

# UNIT TYPE 1

## 2B / 4P

### DESIGN PRINCIPLES

All units have been designed to Universal Design standards. The units will meet the relevant requirements set out in 'Building for Everyone: A Universal Design Approach' and the DoHPLG Sustainable Urban Housing: Design Standards for New Apartments. The application of Universal Design will improve the quality of the environment for the residents and give greater flexibility long term.

All units are dual aspect and have their own front door access. Apartments on the first floor are accessed from an external deck access and communal stair cores. Recessed and protective entry space has been provided to most units.

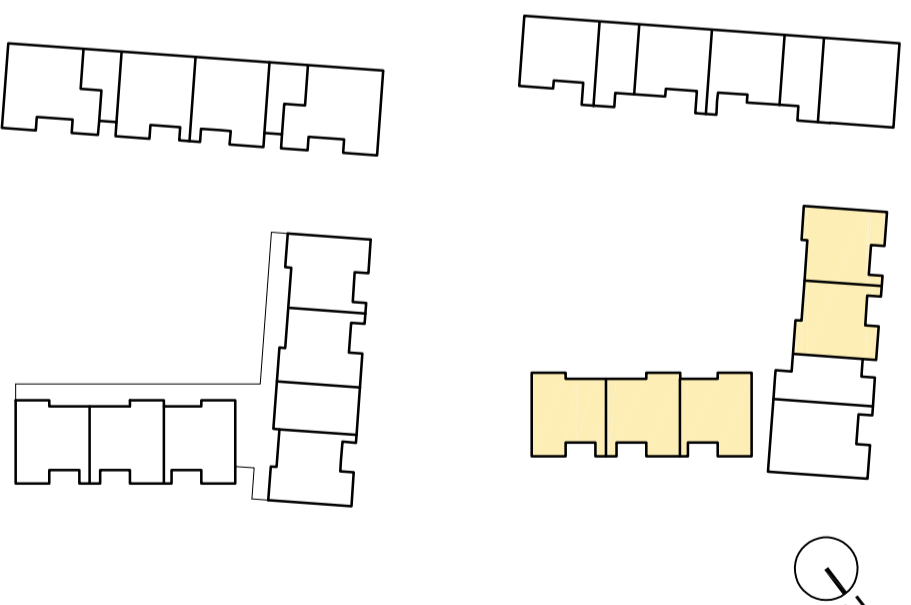
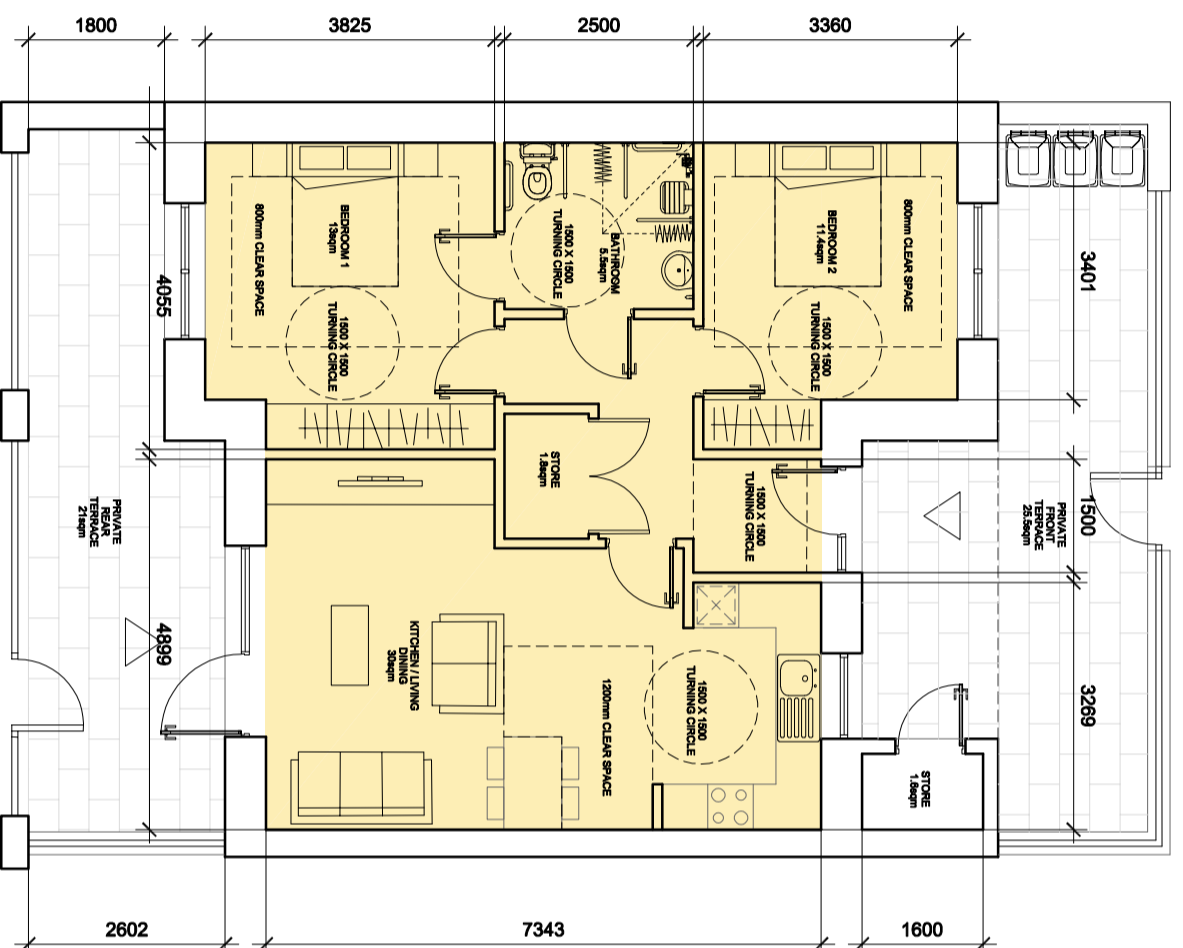
All units are designed with a large open plan living, dining and kitchen arrangement. Each unit will have internal storage to accommodate household utility functions such as storage of bulky personal, laundry or household items. Additional communal storage has also been provided in communal and secure areas for residents use.

All double bedrooms are located adjacent to the main bathroom for ease of access. All bedrooms will have adequate wardrobe storage. The overall area of the bedrooms excludes the built in wardrobe storage.

All bathrooms have been designed to be fully accessible Part M compliant.

All balconies have been designed to have a level access from the inside and are a minimum 1.5m deep. Additional external storage area has been provided for gardening equipment or general outdoor household items.

Private amenity space has been provided in the form of gardens and terraces on the ground floor units and balconies at the upper floor. All balconies are located and accessed directly from the main living room. All balconies will also have secure protective railings.



	DCC	DoHPLG
NO. OF BEDROOMS	2	
NO. OF BEDSPACES	4	
KITCHEN, LIVING + DINING	30 sqm	30 sqm
BEDROOM NO. 1	13 sqm	13 sqm
BEDROOM NO. 2	11.4 sqm	11.4 sqm
BATHROOM	5.5 sqm	
PRIVATE AMENITY SPACE	46.5 sqm	7 sqm
PRIVATE STORAGE	3.4 sqm	6 sqm
SHARED COMMUNAL STORAGE	12.8 sqm	
NETT INTERNAL FLOOR AREA	75 sqm	73 sqm

### Revisions

Rev.	Date:	Details:

**Donegal County Council**  
Architectural Services



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### PLANNING

**Project:**  
Housing for Elderly,  
Trusk Road,  
Ballybofey  
Co. Donegal

**Drawing Title:**  
HOUSING TYPOLOGIES - TYPE 1

**Drawing No:** P8 - 09

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