

Shop Front Design

Supplementary Planning Document
Adopted December 2008



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EXECUTIVE SUMMARY

This Shop Front Design Supplementary Planning Document (SPD) has been prepared to supplement the policies of the adopted Replacement Chesterfield Borough Local Plan (RCBLP) 2006. The purpose of this SPD is to provide advice to developers on the Council's approach to the design of new and replacement shop fronts. The SPD supplements policies in the RCBLP and seeks to elaborate and clarify how the Council's shop front design and security policies will operate. The SPD does not introduce new policies. That will be a role for the Local Development Framework (LDF). This document will be taken into account as a material planning consideration when planning applications are being considered.

The objectives of the SPD are to:

- **To provide a consistent and integrated approach towards the design of shop fronts and assist potential applicants in understanding what is considered acceptable by the Local Planning Authority.**
- **To achieve high quality shop fronts that are accessible to all through inclusive design.**
- **To ensure an appropriate standard of design for shop fronts in the Borough's Conservation Areas and for listed buildings that is sympathetic to the character of the area.**
- **To ensure that the design of shop fronts contributes positively to the vitality of the areas daytime and evening economy without detriment to safety and security.**

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1.0 INTRODUCTION

1.1 Purpose & Objectives of the SPD

This supplementary planning document is intended to guide those wishing to alter or replace shop fronts within the Borough. The objectives of this supplementary planning document are:

- To provide a consistent and integrated approach towards the design of shop fronts and assist potential applicants in understanding what is considered acceptable by the Local Planning Authority.
- To achieve high quality shop fronts that are accessible to all through inclusive design.
- To ensure an appropriate standard of design for shop fronts in the Borough's Conservation Areas and for listed buildings that is sympathetic to the character of the area.
- To ensure that the design of shop fronts contributes positively to the vitality of the areas daytime and evening economy without detriment to safety and security.

Status of the SPD

- 1.2 The SPD supplements policies in the adopted RCBLP 2006 and seeks to elaborate and clarify how the council's shop front design policies will operate. It is also set within the context of national and regional policy guidance. The SPD will be a material consideration when the council is dealing with planning applications and is intended to develop the reasoned justification and provide guidance on the council's approach to decision making in respect of shop front design.
- 1.3 This SPD will be subject to updating as and when appropriate. After adoption of Chesterfield's Core Strategy the SPD will be reviewed and adjusted to reflect any new policies. Before making a formal planning application for new development applicants are advised to contact the Planning Service. Contact information is provided on page 4.

Background

- 1.4 It is important that the town and district centres within the Borough are attractive places to visit. The appearance of commercial premises, and primarily the shop fronts within these areas have a vital role to play in contributing to the character and appearance of the streetscene. The shop fronts within town and district centres should enhance the character of the area as well as provide for the needs of traders and customers. Attractive

and characterful shopping areas create places where people will want to live, shop and work and enjoy their social activities.

- 1.5 Alterations and changes to shop fronts occur over time and are often carried out to suit different traders and occupiers. The overall effect of these changes, can over time, have an adverse impact on the shop fronts concerned and cumulatively when several premises are involved impact on the character of town and district centre shopping areas.
- 1.6 It is important that changes carried out to shop fronts, whether alterations or replacements are guided to ensure sensitive and sympathetic schemes which enhance the character of not only individual buildings but the wider streetscene and make positive contributions to trading and social success.
- 1.7 Shop front improvement and replacement has been identified as playing a major role in the improvement of the appearance of the town centre. The Borough Council is currently operating a Townscape Heritage Initiative (THI) grant aid scheme within part of the Town Centre Conservation Area. Chesterfield THI is a grant scheme for properties in a target area of Chesterfield town centre that looks to repair and regenerate both the historic fabric and the economy of the town centre. It is funded through the Heritage Lottery Fund (HLF), Alliance SSP and Chesterfield Borough Council and will operate until December 2012. Within the area 30 properties have been identified as priorities because of their importance to the appearance of the area, this will help with the physical and economic regeneration of the area.

2.0 POLICY FRAMEWORK

2.1 This supplementary planning document will form part of the Chesterfield Borough Local Development Framework. It supplements saved policies within the Replacement Chesterfield Borough Council Local Plan adopted June 2006. The saved policies to which this SPD relates are EVR 25 Shop Fronts and EVR 26 Building Security.

2.2 Policy EVR 25 Shop Fronts is as follows:

PLANNING PERMISSION WILL BE GRANTED FOR NEW, ALTERED OR REPLACEMENT SHOP FRONTS WHERE:

- (a) THEIR DESIGN, SCALE AND CHARACTER ARE COMPATIBLE WITH THE BUILDING AND SURROUNDING AREA; AND**
- (b) APPROPRIATE MATERIALS ARE USED; AND**
- (c) THE DESIGN OF ENTRANCES ALLOWS ACCESS TO ALL MEMBERS OF THE COMMUNITY.**

2.3 Policy EVR 26 Building Security is as follows:

PLANNING PERMISSION WILL BE GRANTED FOR BUILDING SECURITY MEASURES WHICH COULD INCLUDE SECURITY GRILLES PROVIDED THAT THEY:

- (a) ARE SYMPATHETICALLY DESIGNED AS AN INTEGRAL PART OF THE SHOP FRONT AND ARE NOT DETRIMENTAL TO THE CHARACTER OF THE BUILDING AND STREET SCENE; AND**
- (b) ALLOW A GOOD LEVEL OF VISIBILITY INTO THE PREMISES AND A GOOD LEVEL OF LIGHT PENETRATION FROM THE BUILDING INTO THE STREET.**

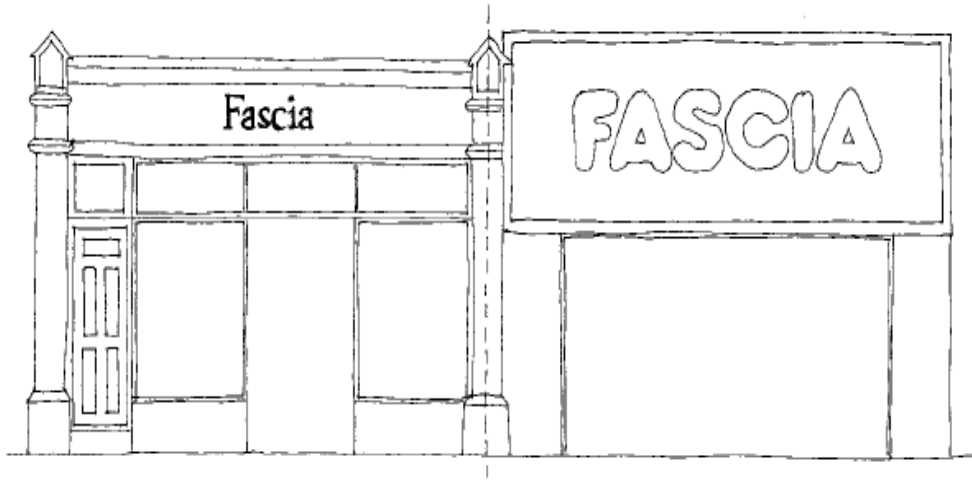
SECURITY GRILLES WILL ONLY BE PERMITTED ON LISTED BUILDINGS OR BUILDINGS WITHIN CONSERVATION AREAS WHERE THEY ARE OF A DESIGN APPROPRIATE TO THE HISTORIC CHARACTER OF THE INDIVIDUAL BUILDING AND/OR THE STREET OR AREA.

2.4 Other national, regional and local policies and programmes which are considered to be relevant to this supplementary planning document are identified in Appendix 1 of this document.

3.0 SHOP FRONT DESIGN

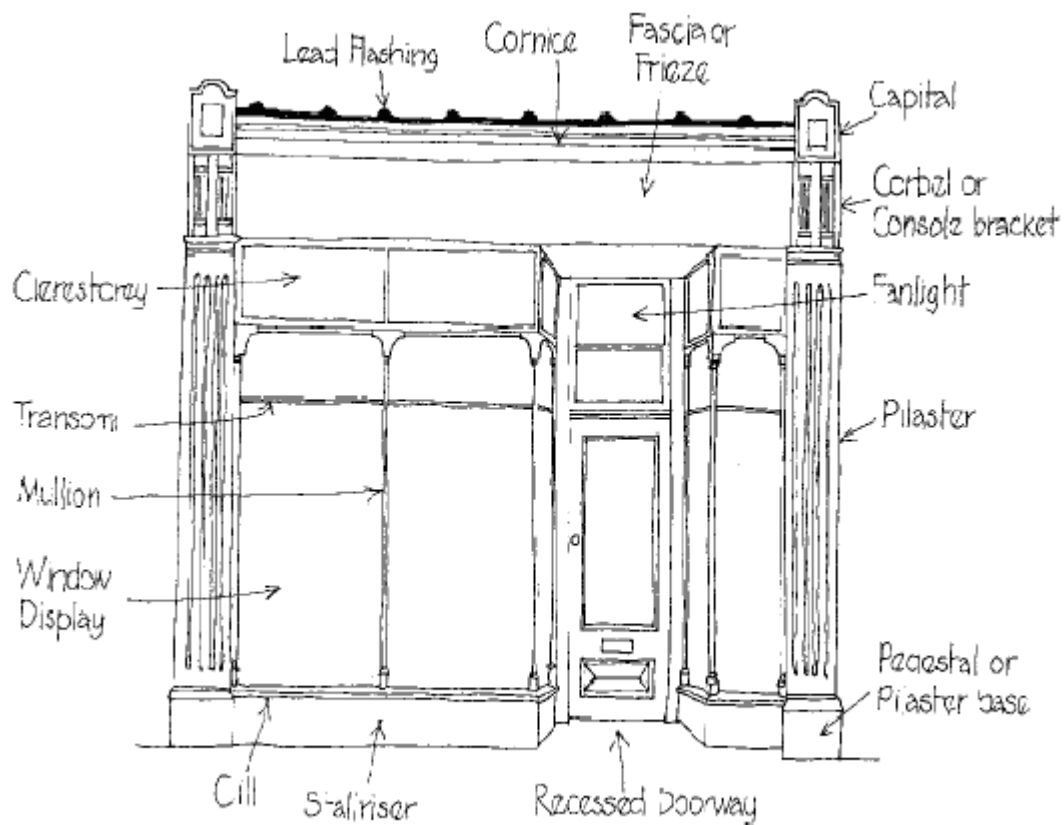
3.1 Form and Appearance

- 3.1.1 Historically, ground floor shop fronts were designed as an integral part of the building and as such they related to and incorporated features of the building above. This relationship between ground and upper floors can still be seen in traditional shop fronts located in some buildings within the Borough. In more recent years the mass produced 'one style fits all' shop front has widely used. This type of mass produced design takes no account of the building in which it is located. Today the use of standard shop fronts and inflexible corporate styles is in danger of eroding the character of our town and district centres.
- 3.1.2 Traditional shop fronts predominately developed around a set of common elements and incorporated classical principles into their design. These same principles of balance and proportion were used even though the style and appearance of the shop fronts differed. Although this document does not wish to be proscriptive in shop front design it is considered important to ensure that the basic principles are reflected even in the most innovative design solutions.
- 3.1.3 The design of a shop front should be based on a number of key architectural elements which link together to form a visual and functional framework. These elements are indicated in Figure 1.
- 3.1.4 New shop fronts should be designed as an architecturally meaningful whole, not as an assemblage of different parts or separate elements. The size and shape of the shop front should be determined by the size and form of the building it is to be located within. The architectural elements, such as window positions, spacing and vertical or horizontal emphasis of the host building should be taken into account when designing the new shop front.
- 3.1.5 Each shop front should retain the character and distinctiveness of the individual building in which it is located. Fascias should not run across several buildings, nor should they be excessively deep as these are disturbing to the proportions of a building as a whole and create strikingly angular intrusions in the street scene.
- 3.1.6 All new shop fronts and any alterations carried out to them should promote sustainability principles within their design, construction and performance. These principles should aim to improve energy efficiency and reduce impacts on climate change as well as reduce the use of materials and promote their re-use and recycling where appropriate.



- 3.1.7 The above sketch is a good example of how the appearance of shop fronts can be visually damaged by over large fascias and large expanses of glazing. The aim of the sketch emphasises how the loss of traditional proportions can create a bland and aesthetically unpleasing façade which when repeated along a street frontage becomes damaging to its overall appearance and results in loss of character and identity of place.

Figure 1 – Architectural Elements



(A) Fascia

Is the area where the shops name is located. The scale of the fascia should be in proportion to the design of the shop front and the length of the building as a whole. Traditional shop fronts were often canted (or tilted) forwards and contained within the console brackets.

(B) Cornice

This is traditionally timber in construction and provides a horizontal line between the shop front and the upper floors and gives an element of weather protection to the shop front.

(C) Stall riser

This provides a solid base for the shop front and protects the bottom from kicks and knocks and screens unattractive floor areas from public view. It also helps to provide a horizontal link to adjoining buildings.

(F & G) Pilaster and Console Brackets

Located either side of the stall riser are the pilasters, which are flat or decorated columns which define the width of the shop front and enclose the window frame. The base of the pilaster usually terminates in a plinth block and the head in a plain or decorated console bracket, or corbel, which supports any overhanging fascia.

(D) Shop windows

The size and style of windows, glazing bars, mullions and transoms should be in scale and proportion with the rest of the shop front and the building as a whole. The number, location and dividing up of any glazed areas must relate to the upper floors and any adjoining buildings.

(E) Doorways

Recessed doorways are a common feature of traditional shop fronts. They allow for increased window area and larger display area. In the past many recessed doorways have been removed but the preferred option would be for those within Conservation Areas or in listed buildings to be reinstated.

- 3.1.8 Opportunities should be taken to ensure that access to shops is made possible for all members of the public. Recessed doorways are commonly used in traditional shop front designs and are an excellent way of providing level access for those with mobility impairments as they bridge the change in levels between shop and street. There are still several shop fronts with recessed doorways within the Borough and where these are still in situ the Borough Council will seek to retain them and reinstate them into new shop fronts wherever possible.
- 3.1.9 Where the provision of a recessed doorway is not possible it may be appropriate to install a ramp, either internally or externally. However, this would be dependent on the site and its surroundings and would need to be carefully and sympathetically designed and constructed.

Key Design Objectives for Shop Fronts

The shop front should be designed as part of the whole building.

The design should reflect the context of the building and the street in which it is located.

The design should take account of the vertical and horizontal emphasis of the surrounding buildings and the streetscene.

The scale, height and proportion of the shop front should take account of the basic architectural elements as indicated in Figure1.

Detailing should be appropriate to the age and character of the building.

The design should ensure access for all.

The design and construction should take account of sustainability.

Security should be an integral part of the design of the shop front.

3.2 Alterations to Existing Shop Fronts

3.2.1 Where original shop fronts survive these should be retained and repairs carried out when necessary to keep them in good order. The replacement of original shop fronts will only be considered where it can be fully justified. Other shop fronts, which may not be original but are of a high standard of architectural quality, including modern and replacement shop fronts which are deemed to enhance the area should also be retained where possible.

3.2.2 Alterations to existing shop fronts and any new works undertaken should not conceal or remove original or traditional detailing. Wherever possible any works carried out to original shop fronts should endeavour to reinstate any traditional features lost over the course of time.

3.3 Examples of Existing Shop Fronts within the Town Centre

There are good examples of traditional shop fronts, especially within the town centre, which the Local Planning Authority would wish to see retained.



Figure 2

The example in Figure 2 shows a traditional curved shop front with recessed doorway. Some traditional detailing has been retained and this enhances its appearance. The colour scheme chosen for the shop front is appropriate to its location within the Conservation Area and overall it makes a positive contribution to the streetscene.



Figure 3

The photograph in Figure 3 shows another good example of a traditional shop front. The recessed doorway can be clearly seen and the original detailing has been retained. The dark blue colour scheme is appropriate to the age and appearance of the shop front and its location within the Conservation Area. Again, this is the type of shop front the Borough Council would seek to retain due to its contribution to the streetscene. A detracting feature of its overall appearance are the swan neck lights which are overly large and dominate the fascia, although these could be easily replaced with a more sensitive lighting scheme.



Figure 4

The shop front in Figure 4 gives a good example of how the different elements of the building have been treated separately in terms of shop fascia. The main fascia is larger and in keeping with the scale and proportion of the shop front. Adjacent to this is a smaller fascia which sits over what would once have been the carriageway arch of the building. The continuous colour scheme and consistent style of lettering assist in giving the shop front a uniformity of appearance whilst ensuring that its design retains and reinforces the character of the building as a whole.

The photographs in Figures 5, 6 and 7 show traditional proportioned shop fronts within the town centre. Although there are elements of all three of the shop fronts which could be improved their individual overall visual appearance makes a positive contribution to the streetscene and adds to the character and appearance of the area.



Figure 5



Figure 6



Figure 7



Figure 8

The photograph in Figure 8 shows a good example of a modern shop front in a modern development which accords with the principles of classic shop front design. This shop front manages to achieve a modern appearance with clean defined lines whilst still retaining the classical principles of traditional shop front design.

Figure 9 shows a more innovative and contemporary approach to shop front design. The design is bold and different whilst still retaining elements of the basic principles of traditional shop front design and manages to utilise the constraints of a sloping site to good effect. The Borough Council do not wish to be proscriptive and stifle innovation in shop front design and this is a good example of how innovation and traditional principles can achieve an acceptable contemporary design form. The introduction of a cornice would reduce the fascia's impact and make the scheme even more aesthetically pleasing.



Figure 9

Figure 9B is a photograph of some of the modern shop fronts within the town centre. These take no account of the upper floors of the building and are dominated by excessive fascias. The style does not accord with the principles of good design and result in a streetscene which is unattractive and unappealing to shoppers.

Figure 9B



3.4 District Centres

- 3.4.1 The considerations for shop front design and alterations to shop fronts in the district centres are no different from those of the town centre or other parts of the Borough. However, the scoping workshop indicated a desire to highlight these important parts of the Borough's shopping experience in their own right. The Borough has several district centres; many of these are located on arterial routes around the town centre and have evolved over time, often creating areas of a linear nature. The district centres are important service centres for the communities they serve. They are also the visible gateways for residents and visitors to the Borough.
- 3.4.2 It is important to ensure that shop fronts located within the district centres and other parts of the Borough, accord with the principles of good design. Often within the district centres the traders are predominantly independent and this should ensure that a varied and attractive streetscene can be achieved. It is a priority to retain traditional shop fronts where these exist throughout the whole of the Borough.
- 3.4.3 **Chatsworth Road** - The district centre which runs along the linear route of Chatsworth Road has some good examples of traditionally styled shop fronts which create a positive and attractive streetscene and assists in attracting shoppers to the area. The photographs in Figures 10, 11, 12 and 13 indicate some of the shop fronts along Chatsworth Road which are considered to enhance and enliven the streetscene and follow the principles of good shop front design.



Figure 10



Figure 11



Figure 12



Figure 13

- 3.4.4 **Whittington Moor** - The district centre on Sheffield Road at Whittington Moor is another highly prominent linear shopping area/gateway. Although there are some good quality traditional shop fronts within this area these are somewhat overwhelmed by the more modern shop fronts with large areas of glazing and excessively deep fascias. The commercial properties on Sheffield Road are located in a mix of building types and styles, although frequently little account appears to have been taken when shop fronts are being installed.
- 3.4.5 The photograph in Figure 14 gives an example of some of the shop fronts which are evident within the streetscene along Sheffield Road. In many cases it is the overlarge and overlong fascias which are the most damaging feature within the streetscene and detract from the character and individuality of the buildings. In order to encourage new traders to the commercial units and shoppers to the area it is important that the attractiveness of the environment is improved where possible. New shop fronts and alterations to existing shop fronts, appropriately designed and detailed, is a major step in ensuring that district centres such as this become places that people will want to live, work and shop.



Figure 14



Figure 15

The sketch in Figure 15 shows the same row of shops but with shop fronts which are in proportion to the remainder of the buildings and take account of traditional elements. This is a good example of what a difference appropriately proportioned shop fronts can have not only on the building in which they are located but also on the wider streetscene.



Figure 16

Figures 16 and 17 show examples of some of the better shop fronts on Whittington Moor. Although there are elements of both of the shop fronts which could be improved upon, especially the white UPVc and aluminium shop windows. However the actual surrounds of the shop fronts, especially the one in Figure 17, are attractive features which incorporate some nicely detailed traditional elements.



Figure 17

3.4.6 **Hasland** - This is another district centre which has a linear form and provides a prominent arterial gateway. The photographs at Figures 18, 19, 20 and 21 show some of the shop fronts in Hasland's shopping area. This district centre still has several traditional styled shop fronts in evidence and the Borough Council is keen to see these retained wherever possible.



Figure 18



Figure 19



Figure 20



Figure 21

3.4.7 **Staveley** – This is one of the larger district centres and has a more defined core to its shopping area. The commercial premises are located within a mix of building types that range from domestic scale properties to purpose built retail premises. This is another area where some traditional shop fronts have been retained but are mixed in with the more modern deep fascia style of glazed modern shop front which has become more common over recent years.

The photographs in Figures 22, 23, 24 and 25 show some of the shops which form part of the shopping area in Staveley. Although it has some well proportioned and detailed shop fronts the centre also has some attractive buildings which are not enhanced by poorly designed and over-dominant shop fronts and fascias which have been installed over time. It is hoped that by guiding proposals for new shop fronts and alterations to existing shop fronts to take account of the main principles of good shop front design the streetscene can be improved and shopping experience positively enhanced.



Figure 22



Figure 23



Figure 24



Figure 25

3.4.8 **Brimington** - is an unusual district centre in that it has a linear element located on an arterial route but then also has a small commercial core to the rear of this main road through. Figure 26 is a photograph of one of the retail premises to the rear of the main route and within the smaller commercial core. This is a good example of a traditional shop front which has retained some of its original detailing and provides an attractive and well proportioned addition to the streetscene. The photographs at Figures 27 and 28 show some of the shops on the main route through this district centre.



Figure 26



Figure 27



Figure 28

3.4.9 **Whittington** – This is another district centre which is linear in nature and has a mix of shop front types. Some of the shop fronts still retain traditional features and are appropriately proportioned and sympathetic to the buildings in which they are located. Examples of some of the more traditionally styled shop fronts are included in Figures 29, 30 and 31.



Figure 29



Figure 30



Figure 31

3.4.10 There are other district centres and commercial premises within the Borough which have not been mentioned in this section of the document. This does not mean that they are any less important. All areas within the Borough where proposals for replacement shop fronts, new shop fronts or alterations to shop fronts are proposed will be considered against the guidance set out in this document. It is hoped that in this way the identified objectives will be achieved.

4.0 SHOP FRONT SECURITY

- 4.1 It is acknowledged that security is a major consideration for shop owners and traders. Such security measures need to be considered in relation to the building and shop front on which they are proposed to be located. Security measures by their very nature tend to be highly visible and therefore impact on the appearance of the building and the streetscene. The installation of any security measures for a new shop front should be considered at the design stage. This will generally enable the shutter box and roller guides to be located behind the fascia and pilasters.
- 4.2 Planning permission is required for any external roller shutter and a consideration of the planning decision will be the visual appearance and impact that its installation will have on the character and appearance, not only of the building, but of the streetscene. Their form and impact is such that when the shop is open the large external projecting box which houses the roller shutter mechanism is an unattractive fixture on the building and when the shop is closed and the shutters pulled down they create a visually 'dead' frontage. These intimidating 'dead' shutter frontages can have an intimidating effect on the street scene making, an area less attractive to visitors, especially during the evenings.
- 4.3 Solid external roller shutters are normally not considered to be acceptable in any location due to the visual impact on the host building and deadening effect on the streetscene. Only in exceptional circumstances and with a full submitted justification will solid roller shutters be permitted. The photograph at Figures 32 and 33 are examples of the unacceptable impact that solid shutters can.



Figure 32



Figure 33

- 4.4 Where non-solid external shutters may be acceptable they should be of the open lattice design type, painted to compliment the shop front and with the roller shutter housing internally located. In certain circumstances outside the Borough's Conservation Areas installation of open weave shutters may be acceptable. The installation of any external shutter will need to be fully justified and where it is deemed to be acceptable should only cover the glazed area of the shop front and not the stall riser or pilasters. The housing for the roller shutter mechanism should be incorporated into the design of the shop front so as not to be visible in the streetscene. Externally mounted shutter housing boxes will not be acceptable.

The photograph in Figure 34 shows an example of an external open weave shutter, used in the town centre conservation area. This is the most appropriate type of shutter for sensitive locations. Figure 35 shows a solid roller shutter whose justification within the Conservation Area required an innovative approach to its visual appearance.



Figure 34

- 4.5 An alternative to external roller shutters, as these are not always appropriate, may be the installation of internal shutters on a building. Ideally these should be set back from the display window as far as possible and painted in a colour to co-ordinate or compliment the shop front. The photograph in Figure 36 shows a good example of internal shutters and how these can be designed and located to be sympathetic to the shop front.

- 4.6 Another alternative to the installation of shutters is to use laminated glass for the shop windows. Although this may not be acceptable on listed buildings within other shop fronts this type of glazing could be incorporated into the design and may help to reduce crime.



Figure 35



Figure 36

5 SHOP FRONT COLOURS

- 5.1 Although the proportions, design and detailing of the shop front are all important the choice of colour scheme can also have a huge impact on its visual appearance. Usually there is no planning control over the painting of a shop front. However, within the Town Centre Conservation Area there is an Article 4 Direction in place which takes away the owners/occupiers rights to paint the exterior any building within this area with garish or strong colours without first gaining planning consent from the Local Planning Authority. A map of the area covered by the Article 4 Direction is included in Appendix 2 of this document.
- 5.2 The choice of colour that a shop front is painted is a major factor in its visual appearance in the streetscene. A beautifully detailed and traditionally styled shop front can be spoiled by an ill chosen colour scheme. The cumulative impact of inappropriate shop front colours can be detrimental to the character of the area and appearance of the streetscene.
- 5.3 In order to guide those owners/occupiers of commercial premises within the Town Centre Conservation Area wishing to paint their shop front a leaflet has been published which indicates suggested colours. This is not an exhaustive list but does give an indication of the types of colours that are considered appropriate. This leaflet is available either form Planning Services Reception or can be downloaded from the Council's website. A copy of the leaflet is included in Appendix 3 of this document.
- 5.4 Although the requirement for planning consent to paint a shop front only relates to the Town Centre Conservation Area the suggested colours are appropriate for any location within the Borough and it may be beneficial for those wishing to paint their shop front to view the leaflet prior to making their final colour choice. It is hoped that by giving an indication of what are considered to be more acceptable colours for shop fronts within the Borough the palette used for owners and occupiers will be more sympathetic and enhancing to the streetscene.

6.0 CONSERVATION AREA AND LISTED BUILDINGS

- 6.1 All new shop fronts in Conservation Areas, on listed buildings and within the setting of a listed building should be of traditional design and painted timber construction. The only exceptions to this are where this style and material would be inappropriate for the building on which it is located.
- 6.3 Within the Conservation Area and on listed buildings the reinstatement of traditional features, which have been previously removed from the building, should be a priority of any new or altered shop front proposed. The sensitive restoration of existing historic shop fronts is welcomed but poorly detailed 'pastiche' designs which fail to re-create original details are not acceptable.
- 6.4 It is important that any alterations or changes to shop fronts located in either listed buildings or in the Conservation Area need to be sensitively designed and detailed so as to ensure that they enhance and preserve the character of the area and do not damage the historic fabric and integrity of the building.
- 6.5 It is advisable that any proposed alterations or changes to listed buildings or within the Conservation Area should be discussed initially with either the Conservation Officer or a Planning Officer prior to any detailed plans being drawn up.

7 PLANNING APPLICATION CHECKLIST

6.1 Prior to making a planning application it would be advisable to consider the following points:

KEY CONSIDERATIONS		
The Building	Is the building listed or in a conservation area?	
	What is its history, is the existing shop front original, even if in part, or is it modern?	
	Are there any original features under the box fascia or cladding?	
	Are there any old photographs which show the historic shop front?	
The Design	Does the proposal take account of the principles of good shop front design?	
	Does it respect the design and scale of the building?	
	Does it take account of vertical and horizontal emphasis on the streetscene?	
	Are the materials used appropriate to the building and its location?	
	Is the detailing and colour proposed appropriate for the building and its location?	
	Has the scheme fully considered sustainability issues?	

	Has access for all been achieved?	
Security	Have security measures been considered as an integral part of the overall design of the shop front?	
	What impact do the security measures have on the visual appearance of the building and streetscene?	

- 6.2 It is always advisable to undertake early discussions with the Planning Authority in order to obtain their initial views on the proposals and ascertain what permissions are required. By carrying out pre-application discussions for any proposed scheme, detailed advice can be given in order to ensure that any formal submission accords with the objectives of the Local Plan policies and this supplementary planning document.
- 6.3 For further details or discussions on the Townscape Heritage Initiative funding and the grants available it is advisable to contact the THI Officer at Chesterfield Borough Council on 01246 345761 or e-mail Helen.Carrington@chesterfield.gov.uk.

APPENDIX 1 – POLICY FRAMEWORK

National

Planning Policy Statement 1: Delivering Sustainable Development

Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted.

Planning Policy Statement 6: Planning for Town Centres

Development plans should promote high quality and inclusive design which improves the public realm, enhances and protects heritage and ensures attractive, safe and accessible town centre environments.

PPG 15: Planning and the Historic Environment

All aspects of the historic environment should be identified and protected. Conservation can play a key role in promoting economic prosperity.

Disability Discrimination Act 1995

This gives disabled people rights of access to everyday services.

Regional

Regional Spatial Strategy for the East Midlands (RSS8)

The Regional Spatial Strategy (RSS) provides a broad development strategy for the East Midlands up to 2021. Policy 4 – Promoting Better Design states that “Local Authorities, regional bodies, utility providers and developers should work together to ensure standards of design and construction are constantly improved.”

Draft Regional Plan (RSS8)

The draft revised plan provides a broad development strategy for the East Midlands up to 2026. Policy 1 (c) promotes high quality design which reflects local distinctiveness and (k) promotes sustainable design and construction. Policy 2 promotes better design and Policy 27 highlights the need to prioritise the historic environment.

Local

Replacement Chesterfield Borough Local Plan

The local plan sets out the policies and proposals which guide how land in the borough should be used and developed. The Replacement Chesterfield Borough Local Plan was adopted on 7th June 2006 and replaces the old local plan adopted in 1996 and is now the statutory local plan for Chesterfield Borough. The local plan helps to promote and secure good design through policies against which the design of all development proposals can be considered. This SPD is being produced to explain the council’s design requirements in more detail.

Relevant Policies

GEN 1 Overall Planning Vision for Chesterfield

Chesterfield Borough Council

Shop Front Design Supplementary Planning Document

December 2008

GEN 3 Natural, Historic and Built Environment
GEN 6 Community Safety
GEN 8 Access for All
GEN 10 Sustainable Design
ENV 25 Shop Fronts
ENV 26 Building Security
ENV 30 Conservation Areas
ENV 32 Listed Buildings
SCH 1 Development within existing town, district and local centres
SCH 7 New small shops
SCH 10 Food and drink uses

Sustainable Design Supplementary Planning Document (2008)

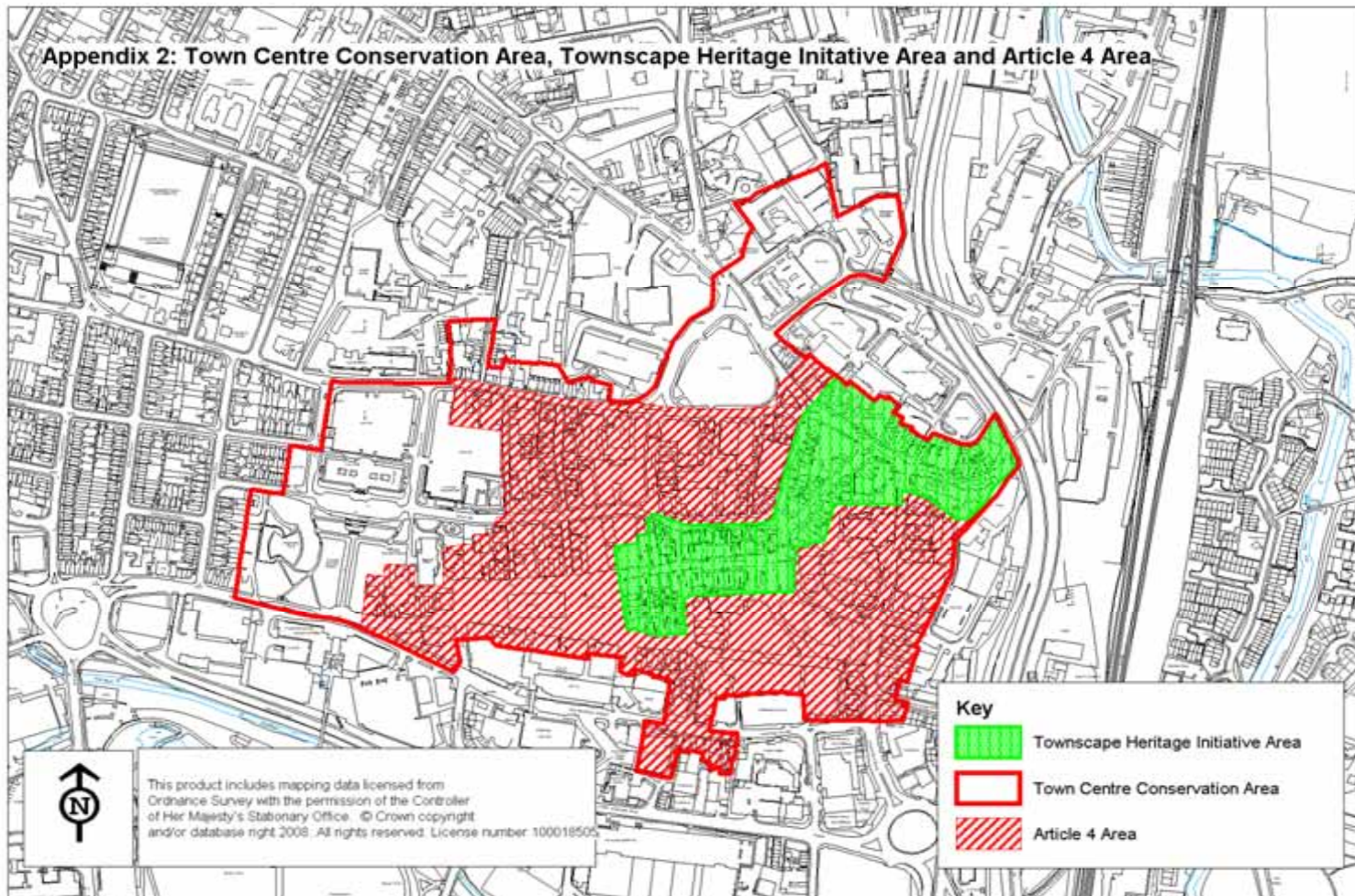
2008 Retail Land Availability Study

Community Strategy for Chesterfield & North East Derbyshire 2005-2015

The relevant objectives in this document are:

- To support economic regeneration to create a more diverse, prosperous and sustainable economy
- To work in partnership to tackle crime and community safety issues

APPENDIX 2 – Town Centre Conservation Area, Townscape Heritage Initiative and Article 4 Direction Map



APPENDIX 3 – ARTICLE 4 COLOUR SCHEME

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 DIRECTION MADE UNDER ARTICLE 4(1) DIRECTION TO WHICH ARTICLE 5(4) APPLIES

CHESTERFIELD BOROUGH COUNCIL - CHESTERFIELD TOWN CENTRE CONSERVATION AREA

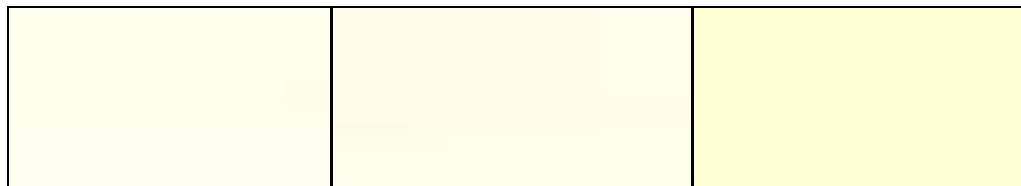
COLOUR SCHEME GUIDE

The purpose of this Colour Scheme Guide is to inform designers, contractors and building owners of a range of British Standard paint colours that are likely to be considered suitable and to suggest a 'formula' for arriving at a colour scheme that will compliment and enhance the character and appearance of the Conservation Area.

1. RENDERED WALLS (INCLUDING IMITATION TIMBER FRAMED FACADES)

Existing rendered wall panels where the render has deteriorated, should be considered for stripping back to brick unless it was originally intended for the brick not to be seen. It is generally inappropriate to apply textured coatings.

These are the suggested colours for existing rendered wall panels:



08B15 Magnolia

10B15 Creamy White

10C31 Ivory

There are several mock Tudor effect of imitation timber framed facades. It will be appropriate for the panelling between dark timber elements to be painted a brighter white such as:



22B15 Pearl Grey

NOTE: The rendering of existing brick walls will not be encouraged.

2. SHOP FRONTS – SUGGESTED BASE COLOURS INCLUDING INTEGRAL SHOP DOORS



04D45 Dark Cherry 02C40 Deep Plum 18B29 Raven 10B29 Vandyke Brown



08B29 Dark Olive Bitter Chocolate 12B29 Midnight Green 20C40 Duchess Blue 10C39



14C40 Moss Green 12C39 Ivy Green 14C39 Holly Green 18B17 Blue Mink



18C39 Fathom Blue 24C39 Regal Violet 16C33 Duck Egg 18B25 Dark Admiralty
Blue Grey



3. SHOP FRONT DETAILING

Numerous shop fronts have mouldings and details that have, historically, been picked-out with a different colour. Elements such as mouldings to doors and pilasters, console brackets and fascia details are examples where lighter shades/hues have been used. Picking-out colours are chosen to harmonise and compliment the principal shop front colour rather than to make a stark contrast to it. A picking-out colour scheme is not being prescribed, as in the same form of suggested base colours, because of the scope to use complimentary hues, white and even metallic gold paint.

4. Windows:

Windows, not forming a shop front and those above ground floor level, should not be painted to compete with either the ground floor colour scheme or the wall within which the particular window is set. The window should present a softer, complimentary colour taking its cue from the brick or render wall colour, not set as a contrast.

5. Rainwater goods:

These features should not be hidden by painting them to match a background colour. Restrained, dark colours such as these are best:



14C40 Moss Green

08B29 Bitter Chocolate

00E53 Black

APPENDIX 4 SHOP FRONT ELEMENTS



