

Market Street, Whaley Bridge

Blind box above the fascia incorporating retractable blind. Drawn back the blind box allows all architectural details to be visible.



Fixed canopy that may permanently hide architectural details underneath.

7. DOORS

Doors should be in keeping with the other elements of the shopfront. Traditionally many shopfront entrances were recessed and the floor decorated with mosaic tiles. This creates a sense of invitation. Flat facades can be visually dull and unattractive within the street scene.

8. SECURITY

The security needs of shopkeepers must be balanced against the detrimental visual effect caused by certain types of shutters. The Borough Council accepts the need for such measures and wishes to ensure they are well designed. Acceptable ways of securing contents include the use of laminated glass and internal lattice grilles. Where security measures are required, provision should be made for internal grilles at the design stage. Where this is not possible grilles and shutters should be incorporated into existing shopfronts by the use of a recessed shutter box placed behind the fascia. This should not cover any architectural details.

A further leaflet concerning itself solely with shopfront security will be made available in the future. In this, the Borough Council will suggest detailed alternative design solutions to the security needs of local shopkeepers.

9. SIGNS

Design, type and positioning of signs can affect the character of buildings and the appearance of the street. Signs should be seen as an element within the design of the shopfront. More detailed guidance on signs and advertisements are available in the Borough Council leaflet entitled 'A Design Guide for Signs'.

10. DISABLED ACCESS

The Chronically Sick and Disabled Persons Act 1970 (as amended) requires that provision must be made to accommodate the needs of disabled people, in the design of shopfronts. Doors should be a minimum of 850mm opening and be flush with the pavement using a non slip surface. Door handles, bell pushers and letter boxes should not be higher than 1 metre above the floor level and frameless glazed doors should be avoided.

SHOPFRONTS WITHIN CONSERVATION AREAS

Conservation Areas are areas of special architectural or historic interest whose character and appearance should be preserved and enhanced. Very high standards will be sought on shopfronts within Conservation Areas. It is important that designs preserve and enhance the historic character of both the general street scene and the individual buildings which contain them.

Within a Conservation Area there will always be a strong presumption in favour of retaining traditional shopfronts, through repairs and the restoration of original details. If a replacement shopfront is considered to be appropriate the general characteristics of other shopfronts in the street should be followed and traditional details reflected.

High standards of details will be expected and traditional forms of construction (eg. panelling) required. Because of this, detailed information will be required on submitted drawings.

The majority of commercial buildings in the High Peak are 19th Century. The traditional materials used are softwood (which today can be preservative treated) finished in a dark coloured gloss paint. The current vogue in stained finished hardwood is generally inappropriate in Conservation Areas.

You are advised to consult with the Planning Department's Conservation Section prior to a planning application being submitted.

LISTED BUILDINGS

Some shopfronts may form part of a Listed Building. Any alterations affecting the character of a Listed Building will require Listed Building Consent. This can include repainting the shopfront a different colour or installing shutters, blinds or advertisements. Any alterations proposed will need to be designed so as to respect the style of the building. You are strongly advised to consult with the Planning Department's Conservation Section prior to an application for Listed Building Consent being submitted.

PLANNING PERMISSION

Planning permission is required to install a new shopfront and in some cases to alter a shopfront. Permission is also required for any material change in the external appearance of a shop. Depending upon your proposal you may need approval under the Building Regulations. This is not a planning matter and enquiries should be made to the Borough Council's Building Control Section. (Tel: 0663 751751).

FURTHER INFORMATION

If you have any queries concerned over the points raised, or would like to discuss any proposals informally, please contact the Planning Department by writing to:-

The Director of Housing and Planning
Municipal Buildings
Glossop
Derbyshire
SK13 8AF
or telephoning:- 0845 129 7777
Or email: planning@highpeak.gov.uk

For guidance within the Peak National Park queries should be directed to the Peak Park Joint Planning Board.
Telephone: 01629 816200
Or email: planning@highpeak.gov.uk

LEAFLETS AVAILABLE IN THIS SERIES

1. A Design Guide for Shopfronts.
2. A Design Guide for Signs.
3. Conservation Areas.
4. Listed Buildings.



High Peak Borough Council

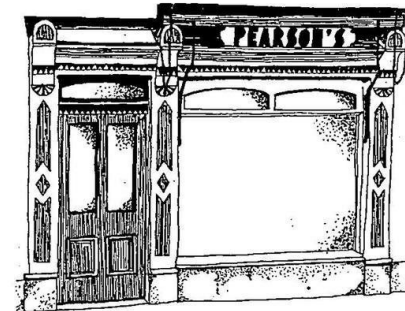
High Peak Borough Council is a member of the English Historic Towns Forum. The Forum has published more detailed guidance relating to shopfronts and advertisements, which can be obtained, for a small charge, from the Borough Council at the address above or direct from the Forum at:-

English Historic Towns Forum
PO Box 22
Bristol
BS16 1RZ
Or telephone 0117 975 0459
Fax 0117 975 0460
Email: ehrf@uwe.ac.uk
www.ehrtf.org.uk



HIGH PEAK BOROUGH COUNCIL

A DESIGN GUIDE FOR SHOPFRONTS



High Street, New Mills

INTRODUCTION

This leaflet is one of a series which forms additional design guidance to the statutory planning policies contained in the High Peak Local Plan.

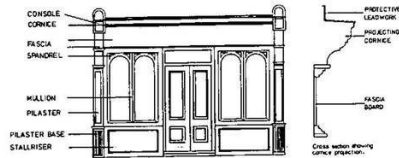
The main purpose of this guidance is not to stifle original or imaginative design but rather to set a framework of good design principles which can then be adapted to fit the particular circumstances relating to individual properties.

The importance of good design of shopfronts and other commercial premises in the town and village centres cannot be over emphasised, given the Borough Council's overall aim of enhancing the quality of the environment of the High Peak.

The centre of every town and village has, over time, developed its own unique character. Individual buildings, local style, traditions and materials have all contributed to the appearance of each area. Shopfronts have played, and will continue to play, an important role in this evolution such that in many cases a contemporary design solution is the appropriate one. However, the Borough Council will seek to retain traditional shopfronts wherever possible, especially on Listed Buildings and in Conservation Areas.

TRADITIONAL SHOPFRONT ELEMENTS

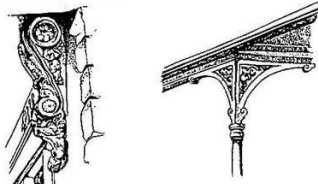
Traditional shopfronts incorporate a number of elements which are illustrated over the page. Good contemporary shopfront designs incorporate some, if not all, of these elements albeit in a modern form.



The *pilasters* help to frame the shopfront and identify the vertical divisions between adjacent shopfronts; the *fascia* provides the space for advertising; the *cornice* should project slightly forward to provide a strong visual line at the top of the shopfront and to give protection against the weather; the *stallriser* gives ground protection and provides a solid base to the shopfront.

Original or historic elements, such as those described above, still exist on many shops in the High Peak, but may be hidden by later additions. A well proportioned shopfront can easily be restored by repairing and restoring hidden elements.

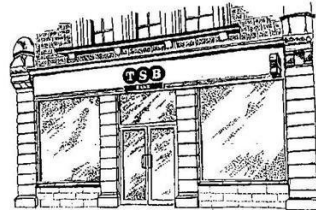
Examples of original architectural details, that may survive or be hidden, which the Borough Council would wish to see preserved and restored.



Market Street, New Mills High Street West, Glossop

PRINCIPLES OF GOOD SHOPFRONT DESIGN

1. It is important to restore and retain any shopfronts that contribute to the overall design and character of the area. Where good quality original shopfronts survive, special care is needed to ensure that they are restored in a sensitive manner. The repair of details should be based upon evidence of existing historic shopfronts, or through old photographs of the area.
2. In certain cases it might not be possible, or desirable, to retain the existing shopfront. The design of the replacement, therefore, should respect the architectural style, character and traditions of the building. Imitation historical styles not in accordance with the architectural style of the building are inappropriate (eg. Georgian or bow windows on Victorian buildings).
3. In addition, replacement shopfronts should respect the local street scene. There is a great deal of variety within a shopping area and this should be reflected within the design. Sameness of design is therefore not encouraged. However respect for adjacent fascia heights on buildings of similar design should be taken into account.
4. Good quality contemporary designs should also be valued, where this is appropriate. Many of the traditional design principles can be applied to the design of new shopfronts.



Spring Gardens, Buxton

The above illustrates how a contemporary design can still demonstrate many traditional elements.

5. A well designed shopfront will help to attract interest and therefore business. A proliferation of colours, materials, signs, window stickers and over large lettering on the fascia, will only encourage adjacent shops to compete.
6. Alterations to any one part of a shopfront (eg. fascia) should be considered in terms of its effect on the shopfront design as a whole. Although the next section deals with detailed guidance on the elements of the shopfront a well detailed and proportioned composition should be the general aim.

DETAILS OF SHOPFRONT DESIGN

1. THE FASCIA

The appearance of the shopfront and the character of the street will be affected by the width, length, material, colour and design of the fascia. The fascia should be positioned well below the first floor window and should not be deeper than one quarter of the height from the pavement level to the bottom of the fascia. It is traditionally of handpainted timber and the lettering should only convey the essential message of the retailer. The fascia should not extend uninterrupted across a number of buildings.

It is important to avoid a flat fascia with no cornice at the top. The cornice provides a strong visual element in that it frames the shopfront by providing a definite 'top'. In addition a cornice, due to its projection, serves the purpose of throwing the water clear of the fascia and therefore protecting the shopfront. Traditionally, and in contemporary designs, the retractable blind box can form the cornice.



Market Street, New Mills

The above fascia respects the overall design of the shopfront and leaves architectural details visible.



A modern fascia has been incorporated into the shopfront which is too deep and out of character with the building. The original fascia may survive underneath.



High Street West, Glossop

This modern shopfront has been designed to respect each individual building. Unity of ownership has been established by a single colour and lettering scheme.

Further information on fascia design is available from the Borough Council's leaflet entitled 'A Design Guide for Signs'.

2. STALLRISERS

Stallrisers are an essential element of the traditional shopfront and should be retained where they exist. They provide weather protection and a visual anchor to the ground. They are often panelled in timber but may also be finished using glazed tile or stone. Doors are often panelled to reflect the height of the stallriser. On traditional shopfronts it is important to form true recessed panels with exposed frames separated by a moulding. This gives a far better visual depth than false panelling formed by applied beading.

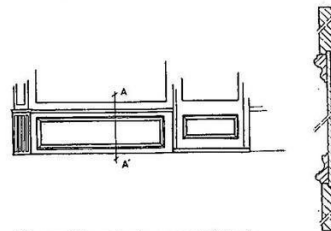


Diagram illustrating true recessed panels.

3. MATERIALS

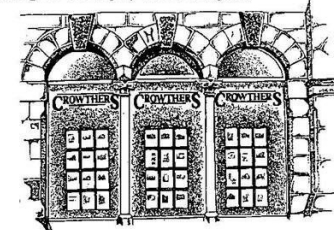
The number of materials used should be kept to a minimum with a quality to withstand weathering, and be easily cleaned. Timber is the traditional shopfront material, treated softwood finished in gloss paint being preferred to stained hardwood. Timber can offer versatility and durability and be easily repaired.

4. COLOURS

The sensitive use of colour offers much scope for improving the street scene. Traditionally colours are of a rich dark variety. The corporate style of some retailers may in some cases clash with the character of the street. Whilst the importance of these styles is recognised, minor variations may be required which can respect the above principles.

5. WINDOWS AND DISPLAYS

Large expanses of glass should be avoided, both on aesthetic grounds and due to the replacement cost. Use of vertical glazing bars and mullions can be used to subdivide large windows. The display is crucial in attracting customers and, in cases of financial premises, an imaginative approach is required. A proliferation of advertisements and stickers needs to be resisted as a shop window should be looked through to the display behind the glass.

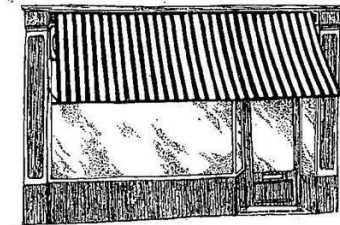


The Quadrant, Buxton

This shop window illustrates how a non retail outlet has produced a display that respects the style and design of the building and the form of the windows.

6. CANOPIES AND BLINDS

As well as serving the function of protecting merchandise from the weather, retractable canopies and blinds, when well designed and sensitively located, can add to the attractiveness of the shops and street. They should be designed to fit in with the style and character of the building. Reflective shiny materials should be avoided and all canopies and blinds should be fully retractable within a blind box positioned above the fascia. Dutch blinds, although retractable, do not fit within a blind box and would therefore not prove an acceptable option. A fixed canopy is less desirable as it can obscure architectural and traditional details.



High Street, Buxton

Attractive retractable awning.