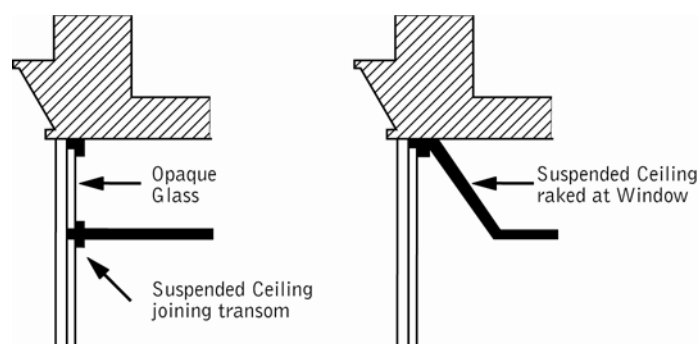


DG/DES 2 - ALTERATIONS TO SHOPS AND OTHER COMMERCIAL BUILDINGS

This Development Guide should be read in conjunction with policy DES 9: Alterations to Shops and Other Commercial Buildings (see Part 3 of the Plan). Additional guidance for alterations to commercial buildings, which are listed or are within a conservation area, is provided in development guide DG/DES 3: Design Guidance for Listed Buildings and Properties in Conservation Areas.

1. FRONTAGE ALTERATIONS

- Alterations to frontages should always be designed to take account of the age and style of the buildings in which they are located.
- On older properties (e.g. tenements), the original fascia should be retained or, if it is concealed by a dropped fascia, this should be removed and the original fascia reinstated. If a sub-fascia is fitted, this should be glazed (the glazing could be reflective, coloured or etched). Glazing should run from the bottom of the fascia down to the pavement. A stall-riser may be used.

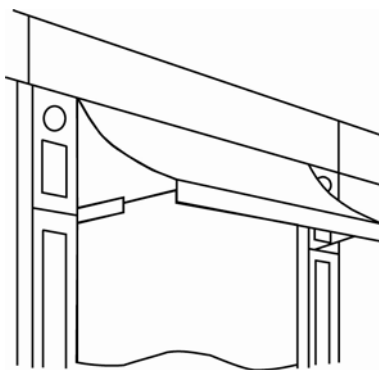


Sections through top of Shopfronts

- Lowered ceilings in older buildings can result in an ugly junction on the shopfront, as well as hiding attractive original features. Where lowered ceilings are proposed, they will only be acceptable where they are set back 1 metre behind the glass, or raked back at an angle.
- In buildings where timber-framed shopfronts are still the established pattern, then timber should be used for the framing.
- If a unit extends across two adjacent buildings at different levels, then the fascia should be stepped, rather than carried through at the lower level.
- Extensive use of tiles or render is discouraged.

2. AWNINGS AND CANOPIES

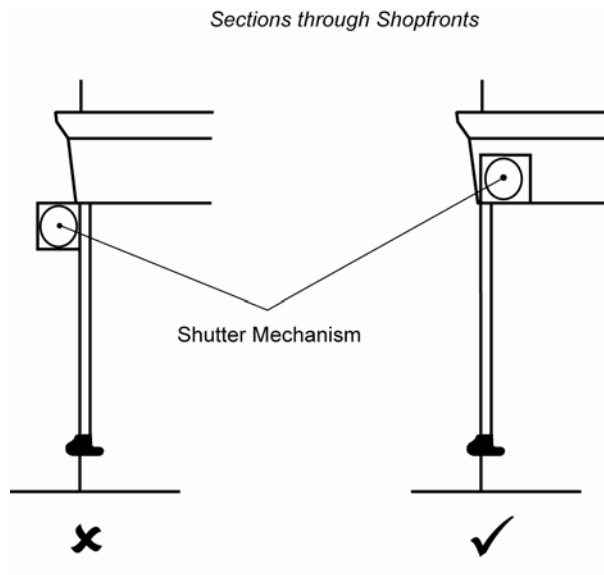
- Canopies should spring from below the original fascia and not extend across pilasters or residential tenement close entrances (see Definition). Canopies should not be fitted on shopfronts with dropped fascias.



- Canopies should only be fitted on ground floor level properties.

3. SECURITY FEATURES

- Security over doors and windows should be demountable mesh grilles or externally mounted brick-bond shutters.
- Solid or perforated shutters may be acceptable where there is evidence of a high level of vandalism or break-ins affecting the property, or if the stock held is of a particularly high value.
- Roller shutters, where acceptable, should have the shutter boxes fully recessed, flush with the frontage.
- Alarms and fireman's switches should be mounted on the door return, rather than on the frontage itself.



4. ACCESS RAMPS

- The base walls of a ramp should match the colour and materials of the wall to which the ramp is attached in order to minimise the visual impact.
- The access ramp should not narrow a footway to the detriment of pedestrian movement and safety.

5. CHILLER/AIR-CONDITIONING UNITS (see Definition)

- These should be located out of sight of public view, on rear/side elevations, concealed on a roof, or in back yards. A suitable location may be adjoining a road/lane, where traffic noise will mask any noise from the unit.
- Within residential buildings, units should be erected on one of the walls of the backcourt, rather than the building, to minimise noise and vibration nuisance. The units should also be screened from the view of residents. Only if there is no other alternative site, will a location on the rear wall of the building be acceptable, and then only if the units are well away from any residential window. (Note: The title deeds of a tenemental property, or other building, may require that the agreement of other owners be obtained before any structure is fitted to a wall in common ownership. Any grant of planning permission does not remove this obligation, which is a separate legal matter).

6. REAR ALTERATIONS

- Commercial premises should not extend into existing backcourts (see Definition), as this would lead to an unacceptable reduction in the area of the backcourt and a consequent reduction of residential amenity.
- There should be no door access from the commercial unit into the backcourt, as this would allow noise and commercial bustle into the exclusively residential part of the tenement.

An exception may be made where an applicant can show that the door is required to comply with Fire Regulations, in which case the door should incorporate a “break glass” device to prevent improper use.

DEFINITIONS

BACKCOURT - The communal private garden of flats (e.g. tenements), typically including bin storage for domestic waste.

CHILLER/AIR-CONDITIONING UNITS - Boxes fitted externally, for uses such as air conditioning and the chilling of perishable items in chillers and freezers.

TENEMENT CLOSE - A west of Scotland term for the shared entrance and stairway within a traditional flatted residential building, with or without commercial units on the ground floor.