

Horley High Street and subway

Understanding the current High Street

Introduction - a quality High Street for everyone

Reigate & Banstead Borough Council would like to hear from you, to get your ideas on how we can improve Horley High Street and subway.

We know the High Street is an important active and social destination for many people who live locally, as well as for people who live in other areas and use it. We want to make improvements so that the High Street is a more enjoyable, comfortable and attractive destination.

We have been thinking about how we can achieve that and what you might like to see. We have developed some initial ideas (or principles) that we would like your feedback on.

This engagement follows the recent conversations with local stakeholders to build a community-led vision for Horley carried out by “thinkingplace” on behalf of the local authorities in the area - December 2021 to February 2022.

Local heritage

Horley High Street was one of the first streets in Horley. It was formerly known as Station Road due to its close proximity to the town’s train station which was a key catalyst for growth. The train station originally opened in 1841 with carriage sheds and repair workshops.

The historical images show quality elements like street trees, shop awnings, signage and paving mosaics that we can still see in front of the Stapley building. These will influence the look and feel of the options coming forward.

Access and movement

Walking

The High Street is a main pedestrian route across Horley town centre. The subway and bridge provide vital access for pedestrians to the local centre. Along with Victoria Road, the High Street is historically a local shopping destination used by nearby residents.

Cycling

National cycle route 21 runs along the High Street, entering via the subway, from the direction of Station Road, and connecting with Victoria Road before travelling south in the direction of Horley train station. The cycle route is signposted but is not demarcated by a cycle lane.

Planting

There is a notable absence of planting along the High Street, Consort Way East and nearby car parks. Neighbouring streets, such as Victoria Road, Station Road, Albert Road, Lumley Road and Yattendon Road, also offer very limited planting.

Planting can make town centres far more attractive and enjoyable places to visit. There is a notable lack of this in Horley town centre, presenting a big opportunity for:

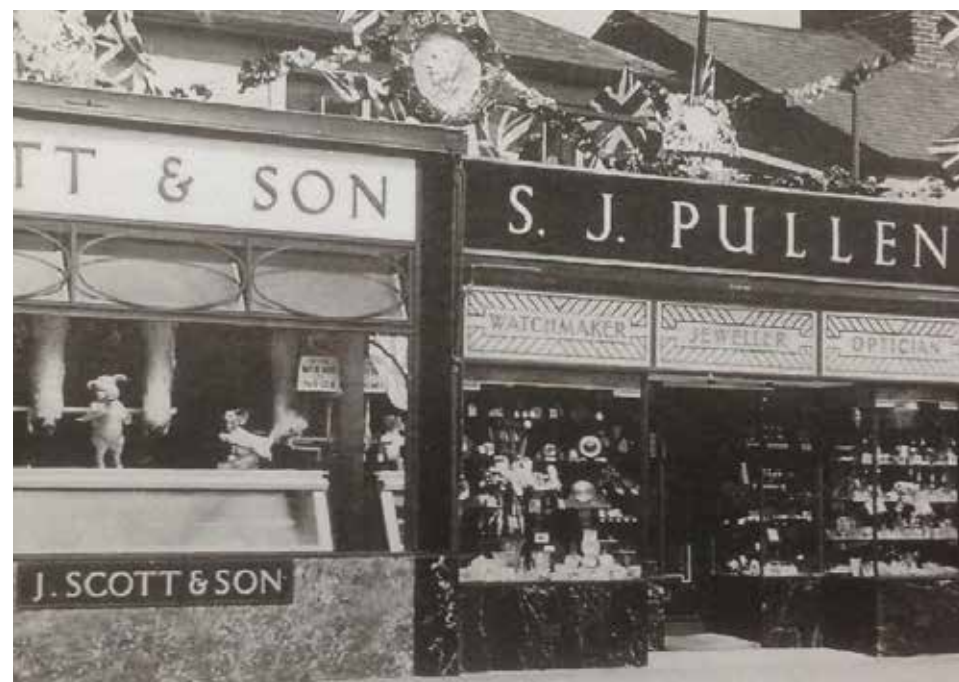
- Trees
- Planting areas
- Seating areas with planting.



Street trees used to line the high street in the late 19th / early 20th century.



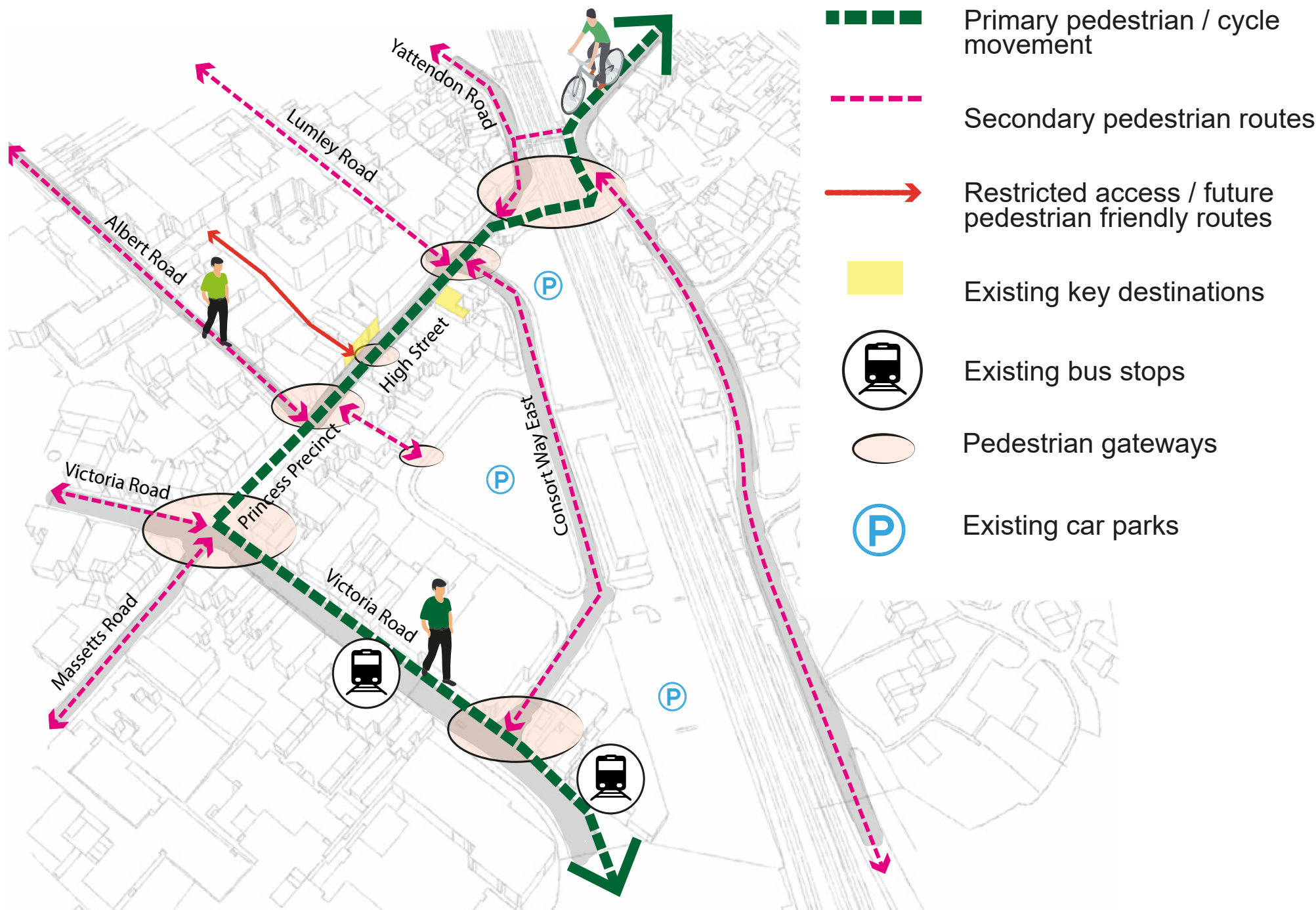
Station Road (High Street) with shop awnings in the early 20th century.



Shop frontages and signage on Horley High Street in the mid 20th century.



Mosaic paving tiles to the Stapley building entrance on the High Street (present day).



Improving your High Street



What are the ideas?

The project seeks to celebrate what is unique about Horley, its High Street and wider locality. We aim to maximise the benefits that Horley town centre offers to the communities it serves.

How do you want your new High Street to be?



1. Attractive

Improve the appearance of the high street areas to create a place where people will want to live, work, visit and shop.



2. Active

Increase the amount of flexible space that can be used for different activities, such as seating, markets and pop-up stalls.



3. Safe

Create an attractive pedestrian and cycle-friendly environment that feels safe.



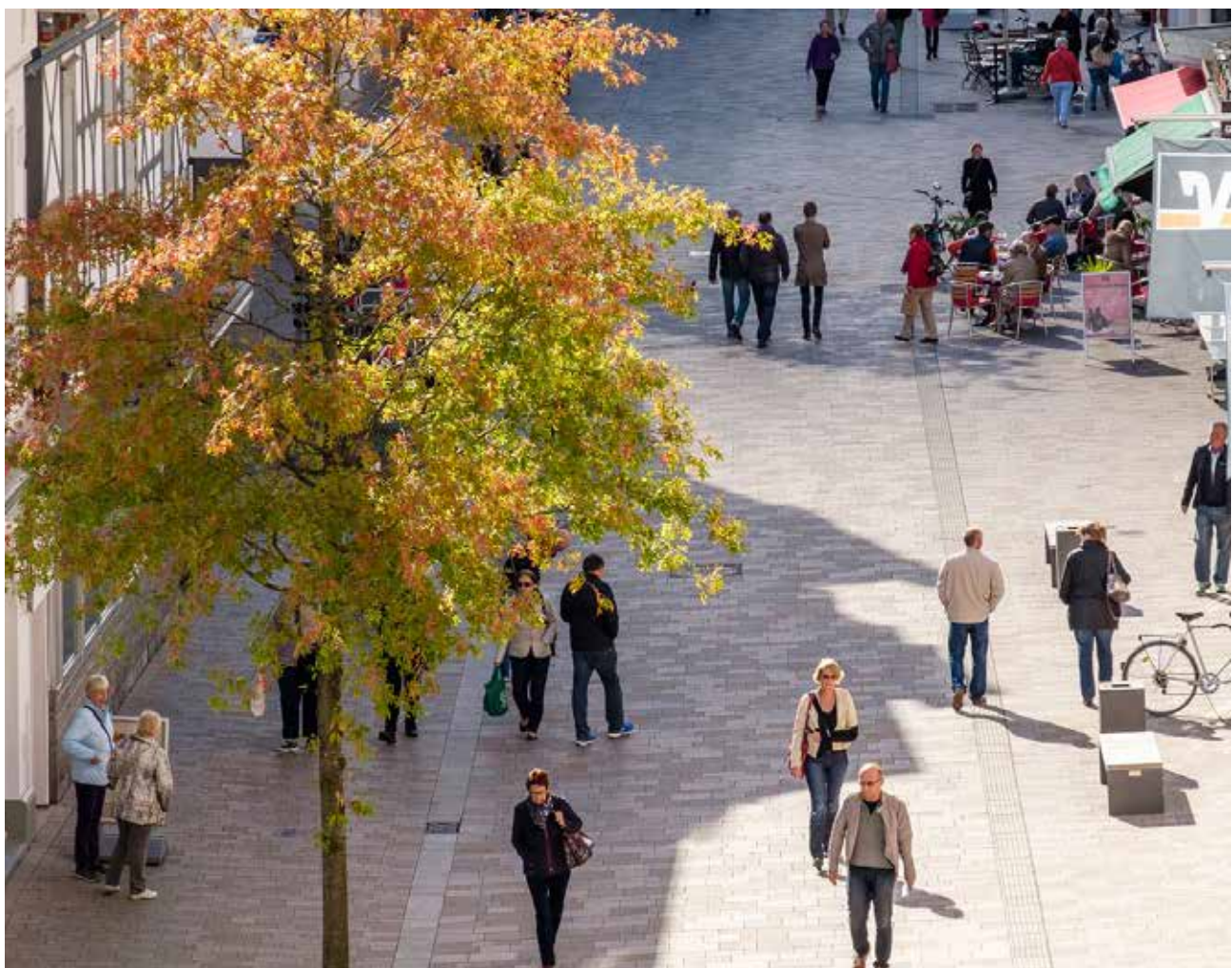
4. Historical

Reconnect Horley with its historical origins and local interests.



5. Green

Add planting and reduce the impact of climate change.



Example of a high quality high street setting where pedestrians have priority over vehicles.



Example of street planting as part of a wide pavement and narrow carriageway improving the pedestrian experience.



Example of planting boosting urban biodiversity and improving climate resilience.



Example of a pedestrian friendly environment with street tree planting and comfortable seating.



Example of mature street tree planting bringing significant visual, social and ecological benefits to the street.



Example of attractive, green, active frontages creating comfortable environments for pedestrians and improving contact with nature.

High Street improvements

Current issues of the High Street:

- Tarmac dominates the street. The majority of the High Street is dedicated for cars.
- Lack of comfortable pedestrian areas and crossing points which feels unsafe for pedestrians and cyclists.
- Lack of planting, making the street feel very sterile with no opportunity to see seasonal changes in plants and trees.
- Businesses have to work hard to animate the street.
- Seating is limited, uncomfortable and too far apart to allow respite for people who need to stop and rest.



Parked cars dominate the High Street.



Seating and planting are sparse along the High Street.

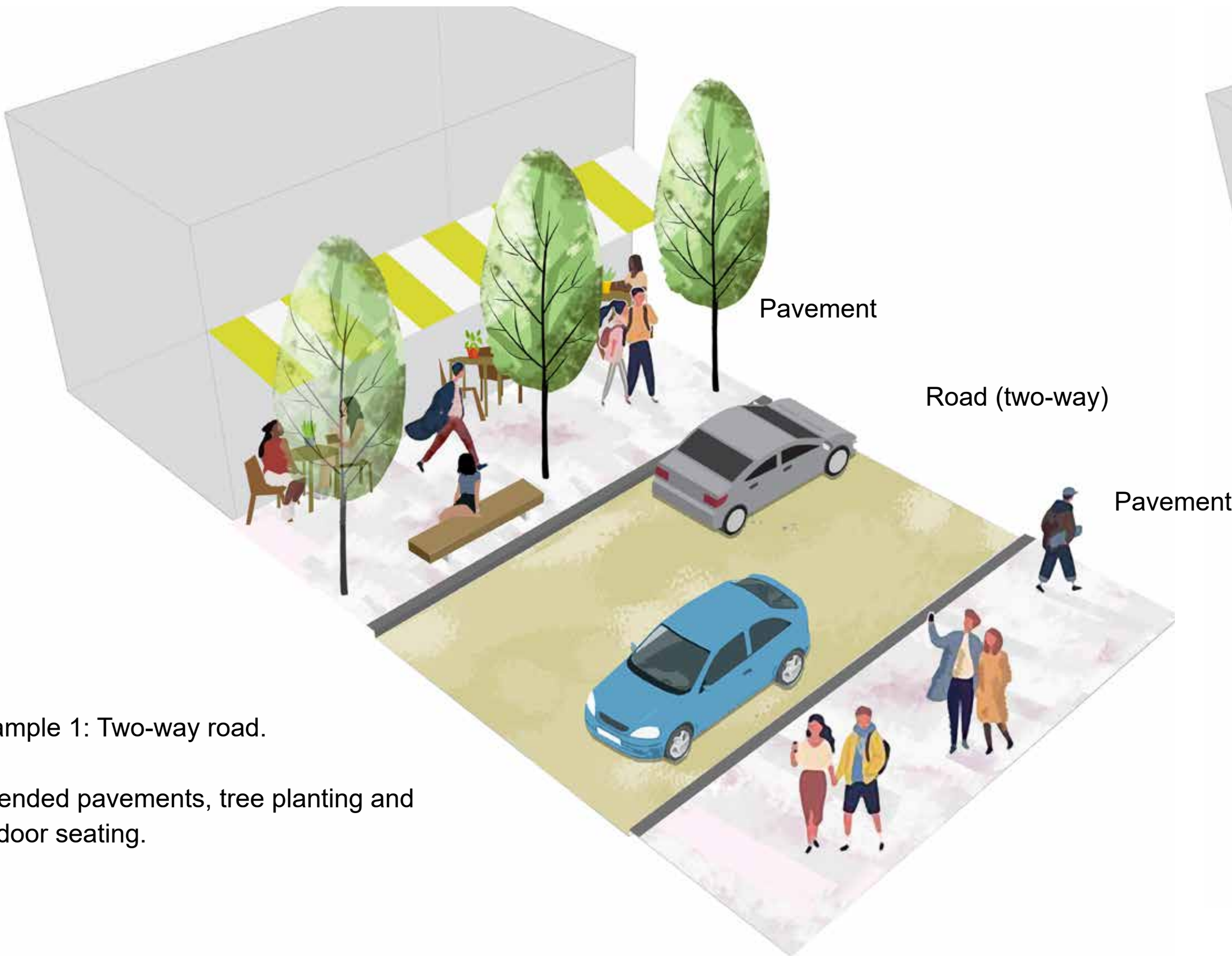


Existing High Street: Two-way road.

Narrow pavements, no tree planting and no outdoor seating.

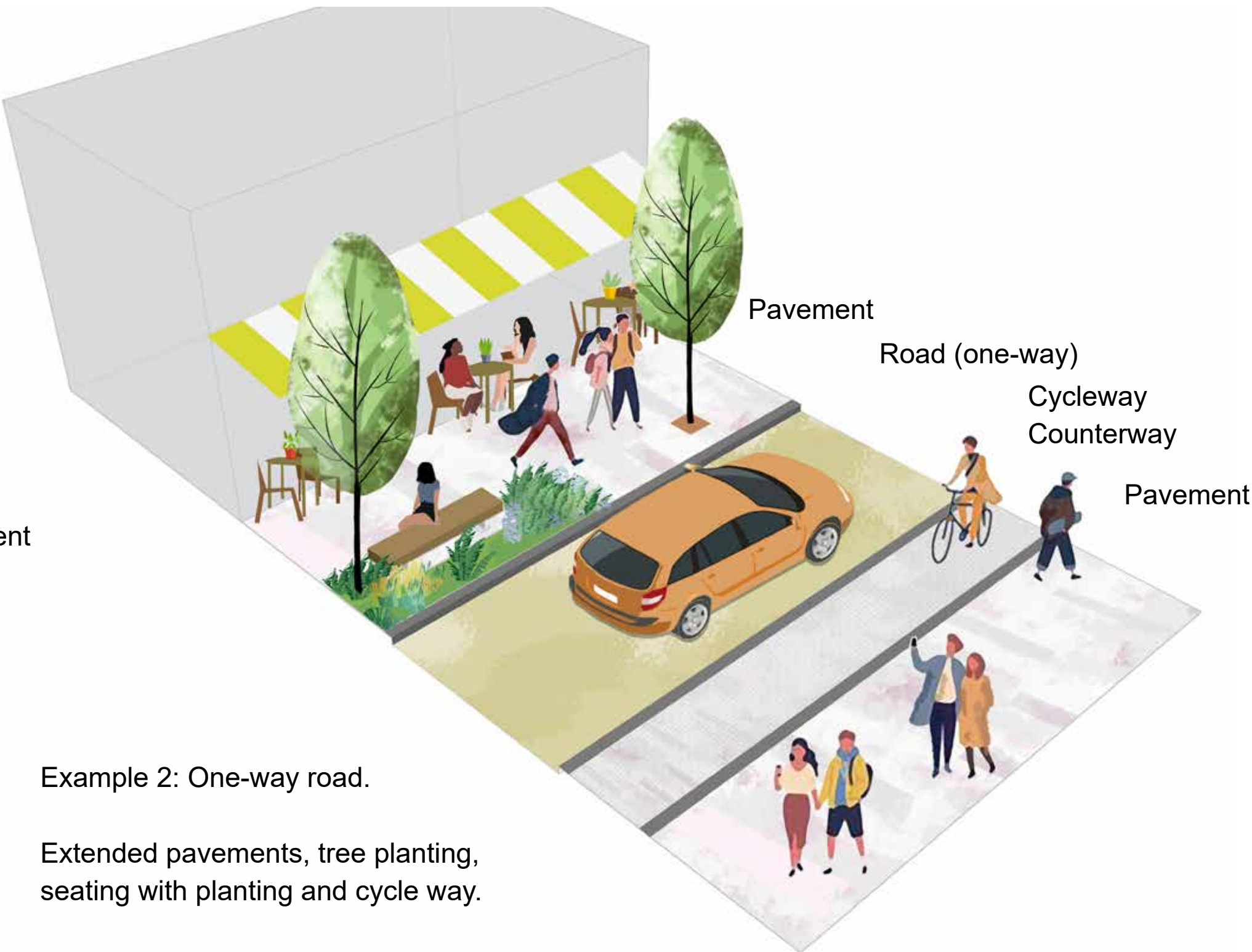
How are we proposing to address the issues:

1. Create an environment that is safer for pedestrians and easier to use - providing wider pavements on both sides of the High Street by removing street parking.
2. Provide opportunities for further seating to rest and meet others.
3. Reduce the level of traffic and reduce speed (20mph speed limit).
4. Provide safer cycle routes - promoting cycling with cycle parking facilities in appropriate locations.
5. Provide street planting and trees - planting provides shade and shelter, to encourage biodiversity and mitigate the effects of climate change. It also offers an opportunity to improve mental health and well-being, to reduce vehicle speeds and to revitalise the street scene with colour and foliage.
6. Signage to help people find their way around Horley town centre and opportunities for public art to create a more pleasant environment in the High Street, subway and surrounding areas.



Example 1: Two-way road.

Extended pavements, tree planting and outdoor seating.



Example 2: One-way road.

Extended pavements, tree planting, seating with planting and cycle way.

Or
Example 3: Full pedestrianisation

Full pedestrianisation of the high street was also considered, but this option is significantly constrained by the reduced space in the surrounding streets for turning circles. The High Street is also required to maintain access for Emergency and Servicing vehicles to the local businesses and residences.

Subway improvements

Current issues with the subway:

- Flooding - the subway floods regularly blocking pedestrians and cyclists from moving from one side of the town to the other without a substantial detour.
- Damp environment - it feels dark, damp and uncomfortable.
- Poor visibility and low lighting makes the subway feel unsafe in the dark. This route is used as one of the main walking routes to the local high school.
- Steep gradient - access is not comfortable for people with mobility difficulties and does not offer opportunities to rest.
- Anti-social behaviour with regular painting of walls / graffiti.



Existing fence panels are unattractive and unwelcoming.



The subway is gloomy with poor visibility and low lighting levels.

How we are proposing to address the issues:

1. New drainage and water pumping system to prevent the subway flooding in the future.
2. Make the subway a safer and more enjoyable environment. This can be achieved by use of mirrors, lighting, murals, mosaic, art.
3. Improve access with new grab rails and improve the surface with a non slip texture.
4. Open out the entrances to the subway to make it more attractive, easy to navigate and feel safer.

Have your say

Take part in our consultation:

- Complete our survey online at:
www.smartsurvey.co.uk/s/horleyhighstreet/
- If you prefer a paper copy, you can find copies at Horley Library.
- If you need any help completing the survey, or wish to have a survey posted to your home **call 01737 276719**
- You can also email any additional comments or suggestions to:
regeneration@reigate-banstead.gov.uk

What's next?

The results of this survey will inform the next design stages. The Council will be working with the design team to develop the proposals during 2022 and we will aim to consult again with more developed proposals in the Summer 2022.

For more information on Horley Regeneration, please visit:

www.reigate-banstead.gov.uk/deliveringchange



Design opportunities



Creative use of lighting and imagery linking back to nature.



Colourful, attractive mosaic.



Creative use of lighting as an interactive tool.



Use of vibrant colours to lift the wall and floorscape.