# 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**

V1-21/05/2018

| DOCUMENT CONTROL SHEET | |
|---|---|
| Project: | Boundary Wall Repairs, Shipley Country Park |
| Job Number: | 524276 |
| Document Title: | Heritage Impact Assessment |
| Author: | Sam Shepherd |
| Contributors: | - |
| Version Number: | 1 |
| Date: | January 2026 |
| Checked by: | James Crossland |
| Date: | 15th January 2026 |

## CONTENTS


1. Introduction ..... 4
2. Use ..... 4
3. History ..... 5
4. Conservation Status ..... 6
5. Site ..... 6
6. Photographs ..... 7
7. Existing Construction ..... 9
8. Proposals ..... 9
9. Conclusion ..... 10

## 1. INTRODUCTION

1.1. This document is submitted in support of the listed building application for the careful dismantling of the boundary wall, followed by the installation of a new footing and re-building of a new wall, using existing materials and methods.

1.2. 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 Gatepiers and Walls | Historic England Listing |




***Fig 1: Satellite view via Google Maps***

## 2. USE

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

2.2. There are a small number of accessible car parking spaces situated in front of the gatepiers, west of the building.

2.3. 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.

## 3. HISTORY

*[According to Derbyshire County Council's website]*

3.1. 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.

3.2. 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.

3.3. 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.

3.4. 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.

3.5. 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.

3.6. 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.

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

## 4. CONSERVATION STATUS

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

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

4.3. The site **is not** located within a Conservation Area.

## 5. SITE




***Fig 2: Site Plan and Boundary***

5.1. Shipley Country Park is located immediately south of Heanor and north-west of Ilkeston.

5.2. The boundary wall surrounds the Tearooms building, known as Derby Lodge. It is currently occupied and operated by Barefeet Lodge. The building operating as a Tearoom is also Grade II Listed (Entry number: 1109145).

## 6. PHOTOGRAPHS




***Fig 3: General Photograph***



***Fig 4: General Photograph***




***Fig 5: Photograph showing the distortion in the existing wall***



***Fig 6: Benchmark situated at the base of the wall***

## 7. EXISTING CONSTRUCTION

7.1. The boundary wall is understood to be constructed from Ashlar and Rubble Sandstone.

7.2. A central pair of square gate piers (approximately 15ft high), with moulded bases and cornices, ball finials and inset panels to the east and west sides. North and south sides have broad pilaster strips with scrolled tops. To either side, similar small piers and between each set of piers are pairs of double wooden gates of a later date.

7.3. 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 full height with moulded cornice and ball finial to top. Attached to north and south of these piers are 8ft high random rubble walls with flat copings. Approximately every 10 feet the walls ramp upwards and just beyond each ramp to south is a plain pilaster strip.

## 8. PROPOSALS

8.1. 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 result in the collapse of the wall.

8.2. 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.

8.3. 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.

8.4. 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.

8.5. 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.

8.6. 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.

8.7. 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.

## 9. CONCLUSION

9.1. 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