Manor House, 5 East Street, Crowland: Supporting statement for H02-0324-26 condition 3 (pertaining to new window frames)

Site Note 6 3 November 2026, job no. 438-44

CONTENTS

1 Introduction

2 Staff on site and contacts

3 Executive summary

4 Background

5 Manor House, 5 East Street, Crowland: Replacement of 3 no. cross windows

6 Limitations

ATTACHMENTS

A Plans: Identifying location of windows (3 no. windows to be replaced)

B Plans: 1:10 Longitudinal and cross section drawings of the window frame (3 no. windows to be replaced)

Prepared by:	Technical review by:	Administration by:
Katie McAndrew, BSc (Hons), PGCert, IHBC	*F Russek BA(Hons) Dip Arch MscCHE MAEBH IHBC ARB RIBA Chartered Member (Retired)*	

H+R SOCOTEC UK Building Pathology & Heritage

Netley House, Gomshall, Surrey, GU5 9QA,

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

© Copyright SOCOTEC UK, 2026

1 INTRODUCTION

1.1 AUTHORITY AND REFERENCE

H+R have been instructed to prepare a cover note specific to matters concerning discharge of listed building consent H02-0324-26 condition 3 for Manor House, 5 East Street, Crowland in accordance with instructions from Iain and Barendina Smedley. Drawings pertaining to this matter have been supplied by H+R (A SOCOTEC Company). For the purpose of orientation in this report the building's front elevation facing onto East Street is taken as facing north

1.2 AIM

The aim of the information is to satisfy condition 3 of listed building consent H02-0324-26. The building is being repaired and alongside repair some specific 'alterations' are being undertaken which includes the replacement of 3 no. cross windows where the existing windows were assessed to be in a very poor condition and beyond repair. The statement will account for information specific to the replacement windows

2 STAFF ON SITE AND CONTACTS

2.1 H+R STAFF ON SITE

Katie McAndrew
David Watt
Fiona Russek

2.2 PERSONNEL CONTACTED

Iain and Barendina Smedley (Client)
Jack Dunn – Site Foreman (Messenger)
Jon Shilling – QS (RTK Chartered Architects and Surveyors)

For limitations that apply to this report please see section 6

© Copyright SOCOTEC UK, 2026

3 EXECUTIVE SUMMARY

Manor House, 5 East Street, Crowland, a grade II* listed building, is undergoing a scheme of repair to address long-term defects, and in conjunction with repairs some works are being undertaken that fall under the scope of ‘alteration’. Listed Building Consent H02-0324-26 was granted on 14 October 2026 for works of ‘alteration’ which included replacing 3 no. windows (item 4.2.3). Listed Building Consent was granted with conditions controlling some works and specifically the detail of the 3 no. replacement cross windows. Condition 3 states:

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

The information provided includes relevant drawings and plans showing the new window frames. The information submitted is intended to be sufficient to discharge condition 3

© Copyright SOCOTEC UK, 2026

4 BACKGROUND

4.1 BUILDING PARTICULARS

4.1.1 Location

1 Manor House is located on East Street, which is one of Crowland's principal historic streets situated in the historic heart of the town. East Street extends between the town centre from Trinity Bridge, which is arguably the town's central point defined by a much renowned medieval bridge, to Crowland Abbey, which is the town's defining landmark historic building. Manor House falls under the postcode PE6 0EN

4.1.2 General description

1 Manor House presents elevations that incorporate both stone and brickwork and it has a Collyweston stone slate roof covering. The building fronts the footpath edge, and it is identifiable from the street by its stone façade which is six bays in width and incorporates windows of a cross-window type. It is an evolved building with late 17th century origins and phases of development into the mid-18th century. The building maintains a footprint, form, arrangement of internal space and features that predominantly reflect how it presented itself by the mid-18th century with limited later alteration. The building retains notable features and fabric which reflect conscious design characteristics of specific construction periods such as late 17th century/ early 18th century cross windows and oak dog-leg staircase along with early-mid 18th century sashes, panelling and two-panel doors

4.1.3 Heritage designations

1 Manor House, 5 East Street, Crowland is afforded statutory protection as a grade II* listed building. It is now identified by the following list description (copied from the NHLE):

> *Manor house. 1690, with large additions c.1775 possibly by William Sands the Younger of Spalding. Minor C20 alterations. Limestone ashlar north front with red brick south front with ashlar dressings. Plain tiled steeply pitched hipped and canted roofs with coped rear gable and moulded wooden eaves. Various ashlar and brick chimney stacks. 2 storeys and attic. North, street, front has 6 windows with plinth and first floor band. Doorway to left with plain door surround, overlight and 6-panel door. Single window to left and 2 windows to right with a blocked doorway beyond and a further window beyond. Above 5 windows and single blocked window over the blocked doorway, with datestone inscribed: 'I.H. 1690', above. All the windows with C20 cross mullion casements. Single hipped dormer to east with 2-light dormer. West return has ashlar ground floor and brick first floor with ashlar first floor band and ashlar band below moulded wooden eaves. Central doorway with overlight and panelled door. Diamond plaque above inscribed: 'I.H.I.C. 1690'. 2 windows to the right, blocked window to the left with another window beyond, 5 windows above, all C20 cross mullion casements. South, garden, front of c.1775 has 3 window block to right with ashlar quoins and brick parapet. Central Venetian arched ashlar door surround with half-glazed door and fanlight, flanked by single narrow sashes between*

© Copyright SOCOTEC UK, 2026

pilasters. Either side single glazing bar sashes in ashlar surrounds. Above a small central Diocletian window with central sash in ashlar surround flanked by small single glazing bar sashes. Set back to left an earlier gabled wing with central doorway flanked by single glazing bar sashes, all with segment heads. Above two taller segment headed sashes and a small sash in the steep gable. INTERIOR; has Great Room with full-height C18 panelling, panelled shutters, 6-panel doors and deep coving and simple contemporary fire-surround with pulvinated frieze. Main doorways have moulded surrounds with plain pediments. Panelled hall with round headed doorways and arches. Panelled dining room with full height panelling and shutter, deep plaster coving and round headed niche with original shaped shelves. Fine early eighteenth century three flight dog-leg staircase has square newels, turned balusters and a ramped

2 Manor House was originally listed in 1951 and identified as a grade II listed building. On 7 February 1967 the listing was reviewed, additional information added about the building's interior and the building listing was upgraded to grade II*

4.2 CONTEXT

4.2.1 Project context

1 Manor House is presently unoccupied whilst it undergoes repair; Manor House is not in a habitable state at this present time. The building has been unoccupied since late 2024 although while in occupation prior to this date it was arguably not fit for habitation due to multiple defect issues

2 The building has been in a poor state of repair since the mid-late 20th century. It was added to Historic England's 'Heritage at Risk' register at least 10 years ago although it has been in various degrees of poor repair since mid-late 20th century. Various owners have sought to repair the building over the last 40 years but to date none have succeeded in achieving this to completion and poor repairs undertaken over those 40 years have also become an issue

3 The current owner purchased the building in late 2024. They are undertaking a phased scheme of repairs to facilitate putting the building back into a good and habitable condition. Phased repairs will be carried out to address structural issues, secure the building in a wind and watertight state, repair its historic fabric and facilitate functioning services. Currently, the project is at the end of the 'phase one' stage which is focused on repairing the roof of the oldest parts of the building to secure this in a wind and watertight state and associated elevation repairs to these parts including addressing windows

4.2.2 Planning context

1 Under phase one of works, repairs are being undertaken and alongside this are some 'alterations' which have approval under listed building consent H02-0837-25 and listed building consent H02-0324-26. Consent H02-0324-26 is granted subject to conditions which include a specific condition regarding the replacement of 3 no. cross windows. Condition 3 states:

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

© Copyright SOCOTEC UK, 2026

5 MANOR HOUSE, 5 EAST STREET, CROWLAND: REPLACEMENT OF 3 NO. CROSS WINDOWS

5.1 IDENTIFICATION AND DETAILS OF THE WINDOWS TO BE REPLACED

Plans within attachment A identify the cross windows which are to be replaced. Detailed drawings, as required by the condition are provided within attachment B.

1 3 no. windows were approved to be replaced under listed building consent H02-0324-26, this being cross windows located on the front (north) elevation of the original part of the building (phase A) and the early 18th century part of the building (phase B). They are all second-floor windows serving bedrooms. **These windows were referenced under item 4.2.3 in the heritage statement and on plans which accompanied the LBC application**

2 The 3 no. cross windows were all in a dilapidated condition that deemed them beyond repair and prompted the need to replace them. Measurements taken from the dilapidated window have informed the preparation of the detailed drawing in attachment b. The detailed drawings are 1:10 longitudinal and cross-sectional details. The opening lights within these windows are fine, side hung metal casements whereby the historic metal casement frames have been salvaged for reuse where possible

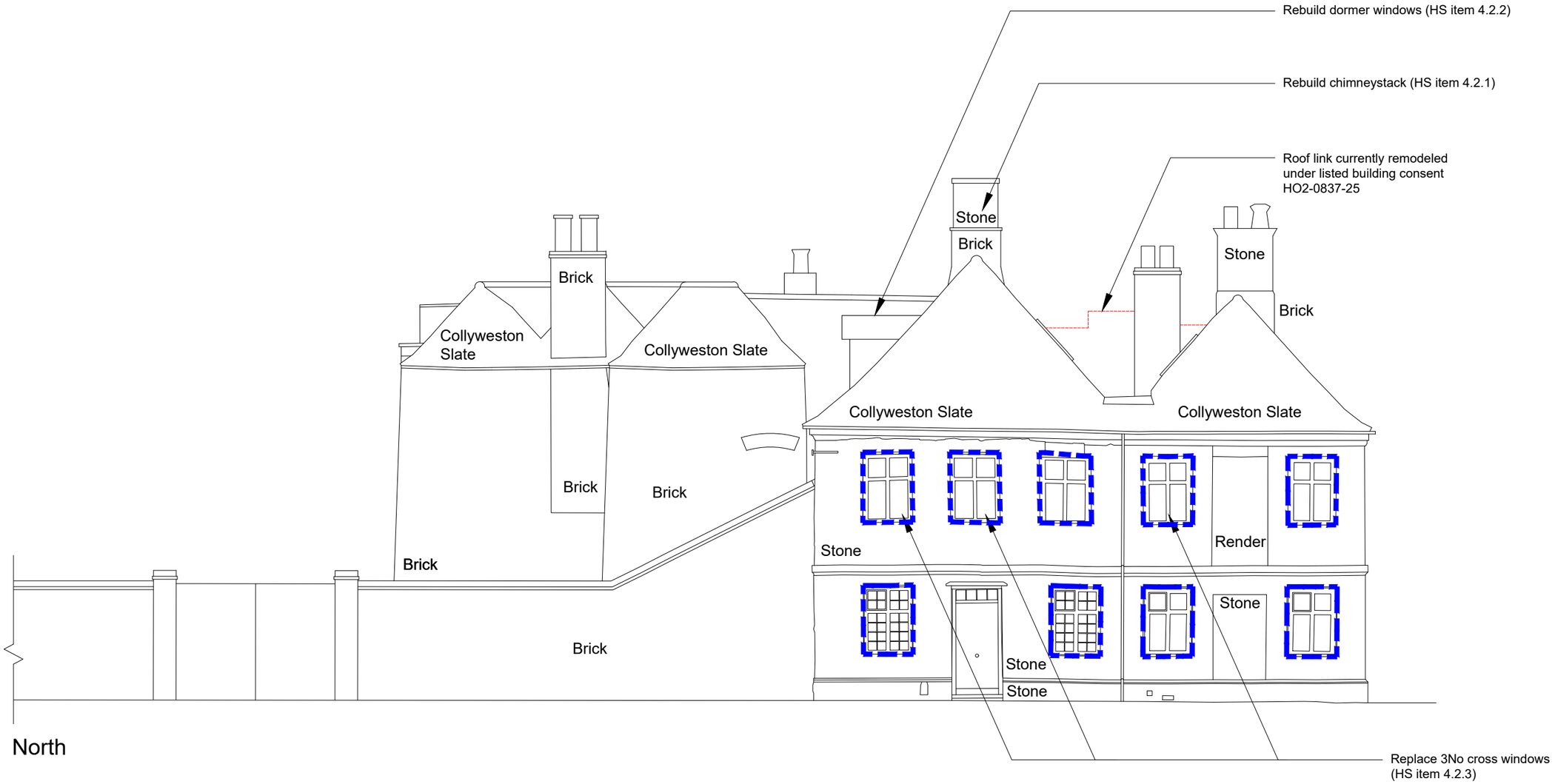
© Copyright SOCOTEC UK, 2026

6 LIMITATIONS

1 Information regarding the replacement of the 3 no. cross windows at Manor House, 5 East Street, Crowland is specific to the development approved by South Holland District Council under listed building consent H02-0324-26. This note is prepared based on information collated by and agreed with the project team and drawings provided by H+R (A SOCOTEC Company). H+R do not take responsibility for any omissions in information provided or subsequent change or amendment to the proposals that H+R has not been made aware of on or after 3 November 2026. The contents of this report do not imply the adoption of the role of Principal Designer by H+R for the purposes of the Construction (Design and Management) (CDM) Regulations 2015

© Copyright SOCOTEC UK, 2026

Attachment A



scale bar

1m 2m 3m 4m 5m

SOCOTEC UK Building Pathology and Heritage

Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221
Email: ei@handr.co.uk
Web: www.handr.co.uk
© Copyright Hutton+Rostron 2026

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

Drawing Title
Proposed north (front) elevation

Scale
1:100 @ A3

Purpose of Issue
Planning

Drawing Number
438-44.P64

Date
March 2026

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

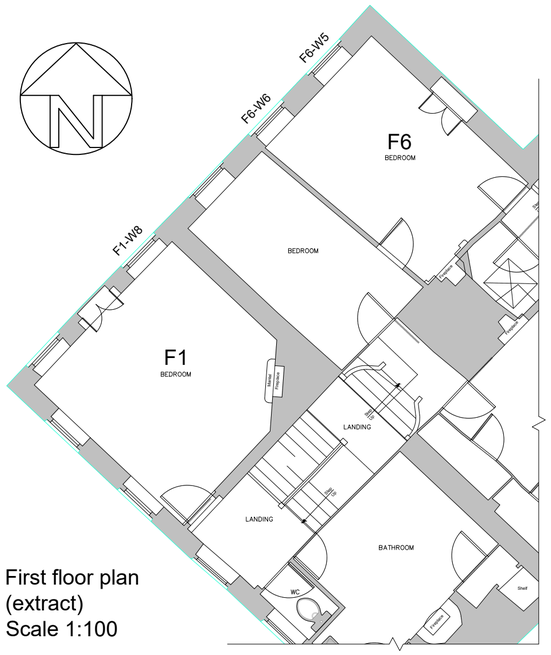
Drawing produced for the purposes of obtaining Listed Building consent and Planning Permission only

Do not scale from this drawing

Key
Cross windows to be redecorated (HS item 4.2.5)

Revision	Date	Description
-	-	-

Attachment B



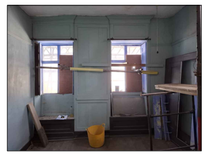
First floor plan
(extract)
Scale 1:100



North elevation (extract), scale 1:100



Window F1-W8



Windows F6-W5, F6-W6

SOCOTEC UK Building Pathology and Heritage
Netley House, Gomshall, Surrey, GU5 9QA
Tel: 01483 203221
Email: ei@handr.co.uk
Web: www.handr.co.uk
© Copyright Hutton+Rostron 2026

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

Purpose of Issue
Planning

Drawing Title
Cross windows F6-W5, F6-W6 and F1-W8
Existing and proposed

Scale
As shown @ A2

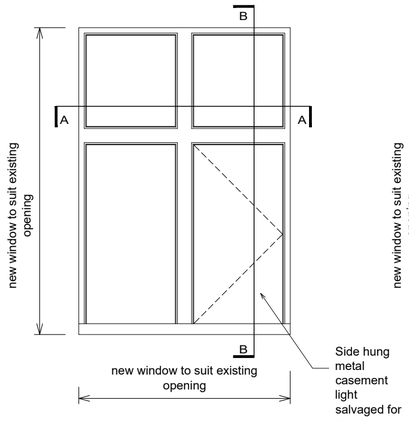
Drawing Number
438-44.D16

Date
April 2026

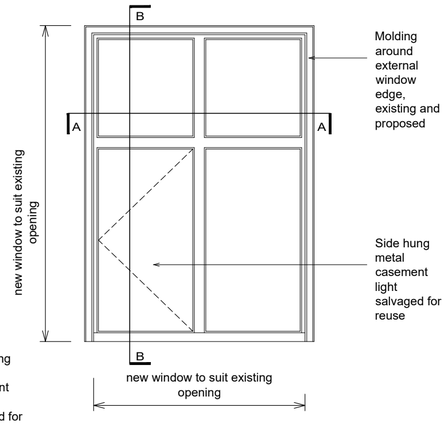
Notes
Original survey undertaken by Rigour Surveys, rigoursurveys.com, 01603558213

Drawing produced for the purposes of clearance of planning only

Do not scale from this drawing



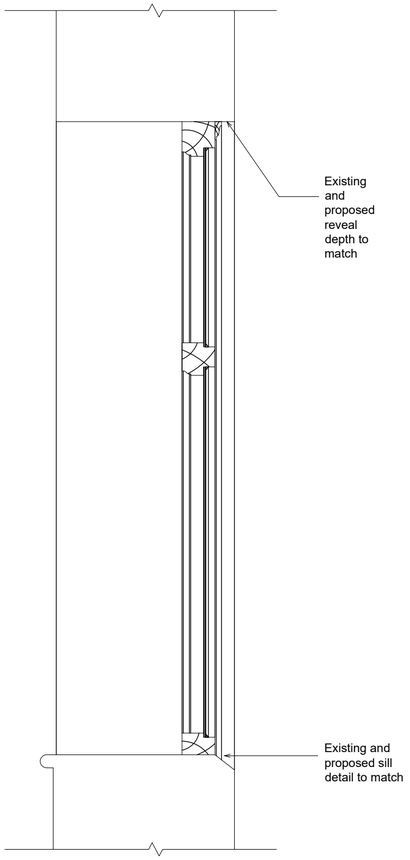
Existing and proposed internal elevation F1-W8
Scale 1:20



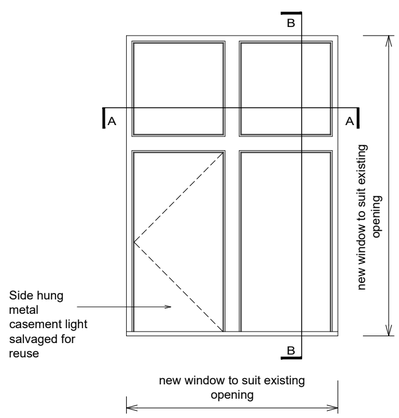
Existing and proposed external elevation F1-W8
Scale 1:20

Existing and proposed horizontal section A-A, F1-W8
Scale 1:10

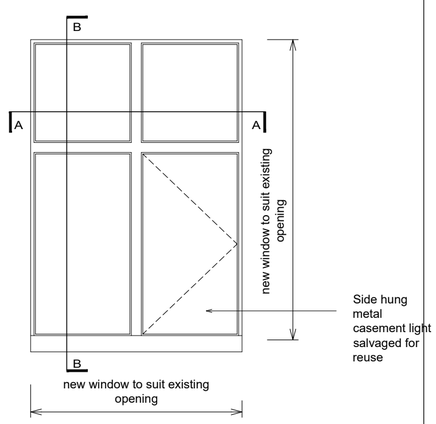
Existing and proposed joinery profiles to match



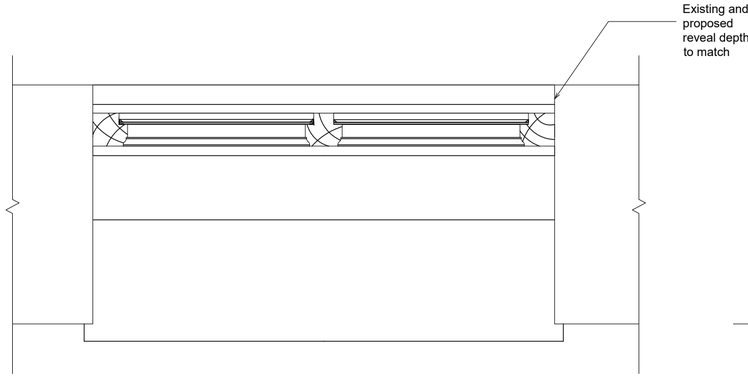
Existing and proposed vertical section B-B, F1-W8
Scale 1:10



Existing and proposed internal elevation F6-W5, F6-W6
Scale 1:20

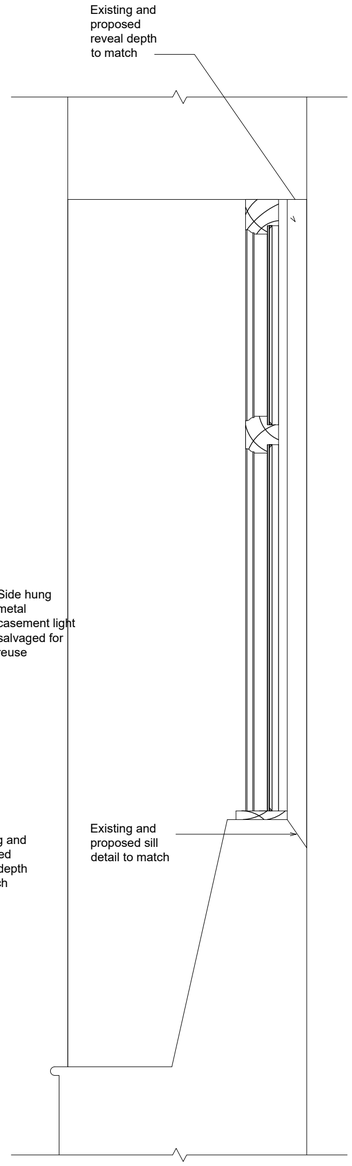


Existing and proposed external elevation F6-W5, F6-W6
Scale 1:20



Existing and proposed horizontal section A-A F6-W5, W6-W6
Scale 1:10

Existing and proposed joinery profiles to match



Existing and proposed vertical section B-B, F6-W5, W6-W6
Scale 1:10