

DOLPHIN HOUSE REGENERATION MASTER PLAN FRAMEWORK 2021

Community Consultation Document
March 2021

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Dolphin House Master Plan Framework 2021

Consultation Document

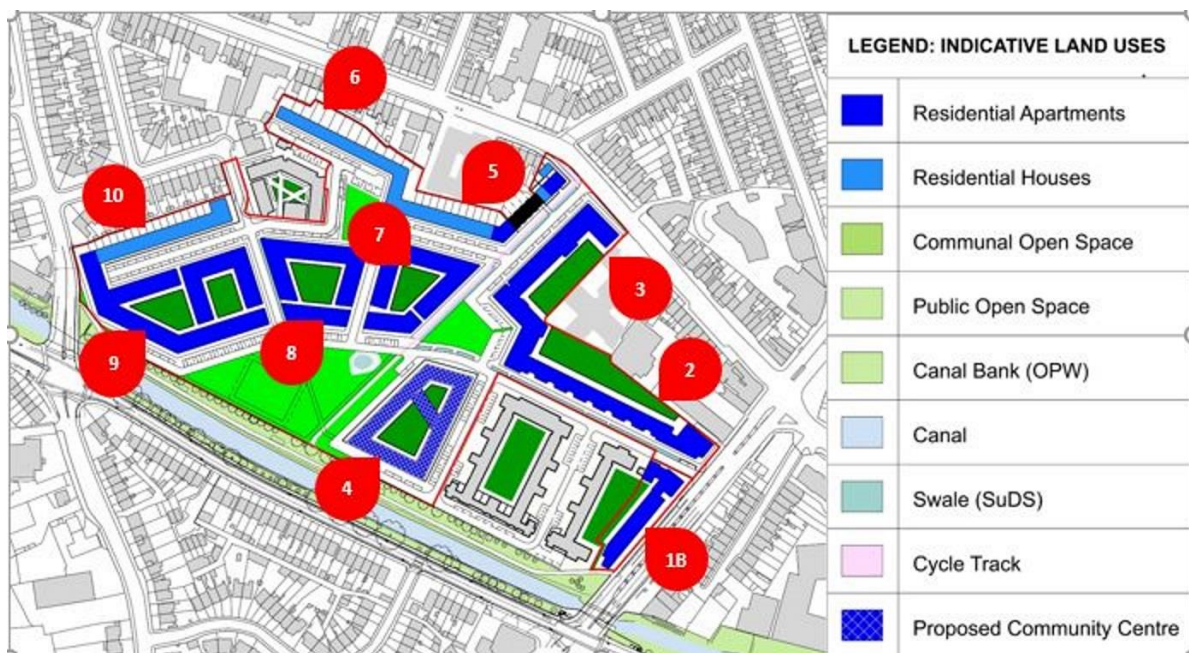
The Dolphin House & Dolphin Park Joint Regeneration Board present in this document a master plan for the completion of the regeneration of Dolphin House. The Board is very aware that it has been sometime since we were in touch with you regarding the development of Dolphin and with a real understanding of the need for regeneration to recommence we have met as a board with DCC as a member to prepare this plan for presentation to you.

Dolphin House as a regeneration project of Dublin City Council remains a high priority and there is a strong will to see this through to completion as soon as possible. There are other regeneration projects in the city that DCC are developing and we want Dolphin House to remain top of their list so that they can start work on delivering the plan as soon as possible which is outlined from pages 3 to 21 of this document.

Plan for the site: The plan in this document is for the full site and there are planning requirements now that an Environmental Impact Assessment Report (a study of how the housing development will impact on the overall environment of the area) must be prepared before any development is considered by An Bord Pleanála (the national planning authority). This takes approximately 12 months to prepare. There is also a lot of detail to be decided about the proposed Master Plan which DCC will agree with the Regeneration Board/DHCDA design group each step of the way as the work on the development continues.

Recommendation of the Board: It is the view of the Regeneration Board that this plan is the best plan available to the residents of Dolphin House at this time and we are recommending it to you. DCC are working to government guidelines and policies which they must follow. We have looked at these with DCC and understand better why parts of the plan are different to the original plan. We have a clear picture of the plan for the whole site of Dolphin House.

Diagram 1: Full site development



What is in this framework Master Plan for Dolphin House?

1. Green spaces in the new neighbourhood

A park alongside the proposed canal cycle way south facing for maximum sunshine, with other green spaces including one beside New Dolphin Park and another right at the centre in front of block 4. See Diagram 1, page 2

Image 1: Park and community centre



2. What type of housing will there be in Dolphin House?

A mix of public housing, affordable cost rental housing and some private housing. Diagram 1, page 2.

- There will be a mix of different tenure (types of housing for e.g. public, affordable cost rental across the estate. The one block of private housing will be located at the Herberton Road end (block 10b) Diagram 2.
- An Affordable Cost Rental Model (ACR) of housing is a new type of housing being developed in Ireland at the moment. It means that individuals with an income up to €38k or couple up to €72k who do not qualify for public housing and who are on the housing list, may apply for affordable cost rental. It is expected that the 'affordable' rent is based on the cost of building and will not go up and down with the private rental stock. Residents have security of tenure where their home is a home for life and not a short term letting. This is being worked out at present and there is no government policy yet so we will learn more about how this will work out as the development progresses.

- The disposal of land for private housing will only happen to raise funds for the new community centre and parks if no other funding can be raised. Monies raised by any disposal of land will *only* be used for community facilities and infrastructure for those facilities in Dolphin House.

Diagram 2: Types of housing and numbers of units in each block

Revised Masterplan: number homes & tenure



3. The block at Dolphin's Barn is proposed as a quality new build of 25 apartments with a majority of family homes and a small number of one-bedroom homes. The allocation of these homes will be from current Dolphin House residents. This block is between 3 and 5 storeys high, with small front garden space and a wall onto Dolphins Barn. There will be a mix of duplexes at ground and upper levels and apartments in the 5 storeys at the end of block 1B. The building of 1B will be the first part of the development to happen allowing for more residents to move from their current homes to this new build. Diagram 3.

Diagram 3: Block 1B including reduced height and canal cycle way



4. How many homes will there be in Dolphin?

The number of units in the overall estate is now estimated as 100 from phase 1 which is complete, 43 in New Dolphin Park, and approximately 307 Public Housing, 261 Affordable Cost Rental and a number of private units incorporated into the Dolphin House masterplan.

These numbers and a breakdown of how many 1, 2, 3 and 4 bedroom units in the development will be firmed up with an assessment of the needs of current residents and more detailed designs of all blocks. Planning regulations changed in 2018 and DCC work under these regulations.

5. What height will be buildings be?

There are different blocks heights across the estate; See Diagram 4 below.

Diagram 4: Block Heights



- i. Block 1B is 3 storeys and 5 storeys at the end
- ii. Block 2a and 2b are 4 storeys and 6 storeys at each end
- iii. Block 3 is between 5 and 6 storeys
- iv. Block 4 is between 3 and 5 storeys
- v. Block 5 is between 2 and 4 storeys
- vi. Block 6 is between 2 and 4 storeys
- vii. Block 7 is between 4 and 6 storeys
- viii. Block 8 is between 4 and 6 storeys
- ix. Block 9 is between 4 and 6 storeys
- x. Block 9a is between 6 and 8 storeys
- xi. Block 10 is between 2 and 3 storeys

6. What will be the size of the new homes?

The size of apartments has changed under the 2018 regulations. See below. However, the room sizes and storage have not changed. Therefore, the length of hallways will be shorter but the rooms will be the same size. Regulations for disability access have not changed so DCC will design the apartments to those standards.

*Diagram 5: Sustainable Urban Housing – Design Standards for New Apartments 2018
Department of Planning, Housing and Local Government*



One bed apartment under the current standards

7. How will the lifts work?

- There will a principle of having larger 3 bed apartments on the ground floor with 1 and 2 bed units on the upper floors. This is similar to what was agreed in Phase 1 of the regeneration and aims to reduce the amount people using the lifts.
- In the apartment blocks we propose to have duplex units on the ground and first floors which means that only the upper floors will need to avail of a lift. For example, in a five storey block only three floors will actually use the lifts.
- As lifts are costly to install the Department are keen to maximize the number of units that are accessed by each lift, however, Dublin City Council will ensure in the design of the apartments that the number pf apartments serviced by each lift are kept to a reasonable amount.
- Service contracts will be in place so that in the unlikely event of a lift failing and emergency callout facility will ensure it will be put back into service within a short space of time.

8. Community Centre with direct access to the park

The new Community Centre will be in a location central to the overall development in Block 4. See diagram 6 below. The centre will be integrated into a residential block and designed with minimizing noise and maximising privacy in mind. The community centre will have direct access to the park without having to cross any roads. The centre will be designed with the increased number of residents in mind including crèche, homework club, youth service and DHEDA offices.

Diagram 6: Location of Community Centre and Park

Community Centre in Block 4



1. Hall, Youth Project and meeting rooms above
2. Homework club, computer/music room offices above
3. Crèche

- Funding to build a new community centre and develop green spaces of these sizes and quality is not available to DCC and unless other funding is found DCC will consider the disposal of a small portion of land (the size of which is yet to be determined) to cover the costs of this. It is the intention of the Regeneration Board to highlight the need for funding for this in a development of the size and quality of what is proposed for Dolphin House.

9. How will parking be managed?

Parking will be developed in line with DCC policy which include a permit system in for residents and implementation of a management system to ensure legal parking. DCC propose to have parking for 50% of units which is in line with DCC policy to reduce car use within the city.

Diagram 7 – proposed parking bays

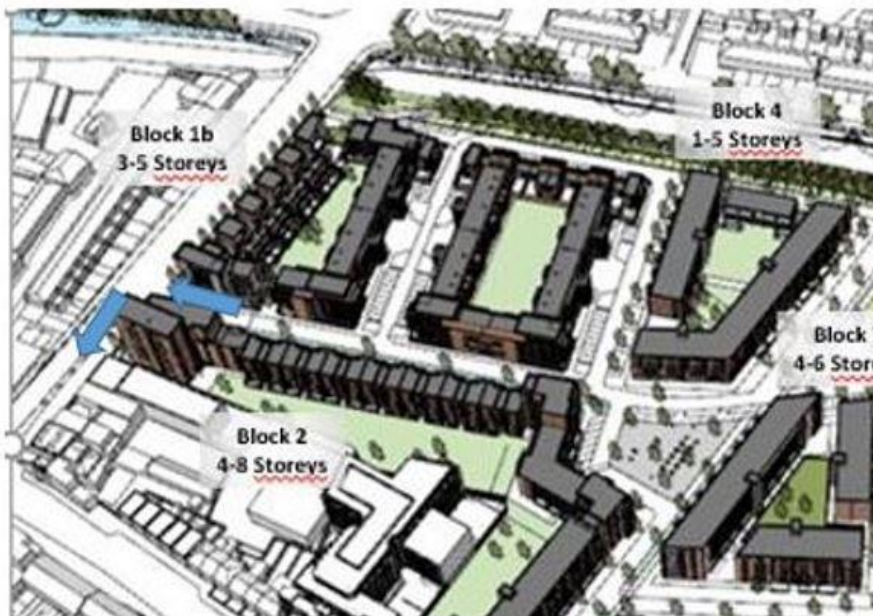


10. New exit only road onto Dolphins Barn

To create a vibrant and inclusive new Dolphin House, it is proposed to increase movement through the site, especially for pedestrians and cyclists. In order to reduce the pressure on the one current entrance from and exit onto the South Circular Road a new vehicular exit point onto Dolphins Barn is proposed. To prevent the possibility of this being used as a rat run however, this will be an exit only situation with a left turn only out onto Dolphins Barn.

Diagram 8: New road out onto Dolphin's Barn

Dolphin House – Access from Dolphin's Barn



Exit point only to Dolphin's Barn

Access only for 1b and cyclists/pedestrians

11. Canal cycleway

There is a proposed new cycleway planned along the canal and this will provide a safe cycle route for the school children of Dolphin to cycle to school. As part of the development of this cycle way, the existing canal path will be landscaped to create a pleasant and safe linear park to be enjoyed by the residents of Dolphin and Rialto. See diagram 3, page 4 for idea of how the cycleway will open onto Dolphin's Barn. See diagram 9, example of cycleway

Diagram 9: Example of cycleway



12. Estimated timeline for the different phases to be completed

The following diagrams have been included to inform residents of all blocks when they can expect to move, to where and where they can expect to return to or not depending on the development of different blocks.

- a. **The 1st step in the development is the demolition of the long blocks and old Dolphin Park**

Timeline: Proposed demolition of Long Blocks – *summer 2021*
 Proposed demolition of former Dolphin Park – *early in 2022*

Diagram 10: Demolition



- b. The 2nd step of the development is the construction of 1b.

Timeline: Phase 1b – Construction of Block onto Dolphin's Barn estimated completion date *mid-2024*. This will allow the transitioning of residents in the yellow blocks.

Diagram 11: 1b

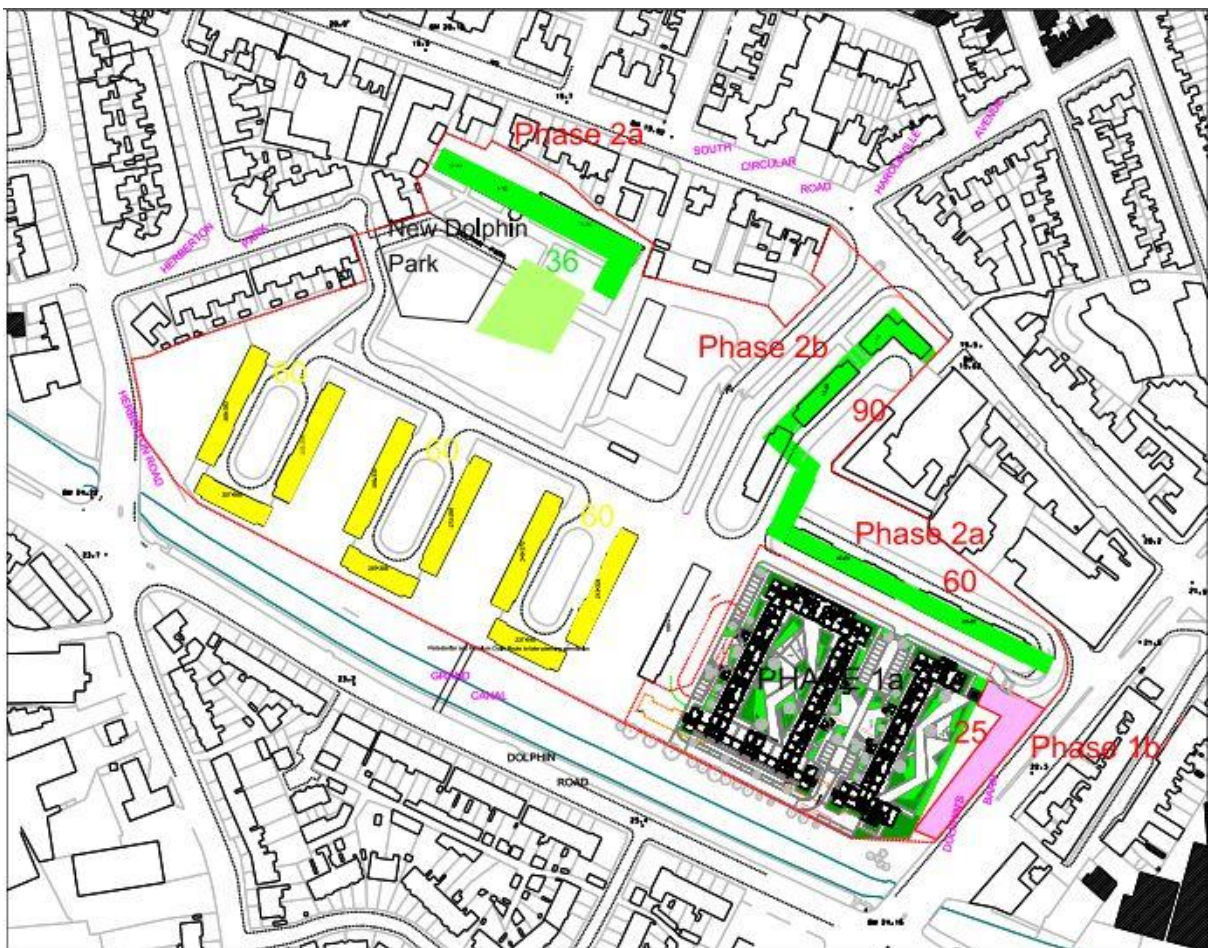


c. The 3rd step of the development is Phase 2a and 2b (Blocks 2, 3 and 6)

Timeline: Estimated completion date *mid-2026*.

- On completion of this phase each resident of Dolphin will transition/move into quality new homes.
- On completion of this phase it will also be possible to demolish the three horseshoe blocks and if agreed, dispose of a portion of land to help fund the community centre, park and related infrastructure.
- *(Note: as the completion of the houses will be quicker than the other blocks it might be possible to de-tenant Block 5 before the others to facilitate the construction of Block 10 and the disposal of land to fund the community centre)*

Diagram 12: Phase 2a and 2b

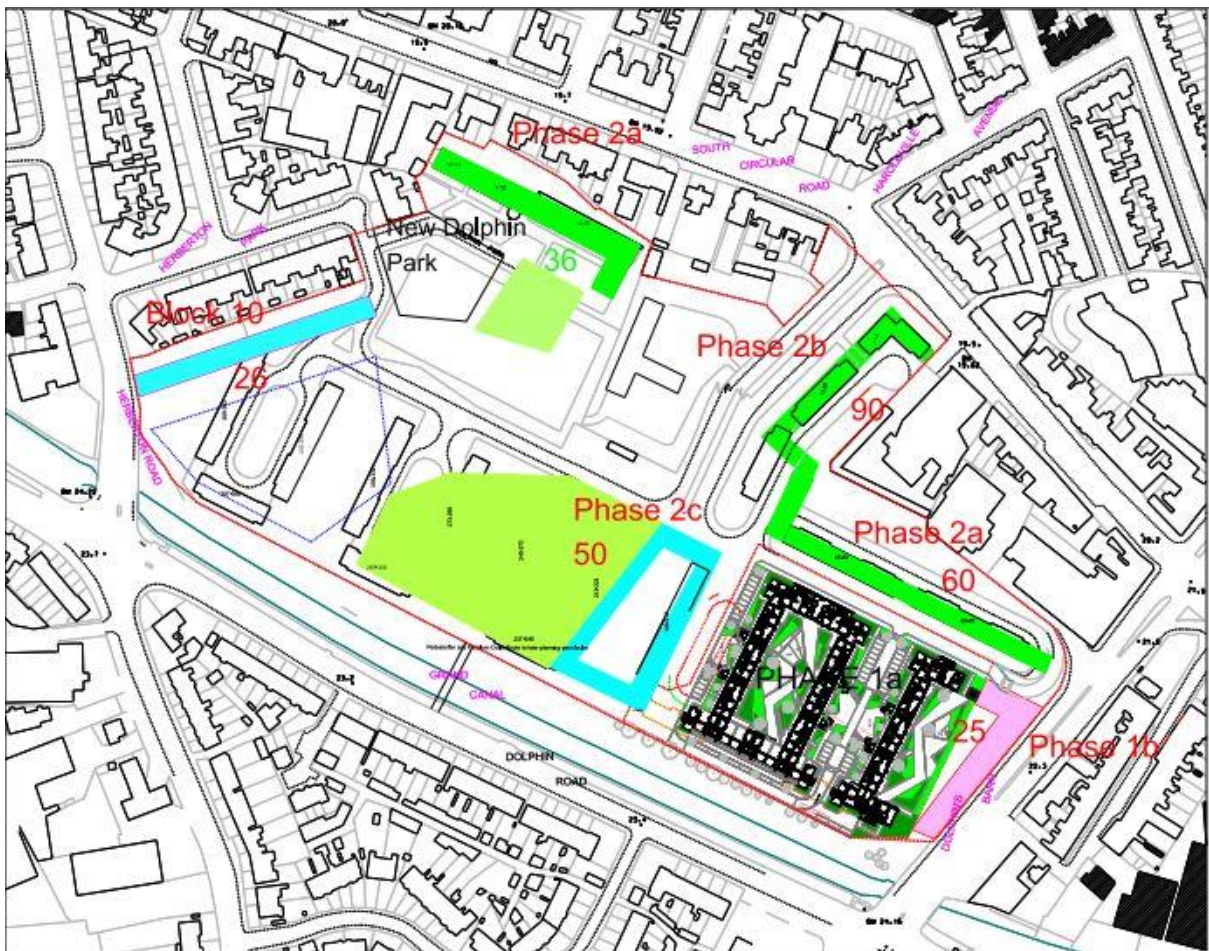


d. The 4th step of the development is Phase 2c (Blocks 4 and 10, the community centre and park)

Timeline: Estimated completion date *mid-2028*.

- In this phase the community centre which is to be part of Block 4 will be completed allowing community groups to move into new purpose-built accommodation.
- The new park will be completed providing recreational and play facilities for all ages in Dolphin House.
- A terrace of houses, Block 10, can also be built allowing residents of the former 5th block to move back close to where they were before.

Diagram 13: Phase 2c

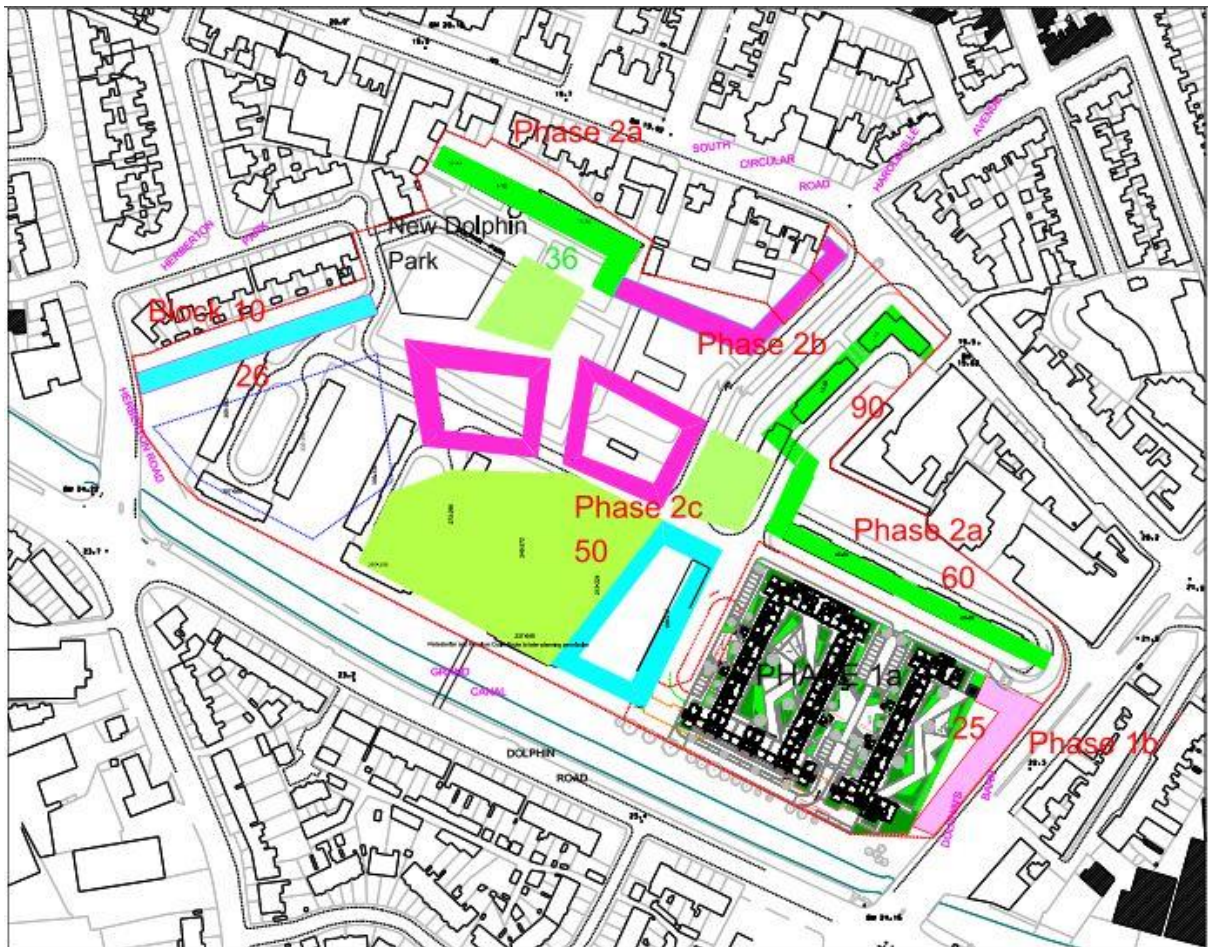


- e. The 5th and last step of the development is Phase 3 (Blocks 5, 7, 8 and the non-private part of 9)

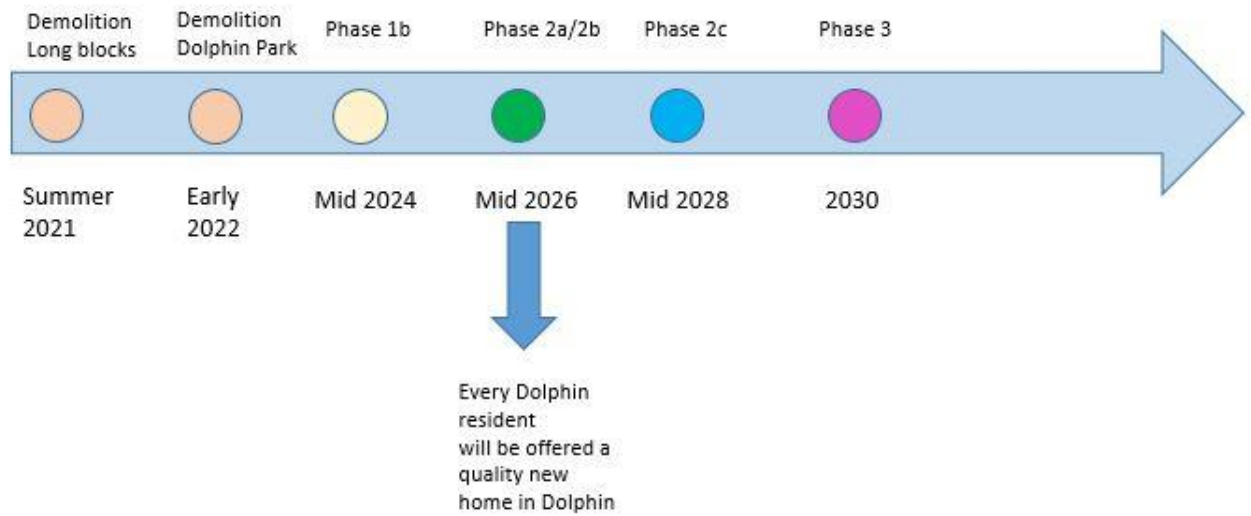
Timeline: Estimated completion date 2030.

- This phase will see new apartment blocks built to complete the crescent facing onto the park.
- It will also see new housing and apartments built along the upgraded entrance road from the South Circular Road.

Diagram 14: Phase 3



ESTIMATED TIMELINE FOR THE REGENERATION



13. What does all this mean to me as a Dolphin House resident?

A. Letter of comfort

Dublin City Council and the Joint Dolphin Regeneration Board are committed to sustaining the community of Dolphin throughout and beyond the Regeneration. For that reason, Dublin City Council is sending residents who are helping to facilitate the Regeneration by temporarily moving from their homes this 'Letter of Comfort'.

- This letter guarantees that each resident will have the option to return to a newly built unit within Phase 2 when the regeneration of that phase is complete, subject to some conditions set out below.
- Disregard for rent payments or agreements to deal with arrears as well as breaches of tenancy agreements and engaging in criminal activity during the Transition period will stop your right to return. This includes alterations or damage to your interim property over and above normal wear and tear, which are identified in Dublin City Council inspections.
- While you are in interim accommodation, you will remain on the transfer list. If you qualify, you are free to move from your interim accommodation to a permanent home elsewhere, subject to normal housing allocation conditions, in which case you will be no longer eligible for accommodation in any Phase in Dolphin. You must inform Dublin City Council and your landlord (if you become a tenant of a Housing Association) of your decision to move in advance.
- On return to Dolphin tenants currently in 3 bedroom units who do not need a 3-bedroom unit will be offered a minimum of a 2-bedroom unit and those in a 2-bedroom unit will also be offered a 2-bedroom unit. Where there is competition among residents for a specific unit within different phases, priority will be given to residents on the basis of:
 1. Having a clear rent account or their making arrears payments in accordance with an agreed payments schedule
 2. Adhering to Tenancy Agreements and a Good Estate Management Record and subject to Garda clearance vetting.
 3. Length of Tenancy with the Council.
- This letter of comfort will be issued to those residents who facilitate the building process by de-tenanting temporarily internally or externally, that they will be allocated a home as close as possible to where they originally lived in Dolphin House.

D. Maintenance

DCC is committed to maintenance of all current housing in Dolphin House to the highest standard. All maintenance issues continue to be dealt with through the Project Estate Office 01-222-8857 Or 2227821

See below maintenance responsibilities and timeframes and other useful DCC Contacts

Contact Details

Housing Maintenance

Telephone Number: 01 222 2191 or 1 800 200 668

Email Address: maintenance@dublincity.ie

If you have an emergency after 5pm or at the weekend call 01 679 6186. The After hours' Service operates from Monday to Friday 5pm to 9pm and Saturday to Sunday 9am to 6pm.

Dublin City Council is responsible for:

- Roofs
- External Walls (non-boundary)
- Floors (excluding coverings)
- Window frames (excluding glass)
 - excluding stays, catches, latches, handles (unless senior citizens)
 - excluding flat complexes
 - unless installed by tenant
- External doors
 - excluding glass
 - unless installed by tenant

This is provided that they become defective because of fair wear and tear and not as a result of willful or malicious damage.

We group all requests for repairs, depending on the nature of the problem, as emergency, urgent or routine repairs. We try to respond to requests according to the guidelines below.

All maintenance that is tenants' responsibility can be found in Section 4 of the Tenants' Handbook.

Category	Example	Timescale
Emergency	Smoking fuse board Faulty sockets Tiles falling off roof Water leak	within 24 hours
Urgent	No water in hot tap Heating	5 working days
Routine	Replace toilet cistern	8 weeks (excluding windows and doors as waiting time may be longer)