

Mr & Mrs R D Harris,
8 Fosters,
Fosters Close
East Preston
BN16 2TT.

15th January 2018.

Dear Mr & Mrs Harris,

Re: Proposed new installation of bi-fold doors and panels to enclose balcony.

Further to your application for the consent of Fosters Management Ltd., to the installation of bi-fold doors and panels to enclose your balcony I am pleased to advise you that in principle your Management Company/Landlord is prepared to give their consent in accordance with the details provided but would like to receive please confirmation that a) Planning Permission has been applied for or b) evidence that this is not required. Similarly they would also like to see the same in respect of Building Regulations, all of which I would believe that your Window Specialist could obtain for you.

In the meantime our Surveyor has made some comments on your proposal as below, which you may also like to pass onto your contractor for their response in writing, which should be forwarded to the Management Company:

1. Planning Consent:

- The proposal fully encloses an open balcony. This alteration may require Planning Consent and an enquiry should be made to the Planners to ascertain. It would be wise to obtain written confirmation if Permitted Development applies.
- Aesthetics; The Visofold 1000 bi-fold doors and Visoline fixed panels are contemporary style factory-finished aluminium frames with mitred joints at the corners. The Visofold 2000 is available, which has square-cut joints at the corners which mimic the appearance of timber sections. This style may be more appropriate. No finish colour is given on the product details provided. The frames should be white, colour matched to match the white painted joinery.

2. Building Regulations Approval:

- The design and installation of the whole of the proposed screen will need to comply with the Building Regulations. I advise that the designer / installer must make a Building Regulations Application and liaise with the Local Authority Building Control Dept to obtain Building Regulations approval for this proposed balcony screen. (Note, FENSA certification enables self-certification by the designer / installer of compliance with the Building Regulations in respect of replacement doors and windows, however, this proposal is not replacement).
- The guarding balustrade panels will need to comply with Part K2, Section 3: Protection from Falling, in particular 3.2 Design of Guarding, which requires;

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- (a) The guarding balustrade will need to be a minimum height of 1100mm overall.
(b) The guarding balustrade must resist the loads given in BS EN 1991-1-1 and PD 6688-1-1.
- The sufficiency of the existing steel corner post and its fixings should be proved within the design details.
 - Glazing will need to comply with Part K2 Section 5, which requires the use of safety glass and that the glass must break safely.
 - The doors / screen will need provisions that maintain the existing ventilation provisions of the property.

The Board advises that you should not proceed with the installation until these matters have been resolved and until you have received the Board's formal consent, as retrospective consent may not be given.

if i can be of any further assistance at this time then please do not hesitate to contact me.

Rita A Tasker
Hobdens Property Management Ltd