

PRELIMINARY ASSESSMENT OF EXTERIOR AT MANOR HOUSE, CROWLAND,
LINCOLNSHIRE

JOB NO. 438-44



MR AND MRS SMEDLEY

14 NOVEMBER 2024 AND 28 JANUARY 2025

Prepared by:	Technical review by:	Administration by:
David Watt BSc (Hons), Dip Arch Cons (Leic), PhD, MSc, FRICS, IHBC	Katie McAndrew BSc (Hons), PGCert, IHBC	Kim Meredith

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Hutton+Rostron (A SOCOTEC COMPANY)

Netley House, Gomshall, Surrey, GU5 9QA,

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

1 INTRODUCTION

1.1 AUTHORITY AND REFERENCE

Hutton+Rostron carried out a preliminary assessment of the exterior at Manor House in Crowland, Lincolnshire on 14 November 2024 and 28 January 2025 in accordance with instructions received from Mr Iain Smedley by e-mail dated 25 October 2024. Reference was made to drawings by Rigour Surveys Ltd (ref. RS-2699 dated 29 November 2024) for the identification of structures. For the purpose of orientation in this report, the building was taken as facing north towards East Street.

1.2 AIMS

The aims of this assessment were to record the general arrangements, form and materials of each room within the building to inform heritage decisions and proposed repairs. Recommendations highlighted in **red text** represent enabling/preliminary tasks. See section 3 for limitations applicable to this report

1.3 H+R STAFF ON SITE

Katie McAndrew
Dr David Watt

1.4 PERSONNEL CONTACTED

Mr Julian Wilson (former owner)
Messenger BCR Ltd (site operatives)

2 OBSERVATIONS AND RECOMMENDATIONS

2.1 ROOFS (incl. chimneystacks and rainwater disposal system) (Figs. 1–28)

Roof: R1 Name: West range		
	Observations	Recommendations
Roof	<p>Pitched roof with north hip slope (R1a), south parapet abutment, rudimentary roof light to east slope and link ('rabbit hutch') to east attic. Collyweston stone slate covering to north and west slopes shows undulation, damage to slates and holes through covering with risk of rainwater penetration. East slope without slates protected with temporary covering</p> <p>Link between Roofs R1/R2 with patent glazing or similar to upper face and timber boarding to north/south sides.</p>	<p>Maintain temporary covering to east slope Maintain temporary protection to link between Roofs R1/R2 Consider replacement of roof covering Consider replacement of rooflight subject to LBC</p>
Chimneystacks	<p>CS1 to east stoep truncated below roof line to north side of link</p> <p>CS2 behind south gable as assumed re-built stone stack with 2 no. buff pots (fitted with cowl and assumed slab) on brick base with lead flashings</p>	Reinstate CS1 with modification of link subject to LBC
Rainwater disposal	North and west slopes drain to eaves gutters fixed to timber fascia boards with biological growth and paint failure. Damage/decay to fascia boards. Open joint to west slope gutter at south angle. East slope drains to tapering valley gutters with R2 to north/south sides of link	<p>Repair/maintain existing rainwater goods Consider modification to improve drainage from building</p>

Roof: R2 Name: East range		
	Observations	Recommendations
Roof	<p>Pitched roof with north hip slope (R2a), south parapet abutment, 2 no. dormers windows to east slope, rudimentary rooflight to west slope, link ('rabbit hutch') to west attic and pitched roof intersecting east slope between R2/R4. Collyweston stone slate covering to north and east slopes shows damage to slates and holes through covering with risk of rainwater penetration. West slope without slates protected with temporary covering. Temporary coverings to upper part of east slope and dormer windows roofs. Link as Roof R1</p>	<p>Maintain temporary covering to east and west slopes including dormers Maintain temporary protection to link as Roof R1 Consider replacement of roof covering Consider replacement or removal of rooflight subject to LBC</p>
Chimneystacks	CS3 to ridge as stone stack with slab (not pots) and 3 no. straps on brick base with lead	Assess and retain/remove structural repair

	flashings; flashing to west dressed done on to link	(SA)
Rainwater disposal	North and part-east slopes drain to eaves gutters fixed to timber fascia boards with biological growth and paint failure. Damage/decay to fascia boards. West slope drains to tapering valley gutters with R1 to north/south sides of link. Small awkward flat roof to south part of east slope draining rainwater from R4 to hopper head and downpipe	Repair/maintain existing rainwater goods Consider modification to improve drainage from building

Roof: R3 Name: Intersecting roof between R2/R4		
	Observations	Recommendations
Roof	Pitched roof with valley gutters between R2 to west and R4 to east. Collyweston stone slate covering to north and south slopes with valley gutters	Remove debris from valley gutters Consider replacement of roof covering
Chimneystacks	None	
Rainwater disposal	North valley drains to assumed box gutter between R2b/R4e with debris and likely blockage and south valley drains to small flat roof between R3b/R4f (R3b) draining rainwater to hopper head and downpipe	Clear assumed box gutter at north valley Repair/maintain existing rainwater goods Consider modification to improve drainage from building

Roof: R4 Name: L-shaped west roof to C18 addition		
	Observations	Recommendations
Roof	Pitched roof with hip slope to east (R4b), valley gutters and intersection with R7 to south. Collyweston stone slate covering	Consider replacement of roof covering
Chimneystacks	CS4 intersected by Roof R3b/R4f valley gutter as tall brick stack with 1 no. buff pot and back gutter. Brickwork shows open and/or defective joints	
Rainwater disposal	North (R4a) and east hip (R4b) slopes drain to eaves gutters, south slope (R4c) drains to assumed box gutter with R5a, east slope (R4d) drains to tapering valley gutter with R5/R7 and west slope with separate disposal systems; R4e drains to assumed box gutter to north and R4f drains to parapet gutter to south	Remove debris from box/valley gutters Repair/maintain existing rainwater goods Consider modification to improve drainage from building

Roof: R5 Name: Central roof to C18 addition		
	Observations	Recommendations
Roof	Pitched roof with hip slope to north (R5a), valley gutters at R7 to south and dormer window to west slope (R5c). Collyweston stone slate covering	Consider replacement of roof covering
Chimneystacks	CS5 to north hip slope as brick stack with 2 no. buff pots and lead flashings. Lower	

	projecting face and corbelled courses to north (Elevation 9) shows previous repair, open joints and staining/soiling	
Rainwater disposal	North hip slope drains to assumed box and chimneystack back gutters, east slope drains to tapering valley gutter with R6 and west slope drains to tapering valley gutter with R4	Remove debris from box/valley gutters Repair/maintain existing rainwater goods Consider modification to improve drainage from building

Roof: R6 Name: East roof to C18 addition		
	Observations	Recommendations
Roof	Pitched roof with hip slope to north (R6a), valley gutter at R7 to south and dormer window to east slope (R6b). Collyweston stone slate covering	Consider replacement of roof covering
Chimneystacks	None	
Rainwater disposal	North hip slope and north part of east slope drain to eaves gutters, and south part of east slope drains to parapet gutter. Two hopper heads (north hopper at end of eaves gutter) with angled downpipes to common lower plastic downpipe to south side of abutting garden wall detached from lower pipe into open drain end	Remove debris from parapet gutter Repair/maintain existing rainwater goods Consider modification to improve drainage from building

Roof: R7 Name: South roof to C18 addition		
	Observations	Recommendations
Roof	Pitched roof with hip at R4 and valley gutters at R5/R6. Collyweston stone slate covering	Consider replacement of roof covering
Chimneystacks	None	
Rainwater disposal	North slopes drain to tapering gutters with R4/5 and R5/6 and south slope drains to parapet gutter	Remove debris from parapet gutter Repair/maintain existing rainwater goods Consider modification to improve drainage from building

Roof: R8 Name: East service room		
	Observations	Recommendations
Roof	Monopitch roof with mortar fillet at head abutment showing damage and side abutments at boundary wall to north and house to south. Temporary sheeting with debris and failing sheeting over head of boundary wall masking north abutment. High risk of	Remove debris Replace temporary covering Consider replacement of roof covering

	rainwater penetration	subject to LBC
Chimneystacks	None	
Rainwater disposal	Drains to plastic eaves gutter over east wall on unpainted timber fascia board at risk of decay and downpipe with angled lower length into shared gulley	Repair/maintain existing rainwater goods Consider modification to improve drainage from building

Roof: R9 Name: Rear service range		
	Observations	Recommendations
Roof	Pitched roof with mortar fillets to north at abutments to house and south at gable parapet; north abutment shows open joints suggesting previous flashing. Collyweston stone slate covering shows undulation, damaged slates and holes through west slope covering particularly to south with high risk of rainwater penetration. Distortion to south gable elevation causing failure of abutment with likely rainwater penetration	Consider replacement of roof covering
Chimneystacks	Cs6 to ridge as brick stack with 1 no. butt pot and covers over 2 no. flues (assumed dustbin lid) and mortar fillets. Flashing shows cracking with high risk of rainwater penetration. Staining and biological growth to upper brick courses indicative of saturation	
Rainwater disposal	East and west slopes drain to eaves gutters. East gutter on brackets with 2 no. downpipes into raised drain ends shows distortion and with likely overflow in heavy rainfall as taking additional rainwater from Roofs R1/R2 valley gutter. West gutter shows undulation on differing brackets and additional rainwater from Roof R1c hopper head and downpipe to gable elevation with outlet to modern downpipe to south	Consider modification to improve drainage from building

Roof: R10 Name: Rear service addition		
	Observations	Recommendations
Roof	Monopitch roof with gable abutment to north and verge to south. Slate covering with failing mortar fillets to head at defective garden wall head and north abutment shows undulation, damaged/missing slates and glass pane. Root growth through south verge. Damaged and missing slates with high risk of rainwater penetration Garden wall with failing mortar fillet shows brick-on-edge capping, significant distortion, open joints and vegetation growth	Remedial works possibly not relevant as building likely to be dismantled due to significant structural problems
Chimneystacks	None	

Rainwater disposal	West slope intended to drain to (missing) eaves gutter with saturation of ground at dripping eaves	Fit temporary rainwater goods draining to suitable outfall (until building repaired/re-built)
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Roof: R11 Name: Outbuilding		
	Observations	Recommendations
Roof	Monopitch roofs against party wall to east with abutments with boundary wall to north and garden wall to south. Lead head flashing to north roof and missing flashing with vegetation and high risk of rainwater penetration to south roof. Pantile covering separated by central lead-covered parapet with basic secret gutters	Remove vegetation from south roof Fit temporary protection to south roof at failed head and south side abutments
Chimneystacks	None	
Rainwater disposal	Intended to drain to (missing) eaves gutters over west wall with saturation of ground at dripping eaves	Fit temporary rainwater goods draining to suitable outfall Consider modification to improve drainage from building

2.2 ELEVATIONS (with ground surfaces) (Figs. 29–39)

Elevation: 1 (east and west ranges) Rooms: G1, G4, F1, F5, F6 Orientation: North		
	Observations	Recommendations
Elevations	<p>Two separate adjoining elevations with vertical abutment joint beneath valley gutter; east range under Roof R2 and west range under Roof R1. Fascia boards with remedial straps shows failing paint, damage, missing parts and open joint or fracture beneath gutter. High risk of damage/decay</p> <p>Ashlar masonry with platband moulded and plinth. Earlier west range with blocked doorway and 2 no. windows to first floor and blocked doorway and 2 no. windows to ground floor. Later east range with 3 no. windows to first floor and doorway and 2 no. windows to ground floor.</p> <p>East range: First-floor masonry shows distortion, erosion/decay, open joints and missing ashlar block(s) over upper west window. Redundant overhead cable fixing to upper east corner. Platband shows distortion, staining and vegetation at tapering abutment joint with open gap beneath eaves. Ground-floor masonry shows erosion/decay, open joints and significant wetting with staining and biological growth to centre. Ashlar plinth (cf. west range plinth) with at least 2 no. new stones over recess at assumed former boot scraper. Part-open angled abutment joint to east with projecting brickwork and abutment joint with adjacent range to west</p> <p>West range: First-floor masonry with 2-part datestone (initials 'IH' / date '1690') over blocked doorway shows distortion, staining and vegetation to centre. Platband shows distortion. Ground-floor masonry shows distortion, erosion/decay, damage to north-east corner at abutting angled boundary wall, open joints and significant wetting with staining and biological growth to centre. Rubble stone plinth (cf. east range plinth) with vent shows and significant biological growth to centre</p>	<p>Monitor for potential loose material over public domain with allowance for immediate works to ensure health/safety</p> <p>Structural investigation (SA)</p> <p>Carry out brick/stonework repairs</p>
Doors	<p>East range shows ground-floor doorway with 4-pane fanlight (Room G4) shows fracture and damage to hood mould, open joints around frame, damage/decay, and previously repairs to frame posts. Six-panel door shows damage/decay (particularly to weatherboard). Timber threshold raised above pavement with likely decay</p>	<p>Ensure security at door facing public domain</p> <p>Carry out render repairs</p> <p>Carry out joinery repairs and re-decoration</p>

	West range shows blocked first-floor doorway (Room F1) with rendered infill lined in imitation of ashlar, cracked and part-missing render with risk of separation from substrate, open joints and cracking aligned with internal recess. Form/thickness of infill unknown. Blocked ground-floor doorway defined by straight vertical joints with ashlar masonry and plinth to match elevation	
Windows	First floor with 5 no. windows (cross mullion pattern) and blocked doorway. East range windows with temporary protection shows failing paint and damage/decay. West range windows with temporary boarding show paint failure, open frame joints, damage to glazing and damage/decay. Ground floor with 4 no. windows (cross mullion pattern with leaded lights to east range. East range windows with temporary boarding show paint failure and damage/decay. West range windows show failing paint and damage/decay	Ensure security at windows facing public domain Carry out joinery repairs and re-decoration
Ground	Highway pavement (double yellow lines to road) with entrance to shared drive to west. CityFibre access point in pavement adjacent to corner. Drive entrance ~3.3m wide between house/neighbouring boundary wall. Drive with cobbles and gravel including at least 3 no. inspection chambers, width reduced to ~2.5m between gate post/neighbouring doorway step	Confirm ownership and responsibility (e.g. repair/maintenance, building services) for shared access drive

Elevation: 2 (west range) Rooms: G1, G2, G3, F1, F2, F3, F4 Orientation: West		
	Observations	Recommendations
Elevation	East range with 5 no. windows to first floor and doorway and 3 no windows to ground floor. Upper floor as brickwork over lower floor as stonework. Stone course to eaves shows distortion and redundant overhead cable fixing between north windows. First-floor brickwork shows distortion, cracking, open joints and voids. Date stone with fractured hood mould (initials 'IHIG' / date 1690) above doorway. Projecting pipes, flue and soil/vent pipe show paint failure. Stone platband and underlying stone course show distortion, damage, open joints, pipe penetration and open joints. Ground-floor coursed rubble stone shows distortion, cracking, open joints, partial re-pointing, staining/soiling, loose cables and conduit, and rudimentary waste pipe. Staining and vegetation to south indicative of leak from waste pipe. Stone quoins recessed at lower part with lower hinge pin and significant biological growth indicating saturation. Fracture beneath south window suggests movement aligned with gully. Rubble stone plinth with 2 no. vents and boot scraper shows BT cable and part-loose conduit adjacent to north left corner	Monitor for potential loose material over shared driveway with allowance for immediate works to ensure health/safety Structural investigation (SA) Carry out brick/stonework repairs

	with cable penetrations	
Doors	Ground-floor doorway with 2-pane fanlight and part-glazed divided panel door (obscure glass) and temporary protection shows failing paint	Ensure security at door facing hared driveway Carry out joinery repairs and re-decoration
Windows	First floor with 5 no. windows (cross mullion pattern; obscure glass to 2 no. south windows) with modifications and temporary protection shows failing paint and damage/decay. Assumed mortar to upper edge of brickwork at sills. South window with hole through pane at assumed former vent. Ground floor with 3 no. windows (cross mullion pattern) with modifications and temporary protection shows failing paint and damage/decay. Mortar to upper edge of stonework at sills	Ensure security at windows facing shared driveway Carry out joinery repairs and re-decoration
Ground	Ground rising to south with stone slabs at base of elevation up to soil/vent pipe and cobbled/gravelled drive with inspection chambers. Loose cable to earthing to rod penetrating ground behind slabs. Reduced ground level to south with open drain end for waste pipe, open gulley at pipe penetration through plinth, accumulation of debris and some tarmac	Remove debris

Elevation: 3 (rear service range and rear service addition) Rooms: G11, G12, G13, G14 Orientation: West		
	Observations	Recommendations
Elevations	<p>Composite elevation drawing showing rear service range and rear service addition. Two elevations with vertical abutment joint; north elevation (rear service range) under Roof R9 and south elevation (rear service addition) under Roof R10</p> <p>Rear service range: Brickwork elevation presenting 2 no. phases of construction with vertical joint aligned with chimneystack (and gate post). North part with window shows scaffold pole through eaves with open gaps, cracking above and through window head, staining/soiling, brick erosion and open joints. Stone plinth with vegetation and biological growth, open joints and damage. Plinth beneath gas service box to north shows biological growth. South part with doorway, window and 2 no. painted ferrous-metal tie ends shows significant structural crack to south aligned with downpipe (with damage to previous crude mortar repair), damage and area of repair beneath window, staining/soiling, full mortar joint pointing with evidence of lining, open joints and vegetation t downpipe suggesting saturation. Absence of plinth (c.f. north part)</p>	Structural investigation (SA) Carry out brick/stonework repairs

	Rear service addition. Modern brickwork with 2 no. windows shows distortion and significant cracking to eaves and at mid-height, diagonal cracking beneath south window and part-open abutment joint. South part of wall head unprotected at missing slate. Significant biological growth and vegetation to lower brickwork and horizontal joint possibly at damp-proof course level	
Doors	Rear service range (south part): Timber lintel, frame and boarded door show distortion to lintel and frame, failing infill around frame, previous repairs and failing paint (particularly to weatherboard) with risk of damage/decay. Decaying timber threshold with missing supporting brickwork at ground level change. Stone slab on ground Rear service addition: None	Carry out joinery repairs and re-decoration
Windows	Rear service range (north part): Timber lintel. Window shows paint failure, open gaps around frame, likely damage/decay with previous repair and irregular brick infill beneath arch Rear service range (south part): Timber lintel. Window shows failing paint and damaged glazing putties with risk of decay. Broken/missing glass with sheeting and internal board Rear service addition: Two windows under timber lintels shows missing glass with internal temporary boarding, failing paint, damage/decay to frames and gaps around frames	Carry out joinery repairs and re-decoration
Ground	Rear service range: Gravel, vegetation and debris to north with at least 2 no. cut tree stumps. Remaining elevation within garden behind gateway; 2 no. painted timber gate piers and pair of gates show damage/decay. Ground to south at lower level with debris and vegetation Rear service addition: Gravel reducing to north, debris and vegetation	Remove debris

Elevation: 4 (rear service addition) Rooms: G14 Orientation: South		
	Observations	Recommendations
Elevation	Single-storey with verge beneath overhanging tree branches (adjacent to swept wall head to garden wall) shows significant remains of vegetation failing verge missing, displaced slates and vegetation. Modern brickwork shows significant	Structural investigation (SA) Carry out brickwork repairs

	displacement and diagonal cracking to west, crack through lower brickwork to centre and open joint at assumed damp-proof course level. Level of structural damage suggests significant structural failure. Open gap with some tothing to garden wall	
Doors	None	
Windows	None	
Ground	Uneven with debris and vegetation. Inspection chamber with loose cover adjacent to corner	Remove debris Secure inspection chamber over

Elevation: 4 (west range) – not shown on elevation drawing Rooms: F4, S3 Orientation: South		
	Observations	Recommendations
Elevation	Brick gable elevation with chimneystack partially obscured by scaffold and with access to upper part. Cracking beneath west parapet to stone kneeler with assumed re-built brickwork, distortion and cracking through lower brickwork and open joints above roof abutment. Displaced downpipe with hopper head draining into lower plastic gutter. Likely failure of mortared abutment fillet.	Carry out brick/stonework repairs
Doors	None	
Windows	None	
Ground	Not applicable; abutting rear service range	

Elevation: 4 (rear service range) – not shown on elevation drawing Rooms: F14 Orientation: South		
	Observations	Recommendations
Elevation	Brick gable parapet with capping, tumbling-in and kneelers. Two ferrous-metal assumed purlin tie plates. Distortion and southward lean. Assumed loose capping bricks, remains of dead vegetation, open joints, erosion and some voids. Cracking beneath window. Structural movement to west associated with open vertical crack to west elevation adjacent to south-west corner	Structural investigation (SA) Carry out brickwork repairs
Doors	None	
Windows	Upper window with timber frame and temporary polythene sheeting blowing in wind	Ensure bird/weatherproof

	shows paint failure, re-built or heavily re-pointed brickwork and damage/decay.	Carry out joinery repairs and re-decoration
Ground	Not applicable; abutting rear service addition	

Elevation: 5 (rear service range and rear service addition) Rooms: G11, G12, G13, G14 Orientation: East		
	Observations	Recommendations
Elevations	<p>Composite elevation drawing showing rear service range and rear service addition. Two elevations with vertical abutment joint; north elevation (rear service range) under Roof R9 and south elevation (rear service addition) under Roof R10</p> <p>Rear service range: Brickwork elevation presenting 2 no. phases of construction with vertical joint aligned with chimneystack. North part with 4 no. horizontal stone bands and plinth partially obscured by scaffolding and south part with ferrous-metal time plate and abutment joint at rear service addition. Brickwork to north part shows vegetation and biological growth to north at rainwater downpipe indicating saturation with damage to brickwork and plinth, open joints (including part open abutment joint at east range), staining/soiling (particularly to north and plinth) and damage/erosion to bricks. Vertical joints suggest blocked opening. Incised graffiti to stone blocks. Brickwork to south part shows staining/soiling, open joints, part-open abutment joint and brick damage/erosion. Absence of plinth (c.f. north part)</p> <p>Rear service addition: Garden wall with brick capping abutting rear service range to north and continuing at reduced height with swept head to south. Capping beneath overhanging tree branches shows damage and invasive vegetation and missing bricks at abutment to north. Brickwork shows distortion, damage/erosion to bricks, open joints and staining/soiling. Hopper head and short pipe penetrating wall with invasive vegetation. Drain pipe penetrating lower brickwork to north with raised plugged end</p>	Carry out brick/stonework repairs
Doors	<p>Rear service range: None</p> <p>Rear service addition: None</p>	
Windows	<p>Rear service range: None</p> <p>Rear service addition: Timber lintel and horizontal sliding sash window show paint failure, open joinery joints and damage/decay</p>	Carry out joinery repairs and re-decoration

Ground	Rear service range: Undulating and rising to north with debris; north part with scaffolding Rear service addition: Undulating and debris	Remove debris
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Elevation: 6 (west range, east range and east addition) Rooms: G6, G10, F4, F9, F12, F13 Orientation: South		
	Observations	Recommendations
Elevations	<p>Composite elevation drawing showing west range, east range and east addition. Two gables elevations with central valley gutter; west gable elevation with abutting rear service range (west range) under Roof R1, east gable elevation (east range) under Roof R2 and east addition under Roofs R4–R7</p> <p>West range: Brick gable elevation with parapet and internal brick/stone chimneystack above abutting rear service range. Parapet with moulded stone coping shows modern repairs, cracking and distortion to lower west side stones, biological growth and assumed defective joints. Brickwork heavily re-pointed in part, but with open joints at lower level above roof abutment. Central gutter between west/east ranges with parapet outlet draining into hopper head with debris. Significant staining and biological growth aligned with hopper head and downpipe. Rear service range roof abutment with mortar fillet</p> <p>East range: Brick gable elevation with parapet, 2 no. S-pattern tie ends and window. Parapet with moulded stone coping shows modern repairs beneath coping and re-pointing. Brickwork shows significant cracking to east side of central gutter outlet and at east outlet, saturation at east gutter outlet with vegetation and brick damage/erosion, cracking beneath attic window with crude mortar repair and to east, significant distortion and cracking above first-floor windows with damage (particularly east window head), significant open joints, damage/erosion to bricks and staining/soiling. Horizontal timber between first- and ground-floor windows with saturation and damage/decay to west. Lower brickwork shows distortion and significant staining/biological growth indicating saturation to east side of doorway, local damage to plinth, cracking and expanding foam at abutment with east addition. Evidence of original/historic tuck pointing at top of ground-floor windows.</p>	Carry out brick/stonework repairs

	<p>East addition: Parapet, brickwork elevation with stone quoins and bands, 3 no. first-floor windows (Diocletian pattern for middle window), 2 no. ground-floor windows and Venetian doorway with flanking lights, and brick plinth. Parapet shows some open joints. Rear parapet face with lead cover flashing over upstand for parapet gutter. Upper brickwork shows partial re-pointing, distortion, crack between middle/east windows, open joints, staining/soiling, redundant fixings and biological growth. Panel of distorted, re-built brickwork beneath middle window and local repair or re-build beneath east window. East quoins with 4 no. stainless-steel fixings showing open joints between brick/stone. Lower elevation shows displaced stone sill and crude mortar repair to east window, distortion and cracking with crude cementitious mortar repairs beneath east window, distortion to stone panel beneath east side window to doorway, fracture and displacement to stone sill and band (with central part raised above sides) to west window and open joints. Soiling to lower east quoins. Plinth shows distortion, open joints and damage.</p>	
Doors	<p>West range: None</p> <p>East range: Part-glazed timber panel door and frame shows gaps around frame, thin cut bricks with packing to reveals and gaps showing at plinth</p> <p>East addition: Venetian door with raised fanlight over doorway and 4-over-4 pane side sash windows in stone surround. Wide open gap between frame and displaced stone surround (particularly to east), failing paint and likely damage/decay. Part-glazed panel door with rudimentary board to lower part. Decayed and part-missing timber threshold with stone slab up to internal floor level. East side window shows cracked glazing, gaps with temporary packing around frame and open joint to sill and west side window shows cracked glazing, failing paint and gaps around frame.</p>	Carry out joinery repairs and re-decoration
Windows	<p>West range: None</p> <p>East range: Attic sash window of unusual pattern (lower sash panes set horizontally) with loose polythene sheeting and internal boarding shows failing paint and damage/decay. Two upper 9-over-9 pane sash windows shows distortion, damage and cracking above and to arched heads, failing paintwork and assumed cut brick reveals with open gaps and temporary packing. Two lower 6-over-6 pane windows; east window shows open reveal joints behind thin brick and projecting sill and west window</p>	Carry out joinery repairs and re-decoration

	shows paint failure, damage/decay and distortion/fracture to stone sub-sill East addition: Upper and lower windows with stone surrounds. Upper 3-over-3 pane sash windows show paint failure with risk of damage/decay and open joints around frames; east window shows significant distortion with step and gap to head and sill packed with modern stone. Diocletian window with 2-over-2 pane sash window shows distortion with assumed re-pointing to sill and slight opening of joint, paint failure, damage/decay, open gap at missing putty and open joinery joints. Lower 6-over-6 pane sash windows; east window shows broken glass pane and open joints around frame with temporary packing and west window shows tapering gaps behind stone frame with temporary packing, failing paint and damage/decay.	
Ground	West range: Not applicable; abutting rear service range East range: Undulating with soil and debris beneath scaffolding. Stone slabs at doorway East addition: Uundulating with debris. Open end of drain adjacent to south-east corner	Remove debris

Elevation: 7 (east addition) Rooms: G10, F13 Orientation: West		
	Observations	Recommendations
Elevation	Narrow west-facing return with parapet extending northwards to brick chimneystack (Cs4) with outlet from parapet gutter to small flat roof/catch pit. Stone quoins and parapet band. Two ferrous-metal S tie ends. Evidence of former abutting structure with incised angled line and remains of lead abutment flashing across elevation. Parapet with stone coping shows open joints and local damage to stone. Upper brickwork shows staining and biological growth. Lower brickwork shows staining/soiling, brick damage and redundant fixings. Projecting brick plinth shows damage	Carry out brick/stonework repairs
Doors	None	
Windows	None	
Ground	Undulating with soil and debris	Remove debris

Elevation: 8 (east range, east addition and east service room) Rooms: G7, G8, G9, G10, F6, F10, F12, S4		
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Orientation: East		
	Observations	Recommendations
Elevations	<p>Composite elevation drawing showing east range, east addition (north and south parts) and east service room. Multiple elevation; east range under Roof R2, east addition (north part) under Roof R4, east addition (south part) under Roof R6 and east service room under Roof R8</p> <p>East range: East range: Upper brick elevation shows damaged/missing bricks and gaps to upper course(s) between fascia boards with risk of bird entry, cracks and open joints. Stone quoins to north with redundant bracket. Assumed stone head to blocked window opening cut by lower roof to east service room and showing gaps to sides of brick infill. Staining/soiling at lower roof abutment</p> <p>East addition (north part): Projecting brick eaves course with remedial straps partly behind gutter. Hopper head with assumed lead sheet to swan neck and downpipe with mid-height offset to south connecting to assumed drain (assumed plastic upper downpipe/cast-iron lower downpipe). Upper brick elevation shows cracking, distortion, open joints and damage/erosion. Lower brick elevation shows cracking beneath window, crude mortar repairs, damage/erosion, clipped cables and cable penetration with missing brick, electric socket box and earthing cable (to rod in ground). Vertical abutment joints to north. Brick plinth shows vegetation and open joints</p> <p>East addition (south part): Projecting brick eaves course with remedial straps partly behind gutter to north and higher parapet to south. Stone quoins to south and stone band with ferrous-metal strap and bolt fixings. Two hopper heads and angled downpipes to common downpipe. Parapet brickwork shows staining, biological growth, damaged bricks and open joints. Open gap at junction between brickwork and quoins with 4 no. stainless-steel fixings recessed into quoins. Upper elevation brickwork shows distortion and cracking to north at and beneath window and to south affecting corner of east range, staining/soiling, 3 no. modern ferrous-steel S-pattern tie ends, additional ferrous-metal strap with bolt fixings beneath projecting upper brick courses aligned with stone course beneath eaves gutter, open joints at stone band and overhead cable fixing with cable over abutting garden wall. Garden wall with disrepair including part-open abutment joint at change in thicknesses (see 2.3 below). Lower brickwork to north side of garden wall shows cracking beneath window and above assumed fireplace recess with black staining at lower level, distortion and damage to north corner,</p>	Carry out brick/stonework repairs

	<p>damage/erosion, redundant fixings, several open joints and staining/soiling suggesting previous structure, and to south side of garden wall with stone quoins and band shows distortion, cracking, staining/soiling, biological growth and open joints</p> <p>East service room: Lower brick elevation with 2 no. windows shows partial re-pointing between windows, cable/pipe penetrations, 3 no. vents, cracking beneath north window aligned with gulley, local damage, staining/soiling and vegetation. Abutments joint to north at boundary wall showing open joint and staining/soiling suggesting saturation and to south</p>	Structural investigation (SA)
Doors	<p>East range: None</p> <p>East addition (north part): Timber frame and door with diagonal boarding incorporating 2 no. glass panes and knocker shows decay to lower frame post and corroding fixings. Remedial weatherboard. Enlarged brick arch over opening with clipped cables, remains of assumed paint and crack. Infill between arch and frame, and mortars side frame joints</p> <p>East addition (south part): None</p> <p>East service room: None</p>	Carry out joinery repairs and re-decoration
Windows	<p>East range: Brick-blocked window</p> <p>East addition (north part): 6-over-6 pane sash window shows crude repair and assume paint to brick arch, open gaps around frame, assumed replaced timber sill and failing paint with risk of damage/decay</p> <p>East addition (south part): 3-over-3 pane sash window with brick arch and infill projecting over frame shows failing paint and damage/decay</p> <p>East service room: Two windows with modern stone sub-sills. North window shows exposed timber frame with open gaps and temporary packing and polycarbonate. South windows as assumed modern 2-over-2 pane sash pattern with internal boarding and missing upper sash</p>	<p>Carry out joinery repairs and re-decoration</p> <p>Maintain temporary boarding/sheeting</p>
Ground	East range:	Remove debris

	<p>East addition (north part): Uneven with debris and vegetation suggesting saturation at base of downpipe. Stone slab at doorway. Projecting open pipe end to north side of doorway. Two inspection chambers in courtyard</p> <p>East addition (south part): Raised ground with debris above lower brick courses to north side of abutting garden wall and undulating with vegetation, debris and open drain end to south side of garden wall</p> <p>East service room: Undulating with debris. Shared gulley aligned with cracking beneath north window</p>	Remove debris
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Elevation: 9 (east addition) Rooms: G10, F10 Orientation: North		
	Observations	Recommendations
Elevation	Brickwork with bolt-fixed ferrous-metal strap, 3 no. S-profile tie ends, soil/vent pipe with pipe penetrations and redundant overhead cable fixing. Brickwork shows staining/soiling, vegetation growth, pipe penetrations, some open joints, corroding cast-iron hopper head and waste pipe to raised gulley. Plinth shows significant biological growth, damage and open joints	Carry out brickwork repairs
Doors	None	
Windows	None	
Ground	Raised gulley adjacent to corner for to waste pipe with damage and biological growth. Soil/vent pipe penetrating ground with broken surround and wetting to pipe and plinth	

Roof: Elevation 10 (east service room) Rooms: G7 Name: North		
	Observations	Recommendations
Elevations	Elevation facing East Street with verge obscured by torn edge of temporary roof covering. Abutment joint to west at main house eaves range. Brickwork shows open joints (particularly to upper courses adjacent to abutment and lower level), modern re-pointing to west, staining/soiling. Invasive buddleia growth to boundary wall head at change in height	Carry out brickwork repairs

Doors	None	
Windows	None	
Ground	Footpath to East Street	

Roof: Elevation 10 (east service room) – not shown on elevation drawing Rooms: F10 Name: North		
	Observations	Recommendations
Elevation	Projecting brick eaves course with remedial straps partly behind gutter. Brickwork shows area of re-pointing to upper west part including arched head of blocked window (cut by failing Roof R8 abutment) and assumed offset to side of blocking, changes in appearance (i.e. soiling, different bricks), local damage, infill to assumed joist ends and open joints	Carry out brickwork repairs
Doors	None	
Windows	Blocked first-floor window	
Ground	Not applicable; abutting east service room	

2.3 BOUNDARY/GARDEN WALLS AND OUTBUILDINGS (Figs. 40–51)

North boundary wall (inner and outer faces) Orientation: Between courtyard and East Street		
	Observations	Recommendations
Wall	<p>Brick wall facing East Street between neighbouring dwelling (No. 7 East Gate) to east and house to west. Modern inserted gateway to courtyard. Brick-on-edge capping over projecting brick course. Wall rises to east to form verge or abutment for Roof R8 (masked by protection) and side wall for outbuilding assumed to be built on to boundary wall head with verge for Roof R11</p> <p>Wall to east side of gateway: Distortion and cracking, open abutment joint at No. 7 aligned with streetlight, service box in pavement, brick-on-edge capping with biological growth, vegetation and biological growth, damage and open joints and distortion above pavement. Inner wall face shows cracking and outbuilding abutment joint</p> <p>Gateway: Pair of brick gate piers and assumed stone cappings: Damage, vegetation and partial re-pointing. Hydrant sign to west pier. Timber gate posts with damage/decay and mechanical fixings to piers. Pair of timber gates replaced with temporary plywood boarding for security</p> <p>Wall to west side of gateway: Distortion, vegetation, damage/erosion, open joints, previous re-pointing and obvious staining/soiling patterns (possible surface water splash off highway). Raised wall to east aligned with east service room forming abutment or verge for Roof R8 masking by torn sheeting shows invasive buddleia, area of open joints, partial vertical joint, part-open east abutment joint with void at upper level, cracking, damaged bricks, staining/soiling and biological. Inner wall face shows vegetation and staining</p>	<p>Ensure security at gateway facing East Street</p> <p>Treat or remove vegetation to prevent further damage to wall heads</p> <p>Structural investigation (SA)</p>
East boundary wall (inner face only) Orientation: Between garden and neighbouring property		
	Observations	Recommendations
Wall	Brick wall between courtyard garden wall and south-east corner of garden facing neighbouring property shows disrepair with potential for falling material. Reducing height towards south with brick-on-edge capping and coping showing missing capping	<p>Confirm ownership and responsibility</p> <p>Liaise with neighbouring owner</p> <p>Cut back vegetation to allow for inspection</p>

	bricks and lengths of coping. Tree and tree house against wall, and planting/vegetation masking much of lower wall. South end of wall with open joint and assumed lack of attachment to south boundary wall	Carry out urgent works to prevent falling material Structural investigation (SA)
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South boundary wall (inner face only) Orientation: Between garden and neighbouring property		
	Observations	Recommendations
Wall	Brick wall between south-east and south-west corners of garden facing neighbouring property appears modern or partially re-built with damage/disrepair and potential for falling material. Garden wall on north/south axis either abuts south boundary wall or forms part of structure with buttress at internal angle to east side of garden wall. Overhanging tree branches. Brick-on-edge capping. Much of wall obscured by planting/vegetation and piled materials to west. West end of wall with open joint and assumed lack of attachment to west boundary wall	Confirm ownership and responsibility Cut back vegetation to allow for inspection Carry out urgent works to prevent falling material Structural investigation (SA)

West boundary wall (inner face only) Orientation: Between former driveway and neighbouring property		
	Observations	Recommendations
Wall	Brick wall between south-west corner of garden and gateway (giving access from shared access driveway to former drive to stable block/garden) facing driveway and neighbouring properties with coping and modern buttress. Wall taller than south boundary wall, reducing in height northwards (with fence to outer side) and with north part showing broken head and vegetation. Lower part of wall obscured by vegetation (incl. brambles). Wall terminated at gate post. Wall shows disrepair with potential for falling material, showing distortion, invasive ivy to south, open joints and broken/unprotected wall head to north	Ensure security at gateway facing shared access driveway Confirm ownership and responsibility Cut back vegetation to allow for inspection Carry out urgent works to prevent falling material Structural investigation (SA)
Gateway	Timber gates and posts shows failing paint and damage/decay	

Garden wall Orientation: North/south axis between garden and former driveway		
	Observations	Recommendations
Wall	Brick wall between gable elevation and south boundary wall garden to east and former driveway to stable block to west with disrepair. Gateway to south and abutting outbuilding to west. Wall head reduces in height along length from north to south with	Be aware that condition of wall has impact on east service range and east service addition

	capping and re-built or raised upper part. Dead vegetation to south side of outbuilding. Missing coping and wall head to south, invasive ivy and overhanging tree branches. South end at gateway shows broken brickwork and ivy. Timber gate loose across part-width of opening. East side of wall shows invasive vegetation, open joints beneath coping and to brickwork, damage/erosion and cracking. West side of wall shows remains of vegetation, distortion with assumed previous re-build of upper parts, open joints, damaged/eroded bricks and significant ivy growth. Raised ground against parts of wall. Separate south part of wall shows squared north end at gateway, damage/missing parts to coping/capping and upper brickwork, vegetation, damage and open joints. Vertical joint between thicknesses to open end. Buttress to inner side of south boundary wall	Structural investigation (SA)
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Garden wall Orientation: East/west axis to south side of courtyard		
	Observations	Recommendations
Wall	Brick wall between neighbouring property to east (No. 7 East Street) and house to west shows disrepair with potential instability. Coping over outbuilding to east, missing brickwork to centre over gateway and broken brick-on-edge capping to west. Upper wall of reduced thickness over offset to north. Opening with displaced lintel, frame and door between courtyard to north and garden to south and potential loose brickwork	Be aware of potential instability when moving/working near wall Consider partial dismantling to reduce health and safety risks Structural investigation (SA)
Attached structure	Evidence for small structure or outbuilding to south side of wall aligned with outbuilding in courtyard showing scars, brick side wall and subterranean chamber (e.g. cistern, privy)	Provide secure cover to subterranean chamber

Outbuilding Location: Courtyard to east side of house		
	Observations	Recommendations
Roofs	Monopitch roof (Roof R11) abutting neighbouring house (i.e. party wall) between boundary wall to north and garden wall to south. Pantile roof covering with raised parapet to centre. Unpainted modern fascia boards with high risk of damage/decay. Absence of rainwater goods	Consider temporary protection Consider temporary rainwater goods draining to outfall
Walls	North shed: East elevation with doorway and windows shows vertical abutment joints to north at boundary wall and to south beneath parapet wall, re-pointed brickwork, staining/soiling and biological growth associated with absence of rainwater goods. Unglazed window with damage/decay. Boarded door shows disrepair and previous	

	repairs. North elevation raised above boundary wall with verge South shed: East elevation with doorway shows re-pointed brickwork, staining/soiling and biological growth associated with absence of rainwater goods and vertical abutment joints to north beneath parapet wall and to south at garden wall. Open doorway shows gaps around remaining painted frame with damage/decay. Shed not entered with unknown content with assumed disrepair	
Interiors	North shed: Modern roof structure (common rafters, purlin, wall plates) with type 1F roof felt. Adjustable prop to head wall plate to north and repairs to purlin to north and south. Walls show vertical timber boards to north, neighbouring house elevation to east, and painted brickwork to south and west. Vertical crack at abutment to neighbouring house. Brick floor. Work bench, loose cupboards and contents. Unglazed window. Damaged door without threshold South shed: Repaired earlier roof structure with ceiling joists and evidence for former lath and plaster ceiling. Walls with plaster. Assumed dirt floor covered with close contents. Damaged door without threshold	Remove unwanted contents Inspect to confirm construction and condition Structural investigation (SA)

Outbuilding		
Location: West side of garden wall		
	Observations	Recommendations
Roof	Remains of monopitch roof open to sky under overhanging tree branches	Consider temporary cover
Walls	Brick structure against west side of garden wall with unprotected wall heads, doorway to north and small window to south. North wall shows unsupported bricks on decayed/displaced timber door lintel. South wall shows ivy and unglazed window and open abutment joint at garden wall. West wall shows ivy and stored items on ground. Broken concrete path to doorway	Cut back vegetation to allow for inspection Remove debris
Interior	Open to sky and in disrepair. Walls with lined plaster. Unknown floor finish with accumulated leaves and debris	Remove debris/leaves Inspect to confirm construction and condition Confirm future use (i.e. retain/remove)
Separate structure	Building appears to extend southwards with lower west wall showing broken brickwork running up to tree, debris and vegetation; south part of wall obscured by ivy. Gap or remains of former opening shows disrepair	Cut back vegetation to allow for inspection Remove debris

Driveway

Location: North/south axis between garden wall and west boundary wall		
	Observations	Recommendations
Ground surface	Assumed former cobbled drive to stable block to south. Cobbles show though vegetation including grass, invasive vegetation and debris. Modern timber pergola to east against garden wall. Elder and vegetation masking surface to south included piled building materials	Cut back vegetation to allow for inspection Remove debris

3 LIMITATIONS

3.1 GENERAL

This survey was confined to accessible structures. Structures were not examined in detail, except as described in this report, and no liability can be accepted for defects that may exist in other parts of the building. We have not inspected any parts of the structure that are covered, unexposed or inaccessible and are therefore unable to report that any such part of the property is free from defect or in the event that such part of the property is not free from defect it will not contaminate and/or affect any other part of the property

3.2 CDM

Any design work carried out in conjunction with this report has taken account of available pre-construction or construction phase information to assist in the management of health and safety risks. The sample remedial details and other recommendations in this report are included to advise and inform the design team appointed by the client. 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

3.3 BUILDING SAFETY ACT AND BUILDING REGULATIONS

H+R should not be considered as a designer under the Building Safety Act 2022 or the Building Regulations as amended. The client and design team should ensure that appropriate arrangements have been made where the Building Regulations apply and that the appropriate duty holders are in place and applications are made for Building Regulations approval

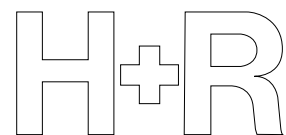
3.4 FIRE SAFETY

H+R have not carried out any risk assessments, surveys, investigations or analysis of fire safety risk, including compartmentation and structural fire performance of materials. It is recommended that the client and design team seek the guidance of appropriately qualified fire engineers or fire risk assessors as applicable

3.5 PLANNING PERMISSION AND LISTED BUILDING CONSENT

Listed buildings have statutory protection and works or alterations that may include fabric removal, some repairs, extension and demolition will require listed building consent. It is the responsibility of the client to ensure listed building consent is obtained where this is necessary. Where works to any building, listed or otherwise, constitute development requiring planning permission it is the responsibility of the client to ensure planning permission is obtained where this is necessary

Attachment A



Manor House, Crowland, Lincolnshire

Survey Drawings – Elevation 1

14 December 2024

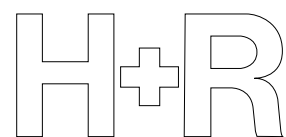
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Manor House, Crowland, Lincolnshire

Survey Drawings – Elevation 2

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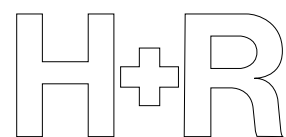
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Manor House, Crowland, Lincolnshire

Survey Drawings – Elevation 3

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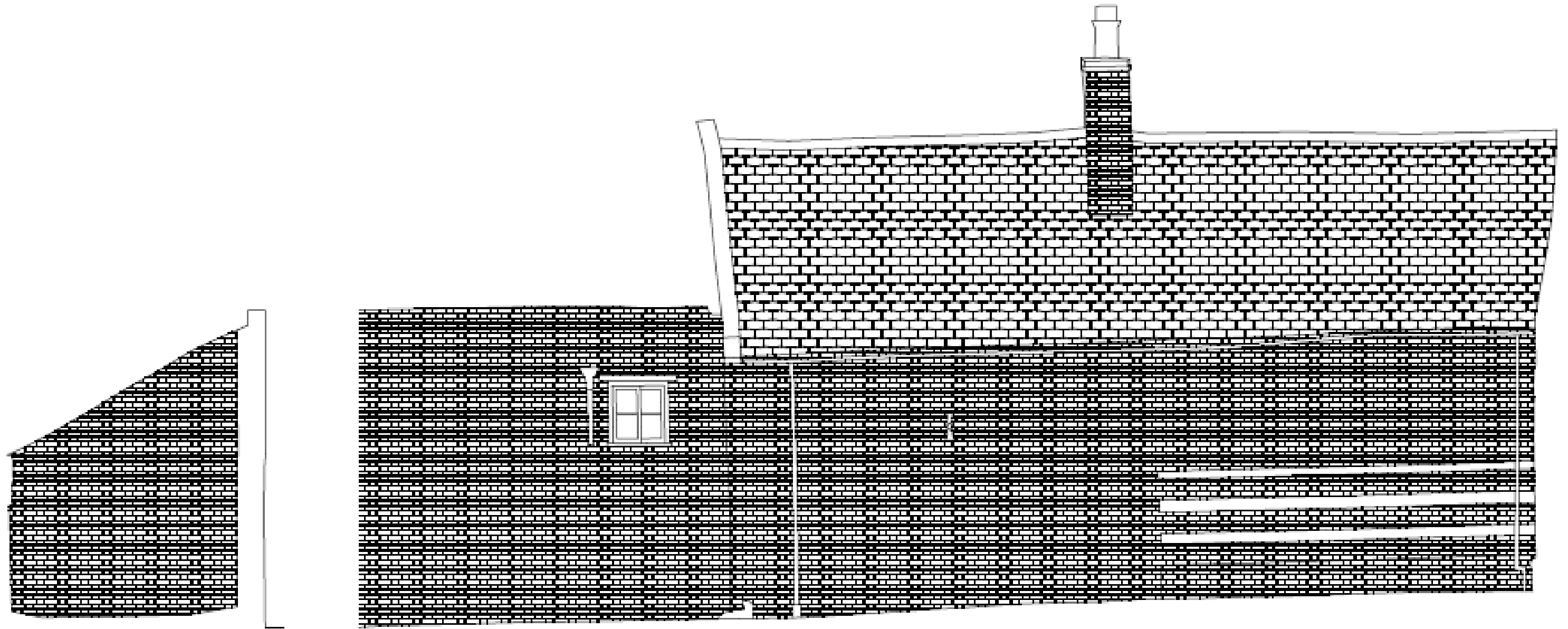
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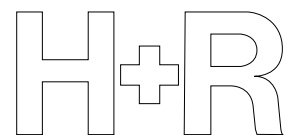
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Elevation 4

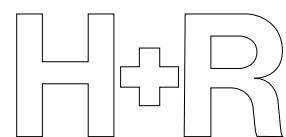
Elevation 5



Manor House, Crowland, Lincolnshire
 Survey Drawings – Elevations 4 and 5
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Survey Drawings – Elevation 6

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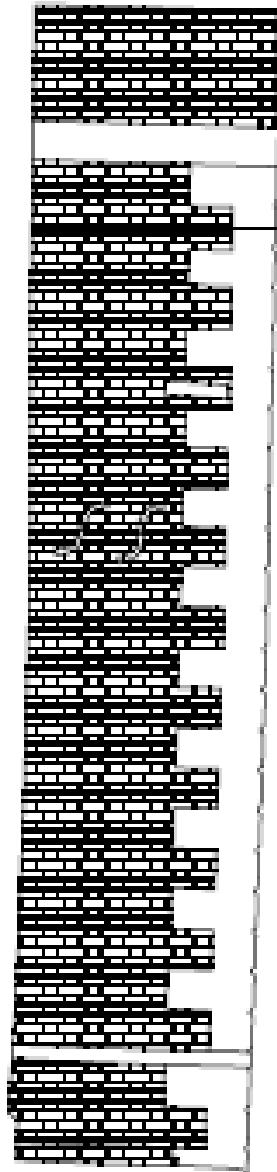
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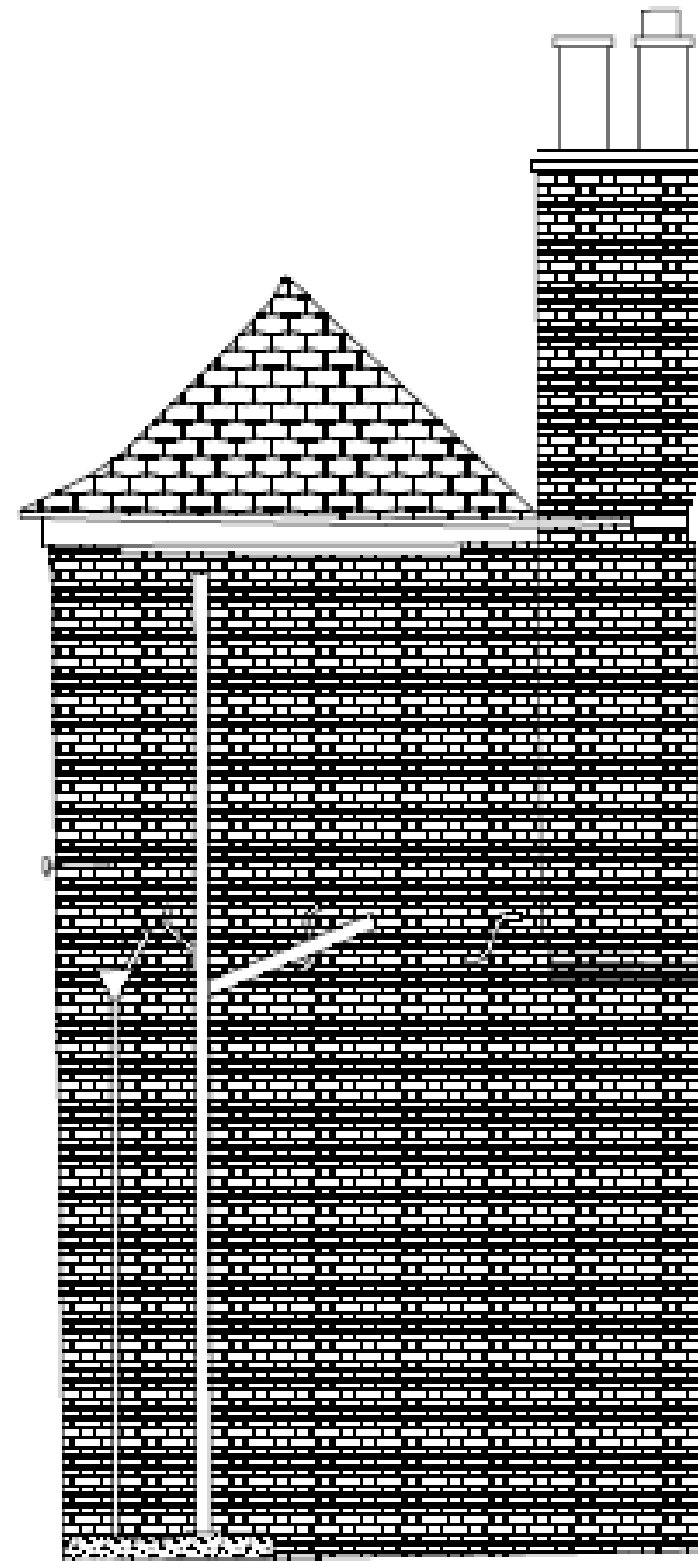
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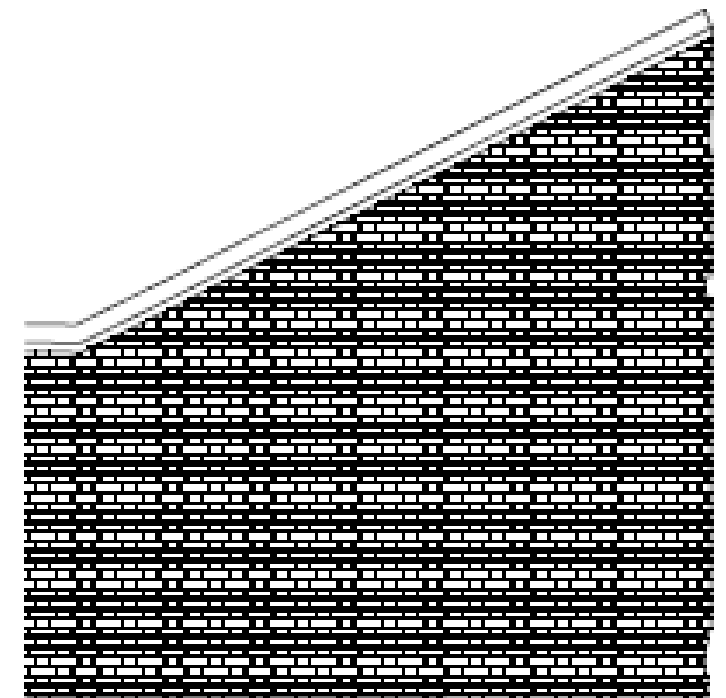
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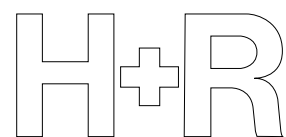
Elevation 7



Elevation 9



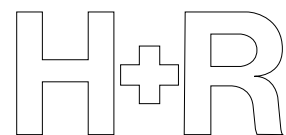
Elevation 10



Manor House, Crowland, Lincolnshire
 Survey Drawings – Elevations 7, 9 and 10
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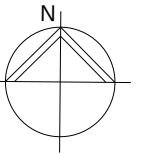
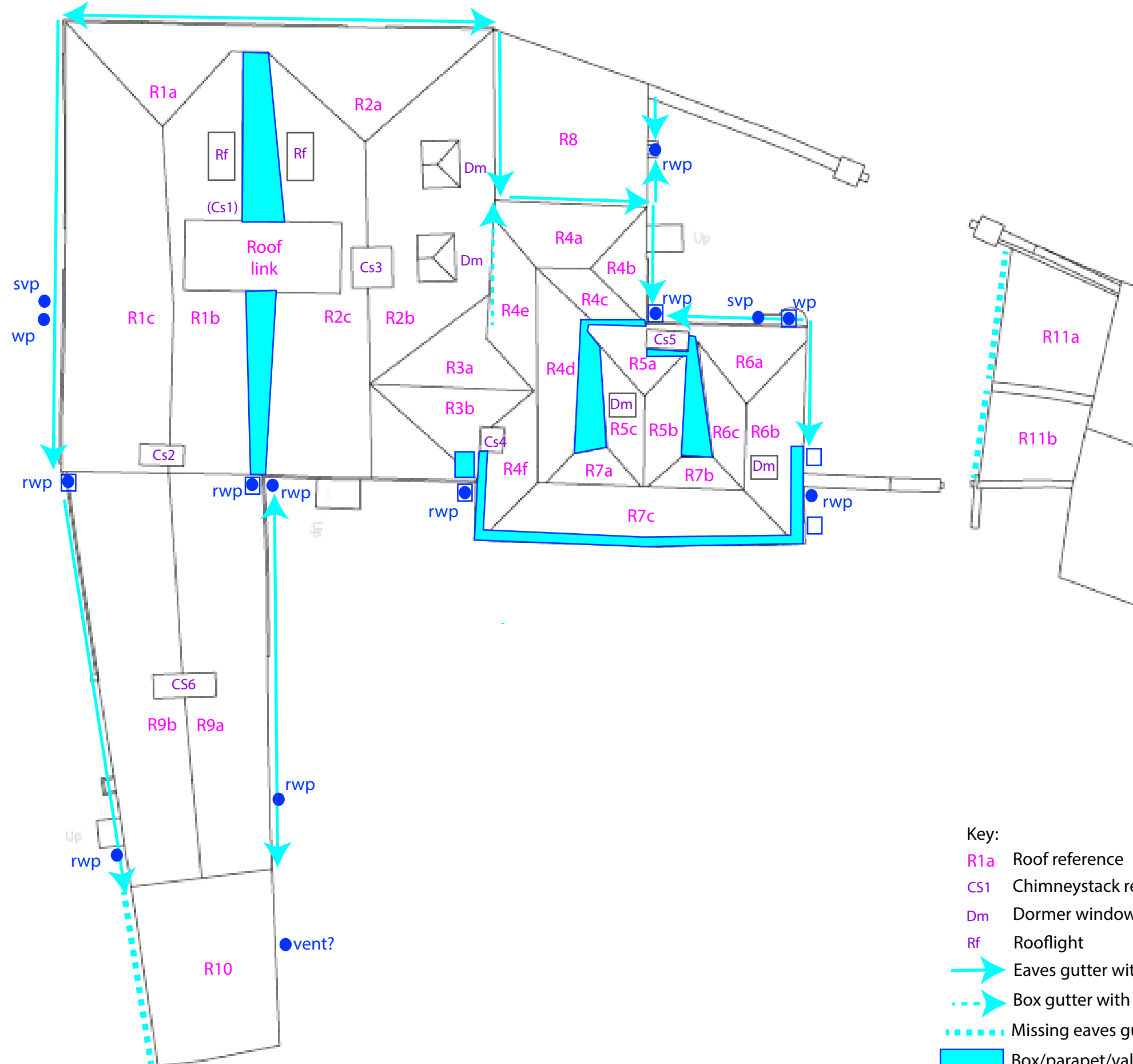
Survey Drawings – Elevation 8

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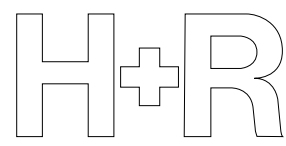
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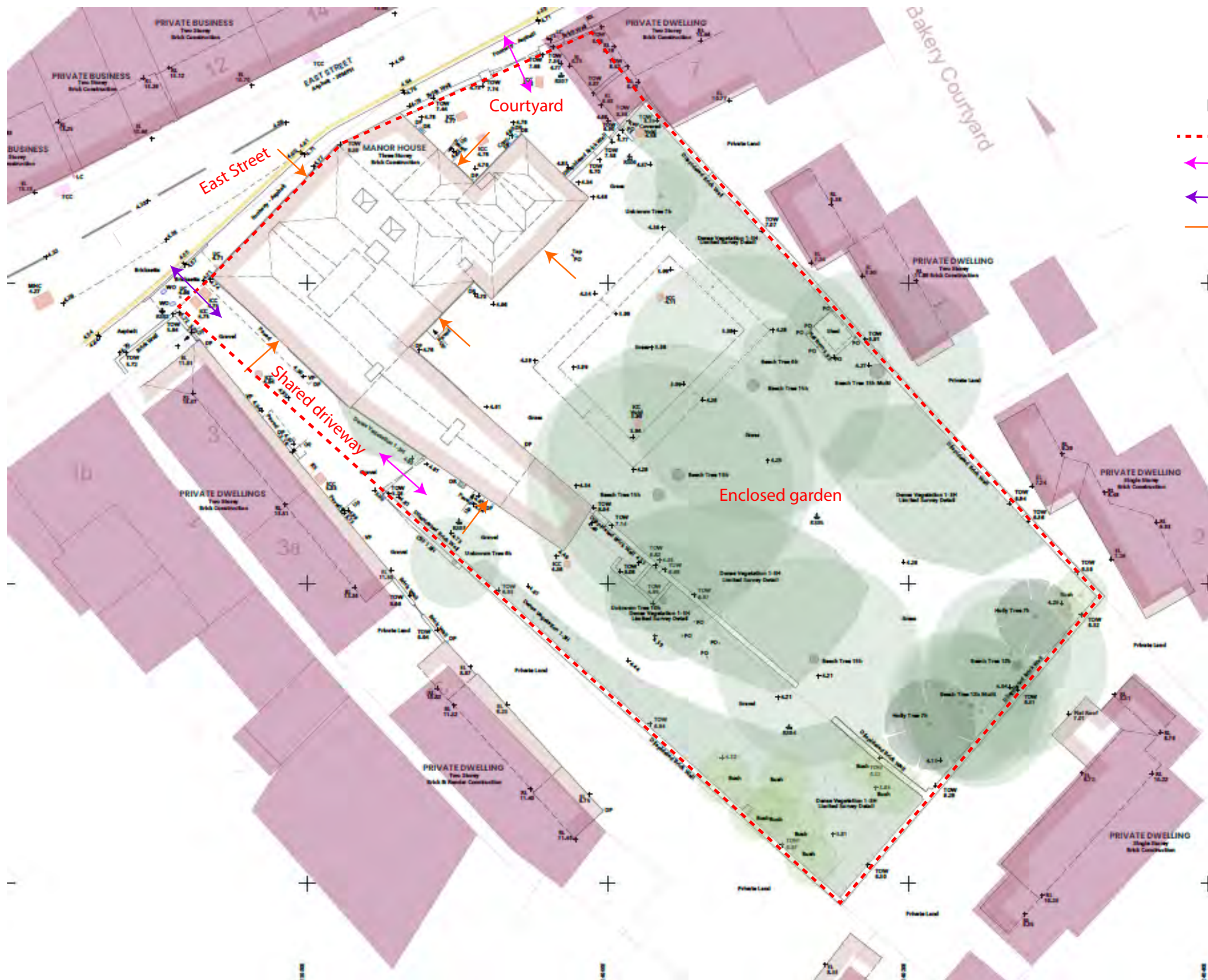
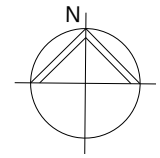


- Key:
- R1a Roof reference
 - CS1 Chimneystack reference
 - Dm Dormer window
 - Rf Rooflight
 - Eaves gutter with fall
 - - - Box gutter with fall
 - Missing eaves gutter
 - █ Box/parapet/valley gutter

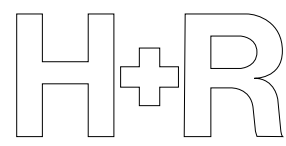


Manor House, Crowland, Lincolnshire
 Survey Drawings – Roof Plan (revised v.1)
 14 December 2024

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- Key:
- Property boundary
 - ↔ Access/egress site gateways
 - ↔ Shared driveway
 - Access/egress house doorways



Manor House, Crowland, Lincolnshire
 Survey Drawings – Site
 14 December 2024

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Attachment B

Fig 1:

Room R1a.



Fig 2:

Roof R1b.





Fig 3:

Roof R1c.



Fig 4:

Chimneystack Cs2 (Roof R1).



Fig 5:

Roof R1/R2 link ('rabbit hutch').



Fig 6:

Roof R2a..



Fig 7:

Roof R2b..



Fig 8:

Roof R2c..



Fig 9:

Chimneystack Cs3 (Roof R2).



Fig 10:

Roof R3b..



Fig 11:

Roofs R3b/R4f gutter.



Fig 12:

Roofs R4c, R4d and R5c.



Fig 13:

Roofs R4e.



Fig 14:

Roofs R4f.



Fig 15:

Chimneystack Cs4 (Roof R4).



Fig 16:

Roofs R5b and R6c



Fig 17:

Chimneystack Cs5 (Roof R5).



Fig 18:

Roof R6b.



Fig 19:

Roof R6b.



Fig 20:

Roofs R5b and R6c.



Fig 21:

Roof R7a.



Fig 22:

Roof R7c.



Fig 23:

Roof R8.



Fig 24:

Roof R9a.



Fig 25:

Roof R9b.



Fig 26:

Chimneystack Cs6 (Roof R9).



Fig 27:

Roof R10.



Fig 28:

Roofs R11a and R11b.



Fig 29:

Elevation 1 (north).



Fig 30:

Elevation 2 (west)



Fig 31:

Elevation 3 (west).



Fig 32:

Elevation 4 (south).



Fig 33:

Elevation 5 (east).



Fig 34:

Elevation 6 (south).



Fig 35:

Elevation 7 (west; arrows) obscured by scaffolding.



Fig 36:

Elevation 8 (east) with adjoining courtyard garden wall (see Figs. 40–41).



Fig 37:

Elevation 8 (east).



Fig 38:

Elevation 9 (north).



Fig 39:

Elevation 10 (north; arrows).



Fig 40:

North boundary wall.



Fig 41:

East boundary wall.



Fig 42:

South boundary wall.



Fig 43:

West boundary wall.



Fig 44:

North/south garden wall between shared driveway and garden (east side).



Fig 45:

North/south garden wall between shared driveway and garden (west side).



Fig 46:

North/south garden wall between shared driveway and garden with gateway (west side).



Fig 47:

East/west garden wall between courtyard and garden (orth side).



Fig 48:

.East/west garden wall between courtyard and garden (south side).



Fig 49:

Outbuilding facing courtyard,



Fig 50:

Outbuilding to west side of garden wall

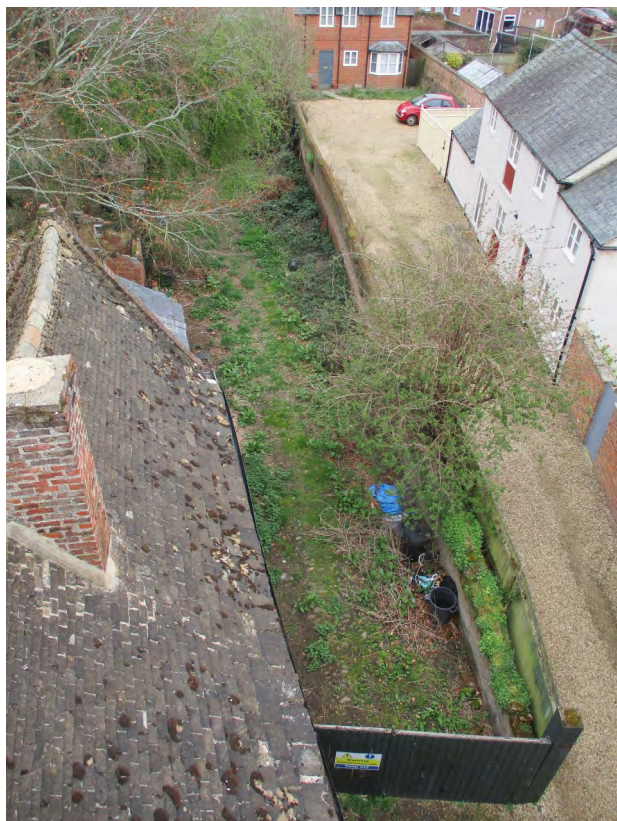


Fig 51:

Former drive to stable block between garden and west boundary walls. Note shared access drive to west side of boundary wall leading to residential properties.

PRELIMINARY ASSESSMENT OF INTERIOR AT MANOR HOUSE, CROWLAND,
LINCOLNSHIRE

JOB NO. 438-44



MR AND MRS SMEDLEY

14 NOVEMBER 2024

Prepared by:	Technical review by:	Administration by:
David Watt BSc (Hons), Dip Arch Cons (Leic), PhD, MSc, FRICS, IHBC	David Watt BSc (Hons), Dip Arch Cons (Leic), PhD, MSc, FRICS, IHBC	Carissa Barnett

CONTENTS

1 Introduction

2 Observations and recommendations

3 Limitations

Appendices

A Drawings

B Photographs

1 INTRODUCTION

1.1 AUTHORITY AND REFERENCE

Hutton+Rostron Environmental Investigations Limited carried out a preliminary assessment of the interior at Manor House in Crowland, Lincolnshire on 14 November 2024 in accordance with instructions received from Mr Iain Smedley by e-mail dated 25 October 2024. Reference was made to drawings by Rigour Surveys Ltd (ref. RS-2699 dated 29 November 2024) for the identification of structures. For the purpose of orientation in this report, the building was taken as facing north towards East Street.

1.2 AIMS

The aims of this assessment were to record the general arrangements, form and materials of each room within the building to inform heritage decisions and proposed repairs. Recommendations highlighted in red text represent enabling/preliminary tasks. See section 3 for limitations applicable to this report

1.3 H+R STAFF ON SITE

Katie McAndrew
Dr David Watt

1.4 PERSONNEL CONTACTED

Mr Julian Wilson (former owner)
Messenger BCR Ltd (site operatives)

2 OBSERVATIONS AND RECOMMENDATIONS

2.1 SECOND FLOOR (ATTIC) (Figs. 1–7)

Room: S1 Name: West attic Characterisation: Secondary accommodation or storage Key features: Fireplace		
	Observations	Recommendations
Ceiling	Exposed roof structure with hip slope to north, exposed purlins and principal rafters. Rudimentary rooflight to east with common rafters. Remains of reed and plaster with missing part showing underside of slate roof covering. Modern reed/straw lining in part and dried herbs	Remove modern lining/dried herbs Investigate and repair timber roof structure Repair and redecorate (subject to roofing damage)
Walls:	Reed and plaster lining beneath roof slopes with damage and missing parts. South wall with timber boarding	Repair linings Redecorate
Floor:	Timber boards on north/south axis with loose and missing boards, uneven finish and debris. South wall timber boarding	Investigate Repair and finish
Doors:	South open doorway	(Re)hang existing or new door
Windows:	East slope rooflight	Replace rooflight with smaller unit(s) between rafters (subject to LBC)
Fireplace:	Assumed chimneystack in south-east corner with plaster on brickwork	CCTV survey and sweep Repair and/or liner for use Ventilate
Fittings:	None	-

Room: S2 Name: Dog leg stairs Characterisation: Circulation (landing and stairway) with link between attics ('rabbit hutch') Key features: Staircase		
	Observations	Recommendations
Ceiling:	Assumed reed and plaster. Sloping ceiling to west and upper part of sloping ceiling above purlin to east. Modern reed/straw lining. Link between S2 and S5 with suspended fabric ('rabbit hutch')	Remove modern lining Remove suspended fabric as Room S5 Investigate and repair timber roof structure

		Structural intervention? (SA) Retain or replace link ('rabbit hutch') as Room S5 Repair and redecorate (subject to roofing damage)
Walls:	Upper level: North wall painted timber partition with doorway. Plastered brick chimneybreast for truncated chimneystack with missing plaster to north-east corner. East open beneath purlin/between rafters. South wall painted timber partition with doorway. West wall painted plaster below sloping ceiling with cracking and damage Lower level with modified roof structure: North wall on 2 no. planes with plastered chimneybreast and painted timber boards shows common rafters bearing on to truncated end of plate cut to form passageway between attics. Opposing truncated beam end supported on timber post and carrying principal/common rafters. Beam on east/west axis running below line of attic floor shows decay at central beam position. Painted timber boards beneath to west and painted plaster to east	Structural intervention to roof structure? (SA) Repair and redecorate
Floor:	Timber boards on north/south axis continuing through doorway to Room S1	Investigate Repair and finish
Doors:	See individual rooms	-
Windows:	None	-
Fireplace:	Assumed chimneystack in north-east corner with plastered brickwork	Repair and redecorate
Stairway:	Straight timber flight from landing with handrail and guarding to second floor. Modern lightweight bulkhead to head of lower staircase from first floor with doorway to landing and step up to upper landing	Remove bulkhead subject to LBC Investigate Repair and finish
Fittings:	None	-

Room: S3 Name: South attic Characterisation: Secondary accommodation or storage Key features: TBC		
	Observations	Recommendations
Ceiling	Exposed timber roof structure with 3 no. trusses (truss to north over Room S2 ceiling), single tier of purlins and common rafters. North bay 1 over Room S2 with reed over rafters and polythene sheeting to east slope and underside of slate roof covering to west slope. Bay 2 within Room S3 shows type 1F felt and membrane to east slope and underside of slate roof covering with remains of plaster on to reed lining to west slope.	Investigate and repair timber roof structure Structural intervention? (SA) Repair and redecorate (subject to roofing damage)

	Bay 3 shows type 1F felt and membrane with remains of lath and plaster lining to lower east slope and underside of slate roof covering with panel of reed and plaster lining to west slope. Bay 4 with chimneybreast shows polythene sheeting and timber boarding to east slope and underside of slate roof covering with remaining lower panel of lath and plaster. Reed and plaster to west slope. Likely decay to purlin bearing ends	
Walls:	North wall timber partition with doorway. East wall open beneath roof structure with debris. South wall with chimneybreast shows decorated plaster with cracking, soiling and evidence of rainwater penetration. West wall with remains of reed and plaster lining missing to bay 3	
Floor:	Hardboard sheets	Remove debris Assess hazard/risk + protection Investigate Repair and finish
Doors:	North x 1 no. ledged/boarded door	Adjust/repair and redecorate
Windows:	None	-
Fireplace:	Chimneybreast to south wall	Repair and redecorate
Fittings:	None	-
Comments:	Disrepair. Potential instability to floor	Structural intervention? (SA)

Room: S4 Name: North attic Characterisation: Secondary accommodation or storage Key features: TBC		
	Observations	Recommendations
Ceiling	North hip slope boarded. East slope assumed reed and plaster with deformation and boarding over dormer window with failed wall plate beneath. West slope reed and plaster shows damage, missing parts and deformation. Rudimentary rooflight to west with common rafters.	Remove modern lining Investigate and repair timber roof structure Repair/replace wall plate Repair and redecorate (subject to roofing damage)
Walls:	North wall reed and plaster. East wall lath and plaster. South wall decorated plaster with doorway. West wall reed and plaster lining with damage	Repair and redecorate
Floor:	Timber boards on north/south axis with damage and displacement	Investigate Repair and finish
Doors:	South x 1 no. ledged/boarded door	Adjust/repair and redecorate
Windows:	East slope dormer. West slope rooflight	Remove rooflight (subject to LBC)

		Adjust/repair and redecorate
Fireplace:	None	-
Fittings:	None	-

Room: S5 Name: Landing and stairway Characterisation: Circulation (landing and stairway) with link between attics ('rabbit hutch') Key features: Staircases		
	Observations	Recommendations
Ceiling	Exposed roof structure with timber link between roofs. Link between S5 and S2 with suspended fabric ('rabbit hutch')	Remove suspended fabric as Room S2 Retain or replace link ('rabbit hutch') as Room S2 Investigate and repair timber roof structure Structural intervention? (SA) Retain or replace link ('rabbit hutch') as Room S2 Repair and redecorate (subject to roofing damage)
Walls:	North wall as continuation of painted timber boards with unpainted boarding to side of steps beneath. Doorway at head of stairs. East wall decorated plaster sloping to chimneybreast with damage and step out at lower level. South wall painted boarding with unpainted boarding beneath tie beam and door at head of steps. West wall open through truncated beam with timber boarding above platform to west	Repair and redecorate
Floor:	Timber boards on north/south axis with gaps extending between attics	Investigate Repair and finish
Doors:	See individual rooms	-
Windows:	Timber link between roofs with top light	Retain or replace
Fireplace:	None	-
Stairways:	3 no. timber steps up with gap to north and platform with timber boarding beneath tie beam to south at shaped landing plus 2 no. sets of steps rising to Rooms S4 and S6 – Room S4 with 4 no. steps and threshold showing significant distortion and Room S6 with 4 no. steps and step up into room showing significant distortion. Boarding beneath string to void	Investigate Repair/stabilise and finish
Fittings:	None	-

Room: S6 Name: East attic (with partition) Characterisation: Secondary accommodation or storage Key features: Partition		
	Observations	Recommendations
Ceiling	Lath and plaster ceiling with damage and sheeting. Sloping lath and plaster to west with moisture-related damage, decay and corroding expanded metal lathing at repair	Investigate and repair timber roof structure Repair and redecorate (subject to roofing damage)
Walls:	North wall decorated plaster with timber framing for door. East wall timber partition open through upper level. South wall decorated plaster with ceiling. West wall decorated plaster with damage and sheeting beneath roof slope	Repair and redecorate
Floor:	Timber boards on north/south axis with distortion, damage and debris	Remove debris Investigate Repair and finish
Doors:	North ledged and boarded door. Open Room S7 doorway in partition	Supply/hang new partition door
Windows:	None	-
Fireplace:	None	-
Fittings:	None	-
Comments:	Several containers on floor for rainwater	Check/empty containers

Room: S7 Name: East attic (with partition) Characterisation: Secondary accommodation or storage Key features: Partition and cupboard with dormer window		
	Observations	Recommendations
Ceiling	Flat ceiling to west with distortion and moisture-related damage with polythene sheeting to south. Sloping ceiling to east with assumed reed and plaster. Painted roof timbers to east with gap into adjacent structure	Investigate damp/decay Investigate and repair timber roof structure Repair and redecorate (subject to roofing damage)
Walls:	North wall decorated plaster with doorway. East wall assumed reed and plaster lining beneath sloping ceiling with cracks and moisture-related damage to south. South wall decorated plaster and masonry with window (incl. boarding) with cracking beneath. West wall timber partition open through upper level and doorway	Repair and redecorate
Floor:	Timber boards on north/south axis with gaps, damage and debris	Remove debris Investigate

		Repair and finish
Doors:	Open Room S6 doorway in partition. North doorway to Cupboard A	Supply/hang new partition door (as Room FS)
Windows:	South x 1 no. assumed sash (boarded). Dormer window in cupboard	Adjust/repair and redecorate
Fireplace:	None	-
Fittings:	Cupboard	-
Cupb'd A	Ceiling with remains of lath and plaster and sloping ceiling with dormer window (incl. boarding) to east slope. North wall assumed reed and plaster lining. East wall remains of reed and plaster lining beneath dormer window with expanded metal lathing. South wall lath and/or reed and plaster lining with doorway. West wall decorated plaster to side of brick chimneybreast. Floor with timber boards on east/west axis shows missing boards, loose board and debris	Remove debris As main room

2.2 FIRST FLOOR (Figs. 8–21)

Room: F1 Name: Corner bedroom Characterisation: Bedroom Key features: Blocked doorway with fanlight, fireplace and windows		
	Observations	Recommendations
Ceiling	Reed and plaster with cracking and area of loss. Temporary support to east. Timber over north wall	Check temporary support Repair and redecorate
Walls:	Decorated plaster with timber skirting boards (part-missing to north and east walls). North wall with 2 no. windows and central former doorway with fanlight included leaded lights with lath and plaster to outer face and pair of inner doors. East wall splay with fireplace to south-east. South wall with doorway. West wall with 2 no. windows (incl. security boarding), radiator and displaced skirting board	Repair and redecorate Reinstate blocked north wall doorway with LBC
Floor:	Timber boards on north/south axis with area of modern boarding to north-east	Investigate Repair and finish
Doors:	Former external north wall. South 2-panel	Adjust/repair and redecorate
Windows:	North x 2 no. cross mullion and west x 2 no. cross mullion (part boarded)	Adjust/repair and redecorate
Fireplace:	Painted timber shelf and surround with cast-iron grate and blackened flush brick hearth	CCTV survey and sweep Repair and/or liner for use Ventilate
Fittings:	None	-

Room: F2 Name: Landing and stairway Characterisation: Circulation Key features: Incised plaster, panelling, staircase and window		
	Observations	Recommendations
Ceiling	Assumed reed and plaster with cracking and moisture-related damage. Higher ceiling with similar damage to east. Sloping soffit to upper stair flight	Investigate timbers Repair and redecorate
Walls:	Walls and partitions (east, south) with decorated plaster including incised ashlar lines and skirting boards and north and west. North wall with doorway and cracking to side. East wall with doorway at upper level and steps down to landing. South wall painted timber panelling with 2 no. doors. West wall with window (incl. security partial boarding) shows damage to reveals	Repair and redecorate

Floor:	Timber boards on north/south axis with damage and sloping to east	Investigate Repair and finish
Doors:	See individual rooms	-
Windows:	West x 1 no. cross mullion (part boarded)	Adjust/repair and redecorate
Fireplace:	None	-
Stairway:	4 timber steps up with balustrade from landing. Additional straight flight of 8 steps plus upper/modern step beyond doorway shows distortion. Matching balustrading to upper level	Investigate Repair and finish
Fittings:	None	-

Room: F3

Name: **Toilet**

Characterisation: Sanitary accommodation

Key features: Window

	Observations	Recommendations
Ceiling	Assumed reed and/or lath and plaster with fine cracks	Repair and redecorate
Walls:	Wall and partitions (north, east, south) with decorated plaster, boarding and partition. North wall with timber boards over doorway. East and south walls as lining. West wall with window plaster with cracking	Combine with Room F4 Repair and redecorate
Floor:	Timber boards on east/west axis	Investigate Repair and finish
Doors:	North 2-panel	Adjust/repair and redecorate
Windows:	West x 1 no. cross mullion with some obscure glass (part boarded)	Adjust/repair and redecorate
Fireplace:	None	-
Fittings:	Low-level WC	Retain or replace sanitaryware
Comments:	Absence of mechanical extract ventilation	Provide extract ventilation

Room: F4

Name: **West bathroom**

Characterisation: Sanitary accommodation

Key features: Cupboards, fireplace and window

	Observations	Recommendations
Ceiling	Reed or lath and plaster shows cracking, moisture-related damage and distortion in south-east corner	Investigate timbers Repair and redecorate
Walls:	Walls and partition (north, east) with decorated plaster. North wall painted timber	Combine with Room F3

	panelling with doorway. East wall decorated plaster. South wall decorated plaster over timber bressummer to fireplace and flanking cupboards with 2-panel doors. West wall with window shows cracking; modern partition to north with radiator forms Room F3	Repair and redecorate
Floor:	Timber boards on east/west axis with damage overlying earlier boards on north/south axis	Lift upper boards and investigate Repair
Doors:	North 2-panel	Adjust/repair and redecorate
Windows:	West x 1 no. cross mullion (part boarded)	Adjust/repair and redecorate
Fireplace:	Surround with flush hearth. Stove with flue penetrating boarding or plate in throat	CCTV survey and sweep Repair and/or liner for use Ventilate Retain stove
Fittings:	Cupboards, freestanding bath and 2 no. pedestal wash-hand basins	Retain or replace sanitaryware
Cupb'd A	East side of fireplace with shelves and framed shelved cupboard to rear without door. No upper floor boards	Remove modern shelves As main room
Cupb'd B	West side of fireplace with shelves, rear recess (possible former window?) and wall-mounted boiler. Damage to wall plaster. Floor as main room	Remove modern beam and shelves Inspect, test and report on boiler Retain/remove boiler As main room
Comments:	Absence of mechanical extract ventilation	Provide extract ventilation

Room: F5 Name: Long bedroom Characterisation: Bedroom Key features: Cupboard and window with shutters and seat		
	Observations	Recommendations
Ceiling	Lath and/or reed and plaster with local repair and cracking	Repair and redecorate
Walls:	Walls and partitions (east, south) with decorated plaster with skirting boards. North wall with window including shutters and seat. Timber panelling to east side. East wall with doorway as inserted partition showing end of Room F6 fireplace mantle shelf. South wall with doorway and shelved cupboard with 2-panel door. West wall with patch repairs and cracking	Remove east wall with Room F6 to reinstate single room (subject to LBC) Repair and redecorate
Floor:	Timber boards on north/south axis with areas of repair and loose/lifted boards and small areas of missing/damaged boards. Timber block against east wall skirting	Investigate Repair and finish
Doors:	East and south 2-panel	Adjust/repair and redecorate
Windows:	North x 1 no. cross mullion	Adjust/repair and redecorate

Fireplace:	None	-
Fittings:	Cupboard	-
Cupb'd A	South wall with shelves	As main room

Room: F6 Name: Long bedroom (if combined with Room F5) Characterisation: Bedroom Key features: Cupboard, fireplace, former window and window with shutters and seat		
	Observations	Recommendations
Ceiling	Reed or lath and plaster with cracks and undulation	Repair and redecorate
Walls:	Wall and partitions (east, south, west) with decorated plaster, picture rail and skirting boards. North wall with 2 no. windows with window seats and shutters both (inc. security boarding). Timber bracing to east window. East wall with cupboard at former window. South wall with doorway and fireplace. West wall with doorway	Remove west wall with Room F5 to reinstate single room (subject to LBC) Repair and redecorate
Floor:	Timber boards on north/south axis with undulation and missing boards as hazard to south	Assess hazard/risk + protection Investigate Repair and finish
Doors:	South and west 2-panel	Adjust/repair and redecorate
Windows:	North x 2 no. cross mullion	Assess window bracing Adjust/repair and redecorate
Fireplace:	Painted timber mantle shelf penetrating west wall and assumed painted stone surround. Corroding cast-iron grate with pamment tile hearth and part-missing timber kerb	CCTV survey and sweep Repair and/or liner for use Ventilate
Fittings:	Cupboard	-
Cupb'd A	East wall at former window	Retain as cupboard As main room

Room: F7 Name: Gallery Characterisation: Circulation (landing and stairway) Key features: Staircase		
	Observations	Recommendations
Ceiling	Modern boarding with area showing underside of undecorated timber boards and stairway soffit. Moisture-related damage	Investigate Replace and decorate
Walls:	Wall and partitions (north, east, south) with painted panelling. North wall with doorway at	Repair and redecorate

	side of steps shows void to underside of Room F5 floor. East wall with panelling. South wall with doorway shows 2 no. lines of vertical cracking on penetration through wall. West wall open with painted timber boards to upper level	
Floor:	Timber boards on north/south axis with damage and distortion. Boards on north/south axis at mid-landing	Investigate Repair and finish
Doors:	See individual rooms	-
Windows:	None	-
Fireplace:	None	-
Stairway	4 no. steps up from landing with pair of curved balustrades	Investigate Repair and finish
Fittings:	None	-

Room: F8 Name: Passage Characterisation: Circulation Key features: Panelling		
	Observations	Recommendations
Ceiling	Reed and plaster with cracking, damage, area of missing plaster and mould	Replace and decorate
Walls:	Decorated plaster and panelling. North wall with doorway shows distortion. Door locked as missing floor in Room G6 and gap under door. East wall with open doorway and 2 no. steps up to Room F10 with cracking to plaster above dado panelling. South wall with doorway shows distorted head and cracking to plaster. West wall with timber partition and blind baluster panel over doorway	Repair and redecorate
Floor:	Timber boards on east/west axis	Investigate Repair and finish
Doors:	See individual rooms	-
Windows:	None	-
Fireplace:	None	-
Fittings:	Cupboard	-
Cupb'd A	West wall. Ceiling shows cracking, staining and access hatch. Decorated plaster wall with significant cracking above and to projecting chimneybreast and rear of panelling to south. Timber floorboards on east/west axis with stored goods. Door with dado moulding	Remove stored goods Investigate hatch, repair, redecorate and insulate upper side As main room

Room: F9

Name: Garden bedroom Characterisation: Bedroom Key features: Cupboards, fireplace, panelling and window with shutters and seat		
	Observations	Recommendations
Ceiling:	Lath and/or reed and plaster with cracking, moisture-related damage, mould and fungal material with previous rainwater penetration	Investigate dampness Replace and decorate
Walls:	Decorated timber panelling. North wall with distortion, 2 no. doorways flanking central fireplace. East wall with radiator shows moisture-related damage in south-east corner. South wall with distortion, 2 no. windows with shutters and partial protective boarding. West wall with distortion and 2 no. cupboards	Investigate dampness Repair and redecorate
Floor:	Timber boards on north/south axis with undulation and small area of cut/loose boards at and adjacent to south-east corner	Investigate Repair and finish
Doors:	North x 2 no. 2-panel and west x 2 no. 2-panel	Adjust/repair and redecorate
Windows:	South x 2 no. 9/9 sash with shutters and seats (part boarded)	Adjust/repair and redecorate
Fireplace:	Painted timber shelf and surround to recessed grate with flush stone or similar hearth	CCTV survey and sweep Repair and/or liner for use Ventilate
Fittings:	Cupboards	-
Cupb'd A	North. Exposed reed/straw ceiling. North wall with timber boards and remains of paper. East wall similar. South wall similar with shelves. West wall decorated brickwork with timber boarding. Floorboards on north/south axis. Obvious moisture-related damage with containers holding water	Check/empty containers
Cupb'd B	South. Reed and plaster ceiling with damage, staining and missing plaster. North wall with boxing to north-west corner and unpainted timber boarding. East wall undecorated timber boarding. South wall exposed brickwork with vertical joint. Damage and retained decorated plaster with cracking at upper level. West wall decorated plaster with horizontal chase including assumed decaying timber and opening for pipework at lower level. Floorboards on north/south axis with modern boarding over south and containers holding water	Check/empty containers Investigate assumed decayed timber in chase
Comments:	Room and cupboards shows significant structural distortion and previous/current rainwater penetration with high risk of structurally significant decay	Immediate safeguarding action

Room: F10 Name: Main stairs Characterisation: Circulation (landing and stairway)

Key features: Staircase and window with shutters		
	Observations	Recommendations
Ceiling	Assumed lath or reed and plaster with cracking and distortion	Repair and redecorate
Walls:	Walls with decorated plaster and painted timber dado panelling. North wall at side of stairway with fracture through panelling. East wall with window shows areas of cracking and damage. Displaced panel at quarter-turn landing shows undecorated brickwork. South wall to side of stairway with doorway shows cracking and distortion. West wall with open doorway to side of stairway show significant cracking and distortion. Tapering gap to dado panelling at north-west corner	Repair and redecorate
Floor:	Timber boards on north/south axis.	Investigate Repair and finish
Doors:	See individual rooms	-
Windows:	East x 1 no. 6/6 sash with shutters	Adjust/repair and redecorate
Fireplace:	None	-
Stairway:	Timber staircase with 2 no. quarter-turn landings and additional flight (i.e. 8 steps to quarter-turn landing + 4 steps to quarter-turn landing + 7 steps to landing + 8 steps to Room F11). 2 no. timber steps up from Room F8 to landing	Investigate Repair and finish
Fittings:	None	-

Room: F11 Name: Lobby Characterisation: Circulation Key features: None		
	Observations	Recommendations
Ceiling	Assumed lath or reed and plaster with cracking and distortion	Repair and redecorate
Walls:	Walls and partitions (east, south) with decorated plaster. North wall with open doorway shows cracking. East wall with doorway. South wall with doorway. West wall shows cracking and displaced plaster	Retain partitions between Rooms F11, F12 and F13 Repair and redecorate
Floor:	Timber boards on north/south axis	Investigate Repair and finish
Doors:	East and south 2-panel doors. North open doorway	Retain open north doorway from Room F10 Adjust/repair and redecorate
Windows:	None	-
Fireplace:	None	-

Stairway:	See Room G8	-
Fittings:	None	-

Room: F12
Name: Reading room
Characterisation: Former sub-division for flats
Key features: Fireplace and windows

	Observations	Recommendations
Ceiling:	Exposed roof structure viewed through ceiling joists with valley gutter on north/south axis, hip slopes to north, dormer window to east, slope to south extending with valley gutter to west and dormer window to north part of west slope. Modern membrane and repairs. Timber beam beneath valley gutter on north/south axis with additional members to west side and beam on north/south axis in front of west wall. Joists between plus modern timbers and joist hangers. East joist bearing ends on to mild-steel angles bolted to wall head and west beam ends on to wall head. Remains of nail-fixed plasterboard and some evidence in part of laths or reed	Investigate and repair timber roof structure Structural intervention? (SA) New ceiling?
Walls:	Walls and partition (north) with decorated plaster and lengths of picture rail. North wall with fireplace shows vertical studs, skirting board, picture rail to west and plaster with cracking and damage to east showing separation with removed partition. East wall with window shows cracking and line of removed partition. South wall with window to east and arch-headed window to west with repaired brickwork beneath and mild-steel plate across window heads to full length of wall connecting to vertical angle in south-east corner	Retain partitions between Rooms F11, F12 and F13 Assess and retain/remove structural repairs (SA) Repair and redecorate
Floor:	Timber boards on north/south axis with displaced/lifted boards, modern boards, carpet and stored timbers	Remove stored items/debris and loose sheets Investigate Repair and finish
Doors:	West x 2 no. 2-panel	Adjust/repair and redecorate
Windows:	East x 1 no. 3/3 sash, south x 1 no. 3/3 sash and south 1 x 2/4 sash (part boarded)	Adjust/repair and redecorate
Fireplace:	North wall with modern ceramic tile surround	CCTV survey and sweep Repair and/or liner for use Ventilate
Fittings:	None	-

Room: F13
Name: Attic bathroom
Characterisation: Bathroom

Key features: Fireplace, quoins and window		
	Observations	Recommendations
Ceiling:	Lath or reed and plaster with damage and missing parts exposing joists and modern fixings over. Cracking and mould growth	Structural intervention? (SA) New ceiling?
Walls:	Walls and partitions (north, east) with decorated plaster, lengths of picture rail and skirting boards. North wall with doorway. East wall with doorway. South wall with window and mild-steel plate across window head to full length of wall. West wall with chimneybreast showing exposed brickwork, stone quoins, sink and hot-water heater.	Retain partitions between Rooms F11, F12 and F13 Assess and retain/remove structural repairs (SA) Repair and redecorate
Floor:	Timber boards on north/south axis with modern boarding to north	Investigate Repair and finish
Doors:	North x 1 no. 2-panel and east x 1 no. 2-panel	Adjust/repair and redecorate
Windows:	South x 1 no. 3/3 sash with panelling beneath	Adjust/repair and redecorate
Fireplace:	Projecting chimneybreast with disrepair. Cast-iron grate	CCTV survey and sweep Repair and/or liner for use Ventilate
Fittings:	Bath, modern sink and redundant electric hot-water heater	Retain sanitaryware Remove water heater Install new w.c.

Room: F14 Name: Upper chamber Characterisation: Ancillary room over Room G12 Key features: Internal window with leaded light		
	Observations	Recommendations
Ceiling:	Lath and plaster with sloping ceilings to east and west. Detached and missing plaster with polythene sheeting over part. Aluminium foil fixed to sloping ceilings	Remove aluminium foil/polythene Investigate and repair timber roof structure Structural intervention? (SA) New ceiling (subject to roofing damage)?
Walls:	North wall as rear of lath and plaster partition with tie beam including ferrous-metal straps, studs and small window with diagonal timber mullion and distorted leaded light. East wall decorated brickwork below sloping ceiling. South wall decorated brickwork with some plaster, window and part-embedded tie beam with additional round timber as additional tie. West wall decorated plaster with structural cracking below sloping ceiling	Structural intervention? (SA) Repair and redecorate
Floor:	Timber boards on north/south axis	Investigate

		Repair and finish
Doors:	North x modified 2-panel	Adjust/repair and redecorate
Windows:	North x 1 no. window with leaded light overlooking Room G15. South x 1 no. fixed light with tape and internal sheet	Repair internal north window Replace south window
Fireplace:	None	-
Fittings:	None	-
Comments:	Located in rear range with access by unsecured timber steps from Room G12. Significant disrepair with damage and distortion	Review future use and access requirements

2.3 GROUND FLOOR (Figs. 22–35)

Room: G1 Name: Breakfast room Characterisation: Private room Key features: Fireplace		
	Observations	Recommendations
Ceiling	Assumed reed and plaster with undulation and cracking	Repair or replace and (re)decorate
Walls:	Decorated plaster, picture rail and skirting boards. North wall with 2 no. windows flanking cupboard recess. East wall with doorway. Fireplace in south-east splay. South wall with doorway. West wall with window and radiator	Repair and redecorate
Floor:	Timber boards on east/west axis with modern boarding to north	Investigate Repair and finish
Doors:	East x 1 no. 2-panel and south x 1 no. 2-panel	Adjust/repair and redecorate
Windows:	North x 2 no. and west x 1 no. cross mullion with timber boards beneath splayed reveals	Adjust/repair and redecorate
Fireplace:	Marble surround and shelf, ceramic tile hearth and splays, and assumed cast-iron fireplace without grate	CCTV survey and sweep Repair and/or liner for use Ventilate
Fittings:	Shelving in former doorway to north wall recess with vertical boarding (part missing) around recess and 5 no. wooden shelves (1 no. shelf missing)	Retain and repair

Room: G2 Name: Entrance hall Characterisation: Entrance and circulation (stairway) Key features: Staircase		
	Observations	Recommendations
Ceiling	Assumed lath and plaster with staircase soffit and lower ceiling rising to vault to east in Room G5	Repair and redecorate
Walls:	Decorated plaster and timber skirting boards. North wall with doorway. East wall under lower ceiling. South wall with doorway, splay and doorway to west. West wall with external 2-part glazed door with fanlight	Repair and redecorate
Floor:	Assumed modern stone slabs with slope down to south-east. Step up and over timber threshold to Room G1. Step up and over timber threshold to Room G3 to slightly raised timber floor. Step down with timber threshold to Room G4 and step down with timber threshold to Room G5	Investigate Repair and finish

Doors:	See individual rooms	-
Windows:	None	-
Fireplace:	None	-
Stairways:	Timber staircase with rounded lower step, 2 no. lower splayed steps and straight flight to landing with 4 no. steps up to east to first floor and 4 no. steps up with curved balustrade to first floor in adjacent range. Stairway down to cellar with gate	Investigate Repair and finish
Fittings:	None	-

Room: G3 Name: Servant's parlour Characterisation: Service (first kitchen) Key features: Cupboards, fireplace and Incised plaster		
	Observations	Recommendations
Ceiling	Hardboard with staining and moisture-related damage	Replace
Walls:	Decorated plaster including incised ashlar lines and timber skirting boards. North wall with doorway, cupboard over doorway with electrical installation shows area of damage with underlying brickwork. East wall with shelved cupboard and hatch into Room G6B cupboard. South wall with shelved cupboard and range; part to west to side of chimneybreast with shelved cupboards and doorway to Room G10. West wall with 2 no. windows and radiator	Inspect, test and report on electrical installation Retain/remove electrical installation Repair and redecorate
Floor:	Timber boards on north/south axis. Floor falls to north-east	Investigate Repair and finish
Doors:	North x 1 no. 2-panel	Adjust/repair and redecorate
Windows:	West x 2 no. cross mullion (part boarded)	Adjust/repair and redecorate
Fireplace:	Timber shelf and surround, ceramic tile and range with raised ceramic tiles to hearth	Retain/remove range CCTV survey and sweep Repair and/or liner for use Ventilate
Fittings:	Cupboards and sink with drainer	Retain or replace sink
Comments:	Absence of mechanical extract ventilation	Provide extract ventilation

Room: G4 Name: Hall Characterisation: Entry, circulation, reception Key features: Fireplace, floor tiles, panelling		
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	Observations	Recommendations
Ceiling:	Reed and plaster with areas of collapse, temporary repair and 2 no. adjustable props	Assess and retain/remove temporary works (SA) Structural intervention (SA) Repair or replace and (re)decorate
Walls:	Painted timber panelling. North wall with 2 no. windows flanking central doorway. East wall with doorway. South open to west with arch-headed opening to east, doorway to south and cupboard to side of chimneybreast to west. South wall open to west, fireplace and doorway with faux glazed fanlight. West wall with doorway	Repair and redecorate
Floor:	Ceramic tiles with undulation and significant area of settlement to north-west. Small step up at doorway to Room G7. Step down at doorway to Room G6 and step up at doorway to Room G5	Protect (especially damaged parts) at foot traffic Investigate settlement Repair and finish
Doors:	External north door. East, south and west x 3 no. 2-panel	Adjust/repair and redecorate
Windows:	North x 2 no. cross mullion with leaded lights (part boarded)	Adjust/repair and redecorate
Fireplace:	South wall with cast-iron grate in surround set within timber panelling	CCTV survey and sweep Repair and/or liner for use Ventilate
Fittings:	None	-
Comments:	Boxed and unboxed items	Remove stored items

Room: G5

Name: **Lobby**

Characterisation: Circulation

Key features: Incised plaster

	Observations	Recommendations
Ceiling:	Barrel vault on north/south axis with plaster. Plasterboard to lower west ceiling	Repair/replace and (re)decorate
Walls:	Decorated plaster including incised ashlar lines. North wall with doorway. South wall with doorway. West wall open facing staircase	Repair and redecorate
Floor:	Assumed modern stone slabs (as Room G2)	Repair and finish
Doors:	North and south x 2 no. 2-panel	Adjust/repair and redecorate
Windows:	None	-
Fireplace:	None	-
Fittings:	Gate to cellar stairway	Adjust/repair and redecorate

Room: G6 Name: Dining room Characterisation: Reception room Key features: Fireplace and panelling		
	Observations	Recommendations
Ceiling:	Decorated lath or reed plaster with staining and cracking to west. Painted timber cornice shows undulation and missing parts to south wall with high risk of damage/decay to joist ends over failed lintel to west window	Structural intervention (SA) Repair/replace and (re)decorate
Walls:	Decorated timber panelling. North wall with 2 no. doorways flanking central fireplace. East wall with shelved recess and doorway. South wall with 2 no. windows flanking central part-glazed external door. Exposed brickwork at west window. Later opening up (29 January 2025) shows brickwork to sides of doorway with deterioration to east and structural cracking to west. Shutters to window and upper part of door. West window with timber lintels shows significant decay with adjustable props supporting inner lintel, decayed joists and brickwork above at risk of movement. Missing section of cornice. West wall with 2 no. shelved cupboards; hatch or doorway to rear to Room G3	Investigate panelling/walls Assess and retain/remove temporary works (SA) Structural intervention (SA) Repair and redecorate
Floor:	Timber boards on north/south axis with undulation, gaps between boards and areas of missing boarding and modern temporary sheets to 2 no. south window recesses. Later opening up (29 January 2025) shows joists on to ground without ventilation. Adjustable prop in west window recess supporting failed timber lintel. Unsupported ends of boards between windows and doors to south present hazard. Step up at 2 no. north wall doors, step up at east door and step up to higher ground level at external south door	Assess hazard/risk + protection Investigate floor Replace (boards on limecrete?)
Doors:	External south door. North and east x 3 no. 2-panel	Adjust/repair and redecorate
Windows:	South x 2 no. 6/6 sash with shutters; west window shows missing shutter	Replace missing shutter Adjust/repair and redecorate
Fireplace:	Open fireplace with grate set within timber panelling and assumed stone hearth	CCTV survey and sweep Repair and/or liner for use Ventilate
Fittings:	Cupboards	-
Cupb'd A	North. Shallow upper cupboard with pegged shelves and lower cupboard with shelf	As main room
Cupb'd B	South. Upper and lower cupboards with shelves. Hatch to Room G3	As main room. Open hatch to Room G3

Room: G7 Name: Laundry room Characterisation: Service		
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Key features: TBC		
	Observations	Recommendations
Ceiling:	Decorated plaster with sloping ceiling to east and exposed timber purlin. Flat ceiling with access open hatch showing underside of roof structure with modern bolt fixings and felt or membrane. Ceiling punctured by extract fan duct. Area of cracking and mould to north part of upper sloping ceiling	Investigate and repair timber roof structure Repair or replace and (re)decorate (subject to roofing damage)
Walls:	Decorated plaster with timber skirting board to south wall only. North wall with area of missing paint and moisture-related damage to east. East wall with temporary boarding over window, open vent above floor and 2 no. sinks. South wall with radiator. West wall with doorway and cupboard over shows moisture-related damage. Cracking at ceiling/wall junction to north-east corner	Investigate dampness Repair and redecorate
Floor:	Ceramic tiles with step down at timber threshold to Room G4	Repair and finish
Doors:	West x 1 no. 2-panel	Adjust/repair and redecorate
Windows:	East x 1 no. unobserved (boarded)	Confirm pattern and condition Adjust/repair and redecorate
Fireplace:	None	-
Fittings:	Timber boxing to north wall with vent. Timber stand and work surface with sinks to east. Timber support and work surface to west	Retain or remove

Room: G8 Name: Ground-floor bathroom Characterisation: Sanitary accommodation Key features: None		
	Observations	Recommendations
Ceiling:	Assumed decorated plaster with sloping ceiling to east and timber boxing to assumed purlin. Modern vent in flat ceiling	Repair and redecorate
Walls:	Decorated plaster and timber boarding with timber skirting boards. North wall with ceramic tiling over bath with shower over, basin set into panelling and radiator. East wall with boarding to window, low-level WC and vent in boxing behind WC. South wall with doorway and flush threshold shows moisture-related damage to upper wall. West wall with shelved cupboard and boxing to assumed cylinder with stop tap	Investigate dampness Inspect, test and report on cylinder Retain/remove cylinder Repair and redecorate
Floor:	Ceramic tiles with stone at doorway	Repair and finish
Doors:	South x 1 no. 4-panel	
Windows:	East x 1 no. assumed 2/2 sash (boarded)	Confirm pattern and condition Adjust/repair and redecorate

Fireplace:	None	-
Fittings:	Basin, bath, assumed cylinder and sink	Retain or remove sanitaryware
Comments:	Absence of mechanical extract ventilation	Provide extract ventilation

Room: G9 Name: Main stairs Characterisation: Circulation (hall and stairway) Key features: Floor tiles and stairway		
	Observations	Recommendations
Ceiling:	Assumed decorated lath and plaster with cracking continuing into sloping soffit beneath staircase. Lower ceiling with restricted head room to east	Consider headroom Repair and redecorate
Walls:	Decorated plaster with timber dado panelling. North wall with doorway; staircase soffit cutting architrave. East wall with part-glazed external door. South wall with timber staircase and door with flush threshold. West wall with arch-headed timber panelled opening	Repair and redecorate
Floor:	Ceramic tiles with step down to lower tiled floor at external doorway shows distortion to east and damage to west (similar in Room G4)	Protect (especially damaged parts) at foot traffic Investigate settlement Repair and finish
Doors:	External 4-panel door including 2 no. glass panes. See individual rooms	-
Windows:	None	-
Fireplace:	None	-
Stairway:	Timber staircase with 2 no. quarter-turn landings (i.e. 8 steps to quarter-turn landing + 4 steps to quarter-turn landing + 7 steps to landing + 8 steps to Room F11). Understairs cupboard with stored goods showing underside of staircase. Vent in second riser	Remove items from understairs cupboard Clean and ventilate re: mould Investigate Repair and finish
Fittings:	None	-

Room: G10 Name: Great Room Characterisation: Reception room Key features: Fireplace, panelling and access/views into garden		
	Observations	Recommendations
Ceiling:	Decorated lath and plaster with areas of staining, cracking and hole through to underside of first-floor boarding. Pendant light fitting	Repair and redecorate

Walls:	Painted timber panelling with evidence for modern reinstatement on brickwork. Later opening up (29 January 2025) shows decaying timber beam over window behind panelling to east and assumed similar to west. North wall with doorway and projecting chimneybreast with fireplace. East wall with panelling. South wall with 2 no. windows, 2 no. narrow windows flanking part-glazed external doorway. West wall with pediment over doorway	Investigate panelling/walls Structural intervention (SA) Repair and redecorate
Floor:	Timber boards at east/west axis flush at doorway to Room G9 and with step down to Room G6. Later opening up (29 January 2025) shows joists on to ground without ventilation. Loose modern boarding over missing boards to south-west corner. Floor undulates (possibly over sleeper wall) and gaps between boards at south wall doorway. Area of short cut boards not following pattern at base of east wall. Floor falls to south-east corner with gap under panel skirting	Assess hazard/risk + protection Investigate floor Replace (boards on limecrete?)
Doors:	External part-glazed door with shutters to glazed part and fanlight with arched head. North x 1 no. 6-panel, west x 1 no. 2-panel	Adjust/repair and redecorate
Windows:	South x 2 no. 6/6 sash with shutters	Adjust/repair and redecorate
Fireplace:	Projecting chimneybreast with timber panelling, marble or similar surround to recess with stove and flue pipe on raised brick hearth with kerb. Details of flue and flue lining unknown. Gaps at mitred timber board surround kerb	CCTV survey and sweep Repair and/or liner for use Ventilate
Fittings:	Pendant light	-

Room: G11 Name: Kitchen Characterisation: Service Key features: Cupboards, fireplace and incised plaster		
	Observations	Recommendations
Ceiling:	Lath and plaster with sloping ceilings to east and west shows cracking, staining and areas of plaster detachment. 2 no. tie beams on east/west axis (north beam with adjustable prop beneath west end and south beam with east end supported on corbel with gap to wall. Scaffold tube across room through east and west walls. Cracking to south-west sloping ceiling and corner with evident outward movement of west wall	Assess and retain/remove temporary works (SA) Assess structural movement (SA) Investigate and repair timber roof structure Structural intervention? (SA) Repair and redecorate (subject to roofing damage)
Walls:	Decorated plaster including incised ashlar lines beneath paint layers. Moisture-related damage. North wall with doorway, various pipes and plinth. East wall shows cracking in north-east and south-east corners. South wall with shelved cupboards flanking fireplace	Investigate dampness Repair and redecorate

	and doorway. West wall with window, sink and radiator shows outward movement	
Floor:	Pamment tiles with damage, some settlement and debris. Step up at north doorway and flush with pamment tiles running through south doorway	Remove debris/unwanted items Repair and finish
Doors:	North x 1 no. ledged/boarded	Adjust/repair and redecorate
Windows:	West x 1 no. casement (part boarded)	Adjust/repair and redecorate
Fireplace:	Esse range within recess with flue pipe. Painted timber mantel shelf over fireplace and flanking cupboards. Plate in throat	Retain/remove range CCTV survey and sweep Repair and/or liner for use Ventilate
Fittings:	Cupboards, electric cooker, sink, range and loose items	Retain or replace cooker and range

Room: G12 Name: Back kitchen Characterisation: Service Key features: Upper chamber over (Room F14)		
	Observations	Recommendations
Ceiling:	Assumed decorated lath and plaster with sloping ceilings to east and west. Exposed timber purlins or boards over purlins. Lower ceiling to south beneath Room F14 with painted timber joists on east/west axis supported by adjustable prop and additional timber board with 2 no. props	Assess and retain/remove temporary works (SA) Assess structural movement (SA) Structural intervention (SA) Repair or replace and (re)decorate
Walls:	Decorated plaster. North wall to rear of chimneybreast with corroding ferrous-metal strap to west, significant cracking and separation of brickwork to east, 2 no. openings to flue(s) and raised timber cupboard with insulated indirect copper cylinder and cistern over. East wall with scars of former shelving. South wall with doorway. West wall with window showing boarding, external door, cracking to south-west corner, radiator and broken stone sink on brick piers	Assess structural movement (SA) Structural intervention (SA) Inspect, test and report on cylinder/cistern Retain/remove cylinder/cistern Repair or replace and (re)decorate
Floor:	Pamment tiles with damage. Parts covered by stored good and furniture	Remove debris/unwanted items Repair and finish
Doors:	West x 1 no. external door. South x 1 no. ledged/boarded	Adjust/repair and redecorate
Windows:	Internal window to upper north wall (Room F14). West x 1 no. lapped pane (part boarded)	Adjust/repair and redecorate
Fireplace:	None	-
Fittings:	Stone sink and shelves	Retain or remove

Room: G13 Name: Tank room Characterisation: Service Key features: Incised plaster		
	Observations	Recommendations
Ceiling:	Lath and plaster with exposed timber purlin and sloping ceiling to west shows significant damage/decay to east and areas of missing plaster	Investigate and repair timber roof structure Structural intervention? (SA) Repair and redecorate (subject to roofing damage)
Walls:	Decorated plaster with incised ashlar lines. North wall with doorway shows significant cracking in north-west corner, additional cracking and areas of missing plaster. East wall with upper-level window and significant cracking in south-east corner. South wall largely obscured by raised tank with doorway. West wall with window and boarding	Assess structural movement (SA) Structural intervention (SA) Repair or replace and (re)decorate
Floor:	Brickwork with missing bricks and corroding/loose inspection chamber cover to subterranean chamber. Modern brick base of east wall and projecting from south wall supporting water tank with pipe penetrating floor	Remove debris/unwanted items Re-fit inspection chamber cover Investigate subterranean chamber Repair and finish Repair subterranean chamber
Doors:	North x 1 no. ledged/boarded	Adjust/repair and redecorate
Windows:	East x 1 no. horizontal sliding sash	Adjust/repair and redecorate
Fireplace:	None	-
Fittings:	Tank	-

Room: G14 Name: Larder Characterisation: Service (or possible use as plant room) Key features: None		
	Observations	Recommendations
Ceiling:	Monopitch roof with purlin, common rafters, battens and slate covering. Glass pane. Failed upper abutment, gaps through slates and vegetation penetrating opening. Damage/decay to several roof members. Wall plate displaced from wall head to west	Investigate and repair timber roof structure Structural intervention? (SA) Requirement for ceiling?
Walls:	Exposed brickwork constructed against existing garden wall. North wall doorway and pier shows structural cracking over doorway and separation of wall at north-east corner. East wall (garden wall) with offset at mid-level and separation at north and south corners. South wall with horizontal cracking at high level and separation from east wall. West wall	Assess structural movement (SA) Structural intervention (SA) Repair or replace and (re)decorate

	with horizontal cracking and displacement, lifting and separation of wall plate and boarding over windows	
Floor:	Concrete broken and undulating with debris suggesting structural movement	Remove debris/unwanted items Replace to suit user requirements
Doors:	North x 1 no. ledged/boarded	Adjust/repair and redecorate
Windows:	West x 2 no. assumed casement (boarded)	Confirm pattern and condition Adjust/repair and redecorate
Fireplace:	None	-
Fittings:	None	-
Comments:	Disrepair with potential instable	Assess risks/hazards + protection/restriction Consider partial dismantling and re-building with suitable foundations

2.4 CELLAR (Fig. 36)

Room: C1 Name: Cellar Characterisation: Service or storage Key features: Evidence of former use(s)		
	Observations	Recommendations
Ceiling:	Timber beam on east/west axis supported at mid-span by timber post on to stone block. East bearing into wall and west bearing on to raking brick buttress with pad. Beam supports joists on north/south axis showing end repairs to north. North bearings on to wall head with line of tiles and infill and south bearings on to wall head with infill and timber lintel over doorway. Splayed brickwork to south-east with timber plate supporting joist ends. Area of boardings supporting concrete or similar of splay otherwise underside of floorboards	Assess and retain/remove structural repairs (SA) Consider removal of post? (SA) Investigate beam/joints end bearings Repair
Walls:	Decorated brickwork. North wall with infill removed between pair of joists for air vent to outside air shows staining (assumed dampness). Splay to south-east. South wall with doorway shows straight joint adjacent to south-west corner. West wall with 2 no. gaps with vents to outside air, distorted or uneven alignment, raking buttress and blocked opening to south side of buttress (coal chute?)	Investigate dampness Assess west wall (SA) Repair and redecorate
Floor:	Stone slabs reported to have been laid by previous owner with uneven stonework in front of south-east splay. Sump adjacent to south-west corner with removed block (without pump) and debris	Remove debris and stored items Repair and finish
Doors:	South x 1 no. ledged/boarded	Adjust/repair and redecorate
Windows:	None	-
Fireplace:	None	-
Stairway:	7 no. stone steps plus upper timber riser with winders down from Room G2 on to wide lower step. Gate at ground-floor level	Repair
Fittings:	None	-
Comments:	No obvious evidence for suggested tunnel towards north	Review future use and associated environmental conditions Investigate suggested tunnel

3 LIMITATIONS

3.1 GENERAL

This survey was confined to accessible structures. Structures were not examined in detail, except as described in this report, and no liability can be accepted for defects that may exist in other parts of the building. We have not inspected any parts of the structure that are covered, unexposed or inaccessible and are therefore unable to report that any such part of the property is free from defect or in the event that such part of the property is not free from defect it will not contaminate and/or affect any other part of the property

3.2 CDM

Any design work carried out in conjunction with this report has taken account of available pre-construction or construction phase information to assist in the management of health and safety risks. The sample remedial details and other recommendations in this report are included to advise and inform the design team appointed by the client. 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

3.3 BUILDING SAFETY ACT AND BUILDING REGULATIONS

H+R should not be considered as a designer under the Building Safety Act 2022 or the Building Regulations as amended. The client and design team should ensure that appropriate arrangements have been made where the Building Regulations apply and that the appropriate duty holders are in place and applications are made for Building Regulations approval

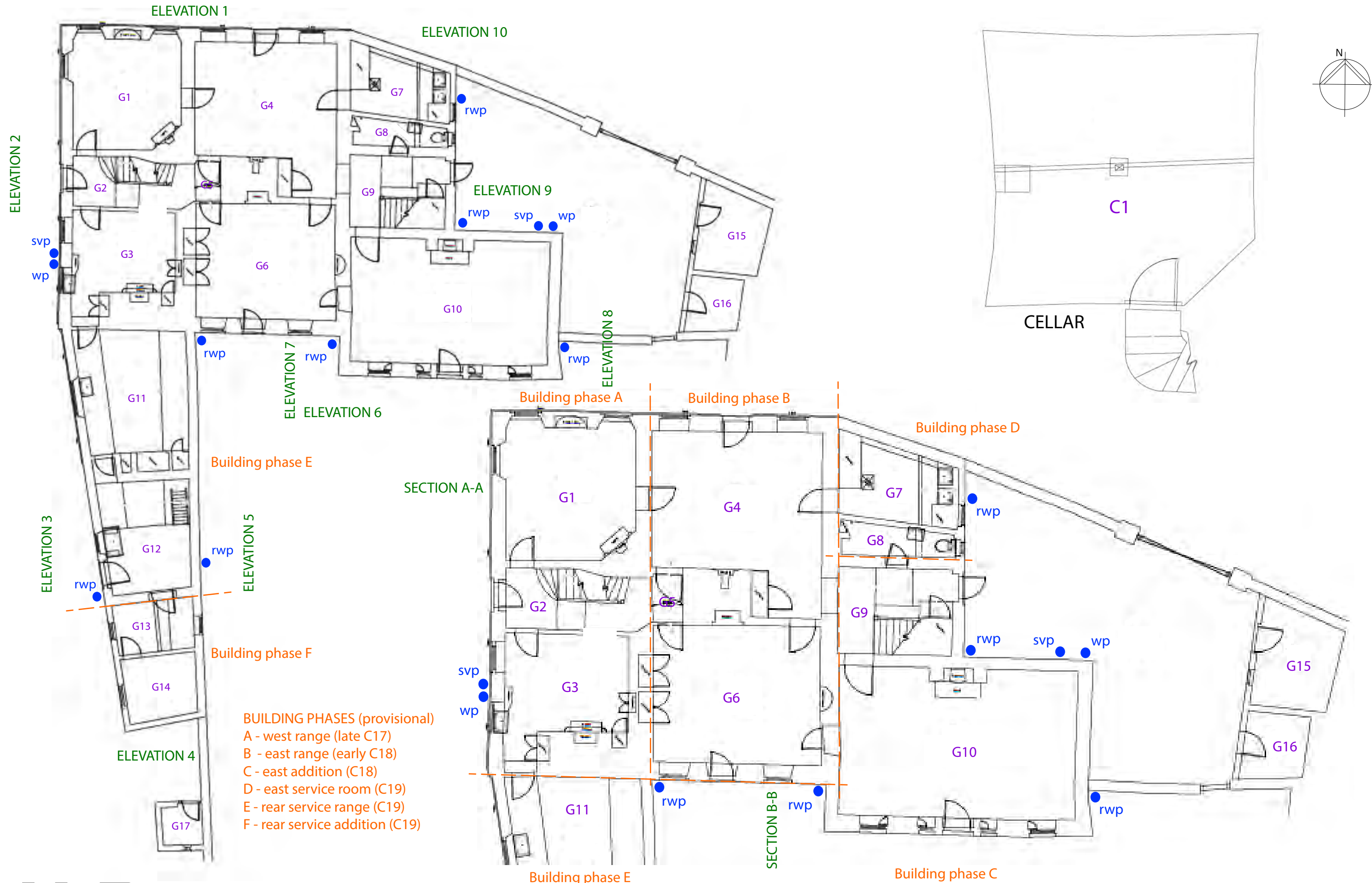
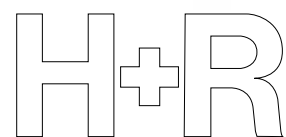
3.4 FIRE SAFETY

H+R have not carried out any risk assessments, surveys, investigations or analysis of fire safety risk, including compartmentation and structural fire performance of materials. It is recommended that the client and design team seek the guidance of appropriately qualified fire engineers or fire risk assessors as applicable

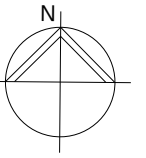
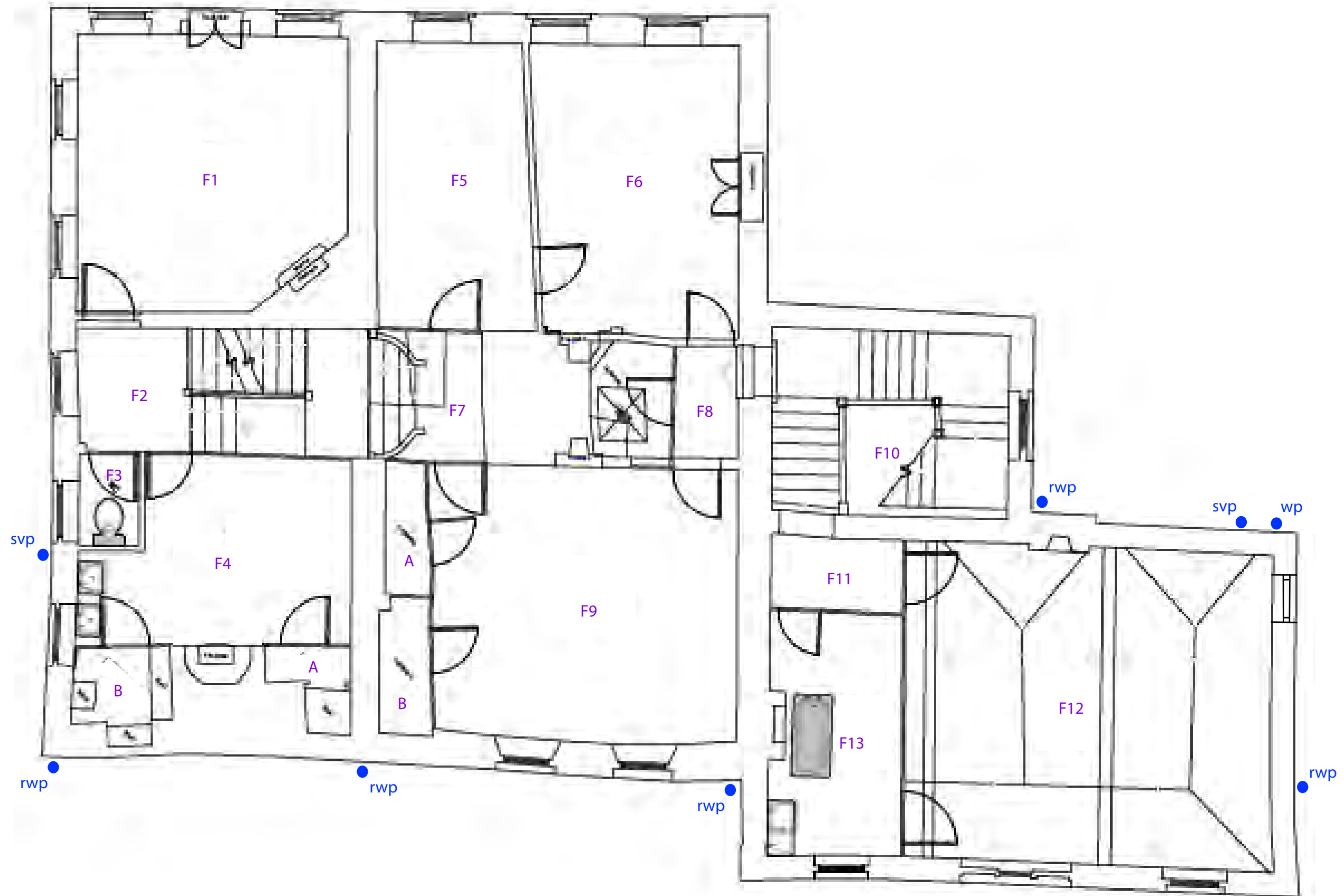
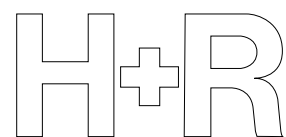
3.5 PLANNING PERMISSION AND LISTED BUILDING CONSENT

Listed buildings have statutory protection and works or alterations that may include fabric removal, some repairs, extension and demolition will require listed building consent. It is the responsibility of the client to ensure listed building consent is obtained where this is necessary. Where works to any building, listed or otherwise, constitute development requiring planning permission it is the responsibility of the client to ensure planning permission is obtained where this is necessary

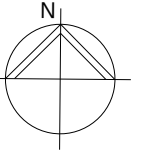
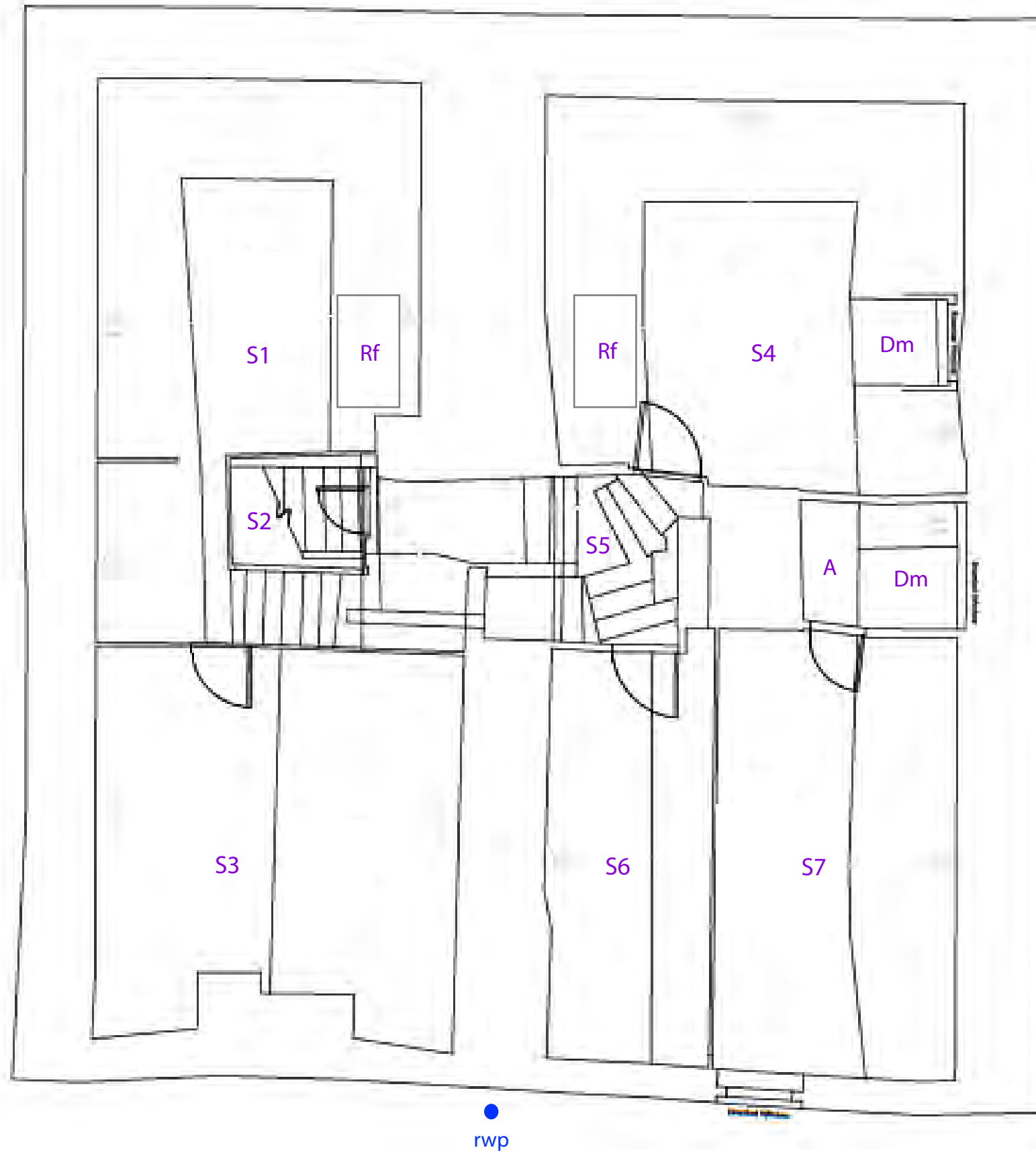
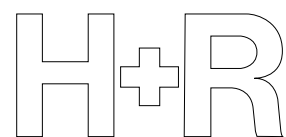
Appendix A



Manor House, Crowland, Lincolnshire
 Survey Drawings – Ground Floor and Cellar Plans (revised v.2)
 14 December 2024



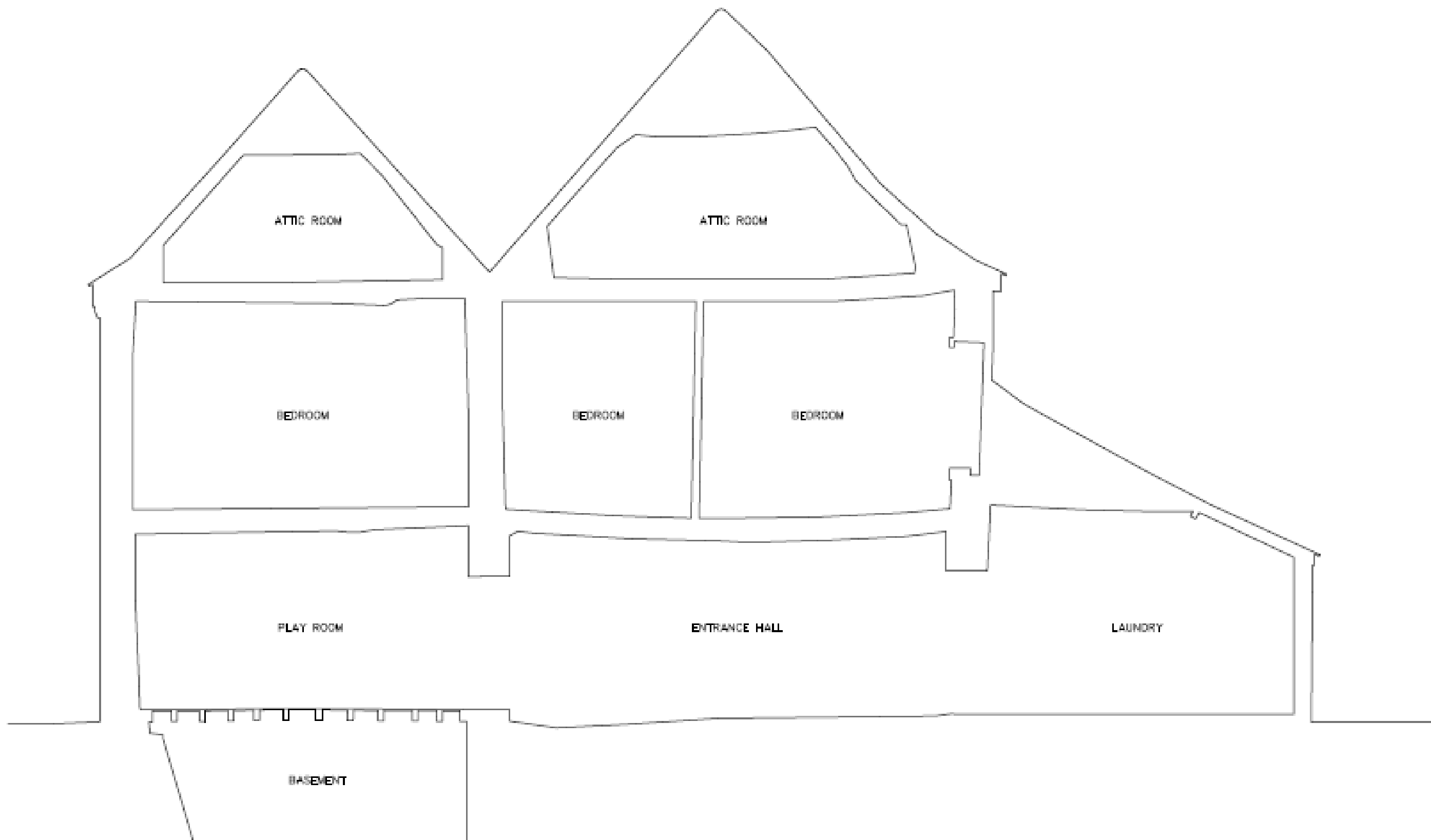
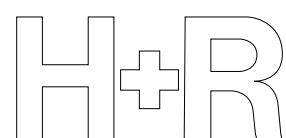
Manor House, Crowland, Lincolnshire
Survey Drawings – First Floor Plan (revised v.1)
14 December 2024



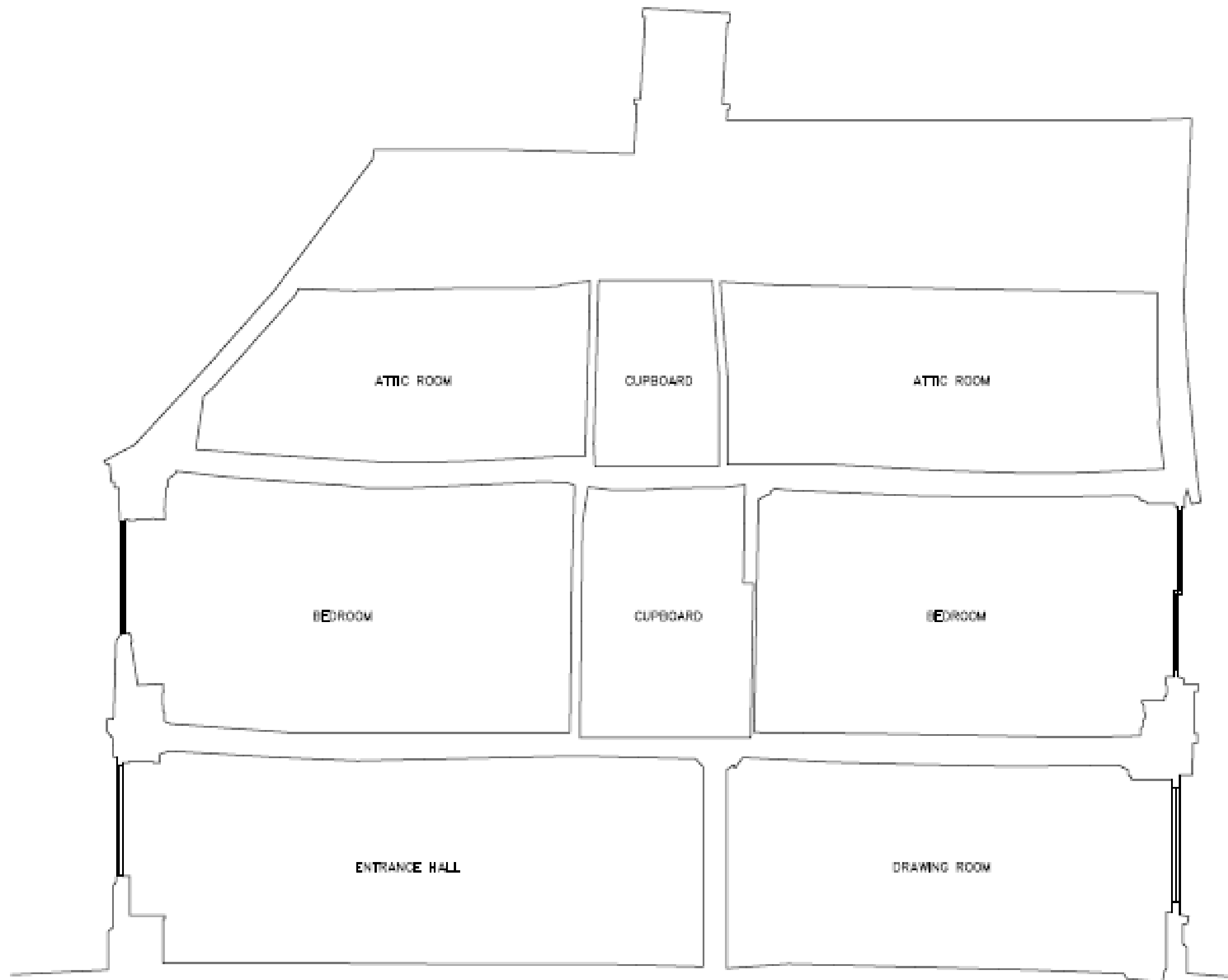
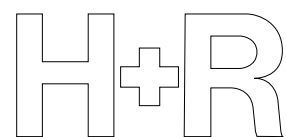
Manor House, Crowland, Lincolnshire
Survey Drawings – Second Floor Plan
14 December 2024

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

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Manor House, Crowland, Lincolnshire
 Survey Drawings – Section A-A
 14 December 2024



Manor House, Crowland, Lincolnshire

Survey Drawings – Section B-B

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
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Appendix B



Fig 1:

Room S1.



Fig 2:

Room S2.



Fig 3:

Room S3.



Fig 4:

Room S4.



Fig 5:

Room S5.



Fig 6:

Room S6.



Fig 7:

Room S7.



Fig 8:

Room F1.



Fig 9:

Room F2.



Fig 10:

Room F3.



Fig 11:

Room F4.



Fig 12:

Room F5.



Fig 13:

Room F6.



Fig 14:

Room F7.



Fig 15:

Room F8.



Fig 16:

Room F9.



Fig 17:

Room F10.



Fig 18:

Room F11.



Fig 19:

Room F12.



Fig 20:

Room F13.



Fig 21:

Room F14.



Fig 22:

Room G1.



Fig 23:

Room G2.



Fig 24:

Room G3.



Fig 25:

Room G4.



Fig 26:

Room G5.



Fig 27:

Room G6.



Fig 28:

Room G7.



Fig 29:

Room G8.



Fig 30:

Room G9.



Fig 31:

Room G10.



Fig 32:

Room G11.



Fig 33:

Room G12.



Fig 34:

Room G13.



Fig 35:

Room G14.



Fig 36:

Room C1.