



# Reigate & Banstead Borough Council is committed to regenerating Redhill town centre

**Our vision is that Redhill will be a vibrant place to live, work and shop.**

We consulted you in early 2012 about the priorities for improving the town centre. You told us you wanted:

- a vibrant town centre
- good urban design
- road network improvements and provision of community facilities
- better quality green space, leisure and food outlets.

## **Tell us your views**

Take a look at the designs for the new cinema, shops and restaurants planned for the town and tell us what you think.

Tell us your views by completing and returning a feedback form here until 12 March or via [www.reigate-banstead.gov.uk/redhillregeneration](http://www.reigate-banstead.gov.uk/redhillregeneration) until 18 March.

Got a question? Borough Council staff and the scheme architects will be available to answer questions at the exhibition on Wednesday 9 March, 10am-1pm and Saturday 12 March, 11am-3pm.



# Redhill - a vibrant place to live, work and shop

We were successful in securing “Pinch Point” funding from the Department for Transport to deliver the Redhill Balanced Network, working with Surrey County Council. This has created improved walking and cycling connections as well as a much improved road network around Redhill town centre for residents, businesses and visitors.

Activity is underway at the Warwick Quadrant with the development of a new Sainsbury's foodstore, Travelodge and gym. Completion: 2017.

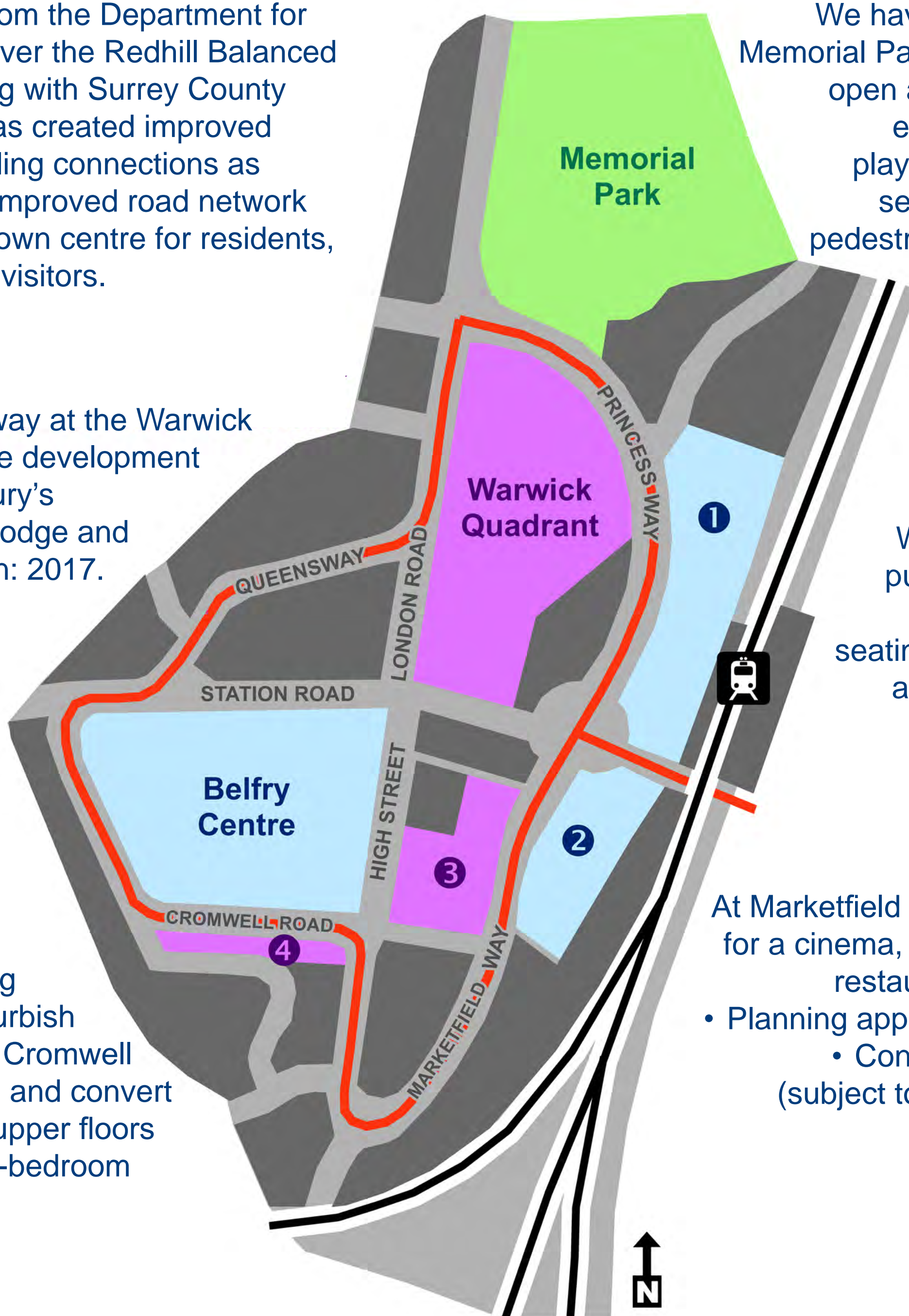
We are preparing proposals to refurbish the ground floor Cromwell Road shop units and convert and extend the upper floors to create 24 two-bedroom flats.

We have invested £1.5M in Memorial Park to provide a more open and welcoming main entrance, a new café, playground, orchard and sensory garden, better pedestrian and cycle routes through the park, an enhanced sports zone and an events area.

We have created new public space in Station Road providing new seating, improved lighting, attractive planting and better cycle storage.

At Marketfield Way, we have plans for a cinema, up to ten shops and restaurants and 153 flats.

- Planning application: spring 2016
- Construction start: 2017 (subject to planning approval)
- Completion: 2019



- Redhill Balanced Network**
- ① Station Site
  - ② Liquid & Envy Site (now Odeon Court)
  - ③ Marketfield Way Site
  - ④ Cromwell Road Site

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# **Redhill - a vibrant place to live, work and shop**



## **What will the regeneration of Redhill achieve?**

- ✓ **Create new jobs, apprenticeships and training**
- ✓ **Attract new businesses to the area**
- ✓ **Increase private sector investment**
- ✓ **More diverse shopping and leisure choices**
- ✓ **New town centre housing**
- ✓ **Environmental improvements**

**Money spent locally is more likely to stay  
in the community.**



# Marketfield Way

## Context

The site is bordered by Marketfield Way to the east and the High Street to the west. To the far north of the site is Station Road and to the north east is Redhill railway station.

In 1896 the local cattle market moved onto the site. A historic photo of this can be seen below. A year later the buildings to the north of the site up to the Abbot Pub were constructed.

The fortnightly market continued for many years. However, as the car overtook the horse as the preferred method of transport and as packaged meat became favourable to meat sold at open market, the cattle market suffered and eventually closed.

The site is currently occupied by a 97 space car park and a number of post-war retail/ commercial units facing onto the High Street.



Current aerial view with site boundary in red



Historic photo of the market



Marylebone house



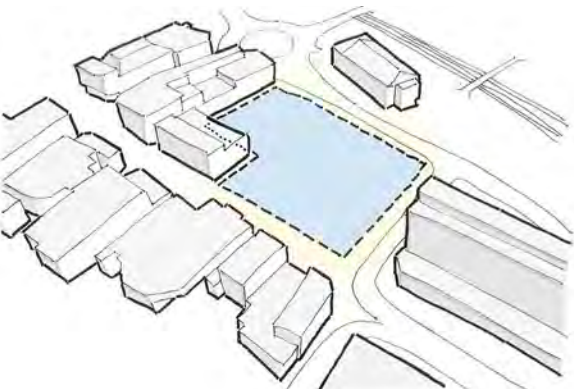
The Belfry shopping centre



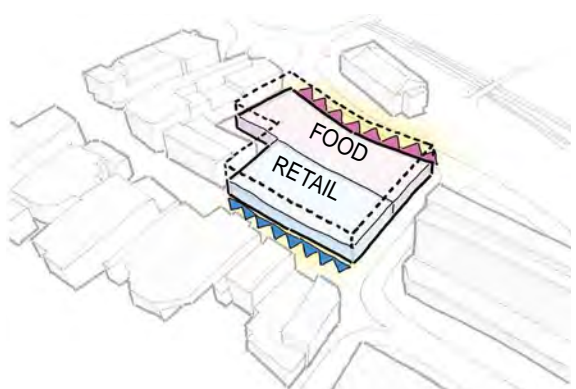
High Street looking North



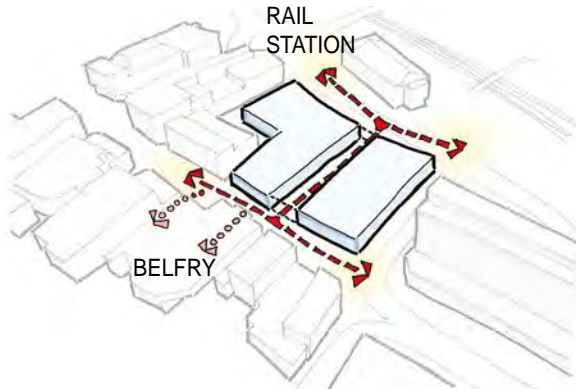
The car park and Kingsgate



Site



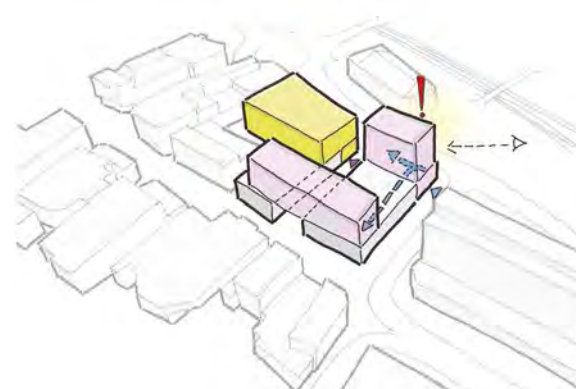
Frontages



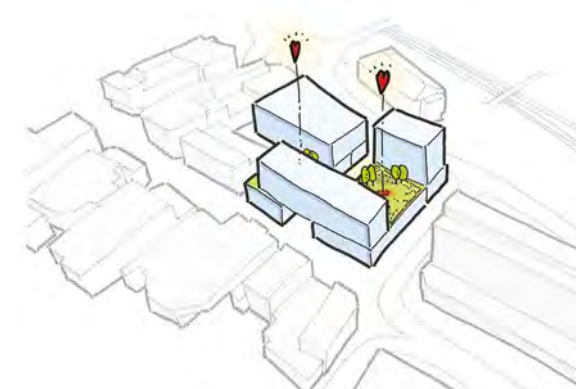
Galleria



Uses



Residential & cinema



Amenity space

## Proposals

The proposals will help reinvigorate this part of Redhill town centre by providing new shops, restaurants, a cinema and new homes.

Pedestrian access will be improved by creating a new route across the centre of the site from the High Street to Marketfield Way. This route, called the Galleria, will be solely for pedestrians and will have shops and restaurants on either side of the route, some with outdoor seating.

The height of the scheme is sympathetic to the existing context. On the High Street side the building steps down in scale from south to north in response to Kingsgate and Marylebone House. On the south east corner a taller element helps with wayfinding, both from the station and as a marker of the end of the High Street.

## Timescales:

Planning application - spring 2016

Subject to planning approval - construction to start in 2017

Project due to complete 2019



Aerial view of proposals



# Marketfield Way

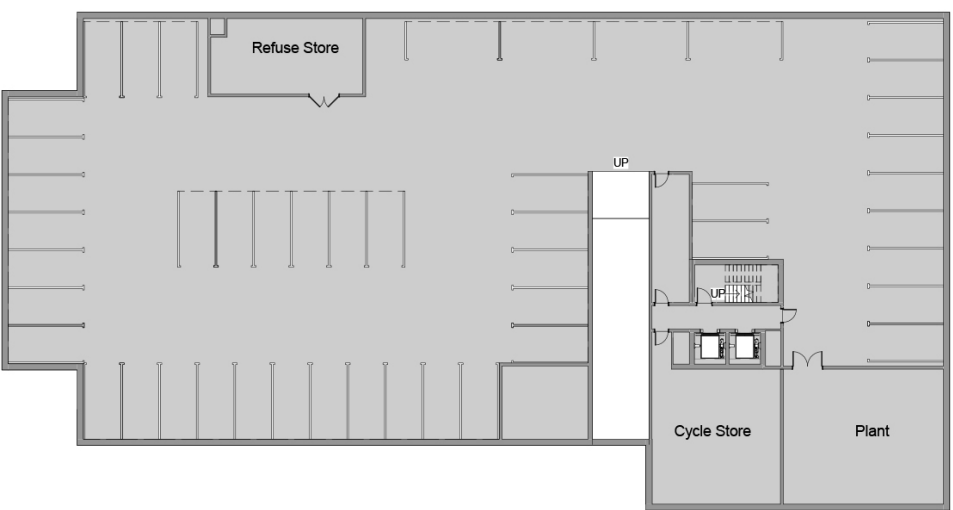
## Plans

The scheme will provide a total of ten new retail and restaurant units across the ground and first floors. In addition, a six screen cinema is proposed for the first floor on Marketfield Way.

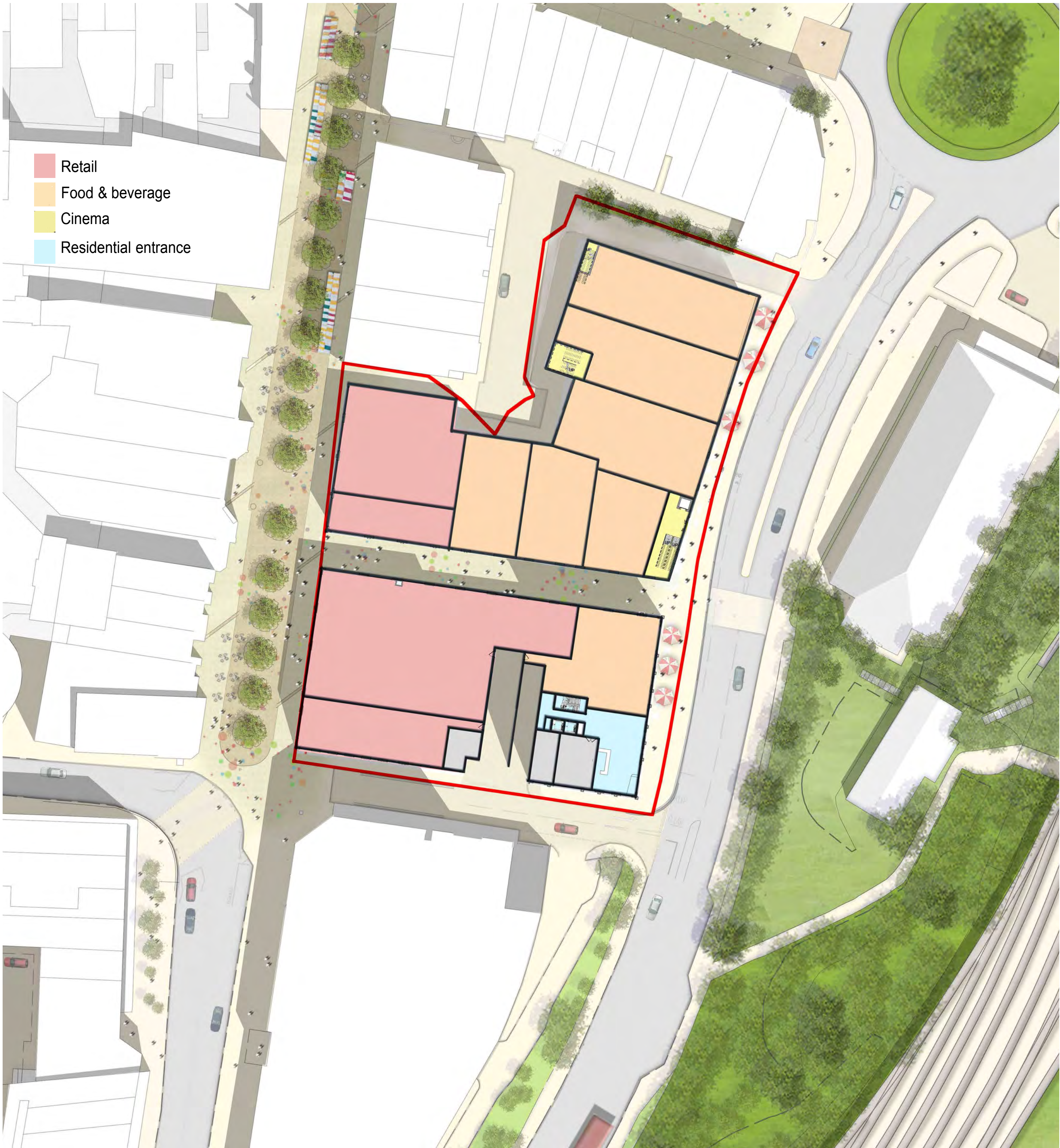
The residential element of the scheme has a communal entrance located on the south eastern corner. At second floor level there is a landscaped courtyard and communal area for residents. The scheme will provide 153 new homes with the following mix:

- Studios - 4
- 1 bedroom - 69
- 2 bedroom small - 24
- 2 bedroom large - 56

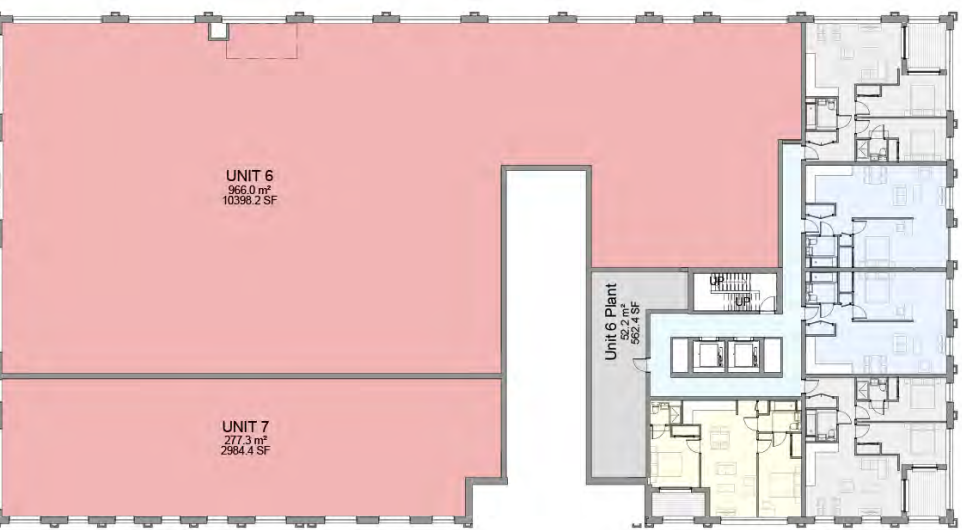
The basement provides 47 car parking spaces and 153 cycle storage spaces for use by residents.



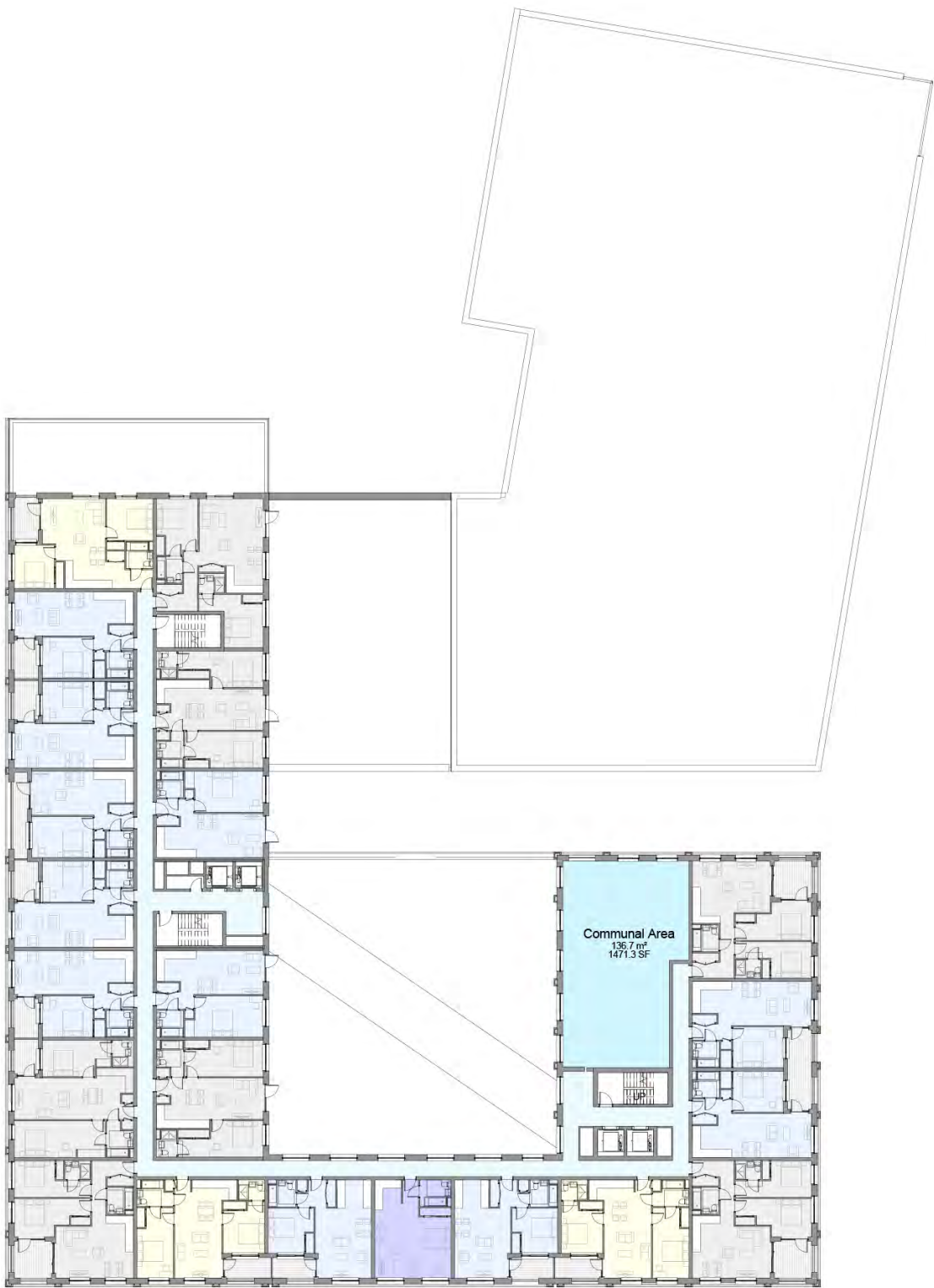
Basement



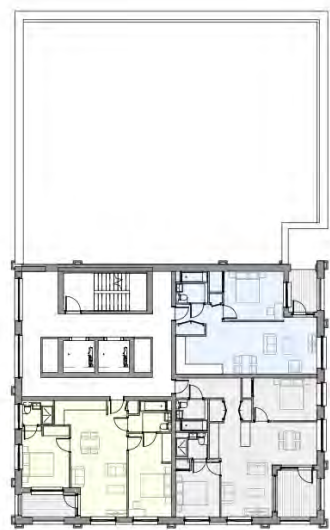
Site plan (ground floor)



Level 1



Typical residential floor

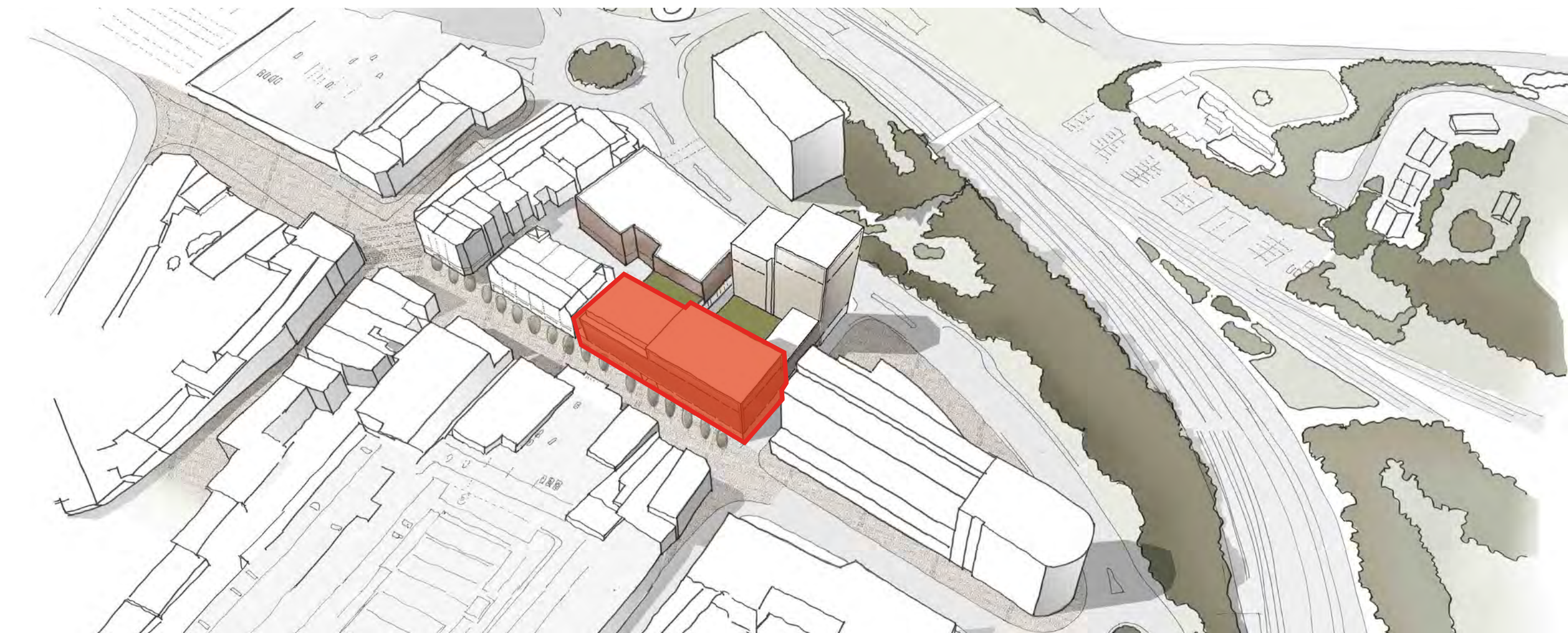


Typical upper floor



# Marketfield Way

## West Building



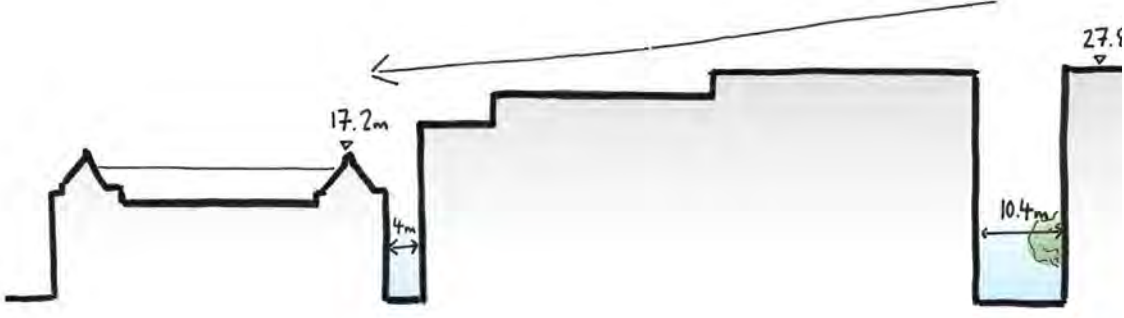
Aerial view



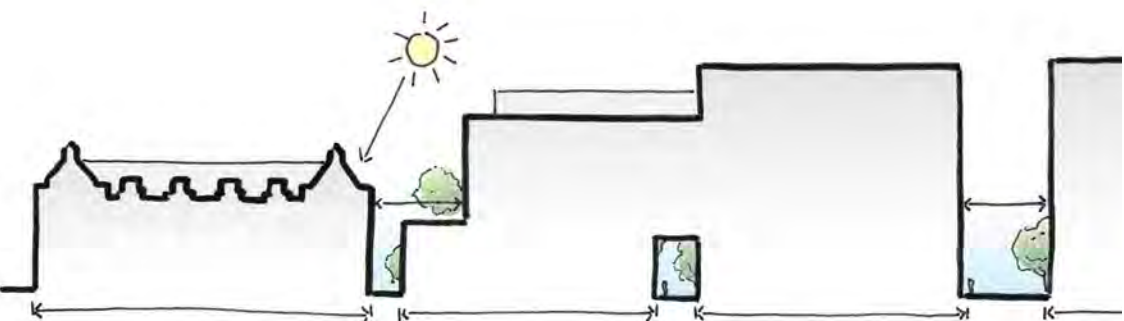
High Street elevation



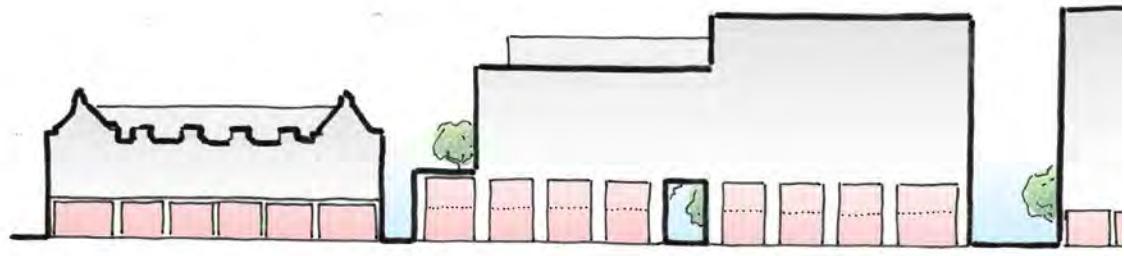
View from High Street looking north



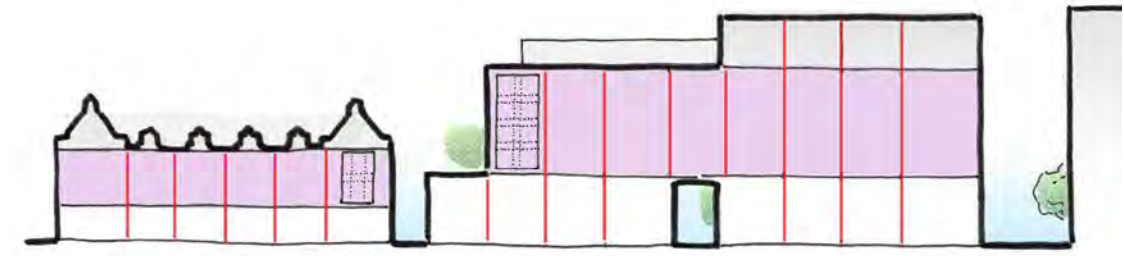
Building steps in response to surroundings



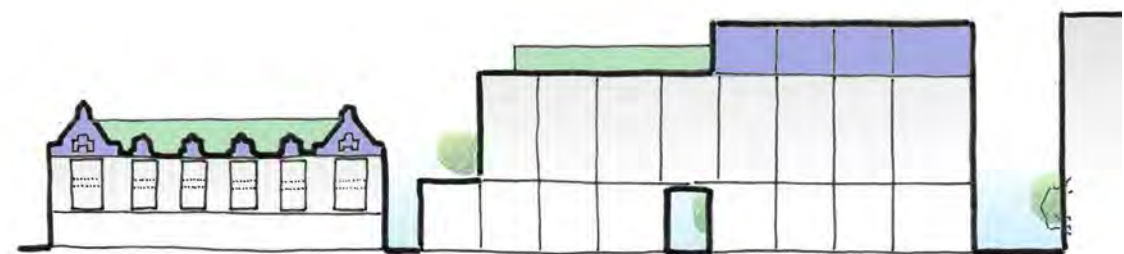
Pedestrian routes & sunlight



Shop fronts



Existing grain of shop fronts and bay windows



Top floor treatments



Precedent - darker brick



Precedent - robust brick detailing

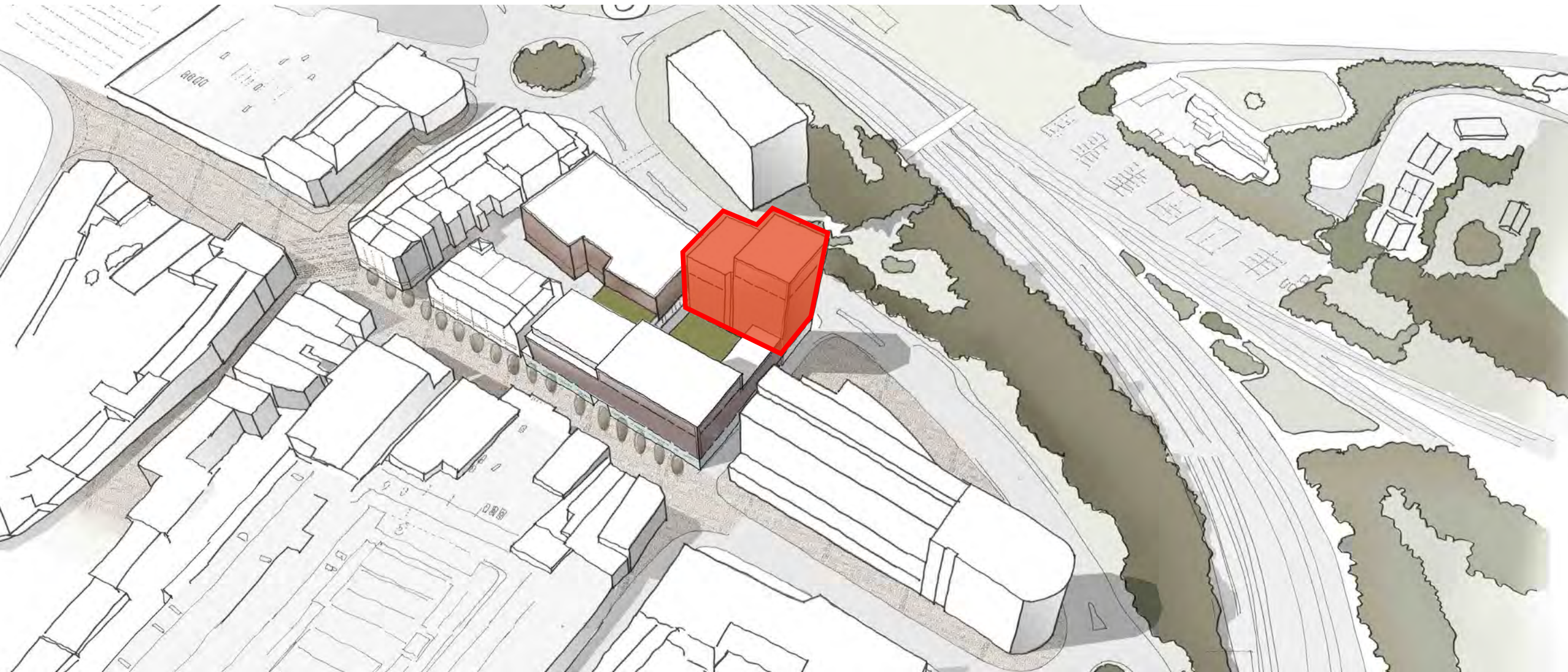


Precedent - contextual brickwork

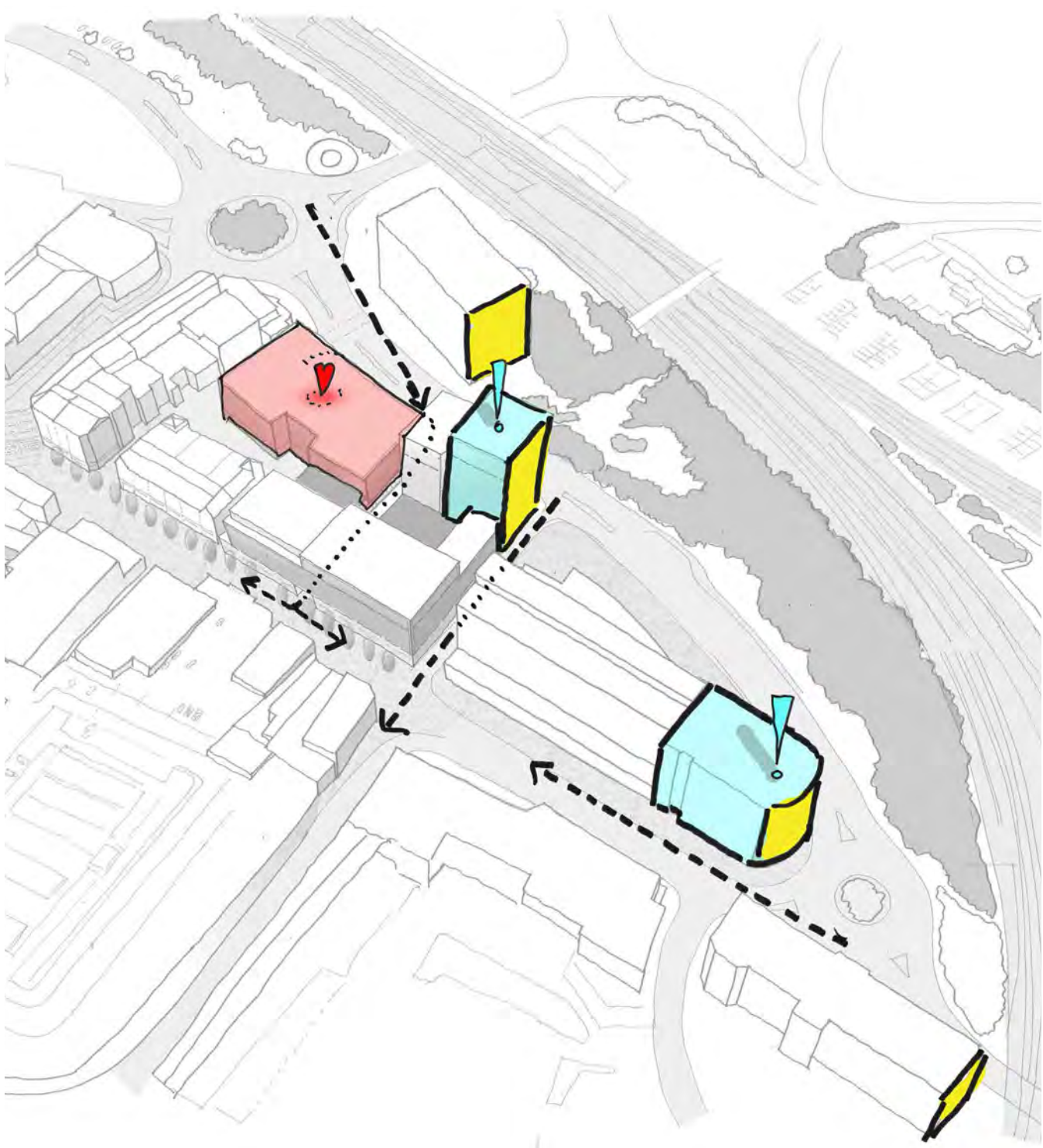


# Marketfield Way

## East Building



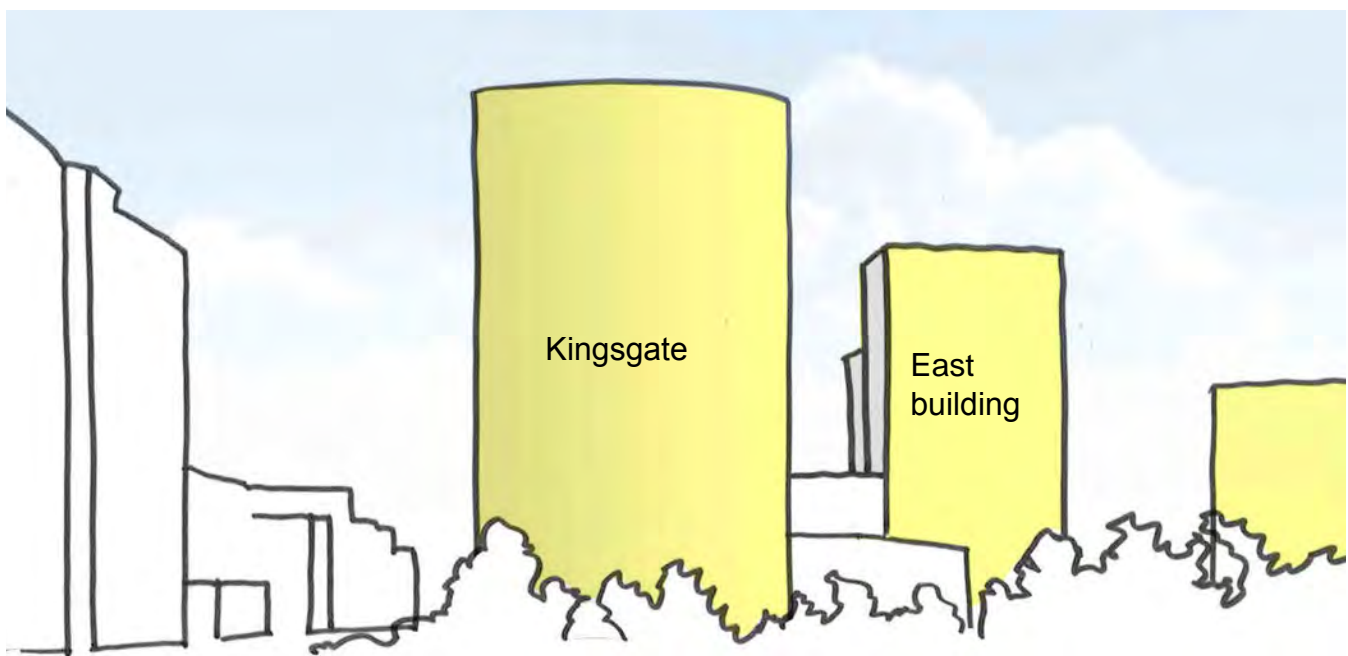
Aerial view



Wayfinding diagram



South elevation



Cluster of wayfinding elements



View from Marketfield Way looking North



Precedents - lighter brick

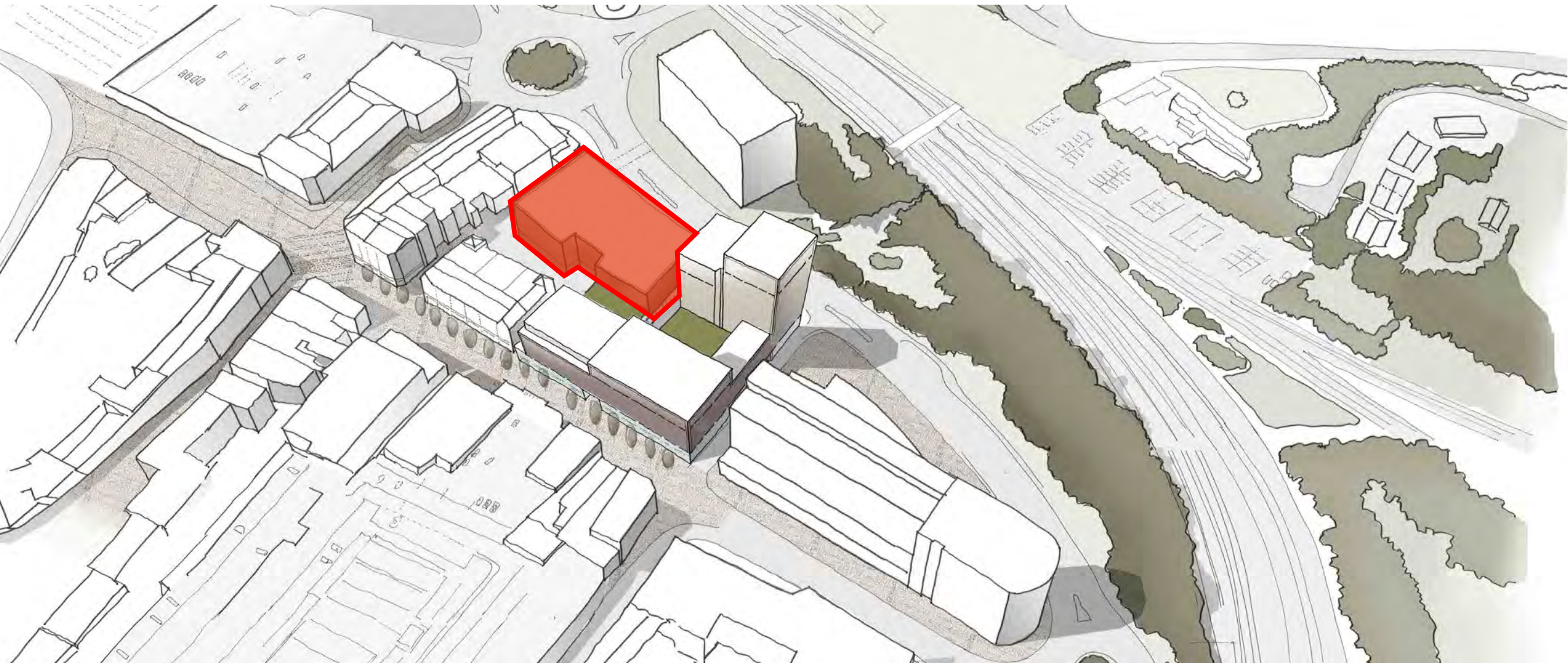


Precedents - lighter brick



# Marketfield Way

## Cinema Building



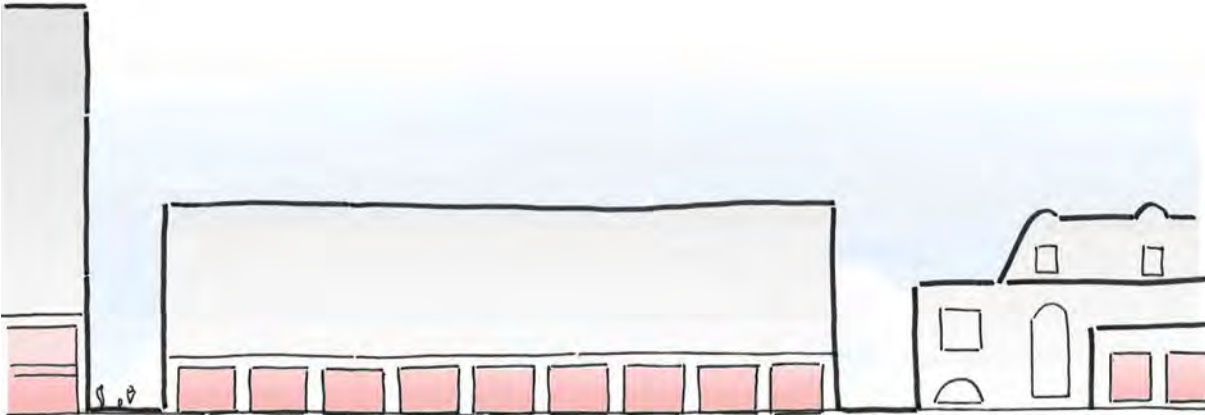
Aerial view



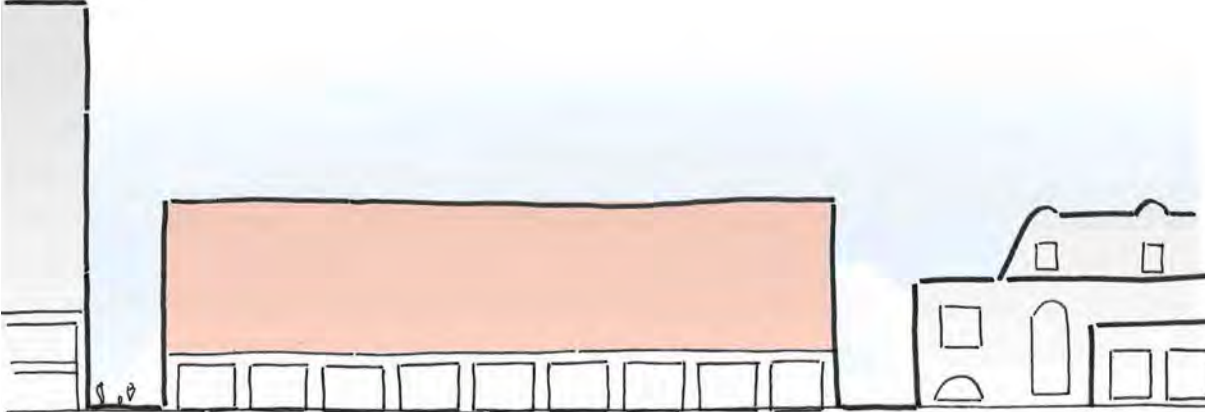
East elevation



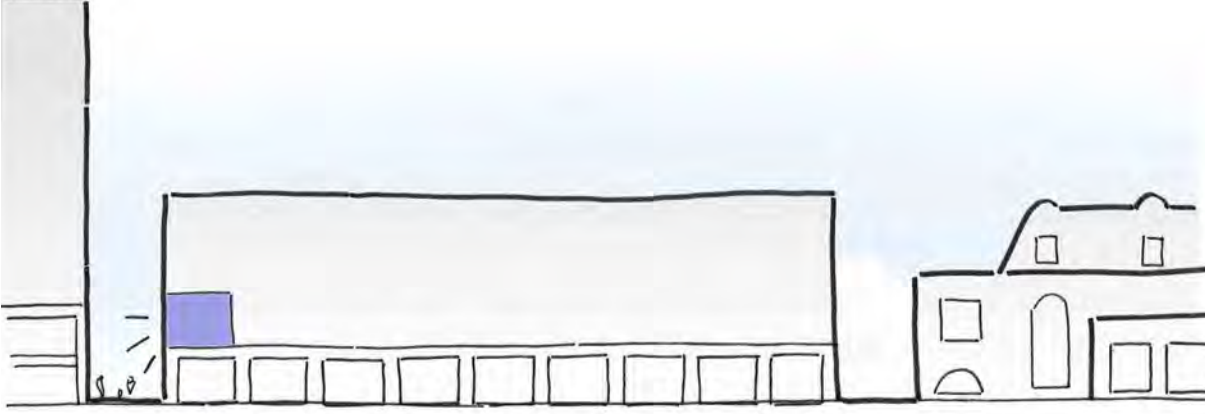
View from Marketfield Way looking South



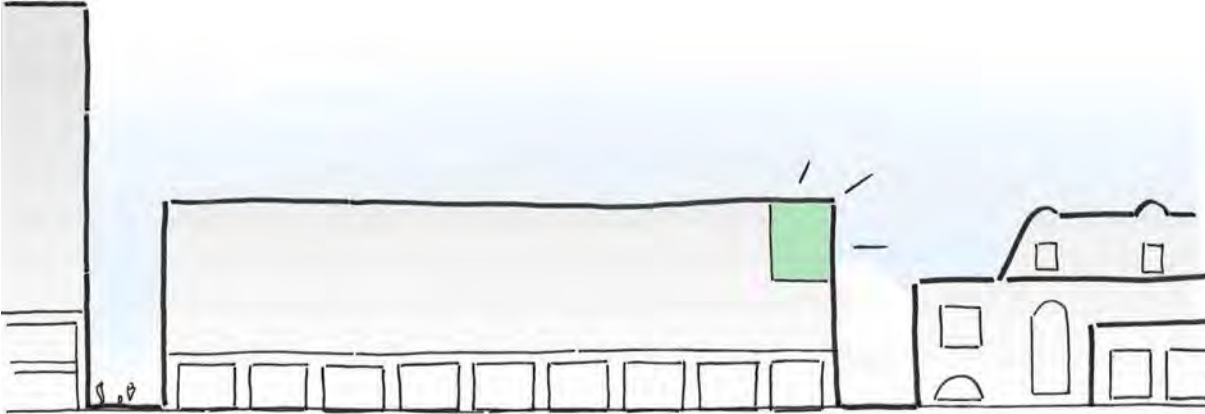
Ground floor retail base



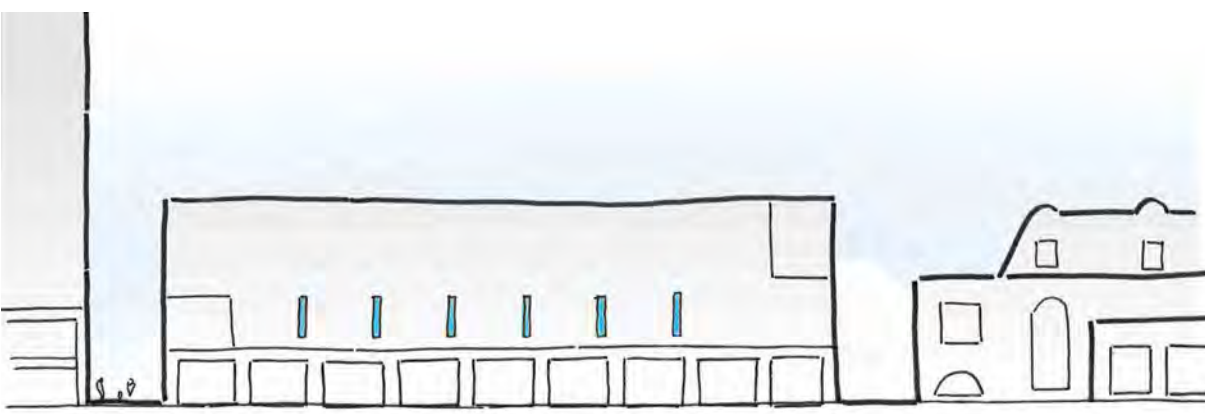
Alternative cladding for cinema



Large scale opening for cinema concessions



Large opening for cinema signage



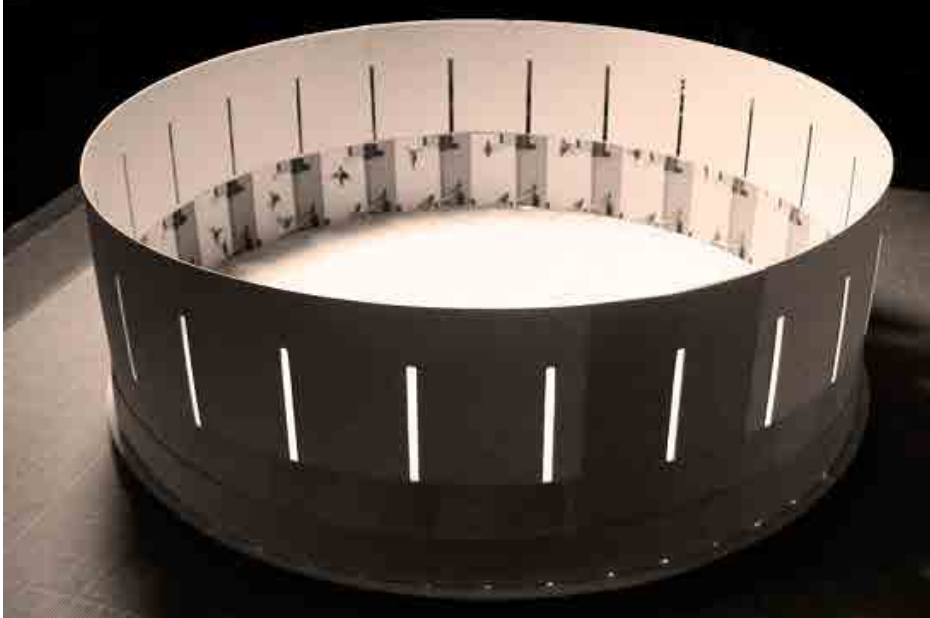
Smaller scale windows



Precedent - cinema cladding



Precedent - cinema cladding



Precedent - zoetrope



# Marketfield Way

## 3D Views



3D view from South East



3D view from South West