Strathaven Conservation Area

Design Guide











SOUTH LANARKSHIRE COUNCIL


COMMON GREEN

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to Strathaven Conservation Area Management Plan

Introduction

The aim of this design guide is to protect the historic character of Strathaven Conservation Area and to ensure that all new developments whether alterations, repairs or new buildings respect the significance and value of the designated area.

The care of the conservation area is particularly important as it enables conservation to play an active part in regeneration and placemaking. This can be achieved by ensuring that change is managed in a way that sustains and enhances the historic character of the built environment, without overly constraining or inhibiting development, by preventing inappropriate designs and promoting relevant change and development.

The purpose of this design guide is to provide design and maintenance guidance for buildings throughout the conservation area to ensure that such works meet the required standards for the conservation area. It sets out design principles but does not seek to dictate design solutions.

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How to use this design guide

This design guide has been prepared to provide guidance for:

- All owners and occupiers of properties within the conservation area who are considering alterations and repairs to their buildings; and,
- All developers, landowners, building owners and professionals considering the construction of new buildings within the conservation area;

The design guide has been informed by and should be read in conjunction with Strathaven Conservation Area Appraisal (CAA) and Strathaven Conservation Area Management Plan (CAMP) as these provide further detail on the special characteristics of the conservation area and its ongoing management.

Planning permission will not normally be granted for works which would result in a loss of architectural or historic features that contribute to the character of the conservation area. This includes, not only windows, doors and other architectural characteristics, but also historic plot boundaries, spatial arrangements, and key views. Simple repairs to the existing fabric of most buildings and exact like for like replacement of original features does not generally require planning permission. However listed building consent will be required for works which affect the character or appearance of a listed building. This often includes work to the interior as well as the exterior, and to any structures within the curtilage of the building.

Anyone intending to carry out alterations to property within the conservation area should contact Planning and Economic Development Services at the earliest possible stage for advice on design and the need for planning consent.

Maintenance

Regular maintenance of a building is the best and most economic way of conserving its fabric. Looking after any building is the responsibility of owners and occupiers. A building that is looked after will retain its value and the need for extensive repairs will be avoided. Protection from water and damp penetration is the most important. Roofs, gutters and downpipes should be the first to be repaired. Owners of larger buildings might consider creating a maintenance plan based on annual visual inspection and a full survey every five years.

Building owners and occupiers should ensure that the following tasks are carried out on a regular basis:

- Clearing leaves, particularly after the autumn. This is probably the single most important action that owners and occupiers can take with particular attention paid to gullies and rainwater goods. Heavy rainfall is the best time to identify faults.
- Controlling plant growth which can accelerate decay, and sometimes causes structural damage. Ivy should be killed by cutting near the ground and allowing it to wither before attempting to remove it.
- Removing bird droppings as these contain damaging salts. However, there are health and safety issues involved, and large deposits should be removed by a specialist firm.
- Looking for insect attack and fungal decay, both of which are caused by damp penetration and poor ventilation.
- Checking ventilation to ensure that any grilles which ventilate the spaces under floors are not blocked. Lack of ventilation may lead to conditions in which fungal decay can take hold.
- Clearing snow which can accumulate in gutters and other areas, allowing moisture to bridge flashings, damp proof courses. Wooden or plastic shovels should be used to clear snow.

Regular maintenance should minimise the need for major repairs to all buildings. However, some elements will eventually reach the end of their life, in which case consideration will have to be given to replacement. Replacements should be of traditional materials and techniques to avoid the loss of historic value of the building and the gradual erosion of the character of the conservation area.

Roofs

Grey slate is the traditional roofing material in Strathaven and this should be used for any repairs or replacement. If re-roofing works are to be carried out, existing sound slates should if possible be salvaged and re-used; this should help reduce the cost of the work. Matching slates should be used for repairs and replacements, particularly if roofs are visible from ground level. In some circumstances e.g. on concealed elevations on unlisted buildings, simulated slates could be used. Any features such as wallhead pediments, skews and eaves should be retained or replaced using traditional materials.

The use of concrete tiles to replace traditional materials should be avoided. These types of material can affect the roof structure, due to their increased weight. Planning permission is required where a change in roofing materials is proposed.

Chimneys and chimney pots

Original chimney pots should be retained wherever possible. They provide visual character as well as providing a practical means of disposing of flue gases where a fire has been fitted. They also provide natural ventilation. Wherever possible, repairs to and replacements of chimneys and chimney pots should be done using traditional materials and in keeping with the original. Care should be taken when repointing chimney brickwork to match the original mortar in both colour and texture. Removing a chimney or chimneys can badly compromise the appearance and special character of a property as well as that of the conservation area. New flues should be placed within existing chimneys. If this is not possible new wall mounted flues should preferably be kept to the rear elevation of the property.

Gutters and downpipes

Replacements on elevations with a public view should be made of cast iron, matching the original in profile, style and fixings. Alternative materials, such as aluminium, may sometimes be acceptable if they too match the design of the original and are painted in an appropriate colour to the building. This also applies to pipes, vents and flues installed in connection with central heating. Plumbing should be contained internally, with any external pipes located to the rear and "painted out".

Public services, burglar alarms and satellite dishes

Gas pipes, or TV and electrical wiring, etc should be routed internally or located to the rear. Television aerials should be located within the roof space and not on chimney heads where they can cause damage to stonework and detract from the appearance of the building. Disused pipework, wiring, aerials etc should be removed. 'Non-public' sides of any building should be used for siting of meter boxes. Burglar alarm boxes should not interfere with architectural features and should be sensitively located and be a colour consistent with the colour scheme of the building. Satellite dishes can also have a negative impact on the appearance of the conservation area. Favourable consideration will generally only be given to proposals which locate the apparatus at the rear of the property in a position which does not adversely affect the appearance of the building.

Walls - paint and stonework

The majority of properties within the conservation area have a rendered finish to walls, primarily with a wet dash roughcast to provide a waterproof covering to stonework. Walls should be repaired or rendered to match the existing materials.

For stone buildings, stone is the preferred material for all repairs although in certain cases a substitute material may be acceptable e.g. reconstituted stone. Any stone cleaning should be carried out with great care. Where stonework is badly eroded it should be cut back to a sound surface and 'indented' with new stone. Original stone details, including decorative skew putts, building dates, lintels etc should not be rendered or painted. Unpainted stone should not be painted.

Attention should be paid to the brickwork joints/pointing and also roof guttering. Problems with water penetration often associated with brickwork can usually be remedied by good maintenance practices. However the careless or unnecessary repointing of brickwork can not only spoil the appearance of the original brickwork, but also cause problems in the future. The old pointing will have weathered to blend in with the bricks and should only be removed if so badly deteriorated that repointing is essential. If repointing does become necessary this should be carried out by an experienced contractor. New pointing should match as far as possible the original, both in method employed and mortar mix.

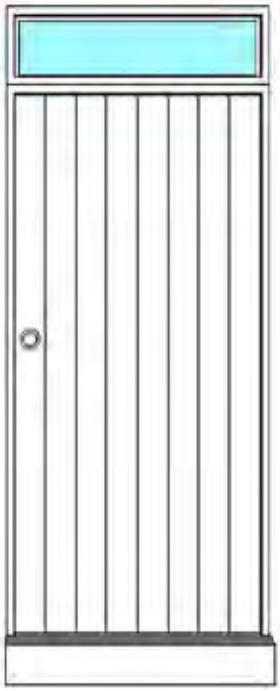
Colour schemes for properties within the conservation area should be agreed with Planning. However the use of overly bright, modern or day-glo colours should be avoided. Paint applied to natural materials should be porous to avoid moisture entrapment in the fabric of the building and long term deterioration. Generally any external painting should match the existing colour scheme. Where more than one shade is used the scheme should pick out architectural features in a consistent manner.

Windows and doors

The design of traditional windows and doors provides an important reference to the age, style and character of property within the conservation area. The proportions of traditional sash and case windows, together with the style and configuration of the glazing bars or astragals, create a distinctive period character and provide clues to date the building.

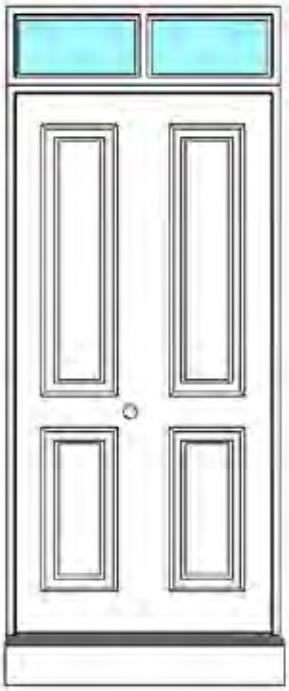
Some examples of traditional doors and windows are shown below:

Types of traditional doors:



Framed, lined and braced, timber

Six panelled door, Georgian



Four panelled door, Victorian

Types of traditional windows:

Sash and case window

(Early 19th century)

Lying pane style, common in Lanarkshire.

Sash and case window

(Early 19th century)

'Two over two' panes with central glazing bar. Top sash may be smaller than lower sash.

Sash and case window

(Late 19th - early 20th century)

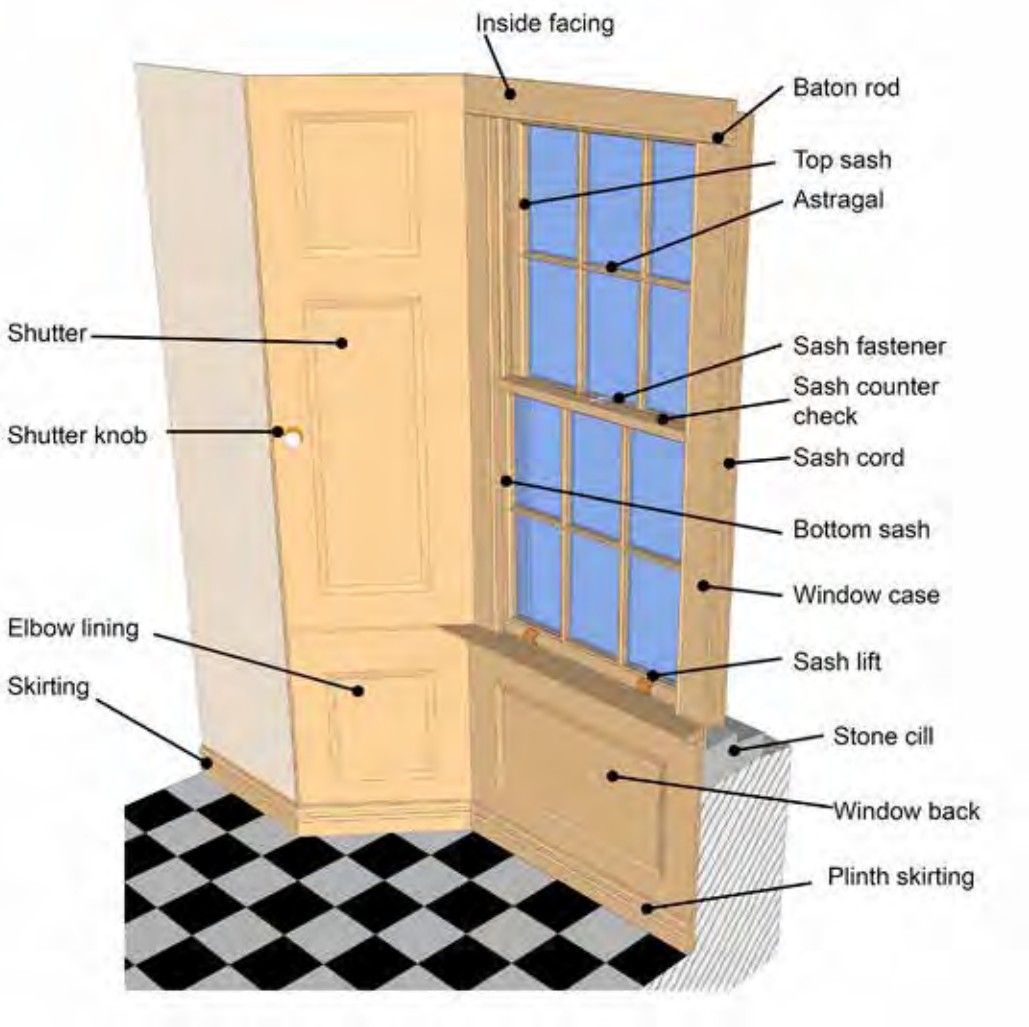
Top sash may be smaller than lower sash.

Sash and case window

(1750 - 1830)

'Six over six' panes with strong vertical proportions. Earlier windows were smaller, with heavier frames of glazing bars.

Construction of traditional - sash and case windows



Timber sash and case windows comprise of two hung sash windows housed within a timber box or case.

The proportions and methods of opening of original windows contribute to the aesthetics of the building. The survival of original glass also provides a valuable historic reference.

Types of astragals or glazing bars:

- Fillet and Ovolo, Early Georgian

- Astragal and Hollow, Late Georgian

- Gothic, Victorian

- Stock Moulding, Modern

Inappropriate alterations

Modern materials such as UPVC or plastic coated aluminium are not in keeping with the age, style and character of the majority of properties within the conservation area. It is difficult to achieve an authentic reproduction of sash and case windows in UPVC, particularly the finer details to the mouldings and glazing bars. The durability of UPVC and other modern materials is unproven and the life expectancy of UPVC windows is unknown.

In terms of sustainability, the retention of original timber windows presents a good alternative when compared to the production, use and disposal of UPVC windows. UPVC windows have been considered a cheaper alternative to traditional timber windows, but this might not generally be the case in terms of long-term value.

By promoting the repair and retention of traditional windows, demand for traditional joinery skills in South Lanarkshire would be stimulated, and this in turn would result in the development of specialist skills and local economic benefits.

Repairing windows and doors

There is a general presumption against the removal and replacement of original timber sash and case or other original windows and doors. In the first instance, windows should be retained, repaired and overhauled as necessary to improve their performance.
A draught proofing system or secondary glazing may be appropriate. It is generally possible to meet modern performance standards for windows by repairing or upgrading the units. In the majority of cases, sash and case windows can be retained and upgraded at a fraction of the cost of wholesale replacement. The introduction of a draught proofing system or secondary glazing can also produce high standards of thermal performance and sound insulation.

The most common problems with sash and case windows are the deterioration of the timber to the sill and lower section of the bottom sash. Repairs and replacement of timber to match the original detail can be carried out by an experienced joiner at a low cost. A strict maintenance regime can prolong the life expectancy of timber windows.

Similarly, original timber doors denote the period of the historic building. It is worth considering repair rather than replacement. Components of timber doors can generally be repaired at a low cost, which will be a sustainable option when compared with replacement.

Replacement windows and doors for listed buildings

Where replacement windows are necessary, windows should be replaced in a style and configuration appropriate to the age and character of the building. All new windows should match the originals in terms of their materials, design and method of opening. UPVC windows are not acceptable for listed buildings.

Historic windows, other than sash and case, such as leaded, stained glass or casement windows should be repaired in the first instance or replaced on a like for like basis. Rooflights should generally be placed on the rear section of the roof or should replace original rooflights elsewhere and should have a low profile to replicate the design of traditional cast-iron rooflights.

Where replacement doors are necessary for listed buildings, they should be replaced in a style and design appropriate to the age and character of the property. Replacement doors should match the original doors and be constructed of timber. UPVC doors are not acceptable for listed buildings.

Replacement windows and doors for unlisted buildings in the conservation area

Where replacement windows are necessary, windows should be replaced in a style and configuration appropriate to the age and character of the building. For windows on the frontage of the property or that are on a significant public elevation this will generally mean timber sash and case windows which match the originals in terms of their materials, design and method of opening. Double glazed timber sash and case windows may be acceptable where glazing bar details are an authentic reproduction of the originals.

For windows on the rear of the property or that are on a non public side elevation windows should match the originals in terms of design and proportions of the windows. The transom level should be replicated. Modern materials may be acceptable as an alternative to timber. Alternative methods of opening such as sliding and tilting sash windows and pivot windows or top vent and deadlight windows may also be acceptable.

Rooflights should generally be placed on the rear section of the roof or should replace original rooflights elsewhere. Rooflights with a low profile to replicate the traditional design of cast iron rooflights are preferable. Velux rooflights may be acceptable for rear or non public elevations.

Doors should be retained, repaired and overhauled to improve performance. Where replacement external doors are considered necessary, they should be replaced in a style and design appropriate to the age and character of the property. Replacement doors should match the originals and be constructed of timber. UPVC doors are not acceptable for the frontage and all significant public elevations of unlisted buildings in the conservation area.

Windows and doors should have a traditional painted finish. As an alternative, for unlisted buildings in the conservation area, a micro-porous paint system or stained finish may be acceptable.

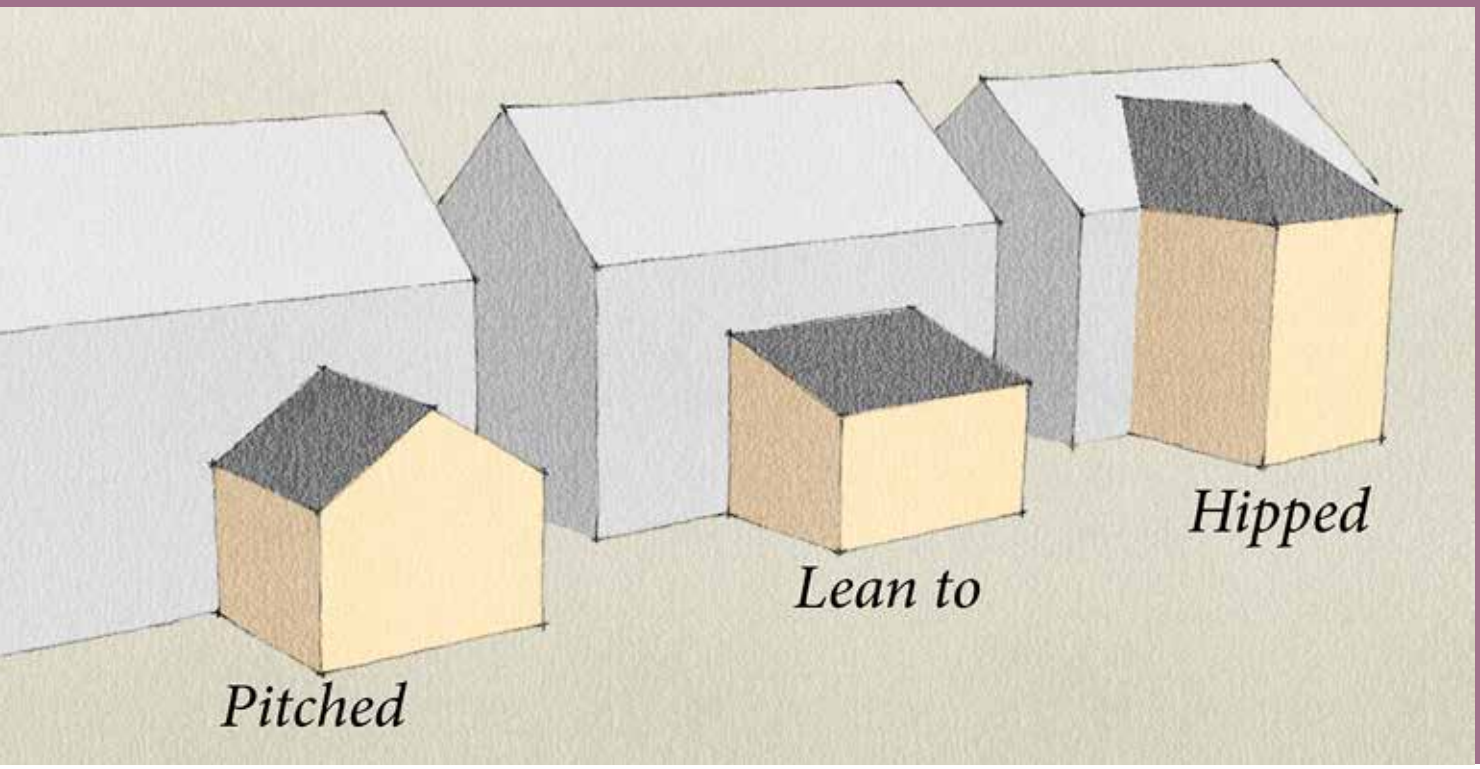
Inappropriate UPVC Window

Extensions, porches and outbuildings

Extensions should normally be located at the rear elevation. The preferred form of extension would include either a lean-to, hipped or pitched roof style. Building materials proposed for colour, texture and size should respect the character of the existing building. Extensions should not be greater in height than the existing building. Flat roofs will not usually be permitted. On extensions, slate roofs should be used wherever possible. However a modern equivalent which resembles natural slate in colour and size may also be acceptable. It may also be acceptable for an extension to be different and distinguishable from the existing building, in terms of design. The use of high quality materials which complement the main building will be required.

Due to the nature of the street frontage in the conservation area most porches have been confined to the rear elevations. However design should be carefully related to the existing rear elevation to form an integral part of the building. The roof should be either dual or mono pitched, using materials to match the existing building.

Any outbuildings, particularly garages, should blend with adjoining properties by being constructed in similar materials and have a pitched, hipped or lean-to roof.



Dormers

Generally dormers should have a hipped or pitched slate roof. Windows should be sash and case and should be smaller than the main windows on the frontage below. Any new dormer windows should respect the proportions of the building and ideally be aligned with existing windows on the lower floors.

Boundary treatments

Walls and fences can contribute to the overall character of the conservation area, therefore they should be of an appropriate design. Many of the houses are flush on to the street with large rear gardens bounded by traditional stone or brick walls. In order to maintain the traditional character of these areas it is important to retain traditional gates, walls or fences and repair rather than replace these features.

The erection of gates, fences or boundary walls requires planning permission. The conversion of front gardens into a parking space requires planning permission, which will only be given where the changes can be carried out without detriment to amenity. Front walls and hedges should be kept in good condition and their removal or replacement should not be undertaken without planning permission.

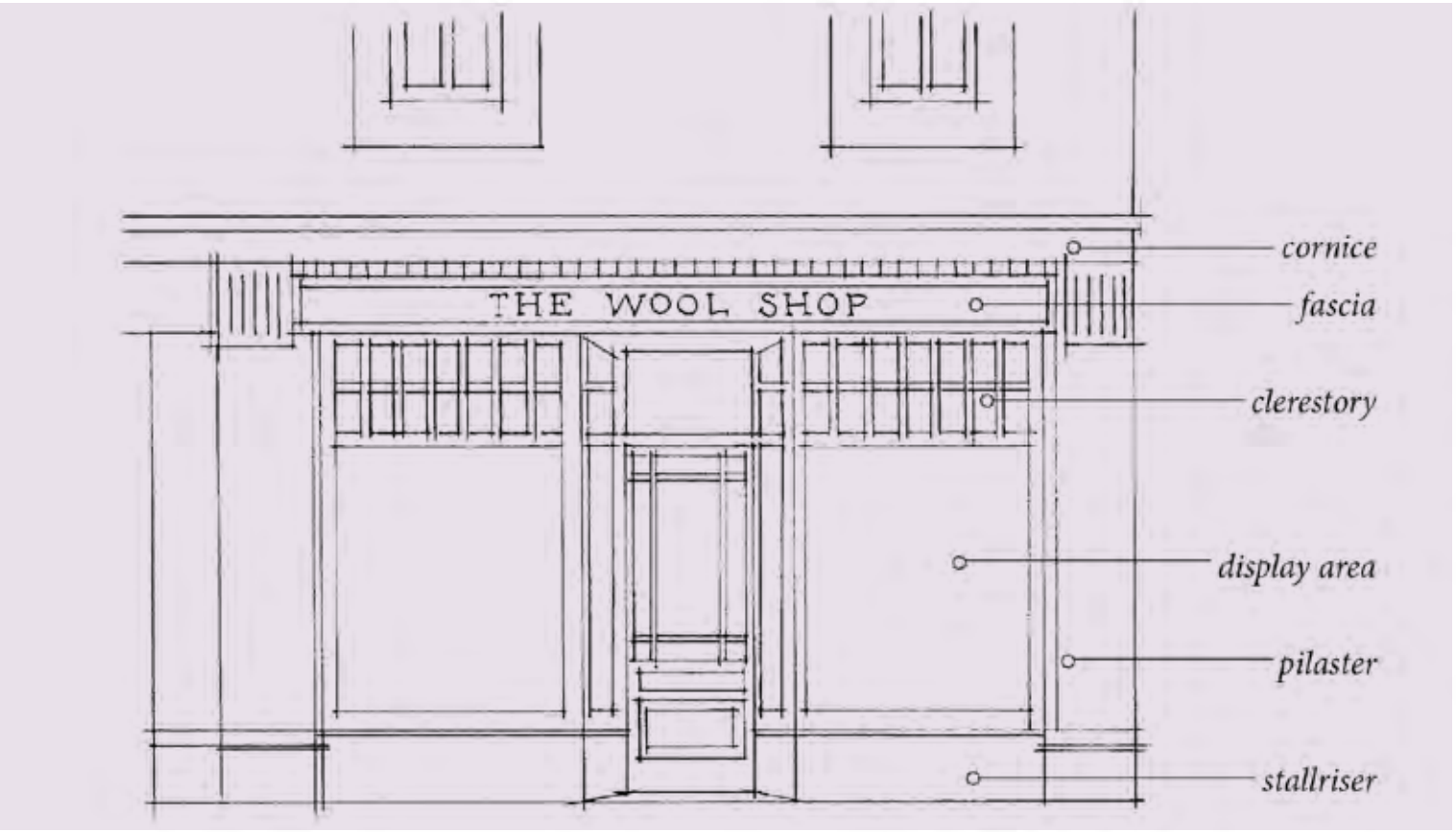
Trees and green character

Trees and greenery contribute greatly to the character and quality of the conservation area. Woodlands, planted avenues, or individual specimens, can enhance the landscape setting of the conservation area, soften streetscape and bring life and colour to gardens. Furthermore trees may also have historic or cultural significance in the area.

Trees in conservation areas are protected through the Town and Country Planning (Scotland) Act 1997. Before carrying out any work on a tree in a conservation area, owners are required to notify the council giving details of the intended works. The council can serve a Tree Preservation Order if they consider a tree to be under threat, but they can also protect and promote tree planting through conditions in planning consents.

Shopfronts

General design principles



New shopfronts or alterations to frontages should be individually designed to take account of the age and style of the particular building in which they are located. Attention should be given to the proportions, colour and materials of the new frontage which should reflect and complement the design characteristics of the building and the street elevation. When a frontage is being renewed, the opportunity should be taken to restore the frontage to its original proportions and design features where these can be established. Any modern additions such as security features or alarm boxes should be incorporated in the design at the start of the process and should be located as unobtrusively as possible.

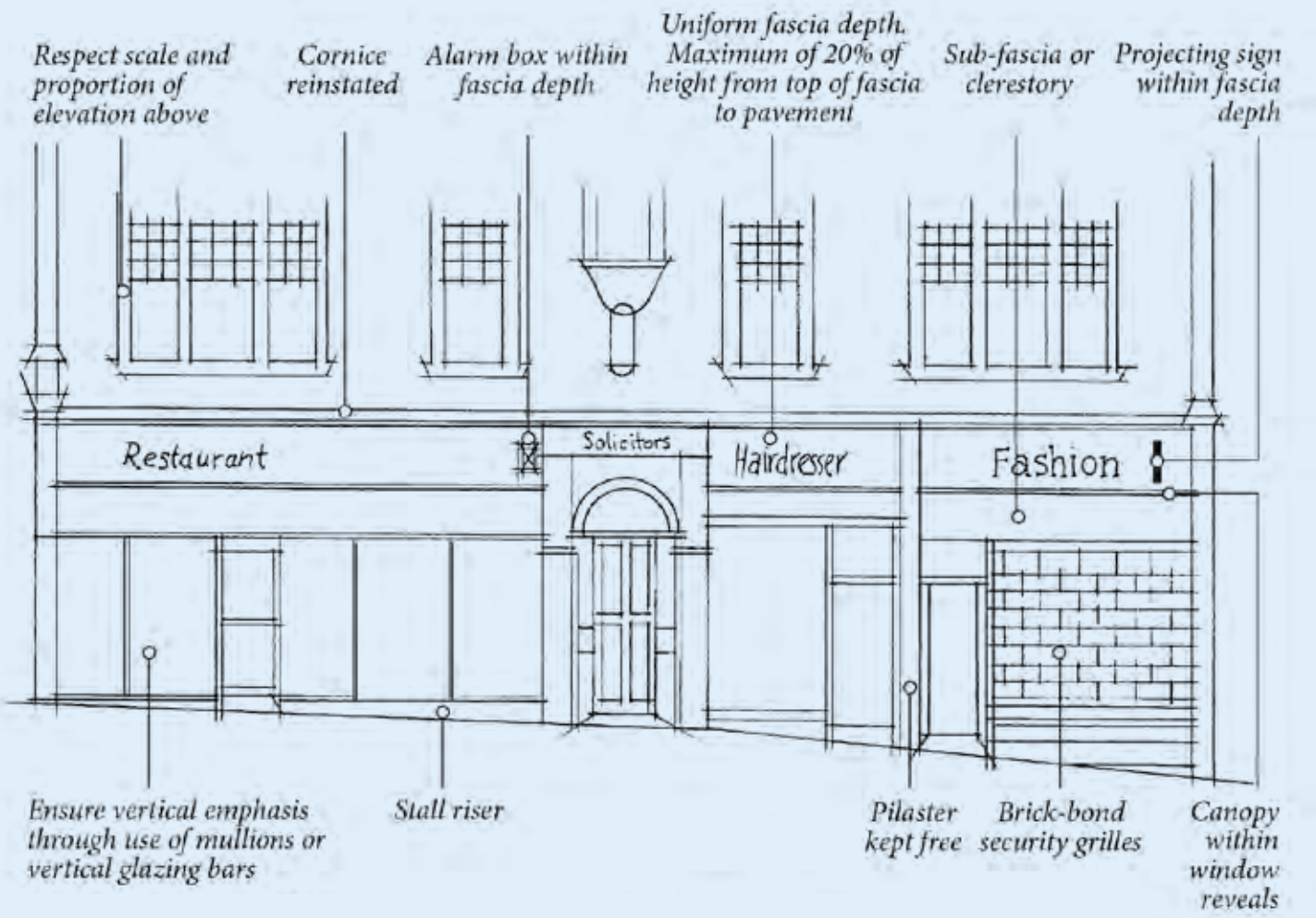
There will be a presumption in favour of the retention of existing traditional shopfronts within listed buildings and the conservation area. The removal of a traditional frontage and its replacement with a new shopfront will only be permitted where both the following apply:

- The council is satisfied that the design of the new shopfront will not detract from the appearance of the building and surrounding area.
- It is not feasible to adapt or retain the existing frontage.

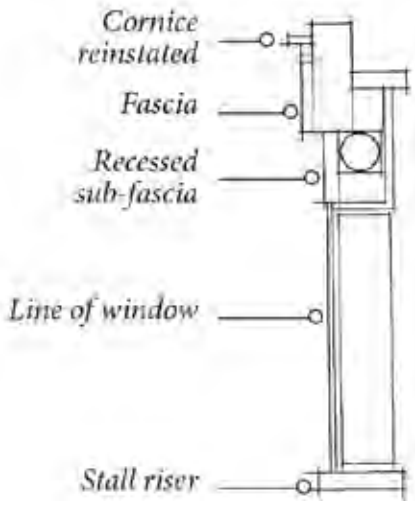
Proposals for shopfronts in the conservation area or on listed buildings will be carefully assessed in order to preserve and enhance their traditional character and appearance. The design should be compatible with the individual style of building and with local design traditions. It should sympathetically incorporate any original features and must always use traditional colours and materials. Garish and fluorescent colours are not considered to be appropriate.

Design Examples

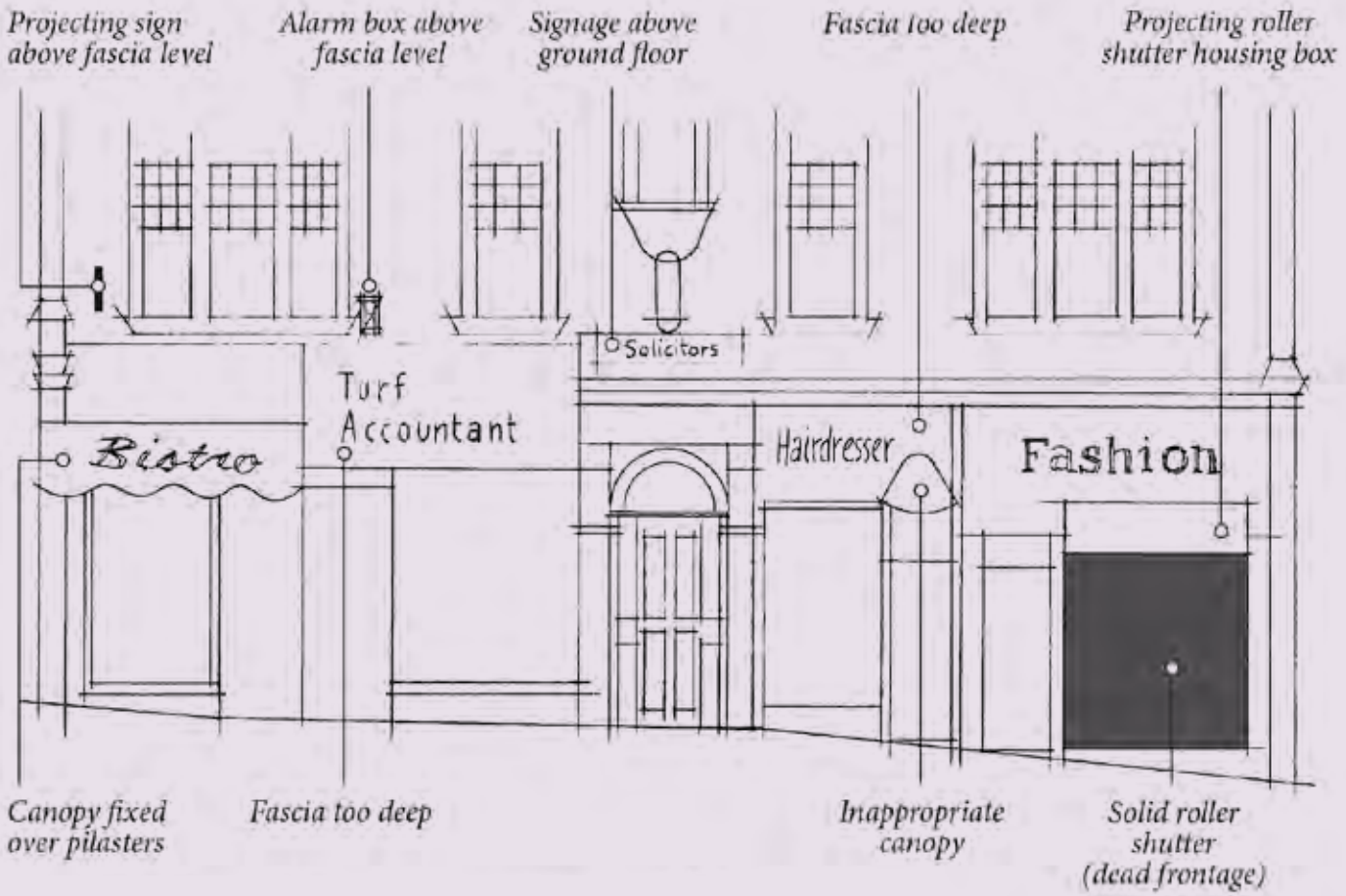
Good design



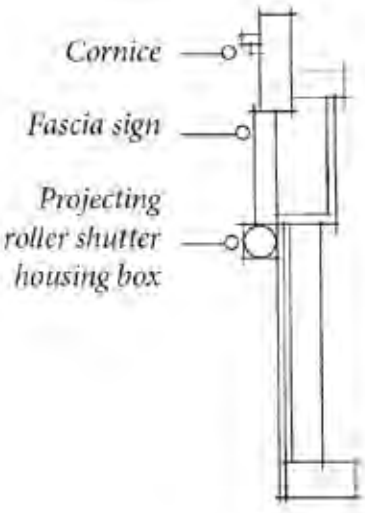
Section through shopfront



Poor design



Section through shopfront



Shopfront design guidelines

Fascias

- Some modern fascias are excessively deep and do not relate to the shopfront design or to adjacent buildings. Where an existing fascia is very deep, it is preferable to remove it and restore it to its original level and depth – the original fascia may be behind.
- In all cases, the maximum fascia depth should not exceed 20% of the total ground floor shop height.
- Fascias should be located directly below the cornice line on traditional street frontages and must never extend above it. In modern buildings, fascias should not extend above the floor level of first floor accommodation.
- If a shop unit extends across two adjacent buildings at different levels, the fascia should be stepped rather than carried through.
- Fascia boards angled downwards are more visible to pedestrians.
- Sub-fascias should be distinct from fascias, preferably by being recessed by use of coloured, opaque glass or by use of timber as infill material.

Pilasters

- Pilasters are vertical columns between shops and help separate one shopfront from another. This gives each shop unit a distinct identity.
- Pilasters should be retained and left as natural stone or painted an appropriate colour. Unity and harmony of appearance should be sought with adjoining properties.
- Tiles are unacceptable for pilasters.
- Pilasters should be kept clear of both fascia and projecting signs.

Stallrisers

- A stallriser is the base of the shopfront and runs from below the shop window to the pavement. It protects the display windows from street level damage.
- In traditional areas, a stallriser should always be included as part of the design of the shopfront. In modern developments, although it is preferable to incorporate a stallriser, glazing may run from the bottom of the fascia down to the pavement.
- Stallrisers vary in size and care should be taken to ensure that they are in proportion to the shopfront as a whole.
- Stallrisers should be finished in hard wearing material resistant to the general wear and tear that these areas experience. They may be finished in stone, panelled timber or smooth render, sympathetic to other materials used on the shopfront.

Windows and doors

- Window and door proportions should be appropriate to those of the building and adjoining premises in the street. Where large display areas are proposed, they should be divided into traditional vertical proportions by vertical glazing bars or mullions (vertical strips dividing the panes of a window). This adds interest and variety to shopfronts, something which is generally lacking in large undivided areas of glazing.
- Where possible, doors should be recessed to provide visual interest and shelter to a frontage.
- There will be a presumption against the blocking up or infilling of windows where this will create a 'dead frontage'.

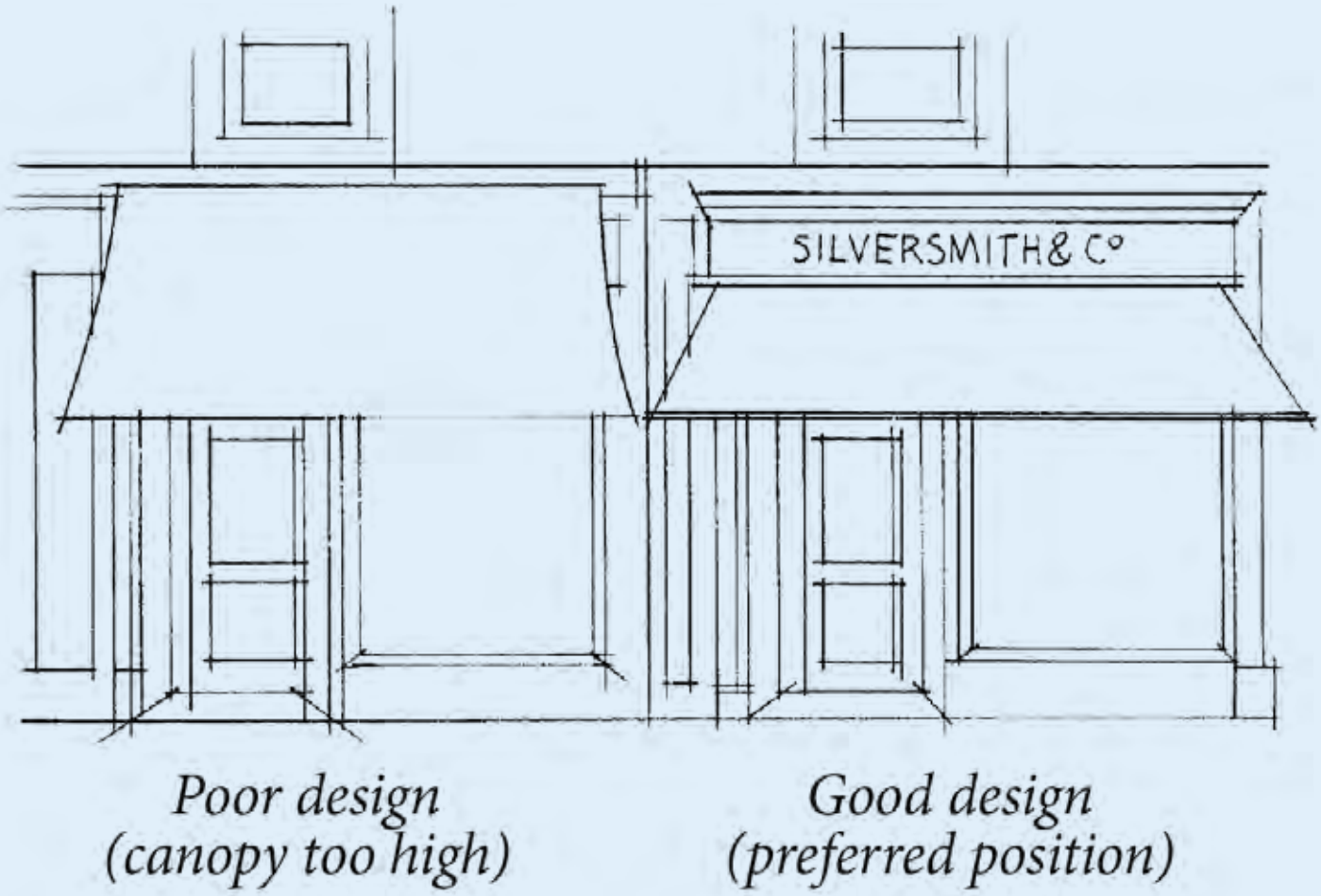
Colour and materials

- Materials should be chosen that relate sympathetically with the external materials of the building as a whole. Traditional materials are stone or timber.
- Shopfronts should be finished in one predominant material and colour. Additional details and colours should be kept to a minimum.
- Display areas should be framed and sub-divided using timber or anodised aluminium of a colour and finish compatible with the design and features of the building. In modern buildings, materials will be considered on the individual merits of each case, although matt finishes should be used.
- In buildings where timber-framed shopfronts are still predominant, timber should be used to reinstate a frontage.
- It is preferable to finish the shopfront with dark, gloss paint of traditional colours, rather than using a stained finish.
- There will be a presumption in all cases against the use of mosaic tiling or trattoria-style plaster work.
- In general, the reinstatement of original stonework or suitable stone cladding will be strongly encouraged.

Alarm boxes and emergency power switches

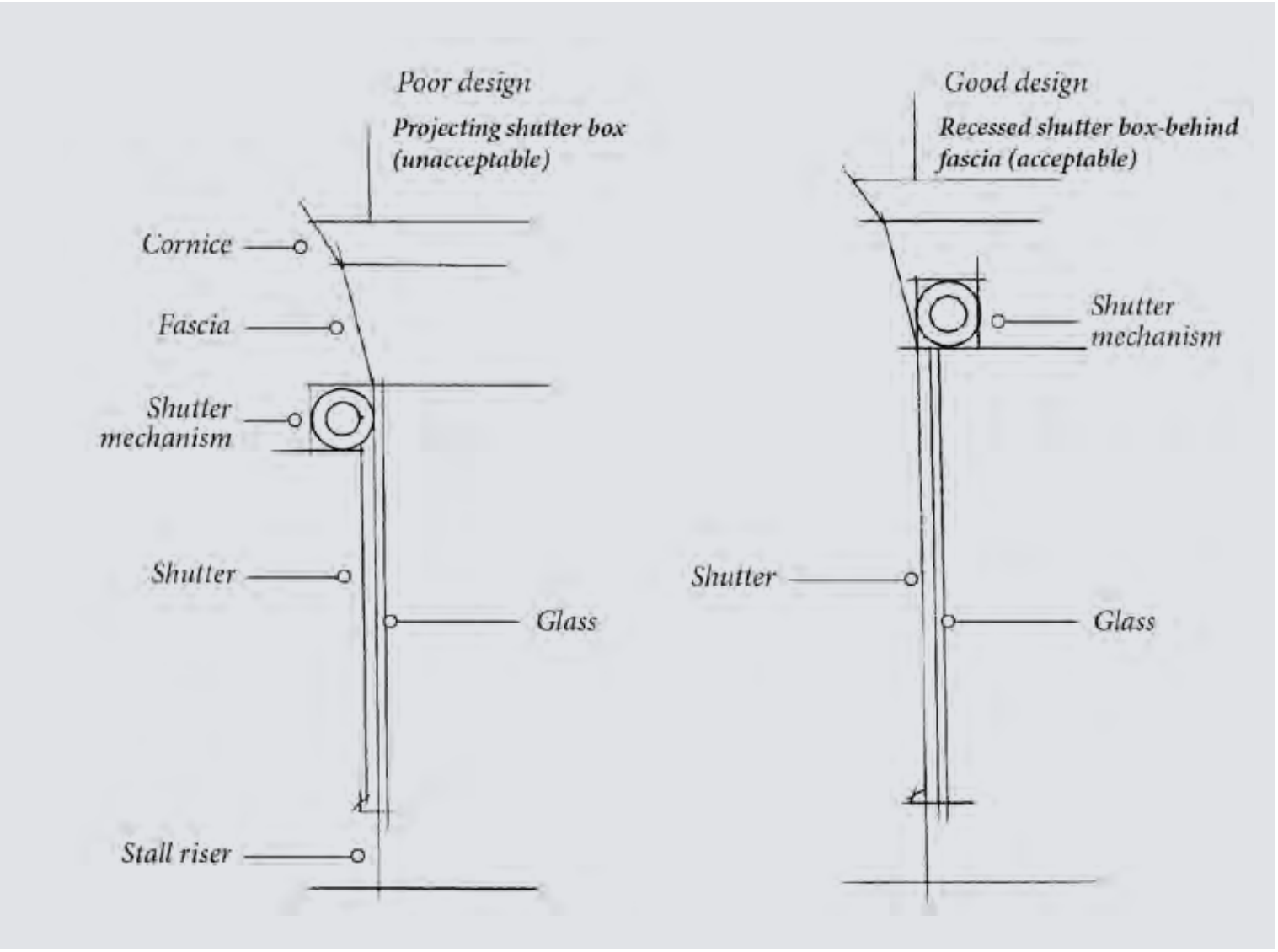
- If required, these should be located so as not to obscure any architectural feature and should be as unobtrusively sited as possible. They should preferably be fitted on the door return or, alternatively, within the depth of the fascia.

Canopies and awnings



- Traditional retractable awnings or sub-blinds will be acceptable provided that the premises have a traditional frontage and the housing for the awning can be recessed flush with the frontage.
- Awnings should be located directly below the original fascia and should be made from traditional canvas material.
- They should not obscure architectural details nor extend across pilasters.
- Curved Dutch canopies are not traditional features and are therefore considered unacceptable.

Roller shutter boxes

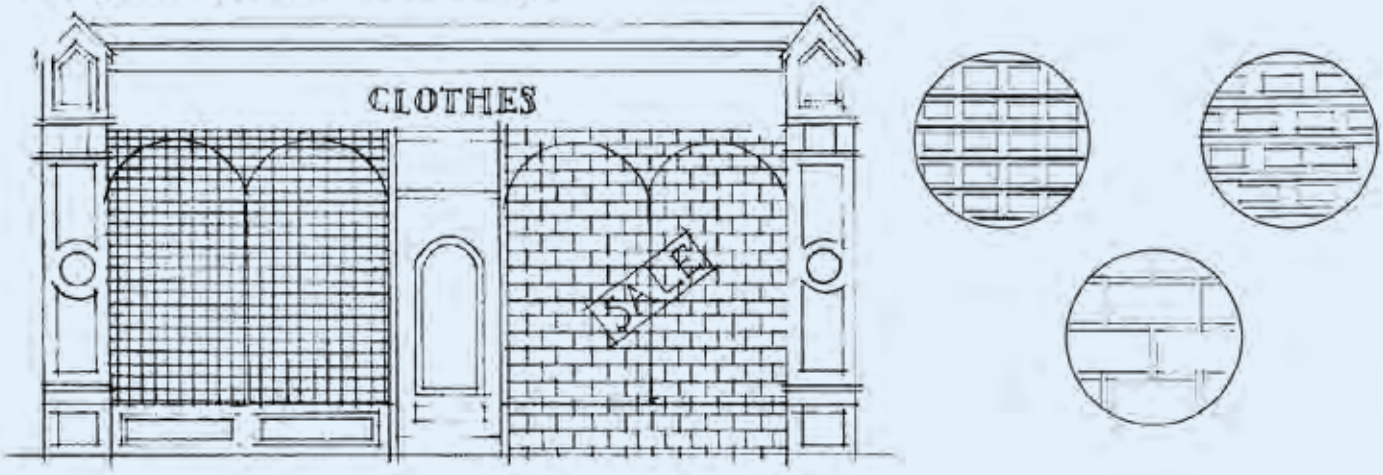


- In all cases, solid roller shutters and projecting roller shutter boxes are unacceptable. Solid shutters have a 'deadening' effect on an area when the shops are closed. They obscure the window display, attract graffiti and have a negative impact on the whole street.
- Where a roller shutter is permitted, the shutter box must be recessed behind the frontage of the property and fitted directly below the lintel or structural steelwork.
- Only in the light of evidence of an exceptionally high security risk which cannot be addressed by non-solid or other reasonable means, will solid roller shutters be considered.

In order to protect the character of listed buildings or properties within the conservation area, the following may be acceptable:

- Demountable mesh grilles (manually placed over windows and doors and padlocked into position). The design, material and colour must be acceptable to the council.
- Laminated glass (planning permission/listed building consent not required)
- Internally mounted non-solid (lattice/brick bond/open weave) shutters placed between the display and the window. The design, material and colour must be acceptable to the council (refer to note below *Acceptable grille/shutter design* diagram*)

Acceptable grille/shutter design



*Non-solid shutters should seek to permit the maximum level of light through them in order to ensure that the shop display is visible from the street and to allow adequate illumination of the street at night. This encourages night time window shopping and creates a safer, more attractive environment. They should have a coloured finish which is sympathetic to the shopfront and immediate area, with no bare metal being used. Where external shutters are to be allowed, they should preferably only cover the glazed area of the shopfront and door as appropriate, but not the stallriser or pilasters if a shopfront has these features.

Signs and advertisements

Signs and advertisements are an integral part of commercial streets and properties. However, a balance must be struck between the impact of numerous signs of different character on the appearance of an area, and on the need for premises to advertise themselves.

General design principles

(i) The design, size and positioning of signs should be appropriate to the individual building and the overall street and should not dominate either of these.

(ii) The cumulative impact of a number of signs on a property will be assessed to prevent advertisement clutter.

Fascia signs

(i) These should be at the original fascia level with no advertising on any sub-fascia or on pilasters unless an alternative location in keeping with the shopfront's original design and that of the design of the neighbouring signage, is considered to be acceptable.

(ii) Painted lettering or non-illuminated individual letters on timber or matt perspex fascia board or stone frieze is preferable to panel or box signs. The use of reflective perspex fascias will generally be unacceptable.

(iii) The size of the lettering should be related to the overall size of the fascia in a style appropriate to the shopfront and the building as a whole.

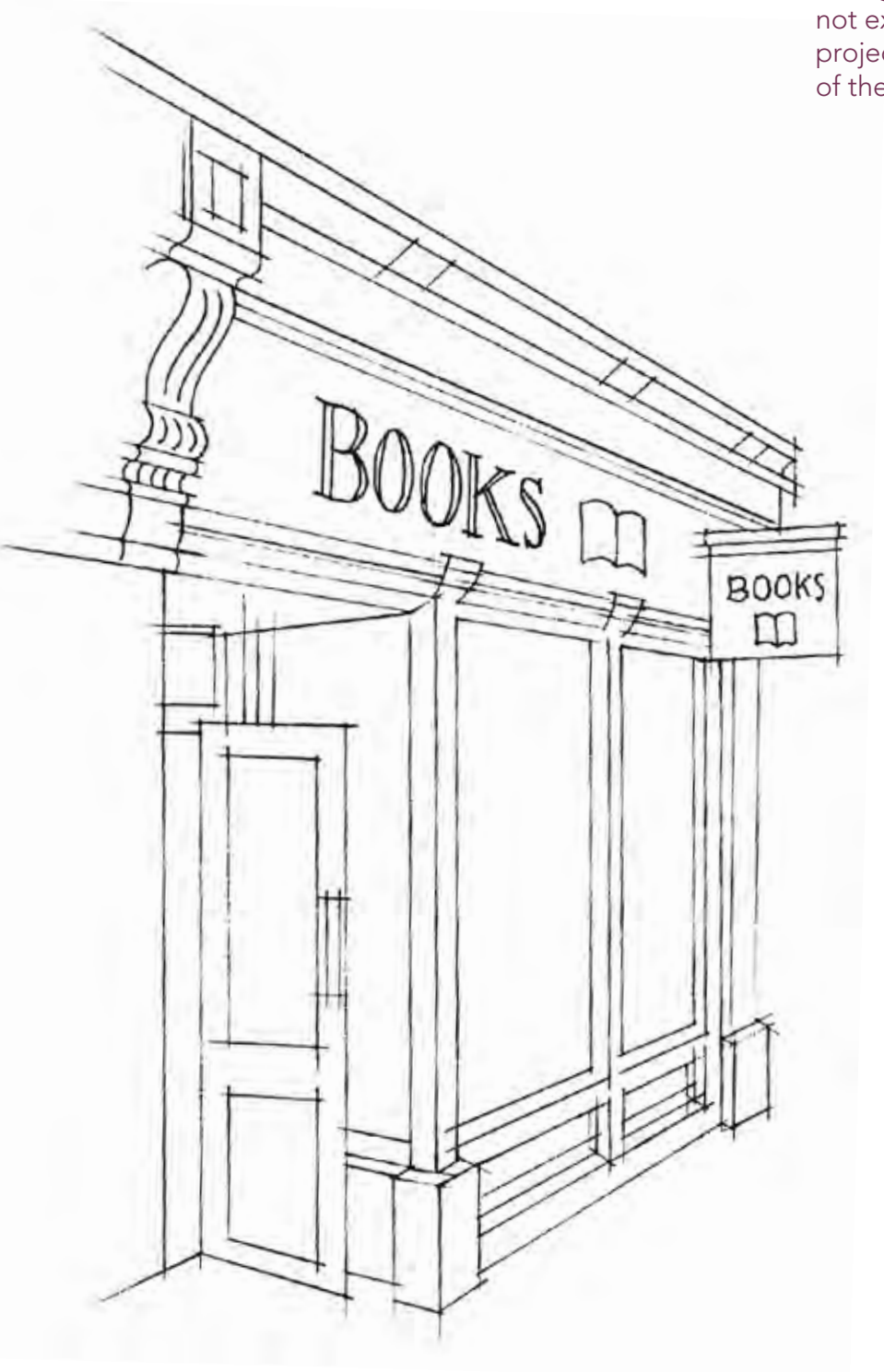
(iv) Each sign should be located across the whole fascia within the pilasters and should not extend over two or more properties.

(v) Internally illuminated fascia signs are generally discouraged and are unacceptable on listed buildings or in the conservation area. Internal illumination should be in the form of individually illuminated letters. External illumination should preferably be provided by trough lighting extending the full length of the fascia, rather than by spotlights which can be obtrusive.

(vi) In some instances, a fascia may not be appropriate. In these cases, consider applying lettering directly to the building or to the display window.

Upper floor signage

(i) Signs above ground floor level will generally be unacceptable (including projecting or fascia signs), other than lettering applied directly to windows. This may be supplemented by appropriate signage at ground floor level. Signage for a separate window will be assessed on a site-by-site basis in light of the site's context and on the individual merits of the case.



Projecting signs

(i) Only one projecting sign per shop frontage will normally be permitted in order to avoid visual clutter.

(ii) Projecting signs should preferably be non-illuminated or trough lit from above. Internally illuminated projecting signs will be unacceptable on listed buildings or in the conservation area.

(iii) As a general rule, projecting signs should not exceed 0.5 square metres in area nor project more than 1.0 metre from the face of the building.

What permissions may I need?

A number of different permissions may be required when carrying out works to a property:

1. **Planning permission** – this would be required for development involving new building work such as the erection of a house extension, porch or garage; ancillary buildings such as sheds and greenhouses; any additions or alterations to a roof; improvements and alterations such as replacement windows, flues and satellite dishes; gates, fences, walls; domestic solar panels, wind turbines and air source heat pumps; the construction of an access ramp; provision of a hard surface within the curtilage of a house; stonecleaning or painting of the exterior of any building and the extension or alteration of a shop, including the installation of roller shutters.

2. **Listed building consent** – this would be required for any alteration or signage which affects the character of a listed building. This includes both internal and external alterations.

3. **Advertisement consent** – this may be needed for the replacement or erection of signs or adverts on a property.

   Advertisements include any words, letters, signs, boards, notices or any other device (such as flagpoles) used wholly of partly for advertising, announcements or giving directions.

4. **Conservation area consent** – this would be required for the total or substantial demolition of unlisted buildings in the conservation area (this does not apply to any building with a cubic content less than 115 cubic metres, or any part of such a building; or to any gate, wall, fence or railing which is less than one metre high if it abuts a road, or two metres high in any other case).

5. **Tree works** – if you want to carry out works to any tree (cut, top, lop or remove) in the conservation area, you must firstly give written notice to Planning and Economic Development. The council then has six weeks to decide whether to make a Tree Preservation Order (TPO). If the council makes a TPO, you will need consent before carrying out any tree work. If the council decides not to make a TPO you will be advised and you can proceed with the works.

6. **Building warrant** – depending on your proposals, a Building Warrant may be required to ensure that your alterations are structurally acceptable and comply with the Building Regulations.

If you have any queries or seek further advice on any of these matters please contact:

Planning and
Economic Development Services

Montrose House
154 Montrose Crescent
Hamilton
ML3 6LB
Phone: 0303 123 1015
Email: planning@southlanarkshire.gov.uk

Glossary of terms

Astragal	Small moulded glazing bar, circular in section, often decorated with a bead and reel enrichment
Brick-bond shutters	Lattice/open weave/slatted style shutters that do not have a solid appearance.
Canopy	A projection or hood over a door or window.
Clerestory (or sub -fascia)	A window (usually narrow) placed in the upper part of the shopfront directly below the fascia. It can provide extra light, ventilation or proportion to a shopfront.
Cornice	Any projecting ornamental moulding that finishes or crowns the top of a building, wall or arch. It separates the ground floor from the floors above.
Dead Frontage	A solid frontage created by having no shop window display or by the use of solid roller shutters
Eaves	The underpart of a sloping roof overhanging a wall
Entablature	The structure which lies horizontally above columns and which is composed of the architrave, frieze and cornice. Essentially the beam which spans between columns
Fascia	A horizontal piece (such as a board) covering the joint between the top of a wall and the projecting eaves; also called fascia board.
Lintels	Horizontal beam of stone, usually bridging a doorway or window opening
Listed (A)	Buildings of national or international importance, either architectural or historic, or fine little-altered examples of some particular period, style or building type
Listed (B)	Buildings of regional or more than local importance, or major examples of some period, style or building type which may have been somewhat altered
Listed (C)	Buildings of local importance, lesser examples of any period, style or building type, whether as originally constructed or as the result of subsequent alteration, simple, well-proportioned traditional buildings, often forming part of a planned group, or grouping well in association with buildings in a higher category

Glossary of terms

Mullion	A vertical post or other upright, dividing a window or other opening into two or more panels. Sometimes only ornamental.
Pilaster	A rectangular column projecting only slightly from a wall. Primarily decorative. Usually separates one shopfront from another.
Skews	Block of stone, set at the top of a wall to finish the eaves of a parapet or coping; also called a skew putt
Stallriser	The area below the shop window which gives protection and visually attaches the shopfront to the ground.
Sub-fascia	Solid horizontal piece (such as board) or glazing (see Clerestory) placed directly below the fascia
Transom	A horizontal bar of stone or wood across the opening of a window or panel
Trough lighting	Usually track-mounted lighting using small reflector bulbs hidden behind a board.

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If you need this information in another language or format, please contact us to discuss how we can best meet your needs.

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