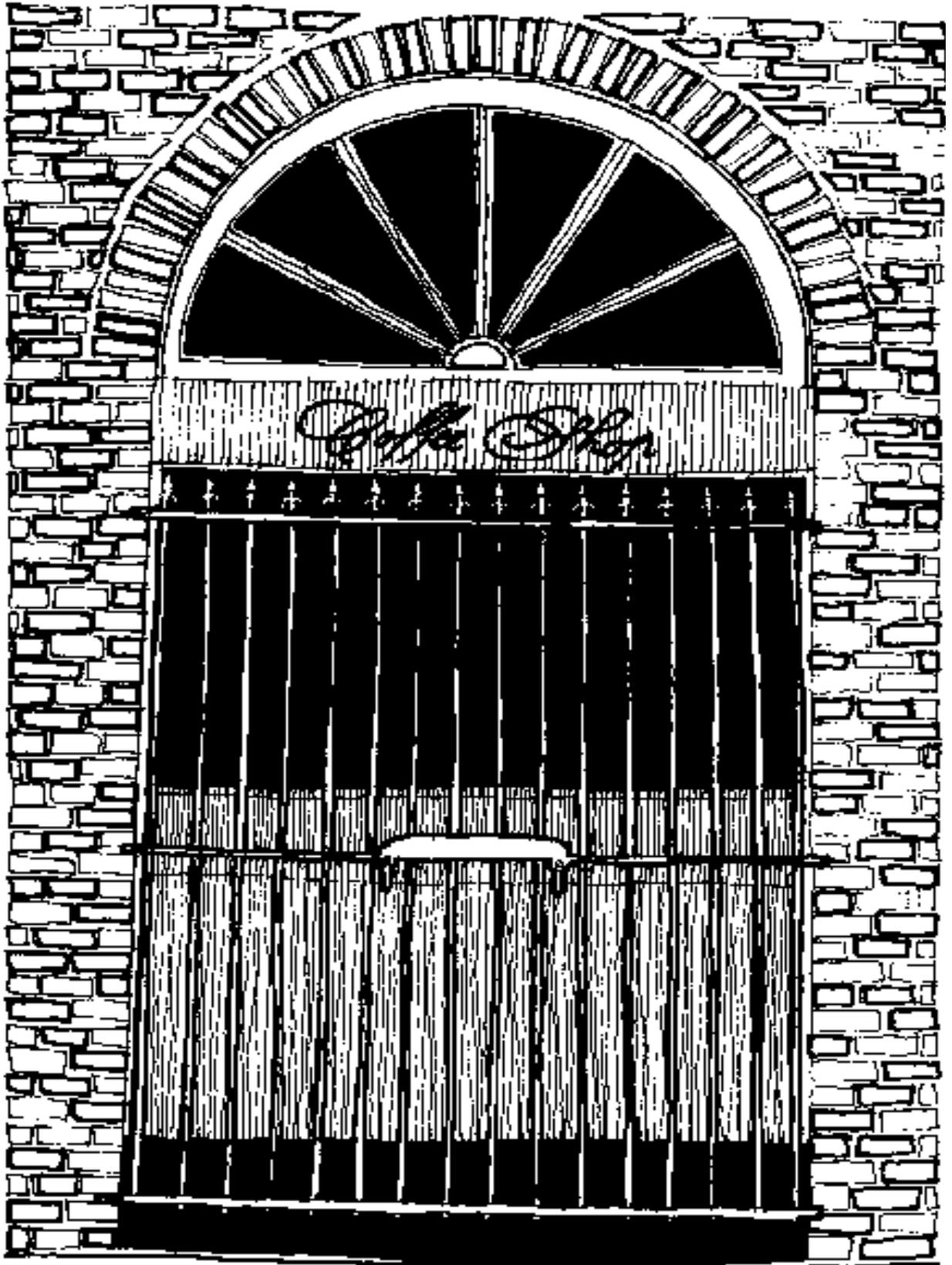


PLANNING GUIDANCE NOTE No. 8
SHOPFRONT SECURITY



1. The purpose of these guidelines is:
 - (i) to encourage shopkeepers to take into account all aspects of security, having a view to the risk of attack in each case;
 - (ii) to encourage the use of security measures that will not spoil the appearance of buildings and shopping areas; and
 - (iii) to conserve the character of 'listed buildings', or buildings within conservation areas.
2. These guidelines have the support of:

The Association of British Insurers
 Darlington Chamber of Trade
 Darlington District Civic Society

Darlington Environmental Watch
 Durham Constabulary
 Durham County Council

3. Take a comprehensive look at shopfront security - do not just rely upon shutters, especially if you retail high/value risk goods. High risk goods include the following:
 TV / audio, photographic, cigarettes, alcohol, drugs / perfumes, office equipment / computers, motor accessories, tools, cycles, sports and fashion clothing, leather goods, guns and jewellery.
4. Attention should be paid to each of the following points:

(i) Shopfront construction

Does it have integral strength? If not, Figure 1 demonstrates some methods of achieving this.

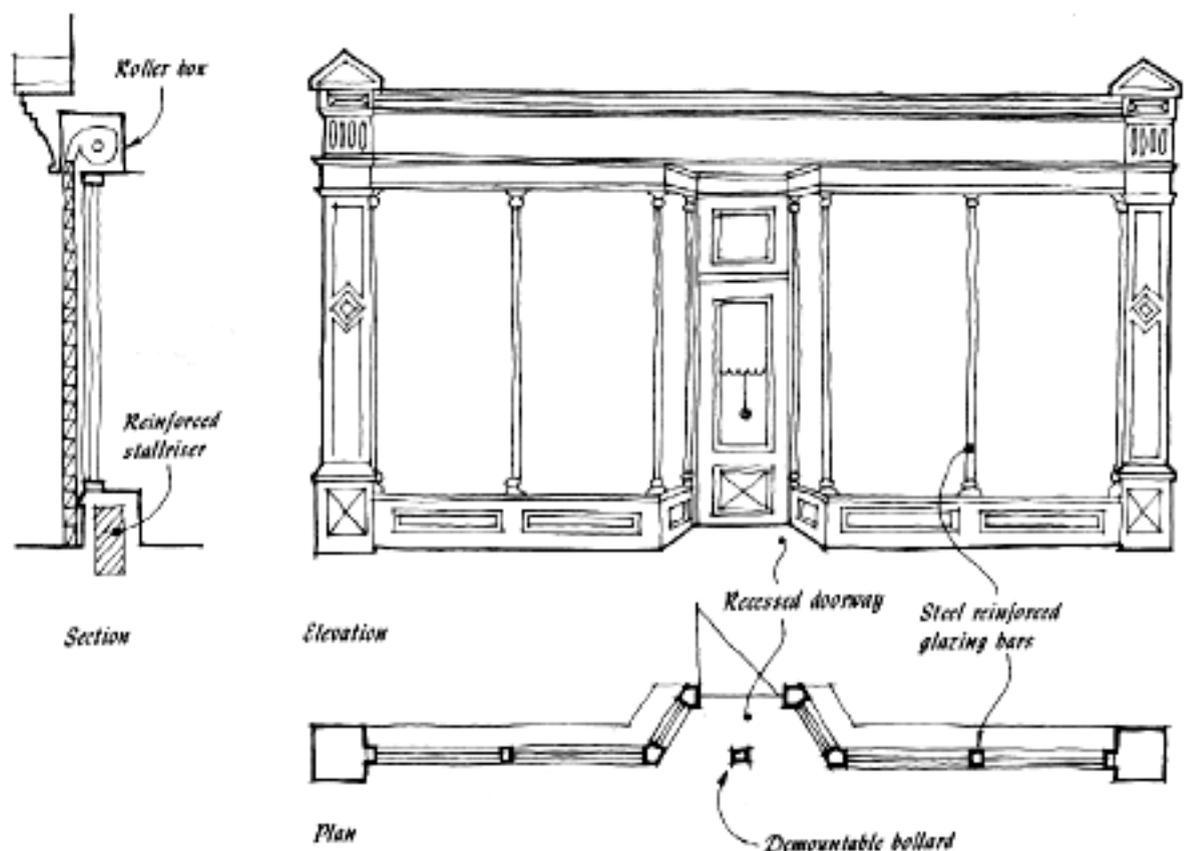


Fig. 1

(ii) Specialist glazing

Consider laminated glass, anti-bandit glazing or suspended secondary glass screens. This may be essential on listed buildings where roller shutters will not be permitted by the Council.

(iii) Roller shutters

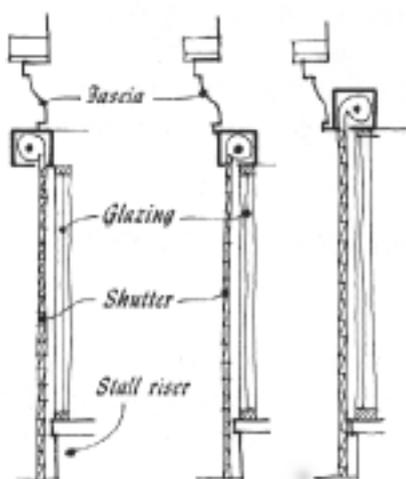
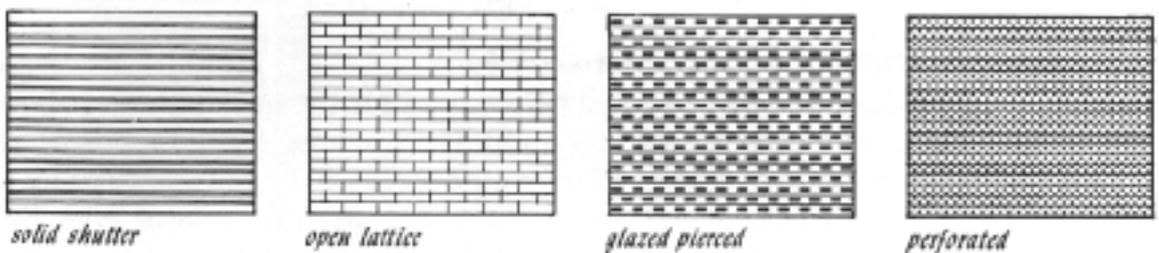
These are unlikely to be approved on listed buildings. Much of darlington town centre is a conservation area, where perforated, or open lattice types are preferable. The latter may incorporate polycarbonate glazing to frustrate interference. These allow a view of the window display and shop interior, particularly when lit at night.

Solid shutters will only be approved in exceptional circumstances where there is no alternative, and must be coloured or otherwise decorated to the Council's approval.

It is preferable if shutters are installed behind the window glazing. Where external shutters are unavoidable, the box housing must be incorporated discreetly within the fascia. The associated runners and fittings must be likewise fitted within the shopfront.

It should be noted that planning permission is not required for security shutters or other devices which are internally fitted to buildings. However, on a 'listed' building you must contact the Department of Development Services to discuss your proposals.

Fig. 2 Types of Roller Shutter



Unacceptable fixing position for the roller box *Preferable Roller Box fixing positions*

Fig. 3 External Roller Shutter Fixing Positions



Fig. 4 Grilles

(iv) Grilles

These are much more attractive than shutters, and usually acceptable on listed buildings and in conservation areas.

(v) Bollards

Robust folding or demountable bollards, in front of the premises may deter ram raiders. They will require planning permission if installed on a private forecourt, but such permission will normally be granted if the bollards are well designed. A separate consent from the County Council, as highway authority, is required if installed on the street, where they must not obstruct pedestrians.

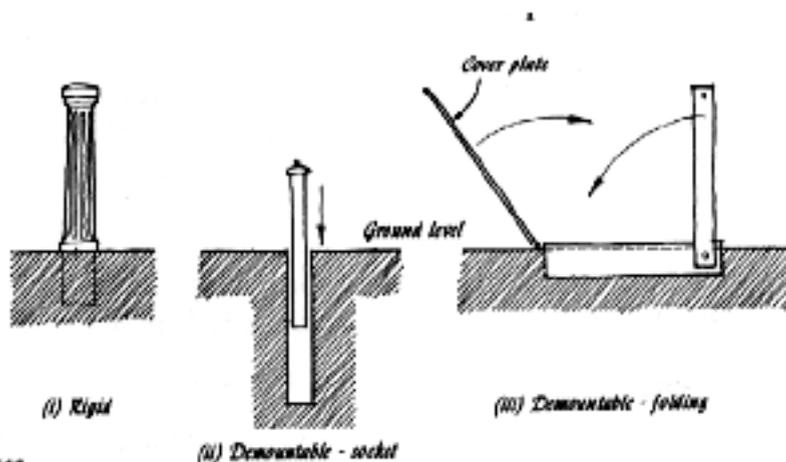


Fig. 5 Bollard types

(vi) Street furniture

The Council will consider the position of street furniture (eg. seats) with a view to deterring 'ram raiders', where space permits.

(vii) Management of Stock

Raiders need to act quickly, so moving high value stock from displays and racks to a strong room at night will deter them, jewellers have traditionally managed stock this way.

(viii) Alarms and Closed Circuit TV

The Council's consent may be required for the installation of alarm boxes and cameras on the outside of a building. However, for those businesses operating within the town centre of Darlington most will be fully covered by the Council's closed circuit television system (C.C.T.V.) from the end of 1994. Evidence from towns with C.C.T.V. is such that the need for expensive shopfront security is unlikely to be required, except where insurance companies insist.

5. You must consult the Department of Development Services on your proposals before carrying out **any** work in case planning permission or permission under the Building Regulations is required.

Telephone Martin Bennett on 01325 388606 or Adrian Miller on 01325 388607 (direct lines). We will be pleased to offer advice on site.

6. In the case of 'listed' buildings, the Council can sometimes assist with the costs of security glazing, decorative external grilles and structural strengthening, if part of a comprehensive improvement to the building under the 'Town Scheme' - further details on request.

N.B. This planning guidance note has been drawn from the Council's full policy statement approved in 1993, and relates to policies E23 and E50 of the draft Local Plan. Copies of these are available on request.