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Outline Management Plan and Building Lifecycle Report

For

Daneswell Place, Botanic Road
Dublin 9

DATED:
10 June 2020

Contents

1.0	Introduction	3
2.0	Project Details.....	3
3.0	Development Management.....	3
4.0	Services Charge Budget.....	5
5.0	Sinking Fund.....	5
6.0	Building Materials	5
7.0	Landscaping	6
8.0	Energy and Carbon Emissions	7
9.0	Health and Wellbeing.....	7
10.0	Waste Management.....	8
11.0	Transport and Accessibility	9
12.0	Conclusion	9

1.0 Introduction

This Management Plan and Lifecycle Report describes the processes and practices to be implemented by Scanron, for the effective management of the proposed residential development at Daneswell Place, Botanic Road, Drumcondra, Dublin 9. Additionally, the lifecycle of the building has been assessed to benefit the residents as outlined in the Apartment Guidelines 2018 – Section 6.13 relating to long term running and maintenance costs of the development.

2.0 Project Details

Project Title:	Daneswell Place, Botanic Road
Builder:	Scanron Ltd.
Project Description:	Construction of 240 Apartments, 4 No. commercial units proposed including a creche; café, management suite and medical consulting unit
Project Address:	Daneswell Place, Botanic Road, Drumcondra, Dublin 9

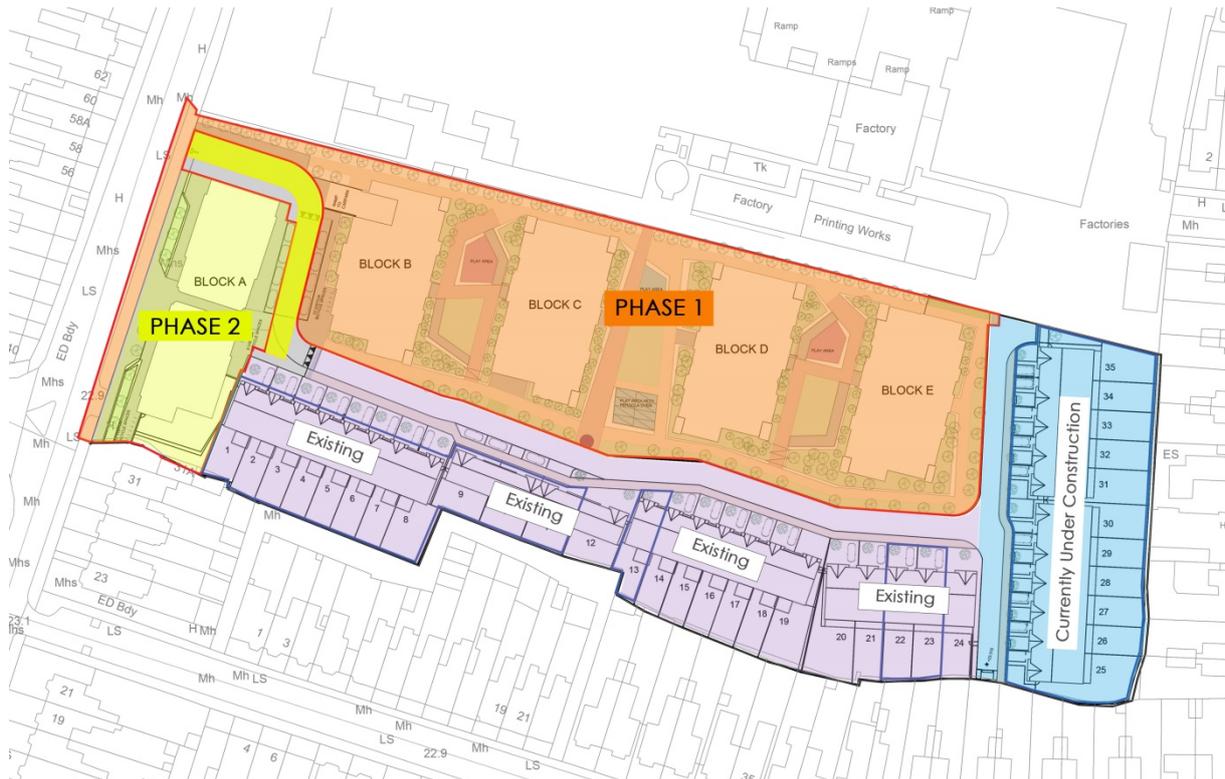
3.0 Development Management

A Building Management Team will be appointed to the development to ensure that all costs associated with and pertaining to the common areas within the site and buildings are kept within the agreed budgets while also ensuring that the development is properly managed, with effective and appropriately resourced maintenance and operations regimes.

As each building contributes to the running costs of the development, a services budget will be established and each unit in the development will contribute accordingly as per sales and leasing arrangements established upon completion of each phase.

The proposed development consists of two phases with two previous phases:

- Existing: Consisting of the first 24 no. 4- & 5-bedroom houses along the southern boundary
- Currently under Construction: Consisting of the next 11 no. 4- & 5-bedroom houses along the eastern boundary
- **Phase 1** consists of Blocks B, C, D and E;
- **Phase 2** consists of Block A which houses the commercial units and Creche.



The following responsibilities will be undertaken by the Management Team once the development is completed:

- Development Management
- Third part contractor procurement and management;
- Preparation of service charge budget for common areas on an annual basis;
- Responsible for annual operational charges as per the Multi Development Unit Act (MUD Act);
- Preparation of the Building Investment Fund;
- Management of staff;
- Insurance Management;
- Waste Management;
- Management Reporting;
- Accounts Services;
- Commercial Services;
- After hours services.

This report should be read in conjunction with the '*Estate & Common Area Strategy Report*' by Dillon Marshall for further information on the duties of the Management Team, Service Charge Budget and Sinking Fund.

4.0 Services Charge Budget

As mentioned above, the management team will have numerous key responsibilities but most notable would be the completion of the Service Charge Budget. This will be compiled in accordance to the Multi Unit Development (MUD) Act and will typically cover the following items:

- Insurance;
- General Maintenance;
- Repairs;
- Waste Management;
- Cleaning;
- Landscaping;
- Concierge and Security Services;
- Legal Services;
- Accounts Preparation;
- Property Management Fees;
- Other Expenditures.

5.0 Sinking Fund

As per the outlined requirements in the MUD Act, the Service Charge Budget will also include the allowance of a Sinking Fund. This fund will allow for major maintenance and upgrade costs that may come in the future. This contribution will be agreed annually and reported in the Building Investment Fund report which is prepared by the management team.

6.0 Building Materials

Façade:

The building materials that the apartment blocks will be constructed with were carefully considered and the decision was made to use durable, natural materials which consist of brick, contrasting granite and topped with zinc cladding at the uppermost floor. These materials are featured in the 35 houses that are currently under construction and were adopted from the existing residential units in the surrounding area. Windows and doors will all be factory finished powder coated aluminium frames, thus reducing the need for regular maintenance. Balconies will be of the same powder coated finish with glazed or powder coated metal balustrades to ensure a quality, sleek appearance.

These high quality and long-lasting materials were all chosen as they do not require regular replacement or maintenance and comply fully with the Building Regulations

Part 'D' – Material and Workmanship. All of this considered, this will contribute to lower maintenance costs for the residents.

Material	Lifespan	Benefit
Granite Cladding	100 years +	Aesthetically pleasing, low maintenance, High Quality
Natural Granite Cills	100 years +	Durable, low maintenance
Brick	60 years +	Robust, low maintenance
Zinc Cladding	35 years +	Decorative, low maintenance
High Quality Double Glazed Windows	40 years +	Aesthetically pleasing, functional
Powder coated Aluminium Fascia	35 years +	Decorative, low maintenance
Natural Granite Copings & Strings	100 years +	Durable, low maintenance
High-Quality Glazed Balustrades	35 years +	Provide safety, encourages light to apartments
Obscured Privacy Screen for Terrace Separation	35 years +	Provide Privacy, decorative

Roof:

All blocks will feature a sedum roof. This sedum roof will require very little maintenance while also promoting good air quality and biodiversity. Lower maintenance costs are considered through the use of robust, high quality, high slip resistant materials and good detailing to the roof elements throughout.

Material	Lifespan	Benefit
Sedum Roof	35 years +	High Quality, low maintenance. Aesthetically pleasing for residents who can see.
Terrace Paving	80 years +	Heavy wearing, robust, long lasting material

7.0 Landscaping

Materials were chosen by the Landscape Architect not only for their aesthetics but also for their durability and again reference the materials from the residential area it is located within. A quality permeable paving of varying colours with granite kerbs and edge planting dominate the design to ensure a simple, easy to maintain landscape. Trees and planting will be carefully chosen so that they develop into soft landscaping and will require less maintenance whilst being aesthetically pleasing.

8.0 Energy and Carbon Emissions

Various strategies will be incorporated within the development to ensure low energy use and low carbon emissions which will reduce maintenance and unit costs for the residents.

The buildings have been designed in accordance with best practice as set out in the in the '*Energy and Sustainability Report*' and '*Building Services Life Cycle Report*', the aim is to:

- **Reduce** energy consumption by passive or active means;
 - The building fabric materials have been specified not only for their low maintenance and robust quality but also for their high-performance U value. Careful design detailing will be applied to the envelope details to reduce heat loss at vulnerable junctions and maximise air tightness.
 - The blocks have been orientated to take advantage of daylight with no apartment fully facing north. This strategy was employed to improve the quality of the living space and to maximise solar gain.
- **Reuse** energy where possible by recovering waste energy;
- Utilise **renewable** technologies to offset energy from fossil fuel technology;
 - The development will make use of air to water heat exchange units to support energy efficiency and reduce costs for the residents.
- **Rethink** and refine the energy strategy and approach.
 - Management will evaluate energy saving strategies in line with the future objectives that may be developed.

Refer to the '*Outline Energy and Sustainability Report*' and '*Building Services Life Cycle Report*' prepared by Balrath as part of this submission for details of intended energy strategy.

9.0 Health and Wellbeing

The health and wellbeing of the residents is of the utmost importance. With this considered, there have been several design strategies employed to ensure this is achieved.

Orientation:

The building is set out in a favourable orientation of north – south to increase the natural light that each apartment receives with no apartment fully facing north. The design has been reviewed to allow such unit's dual aspect with living areas placed so they can benefit from either an east or west window. This will promote better health and wellbeing as it promotes the use of natural light and reduces the reliance on artificial light while also reducing costs for the occupant.

Amenities:

The site features various amenities that may be utilised by the residents. There is ample open space such as the garden spaces between each block and the children's play areas at numerous locations. These features promote community interaction, enhancing wellbeing, socialising and development of relationships between neighbours.

In addition, the residents have the use of the conveniently located swimming pool, gym and amenities area on site within the basement which encourages healthier, happier living and lower costs compared to expensive gym memberships.

Accessibility:

The development will be fully compliant with the Part M Building Regulations as outlined in the Architectural Statement. This will be further illustrated in the Disability Access Certificate application documents. Ensuring that the development will be fully compliant will negate the need for adaption in the future and result in a universally acceptable, inviting residential space to live.

Security:

Access will be given to residents by means of the access fobs or key codes to the individual blocks. In addition, the development will be monitored by the management team to ensure that a high level of security is maintained which give the residents a heightened sense of security and reduce potential costs associated with antisocial behaviour. Lighting of the site will also provide an added sense of security with the management team ensuring that all lights are maintained, and bulbs are changes when required.

Incorporated within the design is the use of secure bicycle lockers in the basement of the development. Not only does this promote the use of bicycles and the health and wellbeing that comes with this use, it adds the security and peace of mind in knowing that it can be stored securely.

Private Open Spaces:

The incorporation of private open space into the design encourages the interaction with the outdoors and results in a better quality, better balanced lifestyle.

10.0 Waste Management

As outlined in the '*Construction Management Plan*', all waste produced by the site as a result of demolition or construction will be disposed of in the correct manner while ensuring recycling is of the upmost importance and landfill waste is minimised. See Section 11 of this report for further information on the strategies adopted.

An '*Operational Waste Management Plan*' (OWMP) has also been implemented to ensure residents adopt the attitudes outlined in the plan. The aim in this document is to reduce the waste to landfill, increase recycling by 50% and reduce the production of waste by 1% per annum. The management team will aid in the success of this and provide regular maintenance of the bin stores as outlined in the OWMP.

This report should be read in conjunction with the '*Construction Management Plan*' and '*Operational Waste Management Plan*' prepared by Scanron

11.0 Transport and Accessibility

The site is conveniently located for those who will reside at this development as it is extremely close to many public transport facilities and approximately 20-30 minutes' walk from the city centre. The area is serviced by three bus routes that connect to numerous key destinations, with the green line Luas stop a 15-minute walk away. This ease and accessibility to transport in an area such as this, coupled with the frequency of service, encourages the use of public transport and reduces the need for private vehicle use.

The provision of 504 secured cycle spaces located in the basement and 30 visitor spaces located on the surface. The development is in line with the current guidelines and also encourages the use of transport by bicycle. This promotes sustainable transportation and reduces emissions.

The site is also located close to numerous areas of major employment such as hospitals, offices and education facilities. Harts Corner is conveniently located close by and provides many services to the area such as convenience stores, restaurants, a post office, pharmacy and general practitioner. Furthermore, Phibsborough Village is a short walk from the site and provides many additional restaurants, retail spaces and offices. There are also many recreational areas nearby which include; The Royal Canal, National Botanical Gardens, Dalymount Park and Croke Park making the location a favourable place to reside. With all of this considered, there is a long-term appeal to living in a place like this as it offers anything from walking and cycling to a range of retail and service facilities very close by.

12.0 Conclusion

In conclusion, a management team will be appointed to ensure that the development is maintained. Best practise design strategies will be employed, and the building will be constructed with durable, high quality, robust materials that will enhance the proposed development aesthetically and reduce maintenance costs for the residents over time.

Therefore, the opinion is taken that the above reflects positively on the lifecycle of the building and complies with the Apartment Guidelines – Operation and Management of Apartment Developments Sections 6.11-6.14.