



**Nutley Green Business Park
Smalls Hill Road
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On behalf of

Virtue Property Group

March 2022

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Cover: View looking west-northwest showing late 20th century steel-framed shed on western margins of site

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1 Executive Summary

A programme of Level 2 Archaeological Standing Building Recording (ASBR) undertaken by Border Archaeology (BA) with regard to traditional farm outbuildings at Nutley Dean Business Park, Smalls Hill Road, Horley, Surrey RH6 0HR, has produced the following results, summarised below:

An Archaeological Desk Based Assessment produced for the site in 2021 had suggested potential for evidence of upstanding remains of 18th/19th century outbuildings associated with the historic post-medieval farmstead of Nutley Dean Farm to survive within the southwestern portion of the site, to the northwest of the farmhouse, which is of early 18th century date with later 19th century additions. However, it should be noted that this potential was not confirmed by a site visit.

Upon visiting the site, it immediately became clear that there were no surviving structures within the boundaries of the site which could be identified as the historic traditional farm outbuildings associated with the nearby farmhouse at Nutley Dean Farm.

The five structures which formerly stood within the southwestern portion of the site had been demolished in August/September 2021, with the exception of a rectangular steel-framed shed with corrugated metal cladding and a broad, low-pitched corrugated asbestos roof (Building 1). It was apparent that this was a storage shed of late 20th century date, which appears to have been constructed at some point between 1972 and 1999. Examination of the interior (which was being used for storage of building materials for the new development at the time of recording) confirmed there were no traces of an earlier structure within this shed.

With regards to the other four structures which formerly stood within the southwestern portion of the site, in the vicinity of the complex of traditional farm buildings shown on earlier historic mapping, examination of aerial photographs and photographs of the structures which were taken as part of a previous application for development on the same site in 2017 indicate that they comprised a series of modern steel-framed storage sheds (Buildings 2, 3 and 5) and a garage building of brick and concrete construction with a low-pitched asbestos roof to the north of the farmhouse (Building 4).

Examination of historic mapping and aerial photographs confirmed that Buildings 4 and 5 appear to have been erected at some time between 1955 and 1972; while Buildings 2 and 3 were constructed between 1972 and 1999. The complex of historic farm buildings to the northwest of the farmhouse, which is shown on historic mapping from 1839 to 1972 appears to have been demolished at some point between 1972 and 1999.

Conclusion: The programme of ASBR established that no extant historic traditional outbuildings were present within the southwestern part of the site, these having been demolished in the late 20th century and replaced by a complex of modern storage sheds and a garage, which in turn were mostly demolished in late 2021. The only surviving buildings associated with the historic farmstead at Nutley Dean are represented by the farmhouse itself and the adjoining rectangular brick and weatherboarded outbuilding (originally of mid-19th century date, recently rebuilt and converted to residential use), which are located to the south of and outside the site boundary.

2 Introduction

Border Archaeology Ltd (BA) was instructed by CBLS Consultants on behalf of Virtue Property Group to undertake a programme of Archaeological Standing Building Recording (ASBR) to Historic England/RCHME Level 2 in connection with the removal of existing industrial buildings and erection of 14 dwellings at Nutley Dean Business Park (NGR TQ 24042 44627) (Reigate and Banstead Borough Council Planning Ref. 18/02680/F).

Planning Condition 8 states that ... *no development shall take place until the implementation of a programme of archaeological work has been secured in accordance with a Written Scheme of Investigation which shall have been submitted to and approved in writing by the local planning authority. Reason: To secure any significant archaeology having regard to the objectives of the NPPF.*

This condition was partially discharged by the submission of an Archaeological Desk Based Assessment (ADBA) in 2021 (Archer 2021) with the proviso that further building recording should be undertaken on the farm buildings in the SW part of the site (Reigate and Banstead Borough Council Planning Ref. 18/02680/DET08).

This programme of Level 2 ASBR has been undertaken in accordance with a Written Scheme of Investigation submitted to Nick Truckle BA MCifA Archaeological Officer Historic Environment Planning Surrey County Council for his approval as an appropriate methodology for the proposed programme of work.

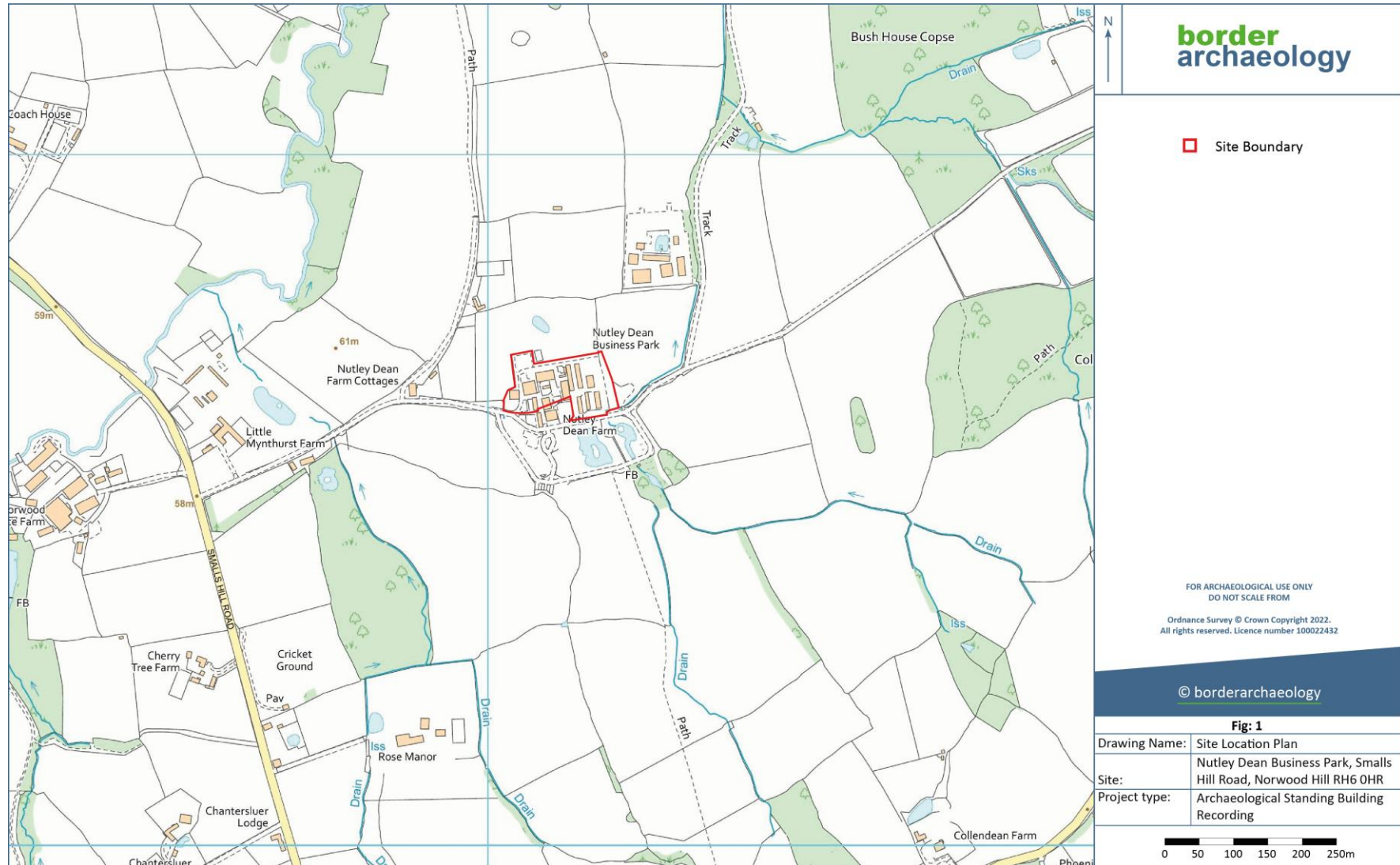
3 Site Description

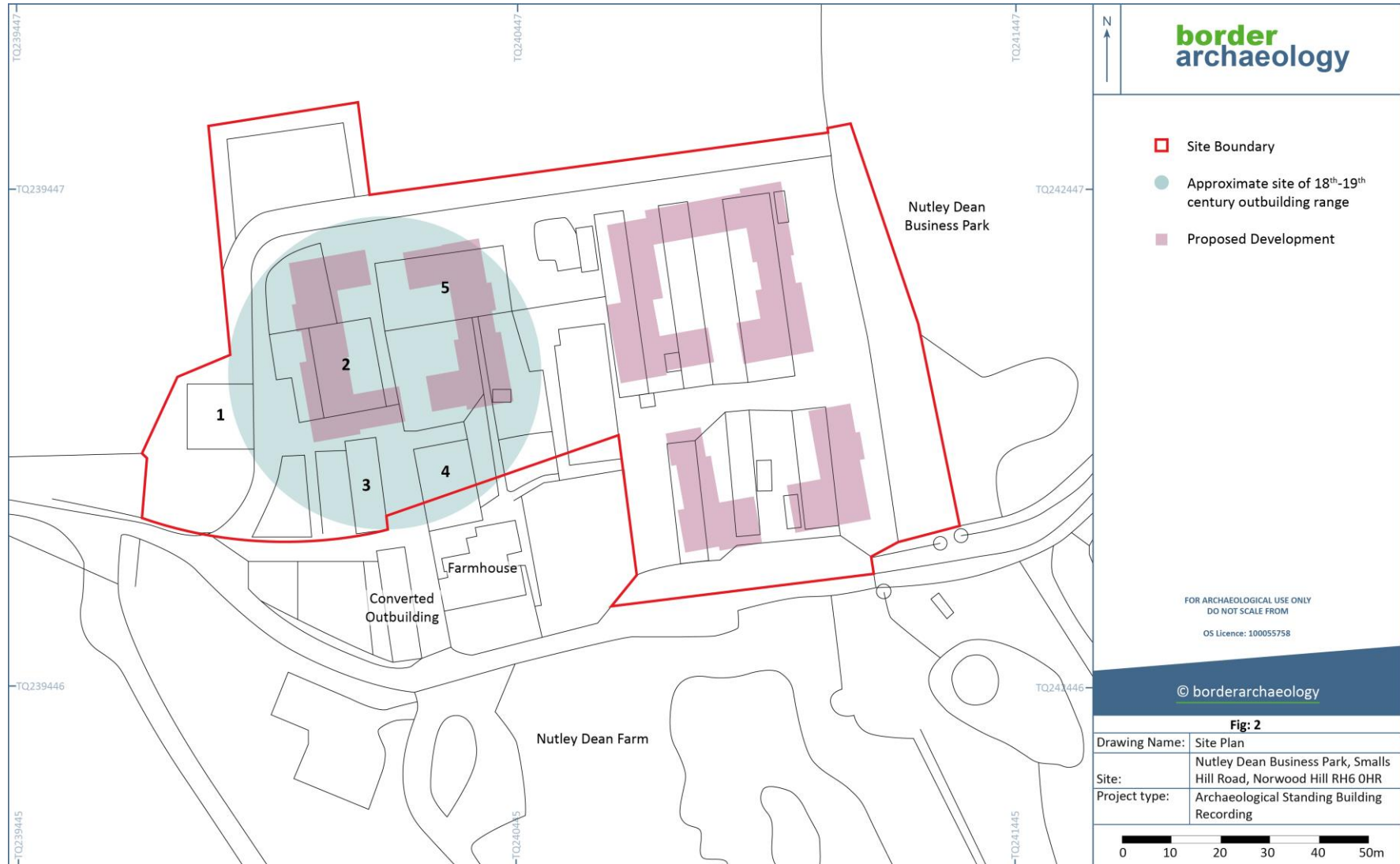
The proposed development site at Nutley Dean Business Park is located to the N of Smalls Hill Road, about 4.6km NW of the town of Horley (Surrey). The site extends over an area of roughly 1.13ha and has a gradual downward slope in a northerly direction from c. 62m to c. 60m AOD (*fig. 1*). A watercourse flows immediately to the E to join the Deanoak Brook about 800m to the N.

Nutley Dean Farmhouse, situated to the immediate S of the site, is a two-storey Georgian farmhouse designated as a Locally Listed Building and recorded on the Surrey Historic Environment Record. No designated World Heritage Sites, Scheduled Monuments, Historic Battlefields or Registered Parks & Gardens lie within the study site and the site is not within a County Site of Archaeological Importance (CSAI) or Area of High Archaeological Potential (AHAP), as defined by the Surrey Historic Environment Record.

3.1 Soils and Geology

The British Geological Survey (BGS) records the underlying solid geology as comprising Sandstone bedrock of the Weald Clay Formation, formed approximately 126 to 134 million years ago during the Cretaceous Period within a local environment previously dominated by swamps, estuaries and deltas, with no superficial deposits recorded (BGS 2022). The Soil Survey of England and Wales records the predominant soil type in the vicinity of the site as comprising typical stagnogley soils of the WICKHAM 1 (711e) series, consisting of slowly permeable seasonally waterlogged fine silty over clayey, fine loamy over clayey and clayey soils, the geology comprising drift over Cretaceous clay or mudstone (SSEW 1983).





4 Project Aim

The aim of the project was to undertake a programme of ASBR to record any surviving upstanding elements relating to an 18th century farmstead and ancillary buildings considered likely to be of local significance, which are located in the SW part of the site, and any subsequent phases of extension or alteration. Recording was to Historic England/RCHME Level 2, as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016) thus allowing for the preservation by record of all standing building fabric, fixtures and fittings of historical interest that will be removed or substantially altered by the proposed development.

5 Summary Historical & Archaeological Background

The site has been previously covered by an ADBR compiled in 2021, which included a search of heritage assets recorded on the Surrey Historic Environment Record (HER) within a 1km radius of the site (Archer 2021). The results of the ADBA indicated that no records held by the HER relate to sites of prehistoric, Romano-British or medieval date and the potential for there to be any related remains on the site is thought likely to be low for each of these periods.

However, the ADBA concluded that there was high potential to encounter remains associated with the farmstead of Nutley Dean, the origins of which appear to date back at least to the early 18th century, which might include extant remains of outbuildings; it should be noted, however, that the assessment was not informed by a site visit.

The Surrey HER records Nutley Dean Farm as a post-medieval farmstead (HER Ref. MSE22338), possibly of early 18th century date with later additions, which is first shown on Rocque's 1762 Map of Surrey. The map shows a cluster of farm buildings immediately adjacent to the site's southern boundary, although the depiction of these structures is somewhat schematic. The farmstead is marked on an Ordnance Survey drawing of 1808 and Greenwoods' Map of Surrey dated 1823 names the site as 'Nut House'. However, both drawings lack sufficient detail to draw firm conclusions about the layout of the farm buildings during the early 19th century.

The layout is shown in considerably greater detail on the Charlwood Parish Tithe Map of 1839 (*fig. 3*), which shows an L-shaped building clearly identifiable as the farmhouse, to the NW of which a separate U-plan complex of outbuildings is depicted, ranged around three sides of a courtyard, with a detached rectangular outbuilding situated further to the W. Two sub-rectangular ponds are also depicted to the immediate N and W of the farmhouse. The farm was then in the ownership of one Andrew Sturton and occupied by James Worsfold.

The farmhouse, which is a two-storey building of brick-and-timber-framed construction with a tile-hung upper storey and a hipped, tiled roof (*Plate 1*), is described in the Surrey Domestic Buildings Research Group database (the entry dating from 1973) as ... *a square Georgian house with central chimneys and a 1½ storey rear kitchen wing* and assigned a date of c.1720. The date of the U-plan range of outbuildings to the NW of the farmhouse is unclear (there is no separate description in the Research Group database) but it is possible that some part or all of it may have been contemporary with the farmhouse.



Plate 1: View N showing principal S-facing elevation of farmhouse at Nutley Dean Farm (to the S of the site)



Plate 2: View looking NW showing exterior of former outbuilding to W of the farmhouse at Nutley Dean Farm (recently rebuilt and converted to residential use)

The Ordnance Survey 1st edition map of 1874 (*fig. 4*) shows the farmhouse partially rebuilt and enlarged with the addition of a substantial wing to the N. A long rectangular structure aligned N-S is shown to the W of the farmhouse which can be identified with the existing single-storey outbuilding. This long outbuilding appears originally to have been constructed as a granary and is described in the Surrey Domestic Buildings Research Group database as a mid-19th century ... *weatherboarded granary on 12 concrete mushroom staddles*; it appears to have been reconstructed following damage at some point in the early 21st century prior to refurbishment and conversion to live/work units in 2012 (*Plate 2*).

The U-plan range of the outbuildings to the NW of the farmhouse as shown on the Ordnance Survey 1st edition map appears to have remained unchanged since 1839. Little change is indicated on the Ordnance Survey 2nd and 3rd edition maps dated 1900 and 1913 (*fig. 5*), respectively, but the Ordnance Survey provisional edition map of 1955 shows a narrow barn range aligned N-S had been attached to the N end of the U-plan outbuilding range (*fig. 6*). Examination of local newspaper records suggests that the Nutley Dean estate had a mixed farming regime in the 19th century but increasingly specialized in the rearing of pedigree dairy cattle and poultry during the first half of the 20th century.

A later Ordnance Survey 1:2500 map of 1972 shows that extensive additions had been made to the farmstead at Nutley Dean, with the construction of a roughly square structure to the N of the farmhouse (which appears to be identifiable with Building 4, used as a garage) and a rectangular outbuilding aligned E-W further to the N (identifiable with Building 5).

Comparison between an Ordnance Survey 1:2500 map of 1972 (which still shows the older U-plan complex of traditional farm outbuildings as intact) and an aerial photograph of 1999 (*fig. 7*) confirms that the U-plan range and nearby outbuildings had been demolished by no later than 1999 and replaced with three modern steel-framed sheds (Buildings 1-3). This new complex of outbuildings appears to have been converted to commercial warehouse use at some point during the 1990s and remained as such until their recent demolition in August/September 2021 (with the exception of Building 1 on the W margins of the site).

6 Methodology

Recording reflects Historic England/RCHME guidance and was undertaken in accordance with standards set by the Chartered Institute for Archaeologists (CIfA), namely, *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (CIfA 2020a) and *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (CIfA 2020b). BA adheres to the CIfA *Code of conduct: professional ethics in archaeology* (CIfA 2021) and to project management advice set out in *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Lee 2015).

The specific recording methodology is based on a Historic England/RCHME Level 2 record as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016), which sets out guidance on the recording of historic buildings for the purposes of historical understanding and is a revised and expanded version of *Recording Historic Buildings: A Descriptive Specification* (RCHME 1996).

Level 2 is defined as follows:

Level 2 is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project (Lane 2016).

The programme of recording was undertaken in March 2022 by Dr Catherine Sinnott under the supervision of Stephen Priestley MA MCI(A), Director: Research (Border Archaeology).

Upon visiting the site, however, it became immediately apparent that no extant historic traditional farm buildings remained within the SW portion of the site (or indeed anywhere else within the site boundary). The complex of historic traditional farm buildings formerly occupying the SW portion of the site (to the NW of the farmhouse) which is shown on historic mapping from 1839 up to 1972, appears in fact to have been demolished at some point between 1972 and 1999, based on examination of historic mapping and aerial photographs.

Four modern steel-framed storage sheds (Buildings 1, 2, 3 and 5) and a garage (Building 4), all of late 20th century date, occupied the SW portion of the site until their demolition in August/September 2021, the sole surviving remnant of these modern structures being a rectangular single storey steel-framed shed (Building 1) which is currently still being used for storage of building materials for the new residential development.

As a consequence, it was not possible to undertake the programme of Level 2 ASBR as detailed in the Written Scheme of Investigation, which would have comprised a drawn, photographic and written record of the historic farm buildings within the SW portion of the site. A photographic record was made of the remaining steel-framed shed and the development site in its current condition, confirming that no surviving historic farm buildings remained within the boundaries of the site.

7 Results

Upon inspection of the site, it immediately became evident that there were no extant structures within the site boundary which could be identified as historic traditional farm outbuildings associated with the nearby farmhouse at Nutley Dean Farm (predating the late 20th century) and that construction of the new development was already in progress (*Plates 6 & 7*).

The five structures which stood within the SW portion of the site (labelled on *fig. 2* as Buildings 1 to 5) had been demolished in August/September 2021, with the exception of Building 1 on the W margin of the site, consisting of a rectangular single-storey steel-framed shed with corrugated metal cladding and a broad, low-pitched corrugated asbestos roof (*Plates 3 & 4*). It was evident that this building was a storage shed of late 20th century date (and was being used for storage of building materials for the new development at the time of recording). Examination of the interior confirmed there were no traces of an earlier structure within this shed, which had a concrete hard-standing floor suggesting usage for storing machinery (*Plate 5*).



Plate 3: View WNW showing principal E-facing elevation of late 20th century steel-framed storage shed (Building 1)

The date of this modern steel-framed shed was established by examination of historic mapping and aerial photographs, which confirm a date of between 1972 and 1999 for its construction (probably towards the latter end of that date range). It may have been built either as an agricultural storage shed or was purpose-built as part of the usage of the site for commercial purposes.

With regard to the other structures which formerly stood within the SW portion of the site, in the vicinity of the complex of traditional farm buildings shown on earlier historic mapping, examination of aerial photographs and photographs of the structures which were taken as part of a previous application for development on the same site in 2017 (Reigate and Banstead Council Planning Ref. 17/00539/F) indicate that they comprised a series of large

two-storey modern steel-framed storage sheds (Buildings 2, 3 and 5) and a single-storey garage building of brick-and-concrete construction with a low-pitched asbestos roof (Building 4) to the immediate N of the farmhouse (WS Planning & Architecture 2017, figs. 11, 12 & 13, not reproduced for copyright reasons). Examination of historic mapping and aerial photographs confirmed that Buildings 4 and 5 appear to have been erected at some time between 1955 and 1972, while Buildings 2 and 3 were constructed between 1972 and 1999.



Plate 4: View WSW showing exterior of late 20th century steel-framed shed (Building 1)



Plate 5: View looking W showing interior of late 20th century steel-framed storage shed (Building 1)

The U-plan range of historic farm outbuildings to the NW of the farmhouse (and the detached barn to the W of this range) appear to have been demolished at some point between 1972 and 1999, based on the evidence of historic mapping and aerial reconnaissance.



Plate 6: View looking NNE across development site showing vertical steel post (possible remnant of Building 2)



Plate 7: General view NNE across the development site to N of Nutley Dean Farmhouse

8 Conclusion

The programme of ASBR undertaken by BA at Nutley Dean Business Park, Smalls Hill Road, Horley, Surrey produced the following results, which are briefly summarised below:

An ADBA produced for the site in 2021 had suggested potential for evidence of upstanding remains of 18th/19th century outbuildings associated with the historic post-medieval farmstead of Nutley Dean Farm to survive within the SW portion of the site, to the NW of the farmhouse, which is of early 18th century date with later additions.

However, upon visiting the site, it became clear that there were no surviving structures within the boundaries of the site which could be identified as historic traditional farm outbuildings associated with the nearby farmhouse at Nutley Dean Farm.

The five structures which recently stood within the SW portion of the site had been demolished in August/September 2021, with the sole exception of a rectangular steel-framed shed with corrugated metal cladding and a broad, low-pitched corrugated asbestos roof (Building 1). It was apparent that this was a storage shed of late 20th century date, which appears to have been constructed at some point between 1972 and 1999. Examination of the interior (which was being used for storage of building materials for the new development at the time of recording) confirmed there were no traces of an earlier structure within this modern shed.

Regarding the other four structures which formerly stood within the SW portion of the site, in the vicinity of the complex of traditional farm buildings shown on earlier historic mapping, examination of aerial photographs and photographs of the structures which were taken as part of a previous application for development on the same site in 2017 demonstrated that they comprised a series of modern steel-framed storage sheds (Buildings 2, 3 and 5) and a garage building of brick-and-concrete construction with a low-pitched asbestos roof to immediate the N of the farmhouse (Building 4).

Examination of historic mapping and aerial photographs confirmed that Buildings 4 and 5 appear to have been erected at some time between 1955 and 1972; while Buildings 2 and 3 were constructed between 1972 and 1999.

The U-plan range of historic farm buildings to the NW of the farmhouse (and a detached barn to the W of it) which is shown on historic maps from 1839 to 1972, appears to have been demolished at some point between 1972 and 1999.

Consequently, there were no extant structures of architectural or historic interest present within the SW part of the site (or elsewhere within the site boundary); the only surviving buildings associated with the historic farmstead at Nutley Dean being represented by the farmhouse itself and the adjoining rectangular brick and weatherboarded outbuilding (originally of mid-19th century date, but recently rebuilt and converted to residential use), which are located to the S of and outside the site boundary.

9 Archive

Both paper and digital records will be deposited with Guildford Museum and will be assembled in accordance with specific deposition guidelines set out in *The Transfer of Archaeological Archives in Surrey: A guidance note produced by the Surrey Archaeological Curators Group* (Hawkins 2018) and other museum guidelines as appropriate and with guidance contained in *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (ClfA 2020b).

Archiving will be consistent with advice detailed in *Guidelines for the preparation of excavation archives for long-term storage* (Walker 1990), *Standards in the museum care of archaeological collections* (Paine 1993), *Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation* (Brown 2011a) and *Safeguarding Archaeological Information: Procedures for minimizing risk to undeposited archaeological archives* (Brown 2011b).

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12 Cartography

(Reproduced by courtesy of the National Archives unless otherwise stated)

1762: Rocque's map of Surrey

1808: Ordnance Survey drawing of Reigate and District (British Library)

1823: Charles and James Greenwood's Map of the County of Surrey

1839: Charlwood parish tithe map

1874: OS 1st edition 6-inch map

1913: OS 3rd edition 25-inch map

1955: OS provisional edition 6-inch map

1972: OS National Survey 1:2500 map

13 Appendix 1: Historic Maps

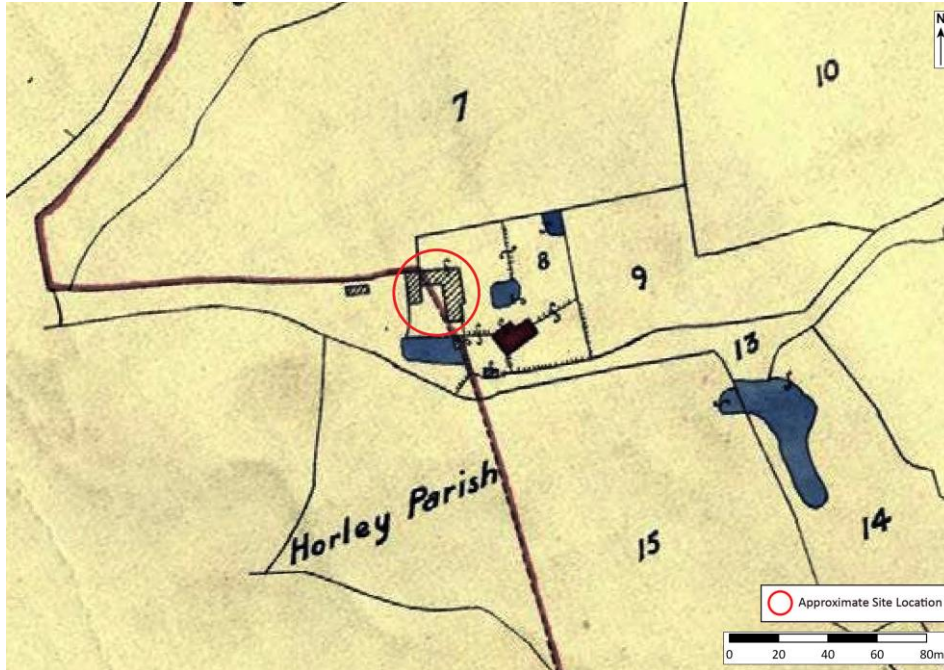


Fig. 3: Extract from the Charlwood Parish Tithe Map of 1839
(Reproduced by courtesy of the Surrey History Centre)

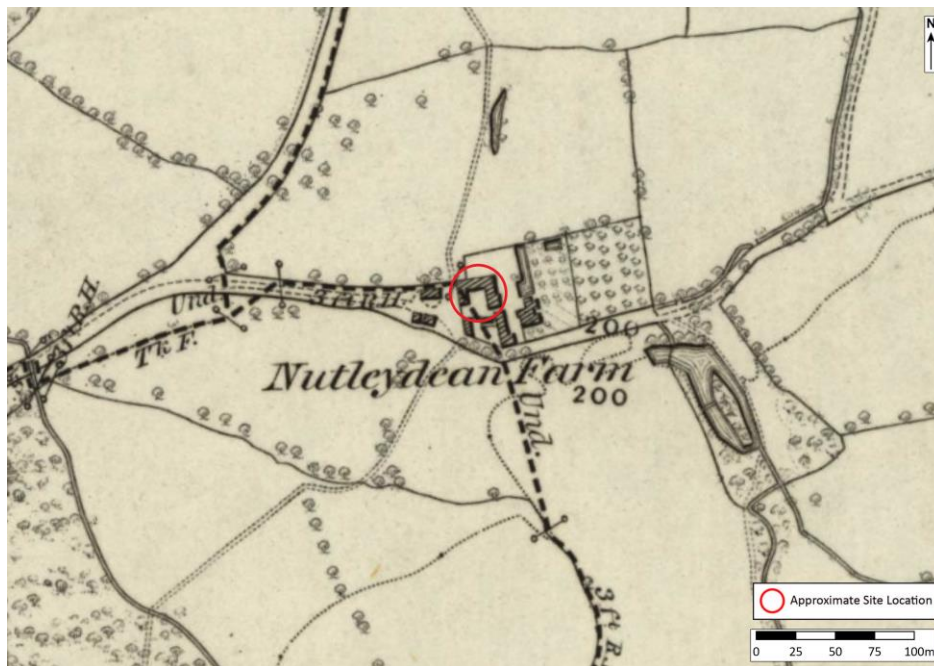


Fig. 4: Extract from the Ordnance Survey 1st edition map of 1874
(Reproduced by courtesy of the National Archives)

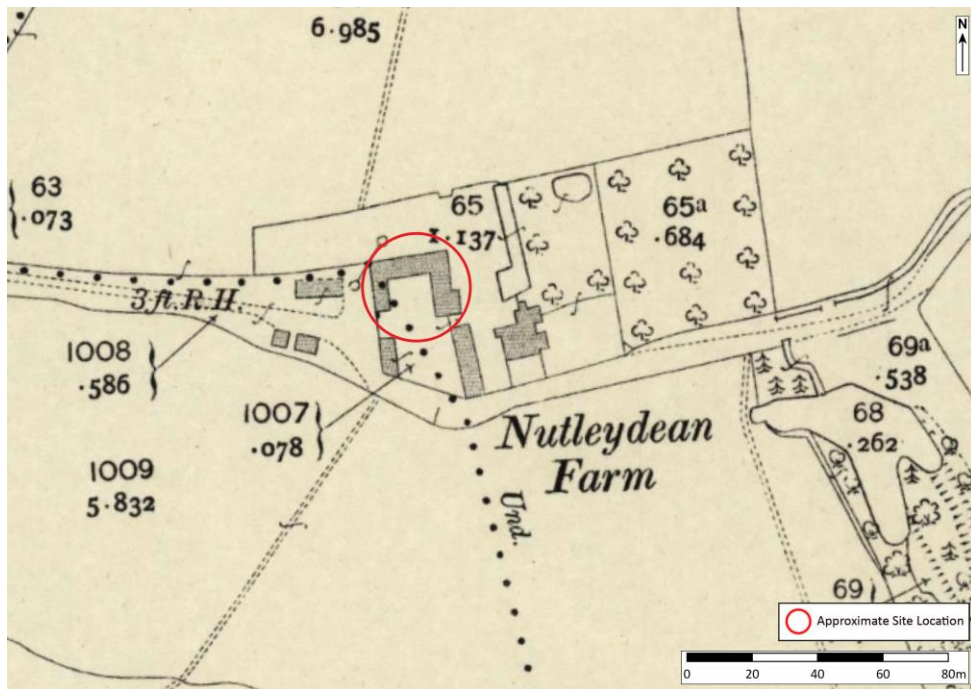


Fig. 5: Extract from the Ordnance Survey 3rd edition 25-inch map of 1913
(Reproduced by courtesy of the National Archives)

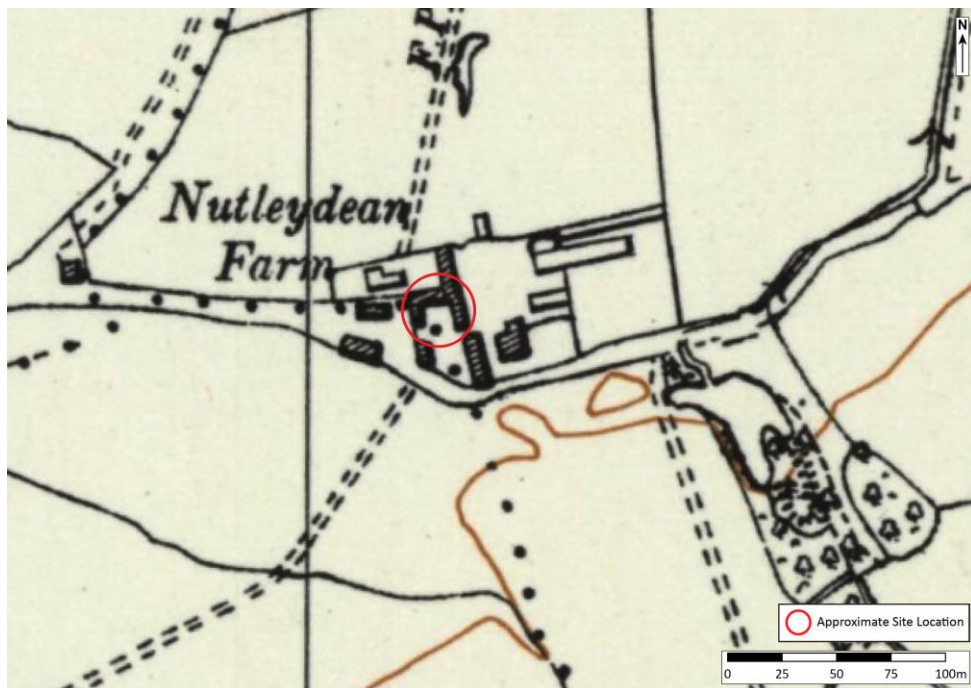


Fig. 6: Extract from the Ordnance Survey provisional edition 6-inch map of 1955
(Reproduced by courtesy of the National Archives)



*Fig. 7: Extract from an aerial photograph of 1999 showing the complex of modern outbuildings to the N and NW of the farmhouse
(Reproduced by courtesy of Google Earth)*

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