

## Margaret Gallagher

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**From:** Margaret Gallagher  
**Sent:** 16 March 2016 17:17  
**To:** Christopher Clark (C.Clark@glenny.co.uk)  
**Cc:** Peter Doble; Keith Thompson  
**Subject:** FW: Spruce Hills Road WFC - Hab Room definition & contract

Chris

Oh dear just seen this, thought we were there.

Suggest accept unless you think this is going overboard? Will be guided by you but I do not think we are worried about windows are we?

Margaret

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**From:** Alex Rivers [mailto:Alex.Rivers@circle.org.uk]  
**Sent:** 16 March 2016 10:25  
**To:** Christopher Clark  
**Cc:** Margaret Gallagher  
**Subject:** RE: Spruce Hills Road WFC - Hab Room definition & contract

Chris,

Could the addition for the need for a window in the separate kitchen be included?

Many Thanks

Alex Rivers

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**From:** Christopher Clark [mailto:C.Clark@glenny.co.uk]  
**Sent:** 16 March 2016 09:34  
**To:** Alex Rivers  
**Cc:** Margaret Gallagher  
**Subject:** RE: Spruce Hills Road WFC - Hab Room definition & contract

Alex

Suggest we include the wording:

*"The definition of 'Habitable Room' shall not include separate kitchens, provided their sizes are no larger than the sizes stated in the schedule. However, 'open-plan' lounges, which include kitchen facilities, shall fall within the definition of 'Habitable room'."*

....the schedule being your one:

1B2P - 6.8 SQM  
2B3P - 7.5 SQM  
2B4P - 7.5 SQM  
3B5P - 8.3 SQM  
4B6P - 9.6 SQM

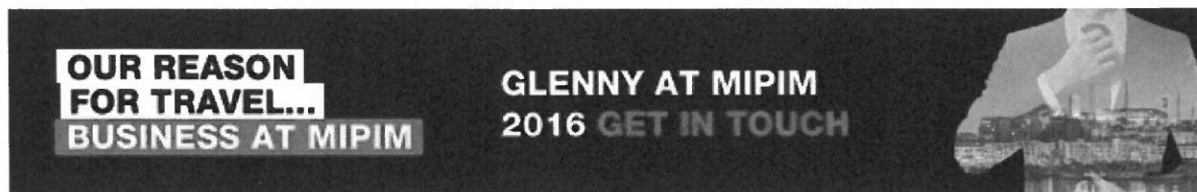
Do you agree?

Christopher Clark MRICS Senior Associate

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**From:** Alex Rivers [<mailto:Alex.Rivers@circle.org.uk>]  
**Sent:** 15 March 2016 16:49  
**To:** Christopher Clark  
**Cc:** Margaret Gallagher  
**Subject:** SPR - Hab Room definition & contract

Hi Chris,

Just as a small note – we wanted to include a definition into the contract for the HAB rooms in relation to the overage clause.

The current design is to NOT to have separate kitchens so will not apply but if there are any planning issues or a change in the design it is just to reduce risk of this be included.

Please see below breakdown of the sizes and detail acceptable for a separate kitchen:

Could the solicitors ensure the completed contract is received by the end of the week?

Please see below from the LHDG – can you confirm that this including the need for an external window is acceptable?

1B2P - 6.8 SQM  
2B3P - 7.5 SQM  
2B4P - 7.5 SQM  
3B5P - 8.3 SQM  
4B6P - 9.6 SQM

Many Thanks