

Thistle Architecture

INITIAL RESEARCH

The Borough of Broxbourne

HMO Space Standards Summary

6 OCCUPANTS (ALL EN-SUITE)

Research compiled by: Thistle Architecture/KT

Source: The Borough of Broxbourne HMO Amenity Guidance and Statutory Requirements (Version October 2020)

Project: 155 Windmill Lane, Cheshunt, EN8 9AR (TH00214)

Date: July 2026

1. Bedroom Standards

Room Type	Minimum Size	Ceiling Height
Single letting room (1 person, shared kitchen)	9 sqm*	2.13m min**
Double letting room (2 persons, shared kitchen)	13 sqm*	2.13m min**
Legal absolute minimum (1 adult / 2 adults)	6.51 sqm / 10.22 sqm	2.13m min**

*One person unit 9 sqm may be reduced to the legal minimum 6.51 sqm at the inspecting officer's discretion where a communal living room or kitchen/dining area exists. No room under 4.64 sqm may be used for sleeping.

**2.13m over at least 50% of floor area, measured on a plane 1.5m above floor. Any area under 1.5m high is disregarded. The existing loft is only approx 1.8m to the ridge, so loft bedrooms are ruled out; all 6 rooms must come from the ground and first floors, the garage and the extensions.

2. Kitchen Standards for 6 Occupants

Minimum Communal Room Sizes (6-10 occupiers)

- Kitchen (cooking only): 11 sqm
- Kitchen / Diner: 12.5 sqm
- Living room: 12.5 sqm

Critical Dimensions

- Sink: metal or ceramic, min 500mm x 600mm, on a stable base (wash basin cannot replace a sink)
- Worktop: smooth impervious, min 600mm deep x 500mm long per occupier, additional to sink and cooker
- Splashback: waterproof to sink and drainer, all joints sealed

- Dry goods storage: 1 wall or base cupboard (min 400mm x 400mm) per person (6 required)
- Extractor fan compliant with Part F Building Regulations

Facility Set Required (6 persons)

1 FULL FACILITY SET (1 full-sized cooker: 4 rings + oven + grill, 1 sink + drainer, 1 fridge/freezer)

PLUS for the 6th occupant: 1 combination microwave oven AND (1 full-size dishwasher OR a double-bowled sink).

A second full set (2 cookers, 2 sinks, 2 fridge/freezers) is only triggered at 7 or more occupants.

Location

- Floor distance: kitchen no more than one floor from any bedroom or living/dining room
- Layout must allow safe use and be easy to keep clean
- Sockets: min 4 above worktop, 150mm from cooker and 300mm from sink/drain

3. Bathroom & WC for 6 Occupants

This scheme is all en-suite, so each of the 6 rooms has its own bath/shower, WHB and WC for exclusive use, which exceeds the shared minimum below. The shared figures are given for reference.

Facility	Shared Minimum (6 persons)	Notes
Bathrooms	2	Each with bath or shower + WHB (up to 10 persons = 2)
WCs	2	6-8 persons = 2 toilets; may sit within separate bathrooms
Wash hand basin	approx 550 x 400mm	300mm splashback, sealed, hot & cold water
Finishes	Smooth, non-absorbent	Readily cleansable walls and floor

- En-suite (exclusive) bath/shower rooms must sit within, or within one floor of, the room they serve
- Each separate WC must have its own WHB with hot & cold water and a 300mm splashback to be counted
- Bath standard sized; shower fully tiled or a self-standing cubicle with adequate drying/changing space
- External toilets are not counted

4. Key Notes

- Room sharing: maximum 2 persons per bedroom
- Ceiling height 2.13m over at least 50% of floor area, measured at the 1.5m plane (kills the loft option here: ridge is only approx 1.8m)
- En-suites count as exclusive facilities and reduce reliance on shared bathrooms/WCs
- No Article 4 Direction in Broxbourne: the C3 to C4 change of use for a 6-person HMO does not need planning permission
- However, the rear and possible side extensions and any garage conversion works require their own planning assessment (planning led scheme)
- Garage is approx 5m x 2.5m internal (approx 12.5 sqm) - as a single letting room it clears the 9 sqm single standard, subject to ceiling height and conversion works
- 6.51 sqm rooms are only accepted where the officer is satisfied suitable communal space exists

5. Design Checklist

Type X in the Done column to mark complete

Requirement	Standard	Done
Single letting rooms	>= 9 sqm (6.51 sqm absolute min)	
Any double room	>= 13 sqm (10.22 sqm absolute min)	
Communal kitchen	>= 11 sqm (or kitchen/diner >= 12.5 sqm)	
Communal living room	>= 12.5 sqm	
Kitchen facility set	cooker + sink + fridge/freezer + microwave + dishwasher/double sink	
En-suite bath/shower + WC	1 per room (6)	
Ceiling height	2.13m over 50% (garage + extension rooms)	
Floor distances	kitchen & bathroom max 1 floor	
Dry goods storage	1 cupboard (400x400) per person	

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Research compiled by Thistle Architecture/KT from official council documentation.