

# whitworth

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DOBSONS MILL, HIGH STREET, BURGH LE MARSH, LINCOLNSHIRE PE24 5JT: REINSTATEMENT WORK  
DESIGN, ACCESS AND HERITAGE STATEMENT

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## ASSOCIATED DOCUMENTS

Bonwick Heritage Consultancy design statement: see appendix A, submitted as a separate document.

Bonwick Heritage Consultancy schedule 2023 v 1.

Whitworth specification and schedule of work dated 20<sup>th</sup> December 2023.

Drawings as listed in appendix B.

## Whitworth

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6<sup>th</sup> March 2024  
PEO/6700/3

## 1.0 Introduction

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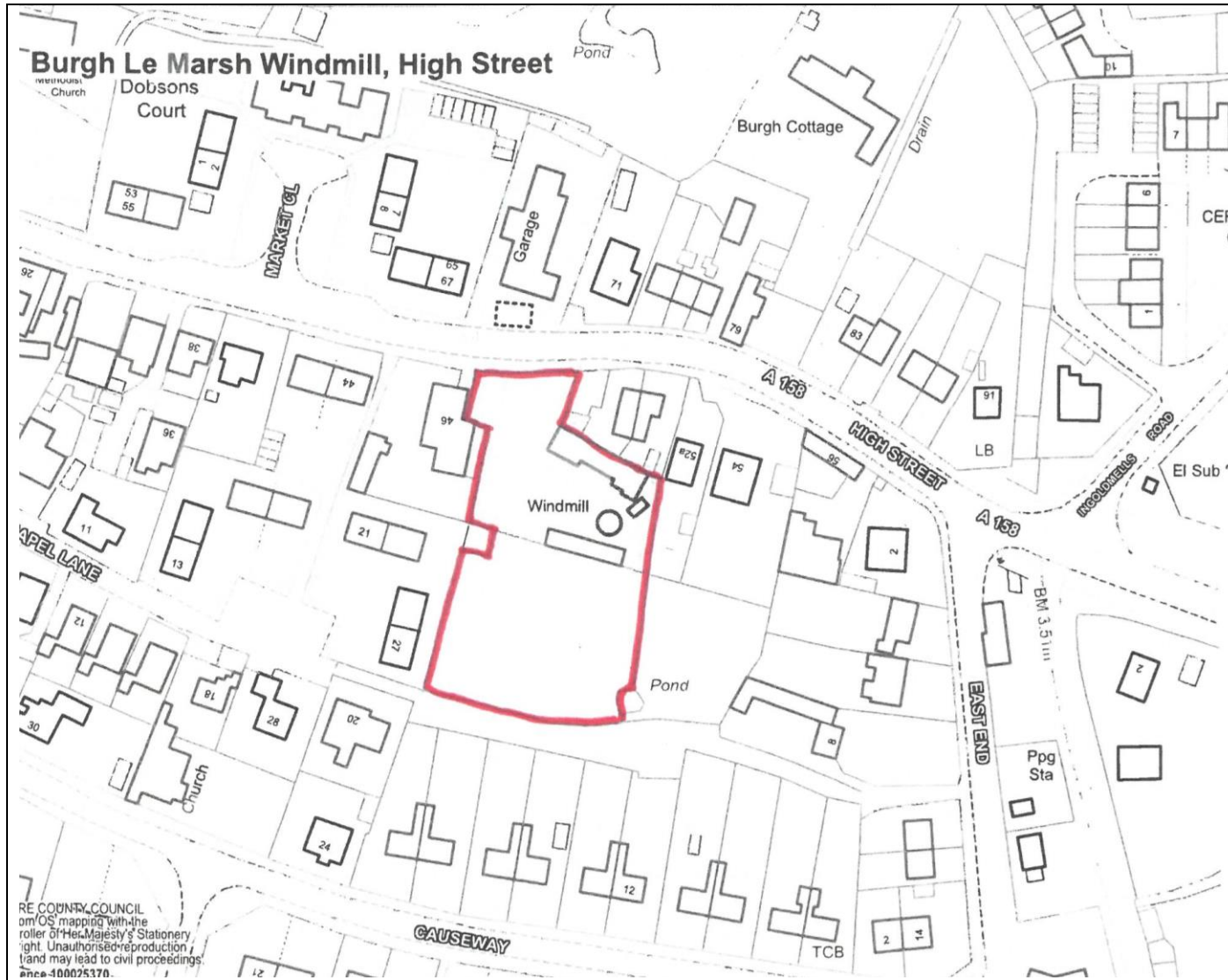
This statement has been prepared in support of a Planning and Listed Building Consent application to Lincolnshire County Council for consent to remake and reinstate the cap, sails and fan, with associated walling repairs and external wall redecoration.

The cap, sails and fan were blown off the mill in a gale in 2020 and a temporary roof is in place. The damaged parts, both salvageable and beyond reuse were removed to safe storage and it is now planned to reinstate the missing and damaged parts so that the mill functions and turns to wind once more. The mill will be better preserved in the long term by being complete and usable.



Mill images before gale, taken from web

## 2.0 Setting & Context



The mill sits in the northeast corner of the site, with related outbuildings to the north and south now run as a heritage centre by the Burgh le Marsh Heritage Group. Access is from High Street to the north, with the mill yard used for car parking. The mill site sits south of High Street with limited viewing from the street but the mill when complete is easily visible over the surrounding buildings, generally two storey houses.

The mill is grade 1 listed, but there are no other listed buildings close by. It is outside the Burgh le Marsh conservation area.

It makes a significant contribution to the appearance of the community above roof level, especially when whole.





View of site from High Street looking southeast

### 3.0 Existing Building & Site

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3.1 The Listed building description for the property, taken from the Historic England website reads as follows:

*Official list entry*

*Heritage Category:*

**Listed Building**

*Grade:*

**I**

*List Entry Number:*

**1222732**

*Date first listed:*

**27-May-1965**

*Date of most recent amendment:*

**17-Dec-1987**

*List Entry Name:*

**DOBSON'S WINDMILL**

*Statutory Address 1:*

**DOBSON'S WINDMILL, HIGH STREET**

*Location*

*Statutory Address:*

**DOBSON'S WINDMILL, HIGH STREET**

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

*County:*

**Lincolnshire**

*District:*

**East Lindsey (District Authority)**

*Parish:*

**Burgh Le Marsh**

*National Grid Reference:*

**TF 50376 64972**

*BURGH LE MARSH HIGH STREET TF 56 SW (south side) 5/10 Dobson's Windmill (formerly listed as Burgh Windmill) 28.5.65 I*

*Windmill. 1813 by Oxleys of Alford, restored 1947. Tarred brick. Wooden ogee shaped cap with moulded brick eaves, ball finials, fantail and 5 'left handed' patent sails. 5 storeys. Steps lead up on each side of north-east doorway which has a segmental head and double panelled doors. 4 two light sliding sashes, one above the other above. South east and north-west sides each with 3 two light sliding sashes, one above the other. South west side with 4 two light sliding sashes one above the other with a blocked opening at ground floor level where a steam traction engine was previously situated to power a fourth set of stones. The stage has been removed from the second storey and windows inserted into the original door openings. Internal machinery in full working order with composite brake wheel with iron hub, spokes and teeth, and a wooden rim. Iron brake band and iron wallower with morticed wooden cogs. Sack hoist with endless chain, driven from underside of the wallower. Iron great spur wheel with mortice stone nuts. Tentering, governor and spouts. Three pairs of stones including two pairs of greys and one pair of French. Two partitioned bin floors. Other machinery includes an Improved Corncrushing mill and an animal food mixing machine. Source: Dolman, p.13.*

Listing NGR: TF5037664972

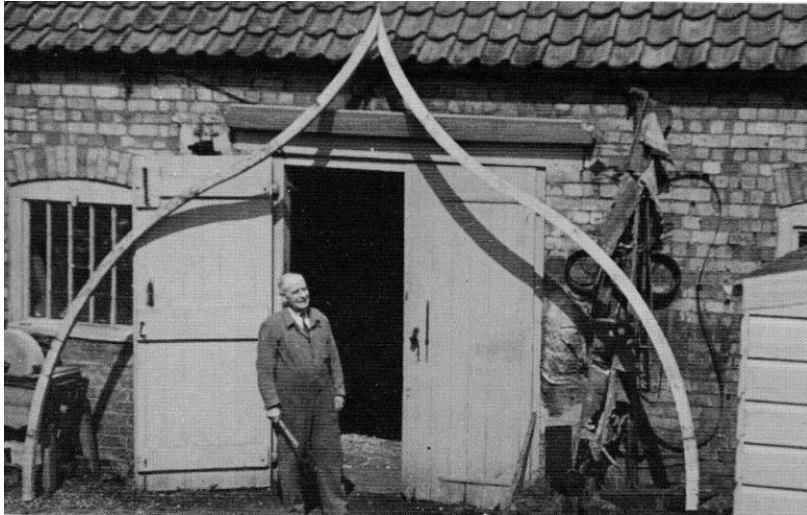
**3.2 Description and history:** the mill comprises a brick built black painted tower with a single pair of doors at ground level on the west side and white painted horizontal sliding sash windows at each of the five lower levels. The floors above ground level are of timber boarding on timber structures. Fittings remain at each level. A fuller description is given in the Bonwick Heritage Consultancy statement, appendix A. The top stage of the tower has been rebuilt in a cement mortar in which the holding down bolts for the kerb are buried.

The history is not well documented but there was a windmill on the site by 1810. It is most likely that the current mill was improved or rebuilt with new machinery in 1844. There was a restoration in 1947, which included renewing the roof (see historic photograph of rafter profile template below) and again in 2013 (renewing most of the cap frame and fan stage timberwork). The fan was removed for repairs in 2020 and the stationary cap, being unable to turn to face the wind, was blown off the mill in a gale. The current temporary roof was fitted afterwards; the remains of the cap and sails were taken into secure storage.

**3.3** The brick tower and the floors appear all to be of the plausible 1844 date. External finishes have been “refreshed” at intervals. Internal finishes are generally modern relatively impermeable paints. The smashed cap and sail parts incorporated some work from the 1844 improvements but large amounts of timber will have been renewed during regular repairs, especially in 1947 and 2013.

**3.4** The mill is distinctive in its 5 sail pattern, one of the few in working condition at the time of the gale damage. It tuns clockwise which is unusual. More detail outlining the significance of the mill is given in the Bonwick Heritage Consultancy statement, appendix A.





Template for new roof structure, 1947



Cap underside during lifting for 2013 repairs / renewals



Brake wheel in current broken state following 2020 gale





North elevation



East elevation





South elevation





West elevation



Fallen and broken parts in storage

## 4.0 Proposals

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The proposals comprise renewal of the cap, sails, fan stage and fan with associated parts to match the broken elements, removal of the current roof, cutting out the top level cement bedded brickwork to enable the kerb and its holding down bolts to be renewed, improving the detail of the kerb with better support under the parts to give a more reliable base for the cap, repair of cracks at 4<sup>th</sup> and 5<sup>th</sup> floor level on the south east face, repainting the external walling in black.

More detail is given in the schedule of work and the drawings submitted with the application.

The proposals are designed to replicate the appearance and condition of the mill as it was prior to the gale damage. The only changes proposed relate to the support of the kerb, only visible from inside the mill. As such it will maintain the historic visual integrity of the site and the character of Burgh le Marsh generally.

While the proposals are not strictly conservative, in that large amounts of fabric are to be renewed, they aim to retain whatever is capable of reuse and to enable the mill cap and associated parts to function and protect the fabric once again.

### 4.1 Justification & Mitigation

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**Justification:** the windmill has no purpose in its current state and its future is therefore in doubt. Volunteers have been willing to care for the fabric on a day-to-day basis but with no purpose, that enthusiasm is at risk of dying away. Reinstating the cap and sails in a fully working manner will give back the purpose of the mill, helping the Burgh le Marsh Heritage Group to attract members and to bring in visitors. This will help to secure the long-term future of the mill and the site generally.

**Mitigation:** the materials used will be to match the existing including traditional iron casting. The broken parts will be recorded as part of the project. The design will match that of the pre-gale mill except for the kerb improvements will help the cap to turn to wind reliably and prevent future “tail winding” incidents such as that which destroyed so much in 2020. In addition, the cap will be covered with a thin Belzona fabric and protective layer to ensure watertight conditions. The “harm” done by the proposals will be outweighed by the benefit of reinstating the missing cap and sails.

### 4.2 Appearance

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The cap and sails will be in white painted timber as before the gale damage and as shown on the proposed drawings. The tower exterior walling will be black painted over the existing historic layers of paint.

### 4.3 Use

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The mill will be a working windmill capable of turning to wind and of grinding meal.



#### 4.4 Scale, Amount & Layout

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**Amount:** there will be no change in the accommodation on site.

**Scale:** there will be no change in the scale of the mill as it was prior to the gale or in how it relates to the existing character of the area.

**Layout:** there will be no change in how the buildings and spaces are arranged on the site and how they relate to surrounding spaces and sites.

#### 4.5 Materials

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The sails, cap, fan stage and fan will be made of white painted timber, with black painted ironwork. Walling will be black painted. Kerb level walling work will be in a cement-based mortar to match the existing cement-based mortar there. Cast iron elements will be renewed in new cast iron. The cap top surface will be covered in a Belzona fabric, painted, as the specification submitted. Windows are white painted timber but do not form part of this project.

#### 4.6 Access

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**Inclusive access into and around the site and building:** there will be no change. Access in the mill is by steep ladders above ground floor level.

**Vehicle and transport links:** the current access from High Street and car parking within the site will be retained.

#### 4.7 Landscaping

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There will be no change: tarmacadam surfaces around the mill will be retained, giving firm bearing for routine maintenance by high level access machinery.

#### 4.8 Consultation

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No consultation has been carried out.

#### 5.0 Appendix A

Bonwick Heritage Consultancy design statement, issued as a separate document.

## 6.0 Appendix B

### **DRAWINGS LIST**

#### **Whitworth drawings**

1	Site location plan	A3
2	Site block plan	A3
3	External walling repairs NE and NW elevations	A3
4	External walling repairs SE and SW elevations	A3
5	4 <sup>th</sup> floor internal walling repairs	A3
6	5 <sup>th</sup> floor curb and internal walling repairs	A3
18	Curb / wall top sections existing and proposed	A3

#### **Surveyline Geomatics drawings as existing**

J3033-02-00	Floor plans as existing	A3
J3033-03-01	rev3 Elevation- 01 (northwest)	A3
J3033-03-02	rev3 Elevation- 02 (northeast)	A3
J3033-03-03	rev3 Elevation- 03 (southwest)	A3
J3033-03-04	rev3 Elevation- 02 (southeast)	A3

#### **Bonwick Heritage Consultancy drawings**

DMB01	Sails elevations	A3
DMB02	Sails sections	A3
DMB03	Brake wheel	A3
DMB04	Cap frame underside	A3
DMB05	Cap frame plan	A3
DMB06	Cap roof side elevation	A3
DMB07	Cap roof front and section	A3
DMB08	Cap roof section	A3
DMB09	Cap frame plan showing rafters	A3
DMB10	Windshaft and cross	A3
DMB11	Fantail elevations	A3
DMB12	NW elevation	A3
DMB13	SE elevation	A3
DMB14	NE elevation	A3
DMB15	SW elevation	A3

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DMB16	Perspective views of curb as existing	A4
DMB17	Perspective views of curb as proposed	A4