

EXTERNAL SHUTTERS/SHOP FRONT SECURITY SUPPLEMENTARY PLANNING GUIDANCE

1 INTRODUCTION

- 1.1 The installation of shutters on commercial properties is taking place at an increasing rate as a response to perceived increased theft and vandalism as well as requirements by insurers to improve security.
- 1.2 Unsympathetic shutters can have a cumulatively detrimental impact on an area, giving the impression of a hostile and aggressive environment as well as often creating a substandard visual appearance resulting in a "dead" frontage.
- 1.3 The Council accepts that there is a need for security but considers that it is important that the main shopping areas of the Borough are attractive and interesting places to visit outside shopping hours. It is vitally important that the shopping areas within the Conservation Areas of Clitheroe, Longridge and Whalley are given special attention.
- 1.4 It is clear that there will be some conflict of interest between businesses wishing to improve security and the appearance and quality of the built environment. The Government in publishing Circular 5/94 "Planning and Crime" recognises the significance of this conflict.

2 AIMS AND OBJECTIVES

- 2.1 The aim of this guidance is to maintain and improve the appearance and quality of the built environment having regard to the need to plan against crime.
- 2.2 The document elaborates on policies within the Districtwide Local Plan and will be a material consideration in determining planning applications. Policy S15 is particularly appropriate in this instance.
- 2.3 This document has the following objectives:-
 - ^ To inform developers and the general public of the need for planning permission and of the Council's approach to the installation of external shutters.

- ^ To improve the character, appearance and security of commercial areas.
- ^ To assist applicants in identifying those designs likely to receive planning permission.
- ^ To achieve a co-ordinated approach throughout the Borough.

3 GUIDELINES FOR SHOP FRONT SECURITY

3.1 To minimise the impact of security shutters the Council encourages the use of solutions other than external shutters. It also advocates that before considering the need for shutters any company should look at its existing security arrangements.

3.2 There are a number of measures which can be taken which do not detrimentally affect the appearance of the property whilst providing improved security. These include:-

- ^ Strengthening doorways and their locks, hinges and security devices.
- ^ Use of internal grille shutters.
- ^ Providing alarm systems.
- ^ Providing bright interior lighting which is visible from the outside.
- ^ Installing strengthened glass. The use of laminated glass complying to BS5544 reduces incidental damage and theft compared with the normal float glass. The thicker it is the stronger it will be and often the time taken and the noise involved in breaking the glass will act as a deterrent to some burglars. Plastic glazing can be extremely strong but it scratches easily and therefore is often regarded as inappropriate.
- ^ Reducing the size of each glazed area by incorporating additional glazing bars. The windows thereby become less susceptible to incidental damage and that which is damaged becomes cheaper to replace.

The use of strengthened glass and a reduction in the size of individual panes is beneficial in sensitive design settings such as

Conservation Areas as it leaves the appearance of the property basically unaltered or in fact may enhance the building.

- ^ Construction of solid stall risers. On traditional shop fronts the use of a stall riser is often an appropriate form and can act as a deterrent against Ram Raiding. Depending on the location of flower planters, bollards or a high kerb can also keep vehicles away from shop fronts.

3.3 SHUTTERS

3.3.1 Internal Shutters

These do not require planning permission. However the preferred type would be the lattice or Grille type which enable protection for goods on display and reasonable visibility of shop window displays.

3.3.2 External Shutters

In determining any proposal the Council will have regard and give significant weight to Policy S15 of the Deposit Edition Districtwide Local Plan. This states:

"POLICY S15

Within conservation areas externally mounted metal security shutters or grilles will not be considered acceptable. In certain circumstances internally mounted grilles may be considered appropriate".

There are a variety of shutter designs available and in considering the suitability of the design every care must be taken to minimise the visual impact. The following should be considered:

- ^ The use of internal display lighting to soften the impact of shutters. Lighting itself can minimise the impact and from a distance can give the appearance of a more open frontage.
- ^ The incorporating of existing features or new features to minimise the impact of any shutter boxes or equipment eg canopies.

In determining any proposal within the town centre or conservation areas special regard will also be taken as to the location of the property and its setting in the area.

There are a variety of shutter designs available and it is important that if they are to be used in town centres and conservation areas that every care must be taken to minimise the visual impact. The following should be considered:

- ^ Grille type shutters should be of an open nature. Grilles can, to differing degrees depending on the particular design, obscure or distort the appearance of the shop front. The more subtle and delicate designs minimise this impact. Ideally, grille size should be small enough to deflect missiles but slim enough to maintain a clean view of the goods displayed.

Open grilles allow view to any window display and give a better appearance to the street scene whereas solid shutters often detract from the visual appearance

Shutter housing should be positioned behind the fascia where practicable or integrated within the shop front to make it as unobtrusive as possible. External shutter housings will not be acceptable in most circumstances.

Locating the shutter box internally minimises the visual impact

^ External shutters should not extend below windows level and should leave the stall risers visible. Shutters should not obscure design features of the property such as pilasters, cornices and fascias.

^ The shutters must correlate with the size of the openings to be covered. A wide shop frontage covered by a continuous shutter has much more impact than individual shutters on smaller openings.

^ Recessed doors should be protected by storm doors, grilles or gates the full height and width of the entrance. Appropriate lighting can enhance security.

^ Doors flush with the frontage can be secured by open grilles.

Shutters and shutter guides should be in a colour to match and enhance the existing shop front, rather than be of a plain galvanised finish. It is considered that the shutter should either be powder coated or plastic coated rather than painted as the latter requires careful maintenance due to the effects of weathering and usage.

