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

7th March 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

Plots	Total Bedrms	Bedrm No	Sleeps	Size in sqm	Complies with size and width requirement	Percentage compliance
Plot 1 (2 storey) 4b5p				166.1m ² (min requirement 97m ²)	yes	171%
	4	1	2	Master Bedroom = 17.3m ² (min requirement 11.5m ²). (Min 2.75m wide).	Size = yes Width = Yes	150%
		2	1	Bedroom 2 = 10.1m ² (Min requirement 7.5m ²). (Min 2.15m wide).	Size = yes Width = Yes	134%
		3	1	Bedroom 3 = 10.1m ² (Min requirement 7.5m ²). (Min 2.15m wide).	Size = yes Width = Yes	134%
		4	1	Bedroom 4 = 9.8m ² (Min requirement 7.5m ²). (Min 2.15m wide).	Size = yes Width = Yes	130%
		storage		6.5 m ² (min requirement 3.0 m ²)	Yes	216%

Plots	Total Bedrms	Bedrm No	Sleeps	Size in sqm	Complies with size and width requirement	Percentage compliance
Plots 2 & 3 (2 storey) 2b4p				95.4m ² (min requirement 79m ²)	yes	120%
	2	1	2	Master Bedroom: = 14m ² (min requirement 11.5m ²). (Min 2.75m wide).	Size = yes Width = Yes	121%
		2	2	Bedroom 2 = 12.2m ² (min requirement 11.5m ²). (Min 2.75m wide).	Size = Yes Width = Yes	106%
		storage		8.2 m ² (min requirement 2.0 m ²)	Yes	410%

Plots	Total Bedrms	Bedrm No	Sleeps	Size in sqm	Complies with size and width requirement	Percentage compliance
Plot 4 (2 storey) 3b4p				141m ² (min requirement 84m ²)	yes	167%
	3	1	2	Master Bedroom: = 18.1m ² (min requirement 11.5m ²). (Min 2.75m wide).	Size = yes Width = Yes	157%
		2	1	Bedroom 2 = 9.9m ² (Min requirement 7.5m ²). (Min 2.15m wide).	Size = yes Width = Yes	132%
		3	1	Bedroom 3 = 9.9m ² (Min requirement 7.5m ²). (Min 2.15m wide).	Size = yes Width = Yes	132%
		storage		6 m ² (min requirement 2.5 m ²)	Yes	240%

Plots	Total Bedrms	Bedrm No	Sleeps	Size in sqm	Complies with size and width requirement	Percentage compliance
Plot 5 (2 storey) 3b4p				144.8m ² (min requirement 84m ²)	yes	172%
	3	1	2	Master Bedroom = 18.1m ² (min requirement 11.5m ²). (Min 2.75m wide).	Size = yes Width = Yes	157%
		2	1	Bedroom 2 = 10.1m ² (Min requirement 7.5m ²). (Min 2.15m wide).	Size = yes Width = Yes	134%
		3	1	Bedroom 3 = 10.1m ² (Min requirement 7.5m ²). (Min 2.15m wide).	Size = yes Width = Yes	134%
		storage		5.4 m ² (min requirement 2.5 m ²)	Yes	216%

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