



# **Bursledon Windmill**

## **Outline Conservation Statement**

**February 2012**

**DRAFT FOR DISCUSSION**

**Rev P4**

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## 1. Introduction

This document has been prepared by the Historic Buildings Group in Hampshire County Council Property Services on behalf of Arts and Museum Service, Hampshire County Council's Culture, Communities & Business Services department.

The Statement focuses on understanding the significance of Bursledon Windmill and considering how best to approach the on-going conservation, use and management of the site as defined in the conservation Management Planning guidance published by the Heritage Lottery Fund (April 2008)

The need for action in the form of a funding bid is driven by the condition of the Windmill, in particular problems relating to the significant decay of the windshaft which now prevents the operation of the windmill, impacting on its use as an educational resource and a visitor attraction.

### Contributors

Those involved in contributing to this conservation statement are:

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Godfrey Alner	Building Surveyor Hampshire County Council Property Services
Sue Wright	Assistant Service Manager - Museums Hampshire County Council, Arts and Museums Service
Diccon Bright	Area Co-ordinator, Bursledon, Hamble-Le-Rice and Hound Eastleigh Borough Council

Bill Fergie	Chairman Hampshire Buildings Preservation Trust (comments and contribution to be sought)
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## 2. Understanding the heritage

### Location

Bursledon Windmill is sited on a hilltop location in what would have originally been a very exposed position. It is located between the M27 and A27 Bursledon Road to the south east of Windhover roundabout. Access is by road via Windmill Lane. The Windmill sits in a small clearing with the ancillary buildings, pond, car park, access road and adjoining woodland.

### Description

Bursledon Windmill was built in 1813-1814 on the site of a post mill. It is an example of an early tower mill and is unusual in Hampshire as most mills were water powered. It is five stories high and the main structure is a circular brick tower with tapering sides. Internally, it contains a full set of working machinery which is virtually unaltered since it was built and is of national importance.

The windmill fell out of use in 1907 and become derelict. The original cap, sails, chain gear and gallery disappeared but were restored in 1977 by Hampshire Buildings Preservation Trust.

The cedar windmill cap at the top of the tower is turned to keep the sails facing into the wind.



This is done by a simple manually operated mechanism known as a endless chain gear where as most surviving English tower mills have a fantail which automatically keeps the sails facing into the wind. Around the first floor level of the windmill is the reefing stage which is a control platform accessed from the millstone floor level. From here the miller would be able to access the sails from the reefing stage and also operate the endless chain gear and pull the brake rope.

The milling process at Bursledon is typical of English flour mills between about 1750 and 1870. Grain on the bin floor drops through a spout to a hopper on the millstone assembly. It is then fed into the millstones and bagged off as wholemeal below. The sacks of wholemeal are then hoisted back to the bin floor and the wholemeal fed into a wire machine located on the millstone floor. The wire machine is used to dress the meal. It is a mechanical sieve which removes the bran (skin of the wheat grain) to make white flour. The sieved products are then bagged-off on the ground floor.

The immediate surroundings of the mill are largely unspoilt by development and there are two buildings within the site boundary that are used as part of the museum. The Granary is a late eighteenth century timber framed building which sits on 9 staddle stones. It was originally located a Hiltonbury Farmhouse before being moved to the site in 1984. The visitor facilities are located in the other building, a 16<sup>th</sup> century barn that was also moved at this time from a farm in Chineham, Basingstoke. The landscaping around the barn is poor and does little to contribute to the historic setting of the mill.



Beyond the immediate site but within the Bursledon Windmill Conservation Area, are four residential properties of varying dates. To the east is a wooded area which has grown since the 1880's to create tall, dense screening, hiding the view of the mill from several distance views and affecting the wind power needed to turn the sails.

## **History of the building**

Bursledon Windmill is a rare surviving example of a traditional tower mill containing its original timber machinery. Constructed before the introduction of cast-iron machinery, the mill was considered archaic by Victorian standards and following a short working life fell into disuse in 1885.

The original windmill was a post mill erected in 1766 by a William Fry on a 'barren heath called Freehill', following a request to the Bishop of Winchester for a windmill, 'where such a convenience is wanted'. In the years that followed the windmill was well used and was operated by a series of millers until 1787 when William Langtry and his wife Phoebe took over the building.

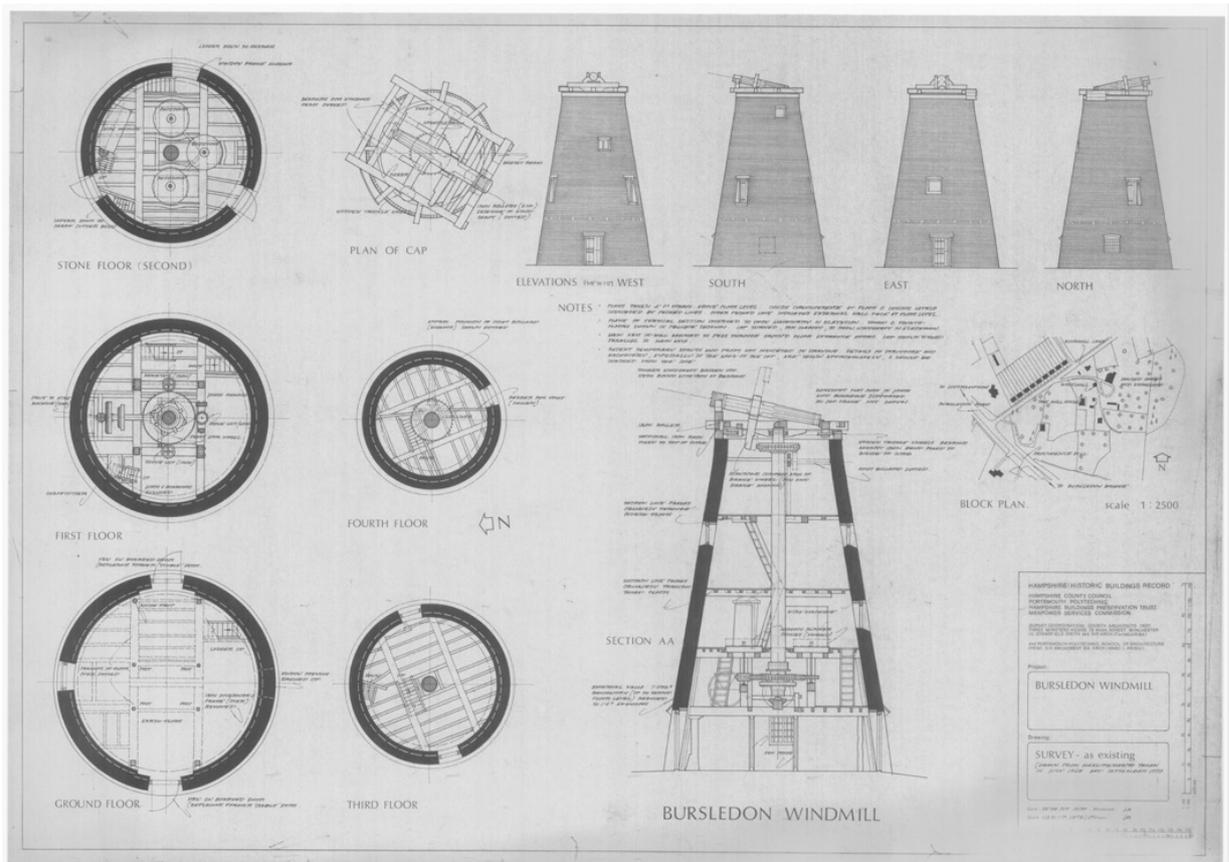
In 1814 Phoebe Langtry asked the Bishop for a grant of 30 poles of land (approximately 750m<sup>2</sup>) 'on top of the free hill in Bursledon upon which lately stood a windmill'. It seems William took no part in the project as legal papers drawn up stated the scheme was "independent of any husband".

In the same month the mill was mortgaged for £800 by William Langtry, Phoebe's son, who is believed to have become the miller. The Langtrys failed to redeem the mortgage, possibly because of the depression in agriculture that lasted from 1812 to the early 1820s. In May, 1820 the mill, house, piggeries and other outbuildings were offered for sale and records suggest that for most of the rest of the century, the five-storey windmill remained unchanged. At the end of its working life the mill was owned by the Gosling family who took over the mill in 1872. A Methodist lay preacher, Gosling, who had five more children over the years, had a reputation for kindness and allowed the local poor to mill their grain free of charge.

A long decline in agriculture and the need for major building work meant the windmill fell into disrepair. A temporary roof structure was built over the cap top in the 1930s thereby ensuring the preservation of the mill and particularly the internal mill machinery. It was not until the end of the 1970s that restoration gathered pace to save the building.

The mill was acquired by Hampshire Buildings Preservation Trust from the former owners, Mr and Mrs J.D. Jenkins, for a 'peppercorn' price and emergency repairs were undertaken to avoid the windmill's collapse. Since acquisition the Hampshire's Buildings Preservation Trust have completed a comprehensive restoration programme (1976-91) retaining as much of the original fabric as possible, to re-establish the windmill as a working mill able to produce stoneground flour.

Bursledon windmill is one of only a handful of operational windmills in Great Britain and as a Grade II\* listed building of national significance represents a link with Bursledon's industrial past. It is also the only windmill in Hampshire in working order.



## **Managing the Windmill today**

### Joint Management Arrangements and Community Partnerships

Bursledon Windmill is leased by Hampshire Buildings Preservation Trust to Hampshire County Council until 2015. The Windmill is managed through Joint Management Arrangements with Eastleigh Borough Council and Bursledon Parish Council.

Phase 1 of the Arts and Museums Review implemented from the 1<sup>st</sup> July 2011 has involved the introduction of a new operational team at Bursledon, the induction and training of volunteers and the formation of a new community partnership to engage the community more widely in the future development and operation of the windmill.

The Community Partnership chaired by Eastleigh Borough Council to date has engaged in the defining of the core purpose and vision for the windmill and agreed the absolute desire to retain the working capacity of the windmill to operate both as a visitor attraction and educational resource. There is also recognition of the fact the visitor facilities are basic. With only one shared staff and public toilet and limited hand washing facilities there is a pressing need to improve the basics to support increased use of the site for volunteers, visitors and the local community.

To this end a scheme has been worked up by HCC Property Services with the Community Partnership and in keeping with the historic environment to provide an extra toilet and hand washing facilities in the form of a "lean to" extension on the barn, (Appendix 2 plan 5) This proposal has now been subsumed into the overall development plan.

There is also a wish to reflect more of the local community history of Bursledon on the Windmill site and this will be addressed during 2012. During 2012 the Community Partnership will engage with and support the restoration programme.

During 2011/2012 Renaissance Operational Plan funding has enabled the appointment of a volunteer coordinator until the 31/3/2012 to drive the initial volunteer programme.

In addition Renaissance funding has supported the development of the interpretation plan with new audio visual and web resources planned for launch in the Summer of 2012.

The volunteer team are supported by professional staff, area curator, learning, collections and exhibitions teams and together offer an innovative programme of events and activities both for schools and the wider public.

## **Vision**

The primary vision for Bursledon Windmill is to further develop it as a community asset, learning resource and visitor attraction. This would build on the current set-up of a working mill and museum by extending and developing opportunities for increased public access. The implications for this vision are:

- i. A review of the current management agreement to support the operation of the Windmill as a visitor attraction.
- ii. Access to the site is limited due to the narrow, private lane and the capacity of the site car park, the capacity of the Windmill and the site. Extension and development of the site would need to consider these limitations in any planning for expansion for enhanced facilities.
- iii. Maximise Income from visitor expenditure, and the development of other income sources including local sponsorship, fundraising and the development of partner initiatives, and sponsors.
- iv. Increase visitor access to the site and to extend opening times by developing a team of volunteers, which will offer opportunities for local community engagement with the Windmill.
- v. The interpretation of the site needs to be increased and updated, and the Barn improved to become a visitor centre, this could include extending the interpretation beyond the Windmill and exploring the natural environment, local food production and develop links with the local arts organisations, venues and artists.
- vi. Increased opening hours for visitors will mean decreased operating hours for the Windmill to mill.
- vii. The development of partnerships with other local attractions and increase partnership opportunities, for example joint ticketing, marketing, events and activities. Further

strong links should be developed with Manor Farm and Bursledon Brickworks for attracting visitors.

- viii. To promote the windmill as an opportunity for learning a wide variety of knowledge, information, and skills for all ages (including local heritage, basic skills, flour production and food technology)
- ix. The local communities of Bursledon and surrounding settlements should be a major component of the audience for the Windmill, to ensure the sustainability of the Windmill, while also appealing to visitors from further afield.

The secondary visions of the windmill are:

- i. **To develop Bursledon Windmill as an asset for hire.** This means using the site as a venue for hire for community events, activities and other uses not directly associated with the heritage of the Windmill or as a working mill. While the site is an attractive venue, it has limited parking and cold-weather usage. The heritage aspects of the site itself are important, and the site could be developed as a centre for other aspects of Bursledon heritage.
- ii. **To maintain Bursledon Windmill as a commercial working mill.** It is felt important that the Windmill 'works' i.e. that it is capable of producing flour and it can vividly demonstrate historic methods of flour production as part of the visitor attraction. The visitor experience is further enhanced by being able to purchase flour milled by the Windmill as a memento. Milled flour may also be distributed for sale locally for marketing purposes. Only a modest income is expected from these sales. Commercial flour production is not viable, nor is it felt that the Windmill should ever be closed to visitors due to the need to produce flour.

This vision will guide development of the site and drive decisions on investment, operations and community engagement. The vision should be reviewed after 3 years.

### **3. Statement of significance**

Bursledon Windmill is one of few operational windmills within Great Britain and is the only windmill in Hampshire in full working order. Its historic significance was recognised in 1983 with a Grade II\* Listing [now under Planning Listed Buildings and Conservation Areas Act 1990]. See Appendix 1 for details.

#### Historic Interest

Thanks to the methodical and carefully judged restoration work carried out by Hampshire Buildings Preservation Trust between 1976 – 1991, much of the original fabric has been retained to establish a working mill which is still able to produce stone ground flour.

#### Natural or Scientific Interest

The main biodiversity value around the windmill is to found in Windmill Fields Wood to the northeast of the mill. This woodland has been designated a site of interest for nature conservation (SINC). Despite being relatively small in size, it is diverse in terms of its structure and species content. It contains Oak, Birch, Ash, Wild Cherry and Aspen. The shrub layer includes Coppiced Hazel, Crab apple, Rowan and Whitebeam. The wood has 12 ancient woodland plant indicator species, including locally abundant bluebells.

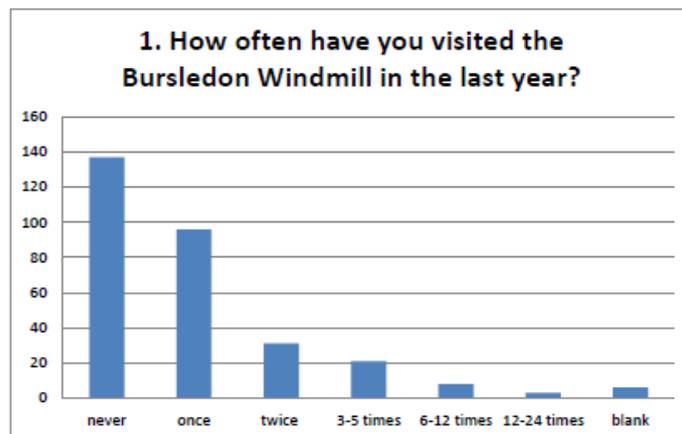
#### Architectural Interest.

As already mentioned this is an example of an early tower mill, a comparatively rare structure within a county rich in water mills. It is five stories high and the main structure is a circular tapering brick tower. The interior contains a full set of timber machinery virtually unaltered and is of national importance. The original external features (cap, sails, chain gear and timber gallery) are replacements, the original structures having gone since the termination of use in 1907. It listing is starred for its early date, and rare machinery.

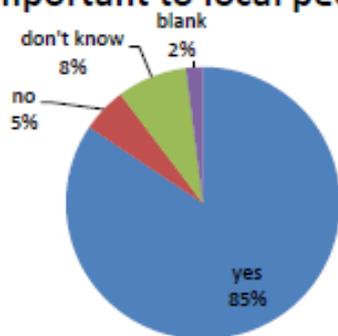
## Social and community value

As part of the 3<sup>rd</sup> Bursledon Parish Plan survey, a number of questions were asked to local residents to understand the importance of the windmill to them. The results were based on the responses of 302 residents.

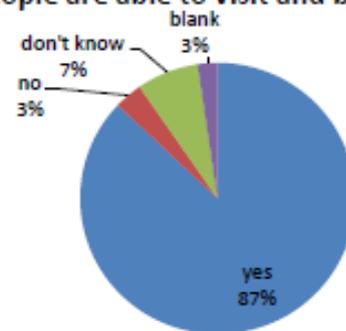
249 respondents (82.5%) selected 'Bursledon Windmill' as one of the features they would like to see protected and preserved. 30% included the Windmill in their selections of the heritage features that contribute most to their enjoyment of living in Bursledon.



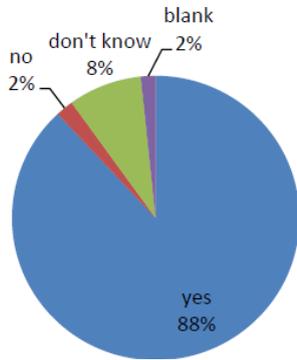
### **2. Do you consider that the Windmill is important to local people?**



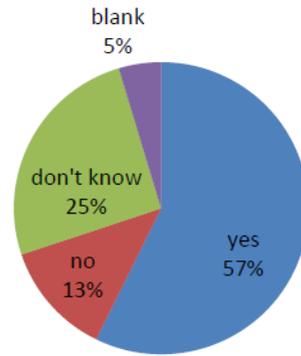
### **3. Do you consider it important that the Windmill continues to mill and is open to the public, so that people are able to visit and buy flour?**



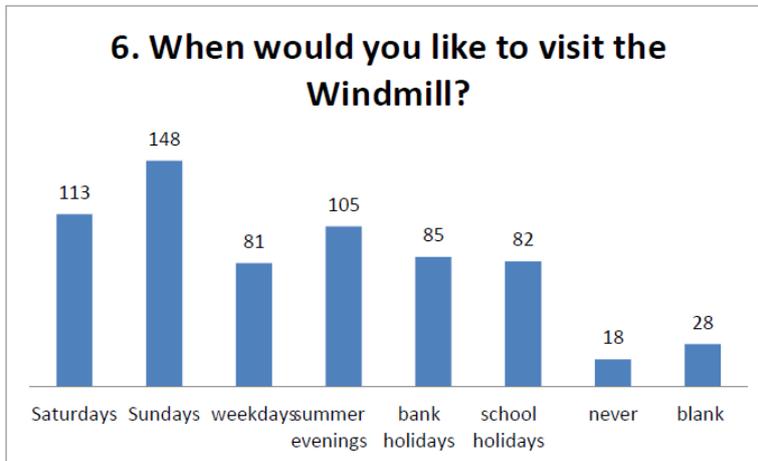
**4. Do you think that flour milled at the Windmill should be on sale locally?**



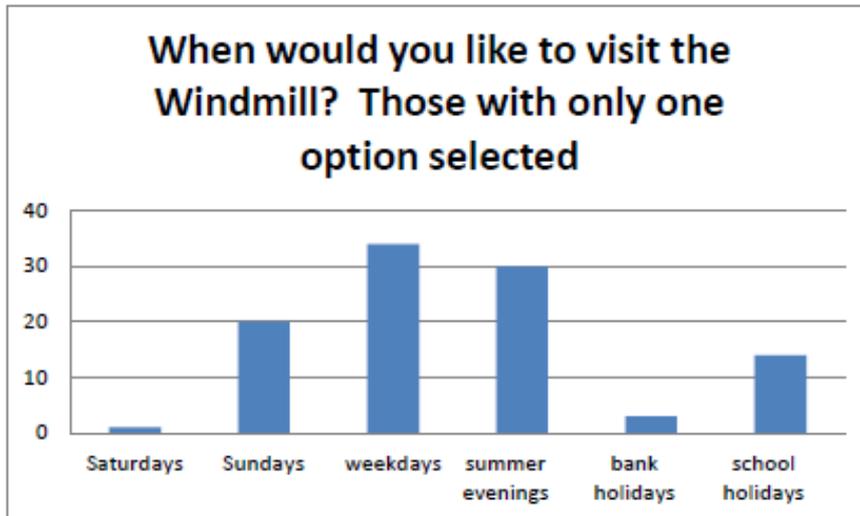
**5. Do you think refreshments should be available at the Windmill?**



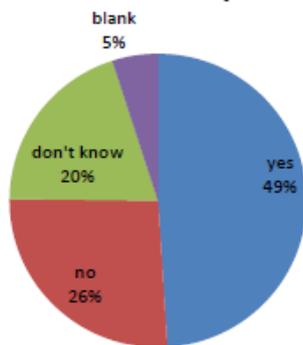
**6. When would you like to visit the Windmill?**



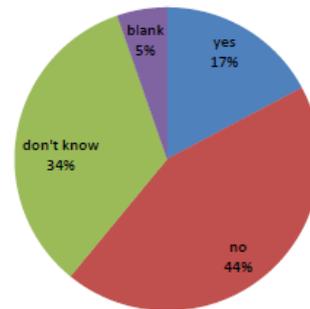
The most popular choice of day for being able to visit the Windmill is Sundays, followed by Saturdays and summer evenings, with weekdays, bank holidays and school holidays not far behind. The popularity of Sundays probably reflects current opening times. The number of respondents selecting summer evenings suggests that events at such times may be popular. As respondents could select multiple choices, we have also considered separately those who only selected one option. This reflects the numbers that may be prevented from visiting due to limited opening times and the results are given below.



**7. Do you think the Windmill should be paid for out of the public purse?**



**8. Would you be willing to volunteer to help to keep the Windmill open?**



The 17% who said they would be willing to volunteer to help keep the Windmill open is 52 respondents, suggesting that there is a good pool of potential volunteers.

#### 4. Risks to the future operation of Bursledon Windmill as a visitor attraction and educational resource.

Risk	How likely? L/M/H	How serious? L/M/H	Consequence	Action taken to date to reduce risk	Action proposed to reduce risk to acceptable level
1. Dilapidation of building fabric – windshaft	H	H	Windmill will no longer be able to operate. Sails and stocks will need to be removed.	Condition Surveys undertaken by Millwright 2010 Timber decay survey complete 2011	Sails to be removed and stored on site in short term to reduce the risk of failure and collapse. Implementation of repair and conservation works
2 Loss of JMC support  3 Dissolution of Community partnership	M	M	Loss of EBC and BPC income, increase in reliance of subsidy, risk of reduced opening hours or closure	Introduction of new team with volunteers and new programme of events and activities.  Engagement of the wider community through the community partnership especially in relation to the restoration work.  Development of new interpretation for Summer of 2012.  Planned programme to fully scope the restoration plan as a precursor to fundraising campaign.  Next steps  Proposals for an HLF bid for project to restore fabric and improve visitor experience.	Implement project to restore windshaft, improve visitor experience and improve facilities to increase visitor numbers.

4. Decline in visitor numbers	M	H	Loss of income, increase in reliance of subsidy, risk of reduced opening hours or closure	<p>Introduction of new team with volunteers and new programme of events and activities.</p> <p>Engagement of the wider community through the community partnership especially in relation to the restoration work.</p> <p>Development of new interpretation for Summer of 2012.</p> <p>Planned programme to fully scope the restoration plan as a precursor to fundraising campaign.</p> <p>Next steps</p> <p>Proposals for an HLF bid for project to restore fabric and improve visitor experience.</p>	Implement project to restore windshaft, improve visitor experience and improve facilities to increase visitor numbers.
5. Visitor experience not meeting expectations	M	M	Erosion of reputation of venue by review, word of mouth. Reduction of visitor numbers	<p>See above new interpretation and activities/events for 2012.</p> <p>Volunteer training to support the visitor experience.</p> <p>Further develop interpretation as part of the restoration campaign</p> <p>Identification of specific opportunities for improving interpretation of building and exhibitions</p>	<p>Develop Communication Plan</p> <p>Community Engagement</p>

6. Learning and participation not meeting expectations	M	M	Reduced number of school and adult group visits resulting in loss of income	<p>Identification of specific opportunities for learning during the restoration works including traditional skills.</p> <p>Ability to continue to make an education offer with the windmill as a static exhibit.</p>	Implement project to restore windshaft, improve visitor experience and improve facilities to increase visitor numbers.
7. Visitor facilities and toilets poor	M	L	Discouragement of visitors generally. Reduction of visitor numbers. Loss of income.	Identification of specific opportunities for improving facilities within building: Catering facilities, toilets, etc	Implementation within project
8. Failure to compete with equivalent attractions in same catchment area	M	M	Reduction of visitor numbers. Loss of income.	Identification of measures to make venue marketable as a significantly more attractive destination.	Implementation of measures within project
9. Failure to secure funding for repairs	M	H	Windshaft will not be repaired. Visitor access and understanding dramatically reduced. Loss of income and risk to future operation.	Early consultation with potential funding partners.	Continue to building relationships with potential funders.

## 5. Conservation and management aims

### Conservation aims

The aim is to understand the causes of particular failures such as the decay to the windshaft as identified in the Condition survey. Once these causes have been identified the remedial works will, if possible, be designed in such a way that the same problems will not reoccur, or at least over a longer timescale. The goal is to greatly increase the period between this work and subsequent maintenance campaigns.

Materials used will be appropriate to the context, where necessary closely matching existing fabric as in brick, mortars, timber, ironmongery etc. Original fabric will be retained in-situ and be conserved and repaired with replacement only done as a last resort.

### Management aims

The Windmill is a cultural leisure and educational asset which, if appropriately exploited, should be able to generate sufficient income to support a sustainable operational future through the professional/ volunteer model and emerging community partnership.

Bursledon Windmill will continue to be managed by Hampshire County Council Arts and Museum Service, however its improved physical condition, better facilities, re-worked interpretation and exhibitions will mean that it can be proactively promoted and used as a site to showcase this kind of industrial heritage. Improving the offer for visitors will bring higher numbers and therefore increased income.

## 6. Outline action plan

- Use the JMC meetings to regularly update on the restoration programme. Bring together Elected members, HCC Arts and Museum Service, Property Services, Eastleigh Borough Council, Bursledon Parish Council and Hampshire Buildings Preservation Trust.
- Involvement of the Community Partnership Group
- Prepare and maintain a design guide detailing appropriate materials, finishes and identity to inform future maintenance and alterations
- Implement and update a 10 year conservation management and maintenance plan
- Undertake regular inspection of the windmill to pick up signs of decay and attend to repairs promptly and in an appropriate manner.
- Ensure that all repairs and alterations are fully recorded and that updates are provided for the H.E.R.
- Develop training programmes for ensuring the skills of milling are retained and shared within the volunteer work force.
- Develop training programmes related to conservation work happening on the windmill.
- Continue to develop education programmes which use the heritage asset effectively
- Develop seasonal events to draw in family participation outside the formal context of schools visits.
- Ensure that the site is effectively publicised and that information in all media is regularly updated

## 7. Next Steps

### 7.1 Urgent safety works – removal of sails to be funded by Hampshire County Council

Date	Work to be carried out	Work undertaken by	Managed by
March 2012	Media communication prepared for removal of sails and conversation with JMC partners.	HCC Museums Service/ Property Services	HCC Museums Service
	Erect scaffolding in car park to support sails	Framework contractor (Tew Brothers)	HCC Property Services
	Add information to the Bursledon web site to excite visitors about the restoration programme.	HCC Museums Service	HCC Museums Service
	Plan for public interpretation of sails once at ground level on scaffolding. for all visitors		
	Plan for volunteer to help with any restoration/cleaning of sails		
27/28 March 2012	Removal of sails to stabilise the condition of the windmill and significantly reduce risk until the removal of the wind shaft. To be placed on supporting scaffold frame in car park.	Ian Clark Restoration	HCC Property Services

## 7.2 Identify and prepare funding bids

Date	Work to be carried out	Work undertaken by	Managed by
March 2012	Finalise scope of project	HCC Museums Service/ Property Services/ Eastleigh Borough Council	HCC Museums Service
	Identify potential funding sources		
April 2012	Submit HLF pre-app	HCC Museums Service/ Property Services	HCC Property Services
	Approach other funding bodies		
June 2012	Submit HLF Round 1 application	HCC Museums Service/ Property Services	HCC Property Services

## 7.3 Development phase (subject to funding)

	Existing information available (recent)	Work to be commissioned	Consultants
Autumn/ Winter 2012	Periodic Condition Survey by Ian Clark Restoration – April 2010	Full condition survey of the mill and surrounding buildings	Specialist Conservation Architect inc design team consultants
	Hutton & Rostron Timber decay survey 2011	Detailed schedule of repairs	Specialist Conservation Architect inc design team consultants
Condition survey of working machinery		Specialist Millwright	
Cost Plan		Quantity Surveyor	
Ecology Survey		Ecologist	
Activity Plan		Specialist consultant	
Management and Maintenance Plan		Specialist Conservation Architect inc design team consultants	

## 8. Outline cost plan and funding

Whilst the primary driver for the funding bid is for the replacement of the wind shaft to restore the windmill to full working order, the intention of the development programme is to secure the sustainable future of the windmill and in so doing realise the vision that has been articulated by the community partnership.

Without such strong community support to secure the future operation of the windmill the bid for the windshaft alone would be considerably weaker and have less chance of success.

Therefore the funding proposal is based upon the restoration of the windmill set within an operational framework –supported by volunteers and by partner organisations.

### Outline costs

#### Capital costs:

Repairs to the windshaft

Minor repairs to the sails

External redecoration

New lean-to structure to provide access WC and kitchenette

Landscaping improvements

Professional fees relating to above

Design team

Specialist surveys

TOTAL £115,000

#### Activity costs:

Activity costs based upon the development of volunteer workforce and an activity plan that secures increased visiting through the provision of high quality family activities, guided tours for all, specialist guided tours and adult craft workshops that use the historic environment and facilities as sources of inspiration. The production of an activity plan is prerequisite of HLF funding.

TOTAL £40,000

Other costs:

Managing the project

Inflation to 4Q 2013 (8%)

Volunteer time

Contingency (15%)

TOTAL                    £35,000

**ESTIMATED TOTAL PROJECT COST    £190,000**

## **Funding**

### Confirmed funding from Hampshire County Council

Capital repairs	£30,000
External redecorations	£3,000
P&R Access budget	£10,000
Volunteer time	£5,000
<b>TOTAL</b>	<b>£48,000</b>

### Shortfall £142, 000

### Other potential funding sources

HLF Your Heritage (**see note below)	£99,000
Ellis Campbell Charitable Foundation	£10,000
Doris Campbell Foundation	£3,000
Public donations	£3,000
Landfill tax	£5,000

We anticipate and welcome ongoing partnership discussions about the principle of financial commitment to achieving the full restoration programme for Bursledon Windmill by 2014 within the context of this fundraising campaign.

### **\*\*\*HLF Funding**

#### Criteria for HLF Funding

- Conserve the UK's diverse heritage for present and future generations to experience and enjoy
- Help more people, and a wider range of people, to take an active part in and make decisions about their heritage
- Help people to learn about their own and other people's heritage
- £3,000 -£10000 HLF general small grants programme for all types of heritage projects. It is a flexible programme particularly designed for voluntary and community groups and first-time applicants.

- Above £100,000 HLF main programme for grants above £100,000 for all kinds of heritage that relate to the national, regional and local heritage of the UK. It is open to all not-for-profit organisations.

There is strong competition for HLF grant funding –the under £100,000 grant is processed through a faster time scale and has increased chance of success with strong demonstration of community engagement and learning together with matched funding from committed partner organisations.

## **Appendix 1**

### **Listing building entries and site designations**



### **Bursledon Windmill**

Listed: Grade II\*

1741. Built on the site of a post-mill, this is an example of an early tower mill, a comparatively rare structure within a county rich in water mills. Of 5 storeys, the main structure is a circular tapering brick tower. The interior contains a full set of timber machinery virtually unaltered and of national importance the external features (cap, sails, chain gear and timber gallery) having gone since the termination of use in 1907. Restoration scheme in progress 1979. Starred for its early date, and rare machinery.

Listing NGR: SU4825010796

### **Granary**

Listed: Grade II

Granary in Conservation Area. [note: relocated granary from Hiltingbury Farmhouse, Chandlers Ford. Joint project, with the Hampshire Buildings Preservation Trust]. PRN of original siting is 5703. Original listing still in effect.

### **Bursledon Windmill Conservation Area**

The Bursledon Windmill Conservation Area was designated on 25 January 1990. Bursledon Windmill Conservation Area Appraisal and Management Proposals SPD was formally adopted by the Borough Council in December 2011



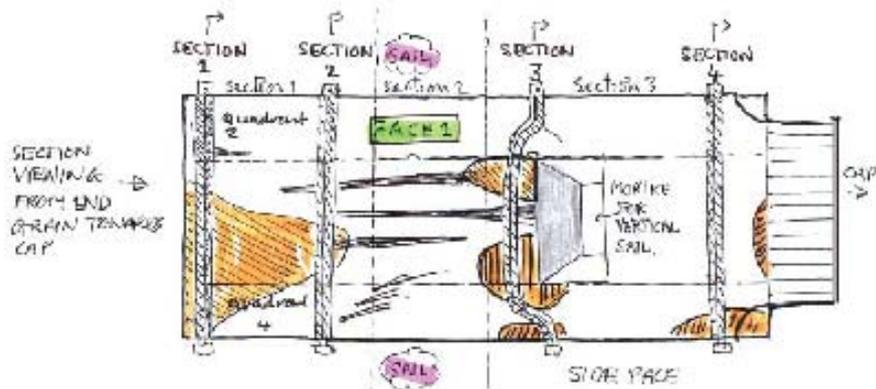
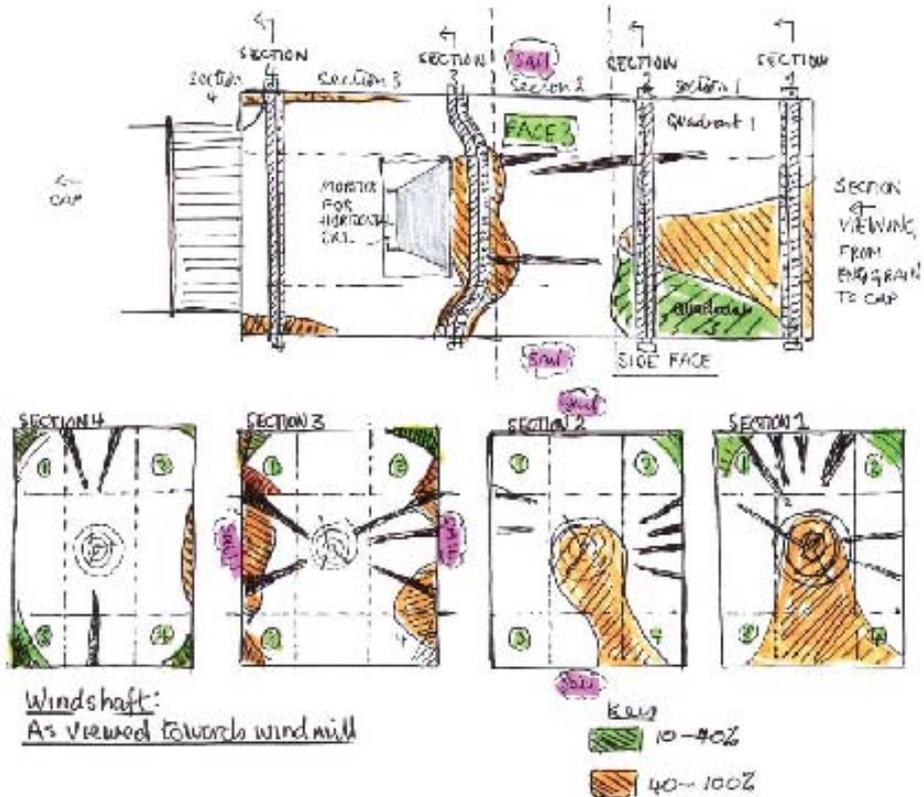
## **Appendix 2**

### **Plans showing scope of proposed project**

1. Measured survey of windshaft
2. Extract from Hutton and Rostron survey showing decay of windshaft
3. Plan showing removal of sails
4. Plan showing scope of project
5. Proposed lean-to extension to provide ancillary accommodation



**NOTES:** Structural wet rot fungal decay occurs at the endgrain and to the lower section No.4.  
Decay also occurs around the mortices



**H+R**

**Burlesden Windmill - Windshaft (site note sketch)**

9 November 2011  
Not to scale

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA  
Tel: 01483 203221 Fax: 01483 202911 email: ei@handr.co.uk  
418-58 Report November 2011 Page1 © Copyright Hutton+Rostron 2011



**Appendix 3**  
**Development programme**



## Outline programme

The following programme is based on a grant application to the HLF

March 2012	Urgent safety works to remove sails
Spring 2012	Submit HLF pre-app and prepare funding bids including Round 1 HLF bid
June 2012	Submit Round 1 HLF bid Identified potential sources of oak for windshaft
Autumn 2012	HLF committee approval
Subject to approval	
Autumn 2012	Undertake detailed surveys & prepare activity plan
Winter 2012	Submit Listed Building Consent application Prepare tender documents Tender capital works
Spring 2013	Listed Building Consent decision Appoint contractor
Summer 2013	Procure oak and manufacture windshaft Works on site
2014	Site re-launched