

Proposed Obscure Balcony Details

Project Name: Kingsmead Care Home

Applicant: Splendid Healthcare

Prepared by: Carless + Adams Ltd

Date: 22nd October 2025

Planning Application Reference: DC/25/1170

Condition Number: 28

This note is submitted in support of the discharge of condition 28 of planning application DC/25/1170 for the proposed 80 bed development at the above site and sets out the proposed obscure glazing details in support of .

1. Glazing Location, Type and Specification:

Obscure glazing will be installed to the balcony elevations as per the locations shown on drawings A-1031-16 Rev G & A-1031-32 Rev F to ensure the privacy of both the residents of the care home and the neighbouring properties. The glazing will achieve a minimum of 75% obscurity rating, which has been chosen to prevent direct sightlines into neighbouring properties, while still allowing natural light to filter through from the balconies and into the main space. The obscure glazing will extend to a height of 1.8m from the finished floor level of the balcony.

The glazing will be provided by Pilkington (or similar), with the product specified as Pilkington OptiView (or other equivalent product). This product meets all relevant British Standards for safety and privacy.

2. Fixing Method:

The glazing will be securely fixed to the balcony structure stainless steel brackets, ensuring stability and safety in accordance with the relevant building regulations. All fixings and frames will be designed to accommodate the weight and thermal movement of the glazing panels. The system will also include aluminium framing around the panels to ensure structural integrity and long-term performance.

3. Aesthetic and Visual Impact:

The obscured finish of the glazing will provide a matte appearance, which will blend seamlessly with the architectural design of the care home. The glass panels will have a uniform appearance, ensuring there is no visual disruption when viewed from neighbouring properties. The choice of clear matte finish ensures the glazing is both functional and visually unobtrusive.

6. Additional Considerations:

- The proposed glazing material meets the minimum standards for privacy to safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).