

**From:** Alice.Johnson <Alice.Johnson@horsham.gov.uk>  
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**To:** "Alice.Johnson" <Alice.Johnson@horsham.gov.uk>  
**Subject:** FW: DC/25/1146, Leonardslee Gardens\_Environmental Health  
**Attachments:** 37A1295FDD8346F59651EE6D7CE9ED74.pdf, 242769-PUR-00-ZZ-DR-A-6001\_P01.pdf

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**Subject:** DC/25/1146, Leonardslee Gardens\_Environmental Health

Good morning Alice,

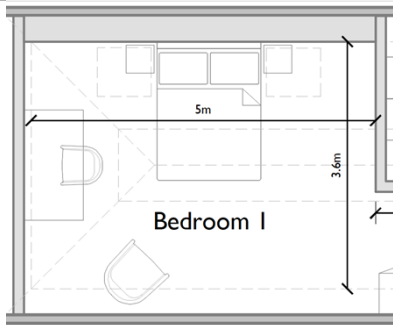
Thank you for your email with comments from the Environmental Health officer.

We have reviewed the response and provided the following response to the three points:

**Staff Accommodation to the Red House**

We have assessed the submitted proposals against the points noted in the response, plus against the *Nationally described space standards* and *relevant Building Regulations* to further demonstrate compliance.

	Minimum Standard	Meets Standard?	Proposal	Notes
Gross Internal Area (m <sup>2</sup> )	70m <sup>2</sup>	Yes	91.6m <sup>2</sup> (Area with 1.5m head height or greater as per GIA standards)	Whilst the proposal is designed for 2 occupants. There is no 2b2p standards, therefore 2b3p standards (2 storeys) have been

			115.3 m <sup>2</sup> (To dwarf wall vertical surfaces)	used. The size of dwelling comfortably allows for adequate built in storage.
<b>Bedspaces</b>	Dwellings with 2 or more bedspaces have at least 1 double (or twin) bedroom	Yes	A double bed comfortably fits within bedroom 1 and would fit within bedroom 2 against a wall.	
<b>Bedroom Dimensions</b>	The primary double (or twin) bedroom is at least 2.75m wide	Yes	The bedspace to Bedroom 1 (not including the hallway/storage) has internal dimensions of 5m x 3.6m <i>(Excluding area with a ceiling height below 1.5m).</i>	
<b>Ceiling Heights</b>	2.3m	Yes	Bedroom 1: 2.76m Bedroom 2: 2.54m Kitchen & Landing: 2.41m Ground Floor areas: 2.51m	The dwelling and its rooms have been generously oversized above and beyond minimum standards, to account for the sloped ceilings within the property. Although the space standards allow for it, the applicant has chosen not to introduce a third bedroom to ensure rooms do not feel constrained.
<b>Ventilation</b>	Purge ventilation : 1/20 of the floor area of the room for Hinged/Pivot windows with an opening angle of greater than or equal to 30 degrees.	Yes	Bedroom 1: 5.3% Bedroom 2: 7.5% Kitchen / Living: 13.2% Bathrooms will have mechanical ventilation	This standard is based upon Table 1.4 - Purge Ventilation Openings within Approved Document Part F.
<b>Natural Light</b>	-	The proposal has been designed so that each habitable room has 2no. unobstructed, opening Velux windows. Whilst daylight factors have not been calculated, it is considered that these skylights will provide a good level of		

		natural light. It is noted that the first floor has been used as an office for several years.		
<b>Fire Safety</b>	Part B - Building Regulations	Yes	Refer to drawing 242769-PUR-00-ZZ-DR-A-6001 for details.	

*Please note the Fire Strategy Drawing is a new drawing.*

### **Lightweight wedding pavilion to the lawn, south of Leonardslee House**

To confirm the Wedding Pavilion will be for wedding ceremonies with no amplified music.

The small wedding pavilion is designed to provide shade for the bride, groom & officiator (not guests). The introduction of the pavilion to the lawn will improve comfort for a small number of participants, however will not impact the number of wedding ceremonies that are held outside on the lawns, which will continue to be weather dependent.

The management team have indicated that they are planning for a maximum of 8 weddings per year, however it is unlikely to be that high based on existing demand.

### **Construction Phase**

Prior to construction commencing, an asbestos survey for each existing building will be undertaken. Points 2–4 are noted and will be addressed as part of standard procedures during construction.

Kind regards,  
Jonathan

**Jonathan Crosthwaite**  
Heritage Specialist



**Architects, Masterplanners, Heritage Consultants**

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