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This is what they knocked down in 1982 to build (among other things) the Harlequin Theatre which is currently closed due to building defects. The old Market Hall was built in 1861

WHAT SHOULD HAPPEN NEXT?

The Civic Society
For Reigate & Redhill
www.reigatesociety.org.uk



**QUARTERLY
MAGAZINE
No 137
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EVENTS IN REIGATE & REDHILL

30 Nov Reigate Christmas Fayre
04 Dec Public Meeting re future of
Harlequin Theatre – see page 8

Next Society Talk
2nd December 2024 at 7.30 pm
Reigate Community Centre,
Anthony Parker on
Granville Sharpe - Early Campaigner
on the Abolition of Slavery.

MAGAZINE CONTENTS

Local Events	Page 1
Society Officers & Activities	Page 2
Chair & Redhill Notes	Page 3-4
Secretary's Notes	Page 4
Treasurer's Notes	Page 4
Registrar's Notes	Page 4

REPORTS

Architecture & Planning	Page 5-6
Transport Group	Page 6
Website & Social Media	Page 7
Green Spaces Group	Page 7
Harlequin Support Group	Page 8
Notice of Public Meeting	Page 9
Corporate Member's List	Page 10

President: Nicholas Owen

Acting Chair:

Pippa Martin

Email: pm.sg@ntlworld.com

Tel: 07801 372523

Secretary:

Jane Artis

Email: janeartis@hotmail.com

Tel: 07831 269866

Acting Vice Chair

Christine Ingram

Email: h.ingram2@ntlworld.com

Treasurer & Registrar

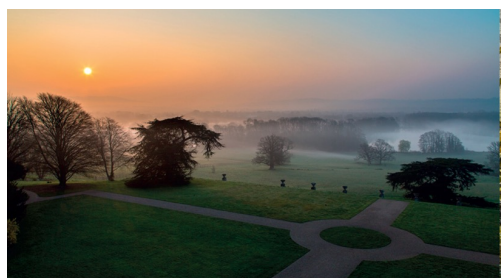
Robert Bogin

Email: robertbogin@gmail.com

Tel: 07989 408834

GATTON PARK OPEN DAYS 12.00-5.00 pm

Many of these days feature activities for children but there is plenty of space to walk and enjoy the open spaces. Gatton Hall is open for the sale of refreshments.



6 October
3 November
1 December



<https://gattonpark.co.uk/visit/opening-times/>

REIGATE PRIORY TREE TRAIL



Illustrated
leaflet and
map of
rare and
beautiful
trees to be
found in
Priory Park



[https://www.reigatesociety.org.uk/Walks/
Priory%20Park%20Tree%20Trail.pdf](https://www.reigatesociety.org.uk/Walks/Priory%20Park%20Tree%20Trail.pdf)

RS CHAIR & REDHILL NOTES – PIPPA MARTIN

The Chairman is again combining the report on Redhill and Reigate feeling equal affiliation to both parts of the borough. The autumnal beauty of Priory Park is stunning this year and continues to be well cared for and a pleasure and benefit to all the residents.

Though the autumn continues rather wet and gloomy Redhill market has enjoyed the loyalty of several marketeers. Dillon Foster who is now 18 has created with his sister Kaylor a colourful fruit and vegetable stall with a diverse selection of produce from all over the world. He now plans with the support of his father to start a small market garden to grow his own produce. Thomas who sells scarves and hats has various suggestions for the improvement of the layout of the market. Jeremy Brooke continues to provide the freshest fish in the country. With the cosmopolitan food on many stalls Redhill is beginning to thrive. The little carousel, reminiscent of the South of France, with its pumpkin coach, 2 a-breast horses, trolley bus, motor cycle, Donald Duck, fire engine, etc entertained the children on half-term until Sunday. The company is called Toyset, and at £3.00 a ride is a sensible price.

Andy Nash having weathered the uncertainties of the retail sector has made imaginative decisions to keep the Belfry warm and welcoming. Sainsburys continues to be seasonal with excellent fresh food and huge trugs of Halloween pumpkins. The Borough is renting out the building in Consort House and on 8th December the library which has temporarily operated there will close for one week and will reopen at the old ToyBarnhaus premises in the Belfry remaining there until the summer 2025 when it plans to return to the Warwick Quadrant.

At an historic meeting on 23rd October Solum's plans for totally unacceptable tower blocks to be built in the forecourt of Redhill Station were refused at 10.35 pm. At a long meeting Solum presented their designs and plans to put 6 million pounds into the project. As the plans were unviable with no provision for any affordable housing they were refused. 8 councillors voted against the proposals, 2 in favour with 2 abstentions. Nearly 2,000 residents had signed a petition of objections organised by the East Surrey Residents Association. The Chairman of the R & R Society submitted an objection on the grounds of over-development, instead proposing a glass and steel pedestrian bridge spanning from the station over the roundabout to the centre of Redhill.

The Council has authorised a survey of the RAAC in the roof of the Harlequin Theatre which has now been closed for a year. The results of the survey are due for publication on 23rd Nov. Five consultations have now been held in Redhill, Horley & Banstead. Several pressure groups have held demonstrations and the Reigate and Redhill Society is organising an open meeting at Carrington School at 8.00 pm on 4th December 2024. The Harlequin Theatre is the cultural core of the Borough.

RS CHAIR & REDHILL NOTES – PIPPA MARTIN (continued)

SOCIETY OBJECTION TO SOLUM PLANNING APPLICATION 2024

The Reigate and Redhill Civic Society aims to preserve the best of the historic borough and to encourage the highest standard of sustainable new planning and architecture.

Since the beginning of the 21st century there has been a change in emphasis towards placemaking, building better, with a commitment to a people-first approach in public spaces. This includes green parks, squares, underpasses, street spaces and interstitial spaces between buildings, pedestrianisation, transport, air pollution, arts facilities - all public realm strategies to achieve a sense of well-being in the working and residential community.

The proposed tower blocks in the station forecourt serve none of these objectives, overpowering the existing buildings, blocking the view of the Surrey Hills and creating a physical division between Redhill Station and the centre. There is residential development in the Picture House, rental accommodation in the Queensway Building, residential accommodation above the Light and Rise. Further residential development is being built in Brook Road. The Solum tower blocks would provide no social housing. The Solum development affords no benefit to Redhill. Any new building should enhance the historic significance of the Station. There would be no Redhill without the railway. It is a railway town.

The present traffic situation cuts off the station from the town centre. The Reigate and Redhill Society proposes a steel and glass pedestrian bridge linking the station to the town. For the above reasons the Society objects to the Solum Development.
Pippa Martin -Chairman Reigate and Redhill Society

SECRETARY'S NOTES – JANE ARTIS

Next Open Meetings to be held on Zoom or Face to Face as noted

2nd December 2024 at 7.30 pm

Reigate Community Centre, 53 High St, Reigate RH2 9AE

Anthony Parker – Granville Sharpe Campaigner against the Slave Trade

TREASURER'S REPORT at 19/11/2024 –ROBERT BOGIN

Net income ytd 2024-2025 is £1195. Membership subs to date are £2967.

Last full year was £2982

Balance sheet figure is very healthy

REGISTRAR'S REPORT – ROBERT BOGIN

Number of members stands at 371 comprising 100 single memberships, 123 family memberships, 20 corporate and 7 others. Thus a total of 250 memberships. New members joining in 2024 to date is 23.

No of memberships unpaid for 2024-2025 is 36; reminders have been sent out

The New Priory School

One of the main focuses currently is the revised planning application that has been submitted by the Priory School for a new school building on the Woodhatch Place site on Cockshot Hill. After reviewing the revised documents that were submitted, the APC still have major concerns over several aspects.

The safety of children travelling to school along Cockshot Hill was a major concern of the previous application and while the proposed traffic calming measures and widening of the footpath are welcomed, it is still a concern that there should be better clarification on how pedestrians can enter the grounds without conflicting with traffic dropping off or parking on site. We also agreed that the provision of barriers along the edge of the pavement at certain points would help in terms of safety of pedestrians walking along the pavement.

The number of parking spaces for dropping off on site has increased but still could be more. The proposed drop off system may cause vehicles to be blocked in waiting for other vehicles to drop off causing gridlock on the site which is also not helped by the rate at which vehicles will be able to exit the site due to queues on Cockshot Hill.

The traffic in general is very congested during rush hour periods and addition of school traffic will just exasperate the situation and we believe a roundabout at the Woodhatch junction would help alleviate this somewhat and has been proposed in the past as a viable change. There is also the provision of cycling spaces, but more cycle routes need to be provided. The internal plan of the building itself does not seem to have been changed and the form of the building and reduction of levels has not been proposed meaning that the concerns over being overbearing to the residents to the south remains. The elevations and external materials used have been amended and improved but due to the box like nature of the building it remains uninspiring and generic.

The thermal requirements and energy efficiency of the building has not been improved and we believe more can be done to improve the rating of this building above a BREAM excellent. This is a great opportunity to create a cutting-edge energy efficient building that can follow other examples over the UK in the last few years. Some of these examples can be reviewed using the link below: -

https://www.passivhaustrust.org.uk/passivhaus_awards/Passivhaus%20Educational%20Buildings/



Solum development of Redhill Station & the old Salvation Army building

A review of these projects and the current situation has been covered in other reports so please review those for UpToDate information.

Planning applications & developments

There continues to be a drop off in terms of the amount of development as developers are carrying out a lot of feasibility on sites but not progressing to submitting planning applications. The number of householder applications is around the same level however. The new padel courts at Reigate Lawn Tennis club have been completed and now open to members following the passing of the planning application at committee level.

New chairperson required:

I am afraid I am still looking for someone to come forward to take over the role of Chair of the APC. The new Chair preferably needs to have experience working within the construction, design, planning or environmental areas and is passionate about protecting and future proofing the quality of the built and natural environment and heritage of the past for future generations. Please reach out to me if you are interested in joining the committee and taking on the role of chairperson.

ARCHITECTURE AND PLANNING GROUP – continued

The Civic Awards 2024

Following last year's awards, the Civic awards will not be taking place this year but will hopefully return in 2025. This will give a bit more time for a healthier short list of candidates.

Any nominations for next year's award for projects completed recently or in the recent past that our members deem worthy of nomination are still very much welcomed from RSS members.

Projects can range from outstanding buildings to public sculptures, and we will draw up a short list from the nominations to be judged next year.

TRANSPORT GROUP – BRUCE HEALEY

Roads

The M3 (junctions 2a to 4) and the M25 (junctions 5 to 6) both have ongoing lane restrictions to increase the number of refuges on the 'smart' motorways. Both sets of works are progressing painfully slowly and both have a completion date of 31st March 2025.

M25 Junction 10 works will continue until 'Summer 2025'. There is no information about motorway or sliproad closures after early November. The Reigate West Street cycle lane has opened.

Budget changes affecting road users

An extra £500m has been earmarked for next year to repair potholes in England.

The 5p cut in fuel duty, introduced 5 years ago and due to expire now is to be extended for another year.

The first year road tax for new cars that are not all electric will increase ten-fold. This includes plug-in hybrids.

Trains

Regulated train fares in England are to increase by 4.6% next year, while the price of most railcards will rise by £5. These changes come into effect on 2 March 2025.

Buses

The Government have announced that the cap on bus fares will be increased to £3.

GREEN SPACES GROUP (GSG) – HELEN NEVE

The last two months have been wholly taken up by responses to the planning application to build five residential blocks on the site adjacent to Redhill station.

We worked with the East Redhill Residents' Association (who mounted a brilliant campaign, challenging many assumptions and statements on aspects such as traffic and parking, visual impact, housing offer etc) and with RRS (particularly on place making, the need for a 'people first' approach and respect for Redhill's heritage).

Following the refusal of the planning application, the Green Spaces Group is now suggesting a further collaborative approach on developing options on what we do want for Redhill, rather than what we don't want. Pippa Martin is aware of this suggestion and I hope to discuss it with East Redhill Residents Association at their meeting on the evening of 5th November. This may involve a lot of collaborative work with a number of local organisations.

Our live links are set out below. For updates, please follow and like GSG on

<https://www.facebook.com/GSGReigateSociety>



<https://twitter.com/GSGReigateSoc>



<https://www.reigatesociety.org.uk/about/na.php>



<https://www.reigatesociety.org.uk/Walks/>



WEBSITE & FACEBOOK- BRUCE HEALEY

A Reigate Town Trail walk has been added to the website walks page. The number of Facebook 'likes' continues to grow slowly.

<https://www.facebook.com/p/The-Reigate-and-Redhill-Society-100064867353379/>



Recordings of all past talks can be found here

https://www.reigatesociety.org.uk/meetings/meeting_notes.php

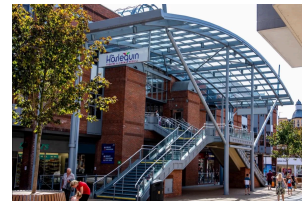


NOTICE OF PUBLIC MEETING

“SAVE THE HARLEQUIN”



Hosted by:
NICHOLAS OWEN
RRS President



RRS have invited Reigate & Banstead Council
Leader

Cllr Richard Biggs

to talk about the future of the
HARLEQUIN THEATRE

A Q&A session will follow.

Date: 4th December 2024 7.30pm for 8pm start
Venue: Carrington School, Noke Drive, Redhill RH1 4AD

Register your support at reigatesociety@gmail.com



All are welcome, just turn up!

Limited parking on site, with more available on Noke Drive.



HELP TO PROTECT THE ONLY THEATRE IN THE BOROUGH

HOW TO READ QR CODES

QR codes give you quick access to websites without having to enter or remember a web address. You can use the Camera app to scan a QR code. From the Home Screen, Control Centre or Lock Screen of your mobile phone or tablet, open the Camera App so that the QR code appears in the viewfinder. Your device will recognise the QR code and display a notification. Tap the notification to open the link associated with the QR code. If you require help with this, visit your local library.





Harlequin update

Thank you to everyone who kindly provided their views on arts and cultural provision as part of our engagement activities in October. 160 people attended the events, and we received over 500 questionnaire responses. We are analysing the feedback to help us understand community aspirations, which will inform the development of options for interim and future provision. With regard to the Theatre building itself, we anticipate reports on the RAAC and building surveys to be issued later in November for our analysis and consideration. Before any decisions are taken on next steps, Councilors will need to have the opportunity consider the costs and implications of the surveys findings, all of which will inform a report to the Executive in January 2025.

HSG will be holding a stall at Redhill Market on 16th and 23rd November, and at Reigate Fayre on 30th November, so people are invited to come and talk to HSG members to find out how they can help save the Harlequin.

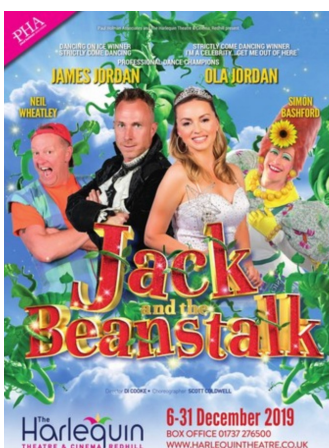
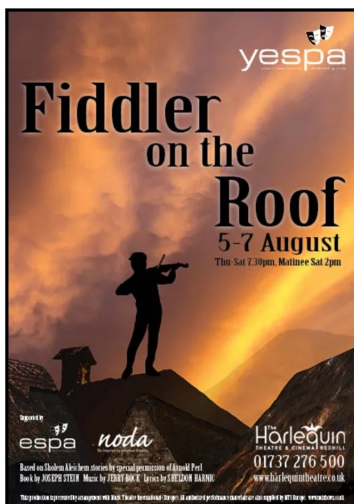


A group supporting the repair and reopening of The Harlequin Theatre in Redhill that aims to keep the public and group leaders who hire the theatre abreast of the latest news and supports the need for an interim solution for the arts in the borough.

Email:

harlequin.reigateandbanstead@gmail.com

FACEBOOK PAGE LINK



STATEMENT FROM LEADER OF RBBC

At last month's Executive meeting regarding the Harlequin I committed to sharing more information with you when I could regarding the RAAC survey. As I expressed last month, I agree with the sentiment that it has taken too long for this survey to happen. I am pleased to be able to advise that RBBC has now agreed with Aviva to jointly commission the RAAC survey, and the work will commence during the week commencing 23rd September. The survey work will include intrusive inspections, with various trades on hand to support the opening up and making good process. The first phase of the survey will determine the extent of the opening up required and will confirm the indicative programme for the completion and issue of the final report. It is anticipated this will run into November.

Given the age of the building, it is prudent at this moment to also commission a full building condition survey. This full building condition survey will be undertaken in October after the onsite RAAC survey work but before we receive the RAAC survey findings. Once the final RAAC and building condition reports have been issued (which we expect by 15th November), we will have an indicative understanding of likely costs of any remediation. Whilst we can anticipate at least some of what the surveys are likely to say, it is important for all Members to understand the scale of work and associated costs which will be necessary after the results have been shared with us.

CORPORATE MEMBERS.

Adam's Gallery www.adamsgallery.co.uk 42a High Street, Reigate RH2 9AT Art gallery 01737-225677	Royal Albert & Alexandra School www.raa-school.co.uk Gatton Park, Reigate RH2 0TW 01737-649050 Boarding school for boys & girls aged 7 to 18
Crow Watkin www.crowwatkin.co.uk 14 Bell Street, Reigate RH2 7BE Independent estate agents, surveyors & valuers 01737-245886	Sawkings Architects Ltd www.sawkingsarchitects.com 1 The Quarry, Betchworth RH3 7BY 01737-845580 Chartered Architects
Dunottar School www.dunottar.surrey.sch.uk High Trees Road, Reigate RH2 7EL Independent co-educational school ages 11-18 01737-761945	Skin Architects www.skin-architects.co.uk Hope Lacy, 20 Ringley Avenue, Reigate RH2 7ET 01737-210457 Chartered Architects
Micklefield School www.micklefieldschool.co.uk 10 Somers Road, Reigate RH2 9DU 01737-242615 Independent prep school for boys & girls aged 2 1/2 to 11	Stentor Music Co. Ltd www.stentor-music.com Albert Road North, Reigate RH2 9EZ 01737-240226 Manufacturers and distributors of musical instruments
Rayners Commercial www.raynerscommercial.com 14a Bell Street, Reigate RH2 7BG 01737-222835 Chartered Surveyors and Commercial Property Agents	Stoneman Funeral Service www.stonemanfunerals.co.uk Doran Court, Reigate Road, Reigate RH1 6AZ 01737-763456 Funeral directors & memorial craftsmen
Reigate Architects www.reigatearchitects.co.uk 24 Holmesdale Road, Reigate RH2 0BQ 01737-243540 Architecture & sustainability	Unusual Expo www.unusualexpo.com Yorke Road, Reigate 07831-882527 Exhibition & Event Design
Reigate Grammar School www.reigategrammar.org Reigate Road, Reigate RH2 0QS 01737-222231 Grammar School	Touchstone Tonewoods www.touchstonetonewoods.co.uk Albert Road North, Reigate RH2 9EZ 01737-221064 Luthier supplies, parts, tools and tonewoods
Reigate Heath Golf Club www.reigateheathgc.com Reigate Heath RH2 8QR 01737-226793 Heathland golf course	TWM Solicitors www.twmsolicitors.com 40 West Street, Reigate RH2 9BT 01737-221212 Solicitors
Reigate Priory Cricket Club www.reigatepriorycc.co.uk Park Lane, Reigate RH2 8JX 01737-244477 Cricket club with senior & junior sections	White & Sons www.whiteandsons.co.uk 24 High Street, Reigate RH2 9AY 01737-222600 Independent estate agents, surveyors and valuers
Reigate Priory School www.reigate-priory.co.uk Bell Street, Reigate RH2 7RL 01737-245065 Junior school	Wray Common Nursing Home www.wray-common.co.uk Wray Common Road, Reigate RH2 0ND 01737-240563
Robinsons www.robinsonsmb.com 1 Bancroft Rd, Reigate RH2 7RP 01737-229200 Chartered Surveyors, Commercial Property Sales, Lettings Lettings, Valuation & Management	WS Planning & Architecture www.wsipa.co.uk 5 Pool House, Bancroft Road, Reigate RH2 7RP 01737-949872 Chartered Town Planners and Chartered Architects Full design and build service



THE AIMS OF THE REIGATE AND REDHILL SOCIETY

- To conserve and improve the historic environments of Reigate, Redhill, and the surrounding areas
- To object to poorly designed or unsuitable developments
- To encourage a high standard of planning and architecture
- To promote the improvement of infrastructure, local transport services, layout of roads and parking
- The retention and improvement of existing public open spaces and support for setting up new ones.
- Monitoring the maintenance of local green spaces.
- Granting Civic Awards to encourage good development and design throughout the Borough.
- To encourage civic pride in the community.



Individual Membership
£10 per annum

What are the benefits of membership?

- A season of free to all talks on a variety of topics
- A quarterly Newsletter updating members concerning ongoing issues in the Borough

JOIN NOW:



THE REIGATE &
REDHILL SOCIETY

EST 1952



How do I join and
what are the subscription amounts?

Single membership - £10.00 per annum
Family membership - £15.00 per annum
Corporate members - £30.00 per annum

For a membership application form, contact the registrar
Robert Bogin at reigatesociety@gmail.com
or telephone 07989-408834

Alternatively, you can scan the QR code
or complete the form online at
<https://www.reigatesociety.org.uk/contact/>



<https://www.reigatesociety.org.uk>