Concertus
DESIGN & PROPERTY CONSULTANTS

524276
BOUNDARY WALL REPAIRS

DERBY LODGE
SHIPLEY COUNTRY PARK
HEANOR
DERBYSHIRE
DE75 7JJ

Heritage Impact Assessment

T: 01473 316 600
E: enquiries@concertus.co.uk
www.concertus.co.uk







DOCUMENT CONTROL SHEET	
Project:	Boundary Wall Repairs: Shipley Country Park, Heanor
Job Number:	524276
Document Title:	Design & Access Statement
Author:	Sam Shepherd
Contributors:	-
Version number:	1.0
Date:	January 2026
Checked by:	James Crossland
Date:	15th January 2026

CONTENTS

1. Purpose and Intent 3
2. Introduction 4
3. Location Analysis 4
5. The Site and Context 6
6. Conservation area & Listing 7
7. Use, Amount & Scale 7
8. Appearance & Materials 8
9. Consultation 8
10. Proposals 8
11. Conclusion 8

1. PURPOSE AND INTENT

1.1. This Design and Access Statement has been prepared in conjunction with the Heritage Impact Assessment and its findings for the purpose of the design thought process.

1.2. The identified importance of the site outlined in the Heritage Impact Assessment shall proactively identify, analyse and plan consequences for the site.

1.3. The Heritage Impact Assessment and Design & Access Statement are a formality associated with English Heritage Listed Buildings and support the Planning Application.

1.4. This Design & Access Statement, alongside the Heritage Impact Assessment, shall be submitted to the local planning officer for the site.

2. INTRODUCTION

2.1. Concertus Derbyshire Limited have been instructed by Derbyshire County Council (DCC) to prepare a Design and Access Statement in support of a full planning application.

2.2. The proposed works follow the diagnosis of the existing failing wall that has been erected in between the roads found north-west and north-east of Derby lodge. The wall has begun to lean towards the road and has developed several large cracks and openings across its span and requires attention.

2.3. The proposals include the careful dismantling of the wall, introduction of a new concrete foundation, careful cleaning of the existing stone and re-building of the boundary wall, using the original materials and methods of construction.

2.4. The wall shall be re-constructed using a similar mortar suggested by the local authority within the pre-application and applied using technique set out in the English Heritage guidance documents.

2.5. The following documents have also been provided as part of the listed building application and should be read in conjunction with this statement:

524276-CDP-XX-XX-DR-A-2001	Site Location Plan
524276-CDP-XX-XX-DR-A-2001	Site Plan
524276-CDP-XX-XX-DR-A-2001	Existing Elevations
1109145 Derby Lodge	Historic England Listing
1158456 Western Gate Piers and Walls	Historic England Listing
Heritage & Impact Assessment	Concertus Derbyshire



Fig 1: Satellite view via Google Maps

3. LOCATION ANALYSIS

3.1. Shipley Country Park is located north-west of Ilkeston and south of Heanor within the Amber Valley Borough of Derbyshire.

3.2. Derby Lodge, currently occupied by Barefeet Lodge Tearooms is sited within Shipley Country Park and is surrounded by the boundary wall to which this Design And Access Statement relates.

3.3. Access to the park can be made via main roads including Hassock Lane and Shipley Lane. Those travelling from further afield can access the site from the A610 which has junctions onto the M1, east of the site.

3.4. The park was once partially used as the site for The American Adventure and remnants remain on the site today. Most of the theme park's historic site has been redeveloped into a housing estate.

3.5. The park is used for various different events, including Parkrun every Saturday and other recreational activities.

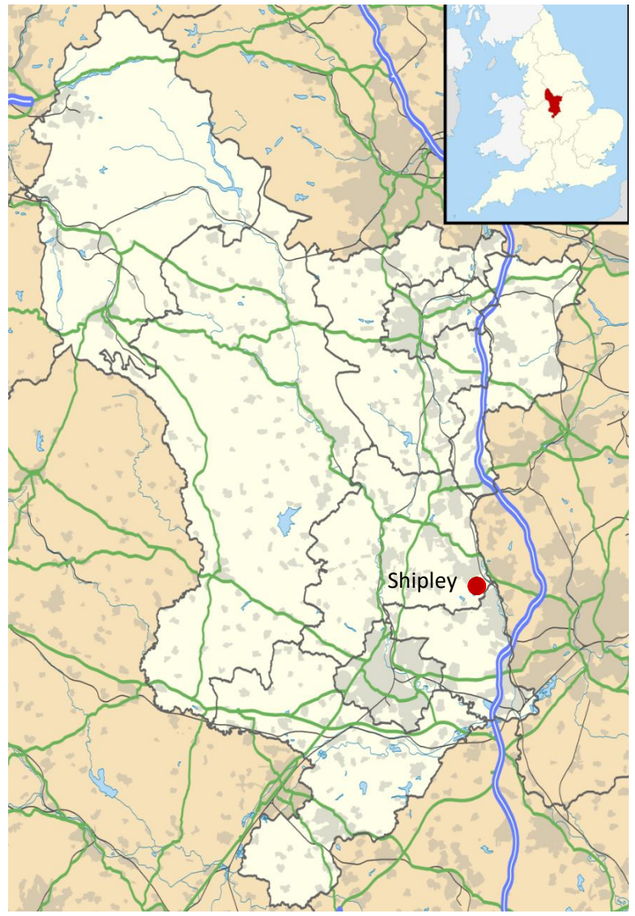


Fig 2: Location

Shipley Park

3.6. The Shipley estate is an ancient manor mentioned in the Domesday Book in 1086, belonging to Gilbert of Ghent, the nephew of William the Conqueror. Records dating from the 14th century show that the land was used as a sporting estate with a hunting lodge on Shipley Hill and the area was prized for its extensive forest and excellent hunting.

3.7. Shipley Country Park has long had an association with coal mining. However, from the mid-1500s, coal mining began to play an increasingly important part in shaping the landscape at Shipley and providing income for the owners. By 1722 coal mining was in full swing on the estate, and around 1765 the Miller Mundy family took over the running of the mines themselves.

3.8. With the death of Alfred Edward Miller Mundy in 1920, the Shipley Colliery Company (founded by the Miller Mundy family) took over complete control of the mines and ran them until nationalisation in 1947.

3.9. The Woodside and Coppice pits continued in production until the 1960s when they were closed because they were uneconomic. This brought a close to over 250 years of deep mining at Shipley and left behind a legacy of spoil heaps, derelict buildings, polluted lakes and 30 abandoned mine shafts.

3.10. Derbyshire County Council determined that a country park was a suitable memorial to mining in the area. The National Coal Board obtained permission in 1970 to reclaim the land in the vicinity of the closed collieries by opencast methods. Work started in 1970 and was completed by July 1974. A further 2 years were spent contouring the site, seeding fields and meadows, planting trees and constructing facilities for the public.

3.11. The Miller-Mundy family, predominantly known for their ownership of Shipley Hall and its extensive coal mines. Members of the family married into notable families such as the FitzRoys, Phipps and Rodneys.

3.12. Shipley Country Park opened to the public on 26 May 1976.



Fig 3: Shipley Country Park Entrance

Shipley Hall

3.13. Shipley Hall was originally constructed in the 14th century as a Hunting Lodge. It was significantly re-built in 1700. A further expansion was completed in 1778.



Fig 4: Shipley Hall [Photographed in 1868]

3.14. In 1799, it went a neo-classical transformation under the instruction of William Linley.

3.15. It was further enlarged in 1895 by William Tapper for Alfred Edward Miller-Mundy.

3.16. In 1948, it was demolished by the National Coal Board due to severe subsidence caused by extensive coal mining.

3.17. Despite the hall being demolished, Derby Lodge and Nottingham Lodge remain standing within Shipley Country Park.

3.18. Whilst Derby Lodge operates as a Barefeet Lodge Tearooms, Nottingham Lodge, which is of similar construction type and age, is currently a residential property, with Grade II listed status.

5. THE SITE AND CONTEXT



Fig 5: Site Plan and Boundary

Coal Mining risk area

5.1. The site is located within an existing coal mining risk area. It is also located near to several mine entrances and surface mining areas as seen in the map below. It is noted that only shallow excavation works for the purpose of installing new footings, are expected for this project.

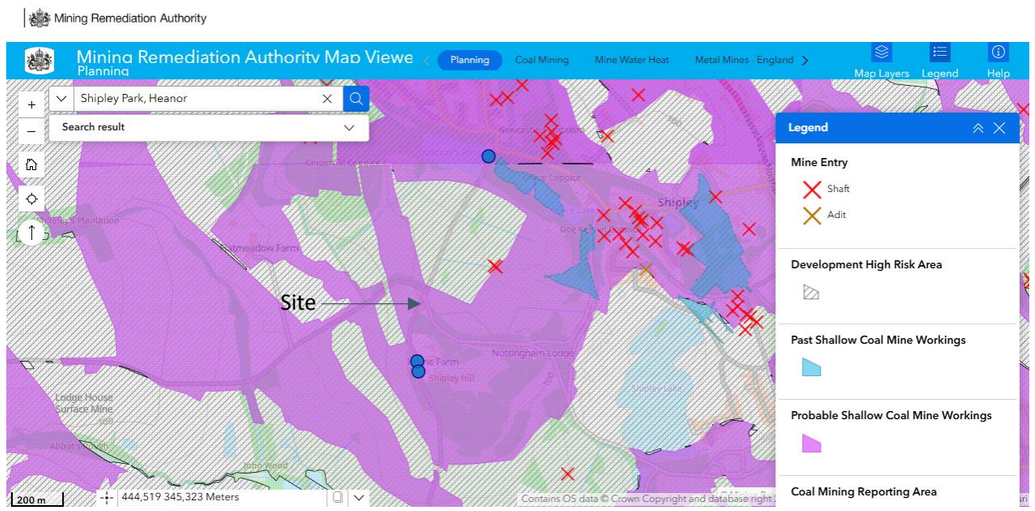


Fig 6: Mining Remediation Authority Map

Radon

5.2. The site is within an identified low risk area having less than 1% chance of radon. An assessment to measure the amount of radon at site is not required.

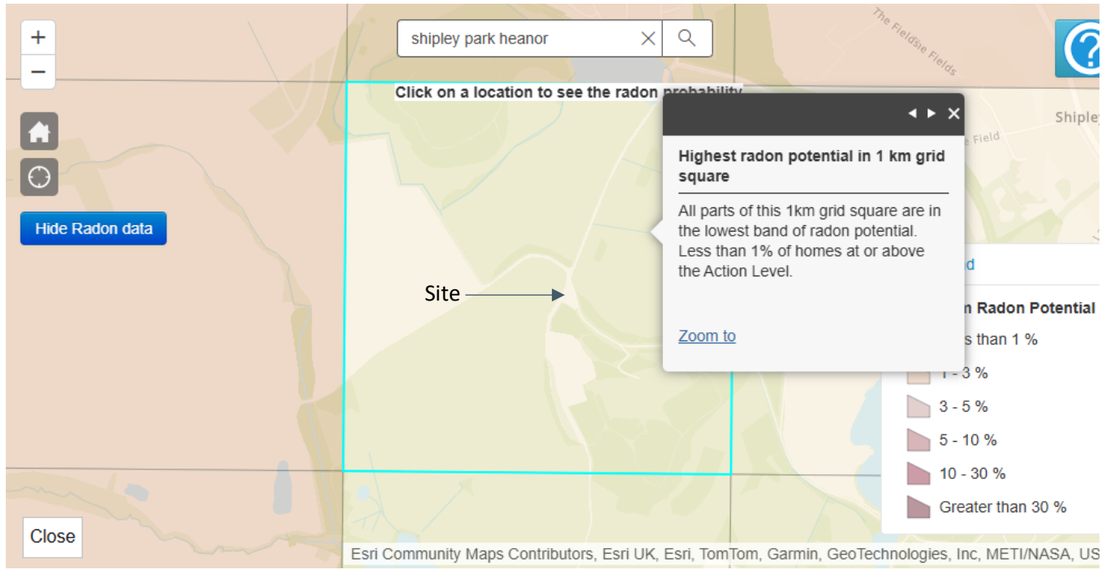


Fig 7: UK Maps of Radon

Flood risk

5.3. According to the GOV.UK website, there is a very low risk of flooding within the area from surface water, both yearly and between the years 2040 and 2060.

5.4. According to the GOV.UK website, there is a very low risk of flooding within the area from rivers and the sea, both yearly and between the years 2036 and 2069.

5.5. According to the GOV.UK website, the site is outside of a groundwater flood alert area.

5.6. According to the GOV.UK website, the risk of flooding from reservoirs is unlikely.

6. CONSERVATION AREA & LISTING

6.1. The wall itself is currently listed on the Historic England website under List Entry Number: 1158456.

6.2. The listing records the Gate Piers and Walls to be constructed circa 1910 with a likelihood of being constructed by Walter Tapper for the Miller-Mundys of Shipley Hall.

6.3. The prominent external features of the property, according to Historic England are as follows:

6.3.1. Gate Piers and walls. c1910, probably by Walter Tapper.

6.3.2. Built for the Miller-Mundys of Shipley Hall.

6.3.3. Ashlar and rubble sandstone.

6.3.4. Central pair of square Gate Piers approximately 15 feet high, with moulded bases and cornices, ball finials and inset panels to east and west sides.

6.3.5. North and south sides have broad pilaster strips with scrolled tops.

6.3.6. To either side, similar smaller piers and between each set of piers are pairs of double wooden gates of a later date.

6.3.7. Attached to smaller piers on either side are low rubble walls with flat copings which curve westwards and end in plain square piers with moulded bases, only the northern pier remains to full height with moulded cornice and ball finial to top.

6.3.8. Attached to north and south of these piers are 8 feet high random rubble walls with flat copings.

6.3.9. Approximately every 10 feet the walls ramp upwards and just beyond each ramp to south is a plain pilaster strip.

6.4. The site is not located within a Conservation Area.

7. USE, AMOUNT & SCALE

7.1. Barefeet Lodge currently occupy the site and operate as a Café Tea Room, serving food and refreshments.

7.2. There are a small number of accessible car parking spaces situated in front of the Gate Piers, west of the building.

7.3. The existing land usage will remain as per its current use. There is no proposed additional development over and above the existing use of the building or spaces within the site.

7.4. If left, the prognosis of the wall will likely get progressively worse and may potentially collapse.



Fig 8: Photograph showing the distortion in the existing wall



Fig 9: Benchmark situated at the base of the wall

8. APPEARANCE & MATERIALS

8.1. The existing wall appears to be mainly constructed from Ashlar construction methods (with references to rubble masonry methods in Historic England's Geade II listing), with and cut and dressed natural stone, laid in a formal manner, with thin mortar joints (where present, following many years of weathering).

8.2. The top of the wall has been finished with dressed coping sandstone stones.

8.3. The existing wall is constructed of Sandstone, which was widely used in the era it was first constructed, and reflects the same material as Derby and Nottingham Lodge.

8.4. The material and construction methods are typical for the age and location of the site and surrounding buildings of historical interest.

9. CONSULTATION

9.1. A pre-planning application was submitted to Amber Valley Borough Council's Planning department in November 2025. A response was received on 25th November 2025 from James White (Conservation Officer, Derbyshire County Council) to Sam Shepherd (Principal Building Surveyor, Concertus) via e-mail, confirming the following:

9.2. E-mail extract:

> *Hi Sam,*
>
> *The former Derby Lodge ('Barefeet Lodge Tearooms') is a grade II listed building.*
>
> *You propose the dismantling and reconstruction of a leaning or cracking section of wall. I believe that the section of wall in question is the far wall visible on Google 'Street View' (link).*
>
> *The defect relates to about five linear metres of walling. Dismantling and reconstruction of five linear metres of walling would constitute a major repair and hence it would require listed building consent. An application for consent would be administered by Amber Valley Borough Council.*
>
> *To limit further deterioration, the whole of the wall should be repointed. Again this would constitute a major repair and hence it should form part of an application for listed building consent. Historic England has published best practice advice about Repointing brick and stone walls (link).*
>
> *I would recommend a mortar mix of one part lime (NHL3.5) to two parts sharp sand to one part yellow building sand. The mortar joints should be filled flush; Historic England recommends a brush finish (i.e. "hitting the mortar with a bristle churn brush with a firm pushing action").*

9.3. Concertus have appointed an Ecologist to carry out an ecological survey on the wall and results and findings will be issued as part of the Planning Application process.

9.4. Concertus have appointed a Structural Engineer to inspect the wall and provide calculations and guidance on the required footings and construction methods.

10. PROPOSALS

10.1. The boundary wall is in very poor condition, leaning towards the roads that run parallel to the wall. There are large fissures created by the movement in the wall over the years. If left, the prognosis of this will likely result in the collapse of the wall.

10.2. Subject to the advice of the Structural Engineer and requirements of the Heritage and Conservation Officer at Derbyshire County Council, the wall shall be carefully deconstructed, and the stone shall be cleaned, ready to be re-used in the re-construction of the wall.

10.3. A shallow trench shall be excavated, prepared and filled with a typical concrete mix and allowed to go green before construction commences. Once the wall has been completed, soil shall be reinstated, covering the foundation and returning the wall to its original appearance.

10.4. The wall shall be constructed using a mortar ratio comprising 1 part lime, 2 parts sharp sand and 1 part yellow sand and the flush joints shall be finished by 'hitting the mortar with a bristle churn brush, with a firm pushing action', as per Historic England's Best Practice guide.

10.5. A modern style trench-fill concrete footing shall be installed so that the wall can be supported by a monolithic concrete foundation which will aid the wall to stand true and prevent leaning.

10.6. There appears to be no importance on how the stones have been laid, nor is there any available documentation to support the sequence of how the stones have been laid. On this basis, there is no intention to number the stones and re-build in the same sequence. However, the aesthetic of how the wall has been constructed shall be retained in the completed project.

10.7. A benchmark (see Fig 6) listed as 'Wall Derby Lo E Side Rd N Face NE Ang 99.928m'. It is understood that physical carved Benchmarks are no longer used as a reference due to the introduction of Global positioning systems (GPS). The stone shall be re-instated in its existing location. Concertus have notified Ordinance Survey of the proposals.

11. CONCLUSION

11.1. Based on the historical assessment of the site, we are confident that the proposals are empathetic to the wall's importance, construction and conservation status. The wall shall be constructed as to preserve its original appearance whilst benefitting from a modern foundation, helping to prolong the life upon completion.

Sam Shepherd
Principal Building Surveyor
Concertus
Chatsworth Hall
Chesterfield Road
Matlock
Derbyshire
DE4 3FW
T: 07709 841 473
E: sam.shepherd@concertus.co.uk