

**HELP OUT MILL** 12635

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

Design, Access and Heritage Statement – Rev A  
*Residential Mill House Renovation*

30/10/2024



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

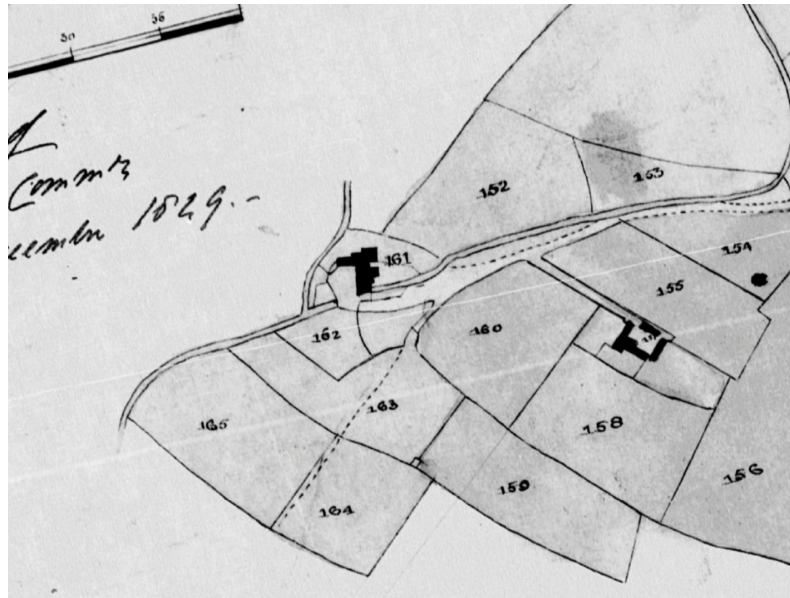
## 1. INTRODUCTION

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.

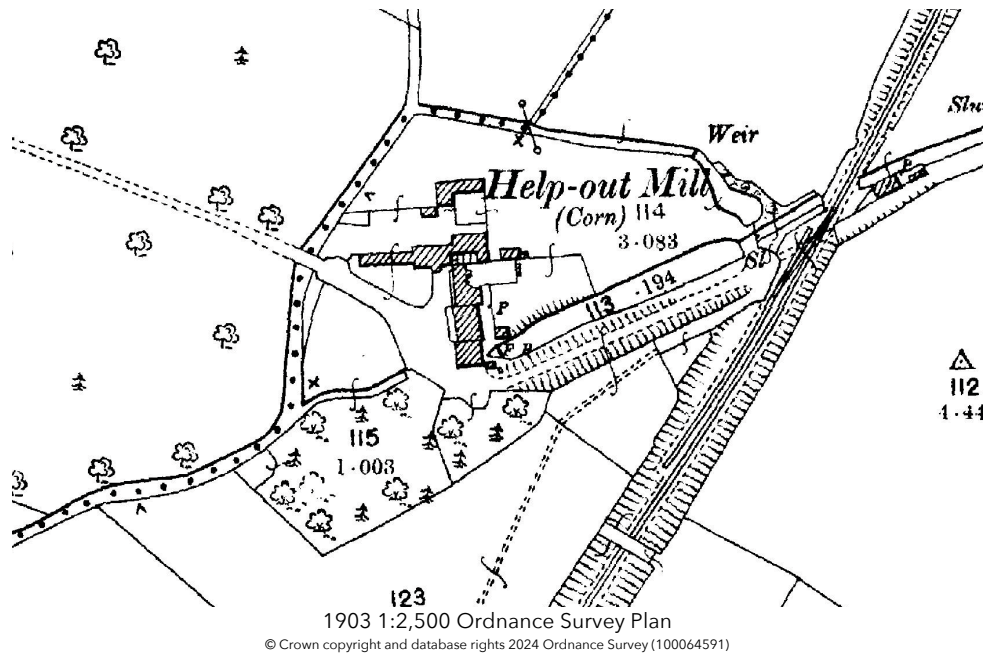
## 2. THE SITE:

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.

Internally the layout has been altered by previous owners since the building's initial construction. The building retains some period features (skirting boards, architraves and doors), however the majority of the fireplaces are all much later additions.

#### 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. INTERNAL ASSESSMENT**

The proposed works allow for some demolition and removal of internal elements and alternations to the layout of the building. The following assessment identifies each element to be altered or removed and provides details as to the significance of each element. Only rooms that are being changing in nature or where works are proposed are being assessed.

At ground floor the existing living room/proposed kitchen is, by the building heritage, an outlier as it is the only room in the building that contains Victorian and 20<sup>th</sup> century features, notably the skirting, door and window architraves and the fireplace and surround. The original timber work has all been removed and replaced over time with Victorian tall skirting to the walls and fluted and decorative architraves to both the door and window. The fire surround and mantel, composed in white marble are dated around the 1920's complete with black cast iron fire box with tiled cheeks. The proposal calls for the removal of the fireplace and surround and creating a larger opening to accommodate the existing AGA. The elements are not original and don't match the period of the building. Removal and replacing with the AGA would not cause any significant harm to the building or its setting.

The walls forming the room are constructed from masonry including the internal divisions, all being of the period when the building was originally constructed. The proposal states to form a new opening or portal through to the existing kitchen/proposed dining room. The new portal measures approximately 2.2m wide leaving a significant amount of existing wall to either side. The new portal will also match in height the existing doorway, retaining masonry above up to the existing plaster cornicing, which will be retained. Removing only a small amount of masonry to create the portal allows the building to retain its original plan form whilst providing a layout for a more modern form of living accommodation. The small portal in comparison to a full much wider opening allows for the infilling of the portal at a later date allowing the plan form to return fully to its current configuration.

The entry door from the hallway will be removed and rehung to swing in the opposite direction to allow greater access into the room. Where the existing hanging devices and ironmongery are removed, the holes will be filled with suitable wood filler and sanded smooth. The alteration to the door will not impact the plan form.

The existing kitchen will be repurposed into the dining room. All the existing kitchen units to the floor and walls will be removed along with the worktops and associated fixtures and fittings. The existing fitted kitchen is not original and is a more recent addition, therefore its removal will not harm the building or its wider setting.

The walls forming the room are constructed from masonry including the internal divisions, all being of the period when the building was originally constructed. The proposal states to infill part of the existing doorway and form a new opening or portal through to the existing second living room/proposed playroom. The new portal measures approximately 2.2m wide leaving a significant amount of existing wall to either side. The new portal will also match in height the existing doorway, retaining masonry above up to the underside of the ceiling. Removing only a small amount of masonry to create the portal allows the building to retain its original plan form whilst providing a layout for a more modern form of living accommodation. The small portal in comparison to a full much wider opening allows for the infilling of the portal at a later date allowing the plan form to return fully to its current configuration.

The wall to the east side of the existing kitchen/proposed dining room is constructed from masonry, being of the period when the building was originally constructed. There is currently an arched opening linking the room to the adjacent existing dining room. The arched opening intends to match an arched opening on the opposite side of the dining room leading to the corridor linking through to the mill building. However the arch in the existing kitchen/dining room wall contains a small flat top rather than a continuous radius, the conclusion is it is therefore a later addition. It is the intention to infill the archway and open up a new doorway to the south abutting the wall dividing the existing kitchen and living room. This would be in line with an existing corridor (subsequently removed) that once run east/west along the centre of the building, separating the living spaces to the front of the building and the ancillary spaces to the rear. Moving the entrance slightly south on the wall doesn't harm the plan form and realigns more closely with the original layout of the building.

At first floor, the built in wardrobes/cupboards to bedroom 1 will be removed. Built in furniture didn't form part of Georgian interiors and is a much later mid 20<sup>th</sup> century concept. Whilst the cupboard doors are in a Georgian style they don't carry any historical or architectural merit and therefore removal would return the room to its original layout, whilst also promoting the chimney breast and fire place back to a more prominent focal point.

The internal walls forming bathroom 2 are constructed from a single skin of brickwork, but not being of the period when the building was constructed. The walls don't line through with any walls at ground floor level, however they are supported on modern steel beams. The proposal calls for the walls to be

demolished and the existing bathroom suite to be removed and replaced. As the walls are not original and the bathroom suite a more modern installation their removal will not harm the building or its wider setting. These walls did not form part of the original plan layout and as such will not impact the legibility of the building.

At second floor, the built in wardrobes/cupboards to bedroom 4 will be removed. Built in furniture didn't form part of Georgian interiors and is a much later mid 20<sup>th</sup> century concept. Whilst the cupboard doors are in a Georgian style they don't carry any historical or architectural merit and therefore removal would return the room to its original layout, whilst also promoting the chimney breast and fire place back to a more prominent focal point.

The existing door between bedroom 4 and the hallway is proposed to be removed and retained for reuse and the opening blocked up. The door is a 6 panel Georgian timber leaf set into a period timber frame and architrave. It is likely this is an original door and as such will be carefully removed and reused in a new opening to bathroom 4.

The new bathroom opening is proposed in the existing masonry wall running east to west, and forms part of the original construction. The new door location is approximately 2m to the left of the original door leading to the hallway. Internally the alteration will have minimal impact on the building as the wall will still contain a single door opening, and won't affect the plan form.

The existing entry into the bathroom 4 from the hallway will be blocked up. The door is a ledged and braced timber leaf set into a timber frame and architrave with glazed fanlight over. The door leaf and architrave are not original nor Georgian period and therefore its removal will not negatively impact the listed building.

The proposal also states that the door between the hallway and existing bedroom 7/proposed dressing room is to be removed to create an unobstructed room. The door is a 4 panel leaf, possibly Georgian period. However it is likely not original as all other internal doors have 6 panels. Removal of the door won't affect the plan form or the heritage asset.

## 7. 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.

Whilst a number of portals are proposed to the internal masonry walls, due to their limited nature and a significant portion of the existing walls are being retained the overall plan form of the building is retained largely intact, therefore the legibility of the building and wider site is not dramatically altered or causing significant harm. In plan form the rooms are legible as individual areas albeit now connected. Equally the portals can be infilled at a later date if required returning the layout to its current form.

Other internal works are minor in nature and don't negatively impact on the listed building or its setting. Elements to be removed are all non period features installed or constructed more recently. And where original or period elements are removed they are being retained and reinstalled in a different location.

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.

## 8. 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

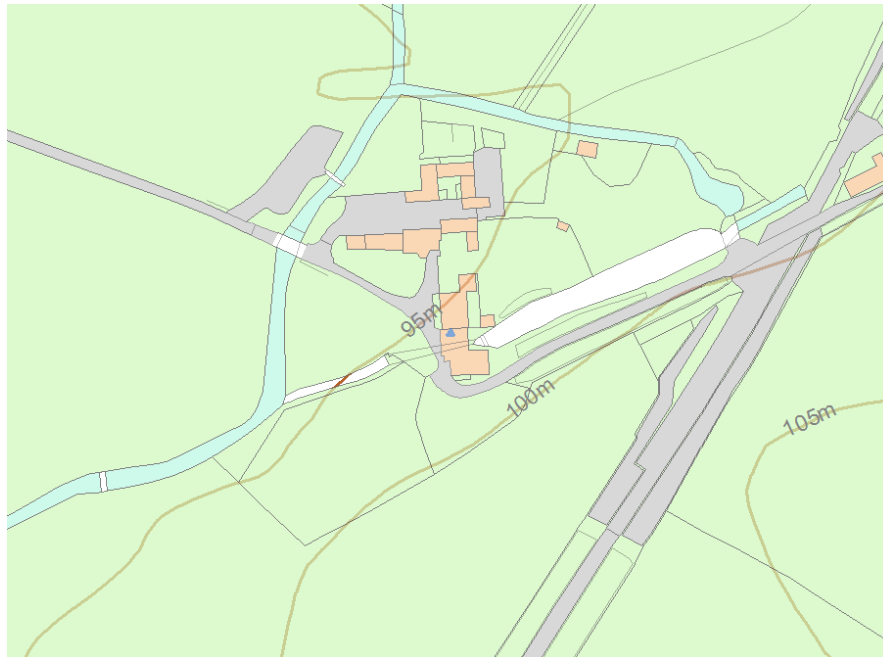
### Books and journals

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