STOCKPORT UNITARY DEVELOPMENT PLAN

SUPPLEMENTARY
PLANNING GUIDANCE

SHOPFRONTS AND RELATED
ADVERTISEMENTS

Metropolitan Borough of Stockport
# SUPPLEMENTARY PLANNING GUIDANCE

## SHOPFRONTS AND RELATED ADVERTISEMENTS

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Document updated and reprinted January 2002
SUPPLEMENTARY PLANNING GUIDANCE

SHOPFRONTS AND RELATED ADVERTISEMENTS

1.0 INTRODUCTION

1.1 The appeal and attractiveness of shopping centres depends not only on the range of goods and services on offer but also on the quality and appearance of the shopping environment.

1.2 A well designed, safe and attractive centre is good for business - for both shoppers and tourists alike, and is much more likely to be commercially successful than one where the shopping environment is poor.

1.3 The appearance and character of shopping streets is strongly influenced by the design and quality of individual shopfronts and the advertisements, signs, canopies and security screens which go with them. People tend to concentrate their gaze at ground floor level when they wander through streets, and so the town’s shopfronts will have a bigger impact on them than any other part of the building.

1.4 Shopfronts with their associated advertisements are by their very nature designed to attract attention and will, therefore, dominate a street. A carefully designed shopfront promotes a confident image of the shop itself and can make a positive contribution to the character and trading success of the street in which it is located.

1.5 A shopfront which does not relate well to its architectural surroundings and has incongruous advertising suggests shabbiness and lack of care. This can be particularly damaging, especially on buildings of heritage value.

2.0 PURPOSE OF THE GUIDE

2.1 The Guide aims to provide detailed advice on good design practice for new and altered shopfronts and advertisements. Although it is of particular relevance to conservation areas, listed buildings, buildings of local interest and the historic town centre of Stockport where the need to protect and enhance the Borough’s heritage is most important, it seeks to encourage quality and good design in all shopping areas of the Borough.

2.2 The Council will always encourage flair and imaginative design and does not intend the Guide to be a series of rigid and inflexible rules. As buildings vary considerably, the imposition of strict rules is neither appropriate nor desirable. Although it recommends adherence to the principles of classical design as these relate to proportion, balance and harmony, it does not suggest that all new shop fronts be a slavish re-interpretation of traditional designs. It is important that architectural style is not stifled, and good quality materials, attention to detail and a design which generally respects the building as a whole, whether modern or historic, will usually be acceptable.
2.3 The Council does consider, however, that there are certain broad criteria which have to be met in order to achieve the basic objectives of quality in the design process. These criteria are expressed as policy in the Council’s UDP.

3.0 RELATIONSHIP TO UNITARY DEVELOPMENT PLAN

3.1 The guidance is intended to expand upon and supplement the policies contained in the UDP. Part I of the development plan sets out the broad objectives for planning policy. It includes the following proposal:

**US 8 DESIGN IN SHOPPING AREAS**

NEW SHOPPING DEVELOPMENTS OR ALTERATIONS TO EXISTING SHOPS INCLUDING SHOPFRONTS, ADVERTISEMENTS AND SHOPFRONT SECURITY MEASURES SHOULD DISPLAY A HIGH STANDARD OF DESIGN, MATERIALS AND CONSTRUCTION. SUCH DEVELOPMENT IN CONSERVATION AREAS, ON LISTED BUILDINGS AND ON BUILDINGS OF LOCAL INTEREST MUST RESPECT THE ARCHITECTURE AND HISTORIC VALUE OF THESE AREAS AND BUILDINGS.

3.2 The guidance does not have the same status as the UDP in that it is policies contained in the UDP which provide the basis for deciding planning applications. The Government nevertheless advises that Supplementary Planning Guidance can be helpful for those preparing planning applications and may be a means of implementing some of the detailed proposals contained in the UDP. SPG may be taken into account as a material consideration in the planning process. The guidance must be consistent with the UDP.

3.3 The weight accorded to SPG increases if it has been prepared in consultation with the public and has been the subject of a Council resolution.

3.4 This guidance was circulated for public consultation in April/May 1994. It was amended where considered appropriate and the revised document approved for publication by the Council in October 1994. The SPG was updated and reprinted in 2002.

3.5 The relevant policies from the adopted UDP (February 1998) are inserted at the beginning of appropriate sections as policy background to the guidance. The Adopted Plan policies together with their supporting explanations are included in Appendix 1. Relevant draft policy from the First Deposit plan of the UDP review is included in Appendix 2 for information.

4.0 DEVELOPMENT OF SHOPFRONTS

4.1 Although the buying and selling of goods has been carried on in shopping streets for hundreds of years, the shop as it is today with its integral shopfront is a relatively recent development which only emerged at the end of the 17th Century.
4.2 The traditional shopfront tends to adhere to the principles of classical design, comprising a number of features designed to achieve the basic requirements for display. Each has its own visual and practical function, enclosing and framing the shop window and entrance.

4.3 With characteristic styles spanning Regency, Victorian and Edwardian and interWar eras, the traditional shopfront tended to be small and have its own separate frontage. Individual trade styles created interest and variety whilst at the same time maintaining an attractive and satisfactory relationship with the buildings in which they were located and a sense of harmony and rhythm in the shopping street.

4.4 The latter half of the 20th Century witnessed profound changes in retailing practice and in shopfront and advertisement design. Much of this has been detrimental not only to the architecture and character of shopping areas but also to their trading performance.
4.5 Many modern shopfronts ignore the principles of traditional shopfront design and in so doing have harmed the appearance of shopping streets. Standardised corporate house styles and shopfronts are not always appropriate or in character with the building in which they are located. Neither are vast expanses of plate glass, excessively deep box fascias with over-large lettering, crude joinery, the extensive use of aluminum, acrylic, perspex sheeting and projecting box signs.

5.0 SHOPFRONTS

UDP POLICY CONTEXT

US 8.1 SHOPFRONTS

THE COUNCIL WILL ONLY GRANT PERMISSION FOR NEW OR REPLACEMENT SHOP AND COMMERCIAL FRONTS WHERE:

(i) THE DESIGN AND MATERIALS TO BE USED ARE SYMPATHETIC TO THE CHARACTER, SCALE, PROPORTIONS AND DETAILING OF THE WHOLE BUILDING AND PROPERTIES ADJACENT. EXISTING FRONTS OR DETAILING OF TOWNSCAPE VALUE SHOULD BE RETAINED OR REINSTATED.

(ii) THE DESIGN OF DEVELOPMENT WHICH INCORPORATES ADJOINING INDIVIDUAL SHOP FRONTAGES ON THE SAME OR ADJOINING BUILDINGS RESPECTS THE INDIVIDUAL IDENTITY OF EACH SHOP AND BUILDING.

IN CONSERVATION AREAS AND ON LISTED BUILDINGS AND BUILDINGS OF LOCAL INTEREST, SHOPFRONTS OF ARCHITECTURAL AND TOWNSCAPE VALUE WILL BE RETAINED AND ACCURATELY RESTORED.
General

5.1 The design and materials to be used in shop fronts should be sympathetic to the character, scale, proportions and detailing of the whole building and properties adjacent. Existing fronts or architectural detailing of townscape value should normally be retained or reinstated.

5.2 Most shops display a vertical emphasis and most shopping streets display a vertical rhythm which can be easily destroyed when two or more properties combine to form one large shop. The design of development, therefore, which incorporates adjoining individual shop frontages on the same or adjoining buildings, should respect the individual identity of each shop and building.

Fig. 3  MOST SHOPFRONTS DISPLAY A VERTICAL EMPHASIS

Traditional Shopfronts

5.3 In conservation areas, on listed buildings and buildings of local interest, shopfronts of architectural and townscape value should be retained and accurately restored. In the case of restoration work or where a replica shopfront is proposed, it is vital that period details are correctly and accurately reproduced in appropriate materials.
Modern Shopfronts

5.4 Non-traditional shopfronts in conservation areas, listed buildings or in buildings of local interest should be a creative interpretation of traditional principles. Elsewhere where a non-traditional approach is favoured, shop fronts should form part of an integrated design of high quality.

6.0 MATERIALS

6.1 The overall aim in selecting materials for shopfronts should be their appropriateness, quality and durability.

6.2 Most traditional shopfronts were constructed of matt finished painted timber in a dark colour. Hard woods including, teak, oak, black walnut and mahogany were frequently chosen for their aesthetic and practical qualities. The use of cast iron, plain, etched or coloured glass, glazed and mosaic tiling was also common.

6.3 The Art Deco detailing of the inter-war era produced designs of high quality, using materials such as mahogany, chrome, bronze or marble with distinctive period lettering.
**Timber**

6.4 Despite a decline in the use of hardwoods and the widespread discouragement of their use when derived from non-sustainable sources, there is a wide variety of modern timbers available. These include softwood which when properly treated and maintained, remains both a versatile and durable material for use in shopfront construction.

6.5 The type of timber used, its quality, durability and appearance can have a considerable bearing on the visual appearance and maintenance characteristics of the shopfront. It is, therefore, important for specifiers to be aware of the characteristics and workability of timbers at the initial specification stage.

6.6 One of the most important aspects of joinery specification is the moisture content of timber with its resultant implications for shrinkage and movement. The foremost authority in this country on timbers is TRADA (Timber Research and Development Association). Details of some of the technical information available from TRADA are contained in Appendix 3 to this document.

**Exterior Finishes for Timber**

6.7 The application of external finishes such as paint, varnish or wood stains will greatly extend the life of timber. Susceptible timbers should also be given an adequate preservative treatment prior to the application of the finish.

6.8 Although lead based paint was the finish most commonly used on the traditional shopfront, its availability has declined markedly due to concerns about toxicity. Exterior quality paints are now available in a wide variety. They have properties which resist the passage of liquid water whilst allowing it to “breathe” - to escape more freely from the wood as vapour. This helps maintain the wood at a low moisture content.

6.9 The key to satisfactory paint adhesion and durability lies in ensuring adequate preservative treatment, using aluminium primers and careful preparation of the timbers. It is also vital to understand the different qualities of the timbers being used.

**Plywood**

6.10 A number of elements in the shop front, particularly stallrisers, are frequently constructed of plywood. It is essential to ensure that a suitable grade of plywood for exterior use is specified and that it has received adequate preservation treatment prior to priming and painting.
Other Materials and Finishes

6.11 Natural or reconstituted stone is also occasionally used in shopfront construction. Cast iron is a common feature in traditional shops. Care should be taken with the use of materials such as polished granite which give an unprofiled flat surface. A bland finish can often result.

6.12 Glossy reflective surfaces such as acrylic sheeting, perspex, plastic and silver aluminum are normally out of place in conservation areas, listed buildings and on buildings of local interest. Plastic laminates and glossy ceramic or composite tiles occasionally used on stall risers and pilasters are similarly inappropriate and are not usually sufficiently durable for shopfronts.

6.13 Careful consideration should be given to appropriate door furniture. Traditional handles, hinges and letterboxes should be repaired and restored where possible.

Colours

6.14 The sensitive use of colour offers considerable scope for improving the street scene. It can be used to pick out and enhance architectural features and to help the shopfront blend in with the rest of the building and street scene.

6.15 Most traditional timber shopfronts were finished in matt paint, usually in rich dark colours such as red, blue, green, black and brown. Warm colours, as a rule, complement old buildings. Their darkness leaves the window display to provide the highlight and the window/fascia lettering or shop furniture to provide the contrast, e.g. gold lettering or brass furniture against a black background. A range of traditional colours is now available from commercial manufacturers.

6.16 Natural varnished hardwood is not a common feature in the traditional shopping street and its use will be discouraged by the Council.
6.17 Whilst there is no standard formula for the use of colour it should be remembered that pale, cold colours can give a recessed appearance, whilst warm rich colours convey a feeling of projection.

**General**

6.18 The level of detail and care required in the design of the shopfront and in the selection of materials, their quality, texture and colours, is critical to the overall quality of the shopfront. In an area of traditional buildings in particular, the standard of design excellence requires skill and sensitivity. It is always advisable, therefore, to employ an architect or designer with a real understanding of the building and of the surrounding area. Planning and conservation officers will always be pleased to advise on the use of traditional materials and techniques.

6.19 As the quality of the shopfront depends on the level of detailing, it is important that any plans and drawings submitted are of a sufficient scale to show precisely what is proposed. This applies in particular to the architectural detailing associated with traditional buildings. The usual scale of 1:50 is normally too small for this purpose, and drawings at a scale of 1:10 or 1:5 may, therefore, be required giving precise details and sections of the fascia, cornice, pilasters, mullions, stallriser and any other architectural features.

7.0 **FASCIAS**

**UDP POLICY CONTEXT**

**US8.2 ADVERTISEMENTS ON SHOPS**

APPLICATIONS FOR ADVERTISEMENT CONSENT WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA:

(i) ALL ADVERTISEMENTS, ILLUMINATION APPARATUS, HANGING SIGNS AND CANOPIES SHOULD REFLECT THE CHARACTER AND SCALE OF BUILDINGS TO WHICH THEY RELATE AND SHOULD NOT FORM AN UNDULY DOMINANT OR INTRUSIVE ELEMENT IN THE STREET SCENE;

(ii) THE HEIGHT OF FASCIA BOARDS SHOULD RESPECT THE PROPORTIONS OF THE BUILDING AND THE ORIGINAL FASCIA IN THE CASE OF TRADITIONAL SHOPFRONT REPLACEMENT;

(iii) IN MOST CIRCUMSTANCES PROJECTING BOX SIGNS AND INTERNALLY LIT BOX FASCIAS ARE NOT APPROPRIATE IN CONSERVATION AREAS AND CONSENT WILL NOT BE GRANTED FOR THESE UNLESS THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA WOULD BE PRESERVED OR ENHANCED.
Fig. 7

A WELTH OF DETAIL ABOUNDS IN THESE CONSOLES WHICH CAN BE FOUND IN AND AROUND STOCKPORT TOWN CENTRE. THEY ARE MADE FROM TIMBER OR MOULDED PLASTER.
7.1 The prime function of the fascia is to provide advertising space. As the fascia is probably the most noticeable element of a shopfront, it is essential that it relates well to the rest of the building and adjoining frontages.

7.2 Excessively deep box fascias with over-large lettering are clumsy and should be avoided. Where the opportunity arises, fascias which have exceeded the space originally intended for them or which have obscured architectural details such as pilasters, other shop front ornamentations or the sills and openings of first floor windows above, should be reinstated to their original form.

7.3 Fascias should not be deepened to conceal a false ceiling. Other methods such as setting back and forming a splayed bulkhead or in the detailing of the transom should be considered. Fascias may be angled forward or fitted with a projecting cornice to throw rainwater clear of the shopfront, thereby preventing rot.

7.4 Modern boxed fascias which project beyond the face of the building are clumsy and not normally acceptable. Glossy reflective surfaces such as acrylic sheeting, perspex and plastic are normally out of place in conservation areas, on listed buildings and buildings of local interest. Matt finished painted timber fascias in dark green, brown, navy blue, dark red or black are most commonly associated with traditional shopfronts.
Fascia Signs

7.5 The name of the trader, the nature of the trade and the street number should be sufficient information for a fascia board. Any more is likely to lead to visual clutter.

7.6 Any additional signage can be provided by decorative handpainted lettering applied discreetly to the shop window. Care should be taken to ensure that it does not detract from the shop front nor block large sections of window.

7.7 Hand painted lettering applied to the fascia in a style and colour which harmonises with the rest of the shop front is appropriate for traditional shopfronts. As an alternative, appropriately styled, individually fixed lettering in brass, other cast metal or in cut-out painted timber is also normally acceptable. The use of glossy, cut-out sheet lettering is out of place on traditional shopfronts. The corporate house advertisements and signs of the large national and multinational companies should reflect the character of the building.

7.8 As lettering and signage can evoke a particular image and provide great decorative interest, the services of a competent sign maker and writer are strongly recommended.
7.9 The lighting of shopping streets requires a co-ordinated approach. The highlighting of buildings and pedestrian spaces is the key to a lively and safe night-time environment. Shop signs do not really need special illumination if the level of street lighting and light from shop windows is adequate for trade.

7.10 The lighting of fascias or signs will normally be discouraged in conservation areas, on listed buildings and on buildings of local interest. It will usually only be acceptable in cases where it can be demonstrated that the premises rely significantly on after-dark trade, e.g. a pub, restaurant or place of entertainment, and where the street is poorly lit.

7.11 Internally lit box fascias, individually illuminated letters, halo lit perspex letters, swan neck and projecting spotlights will normally be out of place on buildings and in streets of traditional character.

7.12 It will generally not be appropriate to illuminate projecting or hanging signs externally unless they belong to pubs, restaurants or late opening premises.

7.13 Where external illumination of a fascia or sign is considered acceptable, it should normally be by external means, e.g. by the use of the least number of hooded spotlights or a full length strip light concealed by a compact hood. External lighting should normally be fixed to the fascia and painted to match the fascia, or made of brass.
8.0 PROJECTING AND HANGING SIGNS

8.1 Projecting box signs with or without illuminations are normally inappropriate in conservation areas, on listed buildings and on buildings of local interest. Carefully designed, slender box signs may be appropriate on certain modern buildings.

8.2 Traditional, non-illuminated, hand painted hanging signs are the most appropriate form of projecting sign in the traditional shopping street and fit in with the image of conservation areas. They can add greatly to the general interest within the street scene.

8.3 Hanging signs should normally be either painted timber or metal, and fixed to the building with an iron bracket. Where an original bracket survives, it should be reused.

8.4 The style of the sign and bracket should be appropriate to the style of the building and relate well in terms of size and scale. Lettering on the sign should normally refer to the name of the shop or product sold, and not carry advertisements for brand name products sold in the shop.

8.5 Hanging signs should normally be attached at fascia level or in a position where the bottom of the sign is at the same level as the first floor window cills. Their design should not detract from the ‘host’ building or adjacent shops and buildings. Furthermore, they must not create a hazard for pedestrians and vehicles.

8.6 Hanging signs can normally be successfully illuminated by the use of spot lights.
9.0 OTHER ADVERTISEMENTS AND SIGNS

Mounted Signs

9.1 Where the fascia is too narrow to adequately identify the business, it may be acceptable to attach a mounted signboard between the fascia and bottom of the cill at first floor window level. Any such sign should respect the proportions of the building, be appropriately crafted, should not cover details of architectural interest and be used only for traditional signwriting. Their use should be restricted so as not to create a cluttered appearance in the street scene.

Business Nameplates

9.2 Where office premises are located above street level or in cases where a conventional shopfront display is not possible, it is commonplace to have a business nameplate next to the street entrance.

9.3 In conservation areas, on listed buildings and buildings of local interest, such plates should be of modest proportions, ideally in brass and should not be illuminated. No more than one sign may be displayed for each person, partnership or company.

Window Lettering/Display

9.4 Any window lettering or decorative sign applied to the inside of a shop window or at first floor level in the case of an office, should respect the style and proportions of the building and not result in a cluttered or untidy appearance.

9.5 Shop windows should never be obscured by a proliferation of either stickers, posters or goods which can detract from the window display.

10.0 CANOPIES AND BLINDS

10.1 The main purpose of a blind is to protect goods from damage by sunlight. There should normally be no need for them, therefore, in north facing or narrow streets.

10.2 Where they are used, they should always be retractable so that the fascia is not permanently obscured. The traditional shop blind was made of canvas with the blind box incorporated into the fascia cornice. Where existing traditional retractable horizontal blinds exist, the Council will encourage their retention and renovation.

10.3 “Dutch” or balloon canopies or any form of plastic canopy will not normally be allowed, particularly in conservation areas or in older buildings. They are usually erected as a means of increasing advertising space and tend to introduce an over-dominant element which can obscure the fascia and which is out of character with the street.

10.4 Blinds will not normally be permitted above ground floor level.
10.5 Where a blind is acceptable, consideration should be given as to how best the blind box can be integrated within the overall design. Incorporation within the fascia cornice was the traditional solution in most cases.

11.0 SECURITY

UDP POLICY CONTEXT

US8.3 SECURITY MEASURES FOR SHOPFRONTS

APPLICATIONS TO INSTALL SECURITY MEASURES WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA:

(i) CRIME REDUCING FEATURES INCLUDING SHOP FRONT SECURITY MEASURES AND FEATURES DESIGNED TO PREVENT RAMRAIDING MUST BE AN INTEGRAL PART OF THE DESIGN AND CONSTRUCTION OF ANY PROPOSAL FOR DEVELOPMENT OR REDEVELOPMENT. SUCH MEASURES SHOULD NOT DETRACT FROM THE CHARACTER OF THE BUILDING OR THE AMENITY OF THE AREA;

(ii) WHERE ACCEPTABLE IN PRINCIPLE, EXTERNAL SHUTTERS AND OTHER SECURITY MEASURES SHOULD RESPECT THE ARCHITECTURAL DETAILING OF THE BUILDING AND BE DISCREETLY HOUSED;

(iii) THE USE OF UNCOLOURED ROLLER METAL SHUTTERS WILL NOT BE PERMITTED AND SHOULD BE OF THE SLOTTED OR PERFORATED TYPE;

(iv) IN CONSERVATION AREAS, ON LISTED BUILDINGS OR BUILDINGS OF LOCAL INTEREST, ROLLER SHUTTERS WILL BE REQUIRED TO BE HOUSED INTERNALLY AND COLOUR COATED TO MATCH THE COLOUR SCHEME OF THE PREMISES UNLESS ARCHITECTURAL DESIGN CONSIDERATIONS NECESSITATE A DIFFERENT APPROACH.

11.1 The sharp rise in crime against property has had a profound effect on commerce and retailing. It is the cause of dramatically increasing insurance costs and creates losses in revenue through loss of stock, damage to property, the disruption to trading and the cost of providing security measures. Repeated attacks are commonplace and can be financially crippling, particularly to the small business.

11.2 The Council is sympathetic to the security needs of property owners and recognises that unattended shops can be very vulnerable, particularly those specialising in high value goods which can be easily removed.

11.3 The emphasis given to security will depend upon a number of factors. A shopping
area which is well laid out and well lit, lively in the evenings and at weekends
because of a resident community and/or businesses operating outside normal
trading hours (an "evening economy"), is less attractive to the criminal than one
which is poorly lit and deserted.

11.4 Whilst the Council encourages traders to incorporate security measures into the
design of shops and shop fronts, it must ensure that they do not detract from the
appearance of the individual building or the townscape. The Council considers it
important that security proposals are the subject of discussion between all
interested parties, including insurance companies, in order that the details of
individual cases may be made fully known.

Crime against shops - vandalism, theft and ramraiding

11.5 The escalation of vandalism, theft and ramraiding has resulted in significant
developments in the shop front security business. A wide range of products is now
available which greatly enhance shop front security without detracting from its
appearance.

11.6 With the range of security products currently available, it should be possible to
provide a shutter which will suit most environments. In terms of products and
materials, the use of laminated glass and internally housed lattice grilles is now
widely recommended. In order to act as a deterrent, shopkeepers may wish to
consider advertising the use of laminated glass on their shop fronts. A design which
ensures that glazed areas are reduced and vertical elements reinforced with steel or
brick will greatly reduce the opportunity for crime. The introduction or
replacement of a stallriser, reinforced with steel provides an effective deterrent
against ramraiding. So also do steel triangles and posts, installed in the floor behind
the shop window and raised at night when the shop is empty. Open mesh shutters,
strong enough to withstand the impact of an ordinary vehicle, yet attractive to look
at and allowing for the display of goods to night-time passers-by are another
effective device designed to reduce the opportunity for crime.

11.7 For any security device to be effective it is crucial that the fitting is securely fixed
to a stable part of the building, as weakness in either can be exploited by the
criminal. A housing mechanism which stands proud of the shop front is more likely
to be levered out than one which is flush or located internally.

11.8 The Council recommends that developers and individual shop owners incorporate
crime reducing features into any proposals for development or redevelopment.

11.9 The Council is also aware that the external environment of the shop - its location,
and the proximity and positioning of items of street furniture such as bollards, litter
bins, seating and lamp-posts all have a potential bearing on the security of a shop.

11.10 Whilst it is not the policy of the Council to pursue the protection of individual
properties against ramraiding, it has been agreed that where a highway is subject to
redesign or improvement, any preventative measures to reduce the incidence of ram-raiding should be incorporated where appropriate.

**Steel Roller Shutters**

11.11 Solid steel grey roller shutters, at one time considered the ultimate in shop front security, have a particularly harmful effect on visual amenity. They create a besieged appearance. When multiplied across several shopfronts they create a threatening and hostile environment. This reduces the attractiveness and viability of a shopping area and can generate a negative image of the town. The use of solid, uncoloured roller metal shutters will, therefore, not normally be permitted.

![Fig. 12](image)

**SOLID STEEL ROLLER SHUTTERS CREATE A HOSTILE ENVIRONMENT**

11.12 Where roller shutters are permitted, they should be self-coloured in appropriate factory-applied colour, of the slotted or perforated type, should not cover the fascia, pilasters, stall riser or other features and should be discreetly housed behind the existing fascia line or integrated into the shop front.

![Fig. 13](image)

**INTERNALLY HOUSED PERFORATED ROLLER SHUTTER**

The following illustrations are examples of different types of security measures. Encouragement will be given to those measures which have least impact on visual amenity.
Fig. 14a
EXTERNALLY MOUNTED
DECORATIVE RAILINGS

Fig. 14b
AN EXTERNAL
ROLLER GRILLE

Fig. 14c
AN INTERNAL GRILLE
Police Architectural Liaison Service

11.13 It is strongly recommended that traders concerned about any aspect of shop security contact the Architectural Liaison Unit, Community Affairs Branch, Greater Manchester Police, Chester House, Boyer Street, Manchester M16 0RE (Tel: 0161 856 2255). The Police provide advice and information on all aspects concerning the security of commercial premises from the design of the external environment and shop units themselves to the use of shop front security measures, alarm systems and closed circuit television.

12.0 ACCESS FOR THE DISABLED

12.1 Planning legislation requires local authorities to draw the attention of developers to the needs of the disabled and those with mobility difficulties. Developers are referred to the relevant Planning and Building Control legislation and circulars, and other professional and Government advice.

12.2 Steps should be avoided in favour of ramps. Where possible a ramp and steps should be provided. Doors should be 850 mm wide to allow for wheelchair access. A handrail is needed for support and bells and handles should be within easy reach.

12.13 The Building Control Section of the Environment and Economic Development Division should be contacted for further advice on this matter.

13.0 IS PLANNING CONSENT REQUIRED?

Shopfronts

13.1 Planning consent is required for the change of use between certain types of shop, and between shops and other uses.

13.2 Alterations to shopfronts will normally require consent under the Planning Acts or Advertisement Regulations or both.

13.3 Planning consent is needed for any material change in the external appearance of a shop. This could include altering the glazing, changing the door, changing the facing materials, installing blinds or shutters or enlarging the size of the fascia.

Advertisements

13.4 Advertisement consent is required for the display of most signs although there are some exceptions. As the Advertisement Regulations are complex, advice should always be sought from the Development Control Section. All illuminated signs require consent in Conservation Areas.
Conservation Area Consent

13.5 With certain specific exceptions demolition or partial demolition of any building in a conservation area needs Conservation Area Consent.

Listed Building Consent

13.6 Any alterations affecting the character of a Listed Building require consent. This can include such details as repainting in a different colour, installing a security alarm or extractor fan, altering the interior or installing blinds, shutters and advertisements.

IT IS STRONGLY RECOMMENDED THAT ANY SHOP OWNER OR TENANT PROPOSING TO PUT UP A SIGN OR TO ALTER A SHOP FRONT SHOULD GET IN TOUCH WITH THE DEVELOPMENT CONTROL SECTION FIRST.

WORKS CARRIED OUT WITHOUT CONSENT MAY RESULT IN ENFORCEMENT ACTION WHICH CAN CAUSE CONSIDERABLE DISRUPTION AND EXPENSE.
ADOPTED UDP POLICIES

US8 DESIGN IN SHOPPING AREAS

NEW SHOPPING DEVELOPMENTS OR ALTERATIONS TO EXISTING SHOPS INCLUDING SHOPFRONTS, ADVERTISEMENTS AND SHOP FRONT SECURITY MEASURES SHOULD DISPLAY A HIGH STANDARD OF DESIGN, MATERIALS AND CONSTRUCTION. SUCH DEVELOPMENT IN CONSERVATION AREAS, ON LISTED BUILDINGS AND ON BUILDINGS OF LOCAL INTEREST MUST RESPECT THE ARCHITECTURE AND HISTORIC VALUE OF THESE AREAS AND BUILDINGS.

Explanation The appeal and attractiveness of shops and shopping centres depends not only on the range of goods and services on offer, but also on the quality and appearance of the shopping environment. A well-designed, safe and attractive shopping area is good for business - for both shoppers and tourists alike, and is much more likely to be commercially successful than one where the shopping environment is poor.

The Council is also concerned that the appearance and character of buildings which contribute to the Borough’s heritage should be protected from unsympathetic development. In this respect, development proposals will be required to satisfy the terms of policies UN5 and UN6.

Proposals for development will also be required to satisfy the provisions of Policy US1.2 which requires shopping development to be accessible to all sections of the community. Developers and others considering altering shop premises are referred to the Council’s Supplementary Planning Guidance Note on “Shopfronts and Related Advertisements”, which aims to provide detailed advice on good design practice for new and altered shop fronts and advertisements.

US8.1 SHOPFRONTS

THE COUNCIL WILL ONLY GRANT PERMISSION FOR NEW OR REPLACEMENT SHOP AND COMMERCIAL FRONTS WHERE:

i) THE DESIGN AND MATERIALS TO BE USED ARE SYMPATHETIC TO THE CHARACTER, SCALE, PROPORTIONS AND DETAILING OF THE WHOLE BUILDING AND PROPERTIES ADJACENT. EXISTING FRONTS OR DETAILING OF TOWNSCAPE VALUE SHOULD BE RETAINED OR REINSTATED;

ii) THE DESIGN OF DEVELOPMENT WHICH INCORPORATES
ADJOINING INDIVIDUAL SHOP FRONTAGES ON THE SAME OR ADJOINING BUILDINGS RESPECTS THE INDIVIDUAL IDENTITY OF EACH SHOP AND BUILDING.

IN CONSERVATION AREAS AND ON LISTED BUILDINGS AND BUILDINGS OF LOCAL INTEREST, SHOPFRONTS OF ARCHITECTURAL AND TOWNSCAPE VALUE WILL BE RETAINED AND ACCURATELY RESTORED.

Explanation Shopfronts with their associated advertisements are by their very nature designed to attract attention and will therefore dominate a street. A carefully designed shopfront promotes a confident image of the shop itself and can make a positive contribution to the character and trading success of the street in which it is located. A shopfront which does not relate well to its architectural surroundings and has incongruous advertising suggests shabbiness and lack of care. This can be particularly damaging, especially on buildings of heritage value.

The traditional shopfront comprises a number of features, each with its own visual and practical function. These are designed to achieve the basic requirement for display whilst remaining in harmony with the building and the street scene.

There are a number of modern shopfronts in the Borough the design of which has ignored the principles of traditional shopfront design and in so doing has harmed the appearance of shopping streets. Standardised corporate house styles and shop fronts are not always appropriate or in character with the building in which they are located. This applies particularly to conservation areas, listed buildings and buildings of local interest.

Non-traditional shopfronts in conservation areas, listed buildings or in buildings of local interest should be a creative interpretation of traditional principles. Elsewhere where a non-traditional approach is favoured, shop fronts should form part of an integrated design of high quality. In all cases a shopfront should respect the form, scale, materials, proportions and colour of the building and neighbouring buildings.

In cases where a proposed shopfront will span more than one shop and/or building, the Council is concerned that a standardised shopfront and fascia should not destroy the individual identity of the original shop and building, and the predominantly vertical emphasis which most shopfronts display.

The Council favours the retention of shopfronts which are good examples of a particular period and are of architectural and townscape value. Where restoration works or where a replica shopfront is proposed, it is vital that period details are correctly and accurately reproduced in appropriate materials, finishes and colours.

US8.2 ADVERTISEMENTS ON SHOPS

APPLICATIONS FOR ADVERTISEMENT CONSENT WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA:
i) **ALL ADVERTISEMENTS, ILLUMINATION APPARATUS, HANGING SIGNS AND CANOPIES SHOULD REFLECT THE CHARACTER AND SCALE OF BUILDINGS TO WHICH THEY RELATE AND SHOULD NOT FORM AN UNDULY DOMINANT OR INTRUSIVE ELEMENT IN THE STREET SCENE;**

ii) **THE HEIGHT OF FASCIA BOARDS SHOULD RESPECT THE PROPORTIONS OF THE BUILDING AND THE ORIGINAL FASCIA IN THE CASE OF TRADITIONAL SHOPFRONT REPLACEMENT;**

iii) **IN MOST CIRCUMSTANCES PROJECTING BOX SIGNS AND INTERNALLY LIT BOX FASCIAS ARE NOT APPROPRIATE IN CONSERVATION AREAS AND CONSENT WILL NOT BE GRANTED FOR THESE UNLESS THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA WOULD BE PRESERVED OR ENHANCED.**

**Explanation** Advertisements, well designed and appropriately located are essential to the lively character and busy atmosphere which all shopping areas seek to achieve. On the other hand, a proliferation of poorly designed signs in inappropriate materials and locations present an untidy and cluttered appearance and can detract from the appearance of the building and the street scene. Applicants can assist in this aim of avoiding clutter by restricting their advertisements to those appropriate to the purpose of the building e.g. to identify the business or trade conducted on the premises. Control can be exercised by the Council if amenity or public safety is affected.

The prime function of the fascia is to provide advertising space. As the fascia is possibly the most noticeable element of a shopfront, it is essential that it relates well to the rest of the building and adjoining frontages. Excessively deep box fascias with over-large lettering are clumsy and should be avoided.

In most circumstances it is only appropriate to site signs at ground floor level; proposals for signs at or above first floor level will be deemed to be unsatisfactory in relation to criterion (i) if they would be unduly dominant or intrusive by reason of their position or would have an adverse effect on the appearance of the building.

Projecting box signs with or without illumination are normally inappropriate in conservation areas, on listed buildings and on buildings of local interest. Where illumination of a fascia or sign is considered acceptable, it should normally be by external means, e.g., by the use of the minimum number necessary of hooded spotlights or a full length strip light concealed by a compact hood.

Carefully designed, slender box signs may be appropriate on certain modern buildings. Where illumination of signs or fascias is permitted, it should be discreet, being an integral part of the overall design and not merely a means of drawing attention to the advertisement. The source of illumination should not be seen from a highway in the interests of highway safety.
US8.3 SECURITY MEASURES FOR SHOP FRONTS

APPLICATIONS TO INSTALL SECURITY MEASURES WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA:

i) CRIME REDUCING FEATURES INCLUDING SHOP FRONT SECURITY MEASURES AND FEATURES DESIGNED TO PREVENT RAMRAIDING MUST BE AN INTEGRAL PART OF THE DESIGN AND CONSTRUCTION OF ANY PROPOSALS FOR DEVELOPMENT OR REDEVELOPMENT. SUCH MEASURES SHOULD NOT DETRACT FROM THE CHARACTER OF THE BUILDING OR THE AMENITY OF THE AREA;

ii) WHERE ACCEPTABLE IN PRINCIPLE, EXTERNAL SHUTTERS AND OTHER SECURITY MEASURES SHOULD RESPECT THE ARCHITECTURAL DETAILING OF THE BUILDING AND BE DISCREETLY HOUSED;

iii) THE USE OF UNCOLOURED METAL ROLLER SHUTTERS WILL NOT BE PERMITTED AND SHOULD BE OF THE SLOTTED OR PERFORATED TYPE;

iv) IN CONSERVATION AREAS, ON LISTED BUILDINGS, OR BUILDINGS OF LOCAL INTEREST, ROLLER SHUTTERS WILL BE REQUIRED TO BE HOUSED INTERNALLY AND COLOUR COATED TO MATCH THE COLOUR SCHEME OF THE PREMISES UNLESS ARCHITECTURAL DESIGN CONSIDERATIONS NECESSITATE A DIFFERENT APPROACH.

Explanation The Council is sympathetic to the security needs of property owners and recognises that shops can be especially vulnerable. It must ensure however that security measures do not detract from the individual building or from the townscape. Solid security shutters have a particularly harmful effect on visual amenity. They create a besieged appearance which when multiplied across several shopfronts creates a threatening and hostile environment. This can reduce the attractiveness and viability of a shopping area and especially its evening economy, and can generate a negative image of the town. Wherever possible the use of alternative security measures should be considered, especially in conservation areas and on listed buildings. Alternative measures may include the use of laminated glass and internal lattice grilles. Where roller shutters are permitted they should be self-coloured in appropriate factory-applied colour, of the slotted or perforated type and should not cover the fascia, pilasters, stall riser or other features. All forms of shutter should be discreetly housed behind the existing fascia line or integrated into the shopfront.

Highway authorities do not have specific powers to erect bollards, nor is this always an appropriate or desirable solution to the problem of ramraiding, particularly in individual cases. The majority of modern retail units have full height windows designed to maximise display but which make them very vulnerable. The traditional shopfront with its reduced
area of glass and reinforced stall riser is more resistant to attack. The installation of external or internal shutters or grilles and the use of laminated glass will also afford added protection. Where a highway is subject to redesign or improvement, any preventative measures to reduce the incidence of ramraiding can be incorporated where appropriate.
UDP FIRST REVIEW POLICY (FIRST DEPOSIT)

The Stockport UDP is being reviewed. Below are the relevant policies contained in the “First Deposit” draft of the revised plan.

SE1 SHOPPING AND THE BUILT ENVIRONMENT

THE COUNCIL WILL REQUIRE THAT SHOPPING DEVELOPMENTS DO NOT MATERIALLY HARM RESIDENTIAL AMENITY BY REASON OF NOISE, LOSS OF PRIVACY, VISUAL APPEARANCE AND ADVERTISEMENT ILLUMINATION, OR TRAFFIC GENERATION.

NEW SHOPPING DEVELOPMENTS OR ALTERATIONS TO EXISTING SHOPS INCLUDING SHOPFRONTS, ADVERTISEMENTS AND SHOP FRONT SECURITY MEASURES SHOULD DISPLAY A HIGH STANDARD OF DESIGN, MATERIALS AND CONSTRUCTION. SUCH DEVELOPMENT IN CONSERVATION AREAS, ON LISTED BUILDINGS AND ON BUILDINGS OF LOCAL INTEREST MUST RESPECT THE ARCHITECTURE AND HISTORIC VALUE OF THESE AREAS AND BUILDINGS.

Explanation: The historic pattern and distribution of shops includes many examples where environment and amenity have been given little weight or consideration. Individual shops can be found in the middle of residential terraces where the detrimental effect on amenity can be magnified by the use of such premises as hot food take-aways.

The scope for injury to amenity has grown in recent years through:

- increased car usage leading to parking and traffic safety problems
- increased numbers of restaurants and hot food shops with problems of smell, noise and litter
- extended hours of operation
- modern intrusive illuminated advertising.

The Council will prevent damage to residential amenities by preventing the inappropriate location of retail development and by the use of relevant conditions in granting planning permission.

The appeal and attractiveness of shops and shopping centres depends not only on the range of goods and services on offer, but also on the quality and appearance of the shopping environment. A well designed, safe and attractive shopping area is good for both shoppers and tourists alike, and is much more likely to be commercially successful than one where the shopping environment is poor. Proposals should satisfy the requirements of Policy DCD1.1, “Urban Design Principles” and Policy DCD1.3, “Access for People with Access Difficulties”.

The Council is also concerned that the appearance and character of buildings that
contribute to the Borough’s heritage should be protected from unsympathetic development. Development proposals will be required to satisfy the terms of policies HC1 and HC2.

Proposals for new or refurbished shopping development should demonstrate that adequate facilities for dealing with trade waste associated with the operation can be provided, including appropriate recycling facilities, in accordance with Policy MW1.5.

**SE1.2 SHOPFRONTS**

Permission for new or replacement shop and commercial fronts will be permitted provided that:

(i) the design and materials to be used are sympathetic to the character, scale, proportions and detailing of the whole building and properties adjacent. Existing fronts or detailing of townscape value should be retained or reinstated;

(ii) the design of development which incorporates adjoining individual shop frontages on the same or adjoining buildings respects the individual identity of each shop and building.

In Conservation Areas and on Listed Buildings and buildings of local interest, shopfronts of architectural and townscape value should be retained and accurately restored.

**Explanation:** The appearance and character of shopping streets is strongly influenced by the design and quality of individual shopfronts and the advertisements, signs, canopies and security screens which go with them. As people tend to concentrate their gaze at ground floor level when they wander through streets shopfronts will have a bigger impact on them than any other part of the building. Shopfronts with their associated advertisements are by their very nature designed to attract attention and will therefore dominate a street. A carefully designed shopfront promotes a confident image of the shop itself and can make a positive contribution to the character and trading success of the street in which it is located. A shopfront which does not relate well to its architectural surroundings and has incongruous advertising suggests shabbiness and lack of care. This can be particularly damaging, especially on buildings of heritage value.

The traditional shopfront comprises a number of features, each with its own visual and practical function. These are designed to achieve the basic requirement for display whilst remaining in harmony with the building and the street scene. There are a number of modern shopfronts in the Borough the design of which has ignored the principles of traditional shopfront design and in so doing has harmed the appearance of shopping streets. Standardised corporate house styles and shop fronts are not always appropriate or in character with the building in which they are located. This applies particularly to Conservation Areas, Listed Buildings and buildings of local interest.
Non-traditional shopfronts in Conservation Areas, Listed Buildings or in buildings of local interest should be a creative interpretation of traditional principles. Elsewhere where a non-traditional approach is favoured, shopfronts should form part of an integrated design of high quality. In all cases a shopfront should respect the form, scale, materials, proportions and colour of the building and neighbouring buildings.

In cases where a proposed shopfront will span more than one shop and/or building, the Council is concerned that a standardised shopfront and fascia should not destroy the individual identity of the original shop and building, and the predominantly vertical emphasis which most shopfronts display.

The Council favours the retention of shopfronts that are good examples of a particular period and are of architectural and townscape value. Where restoration works or where a replica shopfront is proposed, it is vital that period details are correctly and accurately reproduced in appropriate materials, finishes and colours.

Reference should also be made to Supplementary Planning Guidance “Shopfronts and Related Advertisements”.

SE1.3 ADVERTISEMENTS ON SHOPS

Applications for advertisement consent will be considered against the following criteria:

(i) all advertisements, illumination apparatus, hanging signs and canopies should reflect the character and scale of buildings to which they relate, respect existing architectural features, and should not form an unduly dominant or intrusive element in the street scene;

(ii) the height of fascia boards should respect the proportions of the building and the original fascia in the case of traditional shopfront replacement;

(iii) in most circumstances projecting box signs and internally lit box fascias are not appropriate in Conservation Areas and consent will not be granted for these unless the character or appearance of the conservation area would be preserved or enhanced.

Explanation: This policy is applicable where proposals are acceptable in principle under Policy DCD1.7. Well designed and appropriately located advertisements are essential to the lively character and busy atmosphere which all shopping areas seek to achieve. On the other hand, a proliferation of poorly designed signs in inappropriate materials and locations present an untidy and cluttered appearance and can detract from the appearance of the building and the street scene. Applicants can assist in this aim of avoiding clutter by restricting their advertisements to those appropriate to the purpose of the building e.g. to identify the business or trade conducted on the premises. The Council can exercise control if amenity or public safety is affected.
On new buildings, signs should be considered as an integral part of the design process, not added as an afterthought.

The prime function of the fascia is to provide advertising space. As the fascia is possibly the most noticeable element of a shopfront, it is essential that it relates well to the rest of the building and adjoining frontages. Excessively deep box fascias with over-large lettering are clumsy and should be avoided.

In most circumstances it is only appropriate to site signs at ground floor level. Proposals for signs at or above first floor level will be deemed to be unsatisfactory in relation to criterion (i) if they would be unduly dominant or intrusive by reason of their position or would have an adverse effect on the appearance of the building.

Projecting box signs with or without illumination are normally inappropriate in Conservation Areas, on Listed Buildings and on buildings of local interest. Where illumination of a fascia or sign is considered acceptable, it should normally be by external means, e.g., by the use of the minimum number necessary of hooded spotlights or a full length strip light concealed by a compact hood.

Carefully designed, slender box signs may be appropriate on certain modern buildings. Where illumination of signs or fascias is permitted, it should be discreet, being an integral part of the overall design and not merely a means of drawing attention to the advertisement. The source of illumination should not be seen from a highway in the interests of highway safety.

SE1.4 SECURITY MEASURES FOR SHOP FRONTS

Applications to install security measures will be considered against the following criteria:

(i) crime reducing features including shop front security measures and features designed to prevent ramraiding must be an integral part of the design and construction of any proposals for development or redevelopment. Such measures should not detract from the character of the building or the amenity of the area;

(ii) where acceptable in principle, external shutters and other security measures should respect the architectural detailing of the building and be discreetly housed;

(iii) the use of uncoloured metal roller shutters will not be permitted and should be of the slotted or perforated type;

(iv) in Conservation Areas, on Listed Buildings, or buildings of local interest, roller shutters will be required to be housed internally and colour coated to match the colour scheme of the premises unless architectural design considerations necessitate a different approach.
Explanation: The Council is sympathetic to the security needs of property owners and recognises that shops can be especially vulnerable. It must ensure however that security measures do not detract from the individual building or from the townscape. Solid security shutters have a particularly harmful effect on visual amenity. They create a besieged appearance which when multiplied across several shopfronts creates a threatening and hostile environment. This can reduce the attractiveness and viability of a shopping area and especially its evening economy, and can generate a negative image of the town. Wherever possible the use of alternative security measures should be considered, especially in Conservation Areas and on Listed Buildings. Alternative measures may include the use of laminated glass and internal lattice grilles. Where roller shutters are permitted they should be self-coloured in appropriate factory-applied colour, of the slotted or perforated type and should not cover the fascia, pilasters, stall riser or other features. All forms of shutter should be discreetly housed behind the existing fascia line or integrated into the shopfront.

Highway authorities do not have specific powers to erect bollards, nor is this always an appropriate or desirable solution to the problem of ramraiding, particularly in individual cases. The majority of modern retail units have full height windows designed to maximise display but which make them very vulnerable. The traditional shopfront with its reduced area of glass and reinforced stall riser is more resistant to attack. The installation of external or internal shutters or grilles and the use of laminated glass will also afford added protection. Where a highway is subject to redesign or improvement, any preventative measures to reduce the incidence of ramraiding can be incorporated where appropriate.

Note: UDP Policy DCD1.6 deals in general terms with safety and security issues.
Appendix 3

CONTACTS AND USEFUL INFORMATION

LIST OF CONTACT ADDRESSES AND TELEPHONE NUMBERS

a) Stockport MBC – Environment and Economic Development Division, Development Control Section

Development Control Section
Environment and Economic Development Division
Hygarth House
103, Wellington Road South
Stockport SK1 3TT

Telephone Numbers/e-mail addresses for Development Control Officers

Bramhall 0161 474 3540 west.dc@stockport.gov.uk
(Bramhall, Woodford, part Hazel Grove, part Cheadle Hulme)

Cheadle 0161 474 3538 west.dc@stockport.gov.uk
(Cheadle, Gatley, Heald Green, part Cheadle Hulme)

Four Heatons 0161 474 3551 west.dc@stockport.gov.uk
(Heaton Moor, Heaton Mersey, Heaton Norris and Heaton Chapel, part Reddish)

Heath Bank 0161 474 3550 west.dc@stockport.gov.uk
(Edgeley, Cale Green, Davenport)

Marple 0161 474 3657 east.dc@stockport.gov.uk
(Marple, Mellor, High Lane)

Stepping Hill 0161 474 3543 east.dc@stockport.gov.uk
(Offerton, part Hazel Grove, Great Moor, Stepping Hill, Higher Hillgate)

Tame Valley 0161 474 3656 east.dc@stockport.gov.uk
(Stockport Town Centre, part Reddish, Brinnington, Lower and Middle Hillgate)

Werneth 0161 474 3544 east.dc@stockport.gov.uk
(Romiley, Bredbury, Woodley, Compstall, Werneth Low)

IMPORTANT: PLEASE NOTE THAT AN ANSWERPHONE SYSTEM IS IN OPERATION FOR PART OF THE DAY. IF YOU WANT TO SPEAK TO A DEVELOPMENT CONTROL OFFICER PLEASE RING BEFORE 10.30 AM
OR AFTER 3.00 PM MON-FRI ONLY.

If you would like to meet a planning officer to discuss your proposals you are STRONGLY ADVISED TO MAKE AN APPOINTMENT. Planning Officers spend a significant amount of their time out on site visits, so may not always be available when you call.

SMBC ENVIRONMENT AND ECONOMIC DEVELOPMENT DIVISION
RECEPTION, HYGARTH HOUSE

The Reception area is open to the public at the following times:

8.30am – 5.00pm Monday – Thursday
8.30am – 4.30pm Friday
CLOSED Saturday/Sunday/Bank Holidays

Application forms and copies of the Council’s planning policies (Unitary Development Plan and Supplementary Planning Guidance etc.) are available at Reception.

Current and historic planning applications are also available for viewing at Reception.

If you would like to view a particular planning application it is best to telephone with the details in advance in order to give the administrative staff time to retrieve the application from the filing system before you arrive.

b) Stockport MBC – Environment and Economic Development Division, Policy Section

For specific queries about the content of this Supplementary Planning Guidance and related UDP policies, please ring the Policy Section on 0161 474 3534, or e-mail geoffrey.taylor@stockport.gov.uk

c) Stockport MBC – Environment and Economic Development Division, Building Control Section

Building Control Section
Environment and Economic Development Division
Hygarth House
103, Wellington Road South
Stockport SK1 3TT
Telephone Numbers/e-mail addresses for Building Control Officers

**East Area Team**

**Jerry Mannion** BSc(Hons) MRICS  
East Area Building Control Officer  
Tel: - 0161-474-3566  
Fax:- 0161-474-3572  
Mobile:- 07748 632813  
e mail:- jerry.mannion@stockport.gov.uk

**Brian Bentley** MBEng  
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Fax:- 0161-474-3572  
Mobile:- 07748 632809  
e mail:- brian.bentley@stockport.gov.uk

Heaviley, Great Moor, Offerton, Little Moor, Hazel Grove (North of Torkinton Road)

**David Timperley**  
Tel:- 0161-474-3560  
Fax:- 0161-474-3572  
Mobile:- 07748 632812  
e mail:- david.timperley@stockport.gov.uk

Marple, Marple Bridge, Compstall, High Lane, Hazel Grove (South of Torkinton Road)

**John Wall**  
Tel:- 0161-474-3565  
Fax:- 0161-474-3572  
Mobile:- 07748 632808  
e mail:- john.wall@stockport.gov.uk

Brimington, Bredbury, Romiley, Woodley

**Paul Pratten** BA(Hons) MRICS MCIOB  
Tel:- 0161-474-3568  
Fax:-0161-474-3572  
Mobile:- 07748 632810  
e mail:- paul.pratten@stockport.gov.uk

Reddish, Town Centre

**Peter Gillooly** MRICS  
Tel:- 0161-474-3560  
Fax:- 0161-474-3572  
Mobile:- 07748 632811  
e mail:- peter.gillooly@stockport.gov.uk

Hazel Grove (East of A6), Norbury Moor, Bramhall East
West Area Team

**Alan Finney**  MRICS  
West Area Building Control Officer  
Tel: 0161-474-3553  
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e mail: alan.finney@stockport.gov.uk

**Arthur King**  MBEng  
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e mail: arthur.king@stockport.gov.uk

**Brian Moss**  MRICS  
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Fax: 0161-474-3572  
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e mail: brian.moss@stockport.gov.uk

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Fax: 0161-474-3572  
Mobile: 07748 632804  
e mail: paul.britner@stockport.gov.uk

**Paul Farrell**  MBEng  
Tel: 0161-474-3554  
Fax: 0161-474-3572  
Mobile: 07748 632805  
e mail: paul.farrell@stockport.gov.uk
d) Other contacts and information

English Historic Towns Forum  
PO Box 22  
Frenchay  
Bristol BS16 1RZ

Tel. 0117 975 0459  
Fax. 0117 975 0460  
e-mail: ehtf@uwe.ac.uk  
website: www.historic-towns.org/ehft

Publications include:

i) Shopfront and Advertisements in Historic Towns (1991)

ii) Details and Good Practice in Shopfront Design (1993)


Timber Research and Development Association (TRADA)  
Stocking Lane  
Hughenden Valley  
High Wycombe  
Buckinghamshire HP14 4ND

TRADA helpline: 01494 569601  
e-mail: information@trada.co.uk  
website: www.trada.co.uk

Publications include:

i) Wood Information Sheet 2/3 Sheet – 10 - “Timbers, their Properties and Uses”

ii) Wood Information Sheet 2/3 Sheet – 6 - “Wood Decorative and Practical”