

Commercial Frontages

Objective

This guideline aims to improve the quality of commercial frontages by promoting a high standard of design. Edinburgh contains a variety of shop fronts which reflect the long history of shop front design. These guidelines highlight design, details, and technical information that will be taken into account in assessing proposals for shop fronts and other commercial frontages .

Policy Context

The Edinburgh City Local Plan Policy Des 12 Shop Front Design and Advertising specifies that: *Alterations to shopfronts will be permitted which are improvements on what already exists and relate sensitively to and harmoniously with the building as a whole. Particular care will be taken over proposals for the installation of illuminated advertising panels and projecting signs, blinds, canopies, security grills and shutters to avoid harm to the visual amenity of shopping streets and the character of historic environments.*

Scope Of Guidance

This guideline applies to all commercial properties such as shop fronts, public houses etc. on a city-wide basis. More stringent controls relate to the World Heritage Site, Conservation Areas, and listed buildings. More detailed guidance for automatic teller machines (ATMs) and the display of advertisements on Princes Street is also included.

Statutory Requirements

Shopfronts

The replacement or alteration of shop fronts and the display of advertisements are controlled by the Town and Country Planning (Scotland) Act 1997, the Planning etc (Scotland) Act 2006 and the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984. In cases where a shop front forms part of a listed building any proposed alteration that affects the architectural or historic character of the frontage will require listed building consent. Therefore, any material change to the appearance of a shop front will require planning permission and, in the case of proposals affecting a listed building, listed building consent. Listed building consent may also be required for security systems fitted behind the shop window on listed buildings.

Blinds

Projecting roller blinds will require planning permission (and, where appropriate, listed building consent) where they are considered to have a material effect on the external appearance of frontages. Internal roller blinds and other inconspicuous forms of internal systems will not normally require planning permission or listed building consent.

Advertisements

The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 (as amended by the Planning and Compensation Act 1991) defines an advertisement as “any word, letter, model, sign, placard, board, notice, awning, blind, device, or representation whether illuminated or not, in the nature of, and employed wholly or partly for the purpose of, advertisement, announcement or direction.” The Regulations allow for some advertisements to be displayed with “deemed consent” i.e. without obtaining formal consent from this Authority. Examples of these include temporary adverts relating to sale or letting of property, non-illuminated fascia signs of restricted dimensions, and illuminated lettering in certain circumstances outwith Conservation Areas. However, many advertisements will require express consent through the submission of a formal application which is a similar process to lodging a planning application. They include illuminated advertisements in conservation areas and advertisements displayed inside a building and visible from outside if they are illuminated, or non-illuminated and within one metre of a window or door. The Advertisement Regulations are complex and it is always advisable to check the position with the City Development Department.

Applications for advertisement consent are not assessed in relation to the same criteria as applications for planning permission. They can be assessed only in relation to public safety and amenity. Public safety includes road safety and the reading of road signs; amenity focuses on the suitability of the site for the advert proposed, can take account of features such as listed buildings and conservation areas, but can disregard other advertisements in the locality. Any consent granted for advertisements is limited to a maximum of 5 years, but they may continue to be displayed after this period expires unless the planning authority requires their removal.

Advertisements and signs proposed for display on or within a statutory listed building - whether or not they benefit from “deemed consent” under the Advertisement Regulations may require a separate application for listed building consent.

Painting

Planning permission is required for the painting of frontages in conservation areas and listed building consent is required for the painting of any part of a listed building.

Automatic Teller Machines

Automatic teller machines (ATMs) which materially affect the external appearance of a building require planning permission. Listed building consent may also be required

for an ATM on a listed building. In addition, advertisement consent may be required for any additional signage.

Drawings

The following drawings will normally be required to determine applications for shop front alterations:

- Survey drawings showing the existing frontage.
- Detailed plans and elevations showing the design and materials of proposed alterations, cross sections through the frontage, and an outline of the floor above and adjoining frontages should be included.
- A location plan at 1:1250.

General



Figure I

- Shop front incorporating traditional features and proportions which should be preserved or reinstated:
- a well defined framework of pilasters and frieze;
- the cornice provides a clear division between the shop front and first floor windows;
- a well proportioned fascia and display window;
- plain and elegant fascia lettering;
- the proportions of the windows and centrally located door provide the vertical emphasis appropriate to traditional shop fronts;
- appropriate form and height of stallriser. Traditional materials (brick and render, stone or panelled timber) should be used.

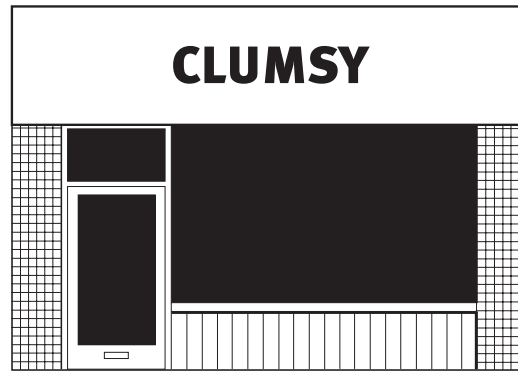


Figure 2

A poorly designed front which should be avoided or remedied. It exhibits the following weaknesses:

- the fascia and pilasters do not make up a well composed frame; the pilasters are treated as a flat wall surface and the fascia is a box planted on to the front;
- the fascia is not integrated into the overall design, encroaching on the first floor and obscuring architectural detail;
- over-sized and clumsy lettering;
- indiscriminate choice of modern materials;
- large undivided areas of plate glass are out of keeping with the small scale of traditional shop fronts and give the appearance of a gaping hole over which the upper storeys look unsupported.

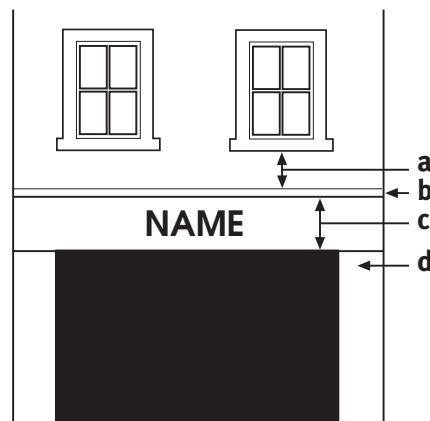


Figure 3

- a. an appropriate space below the first floor window cills;
- b. the top of the shop front should be delineated by a cornice to create a visual break between the shop front and the building above;
- c. the depth of the fascia should be related to the overall proportions of the shop front and should not exceed one-fifth the total height of the frontage;
- d. pilasters should not be clad in incongruous materials: mosaics, boarding and laminates are rarely appropriate. Painted timber or stone are more suitable materials.

- Where frontages of obvious architectural merit remain they should be retained and repaired. Figure 1 illustrates a shop front incorporating traditional features and proportions which should be preserved or reinstated.
- Where original details such as pilasters, capitals, console brackets, entablatures or cast-iron columns are found beneath later cladding materials the original shop front may be partly recoverable. Even if only the cornice survives, this should be retained as it provides a valuable architectural demarcation line between the shop front and the facade above.
- The restoration or reinstatement of traditional shop fronts must be considered as the first option in cases where they would complement the architectural form or relate to the upper floors of the building. This should normally be based on sound historical precedent in terms of archival evidence or surviving features. Schemes involving conjectural restoration or reinstatement will not be considered acceptable.
- Many shop fronts have been altered or replaced with poor quality results. However, even if an old shop front is not of sufficient quality to merit complete retention if the pilasters and frieze remain they should be retained. This will help to visually link the new work with the old building. Large deep fascia boards and other claddings concealing original features should be removed and original features reinstated. Figure 2 shows a poorly designed front which should be avoided or remedied.
- Where all traces of the original surround have been removed, a new framework to the shop front should be constructed (Figure 3).

Design of New Frontages

- There is no particular 'correct' style for new shop fronts. Good modern designs that incorporate high quality materials and are well proportioned will be considered acceptable.
- Reproduction frontages should be based on sound historical precedent in terms of archival evidence or surviving features. In many cases simplicity of approach is the key to good design.
- Frontage design is also concerned with depth and plan form. The relationship of the shop front plan to the established street pattern should be considered, and features such as angled windows may not be appropriate.
- The use of a wide variety of good quality materials and techniques for modern shop fronts is appropriate, but in general natural and traditional materials such as timber, stone and bronze should be used. These should be locally sourced from renewable or recycled materials, wherever possible.
- All new frontages should be specifically designed for their particular context. Standard designs will not normally be considered acceptable.

- Fascias should not exceed one-fifth of the overall shop front height
- The infill to shop front surrounds should be detailed to relate to features, such as pilasters, and solid to void proportions on upper floors. Fully glazed shop fronts within appropriate surrounds may also be considered acceptable.

Frontages in the Street Scene

- Shop fronts must relate well to adjoining frontages and the building above. Particularly in terms of fascia and stallriser height and general proportions.
- The sense of unity in the street scene should not be eroded by unsympathetic alterations to shop fronts. These may include poorly designed shop fronts unrelated to each other or the building above and the amalgamation of shop fronts encompassing two buildings with separate identities which disrupts the vertical rhythm of facades above.
- If commercial premises operate from more than one building, harmony of the fascias with the building above is more important than conformity of shop fronts.
- Fascias should not be taken over common stair entrances.
- In cases where a group of shops is incorporated within a unified elevational treatment care should be taken to preserve common/linking architectural features and achieve consistency of fascia treatment and heights.
- In streets where shop units have a narrow frontage and vertical emphasis they should retain their individual integrity, rather than attempting to achieve uniformity with adjoining properties.

Advertisements and Signs

- Projecting signs should not exceed 0.5sq. metres in area and no part of such a sign should be less than 2.25 metres clear of the pavement, or such greater height as the Council may decide. The projection of any sign should not exceed 1 metre and in no case should the overhang exceed half the width of the pavement. The projecting sign should be in proportion to the shop front and the above dimensions may be reduced in size for smaller shop fronts. As a general rule, only one projecting sign will be allowed on each shop unit.
- Fully illuminated box fascia signs applied to existing shop fascias are not considered acceptable.
- Where illumination is acceptable, individually internally illuminated lettering is generally most appropriate. Only the static illumination of signs will be permitted and no electrical wiring should show on the outside of the premises. External illumination will only be acceptable if unobtrusive.
- Advertisements behind the glass should be kept to a minimum to allow maximum visibility into the premises.

- In the interests of public safety, signs on principal traffic routes which could be confused with, or are in close proximity to traffic signals should not show red or green when illuminated.
- Advance directional signs outwith the curtilage of the premises to which they relate are not acceptable unless particular circumstances justify a relaxation of this policy.
- High level signage is not normally considered acceptable.
- Signs (except an official tourism plaque or window sticker) should not be displayed on guest houses operating under the Council's guidelines on the location of guest houses which were based on the residential appearance of the property being maintained. In the case of authorised guest houses, any pole signs located in front gardens should not usually exceed 0.5 sq. metres in area.

Princes Street Advertisements and Signs

- In addition to the above, the following will apply in Princes Street:
- Projecting signs of any description including banners will not be permitted in Princes Street.
- Internally illuminated individual letters will be acceptable. Internally illuminated fascias and any form of externally mounted lighting will not be permitted.
- All illuminated elements must be white in appearance. No coloured illumination will be acceptable.
- Only static illumination of signs will be acceptable.
- Only high quality materials in appropriate colours will be acceptable.

Security

- Solid shutters and perforated shutters are only likely to be appropriate when applied to single storey non-traditional shop fronts. Solid, punched and perforated shutters should be painted an appropriate colour.
- Open lattice shutters and shutters made up of interlocking clear polycarbonate sheets running externally to the glass may be acceptable.
- The shutter housings should be recessed behind the fascia or a sub-fascia.
- Where there is evidence of early timber shutters, they should be restored to working order or replaced to match.

Blinds and Canopies

- External traditional projecting roller blinds, of appropriate quality in terms of form and

materials, will be considered generally acceptable. They should fold back into internal box housings. They will not be considered acceptable on domestic fronted buildings or above ground level.

- Solar glass and solar film are acceptable, providing they are clear and uncoloured.
- The fittings for Dutch canopies should be recessed within the reveals of the windows/doors of the facade and should be designed to fold away.

Listed Buildings

The following guidance applies to statutorily listed buildings in addition to that in the General guidance above

- Shiny plastic sheet materials for fascias, tiled stallrisers, planted mouldings and silver anodised aluminium frames will not be permitted on Listed Buildings.

Painting

- Original frontage surrounds built in stone and forming an integral part of the building should not be painted. Where already painted it is desirable that the paint be removed by an appropriate method, but if this is impracticable the front may be painted a matt stone colour to match surrounding unpainted stone. On terraced fronts window frames usually look best painted white.
- Projecting and other fronts added to the original building if in stone should be treated as above. Other types may be painted a suitable medium tone or dark colour in a gloss finish. Black or white may also be used, but white is not advised on large areas of wall. The whole front including the name board should be in one colour. Primary colours and bright pastels should not be used.
- Where there are common supports or pilasters between shops, they should not be divided down the centre into two different colour schemes. To avoid clashes adjacent shops should be in colours which are related.
- Doors may be painted a contrasting colour or the same colour as the front, also black or white. A wood finish may also be suitable.
- The view into shops should not be obscured by painting, adverts or the application of opaque films to windows.

Advertisements and Signs

- Only the best quality advertising materials will be approved such as timber, etched glass and stainless steel. The use of colour should be restrained to harmonise with the colour of the shop front.
- Basement premises may be identified by the use of a nameplate or modest sign on the railings. Where no railings exist, pole mounted signs that are discreet and well designed

may be acceptable. In exceptional circumstances limited signage sensitively located on the front wall may be acceptable.

- The standard signs of multiple stores may have to be modified in order not to detract from the character of listed buildings. Sponsored fascia signs are not considered acceptable.
- Traditional timber hanging signs are encouraged on traditional frontages. When used they should only be illuminated by concealed trough lights.
- Fascia panels should be of good quality traditional materials reflecting the style of the shop, particularly avoiding synthetic materials.
- On modern shop fronts, where no fascia exists, individual letters will be encouraged. The use of innovative and well-designed signage on modern shop fronts will be considered on their own merits.
- Lettering on Fascia Signs should meet the following requirements:
 - a) Lettering should not exceed more than two thirds of the depth of the fascia up to a maximum recommended height of 450mm.
 - b) In the majority of situations, lettering should be located on the fascia. Where it is acceptable on the sub-fascia, it should not be repeated on the fascia. As an alternative, lettering may be displayed inside the shop window.
 - c) Painted lettering should be well designed and executed.
 - d) Original 19th century applied lettering should be retained or restored. The use of new applied letters in wood or metal will be encouraged.
- Signage obscuring architectural details is not acceptable.
- Where illumination is proposed it should be restricted to internal or halo lit letters wherever possible. Discreet spotlights painted out to match the backing material and fibre optic lighting may be acceptable, as well as other subtle forms of lighting subject to their fittings being discreetly located. Swan neck lights, omni-lights on long arms or trough lights along the top of fascias will not normally be acceptable.
- Proposals for light projected advertising will be considered on their own merit. They will only be acceptable where the projected advertising relates to the premises and where it projects onto the area immediately adjacent to the property.
- On listed buildings of a domestic character, including former townhouses, identification signs should consist of one nameplate smaller than one stone and occupying no more than one stone which adjoins the entrance. The nameplate should be either brass or bronze. Where a building is in hotel use and a nameplate provides insufficient identification, consideration will be given to painting lettering on the fanlight or erecting a modest sign on the railings.

- Lettering or projecting signs applied to the facade of listed buildings of a domestic character are not acceptable.

Security

- Externally mounted roller security shutters will not be considered acceptable.
- The most appropriate method of providing security to frontages which are statutorily listed is by toughened glass. Fully internal open lattice shutters and removable mesh grilles may also be considered acceptable. The acceptability of removable mesh grilles will be dependent on the form and location of the shop front. Metal gates will be considered the most appropriate security method on recessed doors.

Blinds and Canopies

- Dutch canopies will not be considered acceptable on listed buildings.

Conservation Areas

Advertisements and Signs

- The guidelines relating to statutorily listed building will also apply in conservation areas.
- The following additional guidelines apply in George Street, Queen Street, St Colme Street, St Andrew Square, Charlotte Square, Rose Street, Young Street, Hill Street, Thistle Street, Hope Street, Glenfinlas Street, North and South Charlotte Streets, Castle Street, Frederick Street, Hanover Street, North and South St David Streets, North and South St Andrew Streets, West Register Street.
- Individual letters are the favoured method of signage. However, on modern buildings, innovative proposals of high design quality, that do not detract from the character of the conservation area or form of the frontage will be considered on their merits.
- Illuminated signs must be either internally illuminated or halo lit, and should only show white illumination. Appropriate signage behind the glass should be used as an alternative.
- The external illumination of fascia signs (spot lights, floodlights or trough lights) will not be permitted.

Security

- The guidelines applying to statutorily listed buildings will also apply to unlisted buildings within the World Heritage Site, and the New Town, Old Town and South Side Conservation Areas in their entirety
- Within other conservation areas those security measures which are considered acceptable for statutorily listed buildings will be a requirement on shops of definite architectural quality. In addition, open lattice shutters and shutters made up of

interlocking clear polycarbonate sheets running externally to the glass may be acceptable. The shutter housings would require to be recessed behind the fascia or a sub-fascia, if appropriate. The use of polycarbonate sheeting for additional protection to windows will be considered acceptable.

Blinds and Canopies

- The guidelines for blinds and canopies on statutorily listed buildings apply within conservation areas and the whole of the World Heritage Site.

Automatic Teller Machines

General Principles (applicable city wide)

- Within new developments where ATMs are likely to be required, they should be an integral part of the design concept.
- Terminals should be sited to avoid pedestrian congestion at street corners and narrow pavements.
- Where ATMs are removed, the frontage should be reinstated to match existing.
- New free-standing mechanisms to accommodate ATMs or the conversion of existing structures to form free-standing ATMs will not normally be acceptable.
- The use of steps for access to ATMs should be avoided and the units should be suitable for wheelchair access.
- Free standing ATMs add to street clutter and will not be considered appropriate.

Sensitive Locations

In addition to the General Principles, this guidance applies in the following sensitive locations: Listed Buildings, Conservation Areas and the World Heritage Site.

- Prior to the consideration of any external ATMs, the possibility of installation within the building should be first investigated. In the case of listed buildings, this will only be acceptable where no features of architectural or historic interest are affected.
- Where possible, ATMs should be located in concealed positions on the facade, within inner vestibules or on secondary (side) elevations.
- ATM terminals should not be fitted to finely detailed facades or shopfronts of historic or architectural merit. ATMs will not be acceptable where stone frontages, architectural features or elevational symmetry will be disturbed. Proposals to create new slappings for ATMs will generally be discouraged.
- Where acceptable in principle, only one ATM will normally be allowed on the exterior of any building. Additional ATMs will be considered where there will be no adverse impact on the frontage or townscape.

- The installation of ATMs on the exterior of a building or as free-standing structures will not normally be allowed if there will be an adverse impact on the streetscape, townscape or any key views.

Detailed Design Guidance (applicable to sensitive locations)

- ATM terminals should be sensitively designed as modern additions to the existing architecture.
- ATM terminals should be as small as possible with only the terminal being presented to the external elevation. The terminal should be formed in high quality materials and should not be surrounded by coloured panels or other devices.
- Any surrounding space should be in a material and design to match the facade. (Especially important where terminals are fitted to stonework or plate glass).
- Where existing terminals are to be replaced, the new ATM should be no larger than the existing.
- Signs advertising the ATM other than those on the terminal should not be erected.
- Where new steps and railings are required these should be appropriate to the townscape, of a high quality design and in materials to match existing.
- Waste paper receptacles should be designed as an integral part of the ATM.

Reasoned Justification

Shop fronts are a dominant visual element in the street scene and their form and appearance are a major influence in determining the overall architectural character of such areas. A great deal of damage can be done by the unnecessary removal and alteration of traditional shop fronts and the insertion of insensitive standardised features. The requirement of shopkeepers to make their presence known is recognised. However, a balance between commercialism and conservation is required. The Council is anxious to ensure that shop fronts and advertisements are sensitively designed to harmonise with and enhance both the character of individual buildings and the street scene in general. Groups of high quality, well designed shops can substantially benefit trading activity.

The Council has operated a policy on shop front security since 1991. The policy aims to provide guidance in reconciling the conservation issues of maintaining the architectural character of historic buildings, and the frequent requirement of occupiers to maximise security.

The Council has operated a policy restricting the erection of Dutch Canopies since 1981. Dutch canopies are difficult to integrate satisfactorily into traditionally proportioned shop fronts and are often fixed directly onto the frontage presenting a visually obtrusive multi-faceted surface and an untidy appearance when retracted.

Advertisements are, by their nature, designed to create a high impact in visual terms, which

may be inappropriate in sensitive environments. Careful control is required in the case of conservation areas and proposals affecting listed buildings to ensure that any advertising is not detrimental to the special character of the area or building.

An increasing number of ATMs are being installed on financial and non-financial buildings throughout the City to meet demands for easier access to a wide range of financial facilities. The benefits of ATMs are recognised and in the many locations, they will have no adverse visual impact. However, inappropriately designed or sited ATMs can be an unacceptable intrusion into frontages of architectural merit and can adversely affect the character of listed buildings, conservation areas or the World Heritage Site. The control of ATMs in such sensitive locations remains an overriding consideration. An objective of the Council is to remove unnecessary street furniture and to promote a high quality streetscape so the preference is to locate ATMs within buildings rather than utilising free-standing structures.

Historical Development of the Edinburgh Shop Front

The tradition of shop front design is not static but evolutionary, often developing by reviving earlier styles and adapting them to current needs. By researching the history of a particular site and the adjacent properties, lessons can be drawn that can be used either directly, where historical accuracy is required, or interpretatively for a new shop front.

The earliest method that traders had of selling merchandise in Edinburgh was from stalls in one of the market places of the medieval city. Artisans and craftsmen soon started to require a more permanent base for their specialised workshops and in the mid 15th century a number of timber fronted two storey buildings, called the “buith-raw”, were erected adjoining St Giles. The “buith-raw” incorporated an early form of unglazed shop which formed an integral part of the ground floor. Part of the street facade of the “buith-raw” would have consisted of heavy hinged boarding divided laterally across the centre, so that the upper half could be raised during trading hours to form an overhang for the protection of stock, while the lower half was lowered to form a counter board and loaded with goods for sale. A reconstruction of this form of shop front can be seen at Gladstone’s Land in the Lawnmarket.

Over the years the “buith-raw” was extended and heightened until it consisted of several tenement buildings stretching the full length of St Giles. The ground floors of these “luckenbooths” -derived from lockable booths -had a recognisable form of shop front with bottle glass windows in small panes and thick sashes. The basic elements of shop front design : an entrance door, an area for signage, and a glazed display area were thus incorporated in the “luckenbooths” and once established, the essential architectural elements were changed only in minor fashionable detail. The form of shop front found in the “luckenbooths” became common throughout the Old Town.

At the beginning of the 19th century, shopping was still mainly done in the Old Town markets; the Georgian New Town had been developed primarily as a residential area according to

James Craig's plan of 1767. The first shops in the New Town were established in the ground floor flats of tenements in Rose Street and Thistle Street. The normal method of achieving this was by simply enlarging the window openings and perhaps adding a timber surround to the door to emphasise the entrance. By the 1830s the ground floors of the main residential streets in the New Town were being converted into shops. The New Town, with its grand streets and salubrious environment, fast became a fashionable shopping area to the detriment of shops in the Old Town, and the "luckenbooths" were demolished in 1817.

The domestic buildings of the New Town were normally built with basement areas between the building and the street, with a stone entrance platt to bridge the gap and provide access to the building. The gap between the pavement and the frontage made window shopping difficult even when the windows were enlarged. This problem was at first solved by fitting iron balconies in front of the windows. The next stage involved the addition of a completely new shop front, standing only a little way forward of the original wall and paving over the basement area. Later in the 19th century shop fronts were extended right out to the edge of the pavement over the basement area, thus providing additional shopping space and more prominent display windows.

The shop fronts were normally constructed of wood and attached as an addition to the frontage of the building. The robust joinery work of earlier years was greatly refined during this neo-classical period, to give a rich overall texture of finely detailed shop front elements. The different parts of the shop front were constructed on classical design principles and were often painted to imitate marble or richly grained wood.

In the later New Town developments shop fronts were included as an integral and unified part of the original design for the complete building. Many of these were inspired by the Renaissance architecture of Italy. This classical concept incorporated the shop front as a logical part of the overall elevation. A distinctive type of shop front also developed with large windows separated by stone pilasters forming a flat colonnade with an unbroken fascia and cornice above.

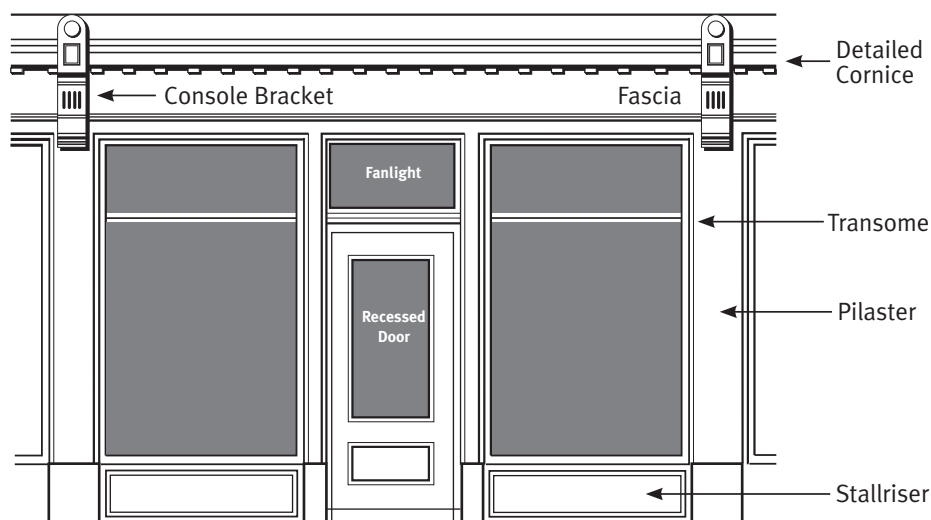
The regular intervals between the glazing bars of early 19th century shop fronts are a guide to the maximum size of glass available at the time of building, in the 1820s the average size of a pane of glass was less than four feet. The regular sizes of glass, in small squarish panes, gave the early 19th century shop front its modest and elegant scale. The introduction of plate glass was slow at first -mainly due to cost. However, the repeal of excise duty on plate glass in 1845 removed serious constraints to its use and its popularity advanced rapidly. The size of the standard pane of plate glass became the influential factor in shop front design. In 1852, the largest sheet of glass available was 14' x 8', and the usual size was a strip 8' x 4'. These strips with their glazing bars of wood or metal gave a strong vertical emphasis to the shop fronts, in contrast to the criss-crossing of the glazing bars of the early 19th century frontages. As the 19th century advanced, plate glass became cheaper and available in larger sheets.

During the late Victorian and Edwardian period, advances in technology enabled designers to be more inventive. There was also a break with the Classical tradition, with the shop front elements becoming bolder and more elaborate. The end of the First World War saw the breaking down of the traditional pattern of shop front design as new modern materials were introduced. Many frontages of more modern design, particularly in the Art-Deco style of the 1930s, are of good quality and merit.

Glossary

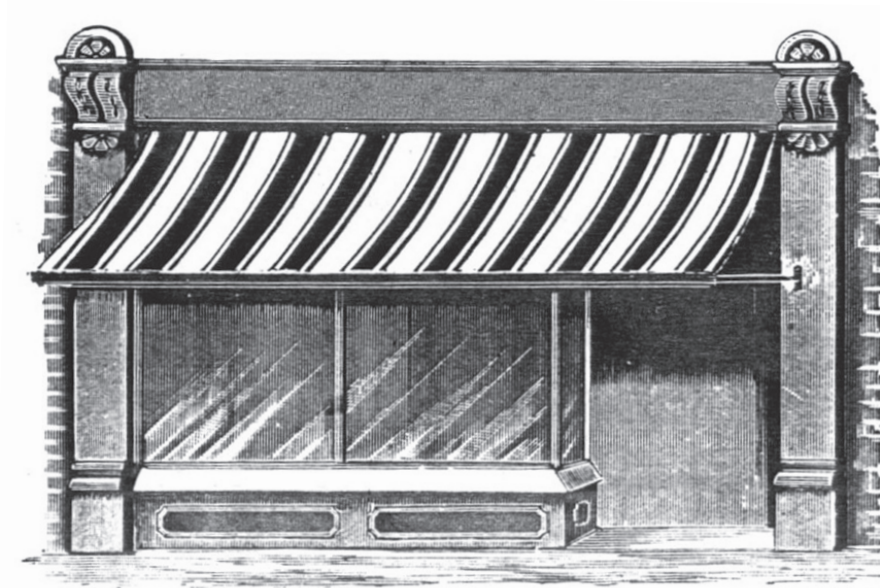
Traditional external roller blinds or awnings consist of a flat sheet of canvas material raking at an angle from the frontage. They are simple and functional projections from the frontage, which can be fully retracted and neatly recessed into a box which can form an integral part of the shop front. At first the blind box was simply added on top of the cornice, and it was not until the general re-think of shop front design following the increased use of plate glass (circa 1845) that the blind box was integrated into the design of the shop front.

A number of technical terms are used to describe typical traditional shop front features and the illustration is a guide to the main terminology:



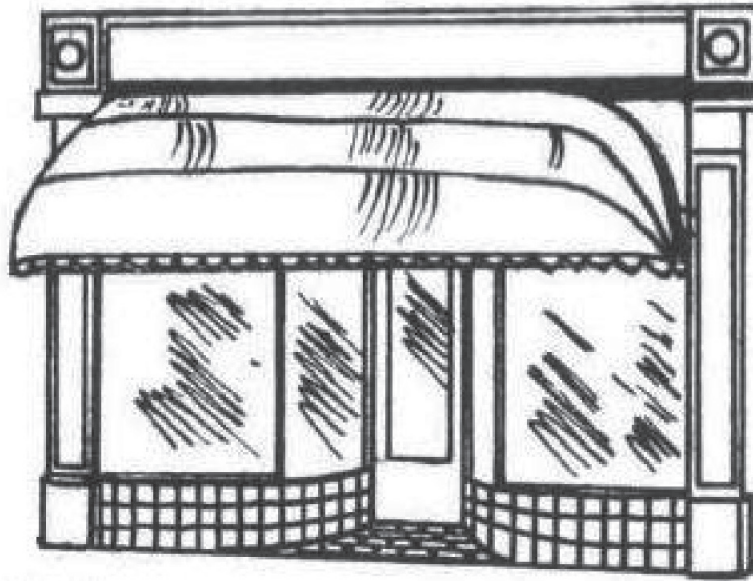
- Cornice -the crowning feature of the shop front, forming a definite finish to the top of the frontage and separating it visually from the building above. It throws off the rain and is sometimes ornamented with classical motifs.
- Fascia -plain horizontal band normally used to accommodate lettering. The fascia is often angled in late-Victorian frontages.
- Glazing Bars -sections used to support glass. In shop front design, in contrast to domestic use, the moulded face of glazing bars normally face outward as this presents the best appearance
- Transome -horizontal glazing bar.
- Mullion -vertical glazing bar.

- Pilaster -flattened version of a column, used extensively in shop front design. Used to frame the shop front elements and to give visual support to the fascia. A pilaster usually has a plinth block at its base.
- Stallriser -the area below the window cill and is so called because it derives from the rising stall-boards of pre-Classical shop fronts.
- Console Bracket -decorative brackets at each end of the fascia. Characteristic feature of Victorian shop fronts.



Traditional Projecting Blind

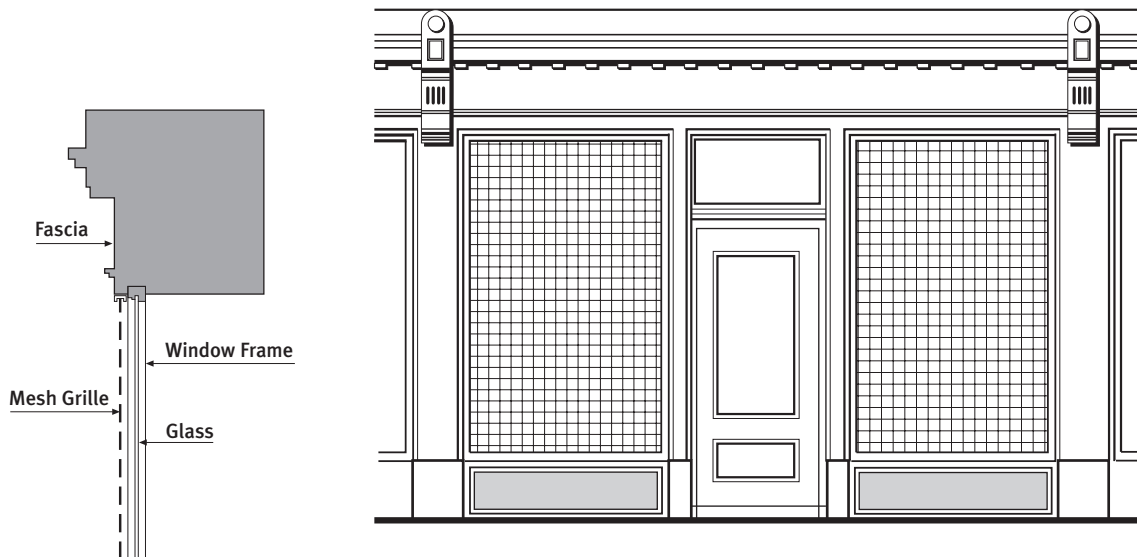
- Traditional external roller blinds or awnings consist of a flat sheet of canvas material raking at an angle from the frontage. They are simple and functional projections from the frontage, which can be fully retracted and neatly recessed into a box which can form an integral part of the shop front. At first the blind box was simply added on top of the cornice, and it was not until the general re-think of shop front design following the increased use of plate glass (circa 1845) that the blind box was integrated into the design of the shop front.



Dutch Canopy

- Dutch (or Continental) canopies have a curved profile and enclosed ends with a solid appearance in contrast to the two-dimensional form of traditional projecting blinds.

Removable mesh grilles provide a significant degree of protection to the shop front whilst involving minimum change to the appearance of the exterior.



Removable Mesh Grilles

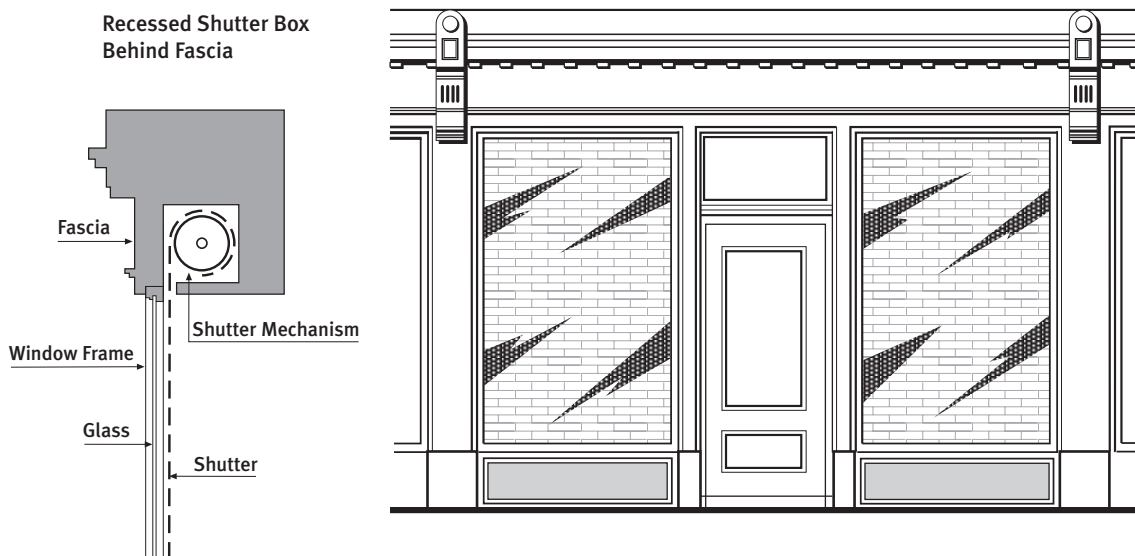
Metal roller shutters are available in a variety of different forms:

- Solid shutters: These are most visually unacceptable giving a blank, fortified appearance. They do not allow window shopping outwith normal trading hours and the inability to view the inside of the shop can be a counter security measure. They also tend to be a target for spray painted graffiti.

- Perforated shutters: These are finished with small closely spread, perforated holes and have the appearance of solid shutters when not backed by an internal light source.
- Punched shutters which have horizontal openings cut into the lathes which make up the shutter.
- Open brick-bond lattice shutters are made of fine links and tubes. These are the most visually satisfactory in terms of their form and appearance.
- Interlocking clear polycarbonate sheets.

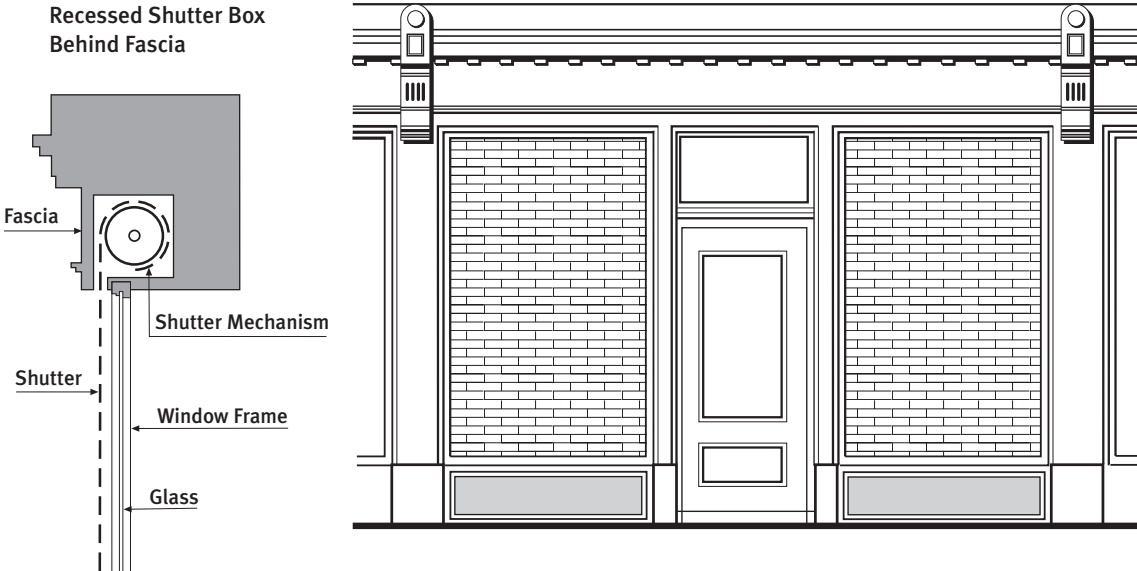
Both the punched and open lattice shutters can be fitted with clear polycarbonate sheeting to provide additional security.

Roller shutters require a box housing to retain the shutter when it is retracted. This can be fitted to the shop front in a number of different positions:



Internal Lattice Roller Shutter Behind Facia

- Internally with the shutter running behind the shop window



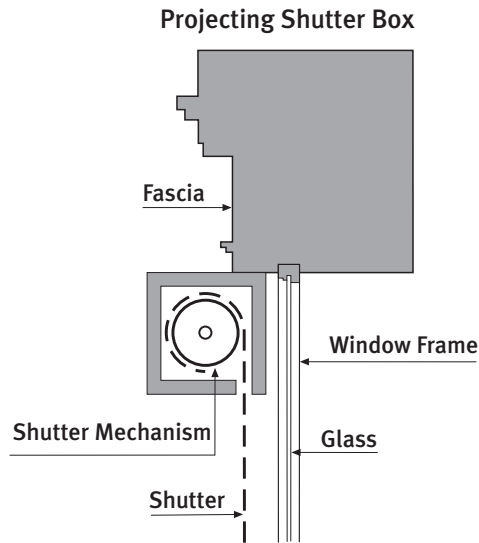
External Lattice Roller Shutter Behind Fascia

- Fully recessed behind the shop front fascia with the shutter running externally.



External Lattice Roller Shutter Behind Sub-Fascia

- Recessed behind a sub-fascia with the shutter running externally. This involves altering the proportion of the window.



- Planted on the exterior of the shop front. This is the most disruptive to the appearance of the frontages.

For further details contact:

Head of Planning, The City of Edinburgh Council, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BJ.

Tel: 0131 529 3571 Fax: 0131 529 6207 Email: planning@edinburgh.gov.uk



Produced by the City Development Department : Planning - February 2011