STATEMENT OF SIGNIFICIANCE FOR MANOR HOUSE, 5 EAST STREET, CROWLAND *Version.2*

JOB NO. 438-44

MR AND MRS SMEDLEY

DECEMBER 2024 – MAY 2025

Prepared by:	Technical review by:	Administration by:
K McAndrew *BSc (Hons) PG Cert, IHBC*	-	*Kim Meredith*

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Sincere thanks to Dr Smedley for collaborating on documentary research and providing useful initial research, particularly relating to the earlier ownership of the house and manor

With thanks to Gregory Watkinson, Conservation Officer, South Holland District Council and Dr Ben Robinson, Historic England for providing access to photographic records of the building from the late 20th century onwards facilitating understanding of what has happened at the building in its recent history

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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

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1 INTRODUCTION

1.1 AUTHORITY AND REFERENCES

Hutton + Rostron were appointed to prepare a statement of significance for Manor House, Crowland in accordance with instructions received from Mr Iain Smedley by email dated 25 October 2024 [07:12]. 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 onto East Street

1.2 AIM

The aim of the statement of significance is to identify the architectural and historic interest of the Manor House through fabric assessment and documentary research, identify the survival of historic fabric which contributes to the interest of this listed building and summarise the significance of the listed building

1.3 H+R STAFF ON SITE

Ms Katie McAndrew
Mr David Watt

1.4 PERSONNEL CONTACTED

Iain Smedley
Barendina Smedley

For limitations that apply to this report please see section 3

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2 ASSESSMENT OF SIGNIFICANCE

2.1 ASSESSING SIGNIFICANCE: SUMMARY

2.1.1 General background

1 The origins of Crowland as a settlement begin with the building of the Benedictine Abbey in the 10th century, prior to this the area would have been undeveloped although there is evidence of human activity in the area going back to Neolithic/Early Bronze Age and the landscape is known to have been the focus of sacred retreat from the 7th century onwards. A monastic settlement grew to the west of the Abbey around the convergence of water courses (Nene and Welland), which were exploited (dug out) to facilitate trade. The town's distinctive founding street plan comprises of four principal streets – North Street, East Street (also known as Church Street), South Street and West Street –established in alignment with water courses and the approach to the Abbey. The monastic settlement was well established by the late 14th century when a good stone bridge, Trinity Bridge, (possibly replacing an earlier wooden bridge) was built to provide better street access over the water courses at the point they converged. Settlement morphology is indicative of early/mid medieval development with land divided into long narrow burgage plots at right angles to the principal streets. However, no documentary evidence has been sourced that confirms precisely when the street plan and plots were laid out or the number, density and type of buildings that were associated with the settlement's early history of throughout the medieval period when the Abbey owned the lands. The oldest surviving buildings within Crowland are the Abbey ruins reflecting built works from the 12th century onwards and the 14th century Trintiy Bridge

2 The Manor House is located on East Street (at times known as Church Street) in a central location on one of the town's original streets and it is reasonable to conclude that buildings existed on the site in the medieval and post-medieval period. The current building, which has its earliest parts attributed (in its listing) to a 1690 construction date, will have replaced previous structures. There is no definite evidence to indicate that the extant Manor House incorporates parts of an earlier building, but this cannot be ruled out. The earliest sourced record that can be attributed with confidence to a property on this site dates to 1650 and identifies the presence of a messuage, this being a dwelling house with outbuildings and land appropriated to its use, under copyhold ownership. This evidence comes from an early 18th century rent book which directly compares the rents paid by town copyholders in 1650 and in 1723. This rental information confirms the presence of nine dwelling houses along the south side of East Street in 1650 and the same number of dwelling present in 1723. Although it does not name Manor House, the 1723 entry confirms one property attributed to The Hon Robert Hunter Esq, Lord of the Manor which would be the Manor House, and this corresponds with a 1650 entry to a messuage occupied by Robert Wich. It is within reason to conclude that the Manor House as it stands today replaced earlier buildings on its site

3 Brigadier Robert Hunter became Lord of the Manor of Crowland through his marriage to Elizabeth Orby in 1707 and he is recorded as having spent some time in residence at the Manor House around the 1720s. The manor had originally come into the Orby family through Elizabeth's grandfather, Sir Thomas Orby, 1st Baronet, who acquired the

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lease from the Crown in 1664. From that point onward, the Orby family held lordship over the manor. The initial lease was likely short-term and renewed at least once in 1692 before a more substantial 60-year lease was granted in 1695. Sir Thomas Orby was a Royalist who had accompanied Charles II in exile between 1646 and 1660 and secured the lease of the Manor of Crowland upon his return to England. At that time, the manor comprised of numerous dwelling houses situated along its main streets, held under copyhold rent. It is within reason to conclude that buildings already stood on the site of what is now The Manor House when the Orby's first leased the estate, possibly the same messuage referenced in the 1650 rental records, though little else is known about the preceding structures. The current Manor House features two date stones marked 1690 on its west range, according with dendrochronological evidence and the architectural style of that period. It is likely that the Orby family were responsible for replacing earlier buildings on the site, constructing the 1690 west range, and then continuing the development of The Manor House into the 18th century

4 The Orby family maintained their ownership of the Manor of Crowland throughout the 18th century. Robert Hunter died in Jamacia in 1734 having left England to take up the position of Governor of Jamaica (1727-1734). In this respect the Manor House was not in his occupation during that period and can only be assumed it was occupied by his steward or rented out. On Robert Hunter's death his son, Thomas Orby Hunter (18), inherits Crowland and other estates. Thomas Orby Hunter was MP for the constituency of Winchelsea from 1741 – 1769 holding positions in government including commissary to France and Lord Admiralty. He had bought Waverley Abbey House in Surrey in the late 1740s. What amount of time he spent in Crowland is unclear, but in 1752 he did succeed in obtaining absolute ownership ('fee simple') of the Manor of Crowland. He was known as an amateur architect and documentary sources indicate he extended his house at Crowland and was most likely responsible for the 'Great Hall' addition c.1750s, likely spending some time at the Manor House. On Thomas Orby Hunter's death in 1769 the Manor of Crowland passed to Charles Orby Hunter (19), who spends time abroad, and then on his death in 1791 it passes to his son Thomas Orby Hunter (15). Thomas's mother is known to be living at the Manor House in 1792, and he is known to have had a big 21 birthday celebration there in 1796. Documentary evidence shows the Orby family reside at the Manor House intermittently in the 18th century and at other times the dwelling is rented out. Around 1778 a coach-house, stables, and large granary are built at the Manor House

5 In the early 19th century the Manor House continues to be rented out before Thomas Orby Hunter decided to sell the Crowland Estate/Manor of Crowland in 1829. The estate eventually sells in 1831 to the Marquis of Exeter who resides not far away at Burghley House, Stamford. There is a good description of the Manor House at the time of its 1831 sale and the internal arrangement of rooms described is relatable to the current interior. During the Marquis of Exeter's ownership of the Manor of Crowland the Manor House at first stands empty and in poor condition before the Marquis invests in its maintenance and repair and then rents it out to multiple different tenants of good standing (surveyor, farmer, GP, gentry). In 1869 the Marquis of Exeter sells the Crowland Estate/Manor of Crowland to Lord Normanton and the Manor House is rented to the Wyche family, a local farming family, who become long-term tenants, only vacating the Manor House when Lord Normanton sells the estate in 1927. During Lord Normanton's 58-year ownership of the Manor of Crowland the manor gets broken up. In 1889 the 'manor' and town comprising 2200 acres and 400 houses are sold off, but Lord Normanton retains the 7000 acres and farms at Great Postland along with the Manor House and dwelling to its west and this is known as the Great Postland Estate/Crowland Estate. When Lord Normanton comes to sell the Great Postland Estate/Crowland Estate in 1927 he sells land and associated farms to some tenants before auctioning off the final 2000 acres of the estate and the Manor House. There is a good description of the Manor House at the time of its sale in the 1927 and the internal arrangement of rooms described is relatable to the current interior

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6 After 1927 Manor House becomes a private dwelling, owned by individuals and no longer part of a larger estate holding, indeed the Great Postland Estate/Crowland Estate no longer exists having been dismantled and sold off in parts. In 1927 Manor House was bought by Mr Pank, a local farmer, who owned and occupied the building with his wife and a housemaid until his death in 1955. Manor House was subdivided into three apartments by c. 1970, occupied under rental, and some of its grounds and ancillary buildings, specifically the orchard and stables, sold off piecemeal for redevelopment. In the late 1970s Manor House, under ownership of a local company, Kinchvale (Brian Eastwood), is left neglected and vacant, falling into a derelict state with structural defect becoming a mounting issue and unauthorized entry a problem. The building sells in the mid-1980s to a Mr Smith who as owner initiates some repairs and returns it back to a single dwelling house. It then sells again c. 1999 to Mr Davis who, as owner and occupant, also initiates repairs particularly structural repairs to the mid-18th century parts and parts of the roof. It then sells again c.2014 to Mr and Mrs Wilson who also as owners and occupants initiate repairs. Despite 40 years of restoration works The Manor House's restoration is never completed and it remains in disrepair. Despite its current disrepair it does still present itself as a fine late17th-18th century building with good period interiors. The current owners, Mr and Mrs Smedley purchased the building in Autumn 2024 and are embarking on a comprehensive restoration project

A timeline charting the history of the building referencing people connected with the building and notable events is provided in Appendix A

2.1.2 Building, phasing, and development

1 **Prior to the current building:** It is concluded from documentary evidence that a dwelling house existed on the site in 1650, however there is no documentary evidence and no tangible fabric evidence that provides information to indicate anything about this building specific to its footprint, form, size, materials, no of rooms etc. The only known information is that it was a messuage, this being a dwelling house with outbuildings and land appropriated to its use. In the 1650s there was a distinction between different types of buildings with some buildings described as messuages and others as cottages. Additionally, there is fabric evidence to indicate that phase A did not standalone implying there was a building already on the site that phase A was built up against. There could be elements of underlying fabric within the extant building that survive from an early building

2 **Phase A**: Dated 1690 on 2 no. date stones, both above first floor window openings, one within the north elevation (I H 1690) and one within the west elevation (I H I C 1690). This construction date is corroborated by dendroecological evidence which dates structural oak timbers within the roof structures as mostly being felled in the Winter 1689/90 facilitating construction in 1690. It is also observed that there is a consistent method of floor construction across first and second floors indicative of being part of a distinct construction phase. It has a three-bay ashlar (north) elevation to East Street, with central openings now blocked, and a five-bay side (west) elevation with an ashlar ground floor and brick first floor. Brick bond undetermined but brickwork presents evidence of colour wash and tuck pointing or penny pointing detail. Accommodation is across four floors with basement, ground floor, first floor and attic rooms. Key architectural features include cross windows which are typically characteristic of a period of construction between mid-17th century and mid-18th century and were a prevalent window style in the 1690s. The fine oak dog legged and closed string staircase with chunky turned balustrading is characteristic of a period of construction between mid-17th century and early-18th century. Concealed fabric evidence of its east

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wall (internal wall) indicates this phase of building was erected against another structure and did not stand alone

3 **Phase B**: Early 18th century. Built alongside the east side of phase A, this addition is slightly larger in footprint and height than phase A although it is built to complement phase A externally and has been built in the same external materials of stone, brick with Collyweston roofing. There is a distinct straight joint between phase A and phase B on the front (north) elevation and the stonework between the two phases differs in terms of size and coursing. The construction date as determined by dendroecological evidence cannot date structural oak timbers within the second floor and roof structures precisely but can provide a felling date range between late 17th century and early 18th century and more likely between 1704-1729 facilitating construction in the early 18th century covering the period when the property was owned and at times occupied by Brigadier Robert Hunter. It is also observed that there is a consistent method of floor construction across first and second floors, markedly different to floor construction methods deployed in phase A. Notably documentary evidence confirms that when Brigadier Robert Hunter owned Manor House, he had William Sands undertaking work in 1726 associated with bricklaying, joinery and glazing and this could potentially be associated with panelling out rooms or installing sashes in the south elevation in this phase. This phase has a three-bay ashlar (north) elevation to East Street and side (east) elevation with ashlar stone ground floor and brick first floor matching the west elevation of phase A, now largely concealed by later additions. South elevation of brickwork laid to English bond with some evidence of coloured stopping and possible tuck pointing. Accommodation is across three floors with ground floor, first floor and attic rooms. Key architectural features include cross windows to the front (north) elevation matching phase one and typically characteristic of a period of construction between mid-17th century and mid-18th century and sash windows to the rear (south) elevation with segmental heads and boxes flush to the outer face of the wall typical of the early 18th century. Panelling features in all first and second floor rooms. 3 no. principal rooms being hall (G4), Dining room (G6) and Garden bedroom (F9) fully panelled with painted large panel panelling characteristic and common of construction between late 17th century and mid-late 18th century. The panelling is notably and subtly different in style between the 3 no. principal rooms indicating it was more likely installed room by room and not as part of a single scheme of works. Panelling incorporates window seats and shutters integrated in different combinations in each room. Panelling in the dining room and Garden bedroom is also raised and fielded but not so in the hall. The panelling within dining room also presents shouldered detailing and the fireplace aperture and a fixed display cupboard with shell hood in the east wall which were popular stylistic details of the early 18th century and would accord with date of the sash windows serving this room

4 **Phase C**: Assume mid-18th century. Built part alongside the east side of phase B and extending out into the garden with a Palladian elevation facing the garden. This phase is built of brick which is laid to Flemish bond with stone quoins, stone window and door reveals on the garden facing elevation, English bond brickwork without stone features on all other elevations and a Collyweston roof concealed to south elevation by a parapet. Its distinct architectural style differentiates it from phase A and phase B. Phase C has an ‘L’ shaped footprint incorporating a rectangular block that serves the Great Room (G10) and bedroom above (F12) with a smaller addition to the north incorporating the main staircase (F10). Accommodation is across two floors with ground floor and first floor rooms. Key architectural features include the openings within the south elevation which incorporate a central Venetian style doorway opening on the ground floor and Diocletian window above with flanking sash windows set back within their reveals which are characteristic of a period of mid-18th century construction. 1 no. painted panelled ground floor room, Great Room (G10), exhibiting large panel panelling which differs from other rooms and is characteristic of a period of construction up to mid-late 18th century. The fine dog legged and closed string staircase with slender

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turned balustrading and painted dado panelling to walls is characteristic of a period of mid-late 18th century period of construction

5 **Phase D**: Assume 19th century, in existence by 1869 but to a slightly larger footprint at that time. The roofline cuts across a former window opening in the east elevation of phase B. Single storey structure built between phase B, phase C and the street fronting boundary wall. Brick built and now with temporary plastic sheet roof covering (previously slate roof covering). Single storey structure divided to serve two rooms

6 **Phase E**: Early 18th century. After 1690 build and in existence by the mid-18th century. Abutting the south side of phase A, stepped in from phase A's west elevation and tapering in footprint. Built of two parts in brick with the brickwork between the two parts differing in terms of arrangement and coursing and a very district straight joint between the two. To the east elevation the northern part is built off a plinth with 3 no. stone bands amongst the crude Flemish bond brickwork and including graffiti stating WB 1755. In comparison the south part is an undiscernible brick bond without plinth. On the west elevation the northern part is also built off a stone plinth in poor Flemish bond and the south part presents brick of undiscernible bond. A Collyweston roof covering serves to unify the two parts. Phase E has irregularly positioned openings within the west elevation and no openings within the east garden facing elevation. Accommodation is predominantly across the ground floor only except for a partial first floor space accessed internally by ladder. Key architectural features include full height space to underside of roof in the kitchen (G11), flagged floors and stone sink. Potentially parts of this structure could predate the rest of the house

7 **Phase F**: Late 19th century. Single storey lean-to structure built off the south end of phase E and against an existing the garden boundary wall. Brick built in machine-made Fletton brick laid to English garden bond with slate roof. Serving two rooms accessed from the interior only (no external access)

A phasing plan identifying different phases of Manor House's construction is provided in Appendix B

2.1.3 Defining significance

1 The significance of a heritage asset, as defined in National Planning Policy Framework (Dec 2024) and the Government's Planning Practice Guidance is the sum of its archaeological, architectural and artistic, and historic interests. For the purpose of this statement Manor House is defined under these headings

2 **Archaeological interest**: Manor House is located within the oldest part of Crowland on one of the town's original principal streets which formed part of the monastic settlement. It is it is reasonable to conclude that buildings existed on the site in the medieval and post-medieval period before the present building. Manor House therefore has archaeological potential whereby it could incorporate fabric from an earlier building which is currently concealed by later fabric. There may also be the potential of hidden artifacts within the building that relate to past occupation and human activity. Certain fabric, such as paint finishes and potential early wallpapers may warrant specific investigation. The site of the Manor House holds potential archaeological interest it terms of the potential for subsurface archaeology which could be evidence of earlier buildings or artifacts associated with human occupation of the site. These interests maybe worthy of investigation should circumstances arise to that may lead to the potential that they might be revealed

3 **Architectural and artistic interest:** The architectural interests of Manor House derive from it being an example of an evolved building with late 17th century origins and

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phases of development into the mid-18th century. The building maintains a footprint, form, arrangement of internal space and features that predominantly reflects how it presented itself by the mid-18th century with limited later alteration. The building retains notable features and fabric which reflect conscious design characteristics of specific construction periods for example, cross windows and the oak dog-leg staircase characteristic of the late 17th century phase of construction, segmental headed sash windows characteristic of early 18th century work, panelled rooms characteristic of early-mid 18th century work and the Palladian arrangement of the striking garden façade characteristics of mid-18th century addition. The interior retains a good number of historic fixtures and fittings that contribute to the architectural and artistic interests of the building and are reflective of historic craftsmanship, period decoration and period fixtures including late 17th and 18th century 'H', 'L' and butterfly hinges, mid-late 18th century cast iron fireplaces with relief design and the encaustic tiled floor in the main hall which are part of 19th century refurbishments. A hierarchy of space within the interior is reflected with two-panelled doors across ground and first floor rooms but plank and batten doors in servant spaces in the attic and service wing. The building's grade II* status reflects its architectural interests and particularly the extent original and historic fabric survives within the interior of this building

4 **Historic interest**: The past lives of those associated with Manor House and associated with the site before the present house was built are intrinsic to the building's interest and to the history of the site, to the wider history of Crowland and to history in a national and international context. From the late 17th century to early 19th century this was the house of the Orby family who were Lords of Manor and who intermittently occupied the house. It was an important building because it was the Manor House and one of the largest, if not the largest, house in the town. The Orby family had strong connections with Charles II and his Court at the time they acquired the manor and were associated with key historical events of the restoration period. Robert Hunter who married into the Orby family and who lived at the house for a period in the early 18th century had held the role of Governor of New York and Governor of Jamaica providing manor house with links of an international context. His son, Thomas Orby Hunter went on to be a prominent English MP who was also activity in the nation's foreign affairs. After the Orby Hunter family sold the Crowland Estate (Manor of Crowland) in 1831 it went first to the Marquis of Exeter who resided at Burghley House and then Lord Normanton (family seat in Hampshire) both prominent gentry figures and landowners who rented the house out, as part of manging the 8000 acre estate, often to occupants of strong community standing including the Wyche family who were long-term tenants and prominent local farming family. By connection with the Lord of the Manor the house also served as the administrative centre for the manor and regular venue for manorial courts and at times was the focus of community activity in terms of being the venue for meetings and occasionally balls and local events. Its use as an administrative centre and focus of community is also intrinsic to the building's interests. When the Crowland Estate was broken up and sold off in 1927 the fortunes of Manor House changed, and it was no longer associated with an estate or an owner of elite status. Nonetheless its more recent history adds to its story and as one of the oldest and still one of the largest dwelling houses in Crowland interests in this building endure

2.2 ASSESSING SIGNIFICANCE: STATUTORY DESIGNATIONS

2.2.1 Listed Status

1 Manor House, 5 East Street, Crowland was afforded statutory protection as a grade II listed building in 1951. On 7 February 1967 the listing was reviewed, additional information added about the building's interior and the building listing was upgraded to grade II*. It is now identified by the following list description (as copied from the NHLE):

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Manor house. 1690, with large additions c.1775 possibly by William Sands the Younger of Spalding. Minor C20 alterations. Limestone ashlar north front with red brick south front with ashlar dressings. Plain tiled steeply pitched hipped and canted roofs with coped rear gable and moulded wooden eaves. Various ashlar and brick chimney stacks. 2 storeys and attic. North, street, front has 6 windows with plinth and first floor band. Doorway to left with plain door surround, overlight and 6-panel door. Single window to left and 2 windows to right with a blocked doorway beyond and a further window beyond. Above 5 windows and single blocked window over the blocked doorway, with datestone inscribed: 'I.H. 1690', above. All the windows with C20 cross mullion casements. Single hipped dormer to east with 2-light dormer. West return has ashlar ground floor and brick first floor with ashlar first floor band and ashlar band below moulded wooden eaves. Central doorway with overlight and panelled door. Diamond plaque above inscribed: 'I.H.I.C. 1690'. 2 windows to the right, blocked window to the left with another window beyond, 5 windows above, all C20 cross mullion casements. South, garden, front of c.1775 has 3 window block to right with ashlar quoins and brick parapet. Central Venetian arched ashlar door surround with half-glazed door and fanlight, flanked by single narrow sashes between pilasters. Either side single glazing bar sashes in ashlar surrounds. Above a small central Diocletian window with central sash in ashlar surround flanked by small single glazing bar sashes. Set back to left an earlier gabled wing with central doorway flanked by single glazing bar sashes, all with segment heads. Above two taller segment headed sashes and a small sash in the steep gable. INTERIOR; has Great Room with full-height C18 panelling, panelled shutters, 6-panel doors and deep coving and simple contemporary fire-surround with pulvinated frieze. Main doorways have moulded surrounds with plain pediments. Panelled hall with round headed doorways and arches. Panelled dining room with full height panelling and shutter, deep plaster coving and round headed niche with original shaped shelves. Fine early eighteenth century three flight dog-leg staircase has square newels, turned balusters and a ramped and moulded handrail. Ramped dado panelling to sides reflects baluster.

2 The building closely reflects the list description although it is erroneous on some facts. Reference to *'North, street, front has 6 windows with plinth and first floor band'* does not relate to the building. Reference to *'all windows with C20 cross mullion casements'* is likely incorrect and some windows are earlier

2.2.2 Building at Risk Status

1 The Manor House appears on Historic England 'Heritage at Risk' register (Midlands Region) and has done so for at least 10 years. It is currently identified as being in very bad condition at priority category C – this being slow decay with no solution agreed

2.3 ASSESSING SIGNIFICANCE: PLANNING HISTORY

1 There are four determined planning or listed building consent applications under the online planning records associated with The Manor House, 5 East Street (as appearing on South Holland Public Access System) these being:

(i) **1989** H02-1285-89: Listed building consent for complete demolition of house and outbuildings. Applicant: Mr M Howdle of 1 Abbey Walk, Crowland. Building cited as being owned by Mr D Smith of 5 Mortimer Square, London. By 1989 house disconnected from orchard and stables. Application states repairs have been undertaken to parts of roof, ballroom floor and internal brickwork

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(ii) **2000:** H02-1489-00: Listed building consent granted to paint windows, doors and guttering deep marron red. Applicant: Alan Davis of The Manor House, 5 East Street, Crowland.

(iii) **2000:** H02-1488-00: Listed building consent granted for alteration of east street boundary to provide a new gateway. Applicant: Alan Davis of The Manor House, 5 East Street, Crowland

(iv) **2015:** H02-1200-15: Crowland Manor. Proposed structural repairs. Applicant: Julian Wilson

(v) **2017:** H02-0031-17: Crowland Manor. Installation of roof windows. WITHDRAWN. Applicant: Julian Wilson

2.4 ASSESSING SIGNIFICANCE: DOCUMENTARY RECORDS

Selected material sourced from documentary evidence is provided in Appendix C

2.4.1 Cartographic records

1 Historic maps can provide an understanding about the development of landscape and settlement morphology, street patterns, street name and sometimes accurate building footprints. The following maps are insightful when researching The Manor House:

(i) **15th century**: The Pinchbeck Fen Map. Map identifies Crowland showing fen and river channels. The Abbey and bridge are indicatively shown. No indication of the Manor of House or other buildings in any form. Source: National Archive (Appendix C, Fig. 1)

(ii) **1603**: The Fens. Map identifies 'Crowland', showing river channels and surrounding Fen. The Abbey is indicatively show. No indication of the Manor House in any form. Source: Old maps online (Appendix C, Fig. 2)

(iii) **1633**: H Hondius. Map identifies 'Crowland', showing river channels and surrounding Fen. The Abbey is indicatively show. No indication of the Manor House in any form. Source: www.sanderusmaps.com

(iv) **1647**: Comitatis Cantabrigiensis. The Fens. Map identifies 'Crowland', showing river channels The Abbey is indicatively show as is the bridge as a junction. No indication of the Manor House in any form. Source: Old maps online

(v) **1662**: William Dugdale Map of the Great Level Drayned. Map identifies 'Crowland', showing rivers and drainage channels but not details of streets or buildings with the exception of the Abbey which is indicatively show. No indication of the Manor House in any form. Source: commons.wikimedia.org

(vi) **1664**: Joan Balaeu map. Map identifies 'Crouland', showing river channels and marshlands with the high ground amongst this. The Abbey is indicatively show. No indication of the Manor House in any form. The land of 'Porsen' (later Postland' exists as higher drier ground. Source: Old Maps online. (Appendix C, Fig. 3)

(vii) **1815:** Spalding**.** Map showing layout of streets and indicative buildings but lacks detail to clearly show Manor House. Source: Old maps online (Appendix C, Fig. 4)

(viii) **1821:** Yeakell T map. Map showing layout of streets and indicative buildings but

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lacks detail to clearly show Manor House. Source: Old maps online

(ix) **1824**: Old Series OS map. Map showing footprint of town and layout of street but indicatively shows building lacking detail to clearly show The Manor House. Source: NLS (Appendix C, Fig. 5)

(x) **1831**: Estate map. Plan associated with 1831 estate sale outlining streets and plots within Crowland. This is the earliest source plan showing the layout of the Crowland, naming streets and delineating individual plots. Source: Lincolnshire Archives (Appendix C, Fig. 6)

(xi) **1869**: Estate sale plan. A detailed plan of the town showing streets, property boundaries and property footprints. Manor House is named on the plan. Source: Lincolnshire Archives (Appendix C, Fig. 7)

(xii) **1888:** Surveyed 1887. OS 25-inch map. Map showing streets, street names, building footprints and some building names. East Street is clearly named as is the Manor House as '*Manor House (1690) The Priory'.* Source: NLS (Appendix C, Fig. 8)

(xiii) **1904:** Revised 1903. OS 25-inch map. Map showing streets, street names, building footprints and some building names. East Street is clearly named as Manor House. Source: NLS (Appendix C, Fig. 9)

(xiv) **1927**: Assume OS 25-inch map. Map which accompanied sales particulars and showing street names and property footprints. Manor House is named and its extent clearly distinguishable by the lot it would be sold under. Source: Lincolnshire Archives (Appendix C, Fig. 10)

(xv) **1952**: Revised 1950. OS 6-inch map. Map showing street names. Manor House is not named but clearly distinguishable. Source: NLS (Appendix C, Fig. 11)

2.4.2 Archives

1 **British History Online (BHO**): This source has an account dedicated to the Abbey of Crowland from its origins to surrender on 4 December 1539 when Cromwell's commissioners arrived at Crowland and surrender was signed. It accounts for the extent of the Abbey's possessions including its rectories, cells and manors across Lincolnshire, Northamptonshire, Cambridgeshire, Leicestershire, Hampshire and Huntingdonshire 'Houses of Benedictine monks: The abbey of Crowland', in *A History of the County of Lincoln: Volume 2*, ed. William Page (London, 1906), *British History Online* https://www.british-history.ac.uk/vch/lincs/vol2/pp105-118 [accessed 29 January 2025. An entry for the settlement also focuses on the monastic interests of the place and town around the triangular bridge although no defined reference is given to what the origin of the town maybe *'Crowfield - Croydon', in A Topographical Dictionary of England, ed. Samuel Lewis (London, 1848), British History Online https://www.british-history.ac.uk/topographical-dict/england/pp737-742 [accessed 30 January 2025]*

2 **National Archives Catalogue**: Under a search of the online archive catalogue there are no explicit references to The Manor House, Crowland or relevant references to East Street. There are over 1660 references to Crowland with material of initial interest as follows:

(i) Ref: MPC 1/54 (The National Archives, Kew). Dutchy of Lancaster maps and plans. Map of Bedford Levels including watercourses, towns and settlements

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(ii) Ref: R1/171/1-3 (Bedfordshire Archives & Record Services). The Fens Bedford Levels including reference to Crowland 1749
(iii) Ref: LRRO 1/295 (The National Archives, Kew). Maps and plans 1749
(iv) Ref KQS/F/6 (Lincolnshire Archives). Map with an examination as to settlement of Crowland parish folded in it. *Viewed*
(v) Ref: NRA 6666 Cecil (Burghley House). Crowland Estate papers 1829-68 *Viewed*
(vi) Ref: 1ANC10/B/2/a (Lincolnshire Archives). Crowland Estate Plan 1831 *Viewed*
(vii) Ref: KQS/D/16/3/8 3/8a (Lincolnshire Archives). Crowland & Cowbit washes – drainage plans 1846 *Viewed*
(viii) Ref: Crowland Manor/12/2-3 (Lincolnshire Archives). Crowland Manor Plan *Viewed*
(ix) Ref: 21M57/MP5 (Hampshire Archives). Crowland Manor, map 1870
(x) Ref: Crowland Manor/12/2-3 (Lincolnshire Archives). Crowland Manor Particulars 1885-1896 *Viewed*
(xi) Ref: 6TAX (Lincolnshire Archives). Tax valuations including occupiers and addresses, description of property and valuation 1910 *Viewed*
(xii) Ref: Crowland Manor/14 (Lincolnshire Archives). Crowland Manor Rental 1914 *Viewed*
(xiii) Ref: 2 Larken 2/59-79 (Lincolnshire Archives). Snapshots of Crowland. *Viewed, no photographs of The Manor House*
(xiv) Ref: E121/3/3 folios 1 & 2. Valentine Walton's interests in Manor of Crowland

There are references specific to the Orby Hunter family with material of initial interest as follows:

(i) Ref: C/8/381/42 (The National Archives, Kew) – 1686 *'Sir Thomas Orby v David Fovargue'*. Property in Crowland, bill and answer
(ii) Ref: C/8/390/38 (The National Archives, Kew) – 1687 '*Sir Thomas Orby v Duke of Grafton'* concerning property in Crowland, Lincs
(iii) Ref: LR 16/198 (The National Archives, Kew) – 2 August 1692 *'lease, indented, counterpart between Queen Dowager Catherine of Braganza and others Charles Orby of Burton Pedwardine, Lincs specific to manor of Crowland or Croyland for 7 years at the yearly rent of £178 15s 6d'*
(iv) Ref: C7/251/18 (The National Archives, Kew) - 1694 *'Sir Charles Orby kt v John Walton'* concerning property in Crowland.
(v) Ref: LR 16/210 (The National Archives, Kew) - 20 July 1699 *''lease, indented, counterpart between Queen Dowager Catherine of Braganza and others to Charles Orby of Burton Pedwardine, Lincs specific to manor of Crowland or Croyland for 7 years at the yearly rent of £178 15s 6d'*
(vi) Ref: LR 16/218 (The National Archives, Kew) – 1705 Aug 4 *'lease, indented, counterpart between Queen Dowager Catherine of Braganza and others Charles Orby of Burton Pedwardine, Lincs specific to manor of Crowland or Croyland with appurtenances, rents, revenues, fishing rights. Granted by letters patent of Charles II'*
(vii) Ref: E 367/6969, E367/4409, E367/7093, E367/4679 (The National Archives, Kew) – 1735, 1735-1736, 1744-1745, 1745 Thomas Orby Hunter: the farm of the manor of Croyland alias Crowland. Particulars Warrants and Transcripts for crown leases.
(viii) Ref: LR 16/57 (The National Archives, Kew) 15 Feb 1739 Assignment of lease, copy between Thomas Orby Hunter and William Gore & Ann Michell regarding the manor of Crowland or Croyland, Lincolnshire, with appurtenances, rents, revenues, fishing rights, and marshland called Great Pursant, meadows and fishing fields originally granted by letters patent of Charles II, dated 15 September 23 Chas II, to Sir Thomas Orby, for 60 years, and by several assignments Robert Hunter became entitled of the said manor and other tenements and messuages which he then mortgaged alongside the manor of Burton Pedwardine and other lands to William Willys and William Gosselyn. William Gore, Mary, his wife and Anne Michell being the executors of William Willys

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(ix) Ref: HL/PO/PB/1/1751/25G2n81 (Parliamentary Archives) – 1751 Private Act to enable his majesty to grant the inheritance of the Manor of Crowland to Trustees in Trust for Thomas Orby Hunter Esquire upon full and valuable consideration to be paid for the same
(x) Ref: T 1/388/69 (The National Archives, Kew) – 6 February 1758 report of Charles Pratt Attorney General in support of a petition of Thomas Orby Hunter and his trustees to change the wording of the grant of the manor of Crowland
(xi) Ref: PROB 11/953/331 (The National Archives, Kew) – 23 December 1769 Will of Thomas Orby Hunter of Crowland
(xii) Ref: C101/5358 (The National Archives, Kew) – 1786-1795 'Robert Michell and others v Charles Orby Hunter and others' concerning the manor of Crowland otherwise Croyland and Burton Petwarden. Includes lists of tenants, rents receipts, disbursements etc
(xiii) Ref: C101/5360 (The National Archives, Kew) – 1793-1795 'Robert Michell and others v Charles Orby Hunter and others' concerning the manor of Crowland otherwise Croyland and Burton Petwarden. Includes lists of tenants, rents receipts, disbursements etc

3 **Lincolnshire Archives:** Under a search of the online archive catalogue there are no explicit references to The Manor House, Crowland or relevant references to East Street. There are references to the Crowland Estate and Great Postland Estate. All these sources have been reviewed through a visit to the archive:

(i) Ref: Crowland Manor/14. Court book 'A' of the Manor of Crowland. Book includes information that compares rent payments of copyholders on East Street (south side) between 1650 and 1723. The property entries appear to present in comparison. In the 1723 entry one property is identified under the present copyhold of The Hon. Rob Hunter Esq Lord of the Manor. The comparable copyholder in 1650 is to a messuage under copyhold of Robert Wich. (Appendix C, Fig 12)
(ii) Ref: 1-ANC/10/B/2/a 1831. 1831 Estate Sales Catalogue including plan and specific description of The Manor House. (Appendix C, Fig. 13- Fig. 14)
(iii) Ref: PCT/E/2/8. 1831 Auction plan detailing 43 farms, 7000 acres.
(iv) Ref: MISC Dep 182/4. Sales catalogue for remaining portions of Great Postland Estate Crowland 1927. Includes town maps showing the extent of The Manor House and auction catalogue description of The Manor House (Appendix C, Fig. 15 – Fig. 16)
(v) Ref: MISC 233/4 Sales catalogue. 1927 sale catalogue
(vi) Ref: Estates of Thorney & Crowland. A study in medieval monastic land tenure
(vii) Ref: SAYE/1. Granting of Bedford Level estate with land in Crowland 1690.
(viii) Ref: CROWLAND MANOR/11 annual rents by street for the manor of Crowland 1870
(ix) Ref: CROWLAND PAR/23/14 list of lord Normanton's tenants in Crowland with addresses

4 **Parliamentary Archives**: Under a search of the online archive catalogue there are no references to The Manor House, Crowland or relevant references to East Street. There are references to the Manor of Crowland and Orby Hunters as follows:

(i) Ref: HL/PO/JO/10/1/96/2. 1642 Protestation Returns. 3 pages of male names, c.180 in total, who swore an oath of allegiance to the Protestant religion and who were living in Croyland
(ii) Ref: HL/PO/PB/1/1751/25G2n81. Details of an Act presented in 1751 which received royal assent in 1752 entitled '*An Act to enable His Majesty to grant the Inheritance of the Manor of Crowland, in the County of Lincoln, to Trustees, in Trust for Thomas Orby Hunter Esquire, and his Heirs, upon a full and valuable Consideration to be paid for the same.* The bill can be viewed on Internet Archive.

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No mention specifically of Manor House but reference to Robert Hunter having improved the estate including repairs and maintenance of land, erecting several engines for draining and erecting several new farmhouses and other buildings. The bill is specific to granting inheritance in fee simple (absolute ownership) of the Manor.

(iii) Ref: HL/PO/PB/1/1801/41G3n277. 1801 Act entitled '*An Act for draining, dividing and inclosing a Common, called Crowland Common, or Goggushland, and certain Open Half Years Meadow, Commonable and Waste Grounds, called The Washes and Fodder Lots, in, adjoining or near the Township of Crowland, in the County of Lincoln.'*

(iv) Ref: HL/PO/1/1818/58G3n190. 1818 Act entitled *'An Act to amend and render more effectual an Act passed in the Forty first Year of His present Majesty, for draining, dividing and inclosing a Common called Crowland Common, otherwise Goggusbland, and certain Open Half Year's Meadow, Commonable and Waste Grounds, called The Washes and Fodder Lots, in, adjoining or near the Township of Crowland, in the County of Lincoln'*

(v) Ref: HL/PO/PB/1/1830/11G4&1W4n87. 1830 Act entitled *'An Act for improving the Drainage of the Lands lying in the North Level, Part of the Great Level of the Fens called Bedford Level and in Great Portsand in the Manor of Crowland,*

5 **Burghley House Archives**: The archive collection includes information relating to Crowland Estate from the period 1829-68 when the Marquis of Exeter owned the Crowland Estate. This information largely consists of receipts (vouchers) for works undertaken around the estate. Some receipts especially relate to works undertaken at Manor House these include: (i) 1843 receipt for painting the passage and entrance and the front and back door (Appendix C, Fig. 17) 1845 receipt for '*repairing Manor House'* allowing for repainting and repainting sashes (Appendix C, Fig. 18), (ii) 1845 coal receipt, (iii) 1846 bill for repairing slate roof, (iv) 1845 repairs to the house requiring lime and (v) 1837 receipt including reference to taking materials from the Manor House Yard. Due to the quantity of receipts, the material was only part viewed and there could be more references to the Manor House over and above what has been initially identified

6 **Spalding Gentlemen's Society**: The archive collection is extensive and largely uncatalogued containing documents, books and image material. It includes an article on The Manor of Crowland in Lincolnshire (undated) which provides a history of Crowland Abbey, detailing the Lords and Stewards of the Manor 1703-1930 with good account of the Orby interests in the Crowland as Lords of the Manor from Charles Orby (1703-1716) to Thomas Orby Hunter (1806-1834) and their stewards. Other information includes records and accounts of the Spalding Gentleman's Society members and meetings with Robert Hunter (joined 9 March 1726) and Thomas Orby Hunter (joined 10 October 1734) both as members although no reference is made to Manor House. This material was only part viewed and there could be some more references to the orby Hunter family and Manor House currently unidentified

7 **The New York Historical**: Robert Hunter papers (call number MS 316) comprising of a comprehensive collection of his papers dated between 1699-1744 and including distinct reference to material from his time in the UK which was between 1719-1727. Information contained within this material includes bills for various goods and services (1718-1730), receipts (1722-1731) and bills of exchange (1713-1723) as well as lease information for property in the years when he left the UK (1728-1730). There appears to be no explicit or continual reference to the Manor House although these records may require greater scrutiny

8 **Historic England Archives**: There are no references to The Manor House in the online archive catalogue. Information within the catalogue specific to Crowland relates predominantly relates to the Abbey, the bridge or the IOE photographs for the town

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9 **Society of Antiquaries of London:** There are no specific references to The Manor House in the online archive catalogue nor are there any relevant references to Crowland (Croyland) or associated families

10 **SPAB Archive**: There are no references to The Manor House within the online catalogue. Information within the catalogue specific to Crowland relates to the Abbey and the bridge

11 **National Records of Scotland**: Ref CS96/3096/1. Ledger of Robert Conyngham, who was the agent for Brig Gen Robert Hunter at Crowland circa 1721-1727

2.4.3 Books and papers

1 **Carr A, 1989** *Crowland: A Glimpse into the Past*. A Carr
A collection of historic photographs of Crowland. One page looks at Church Street, but the accompanying photograph doesn't include The Manor House

2 **Chisholm M, 2013** *In the Shadow of the Abbey: Crowland*. Douglas McLean Publishing
Comprehensive account of the history of Crowland and its evolution as a town based on primary source information held in archives and HER

3 **Elsden M J, Jan 2003** *Aspects of Towns and Villages*. Michael J. Elsden
One chapter on Crowland. No photographs of Crowland that include the Manor House

4 **Howard C, 1978** *A biographical dictionary of British architects, 1600-1840*. London: J. Murray
Reference to William Sands designing for Thomas Orby Hunter, entry states 'According to J Nichols' Sands drew three plans and designs of stages and uprights for a new mansion house at Burton Pedwardine, near Sleaford in Lincs for Thomas Orby Hunter Esq, lord of the manor, who was himself a curious draughtsman, and designed the house himself but altered his mind and added at his house at Croyland'

5 **Lustig M L, 1983** *Robert Hunter 1666-1734, New Yorks Augustan Statesman.* Syracuse University Press. Can be viewed on Internet Archive

6 **Marshall G W, 1879** *The Genealogist*, Covent Garden London. Provides details on the pedigree of the family of Orby of Croyland Abbey. Some information may be erroneous

7 **McIntyre N and Cathcart A, 2022** *Scotland and the wider world: Essays in Honour of Allan I Mcinnes*

8 **Nichols J** *Literary Anecdotes of the Eighteenth Century* (9 vols, London, 1812–1815 - see vol. VI p. 111) Clair, Colin, ed

9 **Perry S, Nov 2023** *Old Photographs of Crowland*. Classic Printers (Crowland) Ltd.
No photographs within the book include the Manor House

10 **Perry S, 2018** *Crowland Local History Series Number One*
One page provides information on East Street with specific reference to the Manor House although erroneous information has been provided. The East Street information includes one street scene photograph of the view looking east down the street and includes the Manor House. Photograph undated (same photograph held by Peterborough Picture Archive)

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11 **Pevsner N and Harris J, 1964 1978 reprint ed** *The Buildings of England: Lincolnshire* Penguin Books
Reference to Manor House. Describing it as dated to 1690 'it is a modest piece, typical for its date anywhere in a small provincial place. Five-bay front, below stone, above brick. Two storeys. Wooden mullion and transom cross windows. Hipped roof. The garden front is really a 'Great Room' a brick addition perhaps 1775. The centre a tripartite doorway with a semi-circular window above. The style is possibly that of William Sands the Younger of Spalding, as is that of the stables dated 1775'

12 **Wright, D. and Willmott, H, 2024** *Sacred landscapes and deep time: mobility, memory and monasticism on Crowland.* Journal of Field Archaeology, 49 (4). pp. 280-299

2.4.4 Census records

1 Census records and building register information yield a little knowledge on the occupants of the property from 1851 through to 1939. The information allows an understanding of who lived at the property including family and those in service to them, their profession/source of income, allows some assumptions to made of occupant/building status and provides a cross reference with trade directory information and other documentary sources. The information gathered from these sources is as follows:

(i) **1841** Manor House, East Street (as named in census) with 1 no. household occupied by James Torkington (33) solicitor and 1 no. household occupied by Philip Whisker (52) farmer, Mary (55) wife and Sarah (20) daughter (James Torkington Steward for Manor of Crowland)

(ii) **1851** Manor House, Church Street as named on census with 1 no. household occupied by James Hastings (68) surveyor of public works and farmer, Jane (72) surveyors' wife, Thomas Beal (20) assistant and 1 no. domestic servant. 1 no. household occupied by James Whitsted (26) landed proprietor, Dursilla (24) wife, Lenora (22) sister, Drusilla Maxwell (52) mother-in-law and 3 no. servants groom, housemaid and cook

(iii) **1861** Manor House on Church (or East) Street as named in census occupied by Charles S Smith (34), General Practitioner, Julia (25) wife, Juila (14) daughter and groom and general servant

(iv) **1871** Manor House (reference Manor Ho) in census occupied by Robert Wyche (41) Corn Merchant, Mary (39) wife, Cyril (5), Ernest (2) Constance Taylor (4) niece and 4 no. servant as housemaid, nursemaid, cook and groom.

(v) **1881** In 1881 The Wyche family (Robert, Mary, Charles and nieces) are living at 37 Connaught Square, Paddington with other family and two servants. Robert is described as a corn merchant and farmer of 370 acres. In 1881 Cyril Wyche (15) was a pupil at Oundle School residing in the School House, Church Yard. Manor House is not named in the census on East Street

(vi) **1891** Property not named and only under reference of East Street occupied by Robert Wyche (61) Farmer Corn Merchant, Mary (59) wife, Percy (29) Corn Merchant, Cyril Farmer (25), Ernest (22) Student of Medicine and 3 no. servants as groom, housemaid, cook.

(vii) **1901** Manor House (as named in census) occupied by Mary Wyche (69) living on own means, Percy Wyche (39) son corn merchant, Madeline (33) daughter in law,

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Cyril Wyche (35) farmer and 3 no. servants as housemaid, cook and groom. Note family and servants were all born in Crowland

(viii) **1911** Manor House (as named in census) occupied by Mary Wyche (79) widow, Cyril Wyche (45) farmer and employer and 3 no. servants as house keeper, house maid and kitchen maid. The house is described as having 16 rooms (excluding scullery, landing, lobby, closet bathroom)

(ix) **1939 Register** 5 East Street occupied by Mr Hubert Pank (62) retired farmer, Elizabeth (60) wife and Mary Clarke (42) Housekeeper

2.4.5 Historic newspaper references

1 The Manor House is referenced in over 100 occasions in historic newspapers. Some of these references which help understand who was living at the property and how it was used are as follows:

(i) **1725:** 25 November. Stamford Mercury. Advert for the lease of the Manor of Crowland. Enquiries to '*Brigadier Hunter at his house in Crowland'. Or Mr Cunyngham.* (Appendix C, Fig. 19)

(ii) **1769:** 1 October. The Scots Magazine. Death of Thomas Orby Hunter [of Waverley Abbey]

(iii) **1774:** 14 October. Hibernian Journal. Marriage announcement of [Charles] Orby Hunter of Crowland a gentleman of 6000 acres to Miss Howard, dau of Gorges Edmund Howard of Dublin. A young lady whose very considerable fortune is but an appendage to the main amiable qualities she possesses

(iv) **1778:** 19 February. Stamford Mercury. Advert for the sale of household furniture by auction of items of Mr Wm Orby Hunter (gone abroad) at his late seat the Manor House at Crowland (Appendix C, Fig. 20)

(v) **1779:** 25 March. Stamford Mercury. Advert for the letting of the Manor House at Crowland noting that *'the coach-house, stables, with chambers over them, and a large granary are entirely new'* (Appendix C, Fig. 21)

(vi) **1781:** 14 April. Cambridge Chronicle and Journal. Advert by the Mortgagees in possession of the estates of Charles Orby Hunter looking for trades people to provide prices for the repair of farm houses, barns and stables on the estate. Architect Wm Legg Stamford

(vii) **1791:** 6 October. Bath Chronicle and Weekly Gazette. Notice of death of Charles Orby Hunter Esq of Crowland Lincolnshire died in Paris

(viii) **1792:** 17 August. Stamford Mercury. Notice regarding the threat of prosecution for those illegally gaming in the Manor of Crowland. Information to be given to *'Mrs Hunter, now at the Manor House, Crowland'* (Appendix C, Fig. 22)

(ix) ***1796****:* 29 October. Cambridge Chronical and Journal. Article about Thomas Orby Hunter's celebrations in Croyland Abbey at turning 21, inheriting his estate and recently marrying Miss Fanny Haywood (Appendix C, Fig. 23)

(x) **1812**: 6 November. Drakard's Stamford News. Notice of general meeting of copyholders of the Manor of Crowland being held at the Manor House (Appendix C, Fig. 24)

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(xi) **1813:** 18 June. Drakard's Stamford News. Notice of death of Mrs Elizabeth Orby Hunter relict of the late Charles Orby Hunter Esq of Crowland Abbey and Burton Pedwadine

(xii) **1814:** 14 October. Stamford Mercury. Notice regarding the threat of prosecution for those illegally gaming in the Manor of Crowland. By Order of Thomas Orby Hunter Esq, Crowland

(xiii) **1819:** 22 October. Stamford Mercury. Advert for sale of household effects at the Manor House, Crowland. Effects of Robert Lincoln. (Appendix C, Fig. 25)

(xiv) **1829:** 3 April. Dakard's Stamford News. Advert for the sale of the Crowland Estate in one lot including Crowland Manor House *'not of pretending character but may very easily be rendered the comfortable abode of a family'*

(xv) **1829:** 28 June. Weekly Times (London): Article about the sale of the Crowland Estate, comprising of 43 farms in 6320 acres and including the Manor House and 132 houses in Crowland. Sold by Mr Orby Hunter to Sir John Dean Paul

(xvi) **1831:** 5 July. South Eastern Gazette. Advert for the sale of the Crowland Estate (freehold and tithe free) of forty-three farms and 7000 acres in 7 lots with Lot 7 cited as The Manor House, Crowland, adapted for *'the occupation of a respectable and numerous family, with extensive well planted garden, coach house, stable and various other buildings*. (Appendix C, Fig. 26)

(xvii) **1832:** 28 March. London Evening Standard. Notice that The Crowland Estate containing 7000 acres was sold by Mr Orby Hunter Esq to the Marquis of Exeter (Appendix C, Fig. 27)

(xviii) **1832**: 26 October. Drakard's Stamford News. Article about Crowland confirming the Marquis of Exeter purchased lands at Crowland from Thomas Orby Hunter Esq

(xix) **1833**: 28 June: Drakard's Stamford news. Note that The Manor House in Crowland is unoccupied, save by a game keeper. With hopes that a gentleman may have occupied it (Appendix C, Fig. 28)

(xx) **1833:** 10 September. Drakard's Stamford News. Article about a ball at the Manor-house. The Marquis of Exeter is noted as the owner of the Manor house. The ballroom noted is presumably the large room (Appendix C, Fig. 29)

(xxi) **1833:** 15 October. Darkard's Stamford News. Article about a meeting been held at the Manor-house by Mr Ryde, steward to the Marquis of Exeter, to discuss recent drainage of the surrounding Fen

(xxii) **1839**: 20 December. Stamford Mercury. Sales notice for buildings in Newboro. The solicitor for whom information can be obtained from is Mr James Torkington, solicitor at the Manor House, Crowland

(xxiii) **1842**: 14 January. Lincolnshire Chronicle. Advert for the Crowland Charity Ball for the benefit of the Crowland Clothing Society to be held on 14 January at the Manor House, Crowland

(xxiv) **1843**: 11 August. Lincolnshire Chronicle. Death notice for Mary Whisker, wife of Philp Whisker, farmer who died at Manor House, late the property of Thos Orby Hunter Esq now belonging to Marquis of Exeter

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(xxv) **1850**: 17 May. Stamford Mercury. Marriage notice of wedding at Thorney Abbey of James Whitsed Esq of the Manor House, Crowland to Drusina only daughter of John Maxwell Esq of Thorney. (Appendix C, Fig. 30)

(xxvi) **1854:** 4 August. Stamford Mercury. Death notice for Mrs Sarah Whitsed at the Manor House, Crowland, residence of her son Jas Whitsted Esq,

(xxvii) **1873:** 28 June. Leicester Daily Post. Notice of chemists, wine and spirit business to let in Crowland of late Joseph Marfleet. Trustees include R Wyche Esq the Manor House, Crowland. (Appendix C, Fig. 31)

(xxviii) **1900:** 16 February. Stamford Mercury. Marriage notice of marriage of Mr Ernest Wyche, youngest son of Mrs Wyche, Manor House to Miss F Laxton of Albert-gate, Hyde Park (Appendix C, Fig. 32)

(xxix) **1918**: 21 September. Horncastle News. Marriage notice of marriage of Cyril E Wyche, Manor House Crowland to Mrs Faith O'Dea, Boston

(xxx) **1927**: 29 October. Spalding Guardian. Notice of sale of Great Postland Estate by Lord Normanton. The sale coincides with the departure of Mr W.C Wyche of the Manor House whose family had been connected with the town for a vast number or years (Appendix C, Fig. 33)

(xxxi) **1927**: 5 November. Boston Guardian. Notice of sale of The Great Postland Estate by the Earl of Normanton. The Earl of Normanton had purchased the Great Postland Estate in 1869 from late Marquis of Exeter. The Marquis of Exeter had acquired the estate from Mr Orby Hunter who has lived at the Manor House in East Street for a time. (Appendix C, Fig. 34)

(xxxii) **1955:** 23 September. Peterborough Standard. Article regarding the successful sale of household furnishing from The Manor House, home of the late Mr H E W Pank (died 1955) (Appendix C, Fig. 35)

(xxxiii) **1978**: 26 September. Lincolnshire Free Press. Planning notice specific to the erection of a bungalow with double garage at *'fruit garden of the Manor House, Crowland'* (Appendix C, Fig. 36)

(xxxiv) **1983**: 14 June. Lincolnshire Free Press. Article about the Manor House falling into disrepair. States the roof is on longer waterproof and it had been neglected for a number of years.

(xxxv) **1984**: 29 May. Lincolnshire Free Press. Article about the poor condition of the Manor House. The owner is a company called Kinchvale run by Brian Eastwood of Postland Road. The owner divided the land and house into separate parcels of ownership

(xxxvi) **1984**: 4 December. Lincolnshire Free Press. Article about the poor state of repair of the building and local fears children are accessing the structure which is dangerous. Notes back of roof is collapsing and it has not been lived in for 6-8 years (Appendix C, Fig. 37)

(xxxvii) **1985**: 19 February. Lincolnshire Free Press. Reference to situation of the Manor House and its imminent sale.

(xxxviii) **1989**: 17 October. Lincolnshire Free Press. Article about proposal for demolition by Mr Howdle (not the owner). The owner is cited as Mr D Smith

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who it referenced may have owned the building for 6 years and had been undertaking some renovations. The building is described in a dilapidated stated with gutters leaking, green fungus climbing the walls and thrown out of shape as a tie bar had moved. (Appendix C, Fig. 38)

(xxxix) **1997:** 10 October. Spalding Guardian. Article about options for the Manor House which was up for sale for £118000. Suggestions that it would make a good heritage centre. (Appendix C, Fig. 39)

2.4.6 Photographic records

1 **Local source (hung in Crowland hardware store):** 1 no. photograph of street fronting elevation and part west elevation, undated but assume c.1900 (Appendix C, Fig. 40)

2 **Peterborough Images Archive**: 1 no. photograph of the street fronting elevation and part west elevation undated but assume early 20th century (Appendix C, Fig. 41)

3 **Historic England Aerial Photo Collection**: 1 no. photograph (ref EPW036842) dated September 1931 focused on Trinity Bridge but capturing parts of the west side of Manor House including the stretch of rear garden wall

4 **Postcard**: 1 no. aerial view of Crowland showing Manor House from above with the extent of the 'L' shaped garden and stable block visible and in context to the house. Assume mid-20th century. (Appendix C, Fig. 42)

5 **Historic England's Places Collection**: 1 no. photograph of the street fronting elevation and part west elevation dated 1951 (Assume photograph taken to coincide with date first listed in 1951) (Appendix C, Fig. 43)

6 **Images of England:** 1 no. photograph of the street fronting elevation and part west elevation dated 31 August 2002

7 **Lincolnshire Heritage Explorer**: 5 no. photographs of exterior dated assume 21st century.

8 **Google Street View**: Images of the building for April 2011, July 2016, March 2019, July 2022 and March 2023 showing aspects of the north, east and west elevations

9 **South Holland District Council**: Collection of over 175 photographs, late 20th century and early 21st century photographs although predominantly c.2000 photographs. External and internal photographs. Includes external photographs of the Coach House (now demolished) (Appendix D)

10 **Historic England**: Collection of c.130 photographs predominantly dating from 2006 to 2018. Mostly external photographs but some internal photographs. (Appendix E)

11 **Francis Frith Collection online**: No historic photographs exist of the Manor House within this collection

12 **James Bentley Archive**: No historic photographs exist of the Manor House within this collection

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2.4.7 Trade directory and almanac search

1 Searches of trade directories and Almanac's provide a few references to 10 Chesterfield Street and its occupants. This provides an understanding of those in residence in the past and their occupation and provides a cross reference to other information. The following references were picked up through a search of trade directories:

(i) **1828-29**: Pigots & Co Directory. No reference to Manor House within this directory.

(ii) **1835:** Pigots & Co Directory. No reference to Manor House within this directory.

(iii) **1849:** Hager Lincolnshire. J W Hastings. Surveyor of the drainage at Manor House

(iv) **1850**: Slater's History's of Yorkshire and Lincolnshire. John Whitsed Esq at Manor House

(v) **1856:** History, Gazetteer & Directory of Lincolnshire. James Whitsed Esq farmer, Manor House (but Manor House is referenced as being in South Street?). Robert Wyche is listed as a farmer in West Street

(vi) **1863:** Morris & Co, Directory & Gazetteer of Lincolnshire. Charles Whitefield Esq gentry at Manor House

(vii) **1868**: Post Office Directory of Lincolnshire. Robert Wyche, farmer and corn merchant, East Street. Manor House is not referenced by name

(viii) **1872:** White's History, Gazetteer & Directory of Lincolnshire. Robt Wyche farmer & corn merchant, Manor House, East Street

(ix) **1876:** Kelly's Post Office Directory. Under Corn & Flour Merchants is listed Robert Wyche of East Street, Crowland. Under the entry for Crowland Robert Wyche is listed under commercial as Wyche Robert, farmer & corn merchant East Street.

(x) **1882:** White's Directory of Lincolnshire. Under Corn Merchants is listed Robert Wyche, East Street, Crowland, Peterborough and London. Under the entry for Crowland Robert Wyche is listed as corn merchant, farmer and grazier, Postland. H Manor house, East Street & 36 Connaught Square, Hyde Park, West London. His son Robert Wyche Jr is also listed as solicitor living at Manor House, East Street

(xi) **1900:** Kelly's Directory of Lincolnshire. Mrs Robert Wyche is listed as private resident of Manor House, East Street, Crowland. Cyril Wyche is listed under commercial as farmer Manor House and Robert Wyche (of Stamford) is solicitor and manger of agency Stamford, Spalding and Boston Banking

(xii) **1905:** Kelly's Directory of Lincolnshire. Mrs Robert Wyche is listed as private resident of Manor House, East Street, Crowland. Under the entry for Crowland Cyril Wyche is listed under commercial as farmer Manor House, Percy Wyche is listed as Corn Merchant living at Kemp Street and Robert Wyche Jr (of Stamford) is a solicitor and manager of agency at Stamford, Spalding and Boston Banking co and was an agent registered for East Street, Crowland.

(xiii) **1913:** Kelly's Directory of Lincolnshire. Mrs Robert Wyche and Cyril Eyre Wyche are listed as private residents of Manor House, East Street. Cyril Eyre Wyche is also listed as under commercial as farmer, Manor Ho and Robert Wyche (of Stamford) solicitor & manager of agency Barclay & Company Limited East Street.

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Within the description it states '*Mssrs Barlcay & Company Limited have a branch in this town'*

(xiv) **1919:** Kelly's Directory of Lincolnshire. Mr Cyril Eyre Wyche is listed under private resident of Manor House, East Street, Crowland**.** Percy Wyche remains at Kemp Street and William is at Bridge House, West Street

(xv) **1922:** Kelly's Directory of Lincolnshire**.** Mr Cyril Eyre Wyche is listed under private resident of Manor House, East Street, Crowland

(xvi) **1933:** Kelly's Directory of Lincolnshire. Hubert Edward Pank is listed under private resident at Manor Ho, East Streer, Crowland.

2.4.8 Professional reports

1 **Cambridge Architectural Research Ltd, Mar 2016** *Heritage Statement Crowland Manor, Crowland, Lincolnshire*
Document accompanying listed building consent application H02-0031-17. The heritage statement provides a brief assessment of the buildings history and significance and considers impact of works proposed under the listed building consent

2 **Historic England Civil & Structural Engineering Team, 26 Octo 2015**
Provided observation and comment on structural condition and reference to proposed 2015 structural works

2.4.9 Dendrochronological dating reports

1 **Arnold A and Howard R, Jan 2025** *Tree-ring Analysis of Oak Timbers: The Manor House, 5 East Street, Crowland, Lincolnshire: Summary Statement on the Dendrochronological Analysis of Oak Timbers*.
The statement accounts for a phase one of dendrochronological analysis which investigated timbers at roof level of phase one and phase two. The investigation and analysis was able to provide a secure date for tree felling of phase one roof structures to 1889/1890 and time period for tree felling of phase two roof strcutures of between late 17th and early 18th century

2 ***Arnold A and Howard R, Mar 2025*** *Tree-ring Analysis of Oak Timbers: The Manor House, 5 East Street, Crowland, Lincolnshire: Summary Statement on the Dendrochronological Analysis of Oak Timbers.*
The statement accounts for a phase two of dendrochronological analysis which investigated timbers within floor structures for phase one and phase two. TBC

2.5 ASSESSING SIGNIFICANCE: FABRIC ASSESSMENT

1 Assessment of the building's fabric provides an opportunity to understand the building and identify the provenance and value of fabric and identify features of special architectural and historic interest which may remain. The materials of construction and surviving historic fabric all contribute to establishing an understanding of significance

2 The fabric of the dwelling was assessed on site visits undertaken between December 2024 and February 2025 with the descriptive observations identified in the record in Appendix F and photographs with Appendix G (External) and Appendix H (Internal)

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3 In undertaking a fabric assessment rooms have been identified by alpha-numeric referencing (i.e., 1F-01 = ground floor) which accords with floor plans in Appendix I

2.6 ASSESSING SIGNIFICANCE: CONTEXT

1 The Manor House is one of 23 buildings/structures within the parish of Crowland recognised for having architectural and historic interest and protected through listing. Out of these 23 listed buildings/structures fourteen are either dwellings or commercial buildings and of these only four, including The Manor House, are purported to have 17th century origins and represent the earliest surviving dwellings/commercial premise within Crowland. The earliest surviving dwellings within Crowland of 17th century origin include:

- The Manor House (Grade II*)
- Crawford House (Grade II)
- 36-38 South Street (Grade II)
- 27 East Street (Grade II)

2 Out of Crowland's 23 listed buildings there are two grade I listed structures these being the Abbey and Bridge, there is one grade II* listed building and the remainder are grade II listed. The Manor House's listed status as a grade II* listed building acknowledges it as one of the most important historic buildings in Crowland

3 The Manor House is also located within the Crowland Conservation Area (originally designated 1st January 1970, extended 1998). The conservation area covers the historic core of Crowland taking in the abbey and main streets- North Street, East Street, South Street and West Street

2.7 ASSESSING SIGNIFICANCE: CONCLUSION

1 The architectural and historic interest of The Manor House is described in this assessment of significance. This assessment provides a comprehensive understanding of the significance of this specific building drawing on the fabric evidence and a very wide scope of available documentary evidence. The assessment of significance has furthered understanding of the building, its evolution and the people associated with the building, collating information about the building that has not previously been put together. Previously unknown facts about the building have been discovered such as William Sands involvement in the building in 1726. New information associated with dendrochronological dating reports has provided scientific evidence that facilitates proving or more accurately dating when parts of the building were constructed

2 The building requires restoration, including some intervention to address structural issues, to preserve its historic fabric in perpetuity. It should reasonably be able to accommodate some limited and sensitive alteration in association with its restoration, particularly where poor quality late 20th century modern interventions might be addressed. That said, it is fundamental the building retains its present room layout as this in intrinsic to its significance and it is important it retains its wealth of original and historic interior feature and fixtures that is fundamental to its significance. This assessment of significance should be used to aid development of refurbishment proposals

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3 LIMITATIONS

The assessment of significance was based on a thorough assessment of the building's fabric and a thorough review of documentary material for online and archive sources. The assessment takes account of documentary evidence which was publicly accessible and/or available from publicly accessible sources but is still made without prejudice to the possibility that further documentary evidence could come to light in the future. H+R cannot be held liable for not taking account of information not publicly accessible or not provided by the client

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Appendix A

APPENDIX A

TIMELINE

DATE	EVENT
10th Century	
-	A Benedictine Abbey is established at Crowland. Chisholm M, 2013 *In the Shadow of the Abbey: Crowland*. Douglas McLean Publishing
12th Century	
1142	Abbey is granted a right to hold an annual fair. Chisholm M, 2013 *In the Shadow of the Abbey: Crowland*. Douglas McLean Publishing
13th Century	
1257	Town of Crowland was granted consent for a Wednesday Market. Chisholm M, 2013 *In the Shadow of the Abbey: Crowland*. Douglas McLean Publishing
14th Century	
c.1375	Trinity Bridge, the stone triangular bridge, is constructed at the juncture of North Street, East Street, South Street and West Street. *Historic England list description for list entry no. 1064508*
16th Century	
1539	4th December. Crowland Abbey is surrendered to the Crown, the surrender signed by the Abbot John Bridges, and 28 monks. *British History Online: 'Houses of Benedictine monks: The abbey of Crowland', in A History of the County of Lincoln: Volume 2, ed. William Page (London, 1906)*
17th Century	
1625	The Manor of Crowland was made part of Queen Henrietta Maria's Jointure
1650	The Manor of Crowland is purchased by Valentine Walton. *National Archives E121/3/3 folios 1 & 2.*
1650	Robert Wich identified as copyholder of a messuage located on the south side of East Street, midway along the street (same property as later occupied by The Hon. Robert Hunter in 1723). *Rent book 1703 - 1727*
1660	Valentine Walton relinquished The Manor of Crowland to the Crown as Queen Henrietta Maries jointure estates are restored to her. *House of Commons Journal Volume 8: 23 June 1660*
1664	Sir Thomas Orby (b. 1605 d. 1691) Granted lease of Croyland Abbey with the Manor of Croyland on 22 July 1664. Manor includes lands and tenements in Church Street, South Street, West Street and North Street. Sir Thomas Orby, late Usher of the Privy Chamber to said late Queen Mother Henrietta Maria), Granted baronet on 9 October 1658. *Calendar of Treasury Books (Vol 3) 1669-1672*
1690	**Phase A is constructed**. *Date stones corroborated by Tree-ring Analysis of Oak Timbers by A Arnold and R Howard (January 2025)*
1691	Sir Thomas Orby dies in Covent Garden. *The Complete Peerage and Baronetage*

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	Sir Charles Orby, age 51, 2nd Baronet (b. 1640 d. 1716) succeeds his father. Son of Thomas Orby and Katherine (nee Guernier of France). *The Complete Peerage and Baronetage*
1692	Charles Orby is granted a lease specific to the Manor of Croyland for 7 years. *National Archive records*
1695	24 June. Sir Thomas Orby is assigned a 60-year lease of the Manor of Crowland for the sum of £178, 15 Shillings, 6 pence per year. *1752 Parliamentary bill*
18th century	
Early 18th century	**Phase B is constructed**. *Corroborated by (Tree-ring Analysis of Oak Timbers by A Arnold and R Howard (January 2025)*
1707	Elizabeth Orby, age 21 (b. 1687 d. 1716) daughter of Thomas Orby and Lady Charlotte Mainwaring (dau of Earl of Macclesfield) marries The Hon. Robert Hunter age 41 (b. 1666 d.1734). Robert Hunter takes possession of Orby land in Crowland through marriage. *Lustig M L (1983)*
1716	Sir Charles Orby dies (May?) in St Martins in the Fields. *The Complete Peerage and Baronetage* Sir Thomas Orby, age 58 (b. 1658 d.1724) 3rd Baronet succeeds his brother. Son of Thomas Orby and Katherine (nee Guernier of France). *Wadham College Oxford education records* Elizabeth Orby dies 9 August in New Jersey
1723	The Hon. Robert Hunter, Lord of the Manor in residence and identified as present copyholder of property on East Street (Church Street) south side. *Rent book 1703 - 1727*
1724	Sir Thomas Orby dies on 7 February and the baronetcy becomes obsolete. *Wadham College Oxford education records and A Genealogical and Heledric History of the British Isles*
1725	Brigadier Hunter in residence in Crowland. Manor of Crowland advertised for lease. Enquiries to '*Brigadier Hunter at his house in Crowland'. Or Mr Cunyngham*. *Newspaper Article 25 November 1725*
1726	William Sands is involved in works to the Manor House and his bricklayers are carrying out works and in conjunction with materials including timber, boards and glass are being purchased *'Wm Sands Bricklayers work to dwellinghouse, kitchen and brewhouse' and 'My bill on Mr Coleman to pay H Cole for timber, boards, glass, joyners and other work and his bill'.* *National Records of Scotland*
1726	Elizabeth Arnold and Robert Cunyngham (agent to Robert Hunter) married in Crowland in the Manor House '*in the house of Major General Hunter'*. *NA PROB18/59/72 item 18.*
1734	General Robert Hunter dies (31 March) in Jamacia. Thomas Orby Hunter, age 18 (b.1716 d. 1769) inherits Crowland Abbey and other estates. Son of Maj-Gen Robert Hunter (d.1734) and Elizabeth nee Orby. *History of Parliament online biography*
c. 1751	**Phase C is constructed.** Consideration to Spalding Gentleman's Society Transaction his *Literary Anecdotes of the Eighteenth Century* (9 vols, London, 1812–1815 - see vol. VI p. 111) John Nichols

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1752	Thomas Orby Hunter obtains 'fee simple' of the Manor of Crowland gaining absolute ownership. Royal Assent granted on 26 March 1752 *'An Act to enable His Majesty to grant the Inheritance of the Manor of Crowland, in the County of Lincoln, to Trustees, in Trust for Thomas Orby Hunter Esquire and his Heirs, upon a full and valuable Consideration to be paid for the same'* *Parliamentary Archives/1752 Parliamentary bill*
1769	Thomas Orby Hunter dies on 20 September. *Newspaper article 1 October 1769.* Charles Orby Hunter (b. 1750 d. 1791) inherits Crowland Abbey and other estates. Son of Thomas Orby Hunter and Jacomina Caroline
1778	William Orby Hunter vacates Manor House to head abroad. *Newspaper article 19 February 1778.* This year or thereabouts, the coach-house, stables, with chambers over them, and a large granary are built. *Newspaper article 27 March 1779*
1779	Manor House advertised for let, noting the coach-house, stables, with chambers over them, and a large granary are entirely new. *Newspaper article 27 March 1779.*
1791	Charles Orby Hunter dies (15 September) in Paris. *Newspaper article 6 October 1791* Thomas Orby Hunter, age 15. (b, 1776 d. 1848) inherits Crowland and other estates. Son of Charles Orby Hunter and heiress Elizabeth Howard (d.1813). *Peterhouse education records*
1792	Mrs Hunter in residence at the Manor House. Notice regarding the threat of prosecution for those illegally gaming in the Manor of Crowland. Information to be given to *'Mrs Hunter, now at the Manor House, Crowland'.* *Newspaper article 17 August 1792*
1796	Thomas Orby Hunter on turning 21, comes into possession of the estate. He celebrates his birthday and recent marriage to Miss Fanny Haywood with a feast and ball in 'Croyland'. *Newspaper article 5 November 1796*
19th century	
1813	Mrs Elizabeth Orby Hunter dies (6 June) in Upper Seymour-street, Portman Square
1819	Household furniture and property belonging to Robert Lincoln to be sold at The Manor House on 27 October 1819. *Newspaper article 22 October 1819*
1829	Crowland Estate is advertised for sale as one lot comprising of 43 farms and 7000 acres and also includes the Manor of Crowland which accounts for the whole town containing 132 houses and 1980 acres. *Auction map 26 June 1829 and newspaper article 26 June 1829*
1831	The Manor of Crowland which includes the Crowland Estate, is advertised for sale. Manor House is identified as a specific lot. *Newspaper article 5 July 1831.* Crowland Estate Auction particulars identifying The Manor of Crowland as being of 12000 (covering the extent of the parish) which includes the Crowland Estate (7000 acres and 43 farms) to the east, the town of Crowland and The Manor House. Include detailed map of property plots with that of The Manor House attributed to Thomas Orby Hunter. *Auction catalogue 28 July 1831*
1832	Marquis of Exeter purchases the entire Crowland Estate (presumably including the Manor of Crowland) from Orby Hunter Esq. *Newspaper article 28 March 1832.*

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1833	The Manor House stands vacant, save for a game keeper. There is speculation that the Marquis of Exeter will put a steward in the property. *Newspaper article 28 June 1833*
1841	Manor House, East Street (as named in census) occupied by James Torkington (33) solicitor as 1 no. household and Philip Whisker (52) farmer and family as 1 no. household. *Census record 1841*
1842	A ball is held in the Manor House for the benefit of the Crowland Clothing Society. *Newspaper article 14 January 1842*
1845/46	Repairs undertaken to Manor House allowing for repairing slates (18 days work), redecoration of windows and window repairs and some work in lime. *Burghley House archive records - receipts*
1848	Thomas Orby Hunter, age 72, dies (13 December) in Grosvenor Place, Pimlico. *Peterhouse Admissions book*
1849	J W Hastings. Surveyor of the drainage at Manor House, *Trade Directory 1849*
1850	John Whitsed Esq living at Manor House. *Trade Directory 1850*
1851	Manor House occupied by James Hastings (68) surveyor of public works and farmer, Jane (72) surveyors' wife, Thomas Beal (20) assistant and 1 no. domestic servant as 1 no. household and James Whitsted (26) landed proprietor and family as 1 no. household. *Census 1851*
1856	James Whitsed Esq farmer recorded as living at The Manor House. *Trade Directory 1856*
1861	Charles S Smith (34), General Practitioner and family occupying The Manor House. *Census 1861*
1863	Charles Whitefield Esq gentry recorded as living at The Manor House. *Trade Directory 1863*
1868	Wyche Family first recorded as living at Manor House. *Trade Directory 1868*
1869	Lord Normanton purchases Great Postland Estate (Crowland Estate) from Maquis of Exeter which includes Manor House. *Newspaper article 5 March 1927*
1869	Map produced with the sales catalogue, dated November 1869, provides first cartographic evidence of the town layout and the footprint of buildings including Manor House *Lincolnshire Archive material*
1871	Wyche family occupy the building as tenants and go on to be long-term occupants. Robert Wyche is a farmer and corn merchant and lived at Manor House with his wife Mary and children. *Census 1871.*
1885	The Manor of Crowland is put up for sale this comprising of just under 2200 acres and 400 houses and cottages with the town of Crowland. This sale does not include the Manor House which remains, along with the Postland land, under ownership of Lord Normanton *Auction particulars 30 October 1885*
20th century	
1900	Wyche family remain occupants following death of Robert Wyche. Mrs Mary Wyche is head of the household and Cyril is in occupancy as farmer. *Trade Directory, Kelly's Directory of Lincolnshire 1900.*

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1927	Lord Normanton sells the Great Postland Estate. The estate is broken up as tenants are given the right to buy property with 5500 acres disposed of in this way, with the remainder of the estate being sold at auction (2000 acres). *Newspaper article 5 November 1927* Cyril Wyche vacates Manor House ahead of its auction. The Wyche family having occupied the house since 1860s. *Newspaper article 29 October 1927.* The remaining portions of The Great Postland Estate are put for auction on 26th October 1927. This accounting for 2000 acres including 6 valuable farms, small occupations and two residences in Crowland (one being The Manor House). The extent of The Manor house including substantial garden and The Coach House is identified on plan and there is a description of the floor plan. *Auction Catalogue 26 October 1927*
1939	Pank's occupy the building – Hubert Pank and Elizabeth Pank. *1939 register*
1951	Building is listed for its architectural and historic interest at grade II. Interior not inspected. *Original listing description held within SHDC listed building file*
1967	Listed status is upgraded on 7 February 1967 from grade II to grade II*. Interior inspected and additional information added to the list description
1970s (late)	Building vacant and in declining repair. *Newspaper article 1984.*
1978	26 September. Planning notice specific to the erection of a bungalow with double garage at *'fruit garden of the Manor House, Crowland'* *Newspaper article 26 September 1978.*
1982	Letter from Ancient Monument Society dated 25 October 1982 expressing concern over the building's vacancy. *Original listing description held within SHDC listed building file*
1984	Building vacant and in poor state or repair. Owner Kinchvale (Brian Eastwood). Assume chimneystack to phase A removed around this time. *Newspaper articles 29 May 1984 and 4 December 1984*.
1989	Listed building consent (H02-1285-89) submitted but not determined for demolition of Manor House and its outbuildings.
c.1989	Owner Mr D Smith of London. Building restored back to a single dwelling house and subject to some repair and refurbishment including repairs to roof of phase E, part rebuilding of chimneystack at phase E and repairs to rear joinery. *Planning records.*
1999	Purchased by Alan Davis/Dee David family owner and occupier, who commences some structural repairs and refurbishment works. *Corroborated by oral history and planning records (where name Alan Davis appears).*
21st century	
2000	Listed building consent (H02-1489-00) granted to paint windows, doors and guttering deep marron red. *Planning records.* Listed building consent (H02-1488-00) granted for alteration of east street boundary to provide a new gateway. *Planning records.*
2001/02	Refurbishment works undertaken to the building including roof repairs to phase B and phase C, repairs to chimneystacks, assume introduction of rooflight between phase A and phase B, demolition of single storey outbuilding, introduction of double gates to street fronting boundary (replacing a pedestrian gateway) new sash

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	window to landing on main staircase, internal repairs in Great Room (removal and replacement of some panelling). *Photographic evidence*
2014	Roofing works undertaken to the building including insertion of rooflights in phase A and B. *Photographic evidence*
2015	Purchased by Wilson family, owners and occupiers, who commences some structural repairs and some internal works including works in cellar and ground floor hallway. *Corroborated by former owner and planning records*
2015	Listed building consent (H02-1200-15) granted for structural repairs. *Planning records.*
2024	Purchased by Mr and Mrs Smedley in Autumn 2024

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Appendix B

Key

- Phase A
- Phase B
- Phase C
- Phase D
- Phase E
- Phase F

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Netley House, Gomshall, Surrey, GU5 9QA Tel: 01483 203221 Email: ei@handr.co.uk Web: www.handr.co.uk © Copyright Hutton+Rostron 2025

Project	Drawing Title	Scale	Notes
The Manor House, East Street, Crowland, PETERBOROUGH PE6 0EN	Phasing plan	1:200 @ A4	Original survey undertaken by Rigour Surveys, rigoursurveys.com, 01603558213
Purpose of Issue: Planning	Drawing Number: 438-44.P10	Date: May 2025	Drawing produced for the purposes of obtaining Listed Building consent and Planning Permission only Do not scale from this drawing

Appendix C

Fig 1:

Cartographic material: 15th century. The Pinchbeck Fen Map. Map identifies Crowland within the wider fen landscape. The Abbey and bridge are indicatively shown. No indication of the Manor House or other buildings.

Source: National Archive.

Red circle identifies Crowland.

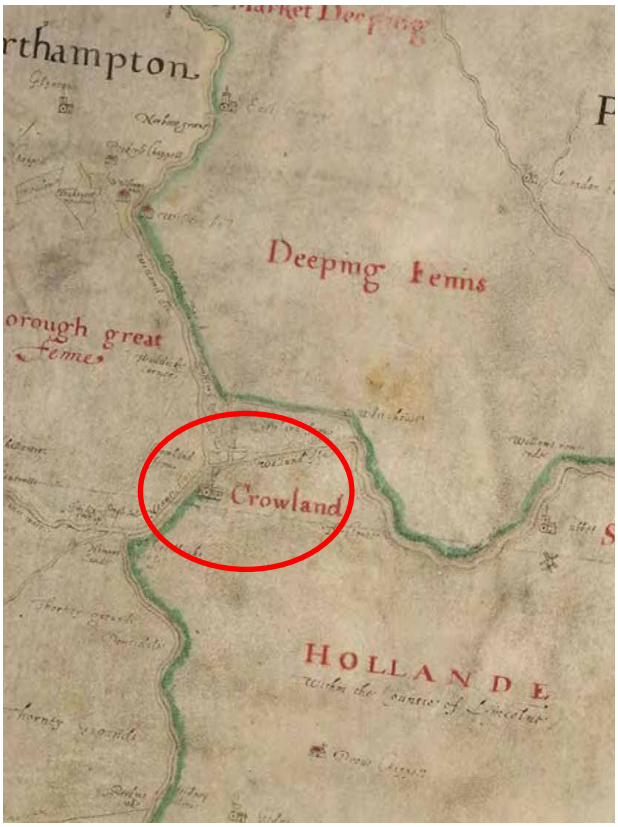

Fig 2:

Cartographic material: 1603. Map identifies Crowland within the wider fen landscape. The Abbey is indicatively shown. No indication of the Manor House or other buildings.

Source: Old Maps Online.

Red circle identifies Crowland.

Manor House, 5 East Street, Crowland
Historical Documentary Material
January—May 2025
Not to scale

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Fig 3:

Cartographic material: 1664. Joan Balaeu map. Map identifies 'Crouland', within the wider Fen landscape and depicts river channels and marshlands with the high ground amongst this. The Abbey is indicatively show. No indication of the Manor House or other buildings. The land of 'Porsen' (later Postland' exists as higher drier ground.

Source: Old Maps Online.

Red circle identifies Crowland

Fig 4:

Cartographic material: 1815. Spalding**.** Map shows street plan of Crowland. Buildings are indicatively shown fronting the streets. The Manor House is not clearly identifiable on this map.

Source Old Maps Online

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Fig 5:

Cartographic material: 1824. Old Series OS map. Map showing footprint of town and layout of streets but only shows buildings indicatively. The Manor House is not clearly identifiable on this map.

Source: NLS

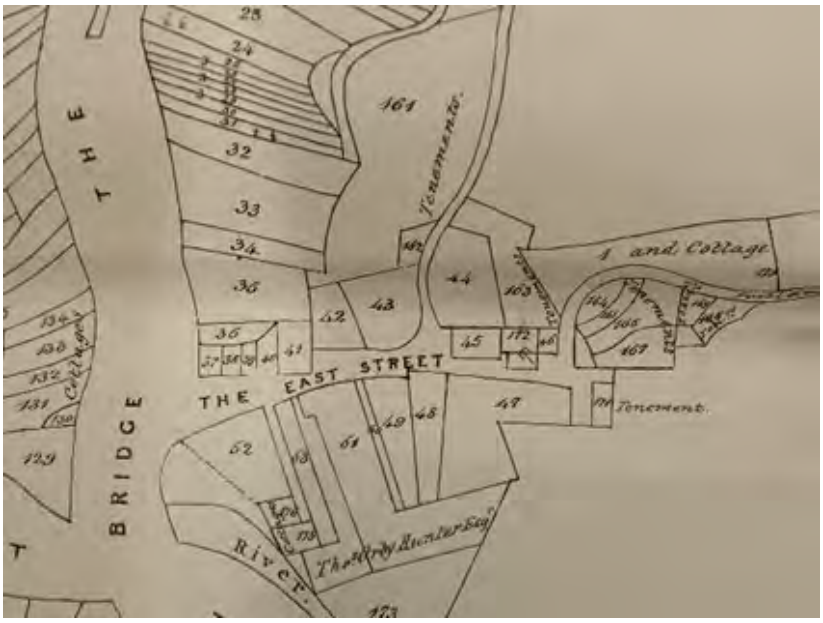

Fig 6:

Cartographic material: 1831. Map from estate papers being the earliest sourced map naming streets and delineating plots within Crowland but it does not show buildings on those plots. The map includes reference to Thomas Orby Hunter Esq across the plots associated with The Manor House.

Source: Lincolnshire Archives

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Fig 7:

Cartographic material: 1869.
Estate sale plan. The earliest sourced detailed plan of the town showing streets, street names, property boundaries, building footprints and some building names. Manor House is named on the plan and the building footprint is clearly identifiable.

Source: Lincolnshire Archives

Fig 8:

Cartographic material: 1888.
Surveyed 1887. OS 25-inch map. Map showing streets, street names, building footprints and some building names. East Street is clearly named as is the Manor House as '*Manor House (1690) The Priory'*

Source: NLS

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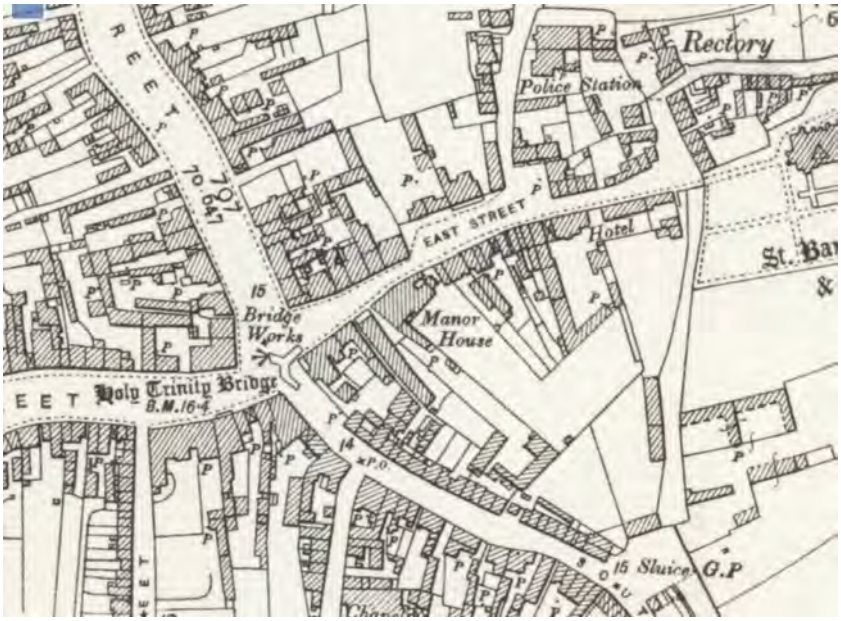

Fig 9:

Cartographic material: 1904. Revised 1903. OS 25-inch map. Map showing streets, street names property boundaries, building footprints and some building names. Manor House is named on the plan and the building footprint is clearly identifiable.

Source: NLS

Fig 10:

Cartographic material: 1927. Assume OS 25-inch map. Map which accompanied sales particulars and showing street names and property footprints. Manor House is named and its extent clearly distinguishable by the lot it would be sold under.

Source: Lincolnshire Archives

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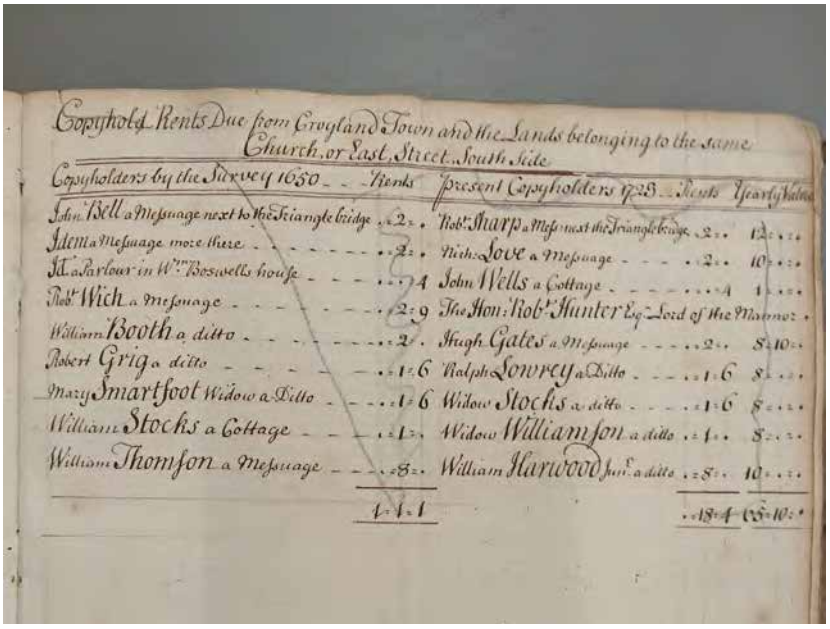
Fig 11:

Cartographic material: 1950. OS 6-inch map. Map showing street and street names. Manor House is not named but is clearly distinguishable.

Source: NLS

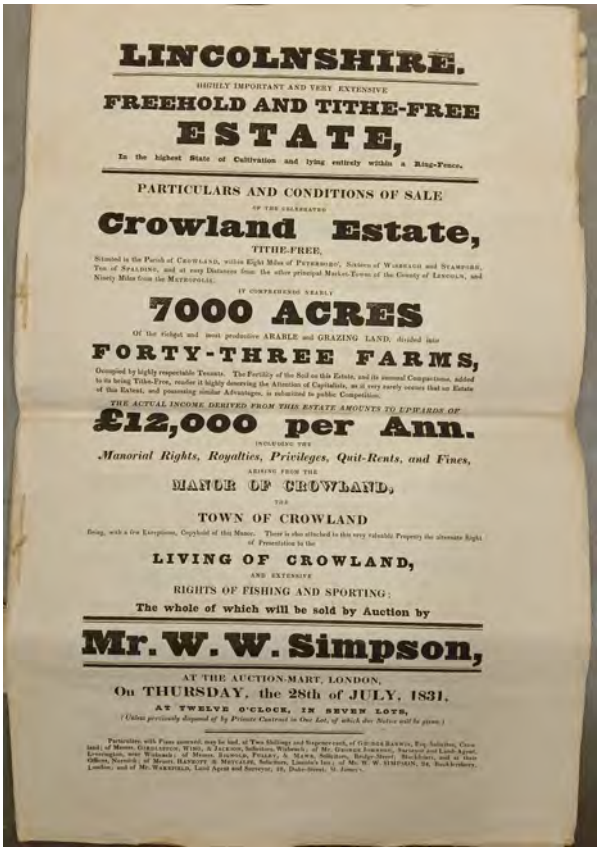

Copyhold Rents Due from Croyland Town and the Lands belonging to the same Church, or East Street South Side

Copyholders by the Survey 1650	Rents	present Copyholders 1723	Rents	Yearly Value
John Bell a Messuage next to the Triangle bridge	2s.	Robt Sharp a Mess: next the Triangle bridge	2s.	12s.
Ditto a Messuage more there	2s.	Nich: Love a Messuage	2s.	10s.
Ditto a Parlour in Wm Boswells house	4	John Wells a Cottage	4	1s.
Robt Wich a Messuage	2s 9	The Hon: Robt Hunter Esq Lord of the Manor		
William Booth a ditto	2s.	Hugh Gates a Messuage	2s.	8s 10s.
Robert Grig a ditto	1s 6	Ralph Sowrey a Ditto	1s 6	8s.
Mary Smartfoot Widow a Ditto	1s 6	Widow Stocks a ditto	1s 6	8s.
William Stocks a Cottage	1s.	Widow Williamson a ditto	1s.	8s.
William Thomson a Messuage	8s.	William Harwood Junr a ditto	8s.	10s.
	1l 1s 1		18s 4	05s 10s.

Fig 12:

Archive material: Entry from a Court Book which compares rent payments of copyholders on East Street (south side) between 1650 and 1723. The property entries appear to have some comparison. In the 1723 information one property is identified under present copyhold of The Hon. Rob Hunter Esq, Lord of the Manor. The comparable copyholder in 1650 is a messuage under copyhold of Robert Wich.

Source: Lincolnshire Archive



LINCOLNSHIRE.

HIGHLY IMPORTANT AND VERY EXTENSIVE

FREEHOLD AND TITHE-FREE

ESTATE,

In the highest State of Cultivation and lying entirely within a Ring-Fence.

PARTICULARS AND CONDITIONS OF SALE

OF THE CELEBRATED

Crowland Estate,

TITHE-FREE,

Situated in the Parish of CROWLAND, within Eight Miles of PETERBORO', Sixteen of WISBEACH and STAMFORD, Ten of SPALDING, and at easy Distances from the other principal Market-Towns of the County of LINCOLN, and Ninety Miles from the METROPOLIS.

IT COMPREHENDS NEARLY

7000 ACRES

Of the richest and most productive ARABLE and GRAZING LAND, divided into

FORTY-THREE FARMS,

Occupied by highly respectable Tenants. The Fertility of the Soil on this Estate, and its annual Compactness, added to its being Tithe-Free, render it highly deserving the Attention of Capitalists, as it very rarely occurs that an Estate of this Extent, and possessing similar Advantages, is submitted to public Competition.

THE ACTUAL INCOME DERIVED FROM THIS ESTATE AMOUNTS TO UPWARDS OF

£12,000 per Ann.

INCLUDING THE

Manorial Rights, Royalties, Privileges, Quit-Rents, and Fines,

ARISING FROM THE

MANOR OF CROWLAND,

THE

TOWN OF CROWLAND

Being, with a few Exceptions, Copyhold of this Manor. There is also attached to this very valuable Property the alternate Right of Presentation to the

LIVING OF CROWLAND,

AND EXTENSIVE

RIGHTS OF FISHING AND SPORTING;

The whole of which will be sold by Auction by

Mr. W. W. Simpson,

AT THE AUCTION-MART, LONDON,

On THURSDAY, the 28th of JULY, 1831,

AT TWELVE O'CLOCK, IN SEVEN LOTS,

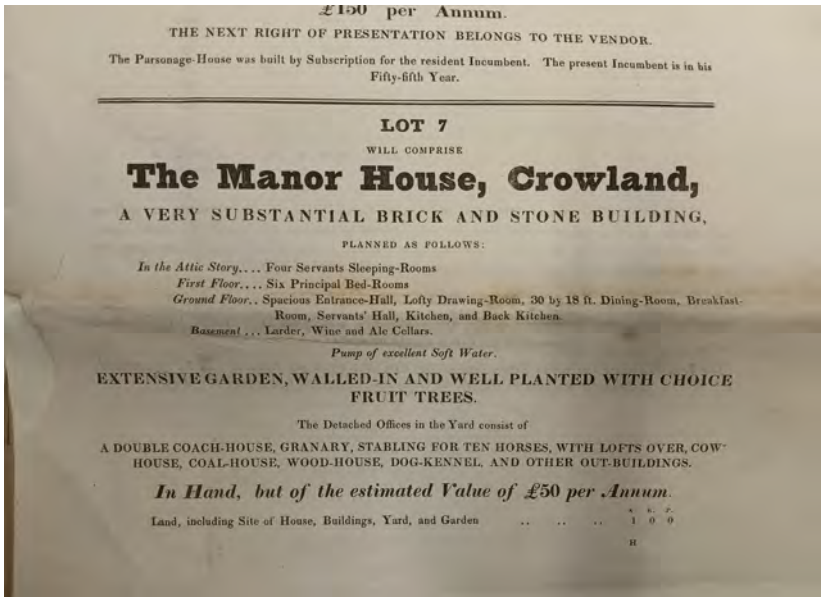
(Unless previously disposed of by Private Contract in One Lot, of which due Notice will be given.)

Particulars, with Plans annexed, may be had, at Two Shillings and Sixpence each, of GEORGE BARWIS, Esq. Solicitor, Crowland; of Messrs. GIRDLESTON, WIND, & JACKSON, Solicitors, Wisbeach; of Mr. GEORGE JOHNSON, Surveyor and Land-Agent, Leverington, near Wisbeach; of Messrs. BIRWOOD, PULLEY, & MANN, Solicitors, Bridge-Street, Blackfriars, and at their Offices, Norwich; of Messrs. HAYCOTT & METCALFE, Solicitors, Lincoln's Inn; of Mr. W. W. SIMPSON, 24, Bookkeeper, London; and of Mr. WAKEFIELD, Land Agent and Surveyor, 18, Duke-Street, St. James's.

Fig 13:

Archive material: 1931. Sales material detailing the sale of the Crowland Estate comprising of 7000 acres and 43 farms and includes the Manor of Crowland and property within the town.

Source: Lincolnshire Archive



£150 per Annum.

THE NEXT RIGHT OF PRESENTATION BELONGS TO THE VENDOR.

The Parsonage-House was built by Subscription for the resident Incumbent. The present Incumbent is in his Fifty-fifth Year.

LOT 7

WILL COMPRISE

The Manor House, Crowland,

A VERY SUBSTANTIAL BRICK AND STONE BUILDING,

PLANNED AS FOLLOWS:

In the Attic Story.... Four Servants Sleeping-Rooms
First Floor.... Six Principal Bed-Rooms
Ground Floor.. Spacious Entrance-Hall, Lofty Drawing-Room, 30 by 18 ft. Dining-Room, Breakfast-Room, Servants' Hall, Kitchen, and Back Kitchen.
Basement ... Larder, Wine and Ale Cellars.

Pump of excellent Soft Water.

EXTENSIVE GARDEN, WALLED-IN AND WELL PLANTED WITH CHOICE FRUIT TREES.

The Detached Offices in the Yard consist of

A DOUBLE COACH-HOUSE, GRANARY, STABLING FOR TEN HORSES, WITH LOFTS OVER, COW-HOUSE, COAL-HOUSE, WOOD-HOUSE, DOG-KENNEL, AND OTHER OUT-BUILDINGS.

In Hand, but of the estimated Value of £50 per Annum.

	A.	R.	P.
Land, including Site of House, Buildings, Yard, and Garden	1	0	0

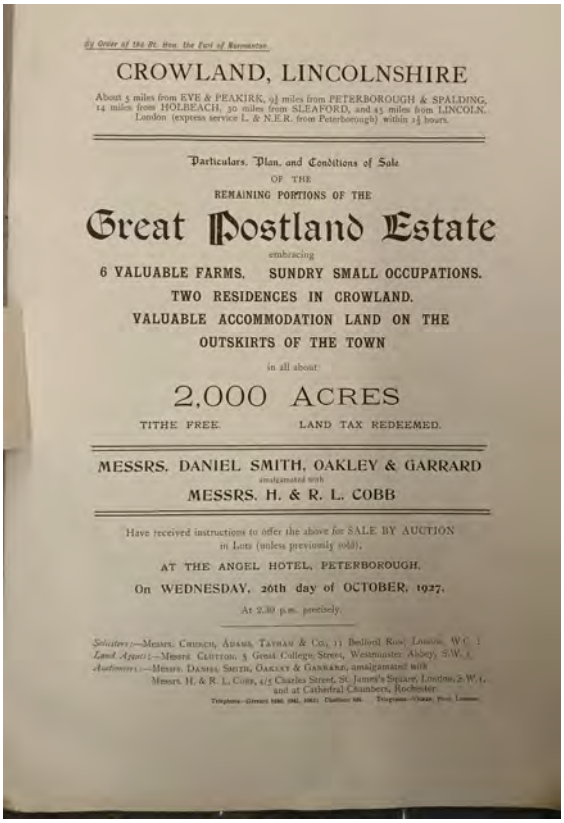
H

Fig 14:

Archive material: 1931. Catalogue sales entry for The Manor House which was advertised for sale under its own lot (lot 7). The entry references the rooms over the building's four floors as well as describing the garden and ancillary buildings.

Source: Lincolnshire Archives

Manor House, 5 East Street, Crowland
Historical Documentary Material
January—May 2025
Not to scale



By Order of the Rt. Hon. the Earl of Warrington.

CROWLAND, LINCOLNSHIRE

About 5 miles from EVE & PEAKIRK, 9½ miles from PETERBOROUGH & SPALDING, 14 miles from HOLBEACH, 30 miles from SLEAFORD, and 25 miles from LINCOLN. London (express service L. & N.E.R. from Peterborough) within 1½ hours.

Particulars, Plan, and Conditions of Sale
OF THE
REMAINING PORTIONS OF THE

Great Postland Estate

embracing

6 VALUABLE FARMS. SUNDRY SMALL OCCUPATIONS.
TWO RESIDENCES IN CROWLAND.
VALUABLE ACCOMMODATION LAND ON THE
OUTSKIRTS OF THE TOWN

in all about

2,000 ACRES

TITHE FREE. LAND TAX REDEEMED.

MESSRS. DANIEL SMITH, OAKLEY & GARRARD
amalgamated with
MESSRS. H. & R. L. COBB

Have received instructions to offer the above for SALE BY AUCTION in Lots (unless previously sold),

AT THE ANGEL HOTEL, PETERBOROUGH,
On WEDNESDAY, 26th day of OCTOBER, 1927,
At 2.30 p.m. precisely.

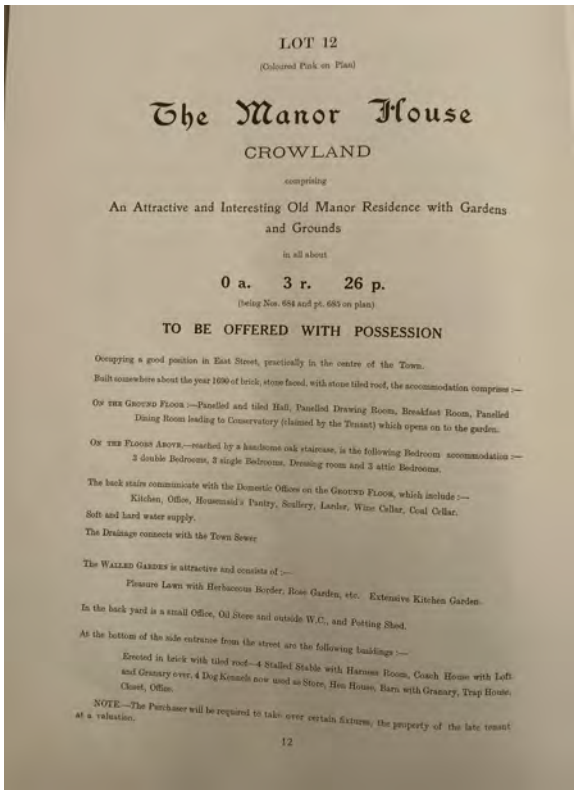
Solicitors:—Messrs. Church, Adams, Tatham & Co., 11 Bedford Row, London, W.C. 1
Land Agents:—Messrs. Clutton, 5 Great College Street, Westminster Abbey, S.W. 1
Auctioneers:—Messrs. Daniel Smith, Oakley & Garrard, amalgamated with Messrs. H. & R. L. Cobb, 4/5 Charles Street, St. James's Square, London, S.W. 1, and at Cathedral Chambers, Rochester

Telephone—Gerrard 6280, 6281, 6282. Chatham 686. Telegrams—Vitrate, Pall, London.

Fig 15:

Archive material: 1927. Sales material detailing the sale of remaining parts of the Great Postland Estate (Crowland Estate) comprising of 2000 acres and including 6 farms and 2 residences in Crowland, one being The Manor House.

Source: Lincolnshire Archive



LOT 12
(Coloured Pink on Plan)

The Manor House
CROWLAND

comprising

An Attractive and Interesting Old Manor Residence with Gardens and Grounds

in all about

0 a. 3 r. 26 p.
(being Nos. 684 and pt. 685 on plan)

TO BE OFFERED WITH POSSESSION

Occupying a good position in East Street, practically in the centre of the Town.

Built somewhere about the year 1690 of brick, stone faced, with stone tiled roof, the accommodation comprises :—

On the Ground Floor :—Panelled and tiled Hall, Panelled Drawing Room, Breakfast Room, Panelled Dining Room leading to Conservatory (claimed by the Tenant) which opens on to the garden.

On the Floors Above,—reached by a handsome oak staircase, is the following Bedroom accommodation :— 3 double Bedrooms, 3 single Bedrooms, Dressing room and 3 attic Bedrooms.

The back stairs communicate with the Domestic Offices on the Ground Floor, which include :— Kitchen, Office, Housemaid's Pantry, Scullery, Larder, Wine Cellar, Coal Cellar.

Soft and hard water supply.

The Drainage connects with the Town Sewer

The Walled Garden is attractive and consists of :—

Pleasure Lawn with Herbaceous Border, Rose Garden, etc. Extensive Kitchen Garden.

In the back yard is a small Office, Oil Store and outside W.C., and Potting Shed.

At the bottom of the side entrance from the street are the following buildings :—

Erected in brick with tiled roof—4 Stalled Stable with Harness Room, Coach House with Loft and Granary over, 4 Dog Kennels now used as Store, Hen House, Barn with Granary, Trap House, Closet, Office.

NOTE.—The Purchaser will be required to take over certain fixtures, the property of the late tenant at a valuation.

12

Fig 16:

Archive material: 1927. Catalogue sales entry for The Manor House which was advertised for sale under its own lot (lot 12). The entry references the rooms over the building's four floors in some detail as well as describing the garden and ancillary buildings.

Source: Lincolnshire Archives

Manor House, 5 East Street, Crowland
Historical Documentary Material
January—May 2025
Not to scale

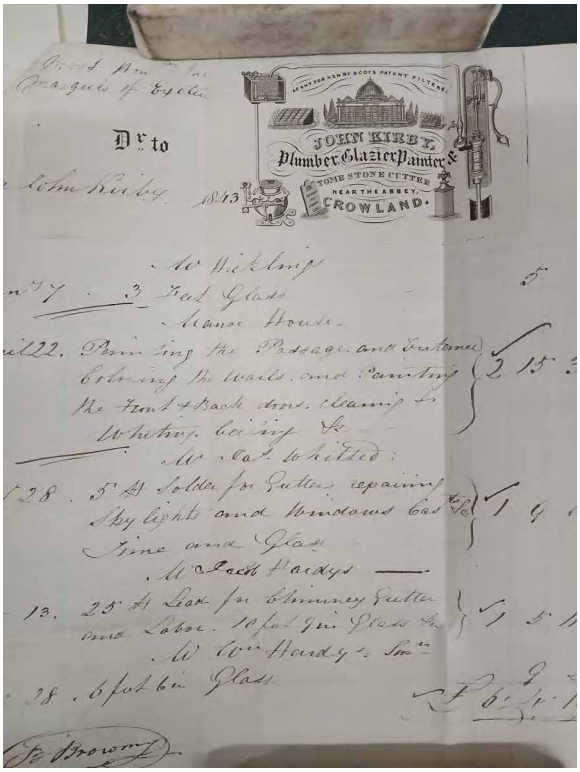


Fig 17:

Archive material: 1843. Receipt made out to the Marquis of Exeter from John Kirby detailing some works to the Manor House including painting the passage and entrance, colouring the walls and painting the front and back door.

Source: Burghley House Archive

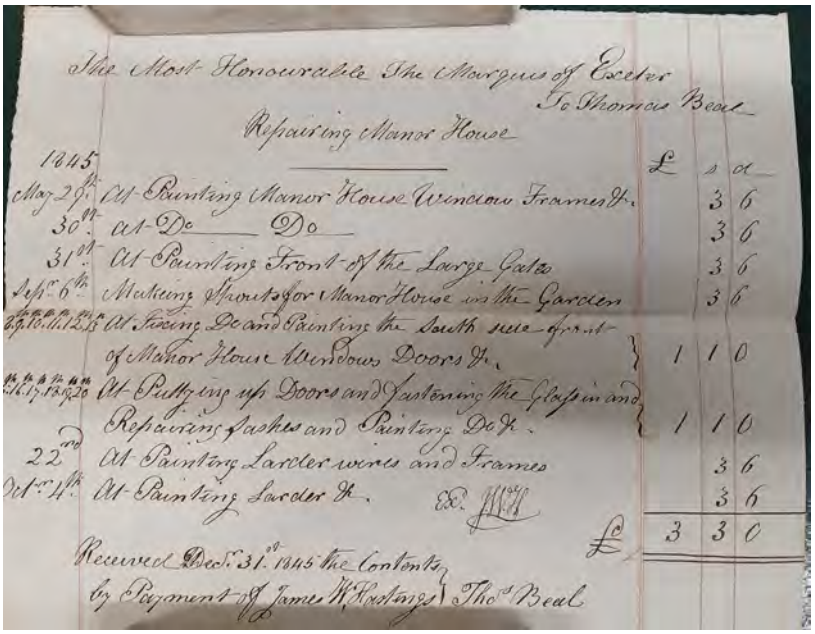


Fig 18:

Archive material: 1845. Receipt made out to the Marquis of Exeter detailing repairs to the Manor House including painting the windows and gates and putting the doors and glass and repairing sashes.

Source: Burghley House Archive

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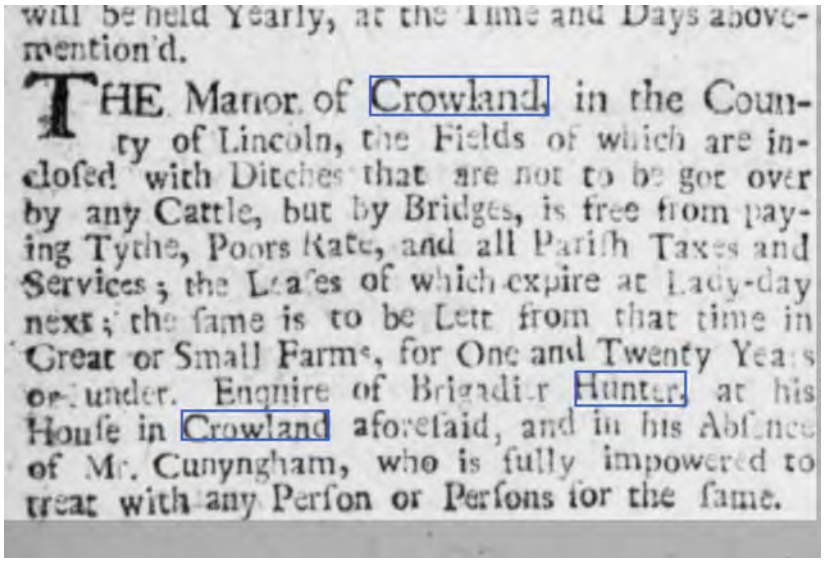
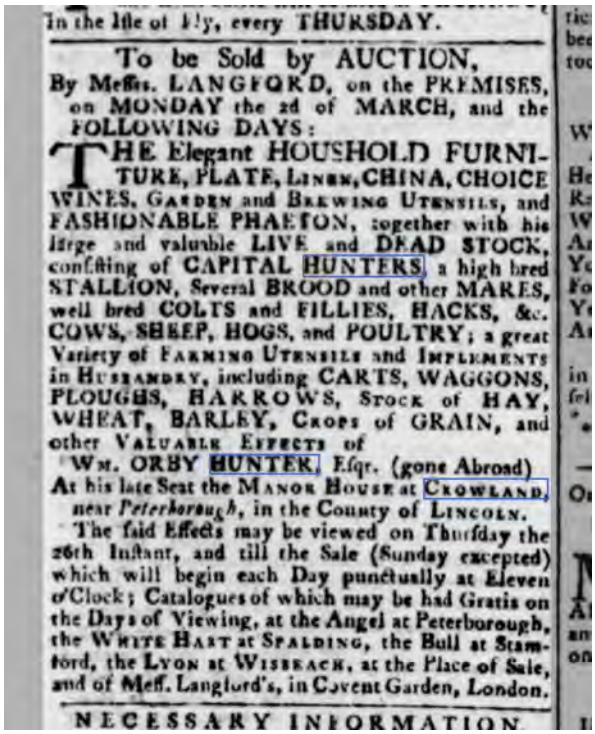


will be held Yearly, at the Time and Days above-mention'd.

THE Manor of Crowland, in the County of Lincoln, the Fields of which are inclosed with Ditches that are not to be got over by any Cattle, but by Bridges, is free from paying Tythe, Poors Rate, and all Parish Taxes and Services; the Leases of which expire at Lady-day next; the same is to be Lett from that time in Great or Small Farms, for One and Twenty Years or under. Enquire of Brigadier Hunter, at his House in Crowland aforesaid, and in his Absence of Mr. Cunyngham, who is fully impowered to treat with any Person or Persons for the same.

Fig 19:

Historic newspaper material:1725.
25 November. Stamford Mercury. Advert for the lease of the Manor of Crowland. Enquiries to '*Brigadier Hunter at his house in Crowland or Mr Cunyngham*'



In the Isle of Ely, every THURSDAY.

To be Sold by AUCTION,

By Messrs. LANGFORD, on the PREMISES, on MONDAY the 2d of MARCH, and the FOLLOWING DAYS:

THE Elegant HOUSHOLD FURNITURE, PLATE, LINEN, CHINA, CHOICE WINES, GARDEN and BREWING UTENSILS, and FASHIONABLE PHAETON, together with his large and valuable LIVE and DEAD STOCK, consisting of CAPITAL HUNTERS, a high bred STALLION, Several BROOD and other MARES, well bred COLTS and FILLIES, HACKS, &c. COWS, SHEEP, HOGS, and POULTRY; a great Variety of FARMING UTENSILS and IMPLEMENTS in HUSBANDRY, including CARTS, WAGGONS, PLOUGHS, HARROWS, Stock of HAY, WHEAT, BARLEY, Crops of GRAIN, and other VALUABLE EFFECTS of

WM. ORBY HUNTER, Esqr. (gone Abroad)

At his late Seat the MANOR HOUSE at CROWLAND, near *Peterborough*, in the County of LINCOLN.

The said Effects may be viewed on Thursday the 26th Instant, and till the Sale (Sunday excepted) which will begin each Day punctually at Eleven o'Clock; Catalogues of which may be had Gratis on the Days of Viewing, at the Angel at Peterborough, the WHITE HART at SPALDING, the Bull at Stamford, the LYON at WISBEACH, at the Place of Sale, and of Messrs. Langford's, in Covent Garden, London.

NECESSARY INFORMATION

Fig 20:

Historic newspaper material: 1778.
19 February. Stamford Mercury. Advert for the sale of household furniture by auction of items of Mr Wm Orby Hunter (gone abroad) at his late seat the Manor House at Crowland .

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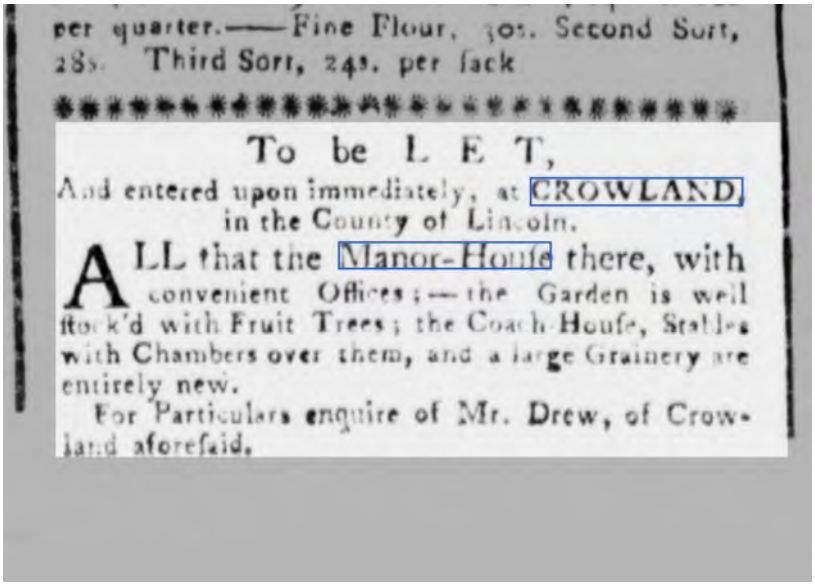


per quarter.——Fine Flour, 30s. Second Sort, 28s. Third Sort, 24s. per ſack.

To be L E T,

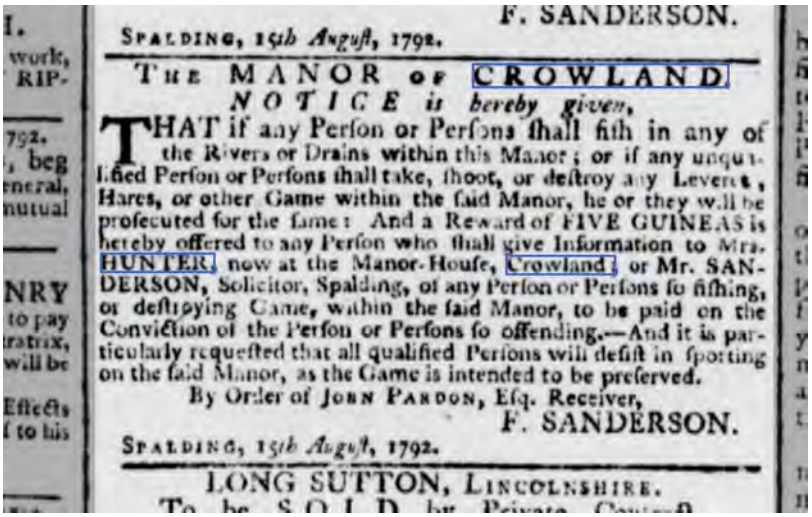
And entered upon immediately, at CROWLAND, in the County of Lincoln.

ALL that the Manor-Houſe there, with convenient Offices;—the Garden is well ſtock'd with Fruit Trees; the Coach-Houſe, Stables with Chambers over them, and a large Grainery are entirely new.

For Particulars enquire of Mr. Drew, of Crowland aforeſaid.

Fig 21:

Historic newspaper material:1779.
25 March. Stamford Mercury. Advert for the letting of the Manor House at Crowland noting that *'the coach-house, stables, with chambers over them, and a large granary are entirely new'*



F. SANDERSON.

SPALDING, 15th *Auguſt*, 1792.

THE MANOR OF CROWLAND

NOTICE is hereby given,

THAT if any Perſon or Perſons ſhall fiſh in any of the Rivers or Drains within this Manor; or if any unqualified Perſon or Perſons ſhall take, ſhoot, or deſtroy any Leverets, Hares, or other Game within the ſaid Manor, he or they will be proſecuted for the ſame: And a Reward of FIVE GUINEAS is hereby offered to any Perſon who ſhall give Information to Mrs. HUNTER, now at the Manor-Houſe, Crowland; or Mr. SANDERSON, Solicitor, Spalding, of any Perſon or Perſons ſo fiſhing, or deſtroying Game, within the ſaid Manor, to be paid on the Conviction of the Perſon or Perſons ſo offending.—And it is particularly requeſted that all qualified Perſons will deſiſt in ſporting on the ſaid Manor, as the Game is intended to be preſerved.

By Order of JOHN PARDON, Eſq. Receiver,

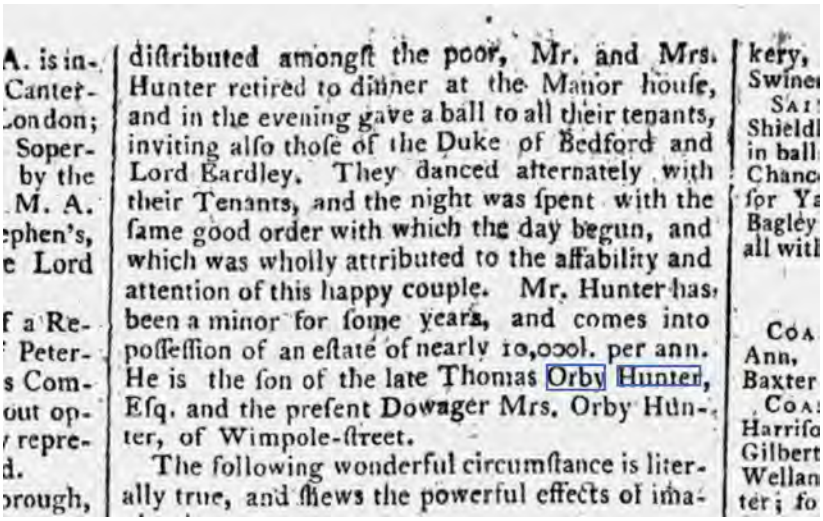
F. SANDERSON.

SPALDING, 15th *Auguſt*, 1792.

LONG SUTTON, LINCOLNSHIRE.

Fig 22:

Historic newspaper material:1792.
17 August. Stamford Mercury. Notice regarding the threat of prosecution for those illegally gaming in the Manor of Crowland. Information to be given to *'Mrs Hunter, now at the Manor House, Crowland'*



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distributed amongst the poor, Mr. and Mrs. Hunter retired to dinner at the Manor house, and in the evening gave a ball to all their tenants, inviting also those of the Duke of Bedford and Lord Eardley. They danced alternately with their Tenants, and the night was spent with the same good order with which the day begun, and which was wholly attributed to the affability and attention of this happy couple. Mr. Hunter has been a minor for some years, and comes into possession of an estate of nearly 10,000l. per ann. He is the son of the late Thomas Orby Hunter, Esq. and the present Dowager Mrs. Orby Hunter, of Wimpole-street.

The following wonderful circumstance is literally true, and shews the powerful effects of ima-

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Baxter
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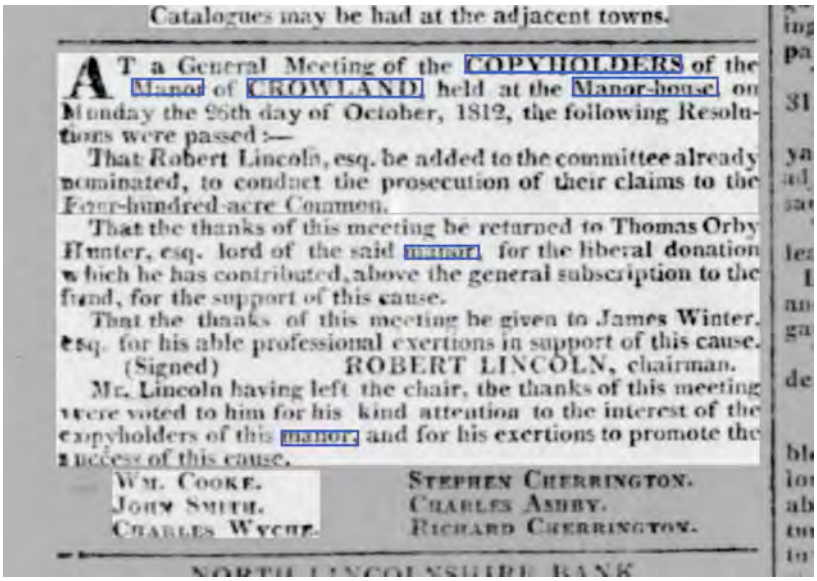
Fig 23:

Historic newspaper material: *1796*. 29 October. Cambridge Chronical and Journal. Article about Thomas Orby Hunter's celebrations in Croyland Abbey at turning 21, inheriting his estate and recently marrying Miss Fanny Haywood. Extract referencing Manor House.



Catalogues may be had at the adjacent towns.

AT a General Meeting of the COPYHOLDERS of the Manor of CROWLAND held at the Manor-house on Monday the 26th day of October, 1812, the following Resolutions were passed :—

That Robert Lincoln, esq. be added to the committee already nominated, to conduct the prosecution of their claims to the Four-hundred-acre Common.

That the thanks of this meeting be returned to Thomas Orby Hunter, esq. lord of the said manor, for the liberal donation which he has contributed, above the general subscription to the fund, for the support of this cause.

That the thanks of this meeting be given to James Winter, esq. for his able professional exertions in support of this cause.

(Signed) ROBERT LINCOLN, chairman.

Mr. Lincoln having left the chair, the thanks of this meeting were voted to him for his kind attention to the interest of the copyholders of this manor, and for his exertions to promote the success of this cause.

WM. COOKE.
JOHN SMITH.
CHARLES WYCHE.
STEPHEN CHERRINGTON.
CHARLES ASHBY.
RICHARD CHERRINGTON.

NORTH LINCOLNSHIRE BANK

Fig 24:

Historic newspaper material:1812. 6 November. Drakard's Stamford News. Notice of general meeting of copyholders of the Manor of Crowland being held at the Manor House .

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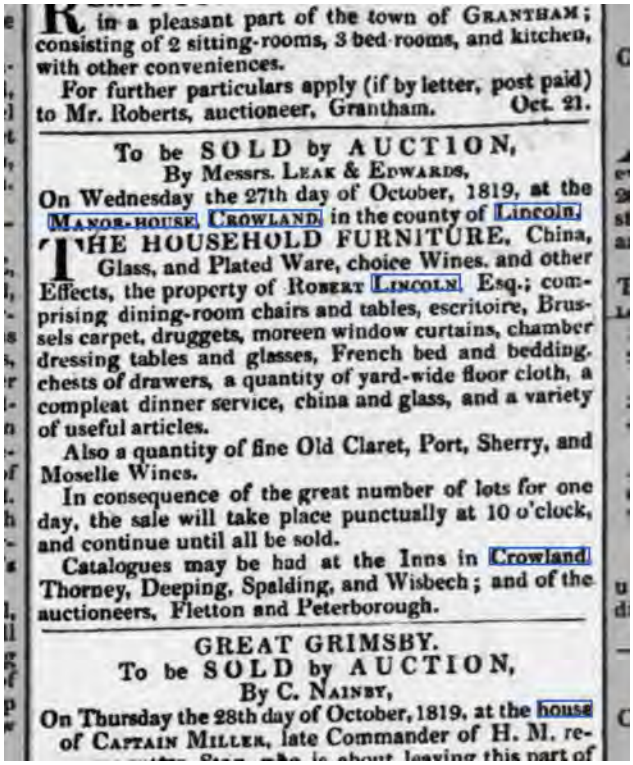


in a pleasant part of the town of GRANTHAM; consisting of 2 sitting-rooms, 3 bed-rooms, and kitchen, with other conveniences.

For further particulars apply (if by letter, post paid) to Mr. Roberts, auctioneer, Grantham. Oct. 21.

To be SOLD by AUCTION,
By Messrs. LEAK & EDWARDS,

On Wednesday the 27th day of October, 1819, at the MANOR-HOUSE, CROWLAND, in the county of Lincoln,

THE HOUSEHOLD FURNITURE, China, Glass, and Plated Ware, choice Wines, and other Effects, the property of ROBERT LINCOLN, Esq.; comprising dining-room chairs and tables, escritoire, Brussels carpet, druggets, moreen window curtains, chamber dressing tables and glasses, French bed and bedding, chests of drawers, a quantity of yard-wide floor cloth, a compleat dinner service, china and glass, and a variety of useful articles.

Also a quantity of fine Old Claret, Port, Sherry, and Moselle Wines.

In consequence of the great number of lots for one day, the sale will take place punctually at 10 o'clock, and continue until all be sold.

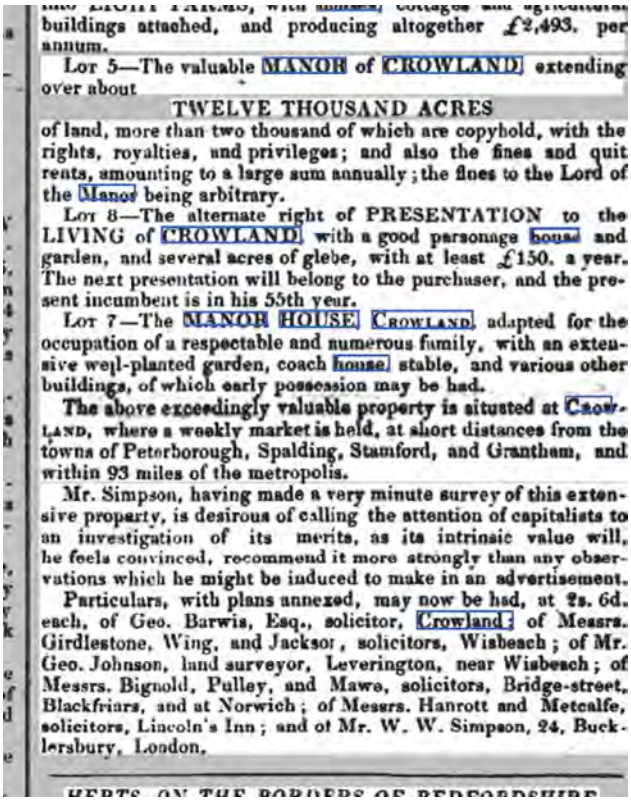
Catalogues may be had at the Inns in Crowland, Thorney, Deeping, Spalding, and Wisbech; and of the auctioneers, Fletton and Peterborough.

GREAT GRIMSBY.
To be SOLD by AUCTION,
By C. NAINBY,

On Thursday the 28th day of October, 1819, at the house of CAPTAIN MILLER, late Commander of H. M. re-

Fig 25:

Historic newspaper material: 1819. 22 October. Stamford Mercury. Advert for sale of household effects at the Manor House, Crowland. Effects of Robert Lincoln.



buildings attached, and producing altogether £2,493. per annum.

LOT 5—The valuable MANOR of CROWLAND, extending over about

TWELVE THOUSAND ACRES

of land, more than two thousand of which are copyhold, with the rights, royalties, and privileges; and also the fines and quit rents, amounting to a large sum annually; the fines to the Lord of the Manor being arbitrary.

LOT 8—The alternate right of PRESENTATION to the LIVING of CROWLAND, with a good parsonage house and garden, and several acres of glebe, with at least £150. a year. The next presentation will belong to the purchaser, and the present incumbent is in his 55th year.

LOT 7—The MANOR HOUSE, CROWLAND, adapted for the occupation of a respectable and numerous family, with an extensive well-planted garden, coach house, stable, and various other buildings, of which early possession may be had.

The above exceedingly valuable property is situated at CROWLAND, where a weekly market is held, at short distances from the towns of Peterborough, Spalding, Stamford, and Grantham, and within 93 miles of the metropolis.

Mr. Simpson, having made a very minute survey of this extensive property, is desirous of calling the attention of capitalists to an investigation of its merits, as its intrinsic value will, he feels convinced, recommend it more strongly than any observations which he might be induced to make in an advertisement.

Particulars, with plans annexed, may now be had, at 2s. 6d. each, of Geo. Barwis, Esq., solicitor, Crowland; of Messrs. Girdlestone, Wing, and Jackson, solicitors, Wisbeach; of Mr. Geo. Johnson, land surveyor, Leverington, near Wisbeach; of Messrs. Bignold, Pulley, and Mawe, solicitors, Bridge-street, Blackfriars, and at Norwich; of Messrs. Hanrott and Metcalfe, solicitors, Lincoln's Inn; and of Mr. W. W. Simpson, 24, Bucklersbury, London.

Fig 26:

Historic newspaper material: 1831. 5 July. South Eastern Gazette. Advert for the sale of the Crowland Estate (freehold and tithe free) of forty-three farms and 7000 acres in 7 lots with Lot 7 cited as The Manor House, Crowland, adapted for the occupation of a respectable and numerous family, with extensive well planted garden, coach house, stable and various other buildings.

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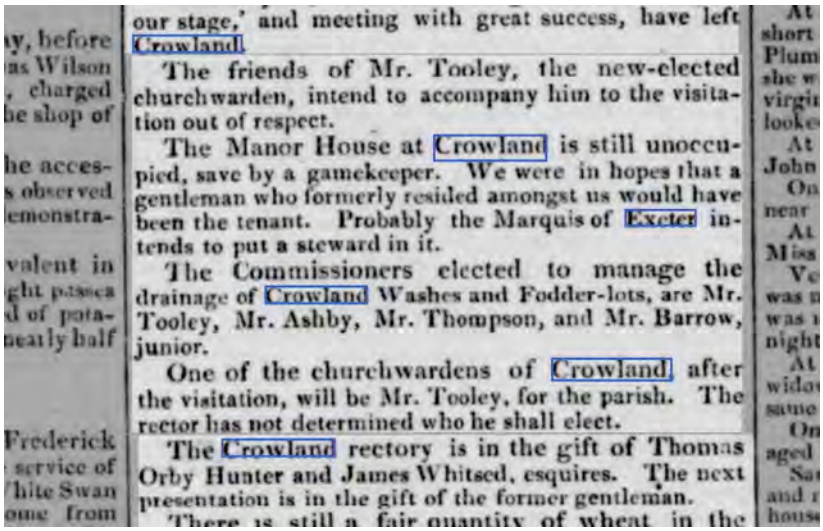
(and the mansion, which was for many years the residence of Thomas Potter Macqueen, Esq., the late member for the county) has been SOLD by him to his Grace the
DUKE OF BEDFORD.
Bucklersbury, March 20.

THE CROWLAND ESTATE, LINCOLNSHIRE,
Containing SEVEN THOUSAND ACRES, producing a rental of upwards of TWELVE THOUSAND POUNDS PER ANNUM.
MR. W. W. SIMPSON has the honour of announcing, that the above extensive ESTATE, the property of ORBY HUNTER, Esq.,
(which was advertised to be Sold in Lots, on the 28th of July last, but postponed in consequence of negociations then pending for the sale of it by private contract), has been SOLD by him to the MARQUIS OF EXETER
in One Lot.
Bucklersbury, March 20.

FOURTH SALE UNDER MESSRS. BOND AND PATTISALL'S BANKRUPTCY.
Three capital Family Residences, forming South Ville Priory, in the Wandsworth-road; the Ground Rents of Five Houses in Lark-hall-lane, and Eight Acres of excellent Building Ground

Fig 27:

Historic newspaper material:**1832.** 28 March. London Evening Standard. Notice that The Crowland Estate containing 7000 acres was sold by Mr Orby Hunter Esq to the Marquis of Exeter.



our stage,' and meeting with great success, have left Crowland.

The friends of Mr. Tooley, the new-elected churchwarden, intend to accompany him to the visitation out of respect.

The Manor House at Crowland is still unoccupied, save by a gamekeeper. We were in hopes that a gentleman who formerly resided amongst us would have been the tenant. Probably the Marquis of Exeter intends to put a steward in it.

The Commissioners elected to manage the drainage of Crowland Washes and Fodder-lots, are Mr. Tooley, Mr. Ashby, Mr. Thompson, and Mr. Barrow, junior.

One of the churchwardens of Crowland, after the visitation, will be Mr. Tooley, for the parish. The rector has not determined who he shall elect.

The Crowland rectory is in the gift of Thomas Orby Hunter and James Whitsed, esquires. The next presentation is in the gift of the former gentleman.

Fig 28:

Historic newspaper material: 1833. 28 June: Drakard's Stamford news. Note that The Manor House in Crowland is unoccupied, save by a game keeper. With hopes that a gentleman may have occupied it.

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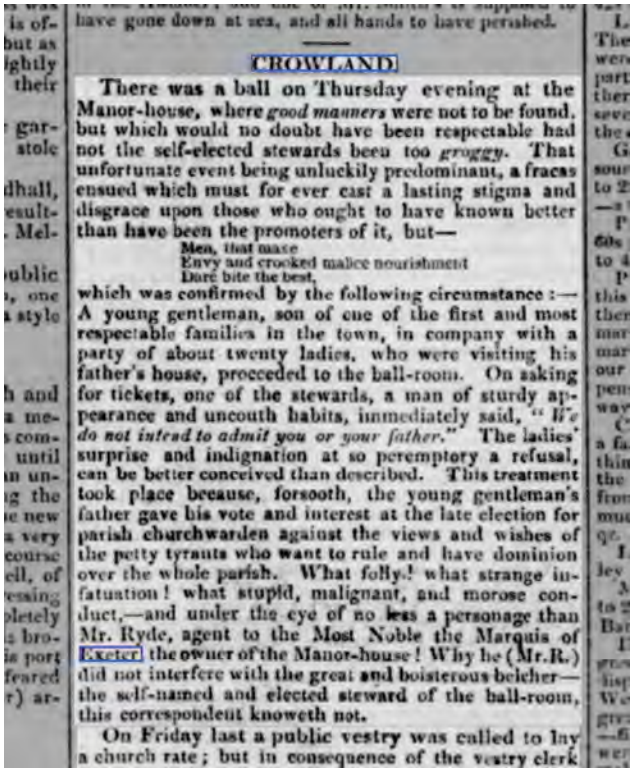


have gone down at sea, and all hands to have perished.

CROWLAND

There was a ball on Thursday evening at the Manor-house, where *good manners* were not to be found, but which would no doubt have been respectable had not the self-elected stewards been too *groggy*. That unfortunate event being unluckily predominant, a fracas ensued which must for ever cast a lasting stigma and disgrace upon those who ought to have known better than have been the promoters of it, but—

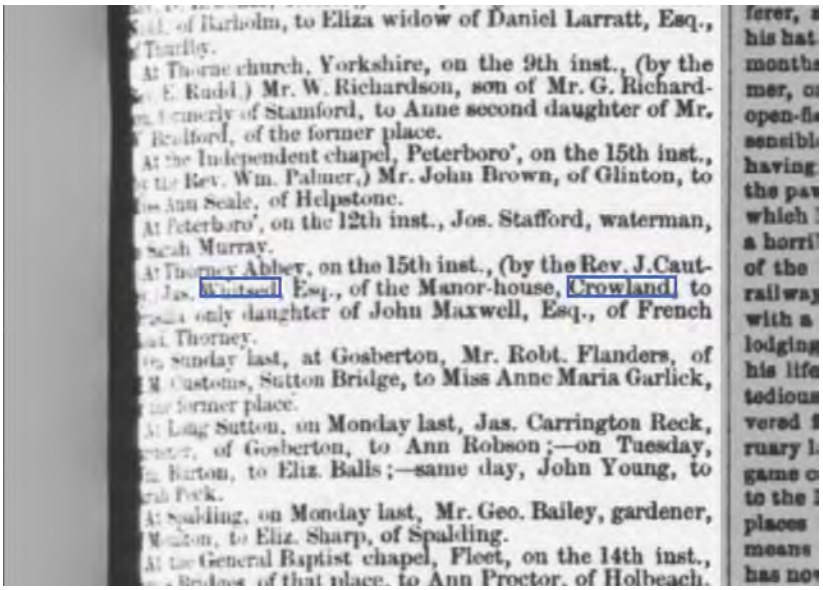
Men, that make
Envy and crooked malice nourishment
Dare bite the best,

which was confirmed by the following circumstance:—A young gentleman, son of one of the first and most respectable families in the town, in company with a party of about twenty ladies, who were visiting his father's house, proceeded to the ball-room. On asking for tickets, one of the stewards, a man of sturdy appearance and uncouth habits, immediately said, "*We do not intend to admit you or your father.*" The ladies' surprise and indignation at so peremptory a refusal, can be better conceived than described. This treatment took place because, forsooth, the young gentleman's father gave his vote and interest at the late election for parish churchwarden against the views and wishes of the petty tyrants who want to rule and have dominion over the whole parish. What folly! what strange infatuation! what stupid, malignant, and morose conduct,—and under the eye of no less a personage than Mr. Ryde, agent to the Most Noble the Marquis of Exeter the owner of the Manor-house! Why he (Mr. R.) did not interfere with the great and boisterous belcher—the self-named and elected steward of the ball-room, this correspondent knoweth not.

On Friday last a public vestry was called to lay a church rate; but in consequence of the vestry clerk

Fig 29:

Historic newspaper material: 1833. 10 September. Drakard's Stamford News. Article about a ball at the Manor -house. The Marquis of Exeter is noted as the owner of the Manor house. The ball-room noted is presumably the large room.



of Barholm, to Eliza widow of Daniel Larratt, Esq.,
Thurlby.
At Thorne church, Yorkshire, on the 9th inst., (by the
E. Rudd,) Mr. W. Richardson, son of Mr. G. Richard-
merly of Stamford, to Anne second daughter of Mr.
Bradford, of the former place.
At the Independent chapel, Peterboro', on the 15th inst.,
the Rev. Wm. Palmer,) Mr. John Brown, of Glinton, to
Ann Seale, of Helpstone.
At Peterboro', on the 12th inst., Jos. Stafford, waterman,
Sarah Murray.
At Thorney Abbey, on the 15th inst., (by the Rev. J. Caut-
Jas. Whitsed Esq., of the Manor-house, Crowland, to
only daughter of John Maxwell, Esq., of French
Thorney.
on Sunday last, at Gosberton, Mr. Robt. Flanders, of
Customs, Sutton Bridge, to Miss Anne Maria Garlick,
former place.
At Long Sutton, on Monday last, Jas. Carrington Reck,
of Gosberton, to Ann Robson;—on Tuesday,
Barton, to Eliz. Balls;—same day, John Young, to
Peck.
At Spalding, on Monday last, Mr. Geo. Bailey, gardener,
Moulton, to Eliz. Sharp, of Spalding.
At the General Baptist chapel, Fleet, on the 14th inst.,
Bridges of that place, to Ann Proctor, of Holbeach.

Fig 30:

Historic newspaper material: 1850. 17 May. Stamford Mercury. Marriage notice of wedding at Thorney Abbey of James Whitsed Esq of the Manor House, Crowland to Drusina only daughter of John Maxwell Esq of Thorney.

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Room, News Rooms, Card Rooms, two spacious Billiard Rooms, Library and Reading Rooms, Cloak Room, SPIRIT VAULTS, with MESSUAGE and Premises.—For further particulars, and cards to view, apply to Messrs. G. and F. R. Moore, Solicitors, or Mr. John Moore, Estate Agent, all of Warwick; or to Messrs. Cookes and Sons, Estate Agents and Auctioneers, Warwick-street, Leamington. 1168

TO CHEMISTS, WINE and SPIRIT MERCHANTS, and GROCERS.—To be LET, that old-established BUSINESS, 40 years successfully carried on by the late Joseph Marfleet, at Crowland, and since by the Trustees.—For particulars apply to Mr. G. Wilson, Crowland; or to R. Wyche, Esq., the Manor House, Crowland. 1014

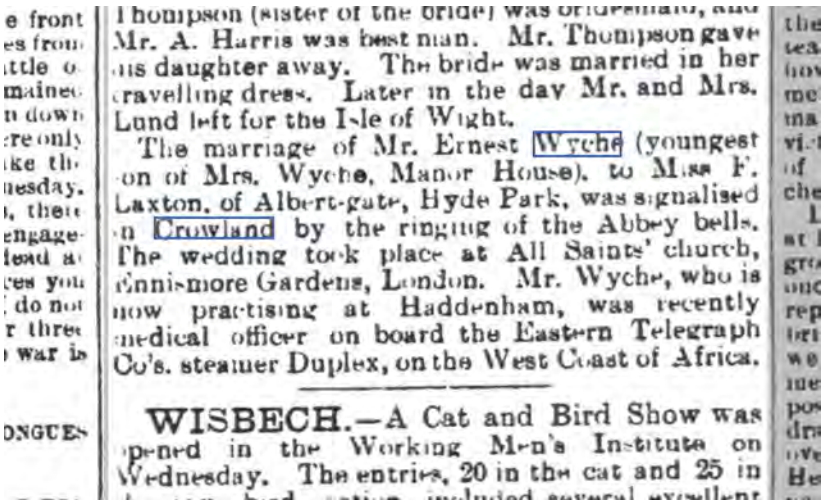
COALFIELD near DRONFIELD.—To be LET or SOLD, about 100 Acres of COAL, comprising several Beds. The same Coal is now being worked under the adjoining lands both East and West. There are two Shafts already sunk on the Property. For further Particulars and to treat apply to Broomhead, Wightman, and Moore, Solicitors, Sheffield. 1170

LEICESTERSHIRE.—To be LET, with possession at Michaelmas next, a very desirable FARM, in Leicestershire, situated about fifteen miles from Leicester, and six from Oakham. Extent 376 Acres, about Forty-nine of which are ARABLE and the rest Old TURF.—Apply to Mr. Bate, Estate Agent, Springfields, Newcastle, Staffordshire. 1014

MILLERS and CAPITALISTS.—To be LET

Fig 31:

Historic newspaper material:1873.
28 June. Leicester Daily Post. Notice of chemists, wine and spirit business to let in Crowland of late Joseph Marfleet. Trustees include R Wyche Esq the Manor House, Crowland.



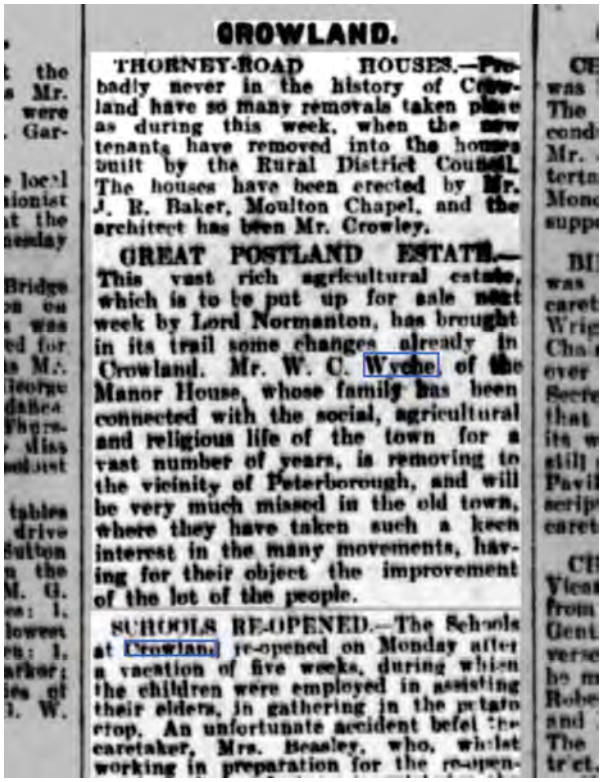
Thompson (sister of the bride) was bridesmaid, and Mr. A. Harris was best man. Mr. Thompson gave his daughter away. The bride was married in her travelling dress. Later in the day Mr. and Mrs. Lund left for the Isle of Wight.

The marriage of Mr. Ernest Wyche (youngest son of Mrs. Wyche, Manor House), to Miss F. Laxton, of Albert-gate, Hyde Park, was signalised in Crowland by the ringing of the Abbey bells. The wedding took place at All Saints' church, Onnismore Gardens, London. Mr. Wyche, who is now practising at Haddenham, was recently medical officer on board the Eastern Telegraph Co's. steamer Duplex, on the West Coast of Africa.

WISBECH.—A Cat and Bird Show was opened in the Working Men's Institute on Wednesday. The entries, 20 in the cat and 25 in

Fig 32:

Historic newspaper material: 1900.
16 February. Stamford Mercury. Marriage notice of marriage of Mr Ernest Wyche, youngest son of Mrs Wyche, Manor House to Miss F Laxton of Albert-gate, Hyde Park.



CROWLAND.

THORNEY-ROAD HOUSES.—Probably never in the history of Crowland have so many removals taken place as during this week, when the new tenants have removed into the houses built by the Rural District Council. The houses have been erected by Mr. J. R. Baker, Moulton Chapel, and the architect has been Mr. Crowley.

GREAT POSTLAND ESTATE.—This vast rich agricultural estate, which is to be put up for sale next week by Lord Normanton, has brought in its trail some changes already in Crowland. Mr. W. C. Wyche, of the Manor House, whose family has been connected with the social, agricultural and religious life of the town for a vast number of years, is removing to the vicinity of Peterborough, and will be very much missed in the old town, where they have taken such a keen interest in the many movements, having for their object the improvement of the lot of the people.

SCHOOLS RE-OPENED.—The Schools at Crowland re-opened on Monday after a vacation of five weeks, during which the children were employed in assisting their elders, in gathering in the potato crop. An unfortunate accident befel the caretaker, Mrs. Beasley, who, whilst working in preparation for the re-open-

Fig 33:

Historic newspaper material: 1927. 29 October. Spalding Guardian. Notice of sale of Great Postland Estate by Lord Normanton. The sale coincides with the departure of Mr W.C Wyche of the Manor House whose family had been connected with the town for a vast number or years.

THE GREAT POSTLAND ESTATE.

Remaining Portions Offered at Peterborough.

TWENTY-ONE LOTS WITHDRAWN.

A TOTAL OF £34,140 REALISED.

A large and representative company was present at the "Angel" Hotel, Peterborough, on Wednesday week, when Messrs. Daniel Smith, Oakley and Garrard offered for sale, by directions of the Earl of Normanton, the remaining portions of the Great Postland Estate, approximately 1,500 acres, which had not been previously sold to the tenants.

The dispersal of the Postland Estate severs a long connection with the district of the Earl of Normanton, who purchased the Estate of some 7,000 acres from the late Marquis of Exeter, in 1869. Prior to the Marquis of Exeter, Mr. Orby Hunter was the owner, and he lived for some time at the Manor House, in East-street, Crowland, which was withdrawn at the sale at £1,200. On the Estate, when it belonged to Mr. Orby Hunter, half-acre allotments were farmed by agricultural labourers and there were some very strange old rules imposed on the tenants, who were not allowed to work on Sundays, and had to go to church!

Lord Normanton was always anxious to help and encourage small holdings and allotments, and over 1,000 acres

Fig 34:

Historic newspaper material: 1927. 5 November. Boston Guardian. Notice of sale of The Great Postland Estate by the Earl of Normanton. The Earl of Normanton had purchased the Great Postland Estate in 1869 from late Marquis of Exeter. The Marquis of Exeter had acquired the estate from Mr Orby Hunter who has lived at the Manor House in East Street for a time.

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Sale at Crowland

Fox and Vergette held a successful sale at Crowland on Tuesday when they disposed of household furnihings and effects from The Manor House, home of the late Mr. H. E. W. Pank.

A large number of local buyers as well as those from a wide area around Crowland attended and principal prices were as follows—5 mahogany Chippendale-style chairs £21; antique mahogany worktable £9 10s.; 3 antique carved oak hall chests £14; mahogany desk £11; wall clock in case £3; antique mahogany bowfront chest of drawers £14; gents mahogany wardrobe £8 10s.

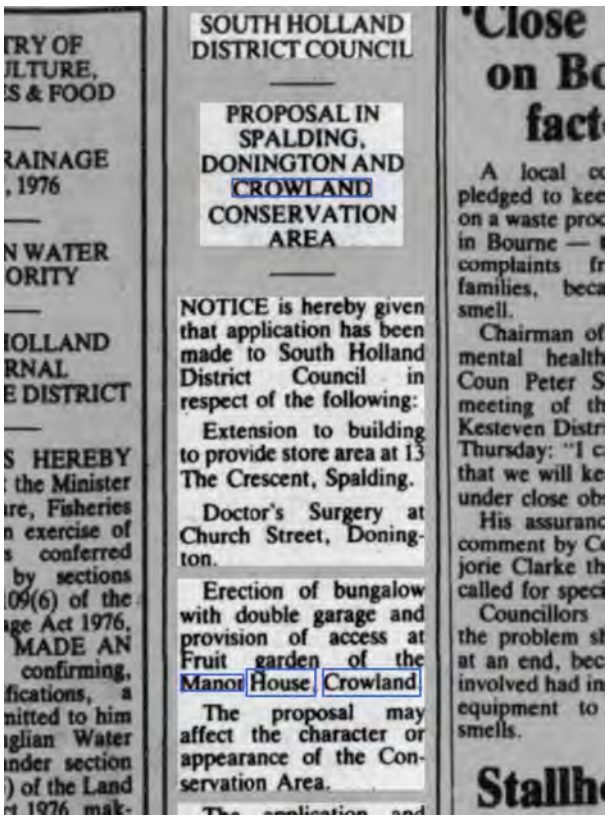
Eighteen-piece dessert service £17; French clock £4, silver sugar bowl £4 10s.; Georgian table spoons £2 10s.; 6 silver teaspoons £2 10s; 3 decanters in plated stand £8; plated pillar candlesticks £3 10s.; fish knives and forks £4; plated teapot—£4; carpets to £13.

Good prices were also paid for brass ware and garden effects.

Country Club

Fig 35:

Historic newspaper material:**1955.** 23 September. Peterborough Standard. Article regarding the successful sale of household furnishing from The Manor House, home of the late Mr H E W Pank (died 1955).



SOUTH HOLLAND DISTRICT COUNCIL

PROPOSAL IN SPALDING, DONINGTON AND CROWLAND CONSERVATION AREA

NOTICE is hereby given that application has been made to South Holland District Council in respect of the following:

Extension to building to provide store area at 13 The Crescent, Spalding.

Doctor's Surgery at Church Street, Donington.

Erection of bungalow with double garage and provision of access at Fruit garden of the Manor House, Crowland.

The proposal may affect the character or appearance of the Conservation Area.

Fig 36:

Historic newspaper material: 1978. 26 September. Lincolnshire Free Press. Planning notice specific to the erection of a bungalow with double garage at *'fruit garden of the Manor House, Crowland'.*

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● The 300-year-old Manor House, Crowland. Critics think the building is dilapidated and dangerous.

UPROAR OVER 'DEATH TRAP'

CROWLAND people are demanding action over a "potential death trap".

They say a child could be killed in a carbon-copy accident of one several years ago — unless something is done immediately.

And one villager claims just a knock could bring the 300-year-old Manor House tumbling down.

But a spokesman for the

by KAY SIMPSON

uproar about it.

"Not only is it dangerous but it is an old historic building which is falling into disrepair.

"My husband is a builder and he thinks it is going to start falling down. The back roof is already collapsing and you can see the

gracious house in the area and nobody wants to see it falling down. Enough's enough.

"It's a shame that such an historic building has been allowed to get into a dangerous condition."

Mr Eric Smith, of 11 Abbey Walk, said: "I haven't heard any youngsters inside the house, just in the garden. But it is a glory-hole for them with an overrun orchard. And they are

Fig 37:

Historic newspaper material: 1984. 4 December. Lincolnshire Free Press. Article about the poor state of repair of the building and local fears children are accessing the structure which is dangerous. Notes back of roof is collapsing and it has not been lived in for 6-8 years.

tion brochure for Cancer different magazines. Warner will give the Duke a Research.

'DEMOLITION' TO SAVE MANOR HOUSE

CONTROVERSY surrounds the future of a 17th century Crowland building.

A villager - not the owner - has applied for planning permission to demolish - in a last ditch attempt to save the historic Manor House.

Mr Malcolm Howdle of Abbey Walk, Crowland, has submitted the demolition plan to South Holland District Council.

Mr Howdle (33), a building surveying student, said:

"I put the application in to stir a bit of feeling and force South Holland District Council into some sort of action."

He described himself as a "prospective purchaser" of the property, and he said that by putting in the application, the building's state would be brought before English Heritage, Crowland Parish Council and Department of Environ-

Free Press reporter EMMA BARNES

ment.

Mr Howdle said: "From all of these bodies I am hoping to stir a bit of action to make the owner sell it or do something that will preserve the building and stop the decay."

The owner is Mr D. Smith, of Mortimer Square, London.

Mr Howdle believes Mr Smith has owned it about six years.

A spokeswoman for Mr Howdle said the Manor House was a Grade Two listed building that had fallen into disrepair. By applying for demolition they were hoping to stir up a hornets nest.

She said anybody could put in a planning application for a property, even if they did not own it.

She said the Manor House gutters leaked, green fungus was climbing up walls that had been thrown out of shape, and a metal "tie bar" running through the building to hold it stable had shifted.

Little work had been carried out on the building. It was up to the council to ensure the owner carried out the minimum work to ensure proper preservation.

The spokeswoman added that if permission were granted, they would leave the building well alone.

South Holland Council district planning officer Mr Brian Smith said the application contained insufficient detail and had not yet been processed.

The council required a detailed survey from the applicant, an estimate for work needed to bring it into good state of repair, and information on efforts made to find an alternative use or purchaser.

Mr Nigel Midlen who deals with planning applications in the Crowland area said:

"I have never known this to happen before - there does not seem a great deal of logic in applying to demolish a building you want to be restored.

"Before we can consider the application, the applicant must provide costs for repairs and details of the alleged disrepair.

"In principle any restoration scheme on the building could be considered for a grant under the Crowland Town Scheme, jointly funded by the district council, Lincolnshire County Council and English Heritage.

"As a matter of interest, we understand from the owner that he is restoring the building."

£3,800

A BOURNE woman is £3,800 better off - after placing a £1 bet at the weekend.

Fig 38:

Historic newspaper material: 1989. 17 October. Lincolnshire Free Press. Article about proposal for demolition by Mr Howdle (not the owner). The owner is cited as Mr D Smith who it referenced may have owned the building for 6 years and had been undertaking some renovations. The building is described in a dilapidated stated with gutters leaking, green fungus climbing the walls and thrown out of shape as a tie bar had moved.

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CROWLAND PC

CROWLAND'S Manor House would make an ideal setting for a heritage centre but funding for the renovation project must come from outside the town.

That's the view of Crowland parish councillors who heard about progress on plans for a centre from Crowland Rural Challenge at Monday's parish council meeting.

The East Street house is now on the market at £118,000. And Coun Nigel Pepper thought the building was "an ideal place for a possible heritage centre in Crowland, being situated between the two main attractions, the abbey and Trinity Bridge".

Coun Jim Speechley said the property was in "just the right part of Crowland, but the parish council could not commit the parish of Crowland to such expenditure."

It was important to assess the condition of the building, said Coun Bryan Alcock, and to consider any ongoing maintenance costs.

Rural Challenge chairman Mrs Margaret Smith told the meeting that committee members were "both excited and disappointed after our viewing of

au, Shane

Fig 39:

Historic newspaper material: 1997. 10 October. Spalding Guardian. Article about options for the Manor House which was up for sale for £118000. Suggestions that it would make a good heritage centre.

Fig 40:

Photographic material: 1 no. photograph of street fronting elevation and part west elevation, undated but assume c.1900.

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Fig 41:

Photographic material: 1 no. photograph of the street fronting elevation and part west elevation undated but assume early 20th century.

Fig 42:

Photographic material: Postcard showing aerial view of Crowland with Manor House and its associated garden and former stable block visible and providing good context to the house. Assume mid 20th century.

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Fig 43:

Photographic material: Historic England's Places Collection: 1 no. photograph of the street fronting elevation and part west elevation dated 1951 (Assume photograph taken to coincide with date first listed in 1951).
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Appendix D

Fig 1:

Photographic material: Undated, assume c.1980. South elevation during a period of vacancy.

Fig 2:

Photographic material: Undated. North elevation. Note none of the windows have leaded light detailing.

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Netley House, Gomshall, Surrey, GU5 9QA Tel: 01483 203221 Email: ei@handr.co.uk Web: www.handr.co.uk
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Fig 3:

Photographic material: 1998. 11 September . North elevation.

Fig 4:

Photographic material: 1998: 11 September . East elevation, showing the street fronting boundary wall before the double gates were created.

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Fig 5:

Photographic material: 2000. 7 November . South elevation.

Fig 6:

Photographic material: 2001. 27 March. Ancillary buildings had existed within the courtyard to the east before the double gates were installed in the street fronting boundary.

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Fig 7:

Photographic material: 2001. 20 November. South elevation .

Fig 8:

Photographic material: 2002: 19 April . East elevation with works underway to created double gates within the street fronting boundary.

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Fig 9:

Photographic material: Undated.
Entrance Hall (G9) from hallway (G4) doorway.

Fig 10:

Photographic material: Undated.
Great room (G10).

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Fig 11:

Photographic material: Undated, assume 2001. Great Room (G10) undergoing repairs and works to panelling.

Fig 12:

Photographic material: 2001: 20 November . Great Room (G10) undergoing repairs and works to panelling.

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Fig 13:

Photographic material: Undated.
Stable block prior to demolition.

Fig 14:

Photographic material: Undated.
Stable block prior to demolition.

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Appendix E

Fig 1:

Photographic material: Undated, assume 2001. South elevation, note pattress plate ends present across façade.

Fig 2:

Photographic material: 2006. 7th March. East elevation after double gates had been installed.

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Fig 3:

Photographic material: 2007. 1 March. East Elevation and part north elevation.

Fig 4:

Photographic material: 2010. 29 July. East elevation.

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Fig 5:

Photographic material: 2010. 29 July. North and west elevations.

Fig 6:

Photographic material: 2011. 3 August. East elevation of the house.

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Fig 7:

Photographic material: 2011. 3 August. North and part of west elevations of the house.

Fig 8:

Photographic material: 2012: 2 July. North and part west elevations of the house. Scaffolding for roof access is present.

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Fig 9:

Photographic material: 2013. 7 March. The photograph shows both the North and the west elevations of the house. Scaffolding for roof access is present.

Fig 10:

Photographic material: 2014. 23rd October. The photograph shows both the North and part west elevations of the house after the netting has been removed.

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Fig 11:

Photographic material: 2016: 12 February. South elevation after refurbishments. The pattress plates have now been removed.

Fig 12:

Photographic material: 2017: 6 July. South elevation with scaffold erected.

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Fig 13:

Photographic material: 2017: 6 July.
East elevation.

Fig 14:

Photographic material: 2017:. 6 July
Roof slope (R2c) with the base of a chimney stack (Cs3) visible.

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Appendix F

APPENDIX F

FABRIC ASSESSMENT

SECOND FLOOR (ATTIC)

Room S1 Name: West attic Characterisation: Secondary accommodation or storage	
	Observations
Ceiling:	Hip slope to north, with exposed staggered butt purlins and principal rafters (carpenters assembly marks (II) visible on principal rafter adjacent to doorway at rafter collar joint). Rudimentary rooflight to east. Remains of reed and plaster with missing parts showing underside of slate roof covering. Modern reed/straw without plaster applied in parts.
Walls:	North, south and west walls as reed and plaster lining beneath roof slopes with damage and missing parts. South wall as undecorated vertical timber boarded partition, wide boards, with doorway (door missing).
Floor:	Timber boards on north/south axis, butted, varied widths 210mm- 250mm. Loose, damaged and missing boards.
Doors:	Internal door missing.
Windows:	East slope with modern rudimentary double glazed rooflight.
Fireplace:	Chimneystack in south-east corner with plaster on brickwork, no fireplace.
Fittings:	None.

Room S2 Name: Dog leg stairs Characterisation: Staircase	
	Observations
Ceiling:	Remains of reed and plaster with large area of plaster missing. Sloping ceiling to west and upper part of sloping ceiling above purlin to east with modern reed/straw lining. Link between S2 and S5 with suspended fabric (‘rabbit hutch’) beneath glazing.
Walls:	Upper level: North wall as painted vertical timber boarded partition with doorway to S1. Plastered brick chimneybreast for truncated chimneystack with missing plaster to north-east corner. East open beneath purlin/between rafters. South wall as painted vertical timber boarded partition with doorway to S3. West wall painted plaster over reed beneath roof slope, damaged. Lower level with modified roof structure: North wall on 2 no. planes with plastered chimneybreast and modern 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. Painted timber boards beneath to west and painted plaster to east.
Floor:	Upper level: Timber boards on north/south axis continuing through doorway to Room S1, butted, varied widths 210mm- 250mm, loose. Lower level: Timber boards on north/south axis. At foot of staircase timber boards on east/west axis, butted, uniform.
Doors:	See individual rooms.
Windows:	Timber link between roofs with top light.
Fireplace:	Chimneystack in north-east corner with plastered brickwork, no fireplace.
Stairway:	Straight timber flight from landing, 6 no. steps. Handrail with original balustrading missing. Handrail and vertical boarded guarding to second floor landing. Modern lightweight bulkhead to head of lower staircase from first floor with doorway to landing and step up to upper landing.

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Fittings:	None.

Room: S3 Name: South attic Characterisation: Secondary accomadation and storage	
	Observations
Ceiling	Exposed timber roof structure comprising of 3 no. principal trusses (truss to north over Room S2 ceiling), pegged ridge, collars, staggered butt purlins and common rafters. (carpenters assembly marks (III, IIII and V) visible on principal trusses at rafter/collar joint). Underside of slate roof covering visible in parts along with F1 felt and some polythene sheeting. East roof slope with small area of reed remaining. West roof slope with small area of reed and plaster remaining
Walls:	North wall as vertical timber boarded partition with doorway. East wall open beneath roof structure. South wall with chimneybreast as decorated plaster. West wall with remains of reed and plaster, lining missing to bay 3.
Floor:	Predominantly modern hardboard sheets.
Doors:	1 no. plank and batten door (3 planks) on 'h' hinges with bolt to outer side.
Windows:	None.
Fireplace:	Chimneybreast to south wall, no fireplace.
Fittings:	None.

Room: S4 Name: North attic Characterisation: Secondary accomadation and storage	
	Observations
Ceiling	Hip slope to north which has a decorated board finish, otherwise decorated reed and plaster or lath and plaster on flat part and east slope and reed (unplastered on west slope. Rudimentary rooflight to west.
Walls:	North, south and west walls as reed and plaster lining beneath roof slopes with damage and missing parts. South wall as decorated plaster with doorway.
Floor:	Timber boards on north/south axis, butted, varied widths 230mm – 310mm, hewed on underside to fit over joists.
Doors:	1 no. plank and batten door (3 no. planks) chamfered on top east corner to fit under slope of roof on 'h' and 'l' hinges with upright latch to outer side and lock and bolt to inner side.
Windows:	East slope dormer, window missing and boarder over. West slope with rudimentary modern double glazed rooflight.
Fireplace:	None, but evidence of broken hearth in floor suggested room was previously served by a fireplace.
Fittings:	None.

Room: S5 Name: Landing and stairway Characterisation: Circulation (landing and stairway) with link between attics ('rabbit hutch')	
	Observations
Ceiling	Exposed roof structure with timber link between roofs. Link between S5 and S2 with suspended fabric ('rabbit hutch') beneath glazing.
Walls:	North wall as continuation of painted vertical 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 vertical boarding beneath tie beam and door at head of steps. West wall open through truncated beam with timber boarding above platform to west.
Floor:	Timber boards on north/south axis with gaps at lower level between attics leading to staircases.
Doors:	See individual rooms.

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Windows:	Timber link between roofs with top light.
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. 2 no. sets of separate 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.
Fittings:	None.

Room: S6 Name: East attic (with partition) Characterisation: Secondary accommodation or storage	
	Observations
Ceiling	West roof slope with exposed painted purlins and principal rafters and lath and plaster ceiling finishes with damage and sheeting. (carpenters assembly marks (IIII) visible on 1 no. collar). Evidence of past repair where corroding expanded metal lath is present.
Walls:	North wall decorated plaster on masonry with doorway. East wall as vertically boarded timber partition with doorway to south end. Uniform boarding with 210mm boards and 100mm muntin and open gap to top with horizontal timbers across. South wall decorated plaster on masonry. West decorated reed and plaster lining beneath roof slope with damage and sheeting.
Floor:	Timber boards on north/south axis, butted, varied widths 230mm – 270mm with damage.
Doors:	1 no. plank and batten door (7 no. uniform planks plus 1 no. cut plank) on modern hinges with upright latch.
Windows:	None.
Fireplace:	None.
Fittings:	None.

Room: S7 Name: East attic (with partition) Characterisation: Secondary accommodation or storage	
	Observations
Ceiling	East roof slope with exposed painted purlins and principal rafters. Flat ceiling with lath and plaster. Sloping ceiling to east with reed and plaster.
Walls:	North wall decorated plaster with doorway. East wall assumed reed and plaster lining beneath sloping ceiling with damage. South wall decorated plaster and masonry with window (incl. boarding). West as vertically boarded timber partition with doorway to south end. Uniform boarding with 210mm boards and 100mm muntin wall and open gap to top with horizontal timbers across.
Floor:	Timber boards on north/south axis, butted, varied widths 230mm – 270mm, damaged and loose.
Doors:	Doorway with room S6 without door. Door to room S7a as 1 no. plank and batten door (3 no. planks) on assumed modern hinges with upright latch on cupboard side.
Windows:	South x 1 no. assumed sash (boarded).
Fireplace:	None.
Fittings:	Timber night stand to west corner of room build off ground against north wall and west vertical timber boarded partition. Hole within stand to hold wash basin (missing).
Cupb'd A	Ceiling with remains of lath and reed, sloping to east and incorporating a 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 and 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 some missing.

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FIRST FLOOR

Room: F1 Name: Corner bedroom Characterisation: Bedroom	
	Observations
Ceiling	Decorated reed and plaster with area of loss. Temporary support to east.
Walls:	Decorated plaster, assume part lime and part later modern plaster. Plain (no profile) timber skirting boards (part-missing to north and east walls) @ 145mm (h). North wall with 2 no. windows (part security boarded) flanking central former doorway that has solid timber frame with two light overlight incorporating leaded lights and a pair of inner doors, opening now blocked externally by lath and plaster walling. East wall splay with fireplace to south-east. South wall with doorway. West wall with 2 no. windows (incl. security boarding).
Floor:	Timber boards on north/south axis including area of modern boarding to north-east, butted, uniform 170mm (w) x 14mm (d) fixed on couterbattens overlaying earlier boards on north/south axis, butted, varied widths 200mm - 280mm.
Doors:	North wall as pair of former external doors opening inwards with applied moulding to outer side creating panel effect on 'L' hinges. South wall with 1 no. decorated two-panel door, raised and fielded on outer side on 'L' hinges with rim lock to inner side and Bakelite door handles.
Windows:	North with 2 no. cross mullion and west with 2 no. cross mullion (part boarded).
Fireplace:	Painted timber surround and mantle shelf and with cast-iron hob grate and blackened brick hearth (1.14m (w) x 450mm (d)) flush with floorboards. Hob grate presenting neo classical relief decoration comprising of female figures and silhouette portraiture, *assume 18th century*.
Fittings:	None.

Room: F2 Name: Landing and stairway Characterisation: Circulation	
	Observations
Ceiling	Decorated reed and plaster with damage. Higher ceiling with damage to east. Sloping soffit to upper stair flight as decorated plaster.
Walls:	North and west wall as decorated plaster on masonry including incised ashlar lines (assume modern mid-late 20th century plaster work). Plain (no profile) timber skirting @ 130mm (h). South wall as painted vertical timber boarded partition, tongue and groove, varied widths 230mm- 300mm. North wall with doorway to F1. East wall with doorway to top of staircase accessing attic (S2). South wall with 2 no. adjacent doors to F3 and F4. West wall with window (incl. security partial boarding) shows damage to reveals.
Floor:	Timber boards on north/south axis with damage, butted, varied widths 250mm-300mm @ 25mm depth.
Doors:	See individual rooms.
Windows:	West x 1 no. cross mullion (part boarded).
Fireplace:	None.
Staircase:	Dog-leg closed string staircase, painted but assumed oak, with square newel, turned balusters, profiled handrail and string pulvinated. Four timber steps up with balustrade from landing. Additional straight flight of eight steps plus upper/modern step beyond to attic accomadation (S2).
Fittings:	None.

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Room: F3 Name: Toilet Characterisation: Sanitary accommodation	
	Observations
Ceiling	Decorated reed and plaster.
Walls:	North wall as painted vertical board timber partition. East and south as assumed plasterboard partition. West wall as decorated plasterboard over masonry. North wall with doorway to F2. West wall with window (incl. security partial boarding) shows damage to reveals.
Floor:	Timber boards on east/west axis, uniform 170mm (w) x 10mm (d), assumed over earlier boards.
Doors:	1 no. painted two-panel door on 'H' and 'L' hinges with wooden handle.
Windows:	West x 1 no. cross mullion with some obscure glass (part boarded).
Fireplace:	None.
Fittings:	Low-level WC.

Room: F4 Name: West bathroom Characterisation: Sanitary accommodation	
	Observations
Ceiling	Decorated reed and plaster with damage and distortion.
Walls:	North wall as painted vertical board timber partition, tongue and groove, varied width 230mm- 300mm. East wall as decorated plaster on masonry. South wall with decorated plaster on masonry to chimneybreast and painted vertical boarded timber partitioning either side incorporating doorways to cupboards. West wall as decorated plaster on masonry to external wall. North wall with doorway to F2. South wall with doorways serving deep cupboards either side of chimneybreast. West wall with window.
Floor:	Timber boards on east/west axis, butted, uniform 170mm (w) x 10mm (d) with damage, overlying earlier boards on north/south axis, butted, varied width 200mm- 220mm, very damaged.
Doors:	1 no. painted two-panel door on assume modern hinges with rim lock to inner side and ceramic door handles. 2 no. decorated two-panel doors serving cupboards either side of chimneybreast.
Windows:	West x 1 no. cross mullion (part boarded).
Fireplace:	Exposed lintel over fireplace opening presenting with 'keying' present on surface suggestion this timber was previously plastered. Modern 'Esse' stove with flue penetrating boarding or plate in throat.
Fittings:	Cupboards, freestanding bath and 2 no. pedestal wash-hand basins.
Cupb'd A	East side of fireplace. Ceiling as decorated plaster. Walls as decorated plaster without skirting. Floor as timber boards on north/south axis. Modern shelves/ Framed cupboard to rear without door.
Cupb'd B	West side of fireplace. Ceiling as decorated plaster. Walls as decorated plaster showing damage without skirting. Floor as timber boards on east/west axis, butted, varied widths 230mm – 320mm overlaying earlier boards on north/south axis. Shelves to rear recess (possible former window?) assumed historic with later fitted shelves also. Wall-mounted boiler.

Room: F5 Name: Long bedroom Characterisation: Bedroom	
	Observations

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Ceiling	Decorated reed and plaster and some lath and plaster with damage and past repair.
Walls:	North wall as part decorated plaster and part decorated panelling with in-built window seat and shutters to window openings. East wall as decorated plaster on assumed lath and plaster stud partition. South wall as part decorated plaster on masonry and part decorated timber partitioning. West wall as decorated plaster on masonry. Plain (without profiling) timber skirtings 125mm (h). North wall with 1 no. window. East wall with doorway into F6. South wall with doorway from F7 and doorway accessing small cupboard to east of door containing shelving around chimneystack.
Floor:	Timber boards on north/west axis, butted, varied width 220mm- 250mm, hewed on underside to fit over joists with damage.
Doors:	East wall with 1 no. two-panel door with Bakelite door handle to inner side. South wall with 1 no. two-panel door raised and fielded on outer side on 'L' hinges with rim lock to inner side handle and Bakelite handles. 1 no. two-panel cupboard door on butterfly hinges with small timber handle on room side.
Windows:	North x 1 no. cross mullion.
Fireplace:	None.
Fittings:	Cupboard.
Cupb'd A	South wall with shelves (3 no. shelves).

Room: F6 Name: Long bedroom (if combined with Room F5) Characterisation: Bedroom	
	Observations
Ceiling	Decorated reed and plaster and some lath and plaster with damage.
Walls:	North wall as part decorated plaster and part panelling with in-built window seat and shutters to window openings. East wall as decorated plaster on masonry incorporating cupboard with double doors in former window opening. South wall as part decorated plaster on masonry. West wall as decorated plaster on assumed lth and plaster stud partition. Plain (without profiling) timber skirtings 125mm (h). Picture rail present. North wall with 2 no. window. 2 no. windows with window seats and shutters both (inc. security boarding) South wall with doorway from FX West wall with doorway into F5.
Floor:	Timber boards on north/south axis, butted, varied width 220mm- 280mm @ 20mm (d), hewed on underside to fit over joists with damage.
Doors:	South wall with 1 no. two-panel door with rim lock to inner side. West wall with 1 no. two panel door with rim lock into inner side.
Windows:	North x 2 no. cross mullion.
Fireplace:	Painted stone surround and painted timber mantle shelf intersected to west side by stud partition wall crossing over side of stonework. Simple hob grate presenting patterned relief decoration, *assume 18th century,* corroding. Pamment tile hearth flush with floorboards and part-missing timber kerb.
Fittings:	Cupboard.
Cupb'd A	Cupboard formed within former window opening with panelled double-doors, decorated plaster to interior and coat pegs internally.

Room: F7 Name: Gallery Characterisation: Circulation (landing and stairway)	
	Observations
Ceiling	Decorated modern board, assumed plasterboard with area showing underside of undecorated timber boards and stairway soffit.

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Walls:	North, east and south walls of decorated raised and fielded panelling. Plain (without profiling) timber skirtings 125mm (h) along east wall. North wall with 1 no. doorway into F6. South wall with doorway into F8.
Floor:	Timber boards on north/south axis, butted, varied width 250mm- 270mm @ 20mm (d) with damage.
Doors:	See individual rooms.
Windows:	None.
Fireplace:	None.
Stairway	4 no. steps up from landing with pair of curved balustrades. Balustrading and handrail matching the staircase balustrading and hand rail to F2.
Fittings:	None.

Room: F8 Name: Passage Characterisation: Circulation	
	Observations
Ceiling	Decorated reed and plaster and lath and plaster with damage.
Walls:	North wall as decorated plaster on reed. East wall as decorated plaster on masonry with part panelling to lower wall up to 1.38m high. South wall as decorated plaster on reed. West wall as decorated timber panelling with 'splat balusters ventilation grill above doorway boarded over from inside cupboard. North wall with 1 no. doorway to F6. East wall with doorway into F11 staircase. South wall with doorway from F9. West wall with doorway into cupboard.
Floor:	Timber boards on east/west axis, butted, varied width 220mm- 310mm @ 20mm (d).
Doors:	See individual rooms.
Windows:	None.
Fireplace:	None.
Fittings:	Cupboard.
Cupb'd A	Ceiling as decorated plaster on reed incorporating access hatch. Walls as north and south walls of decorated plaster on reed, east wall as decorated timber panelling and west wall to chimneystack as decorated plaster on masonry. 1 no. two panel raised and fielded door with dado applied to central panel and Bakelite handle. Floor as timber floorboards on east/west axis, varied width butted 200mm – 220mm.

Room: F9 Name: Garden bedroom Characterisation: Bedroom	
	Observations
Ceiling:	Decorated reed and plaster with damage.
Walls:	Decorated panelling. Large-panel panelling, raised and fielded with skirting, dado and cornice, incorporating window seating and shutters at south wall windows. Frieze and shelf above fireplace part of timber panelling. North wall with 2 no. doorway flanking fireplace and accessing into F7 and F8. South wall with 2 no. windows with shutters and partial protective boarding. West wall with 2 no. cupboards.
Floor:	Timber boards on north/south axis, tongue and groove, uniform 140mm (w) with damage, counter battened on earlier boards on north/south axis, butted, varied width 200mm- 220mm.
Doors:	North x 2 no. two-panel doors on 'L' hinge with rim lock to inner side and Bakelite handles and west x 2 no. two-panel doors to cupboards with rim locks and Bakelite handles.
Windows:	South x 2 no. 9/9 sash with shutters and seats (part boarded).

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Fireplace:	Painted stone surround with painted timber mantle shelve and pulvinated frieze as part of panelling. Swan nest hob grate presenting geometric patterned relief decoration, *assume 18th century* and stone hearth flush to floor finish.
Fittings:	Cupboards
Cupb'd A	North. Ceiling exposed reed/straw. Walls with north wall with timber boards and remains of paper, east wall similar, south wall similar with shelves and west wall decorated brickwork with timber boarding and coat hooks. Floor as floorboards on north/south axis.
Cupb'd B	South. Ceiling reed and plaster with damage. Walls as north wall with boxing to north-west corner and unpainted timber boarding, east wall undecorated timber boarding, south wall exposed brickwork with damage and west wall decorated plaster with horizontal chase including assumed decaying timber and opening for pipework at lower level. Floor as floorboards on north/south axis with modern boarding over south.

Room: F10 Name: Main stairs Characterisation: Circulation (landing and stairway)	
	Observations
Ceiling	Decorated plaster over assumed reed and/or lath with damage.
Walls:	Painted dado panelling as large-panel panelling, raised and fielded. Decorated plaster over masonry above panelling. East wall with doorway into F11 landing. South wall with doorway from F9.
Floor:	-
Doors:	See individual rooms.
Windows:	East x 1 no. 6/6 sash with panelled shutters utilising 'H' hinges with profiled ends and butterfly hinges.
Fireplace:	None.
Staircase:	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). Four timber steps up with balustrade from landing. Two no. timber steps up from Room F8 to landing. Closed string (pulvinated string), painted, with fluted column newel, slender turned balusters and profiled handrail. Additional straight flight of eight steps plus upper/modern step beyond to attic accomadation (S2).
Fittings:	None.

Room: F11 Name: Lobby Characterisation: Circulation	
	Observations
Ceiling	Decorated plaster over assumed reed and/or lath.
Walls:	North and west wall as decorated plaster on masonry. South wall as vertical boarded timber partition with remains of wallpaper finish. Skirting with simple profile @ 125mm (h). North wall with 1 no. doorway access from F10. East wall with 1 no. doorway accessing F12. South wall with 1 no. doorway accessing F13.
Floor:	Timber boards on north/south axis, butted, varied 130mm – 175mm (w) extending through from F13.
Doors:	East and south two-panel doors. North open doorway.
Windows:	None.
Fireplace:	None.
Stairway:	None.
Fittings:	None.

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Room: F12 Name: Reading room Characterisation: Former sub-division for flats	
	Observations
Ceiling:	No ceiling present. 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.
Walls:	North and east as decorated plaster on masonry. South wall as exposed masonry with remains of some decorated plaster. West wall as vertical boarded timber partition with wallpaper finishes applied over partition. Skirting with simple profile present in sections @130mm. Picture rail present in sections. West wall with 1 no. doorway access from F11 and 1 no. doorway access into F13.
Floor:	Timber boards on north/south axis caried 140mm - 160mm (w) extending through from F11 with displaced/lifted boards and some modern boards.
Doors:	West x 2 no. two-panel doors, both raised and fielded panel to both sides. North door with rim lock to inner side and Bakelite handles.
Windows:	East x 1 no. 3/3 sash, south x 1 no. 3/3 sash and south 1 x 2/4 sash (part boarded).
Fireplace:	North wall with mid-20th century ceramic tile surround.
Fittings:	None.

Room: F13 Name: Attic bathroom Characterisation: Bathroom	
	Observations
Ceiling:	Decorated plaster over assumed reed and/or lath with damage and part exposed ceiling joists.
Walls:	North and east as decorated vertical timber boarded partition with wallpaper finishes applied over partition. South and west as decorated plaster on masonry with some masonry parts exposed. Noted stone quoin detailing to exposed masonry on adjacent to fireplace. Skirting with simple profile present in sections @ 125mm (h). Picture rail present in sections. North wall with 1 no. doorway access from F11. East wall with 1 no. doorway access from F12. South wall with window.
Floor:	Timber boards on north/south axis, butted, varied 130mm – 175mm (w) extending through to F11.
Doors:	North x 1 no. 2-panel and east x 1 no. 2-panel.
Windows:	South x 1 no. 3/3 sash with panelling beneath.
Fireplace:	Projecting chimneybreast with disrepair. Cast-iron hob grate with relief detailing incorporating classical motifs and a stone hearth.
Fittings:	Bath, modern sink and redundant electric hot-water heater.

Room: F14 Name: Upper chamber Characterisation: Ancillary room over Room G12	
	Observations

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Ceiling:	Sloping ceilings to east and west of lath and plaster over laid by foil insulative sheeting. Detached and missing plaster.
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.
Floor:	Timber boards on north/south axis, varied width 200mm- 240mm (width)
Doors:	North x modified 2-panel on round headed strap hinges.
Windows:	North x 1 no. window with leaded light overlooking Room G15. South x 1 no. fixed light with tape and internal sheet.
Fireplace:	None.
Fittings:	None.
Comments:	Located in rear range with access by unsecured timber steps from Room G12. Significant disrepair with damage and distortion.

GROUND FLOOR

Room: G1 Name: Breakfast room Characterisation: Private room	
	Observations
Ceiling	Decorated reed and plaster with damage.
Walls:	Decorated plaster over masonry with modern vertical panelling below windows on north wall and west wall. Skirting @ 230mm with simple profile missing in parts. Picture rail present, assume modern (late 20th century). North wall with 2 no. windows flanking former doorway now cupboard recess with shelving. East wall with doorway. Fireplace in south-east splay. South wall with doorway. West wall with 1 no. window.
Floor:	Timber boards on east/west axis, uniform, 140mm width. Modern strand board used along north side of floor.
Doors:	East x 1 no. two-panel raised and fielded door to inner side on assumed modern hinge with wooden handle and rim lock on outer side. south x 1 no. two-panel raised and fielded door to inner side on assumed modern hinge with rim lock and Bakelite handle.
Windows:	North x 2 no. and west x 1 no. cross mullion with timber boards to splayed reveals and below window
Fireplace:	Derbyshire marble surround and mantle shelf with cast-iron register grate, *assume 19th century,* with blue ceramic inserts and blue tiled hearth which is flush to floorboards. Cast-iron damaged.
Fittings:	Shelving within former doorway recess with vertical boarding, part missing, around recess and 5 no. wooden shelves (1 no. shelf missing).

Room: G2 Name: Entrance hall Characterisation: Entrance and circulation (stairway)	
	Observations
Ceiling	Decorated plaster over assumed lath and plaster with staircase soffit and lower ceiling rising to vault to east in Room G5.
Walls:	North, south and west wall as decorated plaster on masonry including incised ashlar lines (assume modern mid-late 20th century plaster work). Plain (no profile) timber skirting @ 130mm (h). North wall with doorway to G1. South wall with doorway to G3. West wall with

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	main external entrance door.
Floor:	Modern (21st century) stone slabs sloping 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.
Doors:	See individual rooms.
Windows:	None.
Fireplace:	None.
Staircase:	Closed string (pulvinated) staircase (part of dog-leg staircase), painted but assumed oak, with square newel, turned balusters and profiled handrail. Flight of twelve steps to first floor (F2) with rounded lower step and 2 no. lower splayed steps. Balustrading continues along hallway adjacent to basement access with gate at basement entrance. Metal carpet holders present on risers.
Fittings:	None.

Room: G3 Name: Servant's parlour Characterisation: Service (first kitchen)	
	Observations
Ceiling	Decorated plasterboard with damage.
Walls:	Decorated plaster, modern (assume late 20th/21st century) cement based including incised ashlar lines. Timber skirting boards in parts partially obscured by flooring. North wall with doorway, cupboard over doorway with electrical installation. 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.
Floor:	Modern (assume late 20th/21st century) timber boards on north/south axis, uniform @ 230mm width, screwed onto counter-batons over concrete screed.
Doors:	North x 1 no. two-panel, beaded detail to edge of panels, with rim lock to inner side and wooden handles. South x 1 no. plank and batten door on rounded ended strap hinges with upright handle.
Windows:	West x 2 no. cross mullion (part boarded). Ceramic sink below southern window.
Fireplace:	Early/mid-20th century (likely 1930s) timber surround with mantle shelf and cast-iron 'patent triplex grate' with brown ceramic tile finish, damaged and brown ceramic tiles to hearth defined by edging.
Fittings/in-built furniture:	North wall with cupboard over doorway with pair raised and fielded panel doors. East wall with former in-built hatch to dining room, now blocked from dining room side, modern plain timber doors and 3 no. modern (assume 20th century) shelves inside. South wall with in-built cupboard to east of fireplace, raised and fielded panelled cupboard door, modern shelving. To right side of chimneybreast is full height cupboards with lower cupboard with vertical boarded doors and upper cupboard with raised and fielded panel doors and shelves. Floor bricks present to cupboard floor. West wall with fitted sink under window and drainer.

Room: G4 Name: Hall Characterisation: Entry, circulation, reception	
	Observations
Ceiling:	Decorated reed and plaster with localised areas of lath and plaster with damage.
Walls:	Decorated panelling. Large-panel panelling (not raised and fielded) with shallow skirting, dado and cornice, incorporating window seating at north wall

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	windows. Cupboard to east side of chimneybreast. Panelling incorporates stylised arched architraves around doorways to main staircase (G9), Great Hall (G10) with faux glazed fanlight and lobby (G5) with faux glazed fanlight although detail varies. North wall with 2 no. windows flanking central external doorway. East wall with doorway to laundry (G7) and opening through to main staircase (G9). South wall 2 no. openings either side of chimneybreast. West wall with doorway.
Floor:	Encaustic tiles (assume mid/late 19th century), Maw and Co design (pattern no. 247) with damage. Tiles lead through into G9 hallway. Small step up at doorway to Room G7. Step down at doorway to Room G6 and step up at doorway to Room G5.
Doors:	External north door. East, south and west x 4 no. two-panel doors with wooden handles accessing adjacent room. 1 no. two panel door to cupboard with dado detailing matching room panelling and without handle.
Windows:	North x 2 no. cross mullion with leaded lights (part boarded).
Fireplace:	Small cast-iron swan nest hob grate presenting geometric pattern and floral relief decoration, *assume 18th century. S*et in fireplace within timber panelling. No hearth.
Fittings:	Door bell adjacent to external door.
Comments:	Boxed and unboxed items within room impending assessment.

Room: G5 Name: Lobby Characterisation: Circulation	
	Observations
Ceiling:	Plastered barrel vault on north/south axis. Plasterboard to lower west ceiling.
Walls:	Decorated plaster including incised ashlar lines. Skirting. North wall with doorway. South wall with doorway. West wall open facing staircase.
Floor:	Assumed modern (21st century) stone slabs sloping down to south-east (as Room G2).
Doors:	Reference to adjacent rooms.
Windows:	None.
Fireplace:	None.
Fittings:	Gate to cellar staircase.

Room: G6 Name: Dining room Characterisation: Reception room	
	Observations
Ceiling:	Decorated lath and plaster (visible from above) and possibly reed and plaster with damage.
Walls:	Decorated panelling. Large-panel panelling, raised and fielded with dado and cornice, incorporating in-built shelving, in-built cupboards and shutters to windows and upper part of door (on 'H' hinges with profiled ends and butterfly hinges around window openings and to external door). Shouldered detailing around fireplace and to panel above fireplace. Fluted pilaster detailing around cupboards. Panelling damaged with parts missing on south wall and underlying brick exposed. North wall with 2 no. doorways flanking central fireplace. East wall with in-built display shelves (curved display shelves with shell hood detailing and no doors) and doorway. South wall with 2 no. windows flanking central part-glazed external door. Exposed brickwork at west window with adjustable props supporting inner lintel. West wall with 2 no. shelved cupboards; hatch or

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	doorway to rear to Room G3.
Floor:	Timber boards on north/south axis, varied width @140mm – 220mm, 24mm depth, butted. Patches of repair in floorboards of uniform sizing @ 140mm, tongue and groove.
Doors:	External south door. North x 2 no. two-panel raised and fields doors with dado detailing matching panelling within room to inner side. Rim lock and assumed brass handle to west door. East with 1 no. two-panel door raised and fielded to room side and plain panels to Great Hall. Brass rim lock to dining room and wooden handle on Great Hall side.
Windows:	South x 2 no. 6/6 sash with shutters; west window shows missing shutter.
Fireplace:	Open fireplace with grate set within timber panelling and assumed stone hearth.
Fittings:	Cupboards.
Cupb'd A	North. Shallow upper cupboard with pegged shelves and lower cupboard with shelf. 'H' hinges with flat ends to cupboards.
Cupb'd B	South. Upper and lower cupboards with shelves. Hatch to Room G3.

Room: G7 Name: Laundry room Characterisation: Service	
	Observations
Ceiling:	Undecorated plaster to modern (21st century) plasterboard ceiling.
Walls:	Decorated plaster on masonry. Modern (21st century) timber skirting board to south wall only @ 65mm (h). East wall with 1 no. window. West wall with doorway and built cupboard over doorway with two cupboard doors.
Floor:	Quarry tile floor with step down at timber threshold to Room G4.
Doors:	West x 1 no. two -panel door raised and fielded to laundry with rim lock on outer side.
Windows:	East x 1 no. unobserved (boarded).
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.

Room: G8 Name: Ground-floor bathroom Characterisation: Sanitary accommodation	
	Observations
Ceiling:	Assumed decorated plaster to board with sloping ceiling to east and timber boxing to assumed purlin.
Walls:	Vertical timber boards, uniform width @160mm, incorporating skirting at base and shelving at top to c. 5ft 2" height with decorated plaster above. North wall with ceramic tiling over bath with shower over, basin set into panelling. East wall with 1 no. window. South wall with doorway.
Floor:	Quarry tiles with stone at doorway.
Doors:	South x 1 no. 4-panel door, 1930s style with Bakelite handles.
Windows:	East x 1 no. assumed 2/2 sash (boarded).
Fireplace:	None.
Fittings:	Basin, bath, assumed cylinder and sink. West wall with shelved cupboard and boxing to assumed cylinder with stop tap.

Room: G9 Name: Main stairs Characterisation: Circulation (hall and stairway)	
	Observations

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Ceiling:	Main ceiling referenced under F10. Lower ceiling to underside of staircase with restricted headroom at external doorway assumed decorated lath and plaster.
Walls:	Painted dado panelling, large-panel panelling, raised and fielded incorporating feature arch-headed timber architrave in west wall opening into hallway. Decorated plaster over masonry above panelling. North wall with doorway to G8. East wall with external doorway. South wall with doorway to G11. West door with opening to G4.
Floor:	Encaustic tiles (assume mid/late 19th century), Maw and Co design (pattern no. 247) with damage. Tiles lead through from G4 hallway.
Doors:	External six-panel door with 2 no. upper panels glazed. See individual rooms.
Windows:	None.
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). Closed string (pulvinated string), painted, with fluted column newel, slender turned balusters and profiled handrail. Butterfly hinges to understairs cupboard. Understairs cupboard showing underside of staircase. Vent in second riser.
Fittings:	None.

Room: G10 Name: Great Room Characterisation: Reception room	
	Observations
Ceiling:	Decorated plaster over lath or reed with damage.
Walls:	Decorated panelling. Large-panel panelling, raised and fielded with skirting, dado and dentil cornice, incorporating shutters on 'H' hinges (with profiled ends) around window openings and butterfly hinges to leaves of door shutters. Feature pediment over west door. Frieze and mantle over fireplace. Evidence of some modern (21st century) panelling on east and south walls. North wall with doorway. South wall with 2 no. windows and 2 no. narrow windows flanking part-glazed external doorway with arched headed glazing over. West wall with doorway.
Floor:	Timber boards on east/west axis, varied @120mm -165mm width. Patch of later replaced boards to east side of room, uniform, @ 140mm width, assume tongue and groove. Flush at doorway to Room G9 and with step down to Room G6. Floor falls to south-east corner.
Doors:	North x 1 no. six-panel raised and fielded panels with rim lock to inner side, South x 1 no. external door upper part glazed, west x 1 no. two-panel.
Windows:	South x 2 no. 6/6 sash with shutters.
Fireplace:	Projecting chimneybreast with timber panelling incorporating, shouldering pulvinated frieze and mantle shelve around fireplace. Marble or similar surround to recess with stove and flue pipe on raised brick hearth with kerb.
Fittings:	Pendant light.

Room: G11 Name: Kitchen Characterisation: Service	
	Observations
Ceiling:	Decorated plaster over lath sloped to east and west following underside of roof structure with damage. 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

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	walls.
Walls:	Decorated plaster on masonry, incised to appear as ashlar. No skirting. North wall with doorway to G3, presents plinth detail to lower wall indicative of these being an external (south) wall of the 1690 phase A range. South wall with doorway to G12 and cupboarded flanking fireplace opening. West wall with external entrance door and 1 no. window and sink.
Floor:	Pamment tiles with damage. Step up at north doorway and flush with pamment tiles running through south doorway.
Doors:	North x 1 no. plank and batten door (4 planks) on round headed strap hinges with upright handle and latch to kitchen. South x 1 no. plank and batten door (5 planks) with upright handle to room.
Windows:	West x 1 no. casement (part boarded).
Fireplace:	Fireplace opening with painted timber mantel shelf over fireplace and flanking cupboards (containing shelving. Cupboard doors on 'H' hinges) Modern Esse range within recess with flue pipe. Plate in throat.
Fittings:	Cupboards, electric cooker, sink, range and loose items.

Room: G12 Name: Back kitchen Characterisation: Service	
	Observations
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 4 no. painted timber joists on east/west axis supported by adjustable prop and additional timber board with 2 no. props.
Walls:	Decorated plaster. No skirting. North wall with doorway to G11. South wall with doorway to G13. West wall with external entrance door and 1 .no window with stone sink supported on brickwork beneath.
Floor:	Pamment tiles with damage.
Doors:	West x 1 no. external door as plank and batten door (five planks) on strap hinged with pintels and upright handle. South x 1 no. plank and batten door (three planks) on round ended strap hinges with upright handle and lock.
Windows:	Internal window to upper north wall (Room F14). West x 1 no. lapped pane (part boarded).
Fireplace:	None.
Fittings:	Salt stone trough on brick piers and shelves.

Room: G13 Name: Tank room Characterisation: Service	
	Observations
Ceiling:	Lath and plaster with exposed timber purlin and sloping ceiling to west shows damage.
Walls:	Decorated plaster with incised ashlar lines. North wall with doorway to G12. South wall with doorway to G14. Wall largely obscured by raised tank with doorway.
Floor:	Floor bricks with damage incorporating inspection chamber cover to subterranean chamber.
Doors:	North x 1 no. plank and batten door (3 planks) with latch.
Windows:	East x 1 no. horizontal sliding sash.
Fireplace:	None.
Fittings:	Metal tank.

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Room: G14 Name: Larder Characterisation: Service (or possible use as plant room)	
	Observations
Ceiling:	Monopitch roof without ceiling, open to underside of roof structure comprising of purlin, common rafters, battens with slate covering over. Glass pane.
Walls:	Exposed brickwork. Constructed against existing garden wall which forms east wall. North wall with doorway to G13.
Floor:	Broken concrete.
Doors:	North x 1 no. plank and batten door (6 planks) with upright handle.
Windows:	West x 2 no. assumed casement (boarded).
Fireplace:	None.
Fittings:	None.

CELLAR

Room: C1 Name: Cellar Characterisation: Service or storage	
	Observations
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.
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?).
Floor:	Modern (21st century, c. 2020) stone slabs incorporating sump adjacent to south-west corner with removed block (without pump).
Doors:	South x 1 no. plank and batten (four planks varied widths) on round headed strap hinges and pintle fixing.
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.
Fittings:	None.

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Appendix G

Fig 1:

Ariel view: Drone view of Manor House property from above showing house with garden to rear.

Fig 2:

Ariel view: Drone view of Manor House roofs.

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Fig 3:

North elevation: Street-fronting (north) elevation.

Fig 4:

North elevation: Street fronting (north) elevation, showing date stone above blocked aperture.

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Fig 5:

East elevation: Side (east) elevation.

Fig 6:

East elevation: Side (east) elevation. , showing doorway entrance into hallway.

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Fig 7:

South elevation: Rear (south) elevation.

Fig 8:

West elevation: Side (west) elevation.

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Exterior photographs
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Fig 9:

West elevation: Side (west) elevation.

Fig 10:

West elevation: Side (west) elevation, showing date stone above doorway.

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Fig 11:

East elevation (rear range and wall): Side (east) elevation to rear wing.

Fig 12:

West elevation (rear range): Side (west) elevation to rear wing.

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Fig 13:

East courtyard: Stores to east of site.

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Appendix H

Fig 1:

Second floor: Room S1, looking into room from doorway (from S2).

Fig 2:

Second floor: Room S1, looking across room towards the doorway with S2 (door missing) The internal wall is formed of a vertical timber boarded partition.

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Fig 3:

Second floor: Room S1, showing roof structure and surviving remains of reed and plaster ceiling finishes.

Fig 4:

Second floor: Room S2, showing landing and staircase accessing rooms S1 and S3.

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Fig 5:

Second floor: Room S2, showing access doorway from first floor stairs.

Fig 6:

Second floor: Room S2, showing staircase to rooms S1 and S3.

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Fig 7:

Second floor: Room S2, looking towards staircase. The staircase balusters have been removed.

Fig 8:

Second floor: Room S2, looking across upper landing area.

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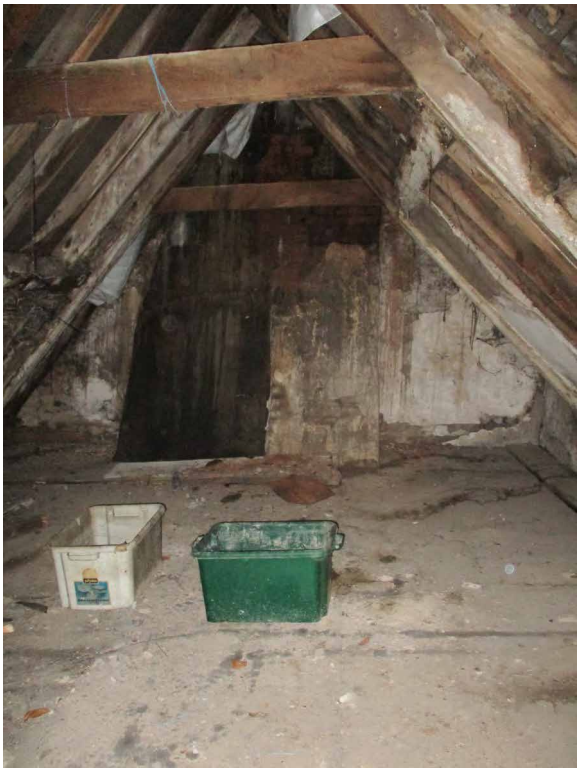

Fig 9:

Second floor: Room S3, looking southwards from doorway (with S2).

Fig 10:

Second floor: Room S3, looking across room towards the doorway (with S2). The internal wall is formed of a vertical timber boarded partition. Internal door as plank and batten type.

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Fig 11:

Second floor: Room S3, showing exposed roof structure with pegged ridge.

Fig 12:

Second floor: Room S3, showing carpenters assembly marks on principal truss.

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Fig 13:

Second floor: Room S3, showing landing facing side of plank and batten doorway.

Fig 14:

Second floor: Room S4, looking north through room from doorway (from S5).

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Fig 15:

Second floor: Room S4, looking across room towards doorway.

Fig 16:

Second floor: Room S4, showing plank and batten door as facing into room.

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Fig 17:

Second floor: Room S4, showing plank and batten door as facing landing area (S5).

Fig 18:

Second floor: Room S4, showing floorboards.

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Fig 19:

Second floor: Room S5, shown from S2 landing.

Fig 20:

Second floor: Room S5, showing staircase from doorway into attic.

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Fig 21:

Second floor: Room S5, showing staircase leading to S4.

Fig 22:

Second floor: Room S5, showing ceiling.

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Fig 23:

Second floor: Room S6, looking into room from doorway (from S5).

Fig 24:

Second floor: Room S6, looking across room to doorway (from S5).

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Fig 25:

Second floor: Room S6, showing reed and plaster ceiling.

Fig 26:

Second floor: Room S6, showing later ceiling ‘repairs’ with lath and plaster.

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Fig 27:

Second floor: Room S6, showing plank and batten door from within room.

Fig 28:

Second floor: Room S6, showing plank and batten door as facing room S6.

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Fig 29:

Second floor: Room S7, looking into room from doorway (from S6).

Fig 30:

Second floor: Room S7, looking across room towards doorway (from S6).

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Fig 31:

Second floor: Room S7, showing vertical timber board partition between S6 and S7.

Fig 32:

Second floor: Room S7, showing timber vanity stand.

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Fig 33:

Second floor: Room S7, showing floorboards.

Fig 34:

Second floor: Room S7a, looking into room from doorway (with S7).

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Fig 35:

Second floor: Room S7a, showing plank and batten door as side facing room.

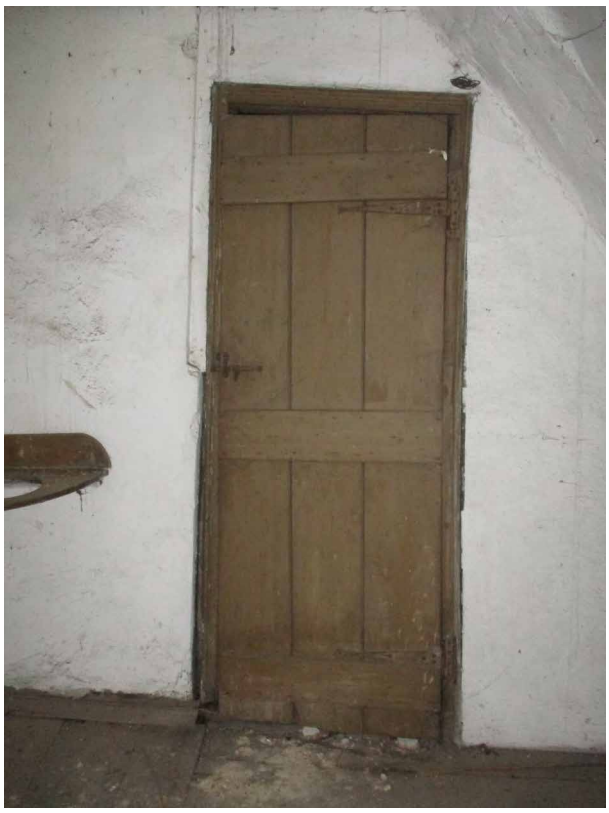

Fig 36:

Second floor: Room S7a, showing plank and batten door as side facing room S7.

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Fig 37:

First floor: Room F1, looking north into room from doorway (with F2).

Fig 38:

First floor: Room F1, looking across room towards doorway (with F2).

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Fig 39:

First floor: Room F1, showing double doors behind blocked opening.

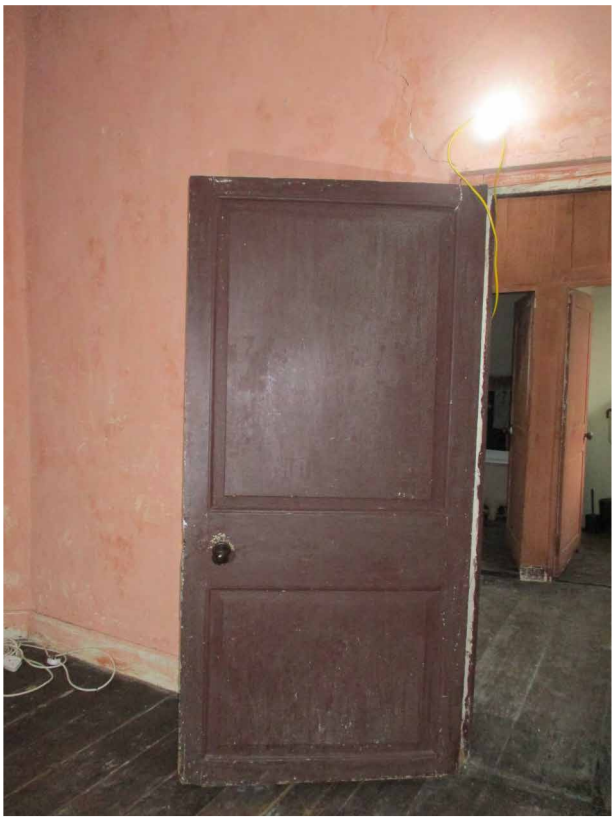

Fig 40:

First floor: Room F1, showing two-panelled door, side facing landing (F2).

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Fig 41:

First floor: Room F1, showing hob grate.

Fig 42:

First floor: Room F1, showing reed and plaster ceiling.

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Fig 43:

First floor: Room F2, looking across landing from F1 doorway.

Fig 44:

First floor: Room F2, looking across landing from F3 doorway.

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Fig 45:

First floor: Room F2, looking towards landing from F7 landing.

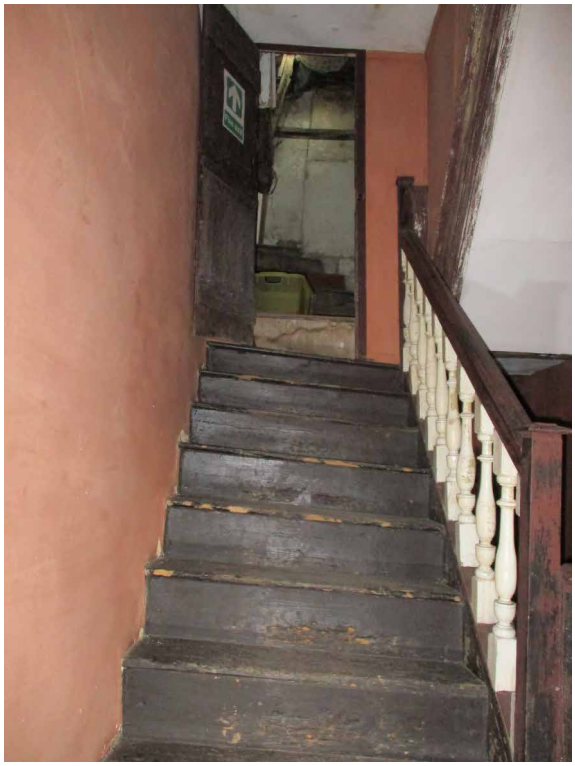

Fig 46:

First floor: Room F2, showing staircase access to attic (second) floor.

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Fig 47:

First floor: Room F2, showing staircase balustrade.

Fig 48:

First floor: Room F2, showing floorboards.

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Fig 49:

First floor: Room F3.

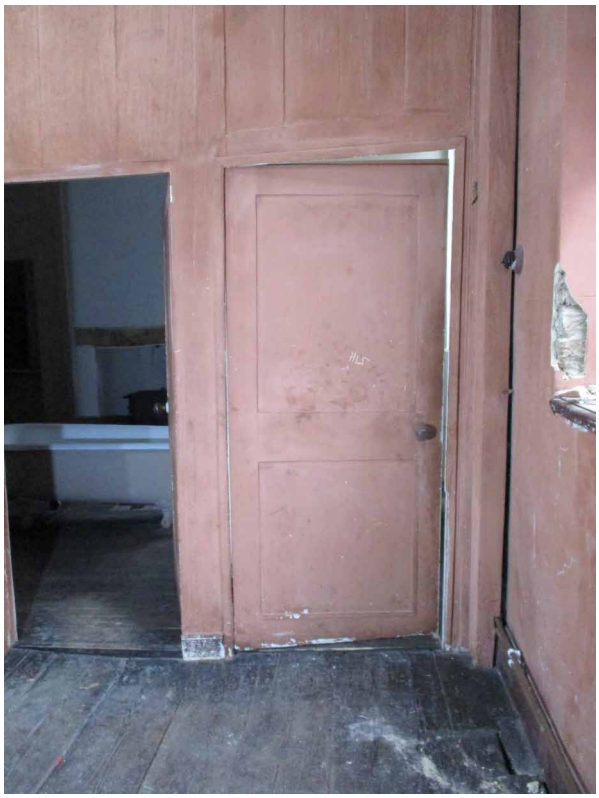

Fig 50:

First floor: Room F3, showing two-panelled door.

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Interior photographs
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Fig 51:

First floor: Room F4, looking into room from doorway.

Fig 52:

First floor: Room F4, showing south wall with panelled cupboards.

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Fig 53:

First floor: Room F4, showing internal wall with landing (F2) which is formed as a vertical timber partition.

Fig 54:

First floor: Room F4, showing floorboards which overlay earlier floorboards.

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Fig 55:

First floor: Room F4a, showing walk-in cupboard.

Fig 56:

First floor: Room F4b, showing walk-in cupboard.

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Fig 57:

First floor: Room F5, looking into room from doorway (with F7).

Fig 58:

First floor: Roof F5, looking through room towards doorway (with F7).

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Fig 59:

First floor: Room F5, showing two-panelled doors serving door into room and door to adjacent cupboard.

Fig 60:

First floor: Room F5, showing cupboard.

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Fig 61:

First floor: Room F6, looking into room from doorway (with F5).

Fig 62:

First floor: Room F6 looking through room towards front elevation.

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Fig 63:

First floor: Room F6, looking through room toward doorway (with F8).

Fig 64:

First floor: Room F6, showing cupboard formed in former window with east wall.

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Fig 65:

First floor: Room F6, showing hob grate.

Fig 66:

First floor: Room F6, showing floorboards.

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Fig 67:

First floor: Room F7, looking across landing towards room F5.

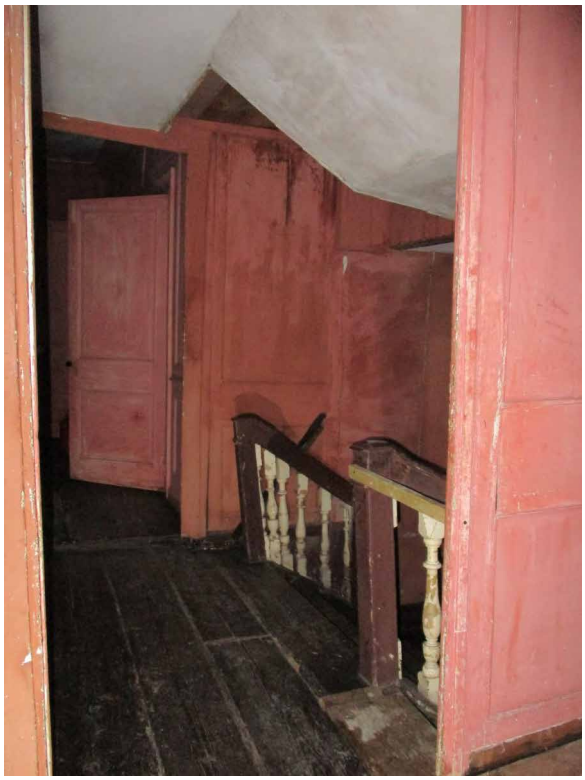

Fig 68:

First floor: Room F7, looking across landing towards Room F9.

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Fig 69:

First floor: Room F8, looking across small corridor towards F6 doorway.

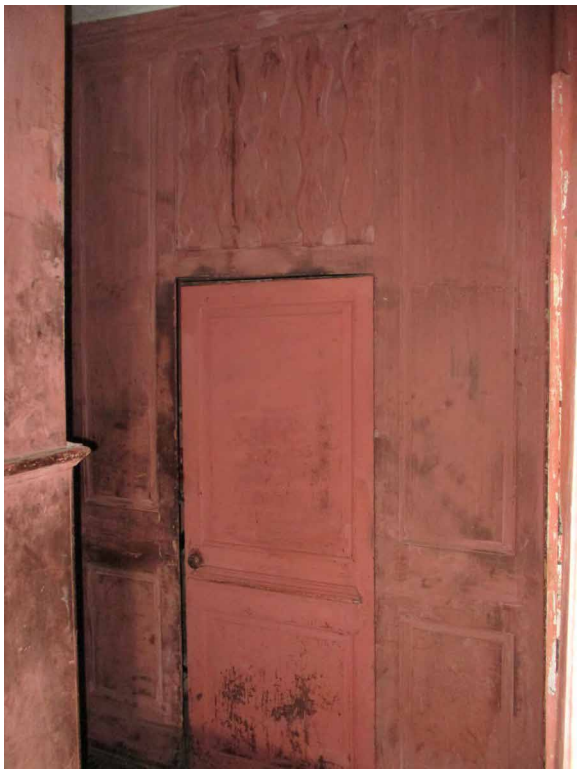

Fig 70:

First floor: Room F8, looking from F10 doorway across to cupboard.

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Fig 71:

First floor: Room F9, looking across room doorway (with F9).

Fig 72:

First floor: Room F9 looking toward rear elevation windows.

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Fig 73:

First floor: Room F9 looking across room towards fireplace.

Fig 74:

First floor: Room F9, showing hob grate.

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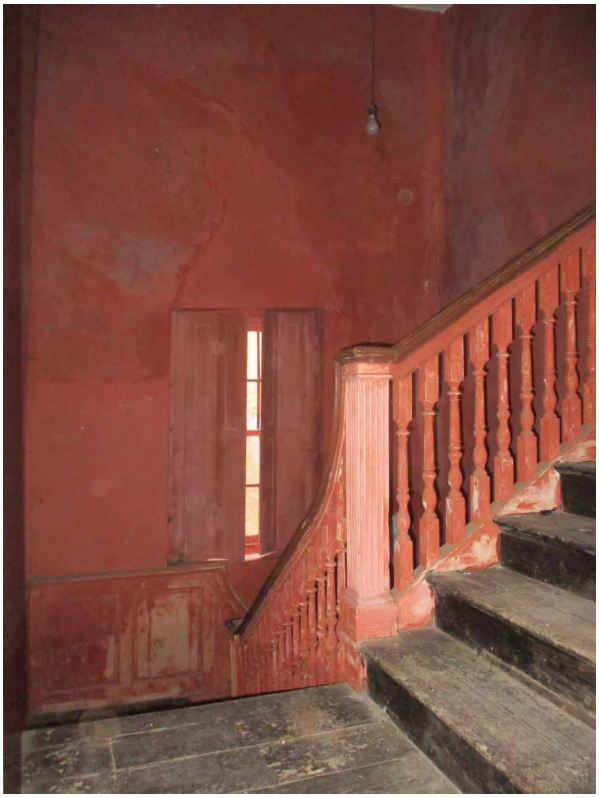

Fig 75:

First floor: Room F10, showing main staircase from first floor landing.

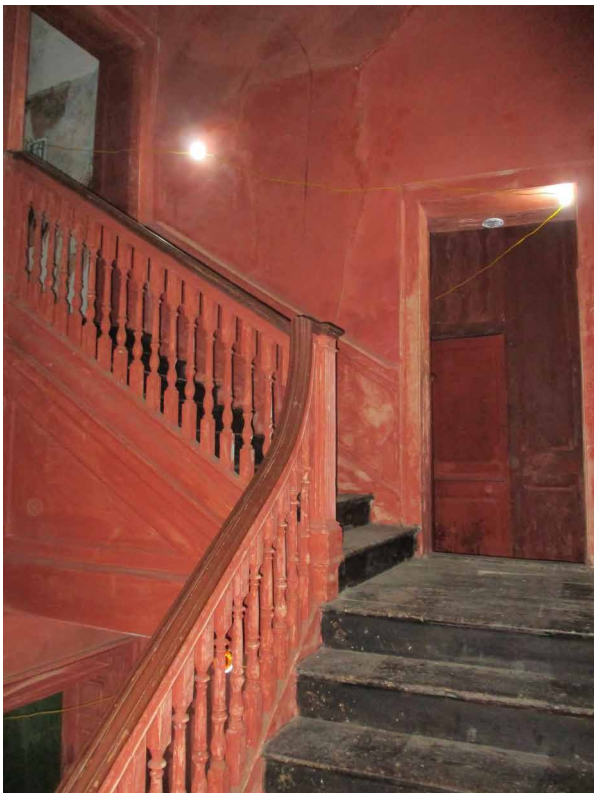

Fig 76:

First floor: Room F10, showing main staircase and flight to F11, F12 and F13.

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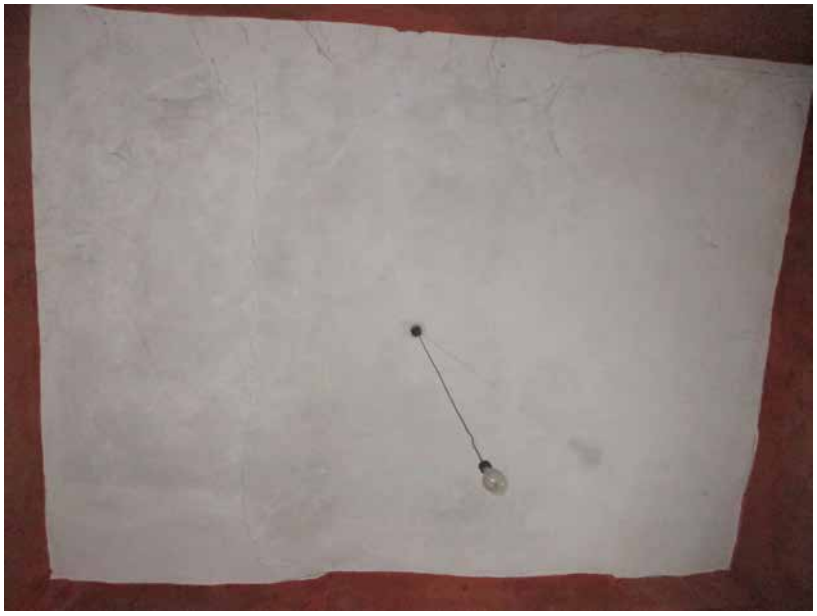

Fig 77:

First floor: Room F10, showing ceiling.

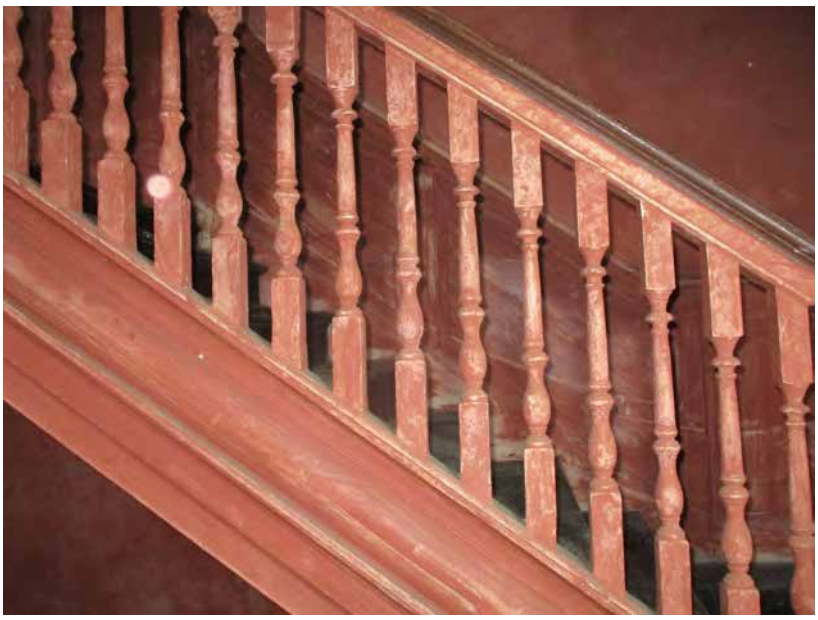

Fig 78:

First floor: Room F10, showing staircase balustrade.

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Fig 79:

First floor: Room F10, showing window shutters.

Fig 80:

First floor: Room F10, showing staircase panelling.

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Fig 81:

First floor: Room F11, showing small landing serving rooms F12 and F13.

Fig 82:

First floor: Room F12, looking into room from doorway (with F11).

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Fig 83:

First floor: Room F12, looking into room from doorway with F13.

Fig 84:

First floor: Room F12, showing vertical timber boarded partition wall that divides F12 from F11 and F13.

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Fig 85:

First floor: Room F12, showing two-panelled door between F11 and F12.

Fig 86:

First floor: Room F12, showing mid-20th century fireplace.

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Fig 87:

First floor: Room F13, looking into room from F11.

Fig 88:

Room F13,showing west wall and chimneystack.

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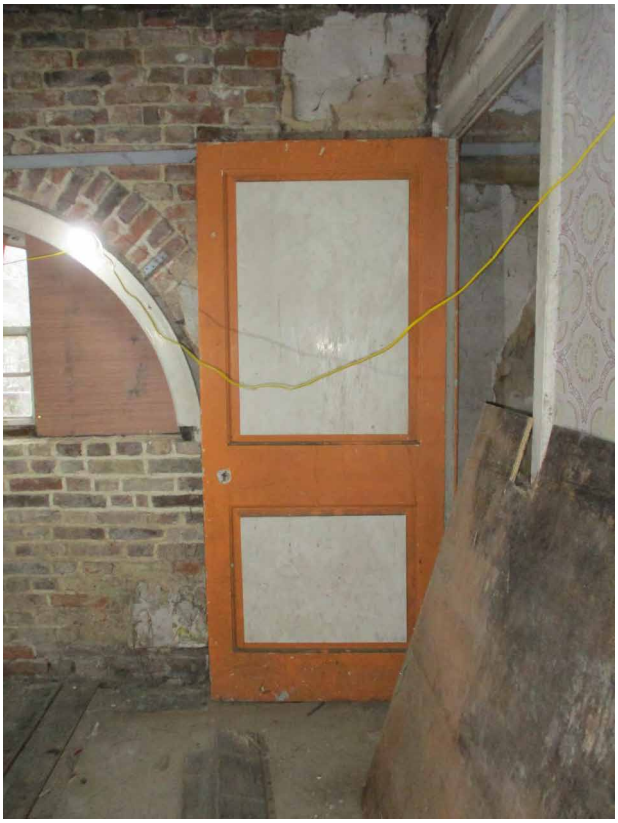

Fig 89:

First floor: Room F12, showing two panel door between F12 and F13.

Fig 90:

First floor: Room F13, showing floorboards.

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Fig 91:

Ground Floor: Room G1, looking into room from doorway (with G2).

Fig 92:

Ground Floor: Room G1, looking across room from fireplace.

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Fig 93:

Ground Floor: Room G1, showing fitted shelving within former doorway on north wall.

Fig 94:

Ground Floor: Room G1, showing fireplace.

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Fig 95:

Ground Floor: Room G1, showing two-panelled door between G1 and G2.

Fig 96:

Ground Floor: Room G1, showing floorboards.

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Fig 97:

Ground Floor: Room G2 looking across hallway from G5 hallway.

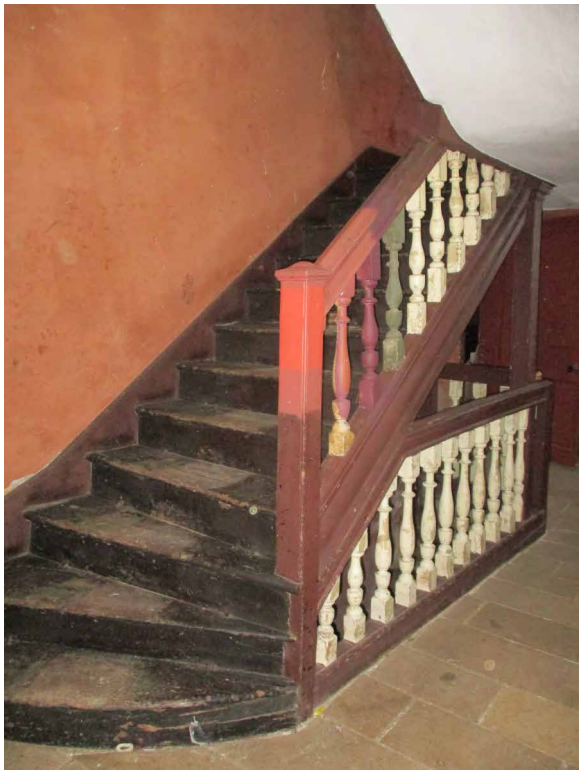

Fig 98:

Ground Floor: Room G2 looking across hallway to staircase leading to first floor.

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Fig 99:

Ground Floor: Room G2 looking up staircase leading to first floor.

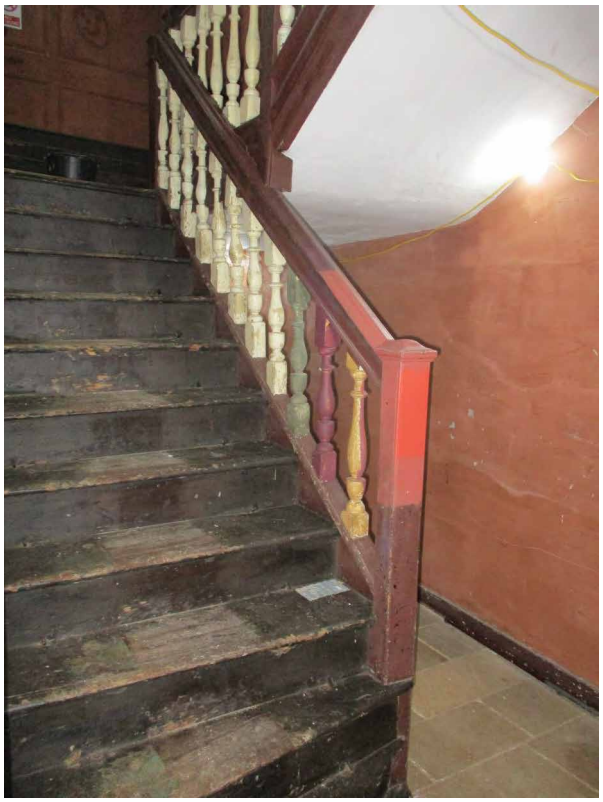

Fig 100:

Ground Floor: Room G2, looking at staircase leading to first floor.

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Fig 101:

Ground Floor: Room G2, showing staircase balustrade.

Fig 102:

Ground Floor: Room G2, looking at main doorway in east elevation.

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Fig 103:

Ground Floor: Room G3 looking into room from doorway (with G2).

Fig 104:

Ground Floor: Room G3 looking towards windows within west elevation.

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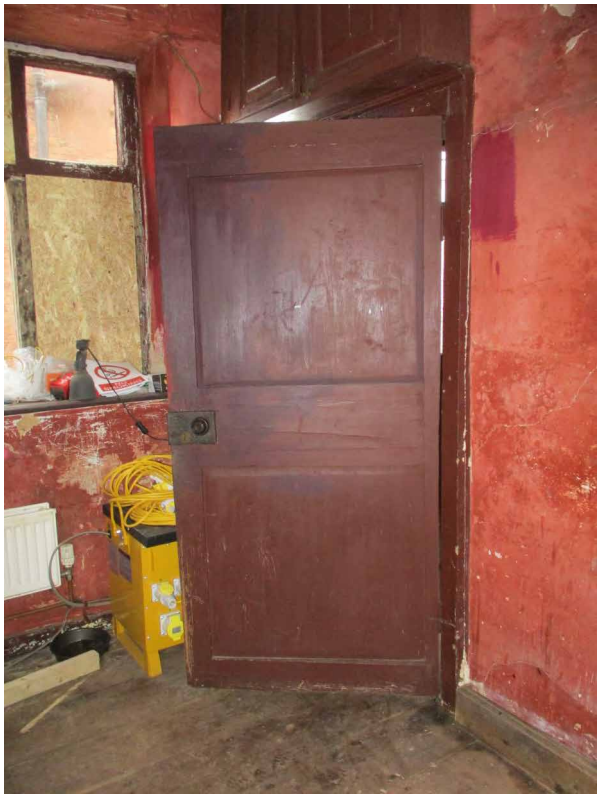

Fig 105:

Ground Floor: Room G3, showing two-panelled door between G2 and G3.

Fig 106:

Ground Floor: Room G3, showing oven/ range within chimneybreast.

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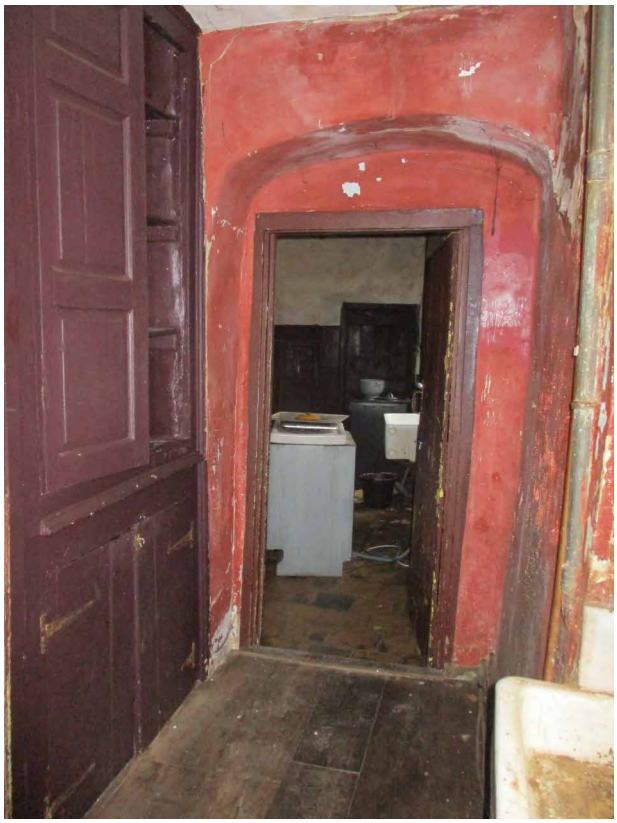

Fig 107:

Ground Floor: Room G3, looking through doorway into G11 with fitted cupboards on side of chimneybreast.

Fig 108:

Ground Floor: Room G3, showing floorboards.

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Fig 109:

Ground Floor: Room G4, looking into room from doorway (with G5).

Fig 110:

Ground Floor: Room G4, showing fireplace.

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Fig 111:

Ground Floor: Room G4, looking across room towards G9 staircase.

Fig 112:

Ground Floor: Room G4, looking towards doorway leasing into room G1.

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Fig 113:

Ground Floor: Room G4, showing doorway into room G5.

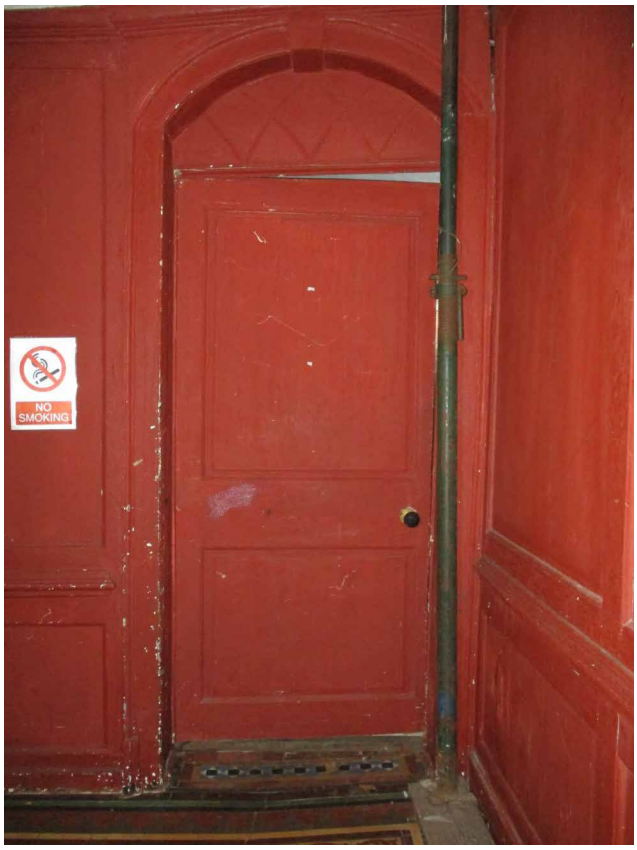

Fig 114:

Ground Floor: Room G4, showing doorway into room G6.

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Fig 115:

Ground Floor: Room G4, showing hob grate.

Fig 116:

Ground Floor: Room G4, showing geometric encaustic tiled floor.

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Fig 117:

Ground Floor: Room G5, looking from G2 hallway.

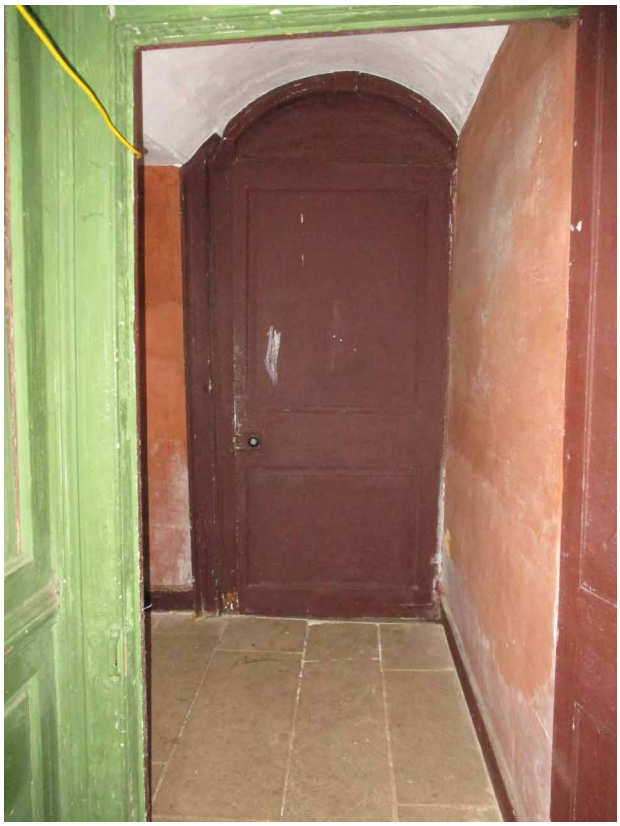

Fig 118:

Ground Floor: Room G5, looking across hallway from room G6 towards doorway with room G4.

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Fig 119:

Ground Floor: Room G6, looking into room from doorway (with G5).

Fig 120:

Ground Floor: Room G6, looking across room towards fireplace.

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Fig 121:

Ground Floor: Room G6, looking towards fitted cupboards along west wall.

Fig 122:

Ground Floor: Room G6, looking towards recessed shelfing and panelling along east wall.

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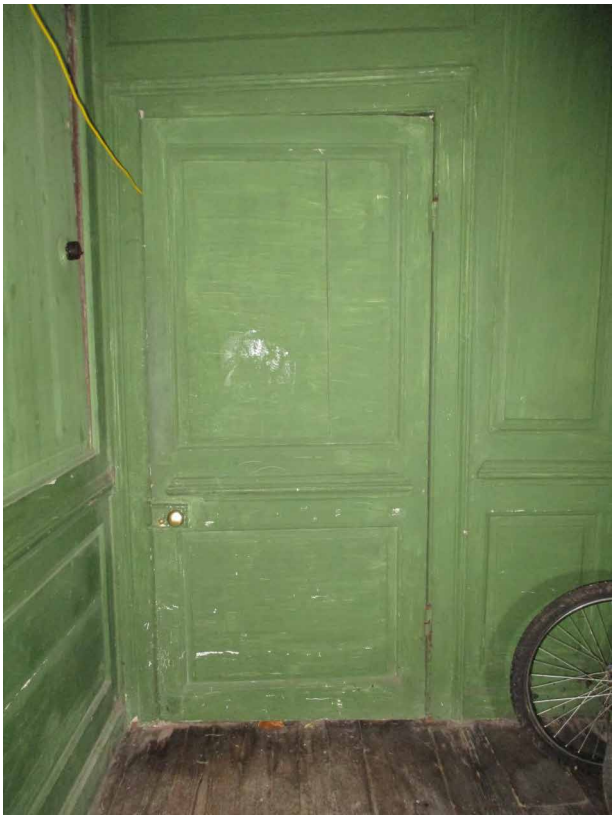

Fig 123:

Ground Floor: Room G6, showing two-panelled door between G5 and G6.

Fig 124:

Ground Floor: Room G6, showing floorboards.

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Fig 125

Ground Floor: Room G7, looking into room from doorway (with G4).

Fig 126:

Ground Floor: Room G7, showing quarry tiled floor.

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Fig 127:

Ground Floor: Room G8, showing downstair bathroom.

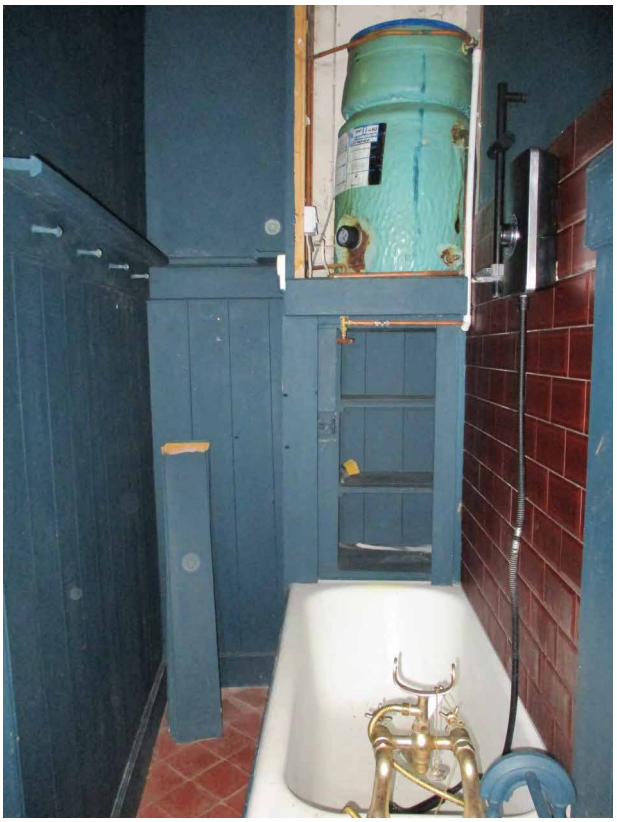

Fig 128:

Ground Floor: Room G8, showing downstairs bathroom.

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Fig 129:

Ground Floor: Room G9, looking into room from doorway (with G4).

Fig 130:

Ground Floor: Room G9, looking across hallway into room G4.

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Fig 131:

Ground Floor: Room G9, showing staircase balustrade.

Fig 132:

Ground Floor: Room G9, showing geometric encaustic tiled floor.

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Fig 133:

Ground Floor: Room G10, looking across room towards dining room (G6).

Fig 134:

Ground Floor: Room G10, looking across room towards rear windows.

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Fig 135:

Ground Floor: Room G10, showing fireplace.

Fig 136:

Ground Floor: Room G10, showing floorboards.

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Fig 137:

Ground Floor: Room G10, showing six-panelled door between G9 and G10.

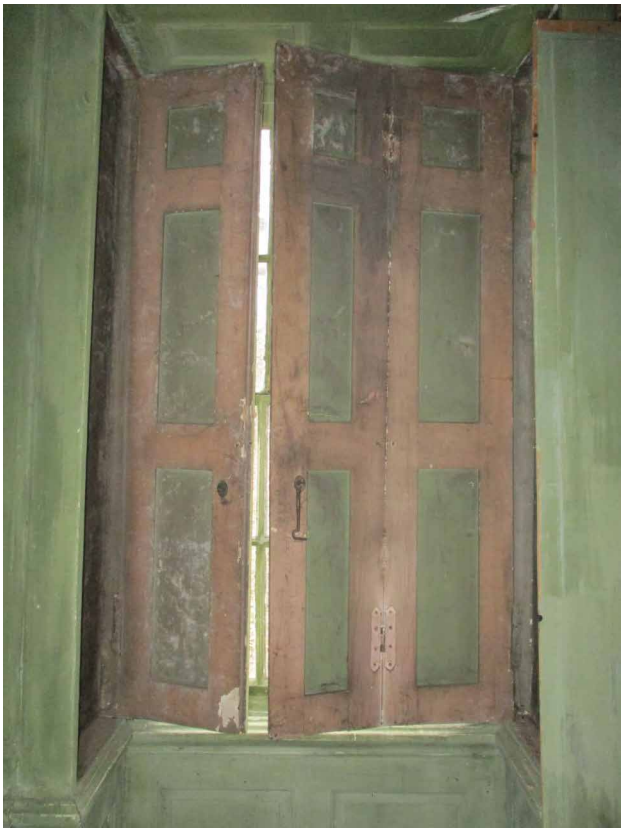

Fig 138:

Ground Floor: Room G10, showing window shutters.

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Fig 139:

Ground Floor: Room G11, looking into room from doorway (with G3).

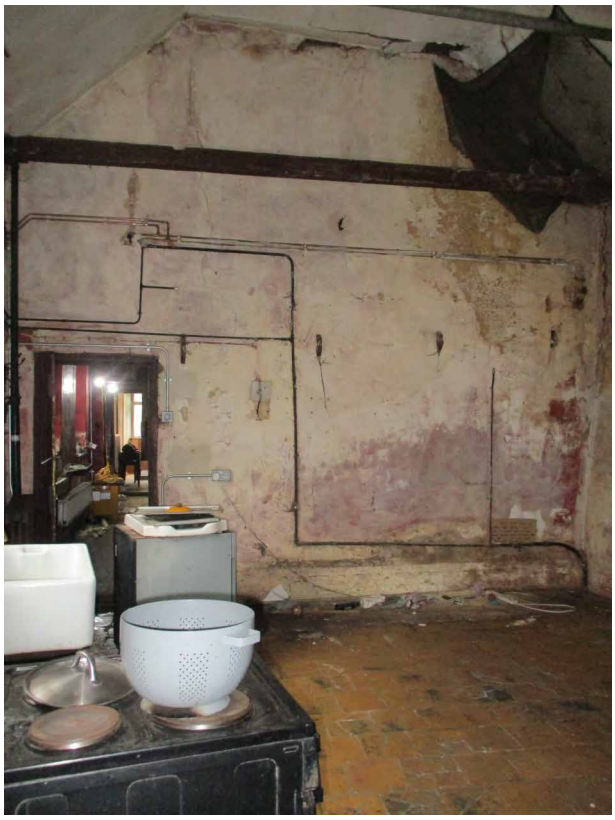

Fig 140:

Ground Floor: Room G11, looking through room towards internal wall with room G3.

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Fig 141:

Ground Floor: Room G11 showing fireplace flanked by fitted cupboards.

Fig 142:

Ground Floor: Room G11, showing tiled floor.

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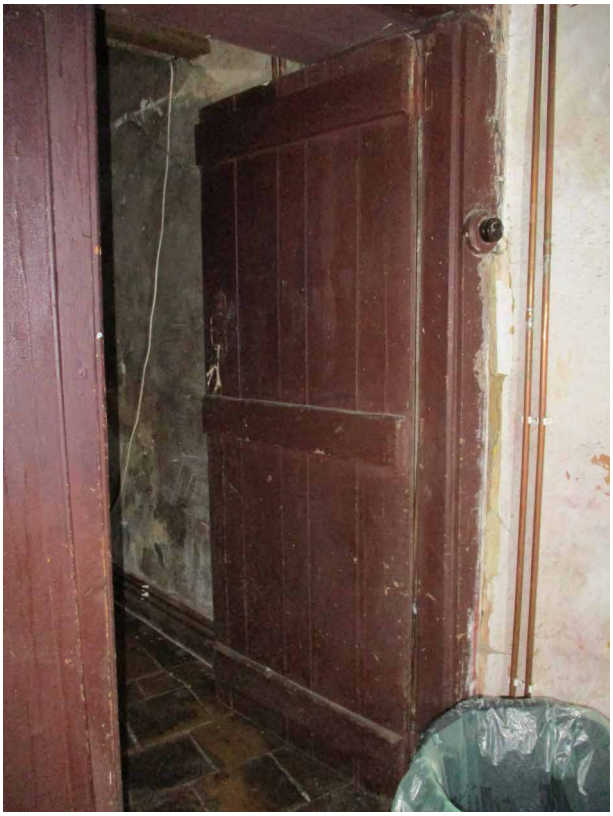

Fig 143:

Ground Floor: Room G11, showing plank and batten door between G11 and G12.

Fig 144:

Ground Floor: Room G12, looking into from doorway (with G11).

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Fig 145:

Ground Floor: Room G12, showing stone sink along west wall.

Fig 146:

Ground Floor: Room G12, showing floor tiles.

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Fig 147:

Ground Floor: Room G12, showing inside of external plank and batten door.

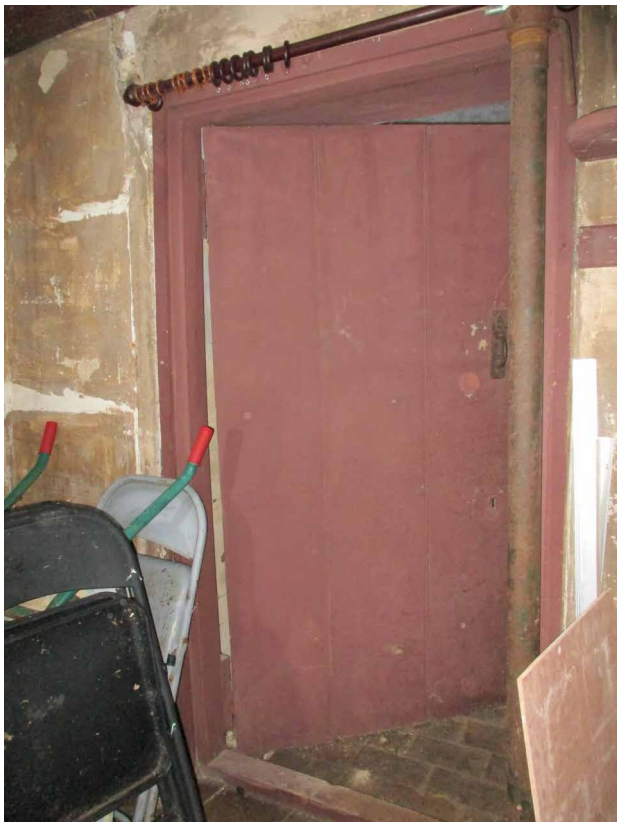

Fig 148:

Ground Floor: Room G12, showing plank and batten door between G12 and G13.

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Fig 149:

Ground Floor: Room G12, showing ladder up to first floor space forming part of G12.

Fig 150:

Ground Floor: Room above G12.

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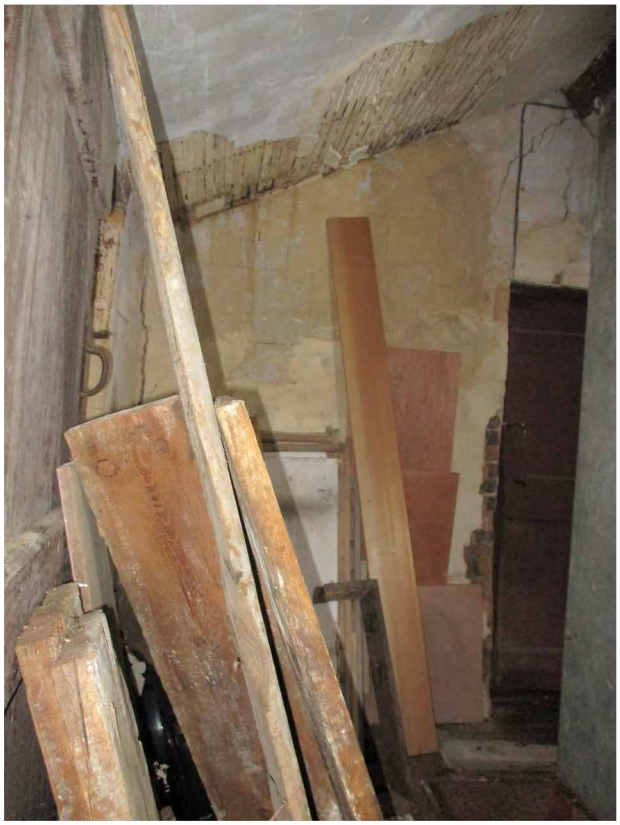

Fig 151:

Ground Floor: Room G13, contains large metal water tank.

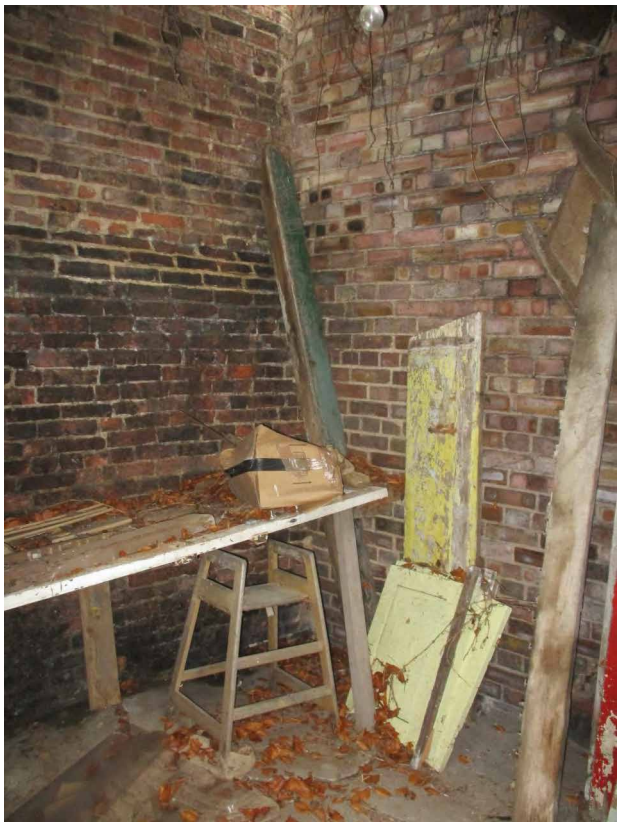

Fig 152:

Ground Floor: Room G14, as store room.

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Fig 153:

Cellar: Room C1, looking into room from doorway.

Fig 154:

Cellar: Room C1, looking across room towards doorway.

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Fig 155:

Cellar: Room C1, showing plank and batten door into cellar.

Fig 156:

Cellar: Room C1, showing stone staircase into cellar.

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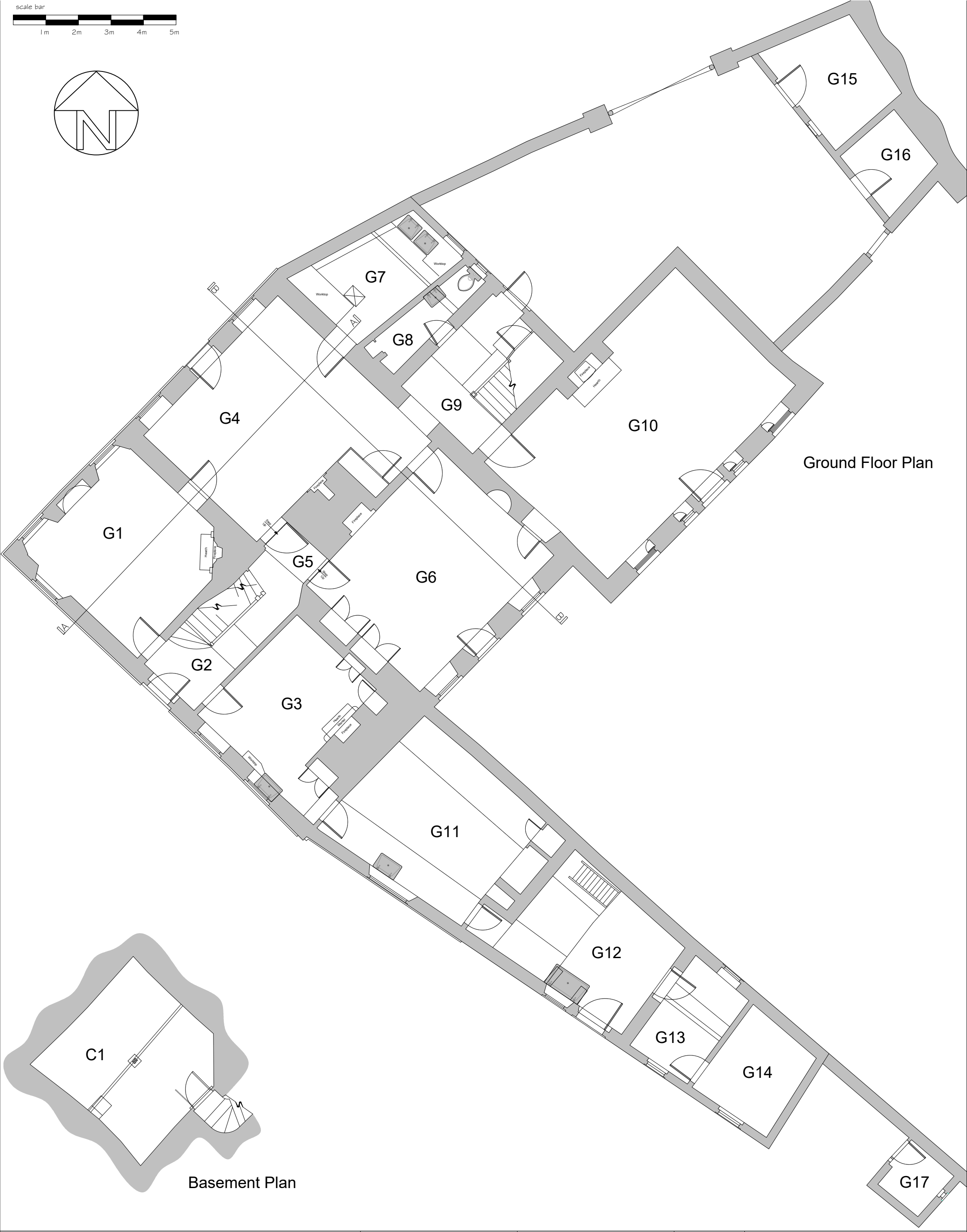
Appendix I

scale bar

1m 2m 3m 4m 5m



Ground Floor Plan

Basement Plan

H+R

Hutton + Rostron Environmental Investigations Ltd A SOCOTEC COMPANY
Netley House, Gomshall, Surrey, GU5 9QA Tel: 01483 203221 Email: ei@handr.co.uk Web: www.handr.co.uk

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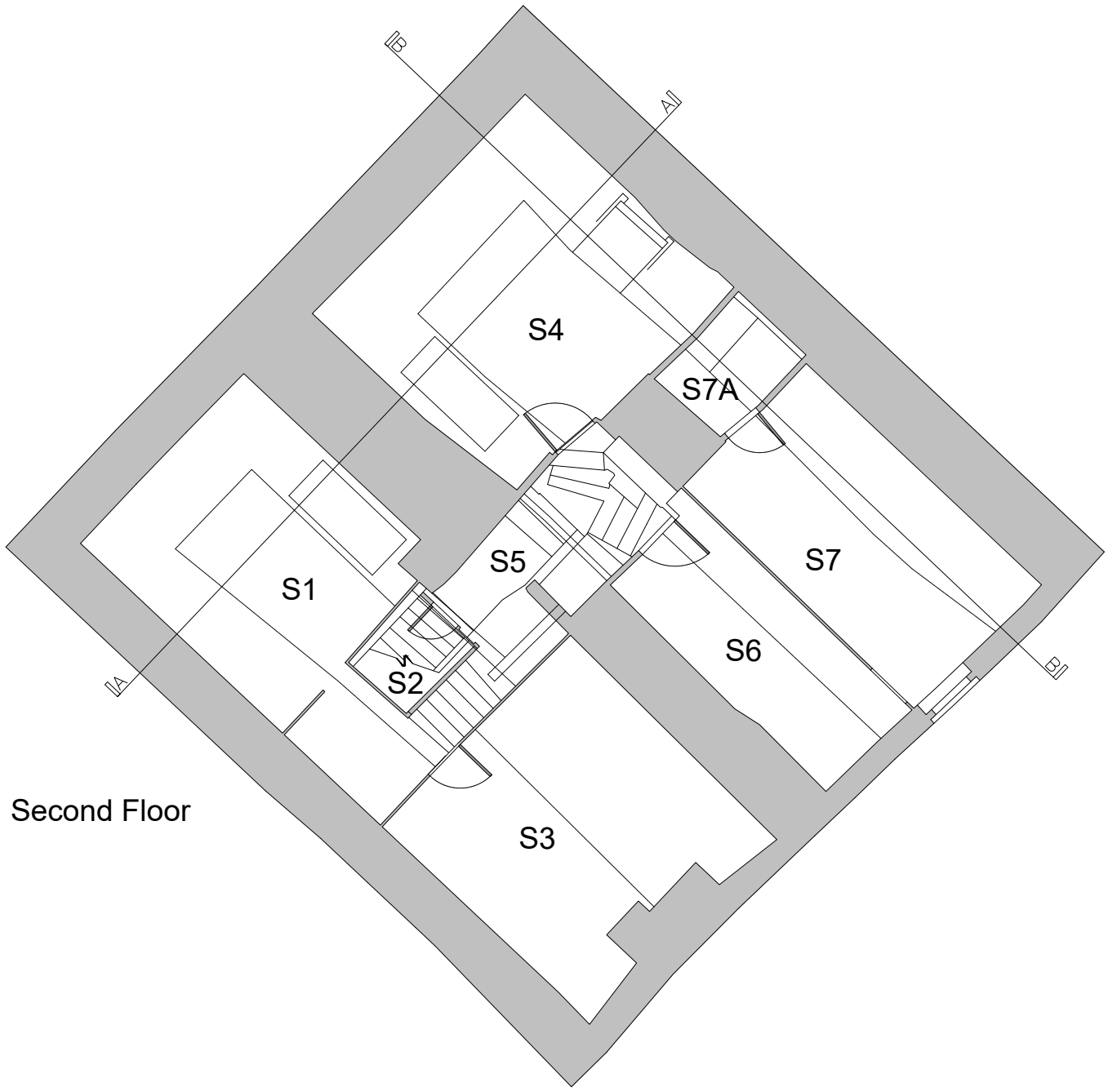
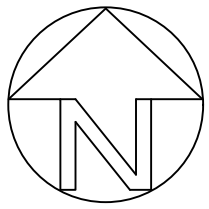
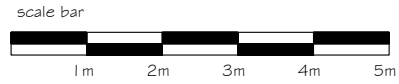
Project The Manor House, East Street, Crowland, PETERBOROUGH PE6 0EN	**Drawing Title** Existing basement and ground floor plans	**Scale** 1:100 @ A3	**Notes** Original survey undertaken by Rigour Surveys, rigoursurveys.com, 01603558213 Drawing produced for the purposes of obtaining Listed Building consent and Planning Permission only Do not scale from this drawing
Purpose of Issue Planning	**Drawing Number** 438-44.P02	**Date** May 2025	



Second Floor

First Floor





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

Drawing Title
Existing first and second floor plans

Scale
1:100 @ A3

Purpose of Issue
Planning

Drawing Number
438-44.P03

Date
May 2025

Notes
Original survey undertaken by Rigour Surveys, rigoursurveys.com, 01603558213

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