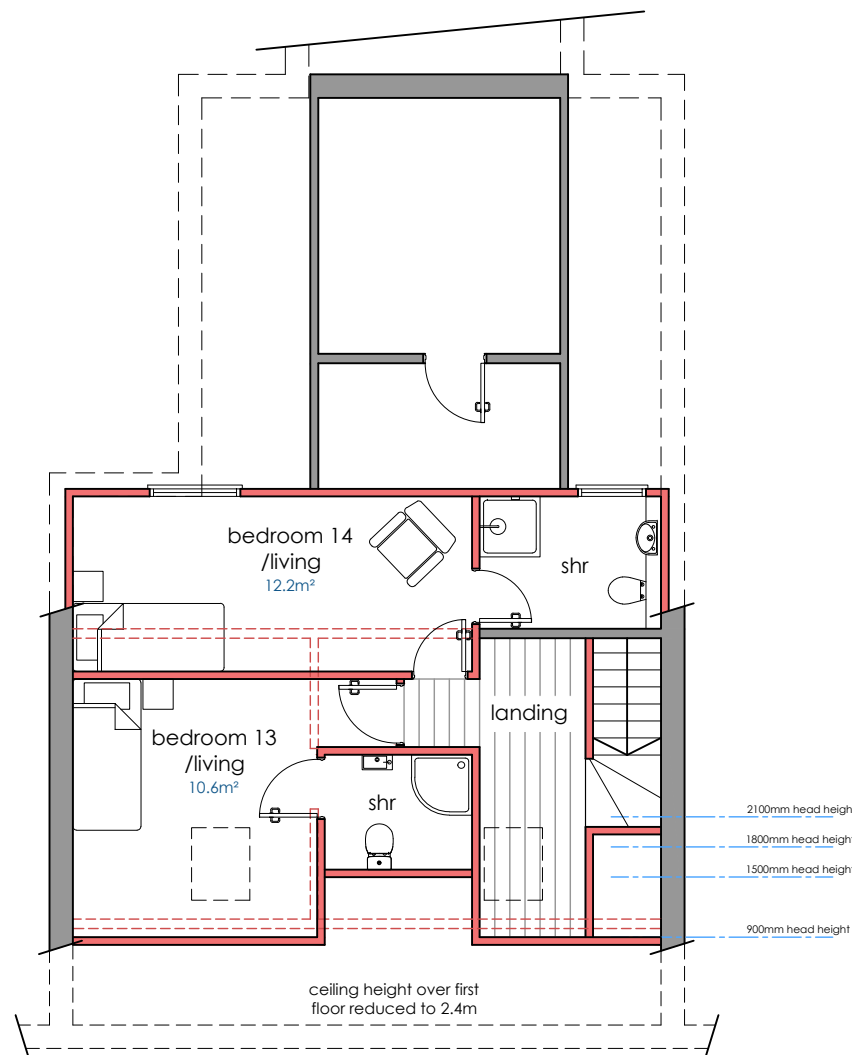


HMO MINIMUM ROOM SIZES					
Accommodation With Facilities Shared By Occupiers					
These standards apply where there is sharing of some or all facilities i.e. HMOs where:					
· occupiers live independently of others e.g. single room lettings or bedsit accommodation (kitchen facilities within own room);					
· occupiers forming a group e.g. students, professional persons and others who interact socially.					
Room Description where the room is in the unit of accommodation	Minimums				
	1 Person Unit	2 Person Unit			
Combined bedroom, living room and kitchen	13m <sup>2</sup>	20.5m <sup>2</sup>			
Combined bedroom and living room	10m <sup>2</sup>	14m <sup>2</sup>			
Combined living room and kitchen	12m <sup>2</sup>	15m <sup>2</sup>			
Kitchen	4.5m <sup>2</sup>	4.5m <sup>2</sup>			
Living Room	9m <sup>2</sup>	12m <sup>2</sup>			
Bedroom	6.51m <sup>2</sup>	10.22m <sup>2</sup>			
Number of Persons					
Where the room is shared by occupiers	3	4	5	6	7-10
Kitchen area (minimum)	5m <sup>2</sup>	6 m <sup>2</sup>	7 m <sup>2</sup>	9 m <sup>2</sup>	11m <sup>2</sup>
Communal living room (not required if the individual combined bedroom and living room meet the standard above)	12m <sup>2</sup>	12m <sup>2</sup>	12m <sup>2</sup>	12m <sup>2</sup>	17m <sup>2</sup>



## HMO standards

14 Bedrooms  
 11 bedrooms with en-suite  
 9 bedrooms with living  
 3 bedrooms with kitchens

### Personal washing and toilet facilities based on 3 bedrooms without en-suites.

All accommodation  
 1 - 4 persons  
 Where practicable a wash hand basins must be provided in each unit of accommodation. Where this is not practicable a whb must be provided within each shared bathroom. In all cases, a whb must be provided in a compartment containing a WC.  
 Plus at least 1 bathroom  
 Achieved

### Communal living room based on 5 bedrooms without living space.

12m<sup>2</sup> minimum living area required.  
 12.3m<sup>2</sup> is achieved

### Kitchen based on 11 bedrooms without kitchens.

There must be a kitchen, suitably located in relation to the living accommodation, and of such layout and size and equipped with such facilities so as to adequately enable those sharing the facilities to store, prepare and cook food.  
 All facilities must be fit for purpose. Each sink is to be provided with an appropriate splash back.  
 12m<sup>2</sup> minimum kitchen space required.  
 12.6m<sup>2</sup> is achieved

### Sinks

Shared Use  
 A sink with constant hot and cold water and a draining board per 5 occupants (a dishwasher will be acceptable as a second sink).  
 Achieved

### Cookers

Shared Use  
 A cooker with a 4 ring hob, an oven and a grill per 5 occupants (a 27 litre microwave with an oven and grill will be acceptable as a second cooker).  
 Achieved

### Worktops

All accommodation  
 Fixed worktop(s) with a smooth impervious surface for food preparation, minimum size  
 600mm x 1000mm (1-3 persons)  
 600mm x 2000mm (4-6 persons)  
 600mm x 3000mm (7-10 persons)  
 Achieved worktop area = 600mm x 4635mm

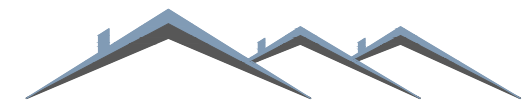
### Storage based on 14 bedrooms

Shared Use  
 A 0.3m<sup>3</sup> dry goods storage cupboard other than a sink base unit per occupant either in each occupant's room or in a shared kitchen.  
 Achievable with the use of wall units

### Refrigerators

Shared Use  
 Two worktop height refrigerators with freezer compartments or 1 worktop height fridge and 1 worktop height freezer\* per 5 occupiers or a worktop height refrigerator with a freezer compartment within each individual unit of accommodation. \*(or equivalent)  
 Achieved

second



Blackrock Architecture Ltd

Architectural & Planning Consultants

Unit 42 Canterbury Innovation Centre Canterbury Kent CT2 7FG

T: 01227 281743 M: 07771 616348 E: info@blackrock-architecture.co.uk

Project  
 26 - 27 Tower Hamlets Street,  
 Dover

Drawing Title  
 Proposed second floor plan

Client  
 Mr Dominique

Scale  
 1:100 @ A3

Drawing No.  
 2070/08 D

