

location of parking, open spaces and landscaping, access provision and lighting arrangements.

ED7 BUSINESS USES

Development within use classes A2 and B1, whether by conversion or new build, will be permitted in the urban area, particularly on appropriate sites in the inner urban area, provided that:

- i) The intended use and the form of development are compatible with surrounding land uses;
- ii) There are no unacceptable, adverse environmental impacts on the locality and the amenities enjoyed by local residents;
- iii) Adequate services either exist, or are reasonably accessible, or can be readily and economically provided;
- iv) Ground floor frontages within the primary shopping frontage areas of the city centre are not affected.



Security Measures for Shopfronts & Commercial Premises

Supplementary
Planning Guidance

Newport City Council
Environment & The Economy
Planning & Economic Regeneration

Civic Centre
Newport
NP20 4UR

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Issued by
Planning Services
March 2006

Introduction

Newport City Council aims to preserve and improve the environment and character of the City through encouraging good design in all aspects of development.

Attractive frontages on commercial and retail premises enhance the appearance and appeal of an area and are important factors in attracting customers and new businesses to Newport. Consequently the type of security measures on such premises play a crucial role in how different areas of the city are perceived, especially outside normal trading hours.

The use of external solid shutters creates unwelcoming and hostile environments as a result of their fortress like appearance. This prevents window-shopping, restricts natural surveillance, discourages pedestrians, and as a result assists criminal and anti-social behaviour. The Council will **strongly resist the use of solid shutters within all areas of the city**, except on industrial and trading estates where there is a lack of natural surveillance.



viii) Providing external illumination of signs by trough or halo lighting. internally illuminated box signage or swan neck downlighters will not be permitted.

CE32 ROUTEWAYS/ CORRIDORS

The protection and enhancement of the appearance of existing and future main route corridors will be sought by the control of development and by undertaking, and encouraging individuals and public and private organisations to undertake, environmental improvement works. the routes are:

- i) The M4 motorway
- ii) The London to South Wales railway
- iii) The A449 (T)
- iv) The A4042 (T) Malpas bypass and Brynglas tunnels relief road
- v) The A455, the Southern Distributor Road, the A4042 Docks Way and the Usk Way
- vi) The A48
- vii) Other principal transport routes in the urban area.

CE42 SHOPFRONTS

A new shopfront will only be permitted if it:

- i) Relates well to the building, taking into account upper floors, scale, proportion, vertical alignment, architectural style and materials;
- ii) Preserves any existing separate access to the floors above;
- iii) Takes account of the design features of neighbouring shopfronts so that the development will fit in with the character of the street scene; and,
- iv) Uses materials which complement the street scene.

CE45 SAFETY AND SECURITY

Safety and security should be taken into account in the design of schemes, particularly in relation to matters such as the siting of buildings, design and

R8 NON-RETAIL USES IN DISTRICT CENTRES

In district centres activities in use classes A2 (financial and professional offices), A3 (food and drink) and various leisure and community uses will be permitted only where:

- i) The concentration of such uses at ground floor level would not prejudice the viability of the centre's retailing role;
- ii) Satisfactory car parking and access arrangements exist or can be provided;
- iii) There would be no unacceptable effect on the local residential amenities or the general character of the area in terms of noise and disturbance or extra traffic generated;
- iv) There would be no adverse effects on the viability and vitality of any existing centre.

CE24 SHOPFRONTS IN CONSERVATION AREAS

A new or replacement shopfront within a conservation area will only be permitted if it preserves or enhances the character or appearance of a building by:

- i) Reinstatement of a historic shopfront or features in a shopfront;
- ii) Treating the shopfront as part of the overall architectural composition of the building in the context of its setting;
- iii) Ensuring that any blind or canopy is of traditional form and materials, is designed as an integral part of a shopfront, is retractable and will not interfere with pedestrian or vehicular safety;
- iv) Providing where necessary, unobtrusive security measures. external roller shutters will not be permitted;
- v) Incorporating signs within the shopfront of a scale, design and materials which preserves or enhances the appearance of the building and its setting;
- vi) Incorporating a fascia of an appropriate scale having regard to the proportions of the shopfront and composition of the elevation;
- vii) Providing necessary hanging signs of an appropriate scale and design, to be set beneath the sill level of first floor fenestration. projecting box signs will not be permitted;

The purpose of this Supplementary Planning Guidance is to provide further direction to the policies contained in the Unitary Development Plan (See Appendix A). It sets out the hierarchy of security measures that are considered appropriate by the Council, and identifies when planning permission is required. In addition this guidance identifies the "exceptional circumstances criteria" that will need to be met if a punched shutter is being proposed for individual premises.

Security Measures

The Council's preferred security measures are shown on the following pages. The use of these measures provides security to premises whilst also maintaining the local character and amenity of an area. In the City Centre and Conservation Areas it may not be appropriate to install externally mounted grilles on some premises, and therefore it is recommended that you discuss your proposals with a Planning Officer prior to submitting any planning application or undertaking any work.

Preferred Security Measures

*Laminated Glass or
Perspex with Stallrisers*



Traditional/ Modern Shopfront with Internal Grille



External alarm and internal CCTV cameras



External Lattice/Scroll Grille (Colour Coated with Integral Box Housing)



Where external Grilles are essential the preferred alternative is round section



RI REDEVELOPMENT SCHEMES

Redevelopment schemes involving enhanced provision of retail facilities will be favoured within the city centre shopping area, provided that the scale, design and layout of the proposals are compatible with the overall functioning of the city centre and the visual environment.

R2 IMPROVED RETAIL FACILITIES

Proposals for improved retail facilities in the city centre shopping area will be encouraged provided:

- i) The proposal would have no unacceptable adverse impact on the town centre conservation area or a listed building;
- ii) Free movement of pedestrians and operational requirements would not be unacceptably adversely affected.

R7 DISTRICT CENTRES

Within and adjacent to the following district shopping centres:

BEECHWOOD
BETTWS
CAERLEON
CAERLEON ROAD
CLARENCE PLACE
COMMERCIAL ROAD

CORPORATION ROAD
MAINDEE
MALPAS ROAD
RINGLAND
RISCA ROAD (THE HANDPOST)
NEWPORT RETAIL PARK, SPYTTY ROAD

Improved shopping facilities will be favoured, subject to:

- i) Adequate parking spaces being available;
- ii) Considerations of scale, location, design and amenity;
- iii) Adequate servicing arrangements and access on foot, by cycle and by public transport.

Appendix A
Unitary
Development Plan
Policies

This guidance relates to the following policies contained in the Unitary Development Plan (2nd & 3rd Proposed Changes) 1996 - 2011.

R1	Redevelopment Schemes
R2	Improved Retail Facilities
R7	District Centres
R8	Non Retail Uses in District Centres
CE24	Shopfronts in Conservation Areas
CE32	Routeways/ Corridors
CE42	Shopfronts
CE45	Safety & Security
ED7	Business Uses

Only In exceptional circumstances, provided that the criteria overleaf can be met, it may be permissible to install an externally mounted punched shutter provided that it is colour coated to match the premises, and the box housing is integrated into the fascia of the building.



Colour coated punched shutter

In no circumstances will solid shutters and/or externally mounted boxed housing be acceptable within the city and district centres



When is Planning Permission Required?

Planning Permission is required for any works that will materially affect the external appearance of a building. Therefore a planning application must be submitted where an external grille, or exceptionally punched shutters are being proposed. The fitting of internal grilles or laminated glass does not usually require planning permission, unless it is to be fitted to a listed building (which will require listed building consent).

It is recommended that you discuss your proposal with the Planning Duty Officer, who can be contacted on 01633 656656.

Exceptional Circumstances Criteria

In order to demonstrate why premises are at a higher risk, and require punched shutters, applicants will be required to provide the following information as part of their planning application:

Details of the type of premises and the Goods/Service provided;

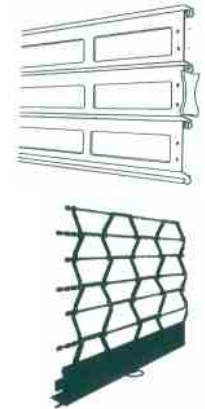
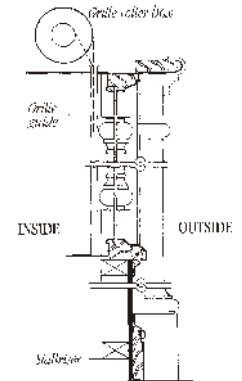
AND

Written confirmation from Insurers detailing the number of times in the preceding 5 years that the premises have been broken into (or vandalised) and where the damage occurred or entry gained (i.e. at the front or rear of the property).

Design Considerations

Security measures should be integrated into the design of the premises and not present a tacked on appearance. Any box housing should be incorporated within the fascia of the building.

Grilles or Punched Shutters (where justified) and their fixings should be colour coated in anodised or powder coated matt finishes to match the frontage of the premises. Light colours will be more visually obtrusive and consequently may not be suitable. It is recommended that colour options be discussed with the Planning Officer prior to any application.



Availability of Grants

Commercial Improvement Grants are available in certain parts of the City to assist with the costs of installing appropriate security measures. Please contact the Business Services Department on 01633 656656 for further information.