

Heritage, Design & Access Statement

For work to be carried out at:-

**Nutfield Priory Hotel & Spa,
Nutfield Road,
Redhill,
Surrey,
RH1 4EL**



Issued (13.2.25)

HOCKLEY & DAWSON

CONSULTING ENGINEERS

Unit 5

Birtley Courtyard

Bramley

Surrey GU5 0LA

Telephone: 01483 548784

Email: admin@hockleyanddawson.co.uk

Heritage, Design and Access Statement for Proposed Retaining Wall Stabilisation at Nutfield Priory Hotel & Spa, Nutfield Road, Redhill, Surrey, RH1 4EL

INTRODUCTION

This heritage, design and access statement has been prepared in support of an application on behalf of Nutfield Priory Hotel & Spa, for listed building consent.

Permission is requested to make safe and stabilize the existing retaining wall structure on the north side of Nutfield Priory Hotel & Spa.

Nutfield Priory Hotel & Spa is a Grade II listed country house in Nutfield, Surrey. It was constructed between 1872-4, designed by John Gibson for Joshua Fielden in a mixture of Gothic and Neo-Tudor styles, but incorporating cloisters and conservatory of 1858-9 by John Norton for an earlier house owned by H E Gurney.

17th Century:

The land on which the present Nutfield Priory Hotel is built belonged in the Middle Ages to Reigate Priory, a house of Augustinian canons, founded before 1240 by William de Warenne, the Fifth Earl of Surrey. Following the Dissolution of Monasteries the land was first seized by the Crown, but five years later Reigate Priory's assets were granted by Henry VIII to Lord William Howard, uncle of his fifth wife Catherine Howard. The estate descended by inheritance to Viscount Charles Mordaunt who sold it in 1681 to John Parsons, a wealthy London brewer.

18th - 19th Century:

In 1766 the estate was sold in several lots and the existing house Lot 7, known as Hungerford Farm with 93 acres, was bought by John Fowler of Bletchingley, who bequeathed it to John Fowler Wood. In 1854 Wood sold the property to H E Gurney and the Deed of Conveyance mentions a recently erected mansion house and farm and land called Hungerford, otherwise Priors Farm, 94 acres, 1 rood and 3 perches.

Gurney was a Quaker and associated with the bill broking business of Overend Gurney and Co. Additions were made to the house in 1858-9 by John Norton, including a conservatory and the estate was extended to 1750 acres. In 1866 the firm Overend Gurney collapsed with liabilities of 19 million pounds and the estate at Nutfield was sold by the liquidators of the firm. James Watney of the brewing family bought the mansion with its park and three farms for £60,491 but never lived there and conveyed the property in 1869 to Joshua Fielden of Stansfield Hall Todmorden.

20th - 21st Century:

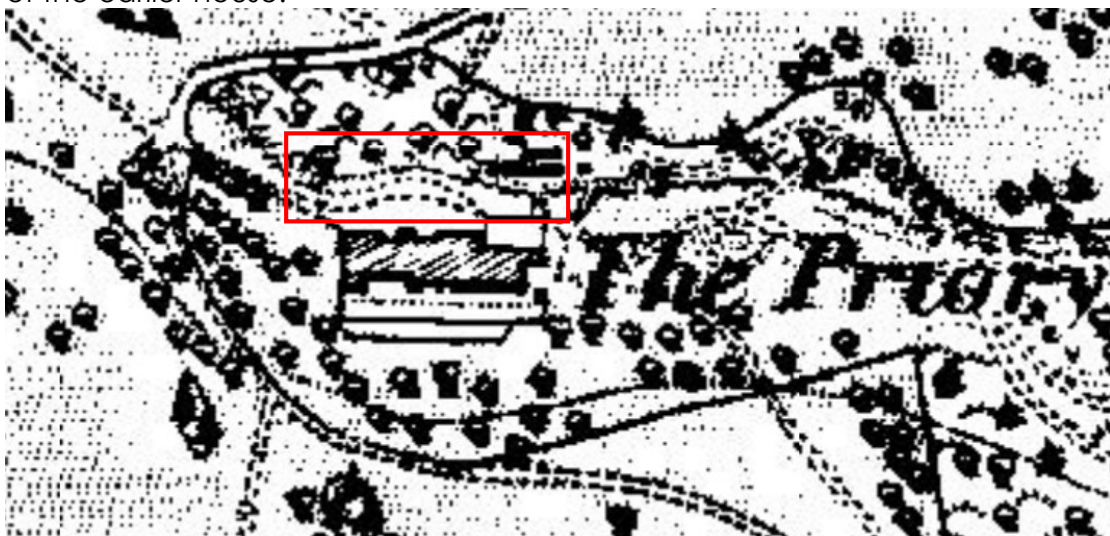
Joshua Fielden (1827-1887) was a Quaker, a partner in one of Lancashire's largest cotton manufacturing firms and an MP for the East division of the West Riding, whose father had guided the Ten Hours Bill through the House of Commons in 1847. He retired from the firm in 1869, bought the estate at Nutfield and commissioned the architect John Gibson to create a mansion to replace the earlier house on the site. The new house was built between 1872-4, incorporating John Norton's 1858-9 conservatory from the earlier house.

In 1920 the Fielden family sold the property to the Hutton family. The house was soon sold on to a Mr Picton-Davies and converted into a hotel in about 1929. During the Second World War Nutfield Priory was commandeered for military use and is thought to have been used as an officer's mess. Between 1948 and 1953 it was used by the NAAFI. Between 1954 and 1989 the house became a Secondary Modern Boarding School for Severely Deaf Children which pioneered the sound induction system and CCTV. An extension was added in matching style at the north-west corner in the 1970s. The school closed following advances in medical science which led to a decreasing incidence of severe deafness. In 1989 Nutfield Priory became a hotel.

ASSESSMENT OF HERITAGE SIGNIFICANCE

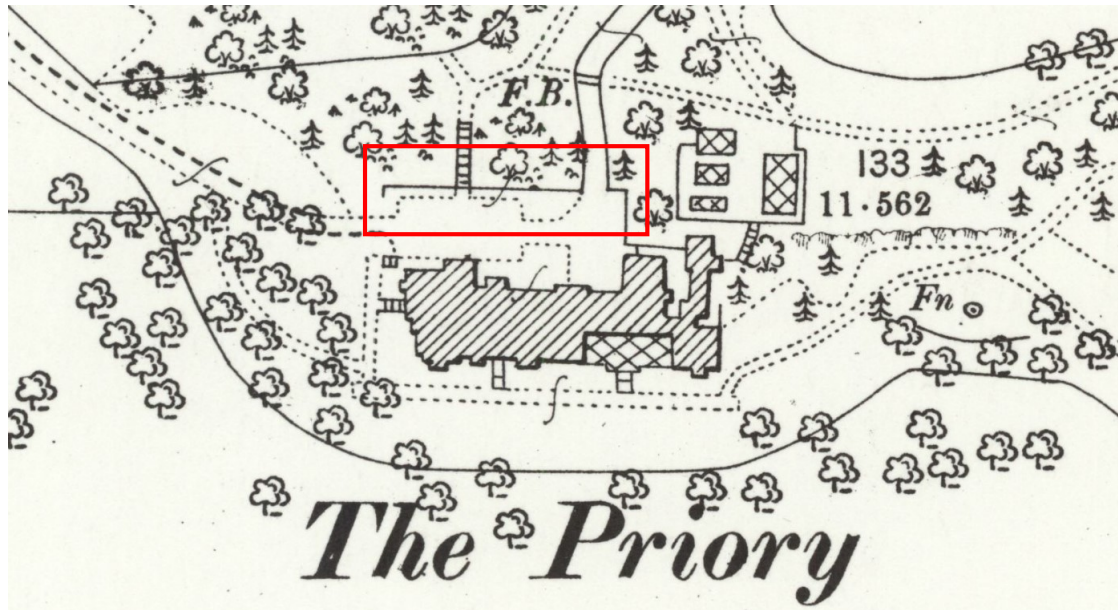
The north retaining wall is a significant exterior feature of Nutfield Priory Hotel & Spa. The wall was likely constructed between 1872-1874 when the new house was constructed on the site of an earlier house, commissioned by the architect John Gibson.

The 1870 OS Map below shows no exterior retaining wall structure to the North of the earlier house:



Sheet 027 | British History Online

The north retaining wall structure first appears in the 1896 OS Map (1 mile to 25inch series). It is therefore likely to have been constructed as part of the new 1870's mansion on The Priory site:



The part of the English Heritage listing that describes the retaining wall to the north is as follows:

'SUBSIDIARY FEATURES: On the north side of the entrance courtyard is a stone screen wall of ragstone rubble with ashlar dressings. The wall has triangular stone coping and ten buttresses. In the centre is an arched entrance to a flight of stone steps. At the ends are chamfered ashlar piers with decorated pyramidal caps.' (English Heritage Listing NGR: 1400998)

APPEARANCE

The vertical retaining wall has a retained soil height of between 2.7m and 3.2m, with 10 supporting buttresses along its 46m length. The wall is constructed of ragstone rubble with ashlar dressings and has a triangular stone coping. The 10 vertical buttresses are each up to 2.8m in height, with chamfered coping stones. Near the centre is a pointed segmental arch entrance leading to a flight of stone steps.



DESIGN PROPOSAL

First, the masonry retaining wall is to be repaired and consolidated. Defective facework is to be carefully dismantled and rebuilt to match existing, using approved NHL 2 mortar. Triangular coping stones are to be re-bed using lime mortar as required.

Following this, anchors are to be installed, designed by a specialist supplier to resist 40kN load. The anchors are to be installed outside of the RPA of the trees listed under a Tandridge District Council Tree Preservation Order No:5 2023. The ground anchors will be connected to 300mm diameter stainless steel pattress plates which are bedded using NHL 3.5.

150mm diameter weep holes are to be core drilled into the wall and grouted, the weep holes are to be located near the base of the wall at the reveal locations adjacent to buttresses as per the Hockley & Dawson drawing 21817 1 02. The weep holes are designed to significantly reduce the hydrostatic pore water pressure behind the wall, increasing the strength and life of the retaining wall system.

ACCESS

Access to the retaining wall is via the hotels main entrance driveway, with the wall immediately adjacent to the main carpark drop off area to the north of the building.

IMPACT

The rear edge of the retaining wall forms the boundary of the Tree Preservation Order Woodland displayed by Tandridge District Council Tree Preservation Order No:5, 2023 (Tandridge). The Root Protection Area of the trees in this woodland will be mapped ensuring that the root systems are not damaged or disturbed by construction work. Prior to construction work commencing, RPAs will be established as instructed by an Arboriculturist.

The proposed works do not involve the erection or construction of any new buildings.

The proposed works would have no detrimental effect to the landscape of the area.

There will be no adverse impact on biodiversity as part of the proposed works.

Dangerous safety hazards would be mitigated by the repair works.