



TIBSHELF NEIGHBOURHOOD PLAN

PDF of Exhibition Information

Displayed on 14 & 15 June 2019

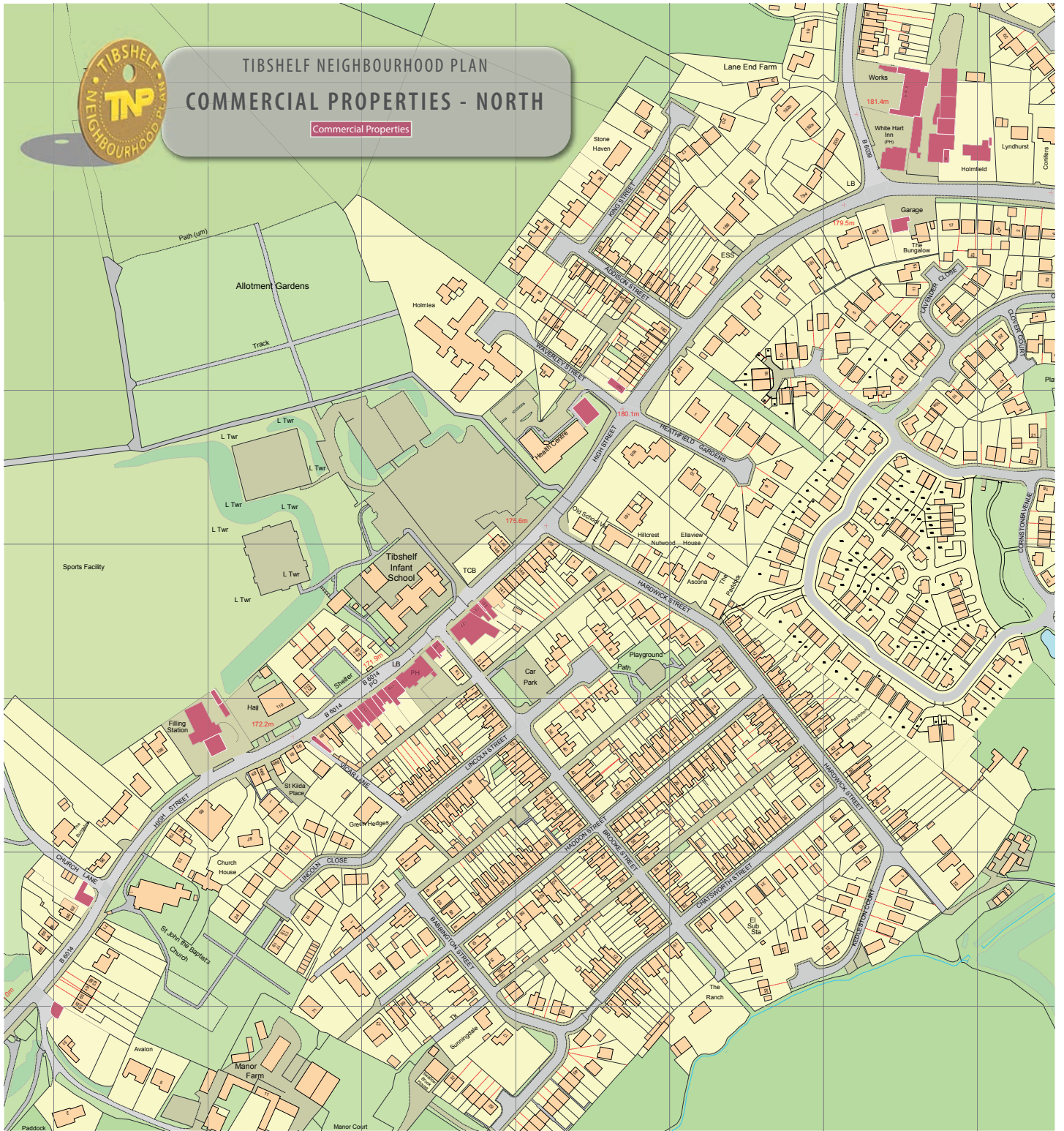
This PDF covers:
Commercial Areas
Main Shopping Area
Shop Front Design Guide
Long Term Empty Properties

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TIBSHELF NEIGHBOURHOOD PLAN COMMERCIAL PROPERTIES - NORTH

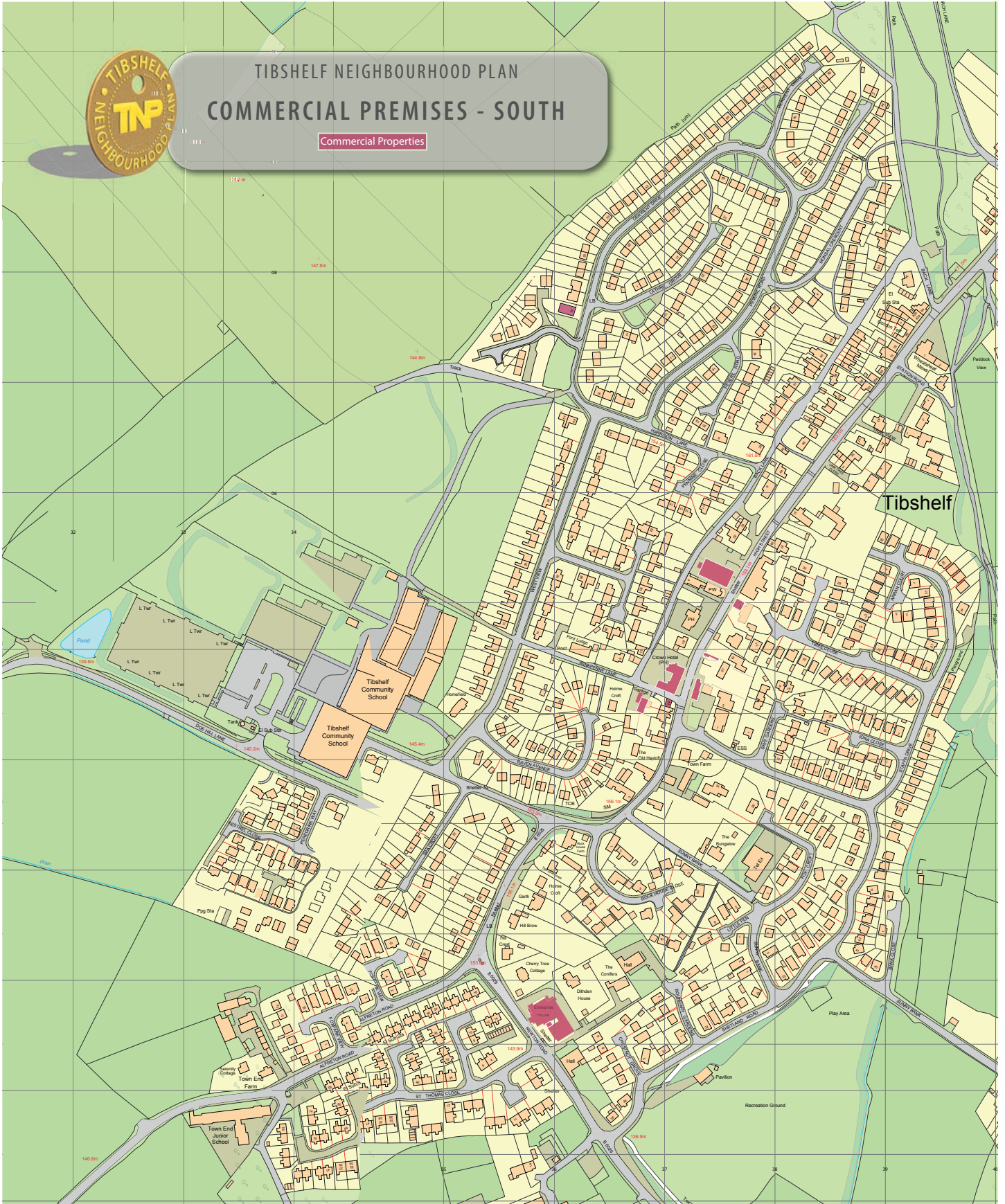
Commercial Properties





TIBSHELF NEIGHBOURHOOD PLAN COMMERCIAL PREMISES - SOUTH

Commercial Properties





Tibshelf Neighbourhood Plan

Shop Front Design Guidelines



Vacant (long term) or in the process of conversion



Empty shop and blanked out signs do not look good.



Long term neglect results in a run down look to the area especially if no maintenance is carried out.



An effort has been made to make the front more attractive while work is on going.

Better than white-washed glazing or doing nothing at all.

Conversion to a Dwelling



No reference to the existing architecture.
Doorway & window placement and design all wrong.
Because of bad execution, looks very scruffy and untidy and on a high street location should not be acceptable.



No change to frontage - looks untidy and deserted.
Glazing simply blanked out.

Examples of Acceptable Conversion



Reference to existing architectural detail.
Window proportions may be wrong and the brick colour could have been better but a great effort to make the front fit in.



Consideration of existing architecture.
Brick match is out and window proportion could be better but still a good scheme

Good Design Examples

Tibshelf has a more traditional style of architecture and although modern shop fronts can fit in if well designed, the more traditional frontage works best with the street scene.



Good graphics and colour selection.
Good window display should be encouraged.
Maintenance of finish - no peeling/dirty paintwork etc.



A more traditional front with high detailing on the windows.



A street with good shop front design looks more inviting.



Installation of solid shutters detracts from the attractiveness and enjoyment of the street scene. On a frontage that has architectural interest they look out of place. Shops that have solid shutters down during the day make the shopping center lifeless and at night also makes it very unattractive.



MORE ACCEPTABLE



Shutters that are more open in construction are much better looking and still provide security.

Policy S1

Tibshelf Village Centre

The role of the defined Tibshelf Village Centre to provide for local retail and service needs will be safeguarded and enhanced.

Policy S2

Design of Shop Fronts in Tibshelf Village Centre

Development proposals to alter or replace existing shop fronts will be supported, where it:

- is visually attractive;
- respects the character of the building of which it forms part and the overall High Street;
- relates well to their context in terms of design, scale, material and colour; and
- conforms to the general principles and objectives as outlined in the Tibshelf Village Centre Shop Front Design Guide

Development proposals that remove, replace or adversely affect shop fronts by poor or unsympathetic design, including roller shutters will not be supported.

Policy S3

Shopping Mix in the Village Centre

The Plan designates a Primary Shopping Frontage in Tibshelf Village Centre, as shown on the Proposals Maps, and in this frontage, the Plan will:

- support proposals for new retail (A1) developments in new or existing frontages; and
- resist proposals for the change of use of an existing retail (A1) premises in the Primary Shopping Frontage to any other use until such a time that the number of A1 uses in the Primary Shopping Frontage comprises at least 50% of the total number of A1-A4 units.



Long Term Problems

Tibshelf generally has a pleasant, good quality built environment. However, there are concerns that some of the building stock has been allowed to fall vacant and into disrepair.

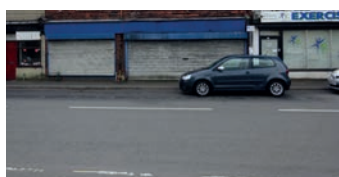
Properties being deliberately left vacant is a problem and there is evidence in the parish of a growing number of these. Any property vacant and unfurnished for more than 6 months is considered to be long term empty according to the Government definition.

There are many financial, social and environmental benefits from tackling empty properties - for the owners, the neighbours of the properties, and the wider community and public services.

Some of the long term empty buildings in Tibshelf which if brought back to life could really enhance our village. *(Photos taken March 2019)*

There are other direct and indirect benefits to the community by bringing these properties back into use including: increased capital value of the empty property and neighbouring ones, reduced risk of acquisitive crime and the beneficial regeneration of areas.

The community expects landlords to keep rented accommodation to an acceptable standard within our parish.





TIBSHELF NEIGHBOURHOOD PLAN
LONG TERM EMPTY BUILDINGS

Empty Buildings

