REYNOLDS
ASSOCIATES

Heritage Statement

To accompany Listed Building Application

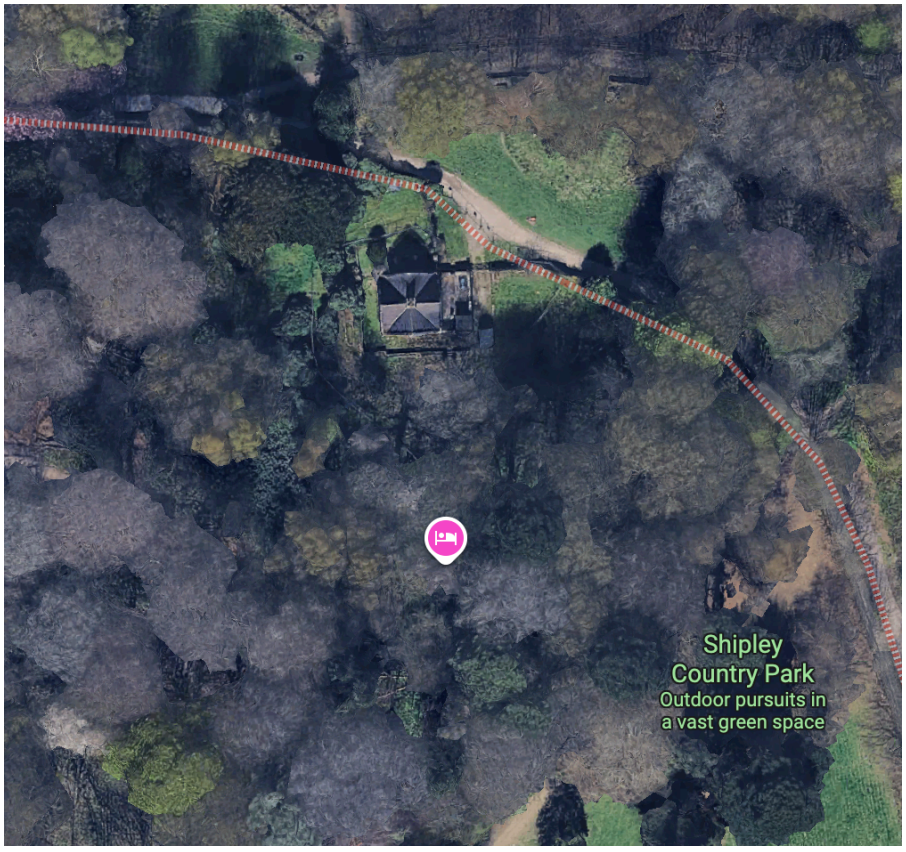
For Re-pointing Repairs to a Listed Building

Nottingham Lodge

Shipley Park

Derbyshire

DE757JJ



Site Analysis

The Listed Building Nottingham Lodge is set in Shipley Country Park.



Site Location

Listed Information

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1158457
Date first listed:	14-Oct-1974
List Entry Name:	Nottingham Lodge
Statutory Address 1:	NOTTINGHAM LODGE AT SHIPLEY PARK ROAD

Location

Statutory Address:	NOTTINGHAM LODGE AT SHIPLEY PARK ROAD
County:	Derbyshire
District:	Amber Valley (District Authority)
Parish:	Shipley
National Grid Reference:	SK 43997 44289

Details

PARISH OF SHIPLEY SHIPLEY PARK ROAD SK 44 SW 5/49 (East Side) 14.10.74 Nottingham Lodge

GV II

Lodge house. c1910, probably by Walter Tapper. Built for the Miller-Mundys of Shipley Hall. Randomly coursed sandstone with sandstone dressings and steeply pitched concrete tile, cruciform plan roof with large central stone stack, also with chamfered stone copings on plain kneelers to the gables. Square in plan with wide gabled bays each side. Single storey plus attics. North elevation has 6-light recessed and ovolo moulded mullion window with leaded lights and returned hoodmould. To either side at each corner is a semi-circular arch with moulded edge. These arches are repeated on all facades, so each corner has a small covered area with arches to two sides. Within the eastern arch is a 2-light recessed mullion window and within the western one is a moulded doorcase with studded wooden door facing north and a 2-light mullion window, facing west. Above in the gable is a 5-light mullion window similar to that below and over this is a central plaque with the crest of the Mundy family set in a rusticated surround. Other elevations are similar with 2 and 3-light recessed and chamfered mullion windows and thin ventilation slits to top of gables.

Listing NGR: SK4399744289

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:	78827
Legacy System:	LBS

Proposals

Nottingham Lodge was purchased by the applicant in 2025 and the building was in a poor condition, with external walls that were holding water. Upon inspection it was discovered that the building had previously had cement based strap pointing applied during maintenance by the previous owner (Derbyshire County Council).

The applicant has already received approval for the DOFF cleaning of the walls, which further exposed this issue during cleaning. The applicant has therefore undertaken to replace the cementitious strap pointing with a more suitable lime based mortar, as detailed within this report.

Photographs indicating the original state of the elevations and pointing prior to any works are shown on drawing 11360-P111.

WORKS

1. Scope of Works

The proposed works comprise the careful removal of defective, loose, failed or inappropriate cementitious based strap pointing to the listed building and its replacement with new lime-based strap pointing to match the existing character, materials, joint profile and appearance of the wall.

The works are intended as conservative repair works to preserve the special architectural and historic interest of the listed building. The works shall not alter the form, height, alignment, construction, materials or character of the wall. No rebuilding, alteration of masonry units, widening of joints or introduction of modern cementitious materials is proposed.

2. Conservation Approach

The works shall be undertaken using a minimal intervention approach. Sound historic pointing and sound historic fabric shall be retained wherever possible.

Only pointing that is loose, cracked, friable, defective, cementitious, visually inappropriate or no longer performing its protective function shall be removed. The removal of existing mortar shall be limited to the minimum extent necessary to allow effective repair.

All works shall be carried out in accordance with accepted conservation practice, using traditional lime-based materials compatible with the listed building.

3. Pre-Commencement Inspection

Before works commence, the contractor shall inspect the wall and identify the precise areas requiring repair. Particular care shall be taken to distinguish between:

- sound historic mortar to be retained;
- failed or loose historic mortar requiring localised repair;
- hard cementitious based pointing requiring careful removal;
- areas of cracked or displaced pointing;
- any damaged or friable brick, stone or other masonry units.

Any unexpected defects, structural movement, loose masonry, open cracks, failed copings, displaced stones, or areas requiring more extensive repair shall be reported to the applicant / contract administrator before work proceeds. No additional works shall be carried out without prior agreement with the Conservation Officer.

4. Protection of Listed Fabric

The listed building and adjoining historic fabric shall be protected throughout the works.

Adjacent masonry, copings, architectural features, ironwork, paving, planting and any adjoining structures shall be protected from damage, staining, impact and mortar splashing.

Protection shall be breathable and shall not trap moisture against the wall. Polythene sheeting shall not be fixed tightly against the masonry.

5. Removal of Defective Pointing

Defective pointing shall be removed carefully by hand using suitable non-percussive hand tools.

The use of angle grinders, disc cutters, mechanical chasing tools, percussion tools or aggressive cutting methods shall not be permitted, unless separately justified and approved in writing before use.

Mortar shall be removed only to the depth necessary to reach sound material, generally to a depth of approximately 2 to 2.5 times the joint width. Care shall be taken not to widen joints, chip arrises, damage masonry faces or disturb sound backing mortar.

Loose material shall be removed using soft brushes and clean water. The joints shall be left clean, stable and free from dust, loose mortar and debris before repointing.

6. Mortar Specification

The replacement pointing mortar shall be lime-based, vapour permeable and compatible with the listed building.

The mortar shall generally comprise a NHL 3.5 mix:

1 part NHL lime to 2.5 parts sharp local sand.

The sand shall be selected to match the existing mortar in colour, texture, grading and general appearance. Where required, suitable stone dust, brick dust or other approved aggregate may be incorporated to achieve an appropriate match.

Cement shall not be added to the mix. Proprietary premixed lime mortars may be used only where they are breathable, appropriate for historic masonry and agreed in advance.

The mortar must remain softer and more breathable than the surrounding masonry.

7. Pre-Wetting

Before pointing is applied, the prepared joints shall be lightly dampened with clean water to control suction.

The masonry shall be damp but not saturated. Standing water shall not remain in the joints at the time of pointing.

8. Application of New Strap Pointing

The new lime mortar shall be pressed firmly into the prepared joints to ensure full compaction and good contact with the existing backing material. Voids shall not be left behind the new pointing.

Where joint depth requires, the mortar shall be built up in layers, allowing each layer to firm sufficiently before the next is applied.

The new strap pointing shall match the existing or approved historic strap profile. The pointing shall follow the joint lines accurately and shall be formed neatly without smearing across the masonry face.

The profile shall not be over-prominent, excessively proud, ribbon-like or sharply cementitious in appearance. The finished work shall be consistent with the approved sample panel and shall preserve the special character and appearance of the listed building.

9. Finishing

The pointing shall be finished only once the mortar has firmed sufficiently.

The face of the mortar shall be lightly brushed back with a soft bristle brush where appropriate to expose the aggregate and soften the surface.

Mortar smears shall be removed from masonry faces before the mortar hardens. Acid cleaners, abrasive pads, wire brushes and pressure washing shall not be used.

10. Curing and Weather Protection

Fresh lime pointing shall be protected from frost, heavy rain, direct sunlight, strong wind and rapid drying.

The completed work shall be covered with damp hessian or other breathable protection where necessary. The mortar shall be kept lightly damp during the initial curing period as required by site and weather conditions.

Protection shall normally remain in place for several days after completion, or longer during adverse weather. Lime mortar shall not be allowed to dry too rapidly.

11. Cleaning and Completion

On completion, the wall shall be gently brushed down using soft brushes only.

No chemical cleaning, acid cleaning, pressure washing, abrasive cleaning or sealing treatment shall be applied to the wall.

All waste mortar, debris and protective materials shall be removed from site.

12. Workmanship

All works shall be carried out by contractors experienced in historic masonry repair and lime mortar pointing.

The works shall be undertaken carefully and conservatively to avoid harm to the listed wall. The contractor shall ensure that:

- historic fabric is retained wherever possible;
- existing joint widths and masonry arrises are preserved;
- sound historic mortar is not unnecessarily removed;
- new mortar is compatible, breathable and lime-based;
- cementitious materials are not introduced;
- the completed works preserve the special architectural and historic interest of the listed building.

13. Materials and Methods Not Permitted

The following shall not be used:

- Ordinary Portland cement mortar;
- cement-rich mortars;
- resin-based repair materials;
- silicone, acrylic or polymer sealants;
- waterproof coatings or masonry sealers;
- acid cleaning;
- abrasive cleaning;
- pressure washing;
- angle grinders or disc cutters for raking out;
- percussive tools likely to damage historic fabric.

14. Heritage Justification

The proposed works are necessary to repair defective and inappropriate pointing and to prevent further moisture ingress and deterioration of the listed building.

The works will use traditional lime-based materials and a matching strap-pointed finish, subject to sample approval. The repair will retain as much historic fabric as possible and will avoid hard cementitious materials that may trap moisture or damage the masonry.

The proposals are therefore considered to be sympathetic conservation repairs that will preserve the special architectural and historic interest of the listed building and maintain its contribution to the surrounding historic environment.

Where works have already commenced on site in this regard, these have been deemed justified as a repair, where the mortar specification had been changed from the existing cement based mortar to a new lime-based replacement, affording an improvement to the fabric and performance of the walls to the building.