Brief for proposed senior citizen development

at Dolphin Estate, Rialto, Dublin 8

Brief for Senior Citizen Complex – Dolphin House

Dolphin House – Phase 1 regeneration, context

In March, 2009 Sheridan Woods Architects & Urban Planners produced a report on the Regeneration of the Dolphin Estate on behalf of Dolphin House Community Development Association. This report examined 3 development options: (total refurbishment, partial refurbishment & intensification or complete re-development). They also examined a proposal by MCO Architects from November 2007, which involved the complete demolition of the estate & the construction of 436 social & 600 private dwellings. The residents choose Option 3, Complete Redevelopment.

In February, 2010 an internal report was prepared by City Architects & the Planning Department based on an examination of the Sheridan Woods Report. It concluded that Option 2 (partial refurbishment & intensification) was the most viable option. City Architects have been developing this option for the past 2 and a half years in conjunction the Dolphin House Design Sub Group.

The phase 1 development which is due for lodgement for Part 8 planning approval consists of the demolition of two of the three storey blocks facing the canal and the refurbishment of three of the four storey blocks and the construction of 37 new units. The Phase 1 site is located on the south-east corner of the estate. It is hoped that once planning approval is received the project can go for tender by the end of 2014 with a view to commencing on site in 2015.

One of the difficulties in the regeneration is providing temporary accommodation for residents while works are underway. It is as part of this that it is proposed to relocate the senior citizen accommodation of Dolphin Park within the site so that the existing accommodation can remain in use during the construction and to facilitate the demolition of the existing accommodation which will provide a site for potential new development, the site that the senior citizens will be vacating is not part of lands set aside for special needs accommodation as it is regarded as particularly suitable for two/three storey family terraced housing.

Zoning:

The site is zoned Z14 within the current Dublin City Development Plan 2011-2017. Section SDRA 13 of the plan sets out the criteria which any redevelopment of the Dolphin Estate should follow.

Existing accommodation:

The existing senior citizen development (Dolphin Park) consists of 44 units (not all of them occupied) of approximately 24sq.m each. They are located in two, two-storey blocks at the north of the estate. Each unit has a combined living/bedroom accommodation with a separate bathroom. A community room is located at ground floor level at the end of one of the two blocks in addition to a kitchen which provides not only meals for the development but meals on wheels for the wider community. Unusually for Dublin City Council senior citizen developments each unit has its own gas boiler. The norm would be that communal heating would be provided. The ground floor units have a small garden area to the front while the upper units are gallery accessed.

Proposed location:

As part of the draft schematic masterplan for the site a location was identified for the proposed new senior citizen development. This site is located at the corner of the existing play area close to the existing housing at Herberton Park (see attached drawings).This site was identified as it allows the existing senior citizen development to operate normally during the construction of the new development, is a clear site and once completed will allow re-development on the existing site once the buildings are detenanted and demolished. The proposed development should not exceed the footprint indicated in order to maximise the efficiency of the whole estate.

Proposed accommodation:

In order to maximise the usage of the overall site within the regeneration it is proposed that the new senior citizen development be multi-storey with an internal courtyard. This typology has proven successful elsewhere (Memorial Court, Bernard Curtis Court). The schematic design for the development envisages two blocks, one three storey in height closest to the two storey houses of Herberton Park and one 4 storey configured around a central south-facing courtyard. The circulation should consist of stairs and lifts, located to the north of the development to minimise overshadowing. Access to the upper floors could be by way of galleries with each unit having a balcony facing into the courtyard. The overall number of units facilitated by this configuration is estimated to be 36. In order to maximise the orientation of the courtyard it is suggested that the community/kitchen facilities be housed in a single storey front section overlooking the play area. Note: There should be 2 lifts provided in order that if one lift needs to be repaired the other lift will still be functioning.

The lift/staircore area could also house additional facilities such as a centralised laundry room and a boiler room for a centralised heating system for the development.

Parking/Bin stores:

It is suggested that any resident, visitor and employee parking facilities be located to the north of the site but within the confines of the development. It is desirable that parking while secure be kept out of the courtyard area to improve the amenity of the open space. Bin stores can also be located within the parking area. It is envisaged that the development would be secured by means of an enclosing perimeter fence consisting of low walls and railings with a buffer green area between the railing and the ground floor units to provide privacy to residents. Additional parking could be provided outside the development. It would not be seen as necessary to provide more than 12 parking spaces given the nature of the development.

Layout of units:

Typically senior citizen units are one bedroom units complying with the minimum floor area standards of the development plan of 55sq.m. Each unit would need to have a separate bedroom, but could have a combined living/dining and kitchen areas and a separate bathroom. Balconies with a minimum width of 2.2m would be required from each living area. Floor to ceiling heights should be 2.7m minimum. It may be desirable to have one or two 2 bed units to facilitate carers or extra

equipment such as wheelchairs etc. It may also be considered necessary to have a visitor and/or caretaker/resident warden unit but this can be to the same configuration as a standard unit to allow greater flexibility in its use.

Space Standards/Kitchens

It is normal for white goods (fridge, dishwasher to be provided) in addition to a hob/oven and sink for special needs units such as these. Kitchens should be naturally ventilated where possible with mechanical extractor required over cooker area. All kitchens should be designed in a functional layout ideally with a window. All kitchens must meet the requirements as set out in DOEHLG guidelines Section 5.7.

All materials used in kitchens should be of high quality and should be durable. Units and worktops should be water resistant and easily cleanable. Handles and hinges to be easily usable and of sufficient size and design to accommodate occupants with limited mobility and power and of sufficient strength to cater for robust use. The use of Pods should be avoided. All items which are inserted need to be readily replaceable and where possible sourced locally. Floor surfaces should be easily washable, non-slip and durable (marmoleum or ceramic tiles ideally).

Space Standards/Bathrooms

Bathrooms should be naturally ventilated and lit where possible in addition to mechanical ventilation. All materials used in bathrooms should be of high quality and durability. Sanitary items should be easily cleanable and accessible rodding eyes included to all soil vent pipes.

The floor surfaces should be easily washable, non-slip and durable (marmoleum or ceramic tiles ideally).

All bathrooms should comply with the accessibility requirements of the building regulations.

Bathrooms should be provided with a level access shower. This can be provided by using non-slip tiles often mosaic tiles however it is often preferable to use a non-slip safety marmoleum over the entire bathroom floor including the shower area for ease of cleaning. Showers should comply with the requirements of Part M with the inclusion of grab rails and a folding seat. If the bathroom walls are not of solid blockwork then allowance must be made for the support of these. Toilets and wash hand basin should again comply with the layouts of the Part M requirements of the building regulations with the exception that the wash hand basins should be larger than standard Doc M sizes as these are considered by the Council to be too small to use effectively.

The taps within the kitchen and bathroom to be lever taps while shower controls are to be thermostatically regulated to avoid scalding.

Materials:

It is important that the proposed development harmonise with the finishes proposed for the Phase 1 regeneration and future phases. The materials for phase 1 are brick finish for the new build element with a rendered over cladding to the existing blocks. Windows to be timber or aluclad and designed so that they can be easily and safely cleaned. Balconies should have opaque or solid guarding to ensure privacy to the units.

Environmental Issues.

Sound environmental principles should be implemented in the overall design to minimise heat loss and to meet energy output requirements. Consideration should be given to the use of solar gain power/energy to gain optimum effect. The development is to achieve an A rating according to the requirements of the Building regulation part L.

The design should seek to optimise sunlight, daylight and solar gain benefits with adequate daylight and sunlight penetration provided to all habitable rooms.

Construction materials where possible to be from a renewable/sustainable source. Rainwater harvesting to be incorporated into the development.

Waste Management

DCC waste management policies with respect to the following must be adhered to;

Euro bin provision for apartment blocks in accordance with DCC policy.

Separation and recycling of waste, to be clearly identified in accordance with DCC policies at early design stage.

Communal composting facilities in accordance with DCC policy.

Internal recycling space should be provided in each residential unit.

Landscaping:

A landscape design prepared by a suitably qualified and experienced landscape architect should be submitted as part of the design proposal along with maintenance proposal for the areas. Planting layouts which promote visual and physical barriers but avoid concealment should be required.

Defensible space should be provided in front of any residential units fronting directly onto open areas to protect resident's privacy, while promoting natural surveillance.

Provide visual access to shared open spaces from individual units, preferably from actively used rooms such as living/kitchen areas - pedestrian walkways should be passively surveyed.

Roads standards and the quality of hard landscaping and tree planting to be in accordance with the relevant Dublin City Council Policies with the relevant services underneath

Noise

Appropriate layout of lift shafts and duct locations should be incorporated at the earliest design stages to minimise transfer of noise in and between apartment units. Service ducts should be accessed from public areas where possible. All services should be confined to these ducts. Correct insulation of service ducts should be required vertically and horizontally.

Floor slabs should be capable of allowing residents to use a floor finish of their choice without an increase of noise transmission. Floating floors should be encouraged rather than the use of traditional structural screeds. The use of durable materials should be encouraged.

Attention should be given to the proximity of windows from one unit to another to minimise noise transfer. Finishes to public areas in apartment blocks should be selected to reduce the impact of airborne sound as well as for ease of maintenance, carpets should not be considered.

Doors to units in common areas should be smoke and draft proofed as standard to reduce the impact of airborne noise.

Environmental Sustainability

Design concepts, which are environmentally friendly and generate natural, simple and resourceful solutions, should take precedence over high technology, complex design. Energy saving design features should be used in every practicable situation.

The goal should be to provide the highest quality development with community facilities with the lowest maintenance and daily running costs.

Natural lighting should be used to reduce dependence on artificial light, see BS8206: Part 2 and passive solar design principles to reduce energy consumption.

The verification of actual energy performance should be required prior to and after occupation.

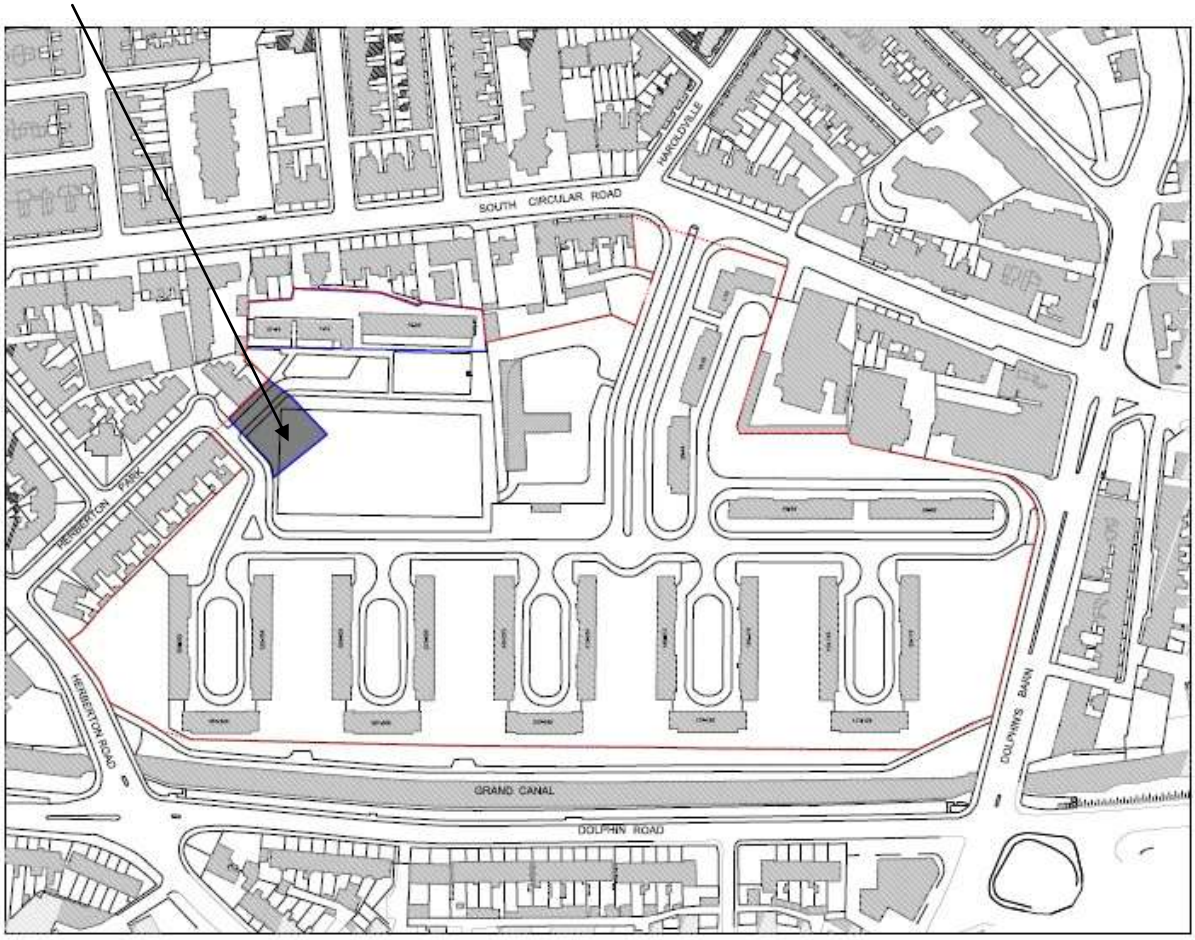
High performance maintenance- free external window and door systems with a U value max. 1.4W/m²K should be used.

1) All timber should be from sustainably managed sources and be FSC certified.
2) Ecocem or equivalent concrete with 70% GGBS content should be used.
3) No PVC or UPVC should be used.
4) All insulation products used should be CFC and HCFC free.

Proposed timetable for development:

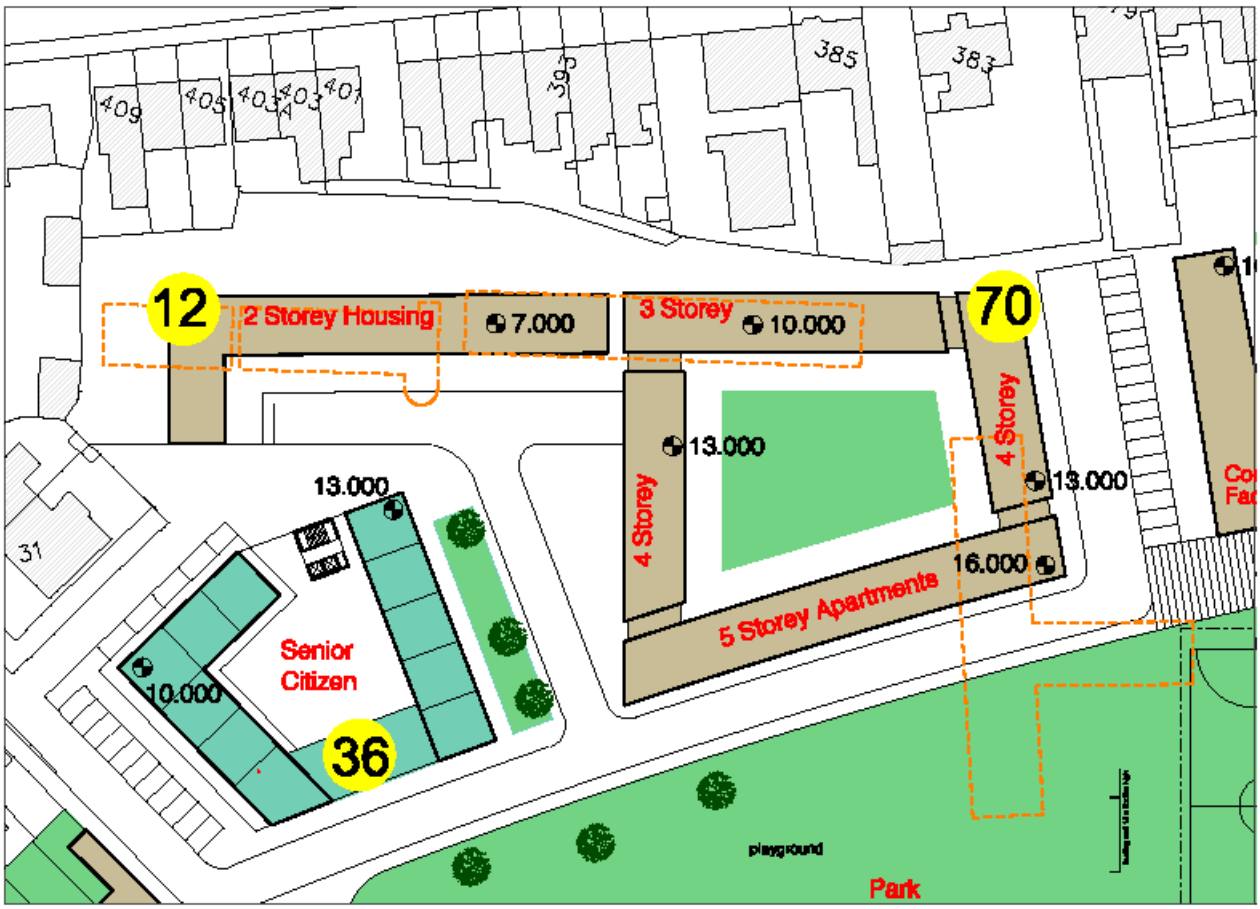
Issuing of brief to prospective Housing Associations	Estimated time per stage	May 2014
Appointment of successful bidder	1 month	June 2014
Period for undertaking design Including consultation with relevant DCC stakeholders and departments	3 months	September 2014
Lodgement of planning application, fire safety certificate	3months	December 2014
Production of tender documentation	4 months	April 2015
Tender evaluation, appointment of contractor, approval of funding	2 months	June 2015
Construction phase	12 months	June 2016

Proposed location for new senior citizen development



Site plan of Dolphin estate showing proposed site location

Indicative masterplan showing proposed senior citizen development in context



Extract from masterplan showing layout

Sketch three dimensional images of front of proposed development

Sketch three dimensional images of rear of proposed development