

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	19 December 2012
	REPORT OF:	HEAD OF POLICY, DEVELOPMENT & PROPERTY
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AGENDA ITEM:	17	WARD: Various

SUBJECT:	LOCALLY LISTED BUILDINGS: RESULTS OF CONSULTATIONS AND PROPOSED DESIGNATION OF ADDITIONS TO THE LOCAL LIST
PURPOSE OF THE REPORT:	The Planning Committee have previously approved the proposed additions to the Local List for consultation. This report considers the results of the local list consultation and recommends the designation of the proposed additions to the locally listed buildings.
RECOMMENDATION:	<p>1. To add the buildings listed in Annex 1 to the local list, as buildings of local architectural or historic interest.</p>
Planning Committee has authority to determine the recommendation.	

1.0 BACKGROUND

- 1.1 This report summarises the results of the consultation process on a proportionally small number of proposed additions to the local list, the majority being minor structures, such as milestones. The list was approved for consultation in 2009 by the Planning Committee, but there was a delay in consultation to avoid confusion with Conservation Area designations proposed for some of the properties. Further consultations have taken place on a number of subsequent suggestions for local listing by members.
- 1.2 The Borough has 1,187 historic buildings and structures. These include 428 statutory listed buildings, plus 169 protected buildings of interest within their curtilage (such as barns in the grounds of farmhouses), 20 Ancient Monuments, 2 Registered Gardens and 533 locally listed buildings and 35 locally listed gardens. Whilst English Heritage designates statutory listed buildings, local listing is a Borough Council responsibility. A major review of locally listed buildings was carried out by the Council between 1988 and 1992,

which resulted in the increase in the number of the locally listed buildings from the previous 70 buildings.

- 1.3 Since 1992, some buildings have been added individually. It is likely that a small number of buildings will continue to be added in future as the result of future research. However it is appropriate to carry out a comprehensive review of the list, given the passage of time since the last review.

2.0 STATUTORY PROVISION

- 2.1 National recognition of the leading edge work by the Borough in the field of locally listed buildings was reflected in the 2009 Government Heritage white paper. Reference was made obliquely to the Council's success at appeal and widespread use of Article 4(1) Directions, which control external alterations to locally listed buildings, was recommended, an approach pioneered by the Borough Council. The White Paper referred to the Boland IHBC article on Local Listing which describes the work done at Reigate & Banstead Borough Council. Local listing does not confer any additional controls over demolition or alteration of buildings, which can be carried out without needing planning permission in some circumstances. Local listing is already a material consideration in planning applications and is recognised by Local Plan and National Planning Policy Framework policies. An English Heritage Good Practice Guide for Local Listing has been published, but is a non-prescriptive approach and it is considered that the Council's policies, criteria and community input provide a robust and consistent approach which has been successfully defended at appeal.
- 2.2 The central government Penfold Review may also result in changes to the listing building law. English Heritage envisage that if the law were changed, curtilage and attached structures of interest will then be defined as local listed structures. Our criteria allows for the transfer of such structures to the local list if there is a change in the law, but it is by no means certain there will be a change and legislation may take some years to come into force if it is decided to proceed.

3.0 PUBLIC CONSULTATION

- 3.1 A consultation process was initially begun in 2005 with local and national societies, and has continued on-going through the comprehensive review process to identify additional buildings and structures that met the relevant selection criteria. All suggestions for local listing have been reviewed and it is concluded that 102 buildings and structures currently unprotected are worthy of local listing. Half of the proposed listings are structures, including street furniture. The owners of these buildings were consulted in 2011 and 2012. The buildings proposed for listing are set out in **Annex 1**.

- 3.2 When considering buildings for local listing, it is important that the selection criteria are rigorously applied and that the buildings are of the appropriate standard. In general terms only 1% of all buildings are likely to meet the criteria for local listing. The Council's current criteria for local listing are set out in **Annex 2**.
- 3.3 The consideration of the consultation responses is summarised as follows, where a clear indication was given by owners as to their view on designation. 147 owners were consulted. 24 owners objected to the proposed listing of their property (4 buildings are recommended for omitting from the list following a review) and 15 owners supported the listing of their property :

12 Alders Road, Reigate

- 3.4 The owner has objected to the listing due to its alteration. The owner considers that it does not meet the criteria for listing. However the council consider it is a building of definite quality and character, as a lodge is an unusual building type, and is by the notable architects , Read & Macdonald, whose work has been statutory listed elsewhere. As an arts and crafts building of 1892, it is an innovative structure for its time, perhaps one of the earliest examples of this style. It is considered it should be added to the local list.

17 The Avenue, Walden Cottage, Tadworth

- 3.5 Berkeley Homes objected to the local listing of Walden Cottage. They considered that later additions have detracted from the design. They also felt that local listing may prejudice the ability to restore the building. The council's view is that English Heritage had indicated that Walden Cottage is clearly of local interest and that whilst the 1911 and 1928 extensions may have prevented statutory listing, they are of interest in their own right. The local listing of the property would not prejudice restoration of the property, as this highlights the opportunity to be flexible to ensure the restoration of the property. The building has now been sold to a private owner who was aware of the proposed local listing when they purchased the property. It is considered it should be added to the local list.

Tattenham Lodge, 28 The Avenue, Tadworth

- 3.6 The owner considers it is screened from public view and not a good example of arts and crafts architecture. In response, the Council considers that many listing buildings are hidden from public view, but this does not prevent them from being listed. It is a significant arts and crafts house by the famous architect, Guy Dawber, a number of whose buildings are statutory listed in the Borough. If restored, it would be an attractive building. It is considered it should be added to the local list.

Priory School, Bolters Corner

- 3.7 Following initial concerns, the head of the school and one of the governors met the Conservation Officer. The Conservation Officer noted that, in his view, it was the original front façade that was of interest, and that both the interior and rear elevation could be extended and altered without impinging on this architectural interest. It was therefore felt that the preservation of the front façade would not impinge on the operational requirements of the school. From the meeting it was clear that the school and the council had shared objectives in appreciating the historic character. It was agreed that the school was a significant historic building in the centre of Banstead and the school supported its listing.

Ammunition Depot, Courtlands Farm, Park Road, Banstead

- 3.8 The owner's agent objected to the local listing and refer to appendix 10 of their proof of evidence of their Appeal. They have raised issues about previous English Heritage, Banstead History Research Group and Park Road Residents Association representations. In response, the Borough has written to the BHRG and PRRA to ask for clarification in regard to their present position. The PRRA have indicated they are still in support of the local listing but we are still awaiting comment from the BHRG. English Heritage have previously indicated that the bunkers were of national importance and the County Archaeologist has designated them as a Site of Archaeological Importance, which are sites identified as worthy of preservation. Whilst the owner has put forward technical reports, the two issues of decay and economic repair still need further study. In 2007 English Heritage's structural engineer had concluded that there was further work needed in regard to the structural calculations and the cost of repair, and the inspector had indicated that there was still the opportunity to investigate their significance. Without prejudice to further study, it is apparent that there is a sliding scale of preservation that could be applied to the site. For instance, as a minimum, at least one bunker could be preserved filled in, with the sides and the top turfed to give its original very rural appearance, which would also fit well with the openness of the green belt and one could be retained by filling the cavity and applying a lighter roof to the structure. It would seem unlikely that the costs would be prohibitive if a minimal approach was taken. Equally, further research might indicate it is feasible to retain all the structures. There could indeed be a cost saving by utilising the bunkers for relandscaping within the site. It is apparent therefore that even in the worst case, there is still significant potential to preserve elements of the site.
- 3.9 The ammunition depot was built in 1938, is one of less than 7 surviving sites in the country and the only surviving example in the London region. It is therefore an important regional example, which would have had a significant

role in serving anti-aircraft batteries in the Battle of Britain and the Blitz. It is considered the site should be added to the list.

7, 50 & 60 Carlton Road, Redhill

3.10 The owner of No.7 does not object to local listing. The owner of No.60 considers that it has been too altered and extended to merit listing. The owner of No.7 has also expressed this view about No.60 but considered there may be a cumulative value of all three properties. The owner of No.60 considers that the listing may devalue the property. In response, the Council considers that whilst these are good examples by Alfred Claude Bellingham, it has been decided to limit the designation to No 7 at present, as the most substantial example of his work in the Road, though the other two properties may be considered further at a later date.

Reigate College Caves, Castlefield Road, Reigate

3.11 The College objected to the listing of the caves as it would increase awareness, raising safety and security issues. The Council's response is that the local list information is held primarily as a planning constraint and would not be readily available in map form for the general public. It should be noted that the location is mentioned already by other organisations on the web and in books available from the public library, so it would be important to ensure the cave is secure in any case. It is felt that recording the caves on the planning system will also highlight to those working in the vicinity the issue of caves and therefore it would have a safety benefit. It is considered it should be added to the list.

1-4 The Close , Chart Lane, Reigate

3.12 The executors of No 2 objected as this was a probate property in June 2011 but the property has now been sold. It is considered the cottages should be added to the local list.

Old Sussex, 16 The Chase, Reigate

3.13 The owner objected as they had no record of the building being designed by a notable architect, and the building has had an extension. In response, the Council's records show this house was designed by a notable architect, Frederick Wheeler, whose work has been statutory listed elsewhere. Many listed buildings have had extensions so this would not preclude it from being listed. It is considered the house should be added to the local list.

Wall at 64 Cockshot Hill, Reigate

- 3.14 The owners objected to the listing of the wall as it had been rebuilt in a different location and to a reduced height. It is agreed that the interest is reduced by rebuilding but the wall has been rebuilt using the same bricks and with the same bond and rare form of detailing. A comparable case is the wall to the Reigate Priory car park which was rebuilt in a different location in the 1970's and is statutory listed grade II. It is considered that as the original historic fabric and detailing is retained, that the wall should be added to the local list.

Cranham Lodge, Croydon Road, Reigate

- 3.15 The owner objected to the listing. He considers Eleanour Sinclair Rohde had only been resident since 1920. He notes that none of the garden plants survive. He considered that the extensions detract from the house. In response, the house was the home of this important author till her death, the records show the family had lived at the property since 1906 and the house also has architectural value as a Victorian house and lodge. It is considered the house should be added to the local list.

Mill House, Dorking Road, Tadworth

- 3.16 The owners support the listing of the property.

Haroldslea House, Haroldslea Drive, Horley

- 3.17 The owner objected to the listing of the property due to the extra restrictions. The Council can only consider objections based on the property not meeting the criteria. The architectural quality of the property has been reviewed and it is considered that it meets the criteria for listing.

Pigsties, Well Cottage, Homefield Farm, High Road, Upper Gatton

- 3.18 The owners did not wish to be added to the list as the pigsties had been demolished in 1998 during conversion and the replacement structure is new. It is agreed that with the loss of the cast iron pens and the rebuilding in new material, the amount of historic fabric and detailing is minimal and therefore the building is not worthy of local listing.

Tudor Barn & Cartshed, Ironsbottom, Reigate

- 3.19 The owners do not have any particular objections but are surprised that the buildings meet the criteria. The listing is due to the need to protect historic timber frames that have been relocated, including one from Dean Farm in the

Borough. Relocation would not bar a timber frame from being added to the local list. It is considered the structures should be added to the local list.

2 Whipple Tree Cottage, 54 Meath Green Lane, Horley

- 3.20 The owner is opposed to the listing of the cottage. He considers that only the front part of the house is old. The Council's response is that often listed buildings have extensive extensions. The interest lies in the older part of the property and its relationship with surrounding buildings. It is considered that this should be added to the local list.

Kingswood Fields, Millfield Lane, Kingswood

- 3.21 The owner has no objection in principle, as long as the continued and future operation of the site is not prejudiced.

Cave, Nutley Hall, Nutley Lane, Reigate

- 3.22 The landlord supports the listing of the caves.

Courtlands, Courtlands House and Courtlands Lodge, Park Road, Banstead

- 3.23 The owner of Courtlands House has objected to the listing of the properties as the house has been altered and extended and there is no evidence that the original architect Brokelsby was involved in the design of the formal gardens. The Council considers that there are few listed buildings that have not been extended and altered and that would not exclude a building from listing. It is considered in this particular case, that the design concept survives well. It is unclear who designed the formal gardens, but they are contemporary with the original design and form an important part of the setting. It is likely they are by Brokelsby, given the detailing of the brickwork. The owner of Courtlands Lodge has objected to the listing due to the intensive amount of work to the properties. The Council consider that the buildings are still of value despite alterations and extension. It is considered it should be added to the local list.

Walwood House, Park Down Lodge and Walwood Lodge, Park Road, Banstead

- 3.24 The owner of Park Down Lodge supports the listing of the buildings and garden.

Nos 7, 11, 13, 17, 23 & 35 Pilgrims Way, Reigate

- 3.25 The owners at Nos 17, 23 and 35 support the listing of the properties. The owners at Nos 7, 11 and 13 objects to the listing, and considers the properties are not architecturally significant. The owner at No 7 considers C E Salmon is

only known locally, and the houses are inconsistent in style. The owner at No 13 believes it does not warrant listing as it has been altered. In response, the listing of the properties has been reviewed and it is considered that No 11 lacks sufficient interest to be added but that the other properties form an interesting architectural group in C E Salmon's eclectic arts and crafts style. It is appreciated that C E Salmon largely operated in Reigate but his work was widely published in the architectural press and exhibited at the Royal Academy. Clearly his work is of some merit, and has been locally listed elsewhere in the Borough. It is concluded that all the properties should be added to the Local List except No 11.

Mount, The Glade, Quality Street, Merstham

- 3.26 The owner does not feel it is necessary to add the mount to the Local List as it is difficult to identify and the site is already in the Conservation Area and is on the historic gardens list. In response, it is considered that the mount is a relatively rare and early garden feature, probably of the 16th or 17th century. It is considered that its identification will assist its preservation. It is considered it should be added to the local list.

Manor House, Rectory Lane, Woodmansterne

- 3.27 The owner objected as he did not want the restrictions. Whilst any objection has to be based on the criteria, the property was visited and the case reviewed. It was felt that the Manor House is by a notable firm of architects and the site has considerable historic value, with the house sitting in an older setting. It is therefore considered that the building is worthy of local listing.

Driftbridge, Reigate Road, Epsom

- 3.28 The owner at Flat 6 supports the local listing of the property.

Driftways Cottage, Reigate Road and Crossways, Fir Tree Road, Epsom Downs

- 3.29 The owner of Driftways noted that the cottages were not built for the Earl of Egmont and it is more likely that the Colman family commissioned the cottages, and it is agreed that this is the case. The owner also feels that reasons for listing are being sought for listing, after the listing has been proposed. However the Council considers it is quite legitimate to further research the history of a property once a listing has been questioned, as part of a review and this has given us a better understanding of the architectural quality of the property. The owner also feels there are better examples of the estate cottages elsewhere in Nork. The Council has looked at these and it appears this is the only set of cottages remodelled by the architect Langton Dennis and this is further enhanced by their prominent location. It is agreed that the upvc windows and porch recently added detract from the architectural interest, but

these are ephemeral alterations which could be removed at a later date. The owner of Crossways has objected to the listing. He considers that the cottage is significantly different from its 1910 appearance, that it has few historical connections, and their prominent location is not a criteria. The Council has considered these comments and is proposing the designation of the Cottages due to their quality of design in a landmark location due in part to the remodelling of the cottages by the Crowborough architect Langton Dennis in 1909.

10 Spiers Farm Close, Horley

- 3.30 The owner objected to the local listing, as he felt it would prejudice future extension of the building. In response, it is considered that as long as the plaque is sited somewhere in Spiers Farm Close and preserved, that it would not have a bearing on any proposals for extension or alteration of the modern houses. It is considered it should be added to the local list.

Stoney Way, Victoria Road, Horley

- 3.31 The owner of 142 supports the listing of the Stoney Way.

Adderley, Walpole Avenue, Chipstead

- 3.32 The owner strongly objects to the listing. In response the house meets the criteria as a works of quality individually designed by notable architects, which was illustrated in the architectural press when it was built. It is considered therefore that it is worthy of listing.

Middleshaw, Walpole Avenue, Chipstead

- 3.33 The owner questioned the listing of the property due to the alteration of the property and it not being publicly visible. In response, the house was visited and its architectural interest reviewed. It is considered that is a good example of arts and crafts architecture in terms of its massing and composition with an impressive stair turret based on the architect's study of Surrey cottages. It is considered that the house is by a notable architect whose work has been statutory listed elsewhere and therefore it should be locally listed.

81-87 Christian Mead Cottages, West Street, Reigate

- 3.34 The owners at 81 and 87 support the local listing.

29 Woodlands Road, Redhill

- 3.35 The owners would prefer the house not to be listed and consider it does not meet the criteria. In response it is consider that it is a building of definite

quality and character built in the cottage ornee style. It is considered, therefore, that it should be added to the local list.

4.0 RESOURCE IMPLICATIONS

4.1 Whilst heritage resources are very limited, the greater certainty in the development management process arising from this comprehensive review will considerably reduce time spent on negotiation, discussion of proposals and the lengthy individual spotlisting process. The corporate priority of regeneration of town centres is unaffected by this proposal. There are no identified council owned properties proposed for listing within the town centres and the one or two commercial properties are of late 19th century date and suitable for retention as facades only. Indeed in the case of The Façade, Reigate, planning permission has been given for a façade retention scheme.

5.0 LEGAL IMPLICATIONS

5.1 The recommendation follows a formal consultation process with consideration of responses and changes in circumstances since the proposals were first formulated. Thus the process has been fair, and has had regard to national guidance.

6.0 CONCLUSIONS

6.1 It is recommended that the buildings identified are worthy of designation, as they contribute significantly to the character of the Borough. Without protection, the gradual loss of these buildings would not only undermine their own environment but would also have a negative effect on the character of the Borough. It is recommended that the buildings set out in Annex 1 be added to the local list and owners be informed of the decision.

Background Papers: None

ANNEX 1

**PROPOSED ADDITIONS TO REIGATE & BANSTEAD'S LIST OF BUILDINGS
OF LOCAL ARCHITECTURAL AND HISTORIC INTEREST**

(Abbreviations indicate the Society that suggested additions, including: RS - Reigate Society, HNHC - Holmesdale Natural History Society, BHRG - Banstead History Research Group, HLHS - Horley Local History Society, RFLHS - Redhill Family & Local History Society, SGT - Surrey Gardens Trust, MGPS - Meath Green Protection Society, PRRA - Park Road Residents' Association)

Alcocks Lane, Kingswood
Cophill Shaw & Shaw Coign (1906 by Stanley Crosbie)

Alders Road, Reigate
No. 12 (Lodge by Read & MacDonald 1892) No.10 (c.1894)

The Avenue, Tadworth
No. 28 Tattenham Lodge (1901 by Guy Dawber)
No 17 Walden Cottage (1907 & 1911 by William Curtis Green, extended 1928 by Charles Barry)

Battlebridge Lane, Merstham
Cast Iron Finger Post, corner of Battlebridge Lane & Nutfield Road (L19c)

Bell Street, Reigate
Ironstone path between 6 & 8 (18c)
No. 75 (C. E. Salmon, 1907) (RS)
Randall Vogan Memorial, Priory Park (1922) (RFLHS)

Bolters Corner, Banstead
Priory School (1885)

Bonehurst Road, Horley
Cast iron milepost (L19c)

Bonehurst Road, Salfords
Cast iron milepost (L19c)

Brighton Road, Burgh Heath
Milestone stump opposite No. 138 (18c)

Brighton Road, Hooley
Cast iron milepost outside No. 99 (L19c)

Brighton Road, Horley
Cast iron milepost outside 7 Church Walk (L19c)

Brighton Road, Redhill
Horse trough to south of No. 147 (19c) (RFLHS)

Brighton Road, Tadworth
Milestone east of the Wilderness, Tadworth Court (18c)

Castlefield Road, Reigate
Reigate College Cave (19c)

Carlton Road, Redhill
No 7 (1911 by Alfred Claude Burlingham)

Chart Lane, Reigate
1 to 4 The Close (V. Hooper, 1927) including front wall (RS)

The Chase, Reigate
Old Sussex, (1926 Timber Frame & Wealden Sandstone) by Frederick Wheeler, 1926

Church Street, Reigate
Prince Regent Royal Warrant Coat of Arms (c.1820) on White Hart (now Strada)
Telephone Exchange, HM Office of Works, 1938) including front wall (former kitchen garden wall of Little Doods 18c modified 1938) & gates

Cockshot Hill, Reigate
Garden wall to former Woodhatch House, at entrance to 64 (18c rebuilt)

Coulsdon Lane, Chipstead
Croydon RDC Boundary Marker (cast iron 1895) corner of Hollymead Road

Croydon Road, Reigate
Craham Lodge, No. 44, home of the gardener Eleanor Sinclair Rohde between 1906 & 1950)

Dorking Road, Tadworth
The Mill House, (18c with 20c additions)

Elm Road, Redhill
Spring head, (brick & stone 18c) (RFLHS)

Fair Lane, Chipstead
Cast iron finger Post, Parsons Green (L19c)

Fir Tree Road, Epsom Downs
Crossways (& Driftways Cottage in Reigate Road) (c.1890, remodelled and extended in 1909 by the architect Langton Dennis)

Gatton Bottom, Gatton
Whitehall Farm mines (19c)

Gatton Park, Gatton
Tower Wood Mine, 19c)

Haroldslea Drive, Horley
Haroldslea House & Westharrows (19c)

Hatchlands Road, Redhill
Horse trough opposite No. 53 (19c) (RFLHS)

Heath Drive, Walton on the Hill
Pintmere (1911 by Guy Dawber)

High Road, Upper Gatton
1 to 7 Homefield Farm former farmyard flint 19c)

High Street, Reigate
Crown/donkey steps (18c ironstone) between 4 & 4b
Brewery Yard ironstone path between 17 & 19
Cave under 20 to 32 (even) (19c)

Holmesdale Road
Reigate Station (1849)
1 The Façade (c.1900) (2 & 3 are in London Road) (RS)
Signal Box (1929) (RS)

Horley Road, Salfords
Cast iron milepost in front of 12 West Avenue (L19c)

Horley Row, Horley
The Old Cottage (e19c)

Ironsbottom, Sidlow
Tudor Barn (19c from Merrist Wood)
Cartshed at Tudor Barn (18c from Deans Farm Salfords)

Langshott Lane, Horley
Windmill millstones at Millcroft (19c)

Lee Street, Horley
Graveyard to former Baptist Chapel No. 142 (19c)

Lime Works Road, Merstham
Millstone at land to SE of 6 Quarry Cottages (19c)
CGMR SIR Junction & Plateway to south of Quarry Cottages (1805)

London Road, Redhill
Cast iron milepost behind 27 Holcon Court (L19c) (RFLHS)

London Road, Reigate
2 & 3 The Façade (c.1900) (1 is in Holmesdale Road) (RS)
(Signal Box (1929) (RS) is in Holmesdale Road)
Ironstone path between 14a & 16 (18c)
Knights Cave at 16 & 18 (18c)

London Road North, Merstham
Cast iron milepost opposite Harps Oak Lane (L19c)

Massetts Road, Horley
Cinema, now The China China, No. 13 (1925) (HLHS)

Meath Green Lane, Horley
46 (Greenfields)
48 (Greenleas)
50 (The Paddocks)
54 & 56 (2 & 1 Whipple Tree Cottages) (blue headers 19c) (MGPS)

Millfield Lane, Kingswood
Kingswood Fields (Model Industrial Building The Windmill Press 1925 by Lord Gerald Wellesley, 7th Duke of Wellington & Trenwith Wills for William Heinemann)

Mogador Road, Lower Kingswood
Cast iron finger post, corner of Mogador Road & Buckland Road (L19c)

Nutley Lane, Reigate
Nutley Hall Cave (19c)

Park Road, Banstead
Courtlands Lodge, Courtlands & Courtlands House including formal garden, pond & walled garden (J. Sydney Brocklesby ARIBA, 1922)
Anti Aircraft Ammunition Depot (1938) at Courtlands Farm (BHRG & PRRA)
Historic Garden to Walwood House, Park Down Lodge & Walwood Lodge (1904 by Guy Dawber) (SGT)

Pendleton Road, Redhill
St. John's County Primary School (Upper School 1910 by T.R. & V Hooper, Lower school 1884 by Haughton) (RFLHS)
Air Raid Shelters with Murals at St. John's County Primary School [1940] (RFLHS)

Pilgrims Way Reigate
Nos 7, 13, 17, 23 & 35 by C. E. Salmon c.1900

Quality Street, Merstham
Garden Mount at The Glade House, Quality Street, Merstham (17c or earlier)

Rectory Lane, Woodmansterne
The Manor House (1936 Imrie, Angell & Scott Willey)

Reigate Hill, Reigate
Underground control centre, southern command battle headquarters ("Monty's Hideout") behind Quarrypoint (TQ255518) (1941 Royal Engineers)

Reigate Road, Epsom Downs

Driftways Cottage (& Crossways in Fir Tree Road) (c.1890, remodelled and extended in 1909 by the architect Langton Dennis)

The Driftbridge (Former hotel 1931 Hayward & Maynard.using Teak from HMS Ganges (1819) the last sail powered flagship)

No. 451, West Lodge (former lodge to Nork Park, flint),

Reigate Road, Reigate

Burial grounds, Friends Meeting House (19c)

Reigate Road, Sidlow

Anti Tank Gun Emplacement type FW3/28 6-pounder gun holdfast NE of Sidlow Bridge (1940) TQ25879 47129

Rockshaw Road, Merstham

Merstham Stone Mine (19c)

Spiers Farm Close, Horley

Plaque on No.1 (19c Cast Iron plaque for Christs Hospital)

Station Road, Redhill

No. 25 (L19c) (part of bank building already listed, included as a correction only for information purposes)

Nos 27 to 35 and 39 to 49a (including 39 & 41 as missing part of terrace) (c.1860) (RS)

Station Road North, Merstham

Old Telephone Exchange (Fintrax House) HM Office of Works, 1927

Sturts Lane, Walton-on-the-Hill

Sturt House (19c)

Sutton Lane, Banstead

Pediment to former Administrative Block to Banstead Hospital (now HMP Highdown) (1877 by W. N. Pownall)

Tadworth Street, Tadworth

No. 52, Chinthurst School (school 1911 by Lionel Bethel)

Upper Bridge Road, Redhill

41 to 51 (odd) (T. R. Hooper 1883) (RS)

Victoria Road, Horley

Stoney Way between 138 & 140 Victoria Road (16c periwinkle stone) (HLHS)

Walpole Avenue, Chipstead

Adderley including garden walls and structures (Thatched 1920 Pine-Coffin, Imrie & Angell)

West Ridge (1923 Imrie & Angell)

Middleshaw (1906 William Curtis Green)

Waterhouse Lane, Kingswood

Cast iron finger post, corner of Bonsor Drive (l.19c)

West Street, Reigate

Horse trough (19c) south of 24a (RFLHS)

81 to 87 (odd) Christian Mead Cottages (Cast iron lattice windows[date]) (RS)

Whitepost Hill, Redhill

Sighting column (1849) for Redhill to Dover Railway, Redhill Common (RFLHS)

3 Prison boundary stones (1859), Redhill Common (RFLHS)

Gedge Fountain (1897) Redhill Common (RFLHS)

Woodland Way, Kingswood

Gazebo & Walled Garden at No. 64, Delamere (formerly Inwarren)

(Chelsea Flower Show Garden 1928)

Woodlands Road, Redhill

No. 29 (Reigate Stone & Tile Hanging)

Wray Common Road

Electricity Substation, Madeira Quarry (Former Reigate Corporation Electricity Works power station built under the Reigate Electric Lighting Order 1897 and completed in 1901)

Notes

A number of buildings initially recommended for local listing have not been included for a number of reasons ;

50 & 60 Carlton Road, Redhill

Whilst these are good examples by Alfred Claude Bellingham, it has been decided to limit the designation to No 7 at present as the most substantial example of his work in the Road, though the other two properties may be considered further at a later date.

Substation, The Glade, Kingswood

Cast iron electricity substation, British Electric Transformer Co., 1909 has now been statutory listed Grade II

Pigsties, High Road, Upper Gatton

Pigsties east of well cottage, Homefield Farm (flint 19c) was demolished at the time of conversion and the rebuilding is lacking in historic fabric.

Monks Walk, Reigate

The Grotto, Mount & Wall at 6 Monks Walk, have now been statutory listed grade II. The earliest mention of the Grotto is in 1758 and the Mount in 1762 but they appear to be early 18th century structures. They are in the former grounds of Little Doods, the site of the famous "World in an Acre" garden and where Anthony Ashley Cooper, 3rd Earl of Shaftesbury, author of The Characteristics, lived between 1709 to 1711.

Pilgrims Way Reigate

No 11 (C. E. Salmon c.1900) not recommended for local listing following reassessment as architecturally less accomplished as a composition than adjacent examples, with few architectural features.

Preston Lane, Tadworth (also Longfield Crescent, Marbles Way & Hatch Gardens)

Following further consideration, it is felt that the existing County designation of the 11th century medieval fortified ditches of Preston Manor as a Site of Archaeological Importance provides the most appropriate form of designation. The site is therefore no longer being recommended for local listing.

BBC Studio, The Warren, Kingswood

The 1949 BBC building has been demolished but the BBC crest has been reused on the main house.

ANNEX 2

CRITERIA FOR LOCAL LISTING

- I. The following criteria were agreed as a guide to consideration of buildings for the list:
1. All buildings built before 1700;
 2. Most buildings between 1700 and 1840, particularly before 1800;
 3. Between 1840 and 1914 (some of which is also a useful guide to features of interest for buildings of other periods);
 - a) Buildings of definite quality and character;
 - b) Landmark/key buildings, large and grand domestic buildings and institutions;
 - c) Group value buildings of quality and character, examples of 'early' town planning;
 - d) Unusual examples of building types, including social and economic;
 - e) Works of notable and famous architects;
 - f) Buildings associated with famous people or events;
 - g) Buildings built principally of local stone (Reigate Stone, Greensand, Wealden Sandstone, Horsham Slab, etc);
 4. A select list of buildings between 1914 and 1945. Works of quality individually designed by notable architects including Blunden Shadbolt will be included;
 5. Buildings built after 1945 must be of outstanding quality or interest, and generally must be at least 30 years old, and or 10 years old in very exceptional cases. In applying the high standard and selectivity expected for these cases it would be expected that few, if any, buildings may meet this criteria for certain post war periods given the limited geographical area of the Borough.
- II. The following additional criteria were agreed as relevant in considering cases:
1. The presence of historic fabric and /or quality design will be important determinants;
 2. Mass produced standard or poor quality designs would not meet the criteria;
 3. All manmade structures above and below ground will be eligible, including buildings, landscapes features, gardens, footscape, street furniture, external or internal features and works of art;
 4. Buildings on Conservation Area designation maps, marked as "Desirable to Keep", will be added to the list if of sufficient quality;
 5. Separate lists will be established for archaeological sites and protected structures within Listed Building curtilages. Where a building is determined not to be a curtilage structure for legal reasons, it will be added automatically to the local list because of its architectural or historic interest;
 6. Buildings may be removed from the list if altered beyond redemption or, of course, demolished;
 7. All caves and mines and World War II military structures are considered to be of interest, even where not specifically listed, and their conservation shall be a material consideration in any development proposals.