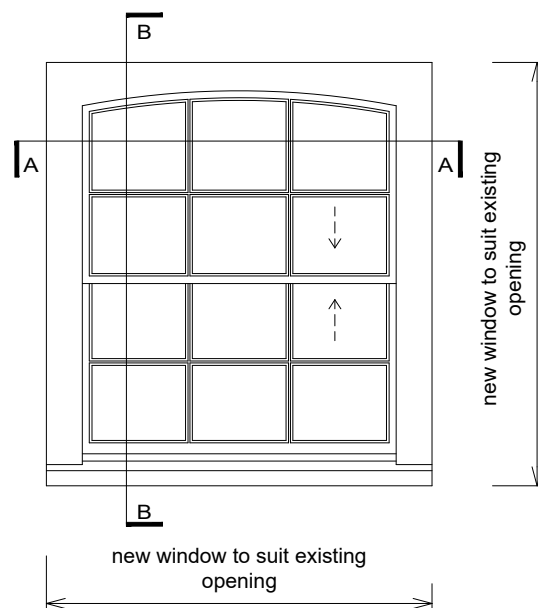


Depth of reveal shown as bare brickwork

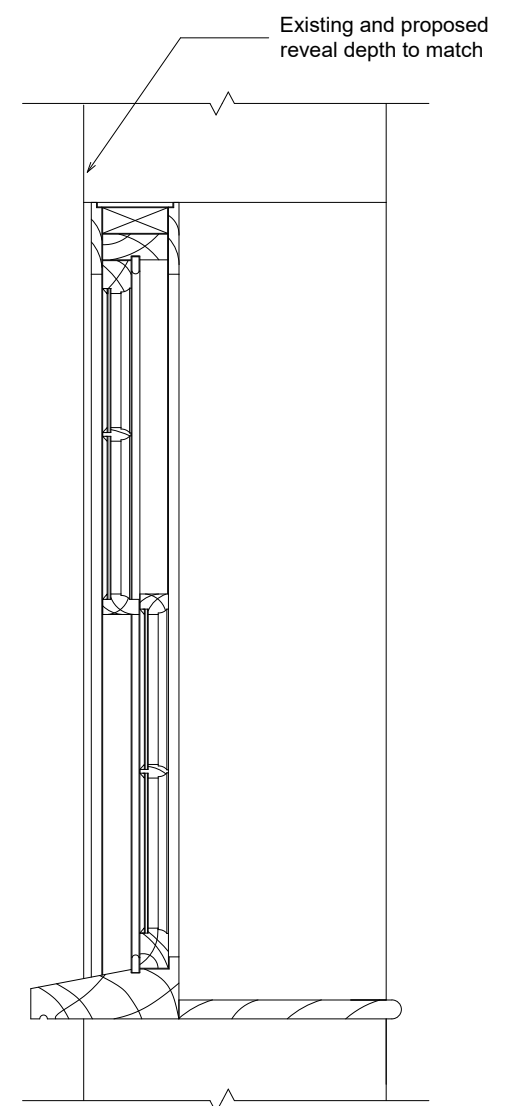
Photos S7 sash



Existing and proposed external elevation
Scale 1:20

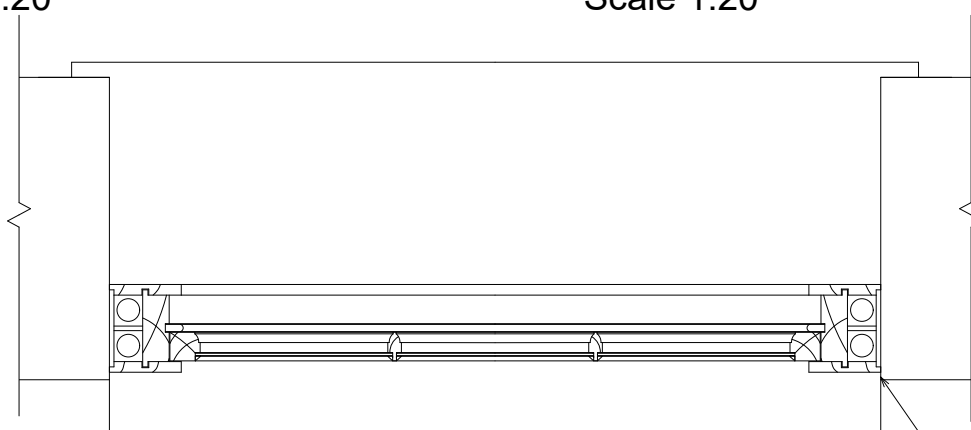


Existing and proposed internal elevation
Scale 1:20



Existing and proposed vertical section B-B
scale 1:10

Existing and proposed joinery profiles to match



Existing and proposed horizontal section A-A
scale 1:10

Existing and proposed joinery profiles to match

Existing and proposed reveal depth to match