



FINGAL DESIGN GUIDE FOR SHOPFRONT AND MAIN STREET RESIDENCES PAINTING AND IMPROVEMENT GRANT SCHEME 2021





Introduction

Fingal County Council in partnership with the Dublin Fingal Chamber of Commerce, Balbriggan Chamber of Commerce and Malahide Chamber of Commerce have developed a Shopfront and Main Street Residence Painting and Improvement Grant Scheme for the Fingal county.

Why it's important

High quality building facades on Main Street and the core of towns and villages have a significant influence on the character of the town. It enhances the public realm and makes the area distinctive, a place where people will come to shop and spend time in an attractive environment. The purpose of this guide is to inform retailers, designers and local residents how to identify and implement good shopfront/Main Street design and how to maintain and enhance the character of the town/village. This scheme will focus on the core of towns/villages, on Main Streets and streets leading **directly off Main Streets in towns and villages throughout the county of Fingal. The term 'shopfront' includes all ground floor premises with a fascia and/or display window and includes non-retail uses such as cafes, restaurants, public houses, banks, building societies, estate agents etc.**

Some towns and villages, because of their special architectural and historic value, have been **designated as an Architectural Conservation Areas (ACA's). Some buildings in ACA's are protected structures and may require planning permission for works to the façade, for example new signage or lighting.** Where Fingal County Council has previously published design guides for particular towns/villages or public realm strategies applicants to refer to the principles contained in these **documents to inform the works they wish to apply for.**

Shopfronts and Main Street Residences

Want to make alterations to your shopfront or home's façade?

- **Changes or alterations may require permission so always check with the Council before starting work. In general planning permission is required for a new shopfront or for significant alterations to an existing shopfront; works to shopfronts in an ACA; erection of banners, flags, advertisements; new signage; hanging signs; external security shutters; installation of canopies; lighting fixtures; murals etc.**
- If the building is a protected structure you will need planning permission from the Council
- The use of good design and attractive paint colours which maintain a vertical emphasis can help to enhance the character of the town/village
- **The use of planting, landscaping and window-boxes to green the street, without impeding accessibility, to enhance the character and attractiveness of the town/village and promote connectivity with the environment and a sense of well-being for visitors and citizens**
- **The repositioning of security shutters, gates, railings etc. from the front façades of buildings to behind shop-windows and installation of appropriate evening illumination measures for shop windows to promote the character of the town/village and contribute to a sense of place and feeling of security**



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Colour Scheme

In general colours should respect the palette of the street and should not be garish or discordant with adjacent fascias.

The Council encourages the participants of this Scheme to use a colour scheme that is in keeping with the surroundings of the town/village or to those colour Schemes outlined in already published design guides/public realm strategies where applicable, when carrying out any improvements to their building facades. Colours should not jar with the character of a building or its neighbour. Colour schemes should be simple. Painted timber is always preferable to stained or varnished timber.



Design Guidelines

- **Conserve and protect original shopfronts and private residence's facades**
- **If elements of an existing shopfront or building façade are to be repaired or replaced, they should be replaced with like for like to a high standard**
- **Where a building is new the shopfront/façade should have a contemporary design**
- Doors and windows should be aligned to relate to the elevation above
- Shop entrances should be accessible to all, including people with disabilities and those with prams/pushchairs. Proposals should be in line with the relevant Building Regulations
- **Fascias are important as they frame the shop/façade. They should not be visually dominant and they should be 600 mm high normally. Overly deep fascias detract from a shopfront and affect the character of the streetscape. Fascia depth should generally not exceed one quarter of the distance between the fascia's lower edge and the pavement**
- The fascia panel should generally only contain the name of the shop and the number
- Separately applied fascias of plastic or similar materials are not appropriate
- **Internally illuminated and plastic fascia boxes are not appropriate in Architectural Conservation Areas**
- Signage should be in the fascia area
- Hand painted letters, or raised metal or timber letters should be applied individually directly to the painted fascia



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- **Signage for businesses located within upper floor units should be modest. Discrete nameplates at entrances are considered acceptable and/or modest lettering on the inside of windows at the upper floor level. Large upper floor signage related to a ground floor unit will not be permitted.**
- **Box signs will not be considered on protected structures in Architectural Conservation Areas**
- Proposals for lighting should be spare and should not cumulatively have a detrimental **effect on the appearance of the building or the area. Flood lighting and horizontal strip lighting should be avoided**
- Hanging signs will not normally be considered
- Projecting signs from shopfronts and free standing signs contribute to visual clutter along the street and will not normally be permitted
- **Banner signs will not be considered in Architectural Conservation Areas. Temporary flags and banners may be permitted for a limited time for a specific purpose**
- Companies should be prepared to adapt standard corporate signage to suit the streetscape
- Where relevant, canopies should be incorporated within the design of the shopfront with **the blind box recessed. Where a canopy is required for protection from the weather, a traditional open-ended retractable blind may be considered acceptable.**
- The addition of murals to a building requires planning permission and should be carefully considered
- Film or screening that obscures the glazed area of a shopfront window should be avoided
- **Relocation of security shutters from the building façade to behind shop windows and the installation of appropriate evening illumination measures for shop windows will be promoted under this Scheme**
- **Planting, landscaping and window-boxes should not impede accessibility along public footpaths and roads and should contribute appropriately to the greening of the street**



- Provision of street furniture of tables and chairs on public footpaths/realms must be licensed by the Planning Authority under Section 254 of the Planning & Development Regulations **2001 (as amended)**. **Such seating areas should not obstruct pedestrian movement and barriers around seating areas should be lightweight and easily demountable and should not exceed 1m in height. Canvas is considered a suitable material, while plastic and glass are considered inappropriate. Use of fixed enclosed barriers with canopies can result in an overly enclosed feeling in a streetscape and should be avoided.**



Shopfront & Main Street Residence Checklist

Where formal clarification is required as to whether certain works require permission, a Section 5 Exemption Certificate under the Planning & Development Acts can be sought from the Council's Planning Department or, in the case of a Protected Structure, a Section 57 Declaration from the Council's Conservation Officer.

- If the building is a Protected Structure, conservation and enhancement is generally recommended.
- Retain traditional elements of the building's façade where possible, such as fascia, pilaster, stall riser, windows, doors, wall renders and other significant features of historic buildings, whether protected or not.**
- Refer to the 'Colourtrend colour palette'.**
- Consider the building's proportions and materials relative to the rest of the street.**
- Prevent the use of film or screening that obscures the glazed area of front windows.**
- Attractive front doors, window boxes and planting can greatly enhance the appearance of a building and the wider streetscape.**



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Grant Details

The maximum grant available will be 50% of the approved cost of the painting and improvement works to a maximum amount of €1,500.

Works relating to the relocation of security measures will be 50% of the approved cost to a maximum amount of €3,000.

How to Apply?

Application forms and more information is available at:

www.fingal.ie/painting&improvementscheme

Completed application forms should be submitted by email to econdev@fingal.ie or in writing to **Local Development Section, Economic Enterprise and Tourism Development Department, Fingal County Council, County Hall, Main Street, Swords** on or before **4pm on Friday 28th May 2021** in order to avail of funding.

The Scheme may be the subject of review and amendment at any time by the Council.

The Council reserves the right to publish photographs of improved buildings in promotional material associated with the Scheme and its purpose.

Contact:

For more information please contact the Economic Enterprise and Tourism Development **Department ;**

Tel: [01 890 5000](tel:018905000)

Website : www.fingal.ie/painting&improvementscheme

Email : econdev@fingal.ie

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Fingal County Council

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