

Shutters & Grilles

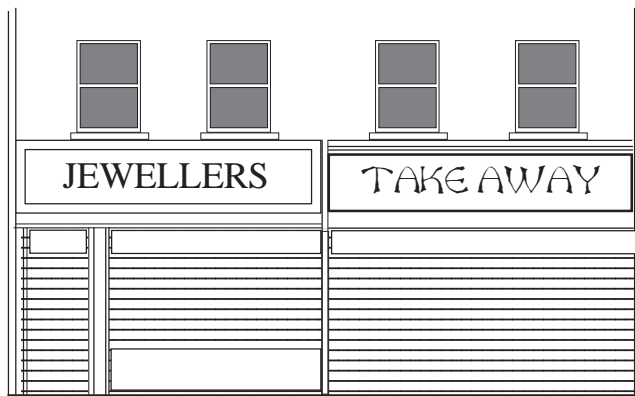
SUPPLEMENTARY ADVICE NOTE NO. 3

Introduction

This leaflet aims to assist shopkeepers who wish to improve security by installing shutters or grilles, or for those owners who find that their shops have shutters installed contrary to the Council's policy.

Why are Shutters Needed?

Shop window displays are part of the Scottish "street scene" with window shopping a pleasant pastime both in and out of normal shopping hours. So why are shutters needed? In the past, shops in Clackmannanshire rarely had shutters. However, in recent years, the increasing value of goods in window displays, the smaller number of owners living "above the shop", and the move to large, plate glass windows has increased the number of "smash and grab" raids. These factors have led to higher insurance premiums for shops unless their windows and goods are fully protected.



Solid Roller type blind
The "Fortified Look"



Open-mesh type screen
A balance between
appearance and security.



Recessed shop doorways are often regarded as places where people loiter, creating a security risk. These are sometimes closed off with roller shutters, in addition to the windows, to improve security.

What options are there?

Internal shutters or grilles protect goods but not shop windows; planning consent is not required - open lattice grilles can be attractive while solid roller shutters rarely are.

Armour plated or laminated glass provides good general protection, is appropriate in virtually all situations and does not require planning consent. However, it is susceptible to determined, well-equipped vandals or criminals.

Detachable mesh grilles which are totally removed when the premises are open for business do not require planning consent, but would require Listed Building Consent if the building is of historic or architectural interest. While they protect the goods, the glass is still vulnerable and they rarely look attractive. In areas of high vandalism, there is a tendency to leave them in place even when the shop is open.

External roller shutters provide maximum security for both glass and goods; planning consent is always required. They can easily spoil the appearance of a building, particularly when the shop is of a traditional design, if the shutter box is mounted in front of the shop fascia and if the shutters are solid, unpainted metal. The impact of the shutters can be minimised by recessing the shutter box, using the "slotted" type of shutter and painting the shutter as part of the overall shop front. They are not acceptable in Conservation Areas.

Other Measures

A major deterrent to thieves is the risk of getting caught. It is worthwhile reviewing the use of alarm systems, video cameras and other measures. It is also worth looking at the scope for housing beside or above the shop for the owner or for staff, to increase security.

What is the Council's Policy?

The Council's policy contained in its Local Plan states "Approval will normally only be granted for perforated roller shutters, preferably internal, where such

installations can be justified in shopping centres and other public places. The roller storage box should be recessed within the shop rather than externally mounted and all exposed surfaces should be finished in an appropriate colour".

How to get Planning Consent

You can apply for planning consent by submitting an application form, along with the relevant plans and fees, to the Development Services Department, Clackmannanshire Council, Kilncraigs, Alloa. Tel. (01259-450000).

You are encouraged to discuss your proposal with a member of staff before committing yourself to a particular type of shutter or grille. This is particularly important if the building is "listed" for its Architectural or Historic Interest. Here, a further application will be required for listed building consent, and the highest standard of design will be sought. If you consider that your property is particularly vulnerable to vandalism or theft, you may wish to contact the Community Safety Department, Central Scotland Police, Ring Road, Alloa (01259-723255) for advice on security.

Unauthorised Shutters

For a variety of reasons, certain shopkeepers may find that they have shutters installed without the necessary consent. Some of these may be fully in compliance with the Council policy and others not. In any event, it is wise to regularise the situation to prevent difficulties arising when the property changes hands, or if the Council authorises Enforcement action to have the shutters removed.

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