

Stakeholder Consultation

Proposed balconies to properties at Surf View, Pentire

This consultation is for residents and owners of properties at Surf View, Pentire, Newquay only and provides an opportunity for stakeholders to learn more about the proposals for the installation of external balcony structures and associated works and to contribute to the development of the scheme prior to the submission of a Planning Application.

View online and comment from midday Wednesday 1 December until Sunday 19 December 2021:

www.cadarchitects.co.uk/consultations/25/proposed-balconies-to-properties-at-surf-view-pentire

Please return comments, along with the following information, to:
consultations@cadarchitects.co.uk

1. Name
2. Property Number
3. Interest in Property (Owner/Tenant)
4. Contact details (If you would like to receive project updates directly)
5. Do you want a balcony installed at your property? (No/Maybe/Yes)

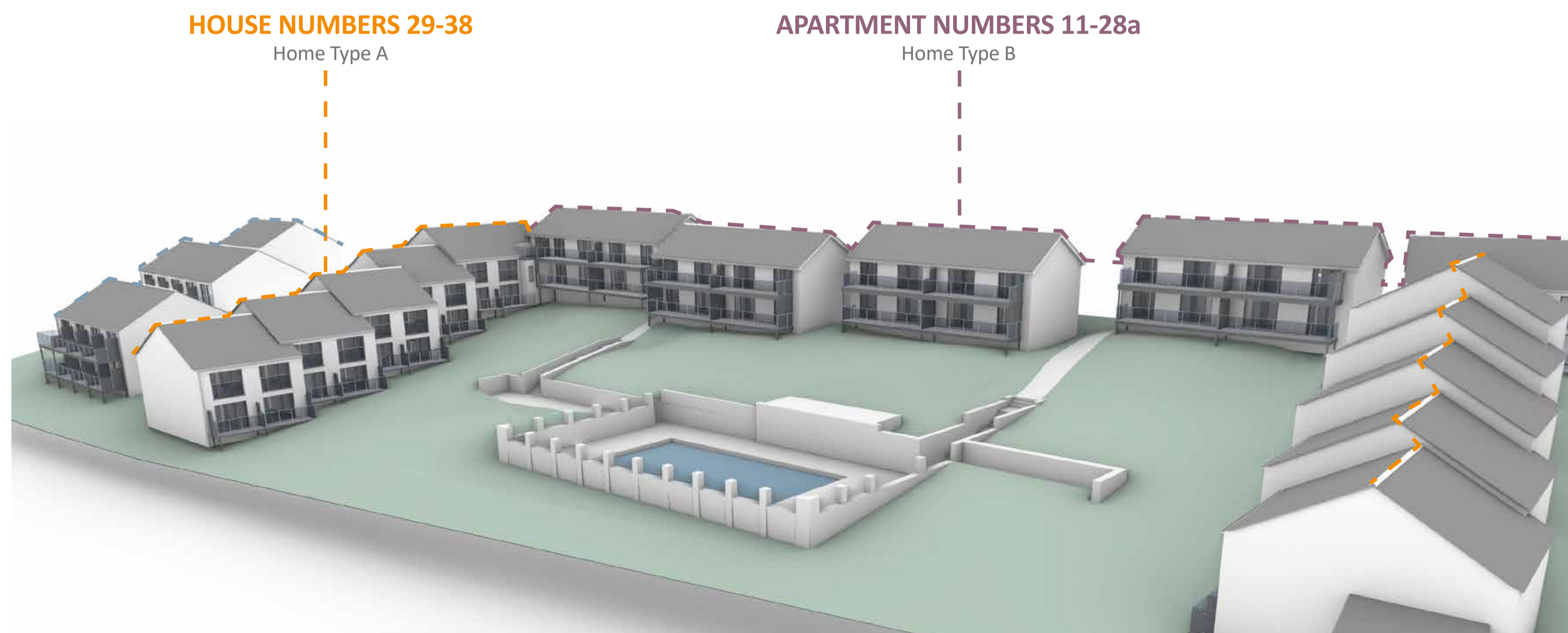


A large format version of these proposals are displayed on site.

Proposed installation of external balcony structures and associated works

This consultation is to collect the views, comments and ideas of residents and owners of properties at Surf View, Pentire, Newquay.

Please refer to the property key below to identify the Design Sheet relevant to your House Type (A, B or C)



Frequently Asked Questions

Are there any properties that cannot have a balcony, for privacy or other reasons?

There may be a number of properties that do not have a suitable space or outlook to benefit from a balcony. The loss of privacy and or “un-neighbourly impacts” is a matter for consideration by the LPA who should take into consideration any possible conflicts in their assessment of the proposals. Oblique views will be restricted by privacy screens on the end of the balconies, so in most cases there will be no close or direct overlooking that is not already facilitated by the existing windows. We encourage any occupier concerned by a particular balcony to return comments during the consultation period, so that individual bespoke design solutions can be considered prior to a planning application, and representations can be made during the planning process.

Will Cornwall/Newquay Council take an interest on the visual impact of balconies at Surf View from Fistral Beach sight lines?

Yes – The overall aesthetic of the proposed balcony structures should be considered as a whole by the LPA in its context.

If the flat above has a balcony can the flat below have a slightly larger balcony so as not to be completely covered over?

Yes - The proposals endeavour to provide a similar balcony provision to all properties, but this consultation is an opportunity for residents and owners to provide feedback and suggested improvements for the design of the scheme prior to the submission of a planning application. All comments will be reviewed and considered in the context of planning policy, aesthetics, buildability, cost, etc. and, where possible, included as part of the planning package.

If the flat below doesn't want a balcony then is the flat above restricted to a Juliette?

Any overhanging balcony will have an impact on the apartment below and this will be a matter of consideration for both the management committee and the LPA. The scale of that impact will directly relate to the size of the projection over and we have endeavoured to produce a holistic scheme that we hope benefits all. This consultation provides an opportunity to gauge the likely level of uptake should planning approval be granted and, whilst consent may be given for the whole scheme, as a group of owners you will need to consider how you safeguard the amenity of the ground floor apartment owners where there are balconies above.

Can owners have balconies fitted on one or both sides of their property to make the most of the sun as well as the views to the north?

All balcony proposals will need planning consent and any owner wanting an additional or alternative balcony aspect should confirm so during the consultation process. Such requests will be reviewed and considered in the context of planning policy, aesthetics, buildability, cost, etc. and, where possible, included as part of the planning package.

Noise - What are the implications for noise generated by balcony users?

The issue of noise within the complex will be a consideration for the local planning authority (LPA) during the planning process, but we would not anticipate noise being a significant constraint to the development and no noise surveys have been carried out. We would, however, suggest that a set of regulations providing “reasonable use” criteria for the additional outside spaces be added to the general common areas policy.

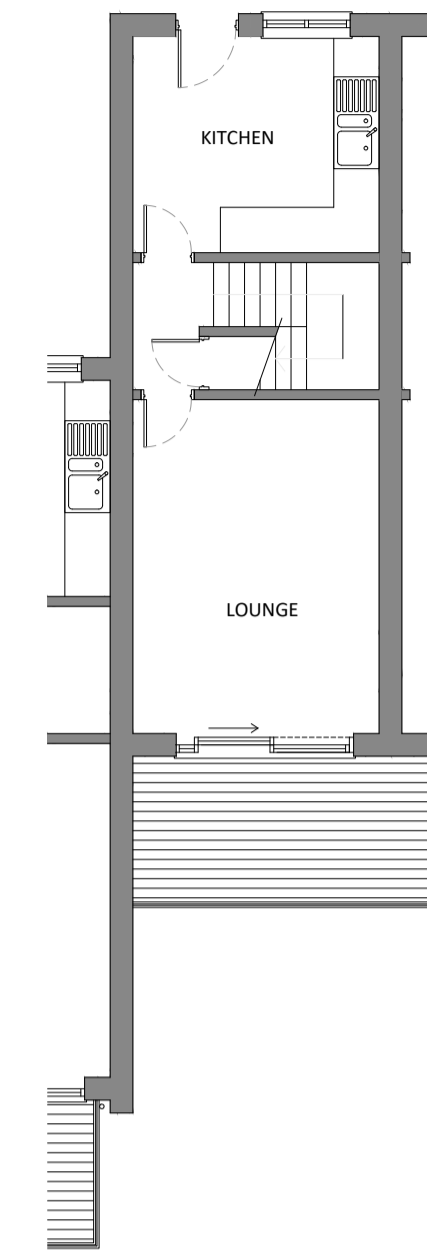
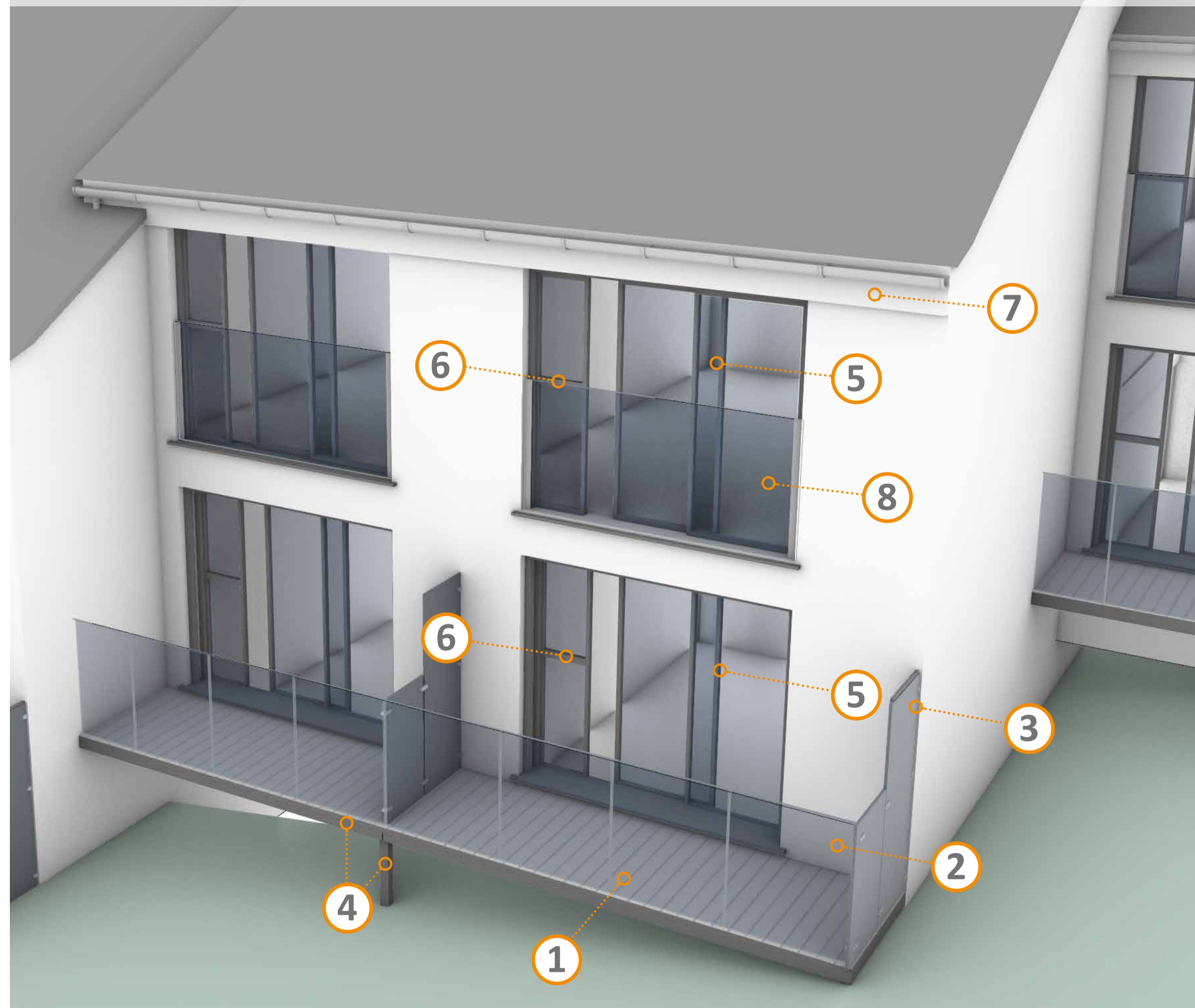
What happens if a balcony causes structural damage to another property? Will owners be able to use builders of their own choice?

The current proposals have been designed to ensure that the balconies are, as far as possible, self-supporting to limit alterations and additional structural loading on the existing buildings. It will be necessary to prepare detailed technical information for building regulations approval and to inform the construction. Approved technical details must be used and we anticipate that the management committee will compile an approved list of suitably experienced contractors that must be used to undertake the work.

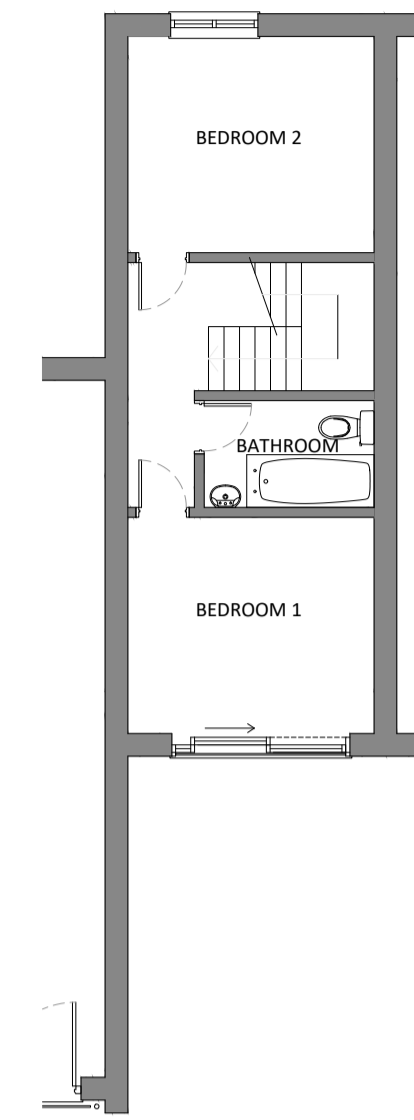
Home Type A

Narrow-fronted terraced house with living accommodation at ground floor level

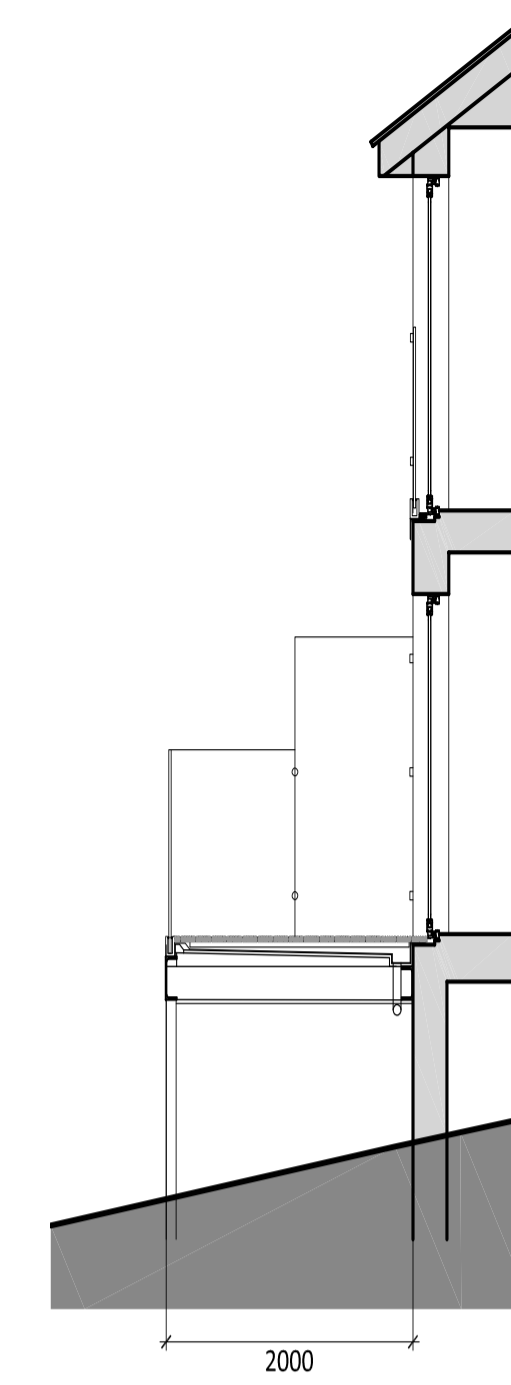
- Extended balconies to lounge at ground floor level
- Juliette balconies to first floor level



Ground Floor Plan
1:100



First Floor Plan
1:100



Proposed Balcony Section Detail



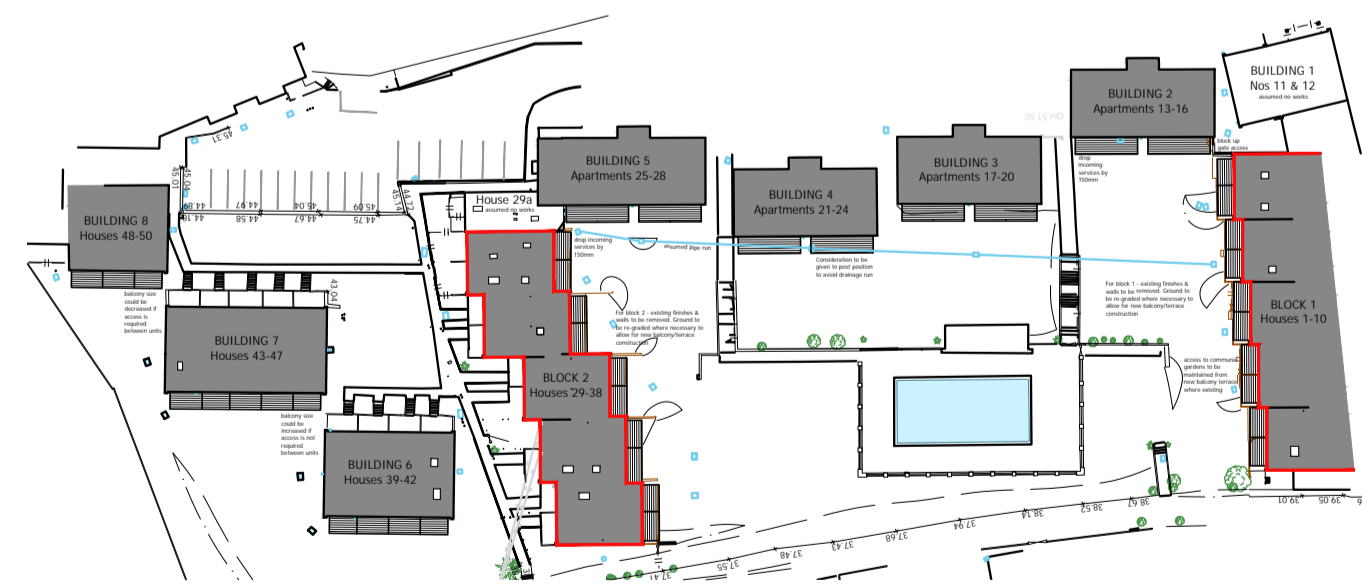
Proposed Elevation
1:100

Target Notes:

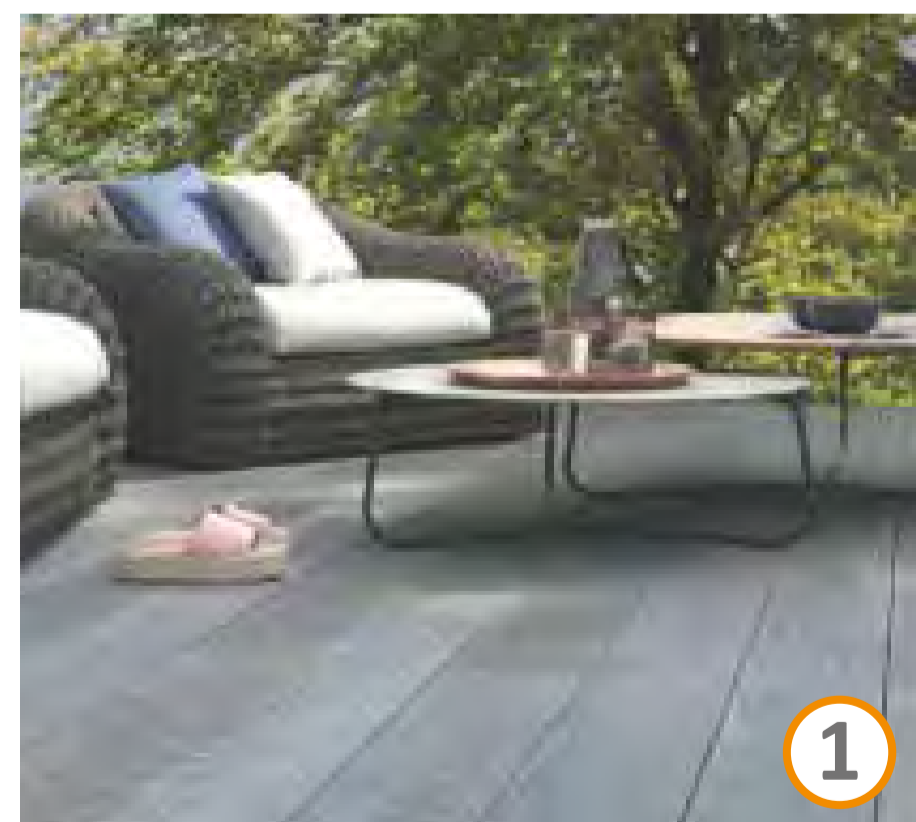
1. Balcony projects 2 metres to provide space for seating around a table
2. Transparent glass balustrade
3. Opaque glass privacy screens
4. Supporting frame construction to be confirmed by Engineer, to be independent of existing construction to avoid structural, thermal bridging and damp issues
5. Door sets include sliding door to maximise internal space (French doors would require opening room, which may restrict furniture placement and movement)
6. Option for 3 mullions provides a window that can be opened independent of the doors for ventilation during periods of extreme weather and for improved security
7. Upgrades to eaves boards and rainwater goods
8. Transparent glass balustrade to Juliette balcony

Material Notes:

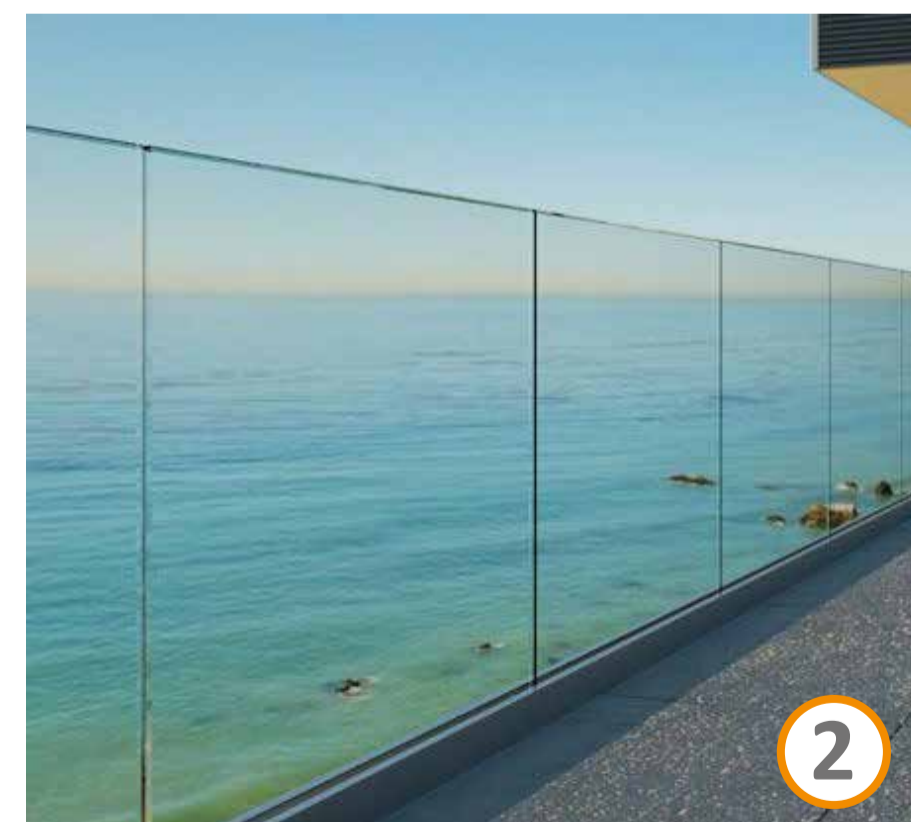
1. Composite decking such as Millboard, colour Brushed Basalt
2. Tinted, transparent, structural glass balustrade with hidden fixings and no handrail for durability and clear site lines
3. Opaque or translucent structural glass panel for privacy between properties, with minimal fixings for durability
4. Supporting frame to be marine grade steel, colour Anthracite grey with matching fascias to hide balustrade fixings
5. UPVC door sets - colour Anthracite grey to match balcony structure
6. UPVC window sets - colour Anthracite grey
7. UPVC fascias and rainwater goods - colour White
8. Tinted, transparent, structural glass balustrade fixed with proprietary balcony set to hide fixings in bars to reveals and no handrail for durability and clear site lines



SITE KEY



1



2



3



4



5

Surf View Proposed Balconies

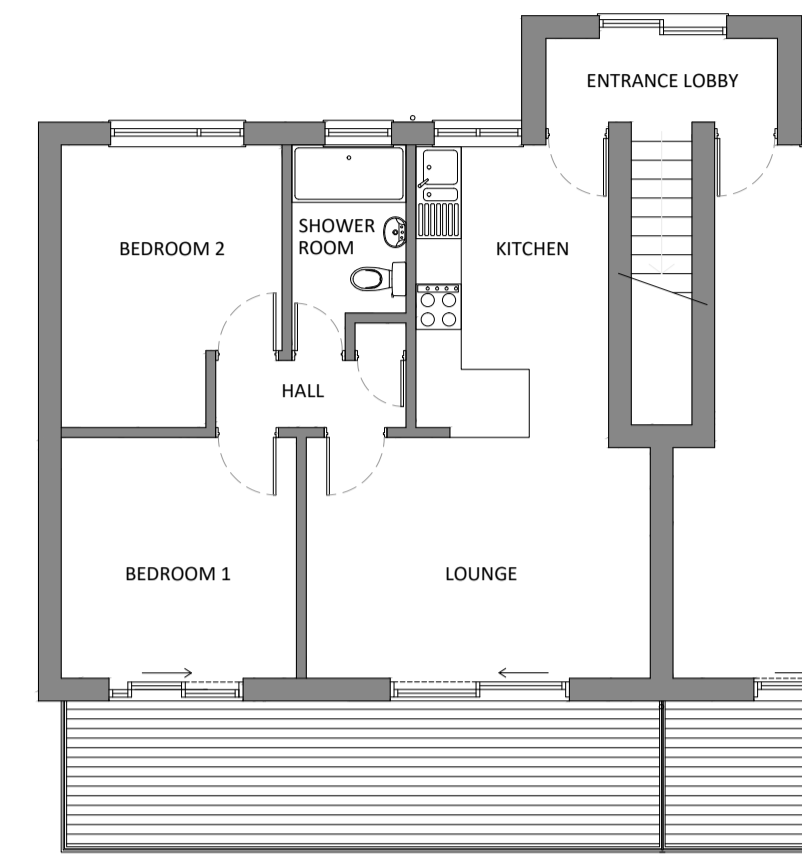
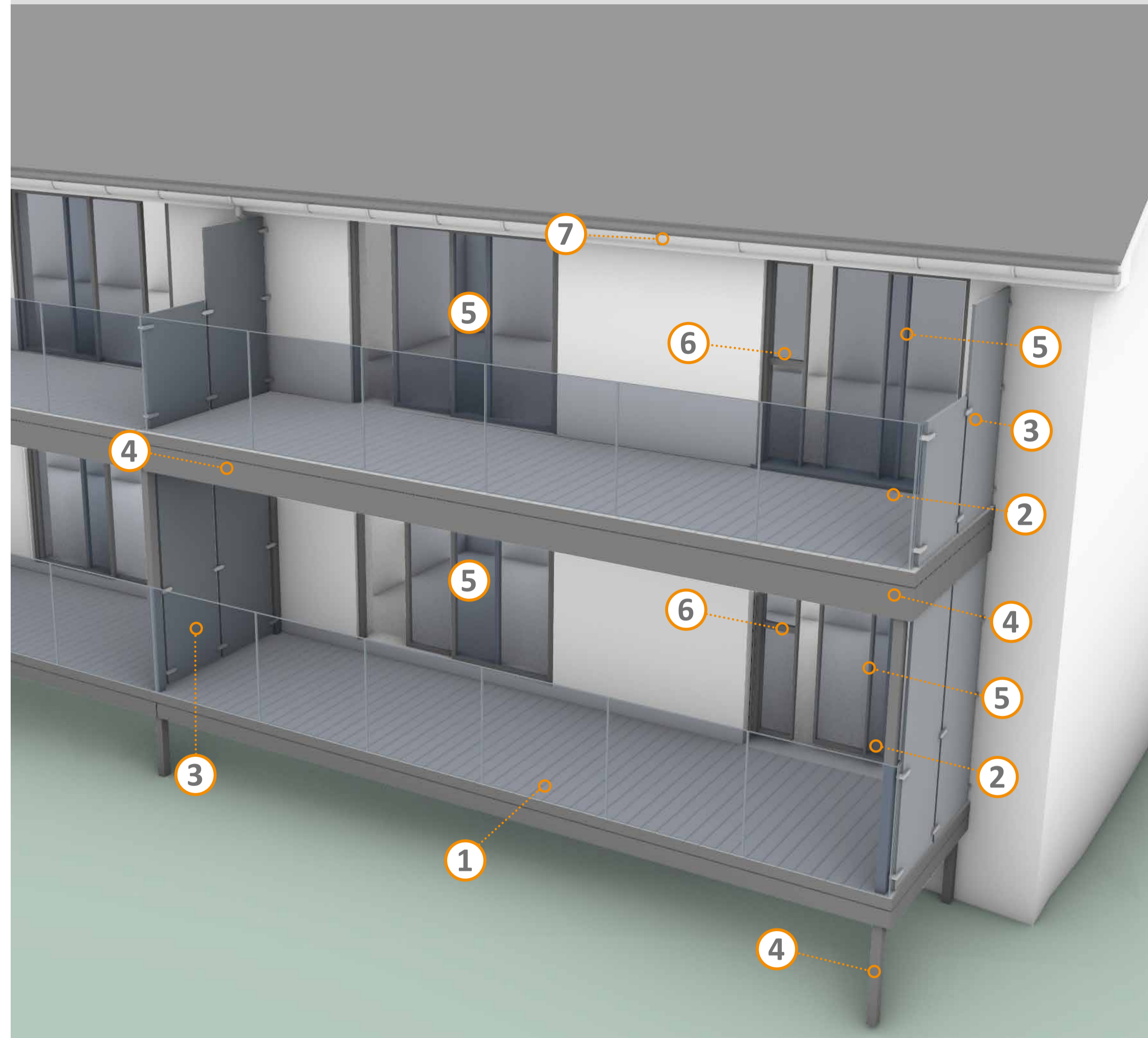
Surf View, Pentire, Newquay TR7 1PP

Ref: 2864-2-SCON • Date: Oct 2021 • Author: DW • Scale N/A • Client: Surf View Limited

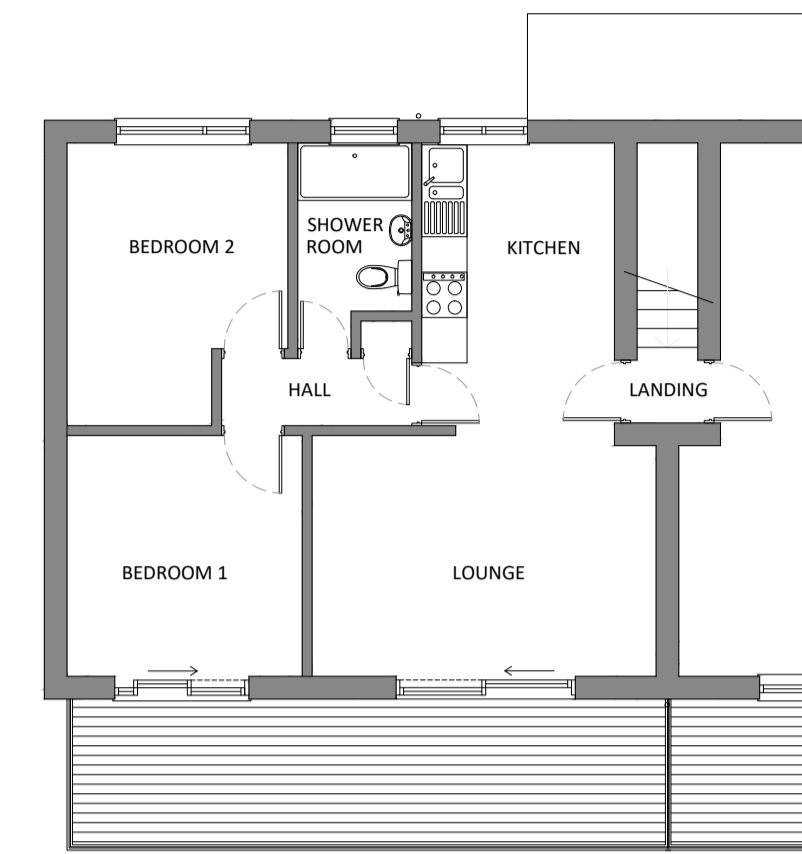
Home Type B

Single storey apartments with living accommodation and master bedroom to rear elevation

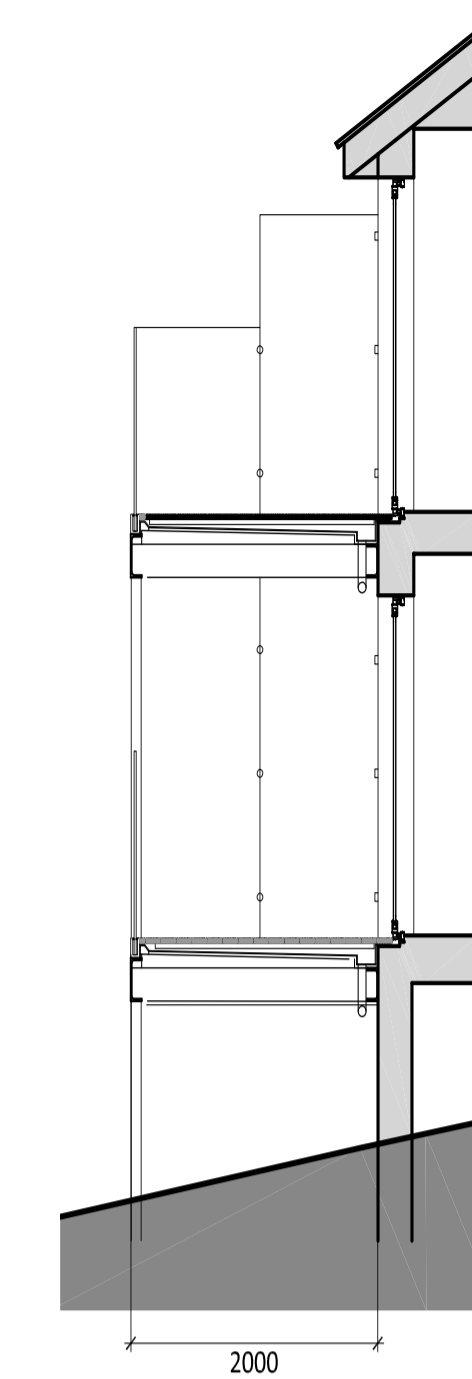
- Balconies to extend the full width of both storeys serving both the living room and bedroom of each apartment



Ground Floor Plan
1:100



First Floor Plan
1:100



Proposed Balcony Section Detail



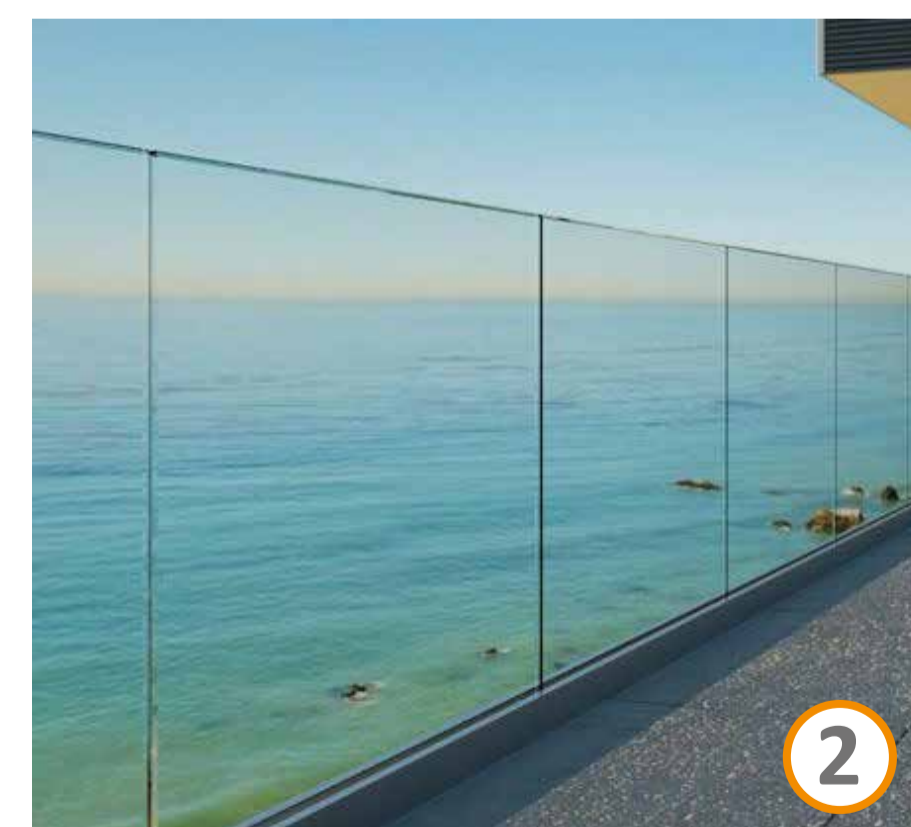
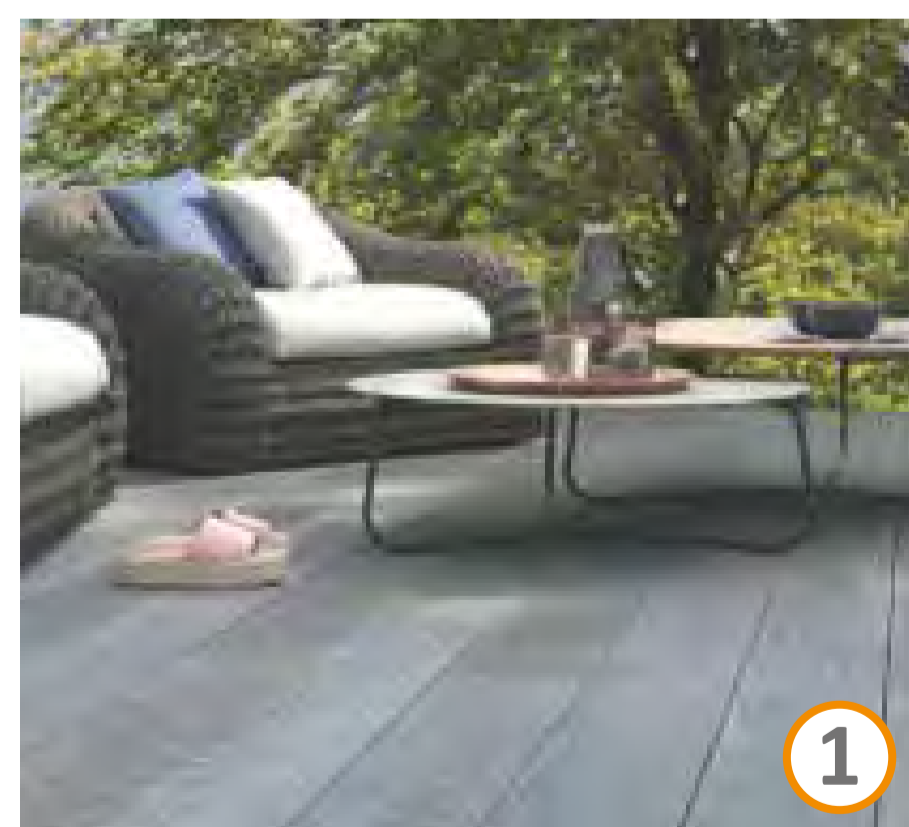
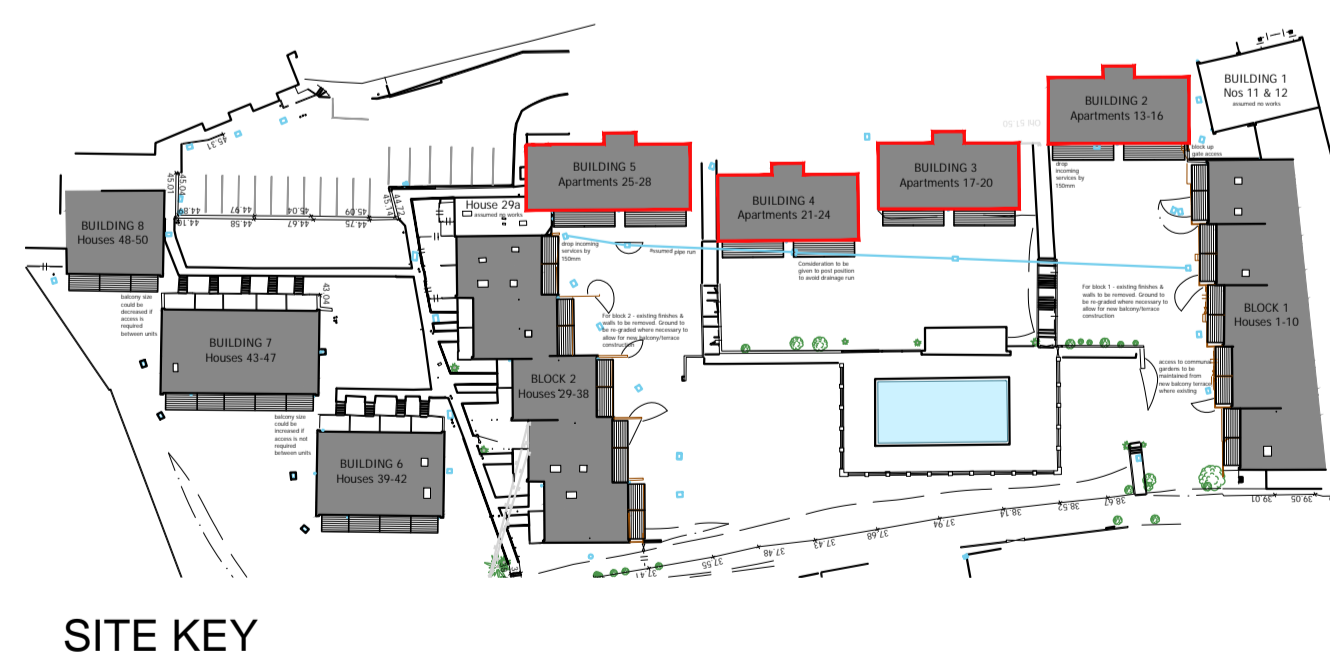
Proposed Elevation
1:100

Target Notes:

- Balcony projects 2 metres to provide space for seating around a table
- Transparent glass balustrade
- Opaque glass privacy screens
- Supporting frame construction to be confirmed by Engineer, to be independent of existing construction to avoid structural, thermal bridging and damp issues
- Door sets include sliding door to maximise internal space (French doors would require opening room, which may restrict furniture placement and movement)
- Option for 3 mullions provides a window that can be opened independent of the doors for ventilation during periods of extreme weather and for improved security
- Upgrades to eaves boards and rainwater goods

Material Notes:

- Composite decking such as Millboard, colour Brushed Basalt
- Tinted, transparent, structural glass balustrade with hidden fixings and no handrail for durability and clear site lines
- Opaque or translucent structural glass panel for privacy between properties, with minimal fixings for durability
- Supporting frame to be marine grade steel, colour Anthracite grey with matching fascias to hide balustrade fixings
- UPVC door sets - colour Anthracite grey to match balcony structure
- UPVC window sets - colour Anthracite grey
- UPVC fascias and rainwater goods - colour White



Surf View Proposed Balconies

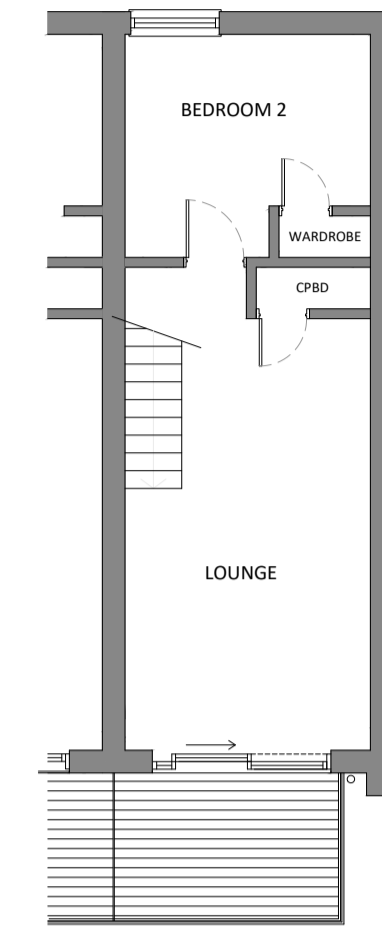
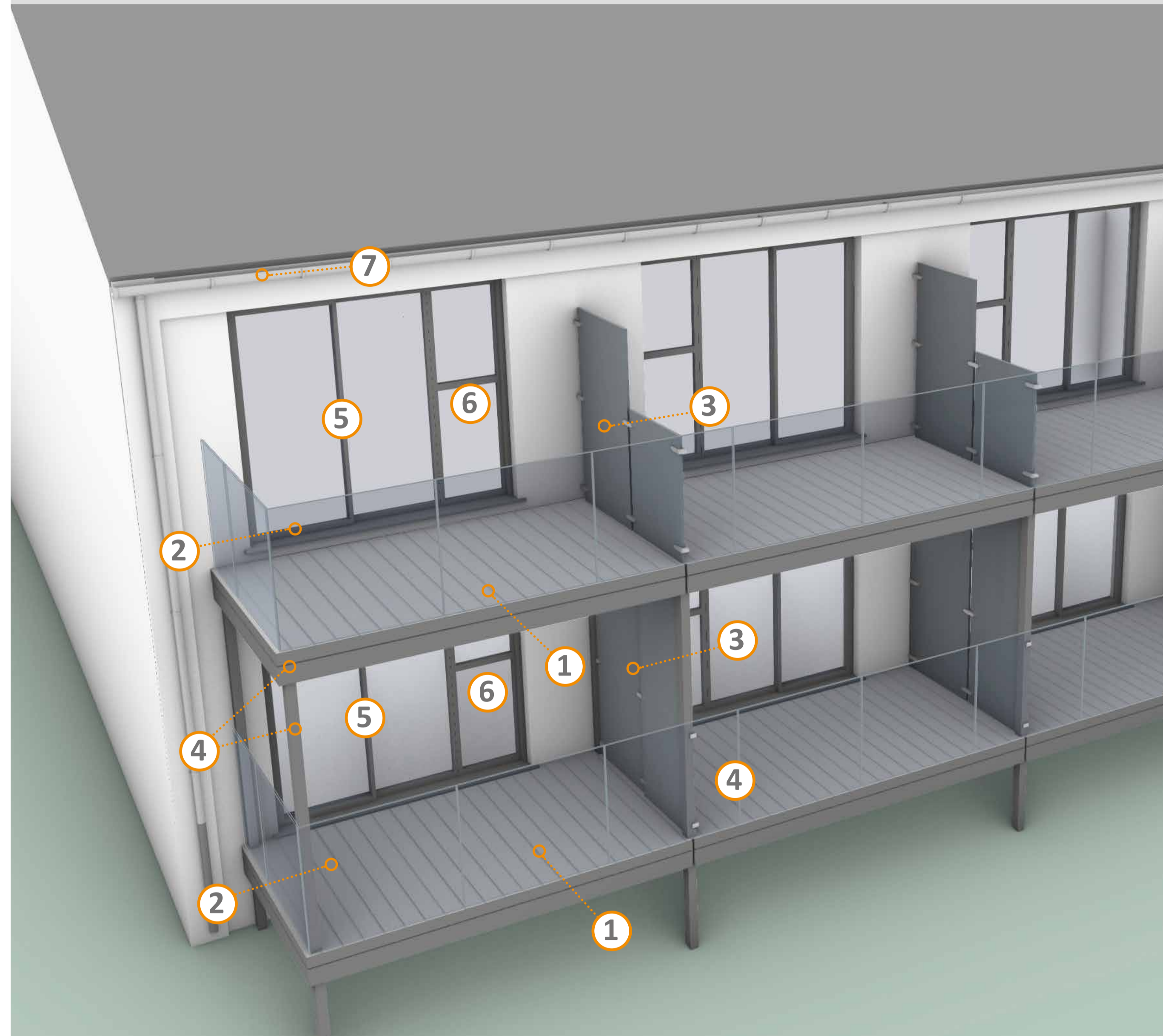
Surf View, Pentire, Newquay TR7 1PP

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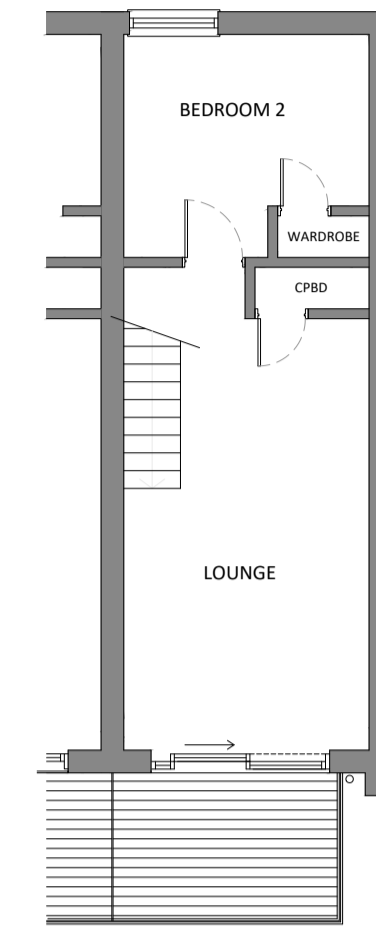
Home Type C

Narrow-fronted terraced house with living accommodation at first floor level

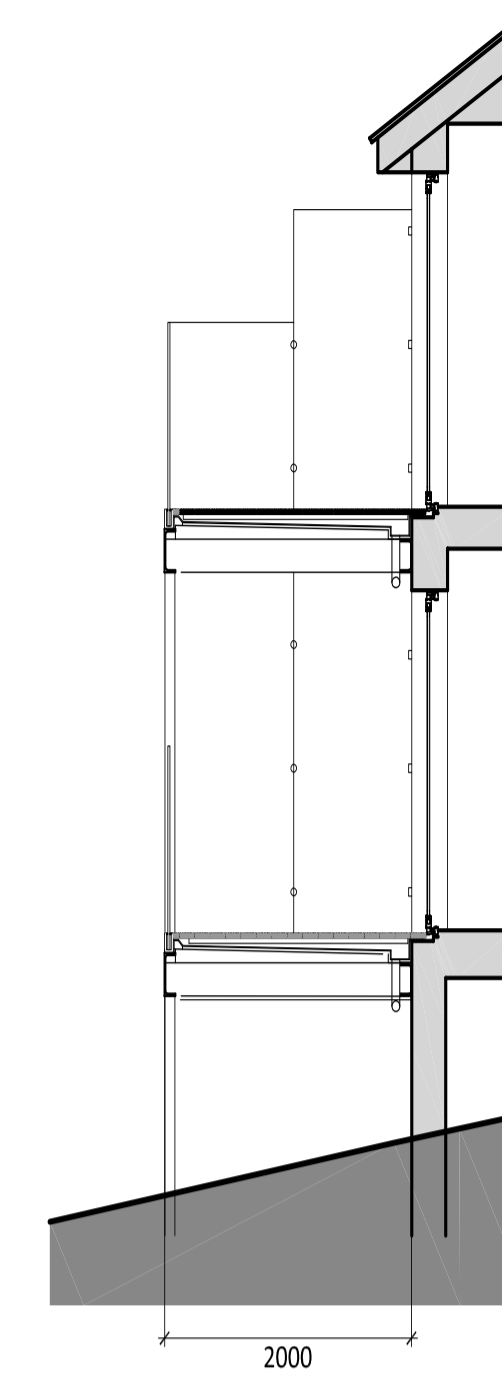
- Extended balconies to lounge at first floor provides structure for same to bedroom at ground floor



Ground Floor Plan
1:100



First Floor Plan
1:100



Proposed Balcony Section Detail



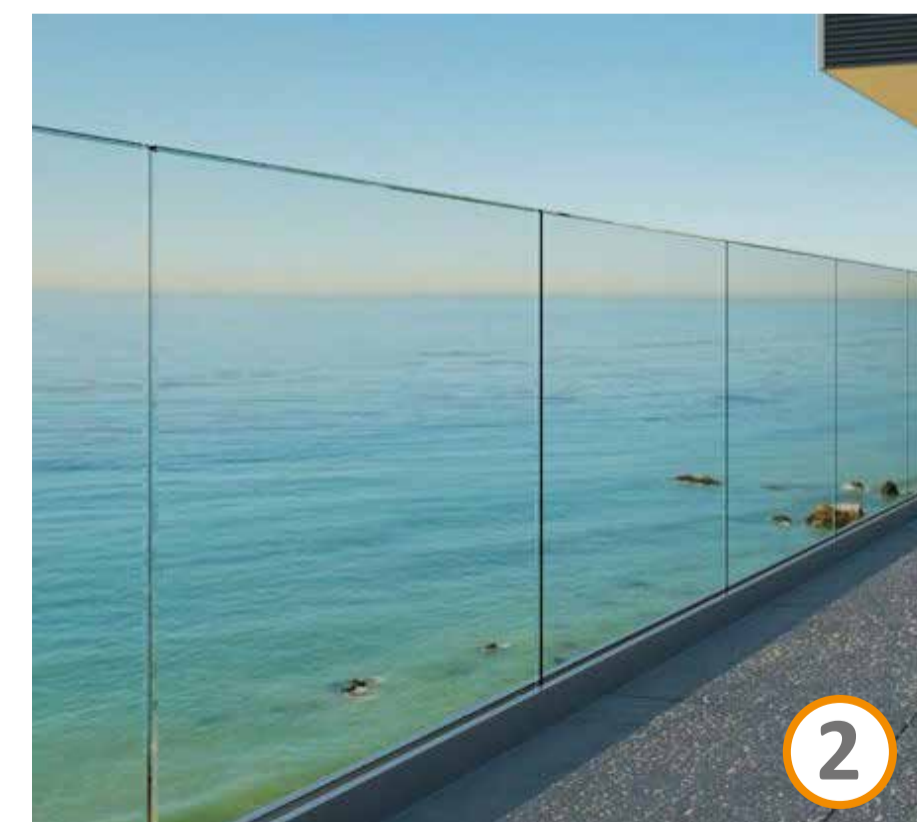
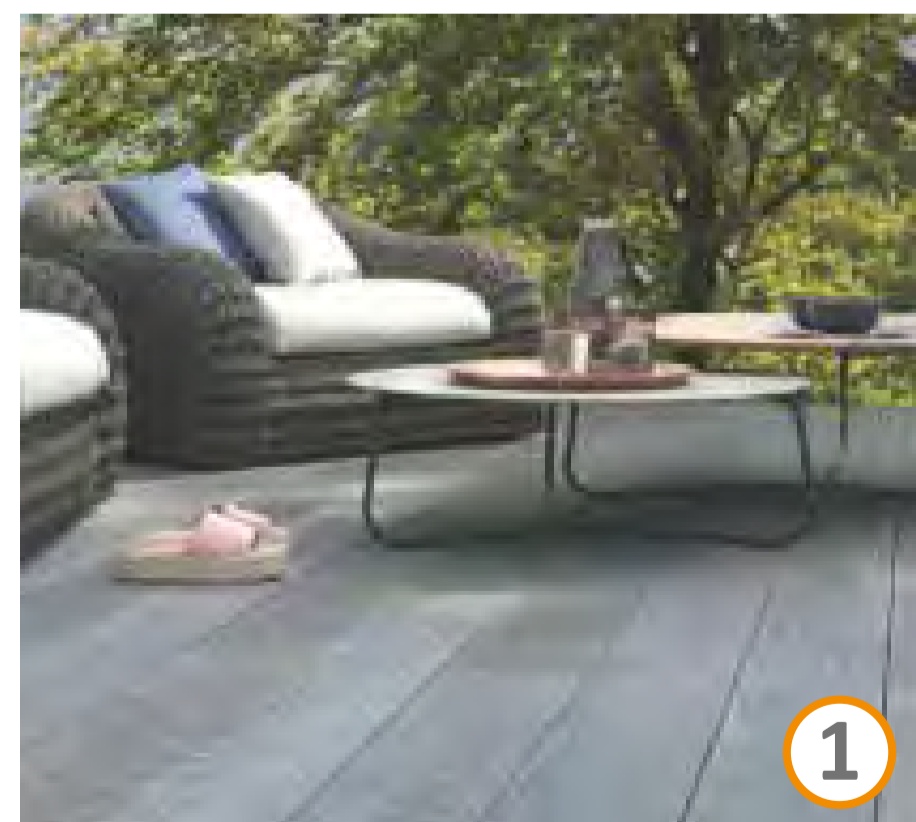
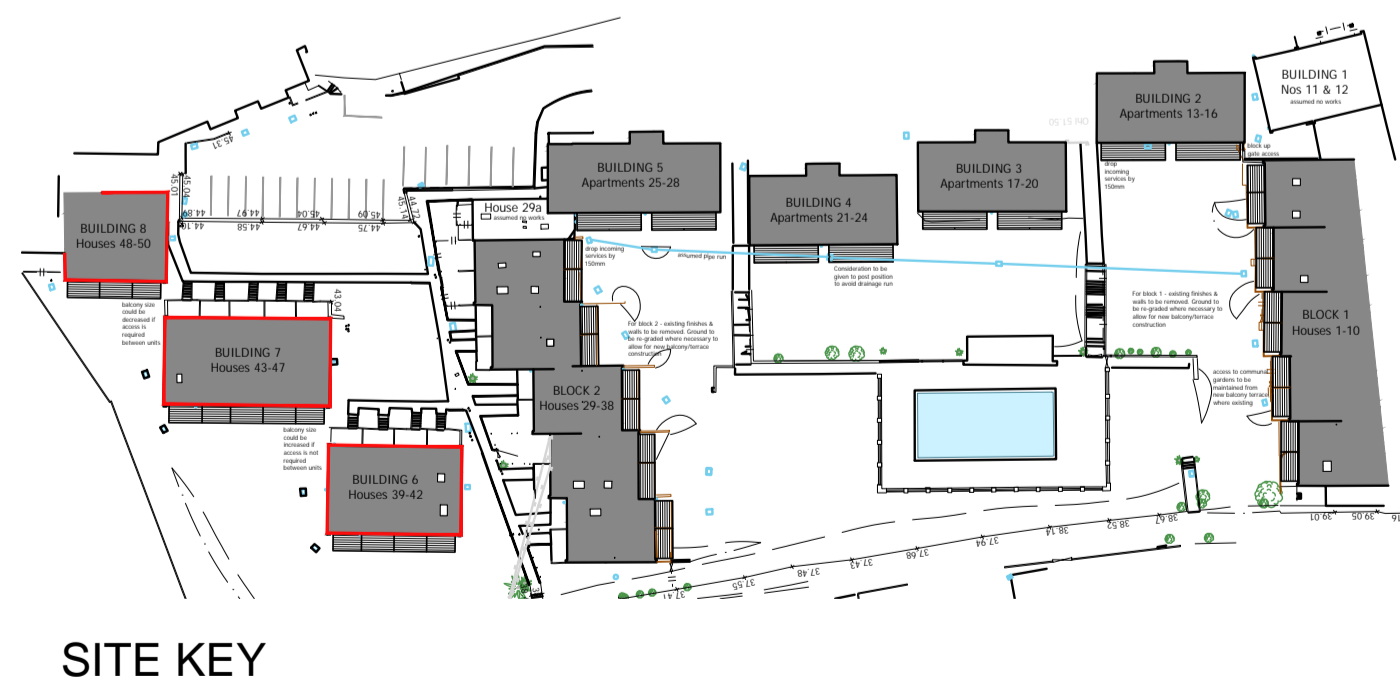
Proposed Elevation
1:100

Target Notes:

- Balcony projects 2 metres to provide space for seating around a table
- Transparent glass balustrade
- Opaque glass privacy screens
- Supporting frame construction to be confirmed by Engineer, to be independent of existing construction to avoid structural, thermal bridging and damp issues
- Door sets include sliding door to maximise internal space (French doors would require opening room, which may restrict furniture placement and movement)
- Option for 3 mullions provides a window that can be opened independent of the doors for ventilation during periods of extreme weather and for improved security
- Upgrades to eaves boards and rainwater goods

Material Notes:

- Composite decking such as Millboard, colour Brushed Basalt
- Tinted, transparent, structural glass balustrade with hidden fixings and no handrail for durability and clear site lines
- Opaque or translucent structural glass panel for privacy between properties, with minimal fixings for durability
- Supporting frame to be marine grade steel, colour Anthracite grey with matching fascias to hide balustrade fixings
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- UPVC fascias and rainwater goods - colour White



Surf View Proposed Balconies

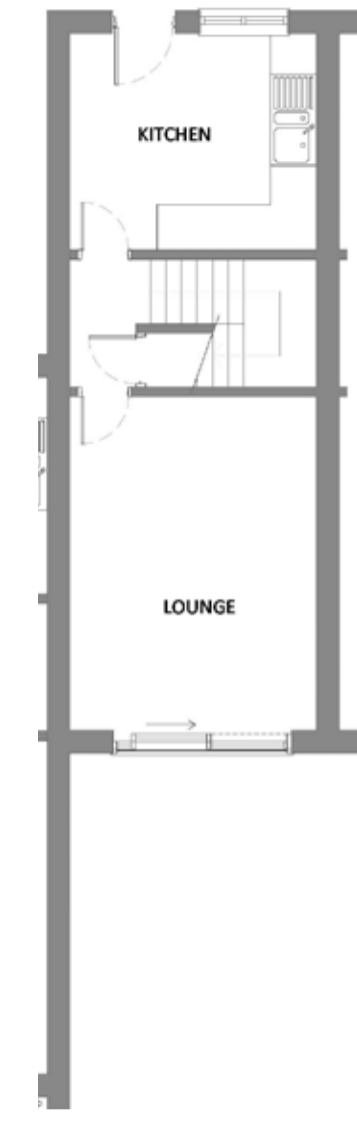
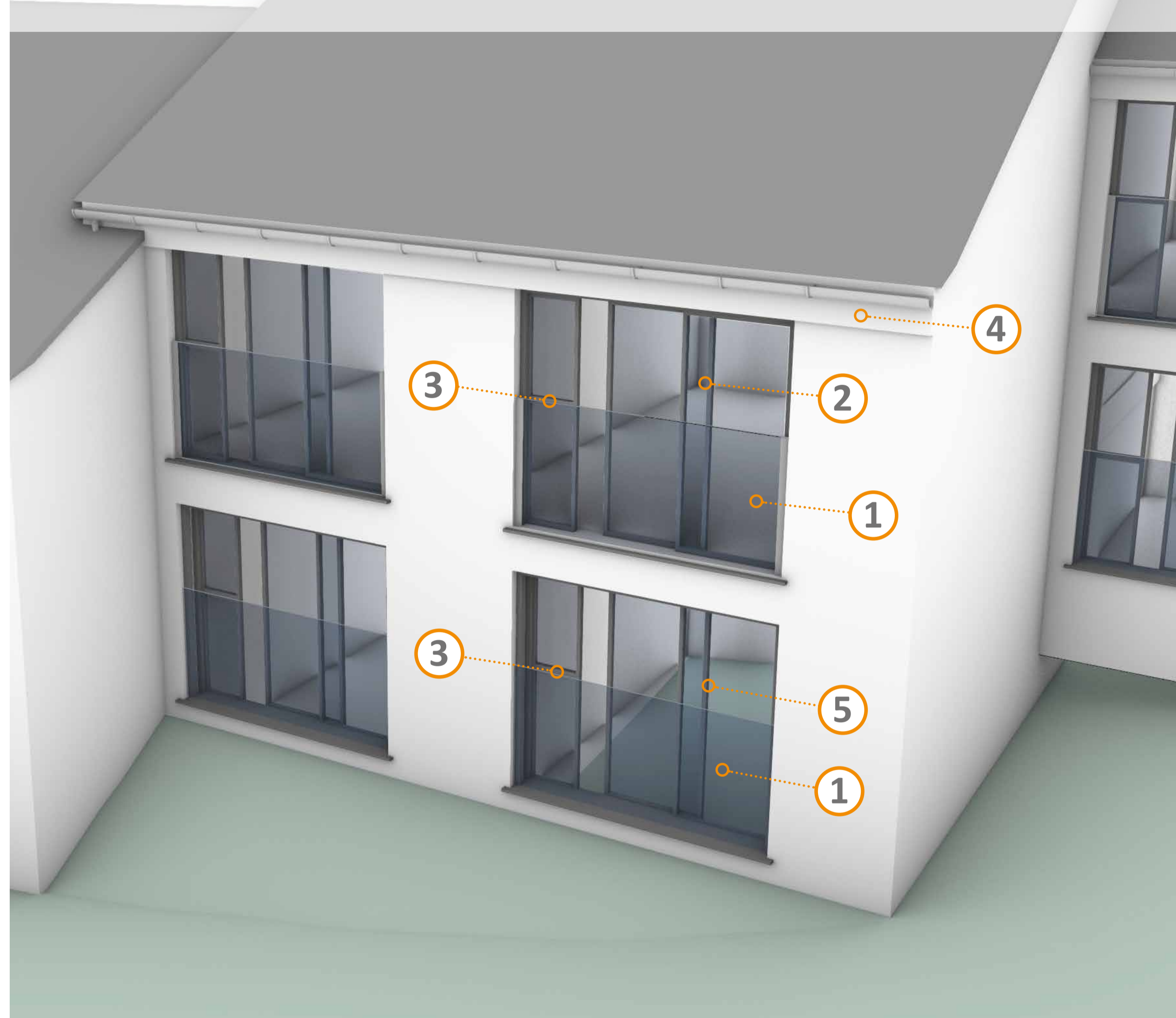
Surf View, Pentire, Newquay TR7 1PP

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Home Type A, B and C

Juliette balconies for all apartments

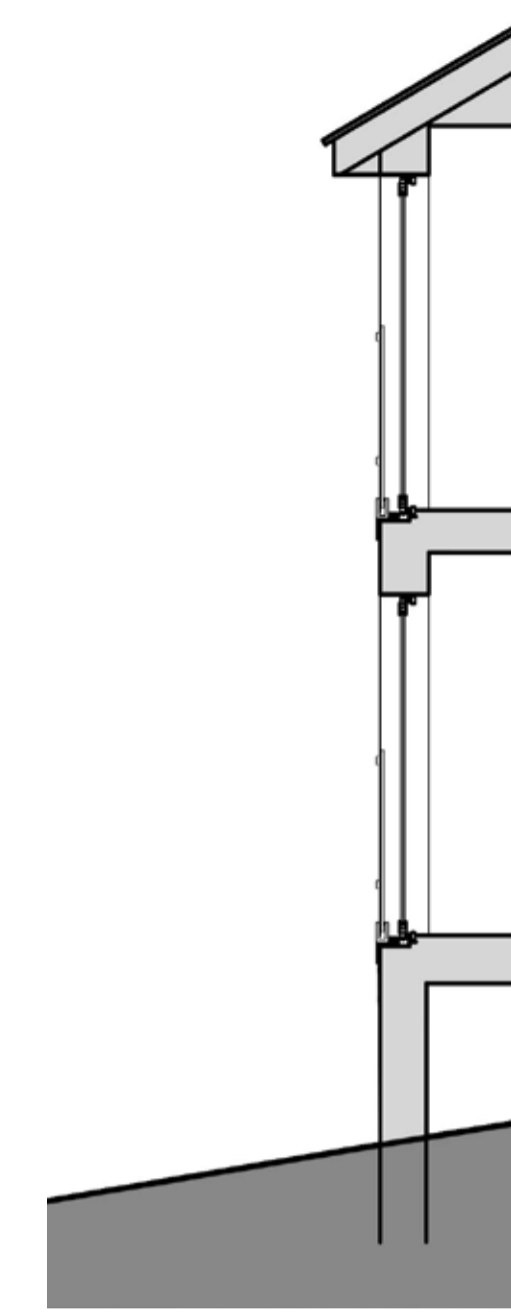
- Juliette balconies to ground & first floor level



Ground Floor Plan
1:100



First Floor Plan
1:100



Proposed Balcony Section Detail



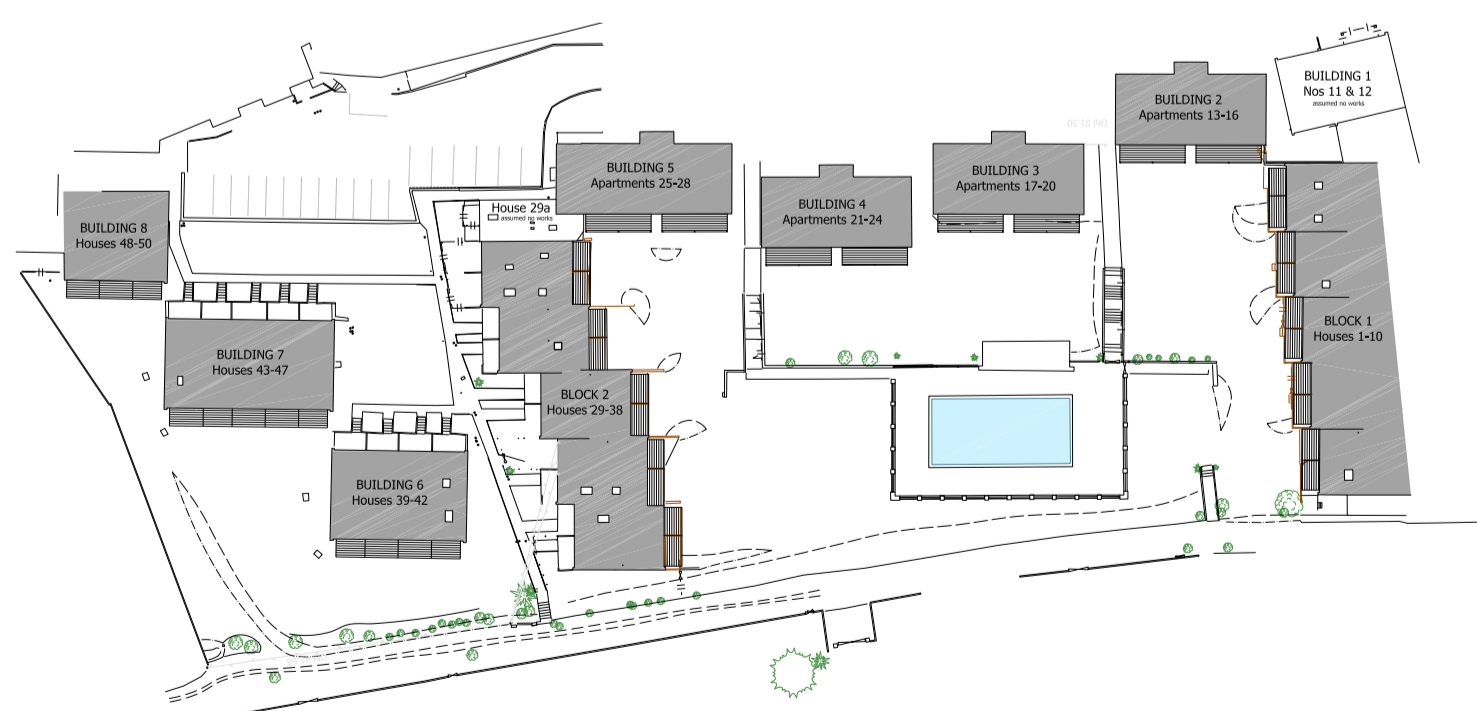
Proposed Elevation
1:100

Target Notes:

1. Transparent glass balustrade
2. Door sets include sliding door to maximise internal space (French doors would require opening room, which may restrict furniture placement and movement)
3. Option for 3 mullions provides a window that can be opened independent of the doors for ventilation during periods of extreme weather and for improved security
4. Upgrades to eaves boards and rainwater goods

Material Notes:

1. Tinted, transparent, structural glass balustrade with hidden fixings and no handrail for durability and clear site lines
2. UPVC door sets - colour Anthracite grey
3. UPVC window sets - colour Anthracite grey
4. UPVC fascias and rainwater goods - colour White



SITE KEY



Surf View Proposed Balconies

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