

HMO Floor Plan – Room Layout, Usage & Approximate Sizes

Property: 5 Orchard Close, Scaynes Hill, Haywards Heath, RH17 7PQ

Storeys: 3 storeys (Ground, First, Second/Loft – habitable)

Use: Ofsted-registered Children’s Home

Occupancy: 3 young people; 1 sleep-in staff (non-resident); 1 waking night staff (non-sleeping)

Approximate room sizes are derived from approved architectural drawings (AO Architecture, Jan 2020) and are provided for HMO licensing purposes only (not a measured survey).

Ground Floor

Room	Use	Approx. Size
Lounge	Communal living area	≈ 17.4 sqm
Kitchen	Shared kitchen	≈ 12.5 sqm
WC	Shared toilet	≈ 1.5 sqm

First Floor

Room	Use	Approx. Size
Bedroom 1 (Double)	Young person – single occupancy	≈ 10.4 sqm
Bedroom 2 (Double)	Young person – single occupancy	≈ 9.1 sqm
Bedroom 3 (Small Single)	Staff sleep-in room / office (non-resident)	≈ 5.2 sqm
Bathroom	Shared bathroom	≈ 4.0 sqm

Second Floor / Loft (Habitable)

Room	Use	Approx. Size
Bedroom 4 (Loft)	Young person – single occupancy	≈ 20.0 sqm
Ensuite shower room	Shower, WC & basin (private to loft bedroom)	≈ 3.0 sqm

Staff sleeping accommodation is provided solely for overnight supervision as part of employment and does not constitute a separate household or permanent residence.