Drying Yard Retaining Wall Repairs to Kedleston Hall
Design & Access Statement, incorporating Heritage Impact Statement

The Works

Remedial works are required to protect and enhance the structural integrity of this retaining brick wall within the former Drying Yard to the rear of the Coach House part of the stables at Kedleston Hall.



Project Name: Drying Yard Retaining Wall Repairs, Kedleston Hall

Date: 10th April 2026

Revision: 001

This document supports the application for Listed Building Consent in relation to the proposed repairs to the retaining wall.

Introduction

1) This document has been prepared by The National Trust in support of a Listed Building Consent application. The primary purpose of this document is to clearly set out and discuss the requirement for the works, the objectives, the proposal for work and a summary of the heritage impacts associated with the works described within this application.
2) Kedleston Hall in Derbyshire is a Grade I Listed designated heritage asset (List Entry Number 1311507), which was first listed on the 25th of September 1951. The nearby Stableyard is a Grade II* Listed designated heritage asset (List Entry Number 1109125) and was first listed on the 13th of February 1967.
3) The site also lies within the Kedleston Conservation Area.
4) This document should be read in conjunction with the following information:
   3246.02A – Wall Remediation Details
   J6464 – Tree Constraints Plan for Nursery Wall
   J6464 – Arboricultural Impact Assessment for Nursery Wall
   Tree Survey Data

Background to the Requirement for Works

5) In 2020, a Quinquennial was undertaken to all areas of Kedleston Hall, capturing the condition and any recommendations to all site buildings, structures and walls. On receipt of the Quinquennial Survey, the Property Team along with the Building Surveyor spent a significant amount of time reviewing this and organising priorities. A list of an initial five walls which were noted to be of concern were pulled into a scope for a Structural Survey.

6) A survey was conducted in May 2024 to the identified walls, which included the West Stable Yard retaining wall (Garden Retaining Wall 3). This survey identified that the wall was:
   a) *The top 1m of the eastern end of garden retaining wall 3 has rotated outwards and the brickwork has deteriorated badly. This is rather unusual, but could have been caused by removal of ground behind the wall or poor drainage.*
   b) *This upper section appears to have been built separately or remediated as witnessed by the vertical joints in the brickwork.*
   c) *The upper section of the eastern part of the wall will require rebuilding to a suitable design.*
   d) *The remainder of the wall is ostensibly vertical but with some exfoliation of the brickwork and missing joints in places which will require repointing.*
   e) *This wall is classified as 'Poor' and 'Very bad' with a damage classification category of 4.*

7) As part of this design process, investigations to establish exact wall thickness was undertaken, to allow calculations to be as accurate as possible. In May 2025, a design was produced to undertake supporting structural work to protect the wall from further deterioration, retaining historic fabric. This design was produced by a competent and experienced structural engineer, who has undertaken the calculations necessary to formulate this proposal.

The Proposed Works

8) There are three distinct sections of wall that comprise the Kitchen Garden retaining wall structure. This section below will discuss the proposals for each of these sections:

Section 1 – Curved Wall

This wall is structurally sound but has suffered from use of inappropriate mortar in the past. The coping bricks have also deteriorated and have largely fallen off the wall, onto the high retaining ground behind.

- Wall to be brought back up to level using existing salvaged bricks if possible. If new bricks are required, red clay bricks are to be sought to matching sizes, suggested product as per sample photograph below.
- Any friable deleterious joints are to be raked out and replaced with NHL 3.5 mortar. Any joints that appear to be sound are not to be raked out, due to the risk of damaging the remaining bricks.



Section 2 – Slipped Wall

It is proposed to repair the deteriorated upper 1.3m of a 9.1m section of the wall, including the replacement of modern bricks with a more traditional brick size and structural interventions to support the retaining structure. The work includes

- The top 1.3m of the retaining wall is to be dismantled, with all new facing bricks to be of traditional size, as per red clay brick sample below. Replacement facing bricks are to be '2 ¼ inch Red Handmade Facing Brick 228 x 110 x 57mm'
- Blue engineering coping stone bricks are to be replaced with the same traditional sized bricks '2 ¼ inch Red Handmade Facing Brick 228 x 110 x 57mm', with NHL 3.5.
- Repointing and installation of new facing bricks to be with lime-based mortar, NHL 3.5 mix, to match surrounding.
- Wall to be tied to concrete and MOT Type 3 backfill to provide support for retaining structure.

Photographs 1, 2 & 3 showing current condition of the wall







Photograph 3 showing facing brick sample



Section 3 – Modern Wall

This wall is thought to be structurally sound but would be confirmed as work was being undertaken. This wall is formed of modern bricks, along with modern engineering bricks, which looks out of place within the context and setting of the Kitchen Garden. Consent is requested for the following:

- Modern retaining wall is to be dismantled, with all new facing bricks to be of traditional size, as per red clay brick sample below. Replacement facing bricks are to be '2 ¼ inch Red Handmade Facing Brick 228 x 110 x 57mm'.
- Blue engineering coping stone bricks are to be replaced with the same traditional sized bricks '2 ¼ inch Red Handmade Facing Brick 228 x 110 x 57mm', with NHL 3.5.
- Repointing and installation of new facing bricks to be with lime-based mortar, NHL 3.5 mix, to match surrounding.





Purpose

9) The above works have been carefully designed to undertake the minimal works required to make the wall structurally safe and avoiding failure. The purpose of the project is to protect the historic fabric contained within the wall.

10) The Structural Engineer has deemed the wall's current condition of 'poor' and 'very bad' with a damage classification category of 4. Poor is defined as 'deteriorating masonry'. Very bad is defined as *'structural failure or clear signs of structural instability'*. The intended outcome of the works would be to improve the condition to good, which is defined as *'structurally sound; no significant repairs needed.'* This scale of condition has been taken and adapted from the English Heritage Methodology and Guidance for Surveying Listed Buildings.

Heritage Impact Assessment

11) The character and significance of Kedleston Hall is recognised in the official Statement of Significance, *"Kedleston was acquired because it is a near perfect example of a neo-classical house and is one of the great achievements of the late 18th Century.... Kedleston remains an architectural monument of national and international importance and The National Trust endeavours to present and conserve its features accordingly."*

12) The National Trust's Spirit of Place defines Kedleston Hall as *'Heralded by its triumphal entrance and historic parkland, Kedleston's 18-century grandeur speaks of ingenuity and ambition... Both dramatic and serene, Kedleston stands as a monument to creativity and resolve; an ideal of ancient Rome reimagined in Derbyshire stone.'*

13) An analysis of the history of the stables complex at Kedleston Hall was commissioned in March 2014 by the National Trust and written by heritage researcher Dr Danielle Westerhof. This report identifies that Samuel Wyatt (1737 – 1807), who was originally one of the estate carpenters, was appointed as clerk of works to the Hall and Park, also undertook a role as part of the construction process of the first phase of the Stables complex in the early 1760s. He is also credited with designing the Stables themselves, which were built during a second phase of works in the late 1760s. It is thought that Wyatt left Kedleston Hall prior to completion of the second phase of works.

14) Wyatt then went on to become a successful architect in his own right, recognised for his contributions to the Georgian and neoclassical architectural styles. He often worked on country houses and designed estates for the elite.

15) The Jessop Consultancy Report entitled 'Kedleston Hall – Stables Heritage Statement Ref TJ2020.42 assessed the Coach House as intrinsically of regional heritage significance, elevated to national heritage significance on account of its group value with Buildings 1-6 as a functionally and aesthetically linked complex. Its principal heritage interest derives from:

- Its **architectural interest**, which makes a **moderate contribution** to its significance as a good example of a high-status coach house with a well-executed, albeit understated, style that reflects the architectural principals and hierarchy of the wider stables complex.

- Its **historical interest**, which makes a **moderate contribution** to its significance, in relation to its association with Samuel Wyatt and the Curzon family, and the illustrative historical interest in the evident changes made during its construction which reflects last minute changes to the scheme also evident elsewhere. The documentary archive relating to its construction adds to is social interest.

- Its **archaeological interest**, which makes a **moderate contribution** to its significance relating to the survival of fabric which preserves evidence of the building's original uses and later adaptations, particularly the changes made during its construction and how it integrated or replaced earlier walls associated with the Brewery Yard and Drying Yard.

16) The wall which this report is applicable to is highlighted within Westerhof's report as the new drying yard behind the coach houses, created in 1765 with an earth bank raised to screen its existence from the Pleasure Grounds. In paragraph 6.5.2 Westerhof states that in the period between 1916-1987:-

"We can assume that the drying yard continued to be used as a laundry drying facility while the Wash House remained in operation. Apart from through the gardeners' sheds, the area is accessible only via a door in one of the former Coach Houses. When this door was inserted is unclear and the area is unfortunately obscured by trees on the early twentieth-century aerial photograph. However, this does appear to show the back of the sheds opening out into the drying yard. It is unclear what happened to the drying yard after the Wash House had been converted into accommodation. Presumably, it was around this time (1962) that a kitchen garden was created here".

17) The National Trust has followed the approach set out Good Practice documents, as well as ensuring that an analysis has been undertaken on the significance of this heritage asset. The level of detail provided within this statement is deemed to be proportionate to the impact of the proposal.

18) In this case, the wall is contained within the Grade II* Listed Stableyard complex of Kedleston Hall. The repair works have been designed to be as minimal as possible, whilst protecting the structural integrity of the wall. It is considered that the interventions described within this proposal, required to ensure the stability of this heritage asset, would cause less than substantial harm, to the significance of the heritage asset and surrounding assets at Kedleston Hall.

19) The National Trust understands how the works will be assessed in regard to harm, as identified in paragraph 213 of the NPPF, in that "any harm to, or loss of, the significance of a designated heritage asset from its alternation or destruction, or from development within its setting should require clear and convincing justification". This supporting statement has been produced by the National Trust to provide this justification, giving clear and concise reasoning why the proposal is required, along with mitigations and considerations for the significance (and retention of) of this asset.

20) Paragraph 215 of the NPPF states that if a proposal is thought to cause less than substantial harm, this should be weighed against the public benefit of the proposal. Repairing and stabilizing this wall will be of public benefit, as the significance of the wall will continue to be

maintained. Once the works are complete, there will be minimal visual impact, and the wall will be safe and in a good state of repair.

21) Policy EN4 of the Amber Valley Local Plan 2022-2040 has also been reviewed as part of the listed building application process. EN4 supports development proposals which preserve or enhance the significance of the Borough's heritage assets. It is the National Trust's belief that this proposal to repair and conserve this wall will contribute positively to the overall character and conservation of the Grade II* listed Stables.

22) Given the lack of aesthetic change once the works are complete, it is not considered that this proposal will have an impact on the setting of nearby heritage assets. The works have been designed and considered in accordance with the NPPF, along with the Local Plan Policy.

23) It is important to note that this proposal consists of essential repair work only, to make the structure sound. With the completion of this work, the fabric will also be stabilised and protected from further decline or even total loss. The proposal has been carefully planned, with the conservation and enhancement of this asset in mind.

Access

24) During the works, there will need to be some small-scale closure of this area to allow safe access to the site for contractors.

Impacts and Benefits

25) This proposal will support the ongoing maintenance of Kedleston Hall by conserving this wall that encloses the rear of the coach house. The scale of the proposal is limited, at an appropriate scale and will not be visually intrusive.
26) The design has been carefully thought out to only undertake minimal works, whilst still making the wall safe. This is considered to cause minor less than substantial harm, as outlined above. The less than substantial harm is far outweighed by the public benefits of retaining the wall as part of the heritage assets at Kedleston Hall, conserving this part of the Stableyard complex for future generations.

Summary

27) This proposal to repair the retaining wall to the former Drying Yard at Kedleston Hall is considered to cause minor less than substantial harm which is far outweighed by the public benefit of the proposals, which ensure that this wall is retained for future generations to enjoy, for everyone, for ever.

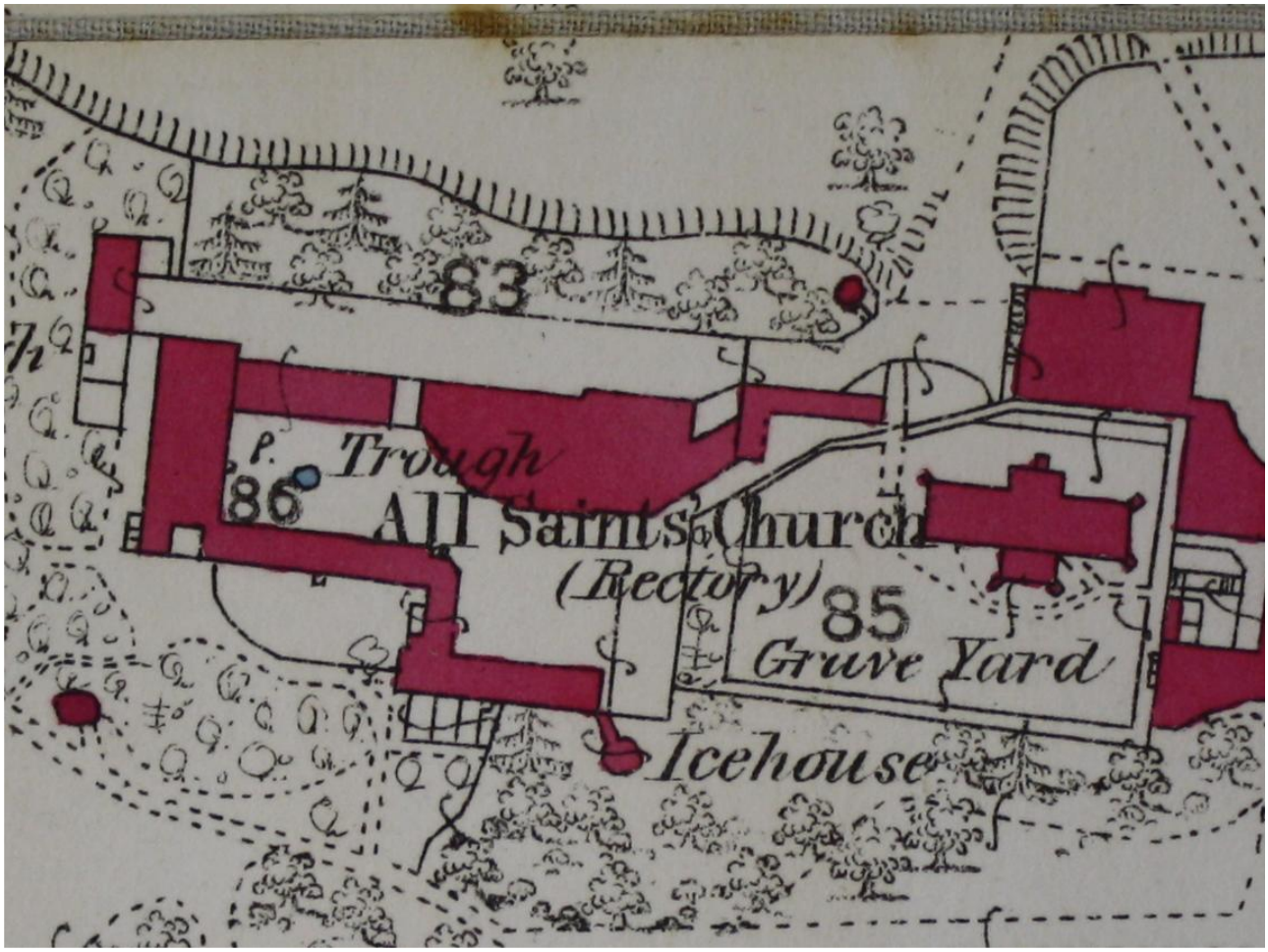


Fig. 1: 1881 OS (1:2500), 1st edition.

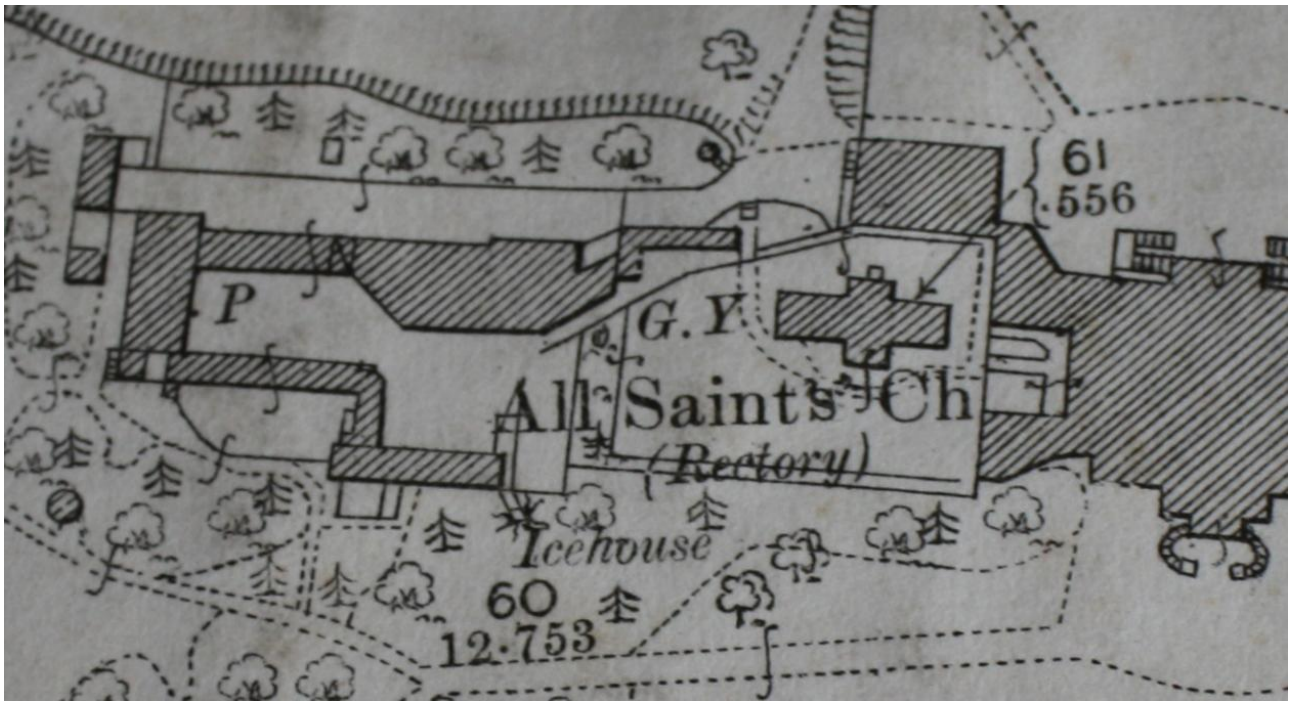


Fig. 2: 1901 OS (1:2500), 2nd edition.

Fig. 3 View of the south elevation of Building 3 and adjacent former Drying Yard, looking east

