

CANOPIES AND AWNINGS

DESIGN GUIDELINES



TRALEE TOWN COUNCIL | COMHAIRLE BHAILE THRÁ LÍ
PLANNING DEPARTMENT
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**Traditional use of
canopies in the early
20th century**

Castle Street, Tralee

Fig 1: Lawrence Collection Photograph

Courtesy of Kerry County Museum

YOU NEED PLANNING PERMISSION

The erection or display of a canopy will materially affect the external appearance of the building to which it is to be affixed and it, therefore, constitutes development.

Planning permission is required for the erection of a canopy.

When applying for planning permission, developers are advised to comply with the following policy guidelines.

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WHAT ARE CANOPIES?

A canopy is an architectural projection that provides protection from the weather (sun and rain). Canopies can also highlight a building's identity or provide embellishment. They are usually fixed to a main façade or elevation of a building.

Traditionally shop fronts were fitted with a sloping canvas or linen blind to prevent goods and furnishings from being spoiled by sunlight and which shielded the interior from overheating.

Conversely, canopies and awnings were retracted during the cooler, greyer days, to allow more sunlight and heat to enter a building.

TYPES OF CANOPIES

TRADITIONAL CANOPIES

The most traditional type of canopy in Ireland is the rigid type which is permanently fixed over shop fascias etc. However, due to the rigid construction, these canopies become a permanent feature of the street scene as they are usually not retractable. These types of canopies therefore can have a significant impact on the streetscape disrupting the architectural form and uniformity of streetscape design.

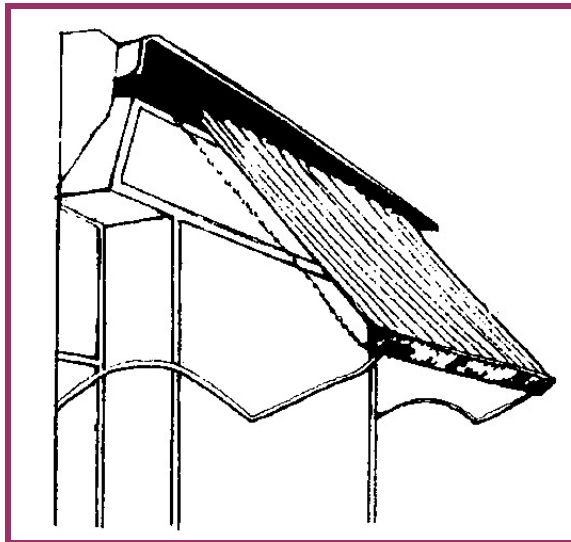


Fig 2: Traditional Canopy



Fig 3: Traditional canopy, Subway, The Square, Tralee

TYPES OF CANOPIES

DUTCH CANOPIES

Another type of canopy is the Dutch folding canopy which looks like the shape of a pram hood covered with plastic or a fabric material with or without symbols and lettering. When not in use the canopy can be folded back on to the wall but cannot be hidden away as in the case of the boxed blind, and remains when collapsed, an unsightly object on the building.

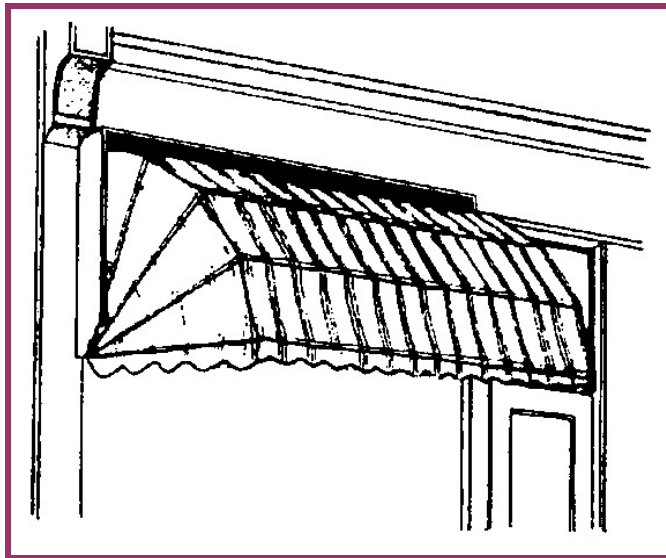


Fig 4: Dutch Canopy



Fig 5: Dutch canopy, Milk Market Lane

LOCATION IN THE STREET

ACCEPTABLE LOCATION

ENCLOSED SQUARE/ PEDESTRIANISED AREA



In certain areas canopies may be permitted in an enclosed square where the impact of canopies and awnings would not be as dominant as one on the main thoroughfare. It is considered that it would not have the same impact as one on the main thoroughfare where the zone of visual impact would be much greater. It also can be argued that the use of canopies in a pedestrianised area supports and complements the ethos of the pedestrian-friendly street.

The Planning Authority has serious concerns about a canopy on main thoroughfares.



Fig 6: The Square, Tralee: Pedestrianised Area

LOCATION IN THE STREET

ACCEPTABLE LOCATION

SECONDARY ELEVATION



The Council is amenable to proposals affecting secondary or less visible elevations.

Canopies or awnings erected on secondary façades should not give the elevation such new prominence that it competes for primacy with the main elevation of the building.

The Planning Authority has serious concerns about canopies on prominent façades where views of the site or its vicinity would be compromised.



Fig 7: Canopies on Secondary Elevation: Dominick Street, Tralee

DESIGN GUIDELINES

TYPE

Traditional type canopies may be permitted (see Fig 3)

Curved shaped pram head canopies (Dutch canopies) are not permitted or canopies with shaped valances (see Fig 4 and Fig 5)

COLOUR

Canopies shall be of a solid single colour – both the top side and the under side

Only matt finishes/colours shall be used

Canopies shall be compatible with the colour of the building or shopfront to which it is attached

LIGHTING

The canopy shall not be lit – either the top side or the under side

FINISH

Canopies shall be made of high quality fabric or other similarly approved material.

Canopies not be made of shiny, high gloss or translucent materials, plastic or PVC, metal, or other non-fabric material including PVC, wet look PVC or acrylic

DESIGN GUIDELINES

MAINTENANCE

Canopies shall be maintained and/or replaced upon damage or deterioration. As canopies have a tendency to deteriorate over time, consideration will be paid to the use of a temporary permission that would be limited to five years, after which an application for renewal will be requested.

The applicant shall submit a plan for the installation to ensure the least damage to the façade, specifically in relation to protected structures.

ADVERTISING

Canopies and awnings shall not be used for advertising purposes other than the name of the premises.



Fig 8: Excessive advertising dominates retail unit

POSITION ON THE SHOPFRONT

Canopies shall be positioned to avoid covering of any distinctive architectural elements such as fascia or pilasters

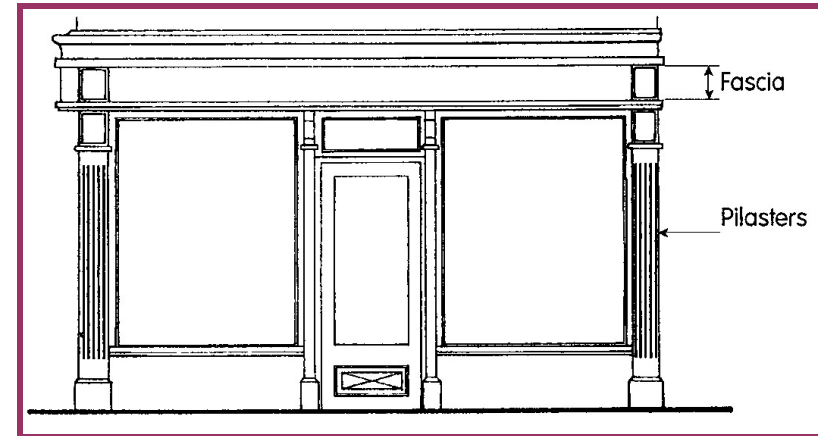


Fig 9: Shopfront Elements

Preferred Positioning of Canopy on the Right

Canopy on the Left is Not Recommended

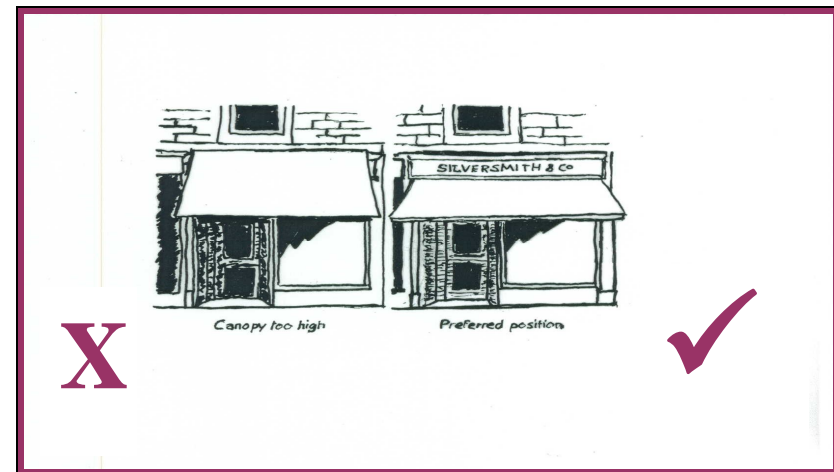


Fig 10: Position of the canopy on the shopfront

TECHNICAL SPECIFICATIONS

MAINTAIN FASCIA DETAILING

Canopy is Below the Fascia



Fig 11 Required position of canopy: fascia detailing maintained

The Attachment is Hidden



Fig 12 Fascia detailing maintained

TECHNICAL SPECIFICATIONS

NOT AT FIRST FLOOR LEVEL

Canopies will not be permitted above ground level as they serve no proper function and detract from the visual integrity of the building



Fig 13: Old upper floor canopy



Fig 14: Façade- Prior to Installation of canopy



Fig 15: Façade- Post replacement canopies at upper level

TECHNICAL SPECIFICATIONS

NEED MINIMUM CLEARANCE

The minimum clearance to the underside of the canopy shall be 2.1 metres to ensure pedestrian safety and to allow visibility into the shop from the street.

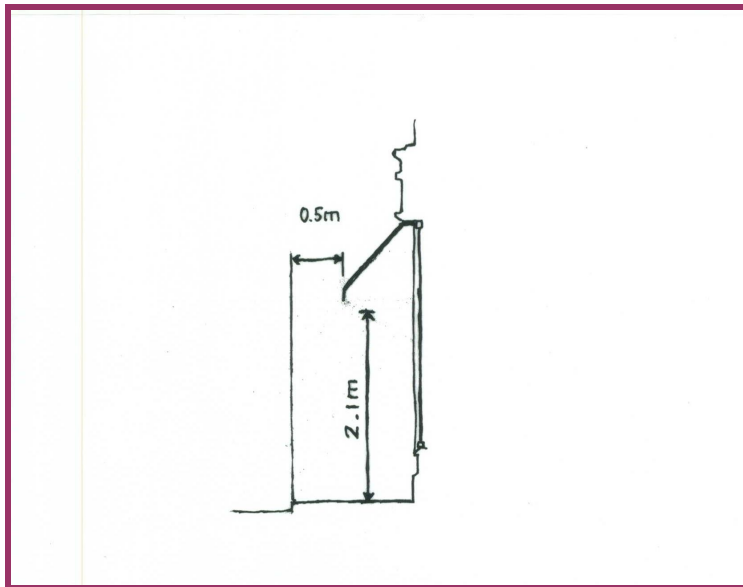


Fig 16: Cross section showing minimum height clearance and maximum distance to the edge of the footpath



Fig 17: Canopy on The Square with low height clearance

WINDBREAKERS

LICENCING

A licence under Section 254 of the Planning and Development Act 2000 is required for windbreakers and/or table and chairs located on the public footpath.

LOCATION IN THE STREET

As with canopies consideration will be given to the use of windbreakers in enclosed squares or secondary elevations where the visual impact of the windbreaker is not as dominant as one on the main street.

Pedestrian safety and universal access is of paramount importance.

Vehicular ease of movement is also an important consideration.

A minimum of 1.5m clearance on the footpath is required.



Fig 18: Modern windbreaker, The Abbey, Abbey St.

WINDBREAKER DESIGN GUIDELINES

TYPE

The windbreaker shall span between or be framed by simple metal type posts. All screens, posts and bases should be demountable.

Base plates or weighted bases to screening posts must not extend outside the licensed area.

Windbreakers shall not more than 1 metre high.



Fig 19: Windbreaker, Subway, The Square

Windbreakers must be properly maintained to ensure pedestrian safety



Fig 20: Windbreaker, Willy d'Arcy's, The Square

WINDBREAKER DESIGN GUIDELINES

COLOUR

Windbreakers (including screens and posts) shall be dark coloured or neutral. Bright garish colours are not permitted, notwithstanding corporate colour schemes or logos.

The colour of the windbreaker shall complement the colour of the building or shopfront to which it is connected.

LIGHTING

Lighting of windbreakers shall not cause pedestrian or vehicular glare.

FINISH

Windbreakers shall either be canvas type or glazed using an appropriate type of glass.

Windbreakers shall be manufactured from flame/ fire-retardant material.

MAINTENANCE

Screens must be sufficiently robust to prevent overturning in adverse weather conditions.

Windbreakers shall be maintained and or replaced upon damage or deterioration.

ADVERTISING

Windbreakers shall not be used for advertising purposes. No advertising apart from the name of the premises of a discreet size shall be used on the screens. Colour type and size of logos, lettering and names applied to the screens, ancillary equipment etc, must be approved by Tralee Town Council.

APPENDIX ONE

Possible Conditions for Attachment to Grants of Permission for Canopies

- (1) Prior to commencement of any development on site the applicant/developer shall provide details of the blind box and mechanism for the canopy for the written agreement of the Planning Authority.
- (2) Where applicable, canopies shall be retracted during closing hours of the premises.
- (3) No goods, sandwich boards or similar structures shall be displayed on the public footpath or outside the premises.
- (4) The sound levels from any loudspeaker announcements, music or other material projected in or from the premises shall be controlled so as to ensure the sound is not audible in adjoining premises.
- (5) Canopies shall not be used for advertising purposes.
- (6) Notwithstanding the provisions of the Planning & Development Regulations 2001, as amended, no advertisement signs (including any signs installed to be visible through the windows); advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on the building or within the curtilage, or attached to the glazing without the prior grant of planning permission.
- (7) No further external lighting, security shutters or canopy shall be erected on the premises, other than as permitted in the current application, without the prior grant of a separate planning permission.
- (8) Any proposed external seating should not encroach on the public footpath, unless a Section 254 Licence is granted.
- (9) The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.
- (10) A window display shall be maintained at all times, and the glazing to the shopfront shall be kept free of all stickers, posters and advertisements.
- (11) In the case of a Protected Structure: The works hereby approved shall be carried out under the professional supervision on-site of an architect or expert with specialised conservation expertise, in accordance with the Department of the Environment, Heritage and Local Government Architectural Heritage Guidelines and in accordance with Best Conservation Practice.

APPENDIX TWO

Possible Refusal Reasons for Applications for Erection of Canopy

- (1) The development, consisting of the provision of a canopy of inappropriate finish, is contrary to Tralee Town Council's policy guidelines in relation to canopies. Furthermore, the canopy is visually obtrusive and excessive in size and scale and consequently has a negative visual impact on the existing building. The proposed development is, therefore, contrary to the proper planning and development of the area.
- (2) The development, incorporating a canopy and smoking area (open area/"beer garden") with its associated noise and activity, would, by reason of its scale, late night activity and associated disturbance, in the immediate vicinity of a number of residential properties, be seriously injurious to the amenities of the surrounding residential properties and therefore contrary to the 2009 Tralee Town Development Plan policy objectives and the proper planning and development of the area.
- (3) The proposed shopfront and canopy does not satisfactorily relate to the architectural character of the upper floors in respect of proportion, scale and alignment; does not respect the scale and proportions of the streetscape and the established pattern of openings; and does not provide a strong frame incorporating a fascia panel, pilasters and a defined base / plinth. The proposed development would therefore, materially affect a protected structure, be contrary to the provisions of the Tralee Town Development Plan, and be contrary to the proper planning and sustainable development of the area.
- (4) It is considered that the proposed canopy, by reason of its scale, projection forward of the building façade and overhang of the public domain, would appear visually obtrusive and overbearing on the public domain, would contribute to visual clutter and would be out of character with the open aspect of the streetscape and contrary to the provisions of the 2009-2015 Tralee Town Development Plan in relation to the principles of urban design and shopfront design. The subject canopy, and the cumulative impact of further canopies on the streetscape, would seriously injure the visual amenities of the area and would represent a privatisation of public space. As such the proposal would set an undesirable precedent for similar development in the immediate vicinity of the site, which would be contrary to the proper planning and sustainable development of the area.

APPENDIX THREE

Possible Conditions for Section 254 Licensing of Windbreakers/ Tables and Chairs

- (1) No further signs, symbols, logos or devices shall be displayed on the proposed windbreaker except by way of separate planning permission whether or not they would be exempted development under the Planning and Development Regulations, 2001 (as amended).
- (2) The developer shall comply with the requirements from the Roads Department, Tralee Town Council/ Roads Department, Kerry County Council.
- (3) The granting of a licence refers only to the placing of tables and chairs etc. on a public footpath immediately adjacent to the applicant's property. It does not permit any advertising or the storage and display of goods at the location.
- (4) The maximum number of tables and chairs including dimensions, and total area of required street space in square metres including length and depth shall be as specified in the licence.
- (5) The licensed area for tables and chairs may be enclosed by way of screens, the design of which, including material proposed to be used, must be approved by Tralee Town Council.
- (6) The granting of a Section 254 Licence is subject to a payment of the appropriate fee and adherence to the requirements and does not automatically guarantee the renewal in subsequent years.
- (7) A change in use of the licensed area will require the submission of a new licence application.
- (8) The licensee shall maintain the area used for tables and chairs or other furniture in an acceptable condition so as not to constitute a nuisance. Therefore, the applicant shall ensure that the area covered by the licence is kept free from litter and is maintained to the satisfaction of Tralee Town Council.
- (9) All costs incurred by Tralee Town Council, including any repairs to the public road and services necessary arising as a result of the operation of the licence, shall be at the expense of the licensee. The licensee shall enter into an agreement with Tralee Town Council to pay for any repairs to the footpath or public roadway arising from the licence.
- (10) An unobstructed and direct entry between the public footpath and the entrance to the premises shall be maintained at all times.

- (11) The tables and chairs or other items of street furniture etc, shall not obstruct access to the footpath in the area covered by the licence. It shall be the responsibility of the licensee to ensure that the position of any tables, chairs and any other licensed apparatus does not give rise to obstruction during operation or use of same.
- (12) No musical apparatus shall be used within the licensed area.
- (13) All water main covers, sewer manholes and service access points for utilities shall be accessible at all times.