

Supplementary Planning
Guidance (SPG)

SHOPFRONT SECURITY



BACKGROUND

In recent times there has been a significant growth of security shutters, particularly solid roller shutter blinds, being erected in prominent main street locations throughout the Council area. Often they can have a detrimental effect on the visual amenity of the area in which they have been erected, and in some circumstances they may not be the most appropriate means by which to secure a property.

Planning Permission is required for the material alteration or replacement of a shopfront which includes the installation of permanent external shutters. Listed Building consent is required for both external and internal shutters / grilles. However, roller shutters are often erected without consent as a result of shopkeepers response to the vulnerability of their premises or due to pressure from insurance difficulties.

There is a separate general SPG on design guidance for shopfront and signage in Ayr Central Conservation Area but this SPG concentrates on the specific issue of shopfront security and has been updated from a policy adopted by the former Kyle and Carrick District Council in 1994.

The indiscriminate vandalism of shopfronts and the incidence of 'smash and grab' theft are particular problems which have to be addressed by the use of security measures, including external shutters and internal shutters, the latter often used with laminated glass. However, fully appreciating such problems, the need to secure business premises should be balanced with the need to ensure that alterations to shopfronts do not detract from the visual amenity of the areas in which they are situated or from the architectural quality of the building.

There are a wide variety of security measures for shopfronts available as follows :

Solid Roller Shutters

Shutters themselves are frequently unattractive. They usually take the form of a featureless solid blind of unpainted galvanised metal and can be an attraction to graffiti. They can create a blank, lifeless appearance at ground level and detract from the vitality of shopping areas outside shop opening hours.

These shutters usually require a large box which is positioned above the shopfront to accommodate the shutter when the business is operational. The boxes themselves are often galvanised metal features which can detract from the appearance of the building and street scene with no attempt being made to disguise them. Particularly in the case of traditional shopfronts roller shutter boxes disfigure or destroy architectural features such as moulded fascia boards, cornices or pilasters.

VARIOUS TYPES OF SECURITY MEASURES

OTHER DETAILS

Other External Roller Shutters

A number of open-mesh type of shutters can be used externally, thus affording some protection to the glass itself whilst still permitting window shopping. These blinds are more visually intrusive than internal screens although not necessarily unacceptably so. Unless the rolled-up blind can be accommodated behind the fascia, a projecting storage box may be required which makes this type of screen less acceptable. Shopkeepers are encouraged to illuminate shop windows outwith opening hours and planning / listed building consents may be conditioned to ensure this.

Internal Open Mesh Roller Shutters

These types of shutters avoid any adverse changes to the appearance of properties. They do not alter the frontages of properties, being located behind the shop window with the use of laminated glass. Due to the minimal visual impact on properties this type of shutter is considered most appropriate for properties within Conservation Areas, particularly Outstanding Conservation Areas, Listed Buildings, Primary and Secondary Shopping Frontages.

Removable Mesh Grilles

These are traditionally fitted over windows and doors. The Council recognise that this type of security is difficult to fix / remove from large windows on a daily basis. These grilles are installed outwith opening hours and any planning consent will be conditioned accordingly.

Associated with the use of security shutters / grilles and security measures in general, there are various detailed matters which require to be addressed.

Alarm Boxes

Planning permission is normally required for the installation of alarm boxes within Conservation Areas and on Listed Buildings. The Council recognise that owners of commercial properties wish to locate alarm boxes in prominent locations.

However this desire has to be balanced against the need to ensure that the alarm box would not have a detrimental visual impact on the building and surrounding area. As such, careful consideration should be given to the size and location of alarm boxes.

Shutter Housing Boxes

These are required for roller shutters to house the shutter when not in use. They can have a significant adverse visual impact on shopfronts and areas generally particularly when they project in front of the fascia. In a new development the security of the property should be an integral part of the design process and adequate room should be left in the bulkhead or ceiling to install retractable grilles or shutters, if appropriate.

PLANNING POLICY GUIDANCE

Finish of Shutter / Grilles

There are a variety of finishes to shutters / grilles which can complement the facade of a building.

The appearance of security shutters and other details can be damaging to the visual amenity; however this impact requires to be balanced against the quality of the building itself and the surrounding area. The desire of shopkeepers to protect their property must also be taken into consideration.

The following guidelines set out an area based hierarchy, the policies of which reflect the importance of that area in terms of architecture, conservation and commercial vitality. All planning / listed building applications will be assessed against the following policies.

Category 'A' Listed Buildings

Due to the national importance of such buildings all applications for security shutters / grilles will be considered on their individual merits. The use of such measures should only be considered where there is overriding justification and where visual impact is kept to a minimum.

Outstanding Conservation Areas and Category 'B' Listed Buildings Outwith Outstanding Conservation Areas

South Ayrshire Council recognises the need for security to be provided for shops. However, the physical and visual impact of shutters / grilles must be carefully assessed. The Council will consider the use of the following types of security shutters /grilles.

The use of laminated glass and internally fitted open lattice grille shutters of an appropriate design are considered appropriate. Solid shutters will not be considered acceptable.

On shopfronts of traditional design and scale, the use of open mesh grille panels which slide over the window and lock may be acceptable subject to appropriate design and scale.

In all cases the shutter box should be recessed behind the fascia. The fitting of a recessed shutter box behind a sub fascia may be acceptable in some circumstances where it can not be located behind the main fascia and the visual impact is not significant and where this is supported by a report carried out by a person(s) with appropriate technical knowledge of installation. In such exceptional cases, it will be necessary to camouflage the box by timber detailing or tinted glass, for example; all shutters / grilles shall be painted to match the shopfront, and the finishes should be either plastisol coated steel or polyester powder coated.

The Council will encourage illumination of shop displays outwith shop opening hours.

The installation of alarm boxes will be permitted subject to appropriate size and position.

Conservation Areas, Category 'C'(s) Listed Buildings, Primary and Secondary Shopping Areas and Outstanding Conservation Areas

Whilst the use of laminated glass and internally fitted open lattice grille shutters of an appropriate design and the use of transparent steel shutters are encouraged, the Council will consider the use of the following types of security shutters / grilles.

On shopfronts of traditional design and scale the use of open mesh grille panels which slide over the windows and lock may be acceptable subject to appropriate design and scale.

External shutters may be considered either of the style of a brick bond, punched lathe shutter or a combined punched lathe and solid lathe, the former should provide a substantial vision area, the solid parts of which will extend to a maximum of 20% of the total height and will take cognisance of the height of the stallriser.

In all cases the shutter box should be recessed behind the fascia. The fitting of the recessed shutter box behind a sub-fascia may be acceptable in some circumstances where it can not be located behind the main fascia and the visual impact is not significant and where this is supported by a report carried out by a person(s) with appropriate technical knowledge of installation. In such exceptional cases it will be necessary to camouflage the box by timber detailing or tinted glass, for example.

All shutters / grilles shall be painted to match the shopfront, and the finishes should be either plastisol coated steel or polyester powder coated.

Within Conservation Areas and on Listed Buildings, the installation of alarm boxes will be permitted subject to appropriate size and position.

The Council will encourage illumination of shop displays outwith shop opening hours.

Generally the use of internal / external grilles or shutters will be encouraged by the Council. Where solid roller shutters are acceptable, depending on the surrounding environment, shutters shall be painted an appropriate colour. Where roller shutters are proposed, these should generally be of a combined punched-lathe and solid lathe type which provides a suitable vision area with the solid part not exceeding $\frac{1}{3}$ of the total height of the shutter.

The Council will encourage the shutter box being recessed behind the fascia or behind a sub-fascia. Where it can not be located behind the main fascia a supporting statement by a person(s) with appropriate

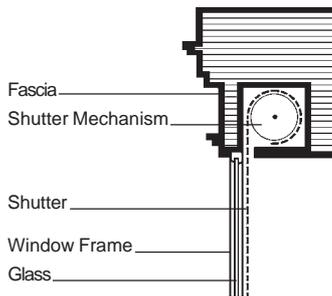
EXISTING INSTALLATIONS

technical knowledge of installation should be submitted. In cases where it is located behind the sub-fascia it will be necessary to camouflage the box by timber detailing or tinted glass, for example.

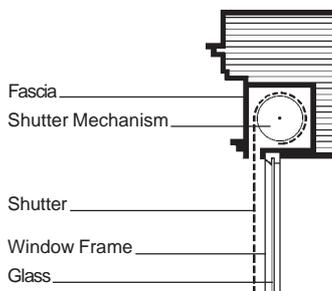
The undernoted procedures relate to works which fail to comply with the guidelines outlined above.

The Council on submission of a retrospective planning application may grant consent for a limited period, the length of time being dependent upon the nature of the installation, the type of premises involved, and the date the works were carried out. The planning consent may authorise the retention of the shutter for a period not exceeding two years. (This effectively represents a concession on the part of the Council, to allow the occupier a restricted period to time to make use of the existing shutter and plan their replacement without the serving of an enforcement notice). Upon the expiry of the temporary period, the shutter or grille will be removed, and if necessary, replaced by a shutter / grille which complies with the guidelines relating to new installations.

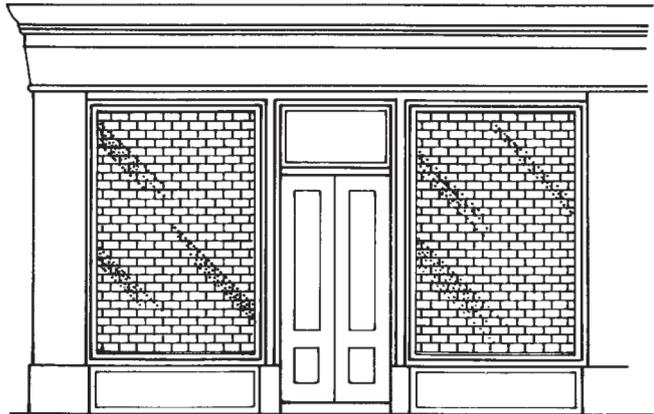
SHUTTER EXAMPLES



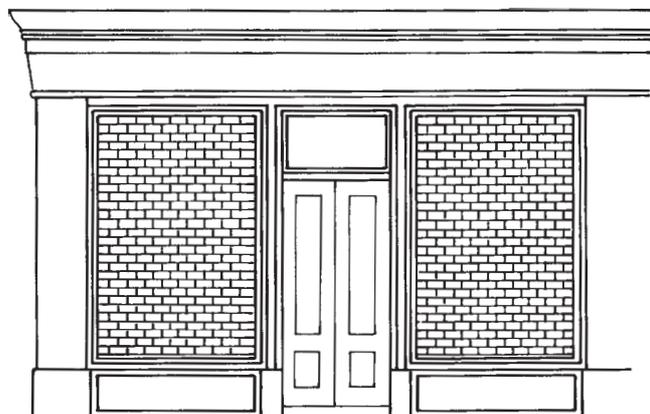
*RECESSED SHUTTER BOX
BEHIND FASCIA
(Internal Shutter)*



*RECESSED SHUTTER BOX
BEHIND FASCIA
(External Shutter)*

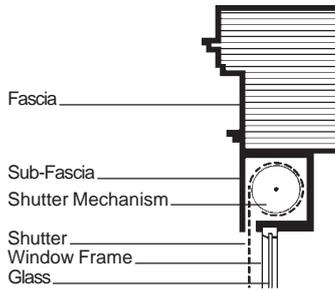


INTERNAL LATTICE OR PUNCHED LATH ROLLER



EXTERNAL LATTICE OR PUNCHED LATH ROLLER

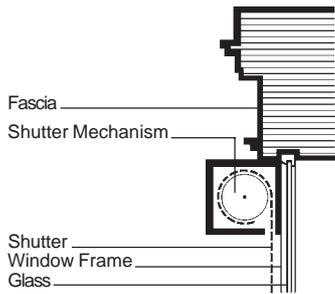
SHUTTER EXAMPLES
Continued



*RECESSED SHUTTER BOX
BEHIND SUB-FASCIA
(External Shutter)*



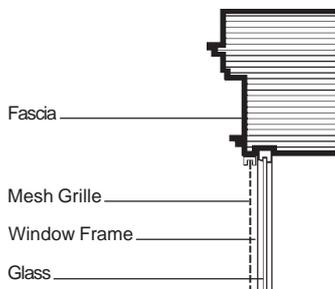
EXTERNAL LATTICE OR PUNCHED LATHE ROLLER



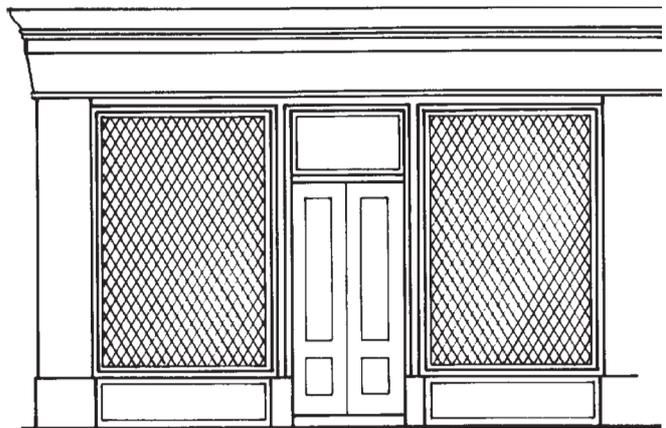
*PROJECTING SHUTTER BOX
(External Shutter)*



SOLID ROLLER



*EXTERNAL
REMOVABLE GRILLE*



EXTERNAL REMOVABLE MESH GRILLES

**FURTHER
INFORMATION**

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