



ARCHITECTURE / PLANNING
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Guildford Borough Council
Customer Services,
Millmead House, Millmead,
Guildford,
Surrey
GU2 4BB,

27th February 2024

Our Ref: 22-1938

Dear Sirs

Ref: Warren Farm Cottages (Effingham Golf Club), Guildford Road, Effingham, Surrey, KT24 5PZ

In support of our Planning Application I confirm that the proposals comply with the minimum space standards as set out in

"Technical housing standards – nationally described space standard"

Published March 2015 by Department for Communities and Local Government

Minimum Internal Space Standards Table of Compliance

		House Plot 1
Number of bedrooms		4 bed 8 persons
Gross internal area		166.1m ²
Double bedroom areas		Master Bedroom: 4.04 x 4.16 = 16.8m ² Bedroom 2: 3.42 x 2.96 = 10.1m ² Bedroom 3: 3.42 x 2.98 = 10.1m ² Bedroom 4: 3.72 x 3.45 = 12.8m ²
Storage		6.5msq (requirement 3.0msq)
		House Type Plots 2 and 3
Number of bedrooms		2 Bed 3 Person
Gross internal area		95.4m ²
Double bedroom areas		Bedroom 1: 4.26 x 3.34 = 14.2m ²
Single bedroom areas		Bedroom 2: 3.66 x 3.34 = 12.2m ²
Storage		581msq (requirement 2.0msq)

House Type Plot 4	
Number of bedrooms	3 Bed 6 Person
Gross internal area	141.0m ²
Double bedroom areas	Bedroom 1: 4.18 x 4.16 = 17.3m ² Bedroom 2: 3.34 x 2.96 =9.88m ² Bedroom 3: 3.34 x 2.98 =9.95m ²
Storage	7.9msq (requirement 2.5msq)
House Type Plot 5	
Number of bedrooms	3 Bed 6 Person
Gross internal area	144.8m ²
Double bedroom areas	Bedroom 1: 4.18 x 4.16 = 17.3m ² Bedroom 2: 3.42 x 2.96 =10.12m ² Bedroom 3: 3.34 x 2.98 =9.95m ²
Storage	7.5msq (requirement 2.5msq)

I trust that the application is now complete however if you require any further information, please do not hesitate to contact us.

Yours faithfully



David Gradden
On behalf of Mitchell Evans LLP