



GIA - 75m2

01 Proposed Ground Floor Plan

REF 3251-3-320
SCALE 1:100



GIA - 98m2

02 Proposed First Floor Plan

REF 3251-3-320
SCALE 1:100



GIA - 106m2

03 Proposed Second Floor Plan

REF 3251-3-320
SCALE 1:100



06 Proposed South Elevation

REF 3251-3-320
SCALE 1:100



07 Proposed West Elevation

REF 3251-3-320
SCALE 1:100



04 Proposed North Elevation

REF 3251-3-320
SCALE 1:100

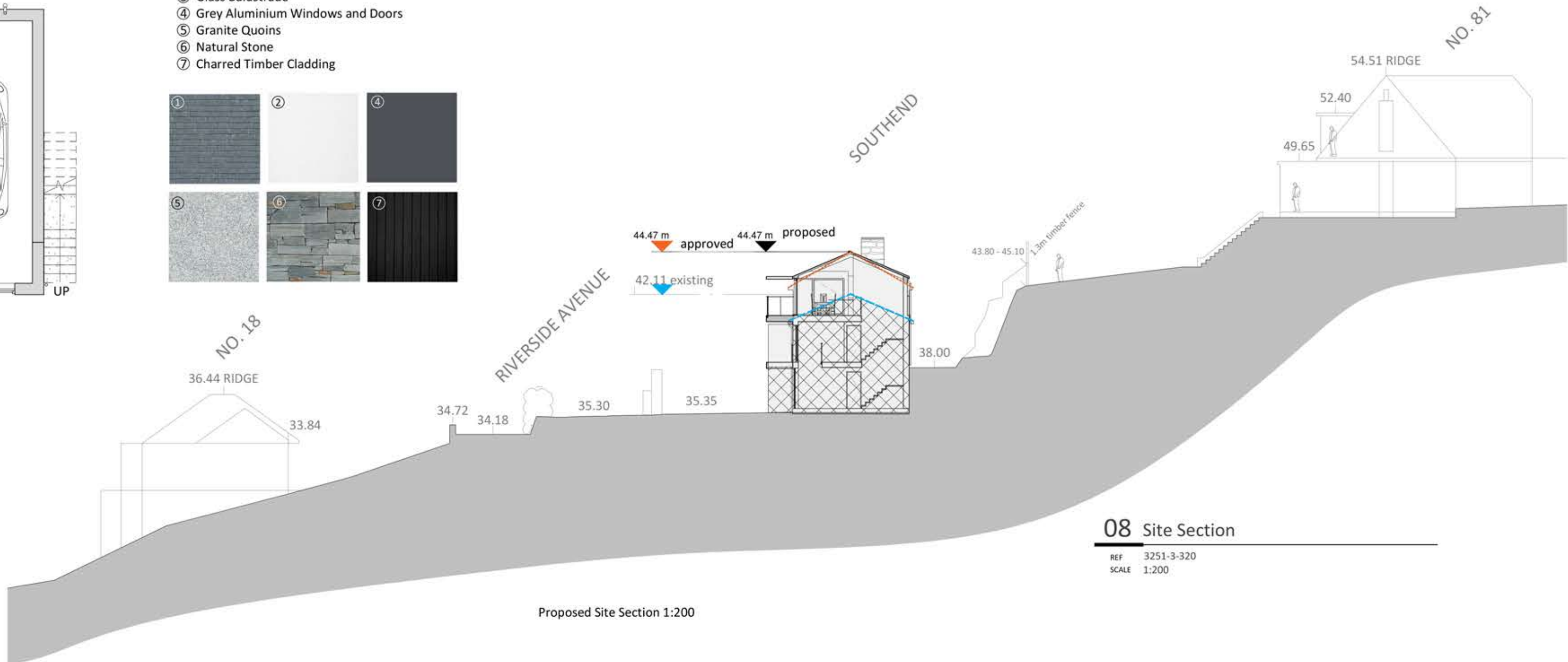


05 Proposed East Elevation

REF 3251-3-320
SCALE 1:100

Material Schedule:

- 1 Natural Slate Roof
- 2 Painted Render - White
- 3 Glass Balustrade
- 4 Grey Aluminium Windows and Doors
- 5 Granite Quoins
- 6 Natural Stone
- 7 Charred Timber Cladding



08 Site Section

REF 3251-3-320
SCALE 1:200

SCALE (METRES) 1:100
0 1 2 3 4 5m

SCALE (METRES) 1:200
0 1 2 3 4 5 10m

Notes

- Original topographical survey data provided by Client and prepared by Prime Surveys (primelandsurveys@gmail.com/ 01726 87 81 48)
- This drawing is for Planning purposes only

Executive Summary

- The original house received planning approval in August 2000 (C2/00/00488) and was built in the rear garden of 81 Pentire Avenue within a significant cutting of the landscape.
- There are numerous extant Planning Approvals in close proximity to the site that will increase the scale of surrounding residences.
- Southend has no significant architectural merit and sits amongst a range of residential styles and building scales on the Pentire headland. It is currently one of the smaller, two-storey homes. Many properties on the south-side of the headland are three storeys, a height easily accommodated by the topography.
- The proposed alterations and extensions do not increase the footprint of the building.
- Existing accommodation includes 4 bedrooms and the proposals do not increase the capacity, they aim to improve the size and quality of bedrooms/ living spaces for the Applicants growing family.
- As such, mains foul drainage discharges to the public sewer as existing.
- The parking forecourt and double garage provides space for a maximum 4 vehicles on site and remains unaltered by the proposals.
- A previous Planning Application for similar alterations and extension was Approved on Appeal. This new application proposes a smaller extension, which improves the outdoor amenity available to the family and reduces the scale of the development. **The proposed gross internal area (GIA) is approximately 6.5m² less than that of the extension previously Approved on Appeal and the design represents a reduction in 42 cubic metres.**
- A simplified and shallower roof form is proposed that improves the quality of the living spaces, whilst minimizing the proposed ridge height. **This has been further reduced to retain the ridge level as that of the extant Approval.**
- Additional improvements over the previously Approved scheme include the omission of roof windows; instead the provision of narrow windows to the rear elevation prevent overlooking. **Additionally, obscured glass screens have been introduced to the north and west sides of the terrace to ensure privacy.**
- The rear stair has also been relocated to the side of the property.

B	Roof form amended and privacy screens added.	20/11/23	SLJ
A	Scale corrected.	06/10/23	SLJ
REV	DESCRIPTION	DATE	INS

CAD ARCHITECTS

CAD ARCHITECTS LTD
COURTLEIGH HOUSE, 74-75 LEMON STREET
TRURO, CORNWALL, TR1 2PN
CALL: 01872 630 040
MAIL: studio@cadarchitects.co.uk
WEB: www.cadarchitects.co.uk

RIBA

Chartered Practice

Proposed extension and alterations Southend Riverside Avenue, Newquay	TL
CLIENT Richard Holder	DATE Sept 2023
DETAIL Proposed GA Plans, Elevations and Site Section	SCALE Varies @A1
	CHECKED SLJ

Planning	3251-3-320	B
----------	------------	---