

**FLAT 2**  
Meets WHQS 2 person standard for living and bedroom space

- WDQR:
- 16m<sup>2</sup> over area requirements.
  - Bathroom WDQR compliant
  - Sufficient Storage

M&E can be located in Entrance Hall storage area

**FLAT 1**  
Meets WHQS 2 person standard for living and bedroom space

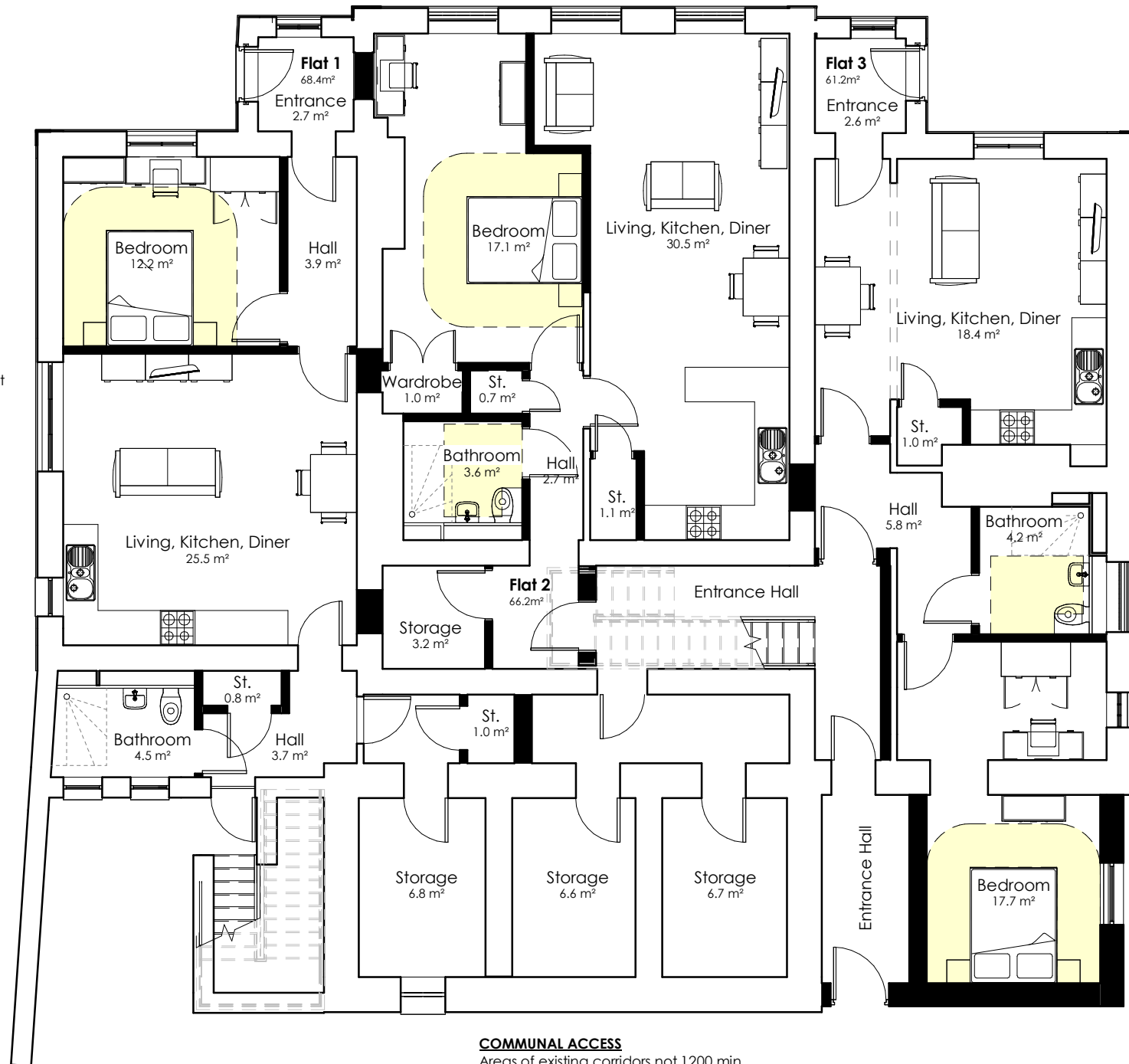
- WDQR:
- 18m<sup>2</sup> over area requirements.
  - Bathroom not WDQR compliant
  - Entrance door and access to bathroom does not meet Lifetimes homes standards.
  - Over provision of Storage

M&E Likely to be located in "cell". Service runs difficult & heritage considerations.

**FLAT 3**  
Meets WHQS 2 person standard for living and bedroom space

- WDQR:
- 11m<sup>2</sup> over area requirements.
  - Bathroom WDQR compliant
  - Sufficient Storage

No dedicated area for M&E



**COMMUNAL ACCESS**  
Areas of existing corridors not 1200 min width to Lifetimes homes standards.  
Existing staircase 800mm clear.

A3

Original sheet size

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Rev	Date	Details	By
A	16/11/23	Revised Layout	

Client Bluefield Land	Project Cowbridge Police Station	Drawing Title Proposed Ground Floor Plan
Drawing Status Concept	Date 10/20/23	Dw By   Check   Director   Scale CL CW CW 1 : 100@A3
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