



The Marketplace Reigate 1923



Creation Window by Philippa Martin
Redhill Methodist Church



Willis Towers Watson building
and Margot Fonteyn statue



Station Road Redhill early 1900's

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



**QUARTERLY
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**EVENTS IN
REIGATE & REDHILL**

- 22 Sept Run Reigate
- 24 Sept Full Council Meeting
Town Hall 7.10 for 7.30 pm
with question from HSG
(Harlequin Support Group)
re future of Harlequin
Theatre
- 30 Nov Reigate Christmas Fayre

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The Civic Society
For Reigate & Redhill
[Website](http://www.reigatesociety.org.uk)
www.reigatesociety.org.uk



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**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/>

**SECRETARY'S NOTES
JANE ARTIS**

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

23rd September 2024 at 7.30 pm

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

Sarah Dickinson, Chair of Surrey Gardens Trust talks on the work of the Trust to champion Surrey's rich heritage of historic parks and gardens.

2nd December 2024 at 7.30 pm

Reigate Community Centre,
Anthony Parker – The Slave Trade

RRS CHAIR & REDHILL NOTES – PIPPA MARTIN

The Chairman's Report combines Reigate and Redhill as she feels equally concerned for both towns.

The Society held a well-attended AGM on the 24th June at Reigate Manor Hotel. Candidates from the Tory party, Labour, Lib Dems and the Green Party were present. Several issues were discussed and Nicholas Owen gave an entertaining talk about "His Life as a Train Driver".

The Beer Festival organised by the Rotary Club held in Reigate Tunnel was very successful and the Society was one of the sponsors. The event enabled donations of £4000 each to Kent, Surrey, Sussex Air Ambulance and Prostate Cancer UK plus donations to a number of smaller charities, community groups and good causes.

The Reigate Arts Festival, also supported by the Society, was a resounding triumph on 14th, 15th and 16th June despite the atrocious weather. The Chairman attended many events and was soaked to her middle by the end of Saturday! Schools and societies performed music and dance and the Reigate and Redhill Society were well represented in the Old Town Hall where many prominent figures in the arts associated with Reigate were exhibited with photographs and a short biography. Members of the Society assisted with the distribution of Membership leaflets and the Chairman felt the presence of the Society had raised its profile in the borough.

On 17th August Marks and Spencers pulled out of the Belfry. A terrific blow for Redhill as it had been the core Retail Store. Despite being apparently profitable it has closed 200 stores and wishes to concentrate on the food side of the business. It has opened a large food emporium in Guildford. With H&M and Sainsburys providing considerable competition in the clothes industry a large part of the profit is now online. Andy Nash the manager of the Belfry is quoted as "frustrated and confused" but is in talks with a number of national retailers, a gym brand and the NHS. Trespass, the outdoor clothing company, may pull out at the end of January.

The most serious loss to the Borough is the closure of the Harlequin. As the only professional theatre in Reigate and Redhill it has been home for 33 years to schools, drama groups, orchestras, meetings, business groups – the cultural core of the Borough. Chairman attended two council meetings which were a travesty. There were no plans or vision. There has been no public consultation. The Tory councillors voted to dismiss the Harlequin staff. There were no discussion about future events and the councillors were unable to answer questions on finances or replacement activities. In the 11 months of closure since RAAC (Reinforced Autoclaved Aerated Concrete) was reported there has been no survey or any action at all. The library continues to operate from Consort House in Queens Way but apparently intends to return to the Quadrant at the end of the year. The Borough of Reigate and Banstead Arts Council has lost its grant; the council is reported to have a Leisure and Culture Strategy but it has not materialised.

Reigate Police Station has closed as the building also contains RAAC. The nearest Police Stations are now in Caterham and Crawley.

RRS CHAIR & REDHILL NOTES – PIPPA MARTIN (continued)

On September 5th the Surrey Mirror published articles on the Solum proposals for Redhill Station forecourt. The East Surrey Residents Association were photographed objecting to the tower blocks. There have been 2000 letters condemning the proposals. On the 8th July The Times published an article highlighting the corrupt planning system, the borough councils, the ugly tower blocks and the lack of good modern architecture being built in Britain. As promised the Chairman wrote to Caroline Lucas but at the time she was totally concerned with the election.

The Salvation Army Citadel which has been allowed to fall into disrepair over the past few years is to be auctioned. The Chairman organised a petition and a resolution was passed which meant that the historic building had to be preserved for community use. Now presumably the owners are claiming it is in a dangerous condition. Over the past 3 years the Chairman has tried to contact the owners without success.

On tth September the Chairman visited The Undercroft in Reigate the medieval chamber which is opened once a year for English Heritage Open Days weekend. She spent two hours talking to local residents and handed out several Society leaflets. There is an article about the Undercroft on page 8 of this Magazine

On 23rd September at 7.30 pm the Society has a talk about Autumn Colours by Surrey Gardens Trust. The talk is at the Reigate Community Centre (behind Methodist Church) in Reigate High Street. Parking at Morrisons is unlimited **for arrivals after 7.00 pm**

TREASURER'S REPORT at 16/09/2024 –ROBERT BOGIN

Net income ytd 2024-2025 is £679. Membership subs to date are just under £2000. Last full year was £2982

Balance sheet figure is very healthy and £5000 was moved from the current account to Skipton BS which now pays 3.4% interest.

REGISTRAR'S REPORT – ROBERT BOGIN

Number of paid up members stands at 353 comprising 96 single memberships, 115 family memberships, 20 corporate and 7 others. Thus a total of 238 memberships. New members joining in 2024 to date is 19.

WEBSITE & FACEBOOK- BRUCE HEALEY

The Redhill and Reigate History website has been added to our website and a plethora of formatting issues thrown up by the merging of differing sites are being addressed. The site can be accessed from the 'home' menu dropdown.

Facebook: presently has 874 followers. This number is slowly growing

<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



ARCHITECTURE AND PLANNING GROUP – TIM LEE

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 Cock shot 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/

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.

ARCHITECTURE AND PLANNING GROUP – TIM LEE (continued)

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.

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.

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.

GREEN SPACES GROUP (GSG) – HELEN NEVE

Since the last newsletter the Green Spaces Group (GSG) has been taking an active interest in the Solum planning application for Redhill Station development. The GSG chair is also the Treasurer of the East Redhill Residents' Association (ERRA); ERRA's area will be significantly impacted by any new development around the station. ERRA is submitting further objections to the development, particularly with regard to the applicant's transport assessment, a document on which the Reigate and Redhill Society (RRS) committee has also expressed concern. As Chair of the Society's GSG group I will be submitting further information and updates to the RRS committee for consideration.

The Solum planning application will also present both issues and possible opportunities for the GSG's Greenaissance project.

The GSG has also supported a variety of RRS activities including recommending the speaker for September open meeting and responding to a variety of queries and issues from within the area.



GREEN SPACES GROUP (GSG) – HELEN NEVE (continued)

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/>



TRANSPORT GROUP – BRUCE HEALEY

On the roads, the lighting on the M25 between junctions 6 and 9 have been turned off. This is apparently to reduce carbon footprint but is much more likely to be about reducing costs (penny pinching).

Surrey County Council are proposing to improve the A25 between Reigate and Dorking. One of the suggestions is a cycle lane. If implemented this is likely to mean that traffic from Park Road which has to turn into West Street to head north or east will lose the centre refuge causing tailbacks when traffic wants to turn right into West Street. While this makes things safer for cyclists, it affects drivers. Their plans can be found on the internet (search for A25 Reigate Dorking improvements to find details and others' reactions).

There is also a proposal for a northbound bus lane on the A23 towards Redhill from Woodlands Road towards Mill Street. Traffic is often queuing for the Mill Street junction and this is likely to make the situation much worse.

Both the 400 and 460 buses have improvements to service with a more consistent and later buses on the former and more hourly service on the latter.

The proposed hydrogen buses funded by Surrey County Council should have been in service but have not been seen yet. By comparison, those promised by Sussex County Council are in service and can be seen on route 20.

Network Rail are finalising a strategic planning document concerning local rail services. The following information is expected to be published at the end of the month but the expected findings are as follows:

The proposal for extending the Tonbridge to Redhill services to Gatwick shows that the economic case is 'marginal'.

The North Downs Line service pattern is expected to stay 'as is' for some time and there is 'not a strong case' for extending services beyond Reading or Gatwick. The subject of new rolling stock is also under review with the expected solution being dual mode electric and battery stock as the preferred answer.

THE MEDIEVAL UNDERCROFT

Location Westcroft, 16 West Street, Reigate, Surrey, RH2 9BS (entrance is on Slipshoe St, around the back).

Details The medieval undercroft, or vaulted chamber, is believed to date to the late 14th or 15th century. It is situated between West Street and Slipshoe Street, which is traditionally recorded as the site of a market house demolished in about 1728. The monument is now located below a modern residential building.

The undercroft measures 5m by 3.5m and has a depressed three-centred tunnel-vault with five chamfered ribs, one of which is missing. The entrance is situated in the south-west corner. There are springings of transverse ribs in the wider south bay and two wall niches. It has walls of roughly-coursed rubble up to 2.7m high and a cobbled floor. The undercroft is likely to have originally extended further northwards and would have been lit by two unglazed square windows, one in the east wall and another in the south wall.

The building originally overlying the undercroft fell into ruin and was demolished in the 18th century. Thereafter the undercroft became a chamber where rubbish accumulated before it was rediscovered and restored in the 20th century. A domestic undercroft of the medieval period might comprise three, four or more vaulted bays depending upon the wealth of the owner.

They were constructed of stone, fireproof and used for the storage of provisions or items of special value. Placed beneath a house they could thus be kept under close supervision.

Although undercrofts are sometimes referred to as cellars, they were not necessarily built entirely below ground level, but, where they are sunken into the ground this can aid their preservation when the house either falls into disuse or is replaced by a later structure, such is the case with the undercroft at Reigate.

All domestic undercrofts of the medieval period with significant surviving archaeological remains are considered worthy of protection. Despite some later alterations, the medieval undercroft at Reigate survives well with much original medieval masonry.

It is a good example of an urban medieval domestic building with well-preserved interior stonework and provides a significant testament to the early history of the town. The monument has high amenity value, as a recreational and educational resource within the town, which adds to its value and importance.

Accessibility details

Access only via two flights of steps. No facilities.

Historic England

The undercroft is registered as a Scheduled Monument with Historic England.

List Entry Number: 1005940 Date first listed: 01-Feb-1962

<https://historicengland.org.uk/listing/the-list/list-entry/1005940>

National Grid Reference: TQ 24993 50349





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 THEATRE UPDATE

The Society has received this message from Councillor Richard Biggs, Leader of Reigate & Banstead Borough Council

“ 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.

Finally, plans for the public engagement sessions in early October are taking shape, with the first session provisionally scheduled for Saturday 5th October. Further information will be shared with you in the next few days, including dates, times and locations.”

CORPORATE MEMBERS.

Adam's Gallery
www.adamsgallery.co.uk
42a High Street, Reigate RH2 9AT
Art gallery
01737-225677

Crow Watkin
www.crowwatkin.co.uk
14 Bell Street, Reigate RH2 7BE
Independent estate agents, surveyors & valuers
01737-245886

Dunottar School
www.dunottar.surrey.sch.uk
High Trees Road, Reigate RH2 7EL
Independent co-educational school ages 11-18
01737-761945

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

Rayners Commercial
www.raynerscommercial.com
14a Bell Street, Reigate RH2 7BG
01737-222835
Chartered Surveyors and Commercial Property Agents

Reigate Architects
www.reigatearchitects.co.uk
24 Holmesdale Road, Reigate RH2 0BQ
01737-243540
Architecture & sustainability

Reigate Grammar School
www.reigategrammar.org
Reigate Road, Reigate RH2 0QS
01737-222231
Grammar School

Reigate Heath Golf Club
www.reigateheathgc.com
Reigate Heath RH2 8QR
01737-226793
Heathland golf course

Reigate Priory Cricket Club
www.reigatepriorycc.co.uk
Park Lane, Reigate RH2 8JX
01737-244477
Cricket club with senior & junior sections

Reigate Priory School
www.reigate-priory.co.uk
Bell Street, Reigate RH2 7RL
01737-245065
Junior school

Robinsons
www.robinsonsemb.com
1 Bancroft Rd, Reigate RH2 7RP
01737-229200
Chartered Surveyors, Commercial Property Sales, Lettings
Lettings, Valuation & Management

Royal Alexandra & Albert School
www.raa-school.co.uk
Gatton Park, Reigate RH2 0TW
01737-649050
Boarding school for boys & girls aged 7 to 18

Sawkins Architects Ltd
www.sawkinsarchitects.com
1 The Quarry, Betchworth RH3 7BY
01737-845580
Chartered Architects

Skin Architects
www.skin-architects.co.uk
Hope Lacy, 20 Ringley Avenue, Reigate RH2 7ET
01737-210457
Chartered Architects

Stentor Music Co. Ltd
www.stentor-music.com
Albert Road North, Reigate RH2 9EZ
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Manufacturers and distributors of musical instruments

Stoneman Funeral Service
www.stonemanfunerals.co.uk
Doran Court, Reigate Road, Reigate RH1 6AZ
01737-763456
Funeral directors & memorial craftsmen

Unusual Expo
www.unusualexpo.com
Yorke Road, Reigate
07831-882527
Exhibition & Event Design

Touchstone Tonewoods
www.touchstonetonewoods.co.uk
Albert Road North, Reigate RH2 9EZ
01737-221064
Luthier supplies, parts, tools and tonewoods

TWM Solicitors
www.twmsolicitors.com
40 West Street, Reigate RH2 9BT
01737-221212
Solicitors

White & Sons
www.whiteandsons.co.uk
24 High Street, Reigate RH2 9AY
01737-222600
Independent estate agents, surveyors and valuers

Wray Common Nursing Home
www.wray-common.co.uk
Wray Common Road, Reigate RH2 0ND
01737-240563

WS Planning & Architecture
www.wspa.co.uk
5 Pool House, Bancroft Road, Reigate RH2 7RP
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THE REIGATE &
REDHILL SOCIETY

EST 1952



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:



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>