

HELP OUT MILL 12635

Help Out Mill, Heather Road, Shackerstone Nuneaton CV13 0BT,
United Kingdom

Design, Access and Heritage Statement
Residential Mill House Renovation

03/09/2024



Help Out Mill; Image taken from the front of the property

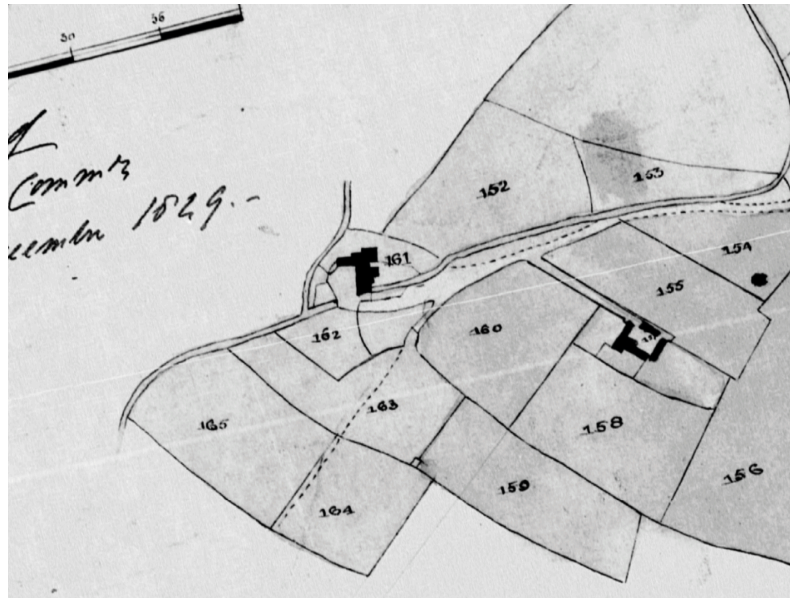
1. INTRODUCTION

This Heritage Statement has been prepared to support the Listed Building Consent application for the renovation works to the residential mill house renovation at Help Out Mill on Heather Road, Shackerstone, Leicestershire Nuneaton CV13 0BT, United Kingdom.

The purpose of this document is to demonstrate the consideration given to the architectural significance of the building and the surrounding conservation area, and to illustrate that the proposal is appropriate for the building. The proposal forms part of the planning and listed building consent application to satisfy the requirements of the NPPF. This requires applicants to describe the significance of any heritage assets potentially affected by the proposed development and should be proportionate to the assets' significance and no more than is necessary to understand the potential nature of any impact.

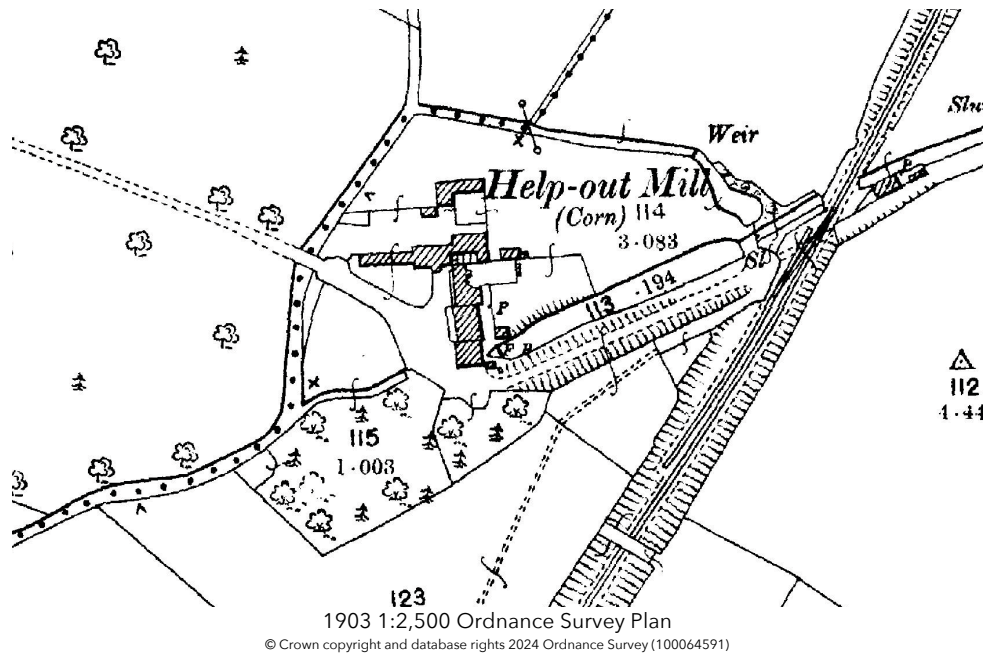
2. THE SITE:

Help Out Mill, situated along the River Sence, stands as a prominent historical site, featuring a stately mill and granary, an adjoining Georgian terrace, and converted outbuildings.



Tithe map, 1844. mill and mill house at the southern end and a range of ancillary buildings extending westwards from the northern end.

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The mill house itself, dating back to the 1730s, showcases a classic façade that has evolved with its residents over the centuries. Despite the passage of time, many original features have been meticulously preserved, a testament to the sensitive design and development efforts undertaken over the years. Remarkably, the mill remains largely untouched, its four storeys still housing a rare, nearly complete set of milling machinery that was in use until the 1970s. Additionally, the three-storey granary building, though not currently in use, remains a significant part of the site.



Photograph, undated. C.1900 (before granary addition)

The mill, and adjacent house, and granary are all Grade II* listed (1188178), having first received this designation in January 1973. The full listing details can be found in Appendix 2.

Although the site is not within the Shackerstone Conservation Area, which lies some distance to the south, Help Out Mill has a rich history, with evidence of milling dating back to the 11th century and continuing until the 1970s. The Georgian house reflects the mill's expansion and prosperity during its years under the ownership of the Timms family.

The mill and adjacent mill house are today under separate ownership to the Granary building. This Heritage Statement relates to the LBC application for the proposals associated with the mill house only.

3. HERITAGE LEGISLATION AND PLANNING POLICY:

An overview of the relevant heritage legislation, planning policy and guidance is set out below.

Legislation

- **Planning (Listed Buildings and Conservation Areas) Act 1990:**

The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes powers to designate listed buildings and conservation areas together with a statutory duty to consider the impacts of proposed development in the determination of planning applications

- Section 1: Empowers the Secretary of State to list buildings of special architectural or historic interest.
- Section 7: Requires listed building consent for any demolition, alteration, or extension that would affect a listed building's character.
- Section 16: Local authorities must have special regard for preserving the building's features when considering applications for listed building consent.
- Section 66: Imposes a duty on local authorities to consider the preservation of a listed building or its setting when determining planning applications.

Local Planning Policy

- **Local Plan 2006-2026:**

- Core Strategy DPD (Adopted December 2009): Establishes the overarching strategy and core policies, including objectives on design quality, natural environment, cultural assets, and townscape character.
- Site Allocations & Development Management Policies DPD (Adopted July 2016): Key heritage policies include:
 - DM11: Protection and enhancement of the historic environment, requiring an understanding of the heritage asset's significance and measures to minimize harm.

- DM12: Expectations for development to secure the protection or enhancement of heritage assets and their contribution to local distinctiveness.
- DM13: Preservation of archaeological interests, requiring appropriate assessment and, where feasible, preservation in situ.

National Planning Policy

- **National Planning Policy Framework (NPPF) (2023):**
 - Chapter 16 (Paragraphs 195-214): Provides policy guidance for development affecting historic environments. It recognizes heritage assets as irreplaceable and mandates their conservation for future generations. Proposals must consider the significance of heritage assets, with great weight given to their conservation, particularly for more significant assets.

Planning Guidance

- Planning Practice Guidance (PPG): Offers interpretation of the NPPF, emphasizing early understanding of heritage assets to inform development and minimize harm. It also discusses the balance between conservation and viable use of heritage assets, suggesting that some harm may be justified to ensure their continued use.

Professional Guidance

- **Historic England Best Practice Guidance:** Includes several key documents:
 - Conservation Principles (2008): Guidelines for sustainable management of the historic environment.
 - Managing Significance in Decision-Taking (2015): Advice on considering heritage significance in planning decisions.
 - The Setting of Heritage Assets (2017): Guidance on the impact of development on the setting of heritage assets.
 - Statements of Significance (2019): Best practices for analyzing and documenting the significance of heritage assets.
 - Listed Building Consent (2021): Provides advice on securing consent for works on listed buildings.

4. STATEMENT OF SIGNIFICANCE:

From the listing entry, it is clear that the significance of the site is derived principally from the rare survival of the 1902 roller-mill machinery and its layering with the earlier water powered machinery where this survives (see Appendix 2): *"The importance of the site lies in the 1902 roller-mill machinery which survives intact (and its association with the substantial remains of the earlier water powered machinery)."*

However, this significance is augmented further by the historic and architectural interest derived from the adjacent buildings as the site comprises a mill, house, and granary, all originating from the early 19th century, with the granary later dated to 1912.

The structures are constructed of red brick with slate roofs, and the house features brick end stacks. The water-powered corn mill is attached to the right of the house, with the granary positioned to the right of the Mill and set slightly back.

The mill house, to which this proposal relates, is a three-storey structure with a symmetrical three-window façade. The windows are glazing bar sashes, each with wedge-shaped lintels and key blocks. The central entrance is framed by a fanlight set within a round-arched recess, reflecting the period's architectural style. Inside, a plain staircase is situated directly in front of the entrance.

5. THE NATURE OF THE PROPOSAL:

The proposals for the internal renovation and remodelling of the mill house for continued residential purposes are set out in detail on the accompanying plans to this application.

In brief, they include the following:

GROUND FLOOR

On the Ground Floor level, the proposed works aim to elevate the living spaces by removing the masonry walls and inserting exposed steel lintels above between the existing kitchen and two living rooms. The existing kitchen units and appliances will be removed, repurposing the room from a kitchen to a dining room. One of the living rooms will function as a new kitchen with the second living room becoming a playroom.

Both UPVc patio door sets in the playroom will be replaced in a more sympathetic and appropriate steel crittal style frame retaining the existing proportions of the mullions and transoms.

The existing dining room will be separated off from the new dining room with a new masonry wall and timber doorset, repurposed as a rear entry hall and mud room. This will create a more cohesive flow of space, light, and functionality while still respecting the existing context and heritage of the building and its architectural components.

FIRST FLOOR

On the First Floor, the proposed works comprise the removal of the stud partition between the existing hallway and bathroom, and the removal of the bathroom sanitaryware. The enlarged bathroom will be fit out with new sanitaryware serving also as a private connection to the ground floor without the need to use the primary staircase.

The entry door between bedroom 3 and the bathroom will be carefully removed and blocked off with a timber stud partition and utilised as the hot water cylinder cupboard. The door between the hallways and bedroom 1 along with the built in wardrobes will also be carefully removed.

The small bathroom 2 window to the north elevation will be carefully removed and replaced with a matching timber window.

SECOND FLOOR

On the Second Floor, the proposed works aim to elevate the flow of space and functionality on the second floor by converting the existing bedroom 7 to a walk-in dressing room and closing off the connecting doorways to the hallway from bedrooms 4 and 6 using timber stud partitions to the opening whilst retaining the door leaf and architrave to the bedroom side.

The proposal also comprises converting bathroom 4 into an ensuite for bedroom 4 by creating direct access through the existing wall. The existing doorset will be carefully removed, set aside for reuse, and the opening blocked up with a timber stud partition.

A new opening will be created in the wall between the two rooms and the set aside doorset reinstalled.

EXTERNALLY

The proposal also includes the addition of a 1000litre oil tank for the existing AGA stove; to be placed outside and hidden in as much as possible by the existing raised flower bed.

The current UPVC rainwater goods will also be replaced with black painted cast iron rainwater goods.

6. CONCLUSION

The proposed scheme seeks to deliver a viable amended internal layout to suit the owners living arrangements. The identified internal impacts of the internal alterations to create the habitable living accommodation have been carefully minimized through design, whilst the minor external works are limited in scope whilst being in keeping with the heritage asset. The proposed changes are capable of being accommodated sustaining its existing character and securing the long-term conservation of the listed building.

This report has set out a statement of significance and impact assessment. In doing so, it meets criteria a) and b) of DM11 which requires development proposals to demonstrate an understanding of the significance of the asset and the impact of the proposed development on that significance, including mitigation measures. In delivering what is agreed with the local planning authority Conservation Officer to be the optimum viable use of the asset, and with harm having been demonstrably minimised through good design, the proposed development is considered to be justified on this basis. The proposals are therefore in accordance with Site Allocations and Development Management Policies (SADMP) Policy DM11.

SADMP Policy DM12 requires that proposals affecting listed buildings will only be permitted where the proposals are compatible with the significance of the listed building and its setting. For the reasons as set out above, the proposed development is considered an appropriate strategy for the sensitive re-use of this redundant listed building that sustains its character as an industrial building. The proposed development is considered to be in accordance with SADMP Policy DM12.

For the same reasons, the proposals are considered to accord with the objectives of Chapter 16 of the NPPF.

In conclusion, the proposals are considered to meet local and national heritage planning policies and legislation.

7. APPENDIX 2 (OFFICAL LISTING ENTRY):

HELP OUT MILL

HELP OUT MILL, HEATHER ROAD

Official list entry

Heritage Category:	Listed Building
Grade:	II*
List Entry Number:	1188178
Date first listed:	10-Jan-1973
Date of most recent amendment:	10-Aug-1989
List Entry Name:	HELP OUT MILL
Statutory Address 1:	HELP OUT MILL, HEATHER ROAD

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: HELP OUT MILL, HEATHER ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Leicestershire

District: Hinckley and Bosworth (District Authority)

Parish: Shackerstone

National Grid Reference: SK 37915 07811

Details

This list entry was subject to a Minor Amendment on 28/09/2012

2/81

SHACKERSTONE HEATHER ROAD Odstone Help Out Mill

(Formerly listed as Help Out Mill and Mill House)

II*

Mill, house and granary. Early C19 with granary dated 1912. Red brick, slate roofs, and brick end stacks to house. Water powered corn mill with house attached to left and attached granary set back to right. House: 3 storeys. Regular 3-window front; glazing bar sashes with wedge-shaped lintels and key blocks. Central door with fanlight within a round-arched recess. Granary: 4 storeys, 2 bays; glazing bar casements with segmental heads; round windows to first floor. Datestone at first floor level inscribed "E.T.T./1912". Interior: Plain staircase immediately in front of entrance to house with cast iron balustrade. The mill wheel was replaced by a water turbine in 1902, but the rest of the machinery survives in situ. B.O.E. p.341. To the right of the house is the mill building; brick, Welsh slate gable-end roof; 4 storeys (the upper floor added to accommodate machinery installed in 1902)1 symmetrical 3-window range. All windows with flat arches (the originals with keyblocks), and 12 panes (except 1st floor centre which has 20). Former taking-in door to 2nd floor now blocked. Above the door is a stone inscribed 'E.T.' (Elijah Timms) and beneath this some inserted bricks are inscribed 'TURBINE ERECTED/ AUGUST 1902'. To the right of this and set well back is the granary and engine house, mostly of 1902 (but incorporating some earlier work); brick, Welsh slate roof; 4 storeys. 2-window range, with 18-pane windows under segmental arches to ground, 2nd and 3rd floors, and small roundels to 1st. Lean-to porch to left. Datestone at 1st floor level inscribed 'E.T.T./1912'. Side elevation (facing former branch of Ashby and Nuneaton joint railway) with 1st floor roundel windows, various other openings and a timber-clad, gabled joist head to top floor. Detached office building to rear. Interior: Of the original water-wheel mechanism, the drive and gearing survives along with 2 of the original 3 stones. The importance of the site lies in the 1902 roller-mill machinery which survives intact (and its association with the substantial remains of the earlier water powered machinery). The roller mills are on the 1st floor. Ground floor: bases of 5 elevators with outlet ducts from the roller mills, inlets from the 1st floor hopper, and associated pulleys for belt drives. 7 sack filling chutes (shaft and spur gearing for water powered system also survives on this floor). 1st floor: the 5 roller mills are divided from the rear part of the building (which contains the millstones) by a timber-framed partition. Roller mills made by E R and F Turner Ltd of Ipswich. They are complete with attendant belts and conveyors. 2nd floor: grain hoppers and sack hoist flaps, with 6 elevators and pulleys. A number of specialised machines also survive on this floor all associated with the roller mill cycle, namely 2 centrifugal dressers and various scalpels and sifters. 3rd floor: contains the tops of the elevators with access to the hoppers below. Roller mill air suction fan and extractor. Also several other machines, namely 4 dressers of different types, an oat clipper and a cockle cylinder. The details of the machinery are given in the Bulletin of the Leicestershire Industrial Society, No 6 (1983). The survival of a roller mill with all its fittings in such a complete state is extremely rare especially when it appears with the earliest system of water-powered grinding stones. An intermediate power system (steam engine from c.1860) has left minor traces.

Listing NGR: SK3791507811

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 188219

Legacy System: LBS

Sources

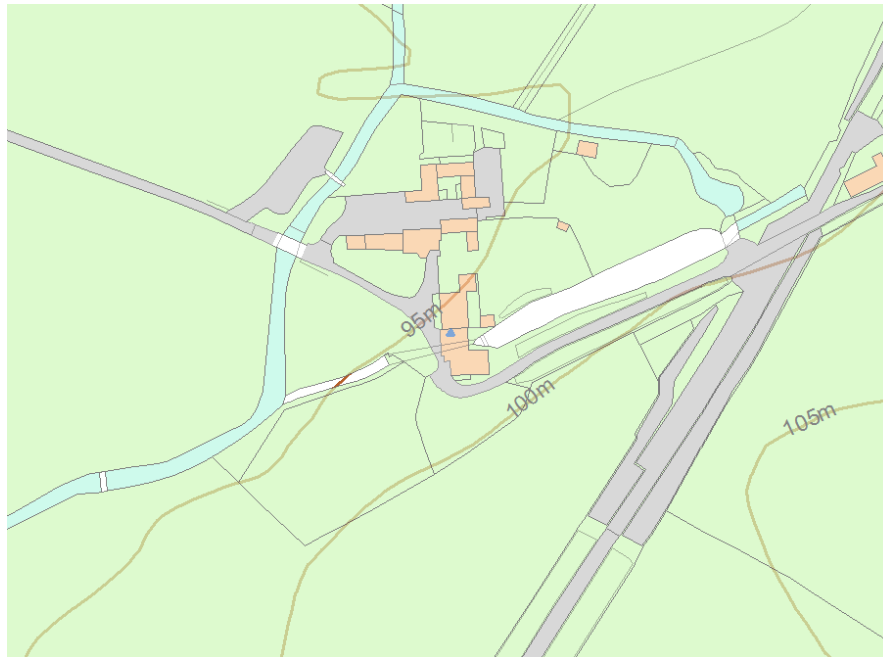
Books and journals

Pevsner, N, Williamson, E, The Buildings of England: Leicestershire and Rutland, (1984), 341

'Bulletin of the Leicestershire Industrial Society' in Bulletin of the Leicestershire Industrial Society, , Vol. 6, (1983)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry