

BUILDING LIFECYCLE REPORT

PROPOSED DEVELOPMENT:
42a PARKGATE STREET AMENDMENTS
DUBLIN 8



CLIENT:

RUIRSIDE
DEVELOPMENTS
LIMITED

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01
EXECUTIVE
SUMMARY

1.0 EXECUTIVE SUMMARY – BUILDING LIFE CYCLE REPORT

Measures to effectively manage and reduce costs for the benefit of residents

This Building Lifecycle Report is in response to amendments of previously permitted applications, ABP Reg. Ref. 306569-20 (SHD 1) and 310567-21 (SHD 2).

The following document reviews the amended specification set out for the proposed amended large-scale residential development at No. 42A Parkgate Street, Dublin 8 and explores the practical implementation of the design and material principles which has informed design of roofs, façades, internal layouts and detailing of the proposed development and building typologies.

Building materials proposed for use on elevations and in the public realm achieve a durable standard of quality that will not need regular fabric replacement or maintenance outside general day to day care. The choice of high quality and long-lasting materials, as well as both soft and hardscape in the public, semi-public and private realm, and communal open space will contribute to lower maintenance costs for future residents and occupiers.

Please note that detailed specifications of building fabric and services have not been provided at this stage. This report reflects the outline material descriptions contained within Reddy Architecture + Urbanism's amended Design Statement and revised planning drawings received.

For any elements where information was not available, typical examples have been provided of building materials and services used for schemes of this nature and their associated lifespans and maintenance requirements. All information is therefore indicative subject to further information at detailed design stage.

As the building design develops this document will be updated and a schedule will be generated from the items below detailing maintenance and replacement costs over the lifespan of the materials and development constituent parts in a summary document. This will enable a robust schedule of building component repair and replacement costs which will be available to the property management company so that running, and maintenance costs of the development are kept within the agreed Annual operational budget, this will take the form of a Planned Preventative Maintenance Schedule (PPM)* at operational commencement of the development.

*PPM under separate instruction



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DESCRIPTION OF
DEVELOPMENT

2.0 DESCRIPTION OF DEVELOPMENT

The proposed development seeks amendments to ABP Reg. Ref. 306569-20 (SHD 1) and 310567-21 (SHD 2), at No. 42A Parkgate Street, Dublin 8, including:

- 40 no. 'Build To Rent' residential apartments (30 no. 2-bed/4 person & 10 no. 2-bed/3 person units from 1st to 8th floors inclusive, each unit with private 'winter garden' and/or balcony), replacing consented office floor area (over 6 floors) within the Block B2 office building.
- Co-working and community space at ground floor level, replacing consented café/restaurant at Block B1.
- Ancillary internal private residential communal amenity area at mezzanine level, including lobby, residents' lounge and fitness area, replacing consented co-working space at Block B2.
- And all ancillary and associated site, structural and landscape works proposed to tie amended Block B2 in with the consented development, including:
- Design adjustments at the interface of proposed Block B2 with the consented Block A tower building and Block B1, including increase in roof parapet height (by 1.0m):
- Amendments to landscaping at roof level of consented Block B2 and part of Block B1 to accommodate proposed changes to roof levels associated with Block B2 change of use.
- Changes to the northern Parkgate Street façade of consented Block B2 to suit residential use and accommodate external private amenity (wintergardens & balconies).
- Changes to the southern internal façade of consented Block B2 to suit residential use and accommodate external private amenity (balconies).
- 20 no. additional visitor bicycle spaces within consented public realm at surface level.
- Reconfiguration of floor plan and Increase in floor area of consented basement/undercroft at Block B1, to accommodate additional ancillary residential bicycle storage.
- Reconfiguration of ground and mezzanine floors of consented Block B1 to accommodate the proposed residential amenities and additional ancillary refuse, circulation, plant and non-residential back of house areas.



03

INTRODUCTION

3.0 INTRODUCTION

Aramark Property were instructed by Ruirside Developments Limited, to provide an amended Building Lifecycle Report for their amended large-scale residential development at No. 42A Parkgate Street, Dublin 8.

The purpose of this report is to provide an assessment of long-term running and maintenance costs as they would apply on a per residential unit basis at the time of application, as well as demonstrating what measures have been specifically considered to effectively manage and reduce costs for the benefit of the residents. This is achieved by producing an amended Building Lifecycle Report.

This amended Building Lifecycle Report has been developed on foot of the revised guidelines for Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (July 2023) issued under Section 28 of the Planning and Development Act, 2000 (as amended). Within the new guidelines, new guidance is being provided on residential schemes.

Section 6.12 of the Operation and Management of Apartment Developments (July 2023) requires that:

“planning applications for apartment development shall include a building lifecycle report which in turn includes an assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of application, as well as demonstrating what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.”





04

EXTERNAL BUILDING
FABRIC SCHEDULE

4.0 EXTERNAL BUILDING FABRIC SCHEDULE

4.1 Roofing

4.1.1 Green Roofs (Manufacturer / Supplier TBC)

<i>Location</i>	Blocks B1 & B2 Selected Flat Roof Areas (maintenance access only)
<i>Description</i>	Extensive green roof system to engineer's specification.
<i>Lifecycle</i>	As used across the industry nationally and in the UK, long lifecycle typically achieved by robust detailing to adjoining roof elements, regular inspection and maintenance regime to ensure the upkeep of roofing product / materials.
<i>Required maintenance</i>	Quarterly maintenance visits to include inspection of drainage layer and outlets and removal of any blockages to prevent ponding. Inspection of vegetation layer for fungus and decay. Carry out weeding as necessary. No irrigation necessary with sedum blankets.
<i>Year</i>	Quarterly
<i>Priority</i>	Medium
<i>Selection process</i>	A green roof will add to the character of the overall scheme, as well as providing attenuation to storm water run-off and less burden on rainwater goods, increased thermal and sound insulation to the building and increased biodiversity. Natural soft finishes can provide visual amenity for residents where roof areas are visible or accessible from within areas of the scheme. Sedum roofs are a popular and varied choice for green roofs requiring minimal maintenance.
<i>Reference</i>	Reddy Architecture + Urbanism revised drawings & design statement.

4.1.2 Flat Roofs (Manufacturer / Supplier TBC)

<i>Location</i>	Block B2 Selected Flat Roof Areas (maintenance access only)
<i>Description</i>	<ul style="list-style-type: none"> • Single layer membrane roof system to engineer's specification. • Selected membrane and pressed metal capping.
<i>Lifecycle</i>	Average lifecycle of 15-25 years on most membrane roofs. Lifecycle will be extended with robust proven detailing to adjoining roof elements and appropriate and regular maintenance of the roof materials.
<i>Required maintenance</i>	Half-yearly maintenance visits to include inspection of membrane material for puncture / cracks on sheeting; seams and flashing details; around drainage and ventilation outlets and removal of any vegetation/moss blockages to prevent ponding.
<i>Year</i>	Half-Yearly / Annual
<i>Priority</i>	Medium
<i>Selection process</i>	A membrane roof with appropriate built-up system will provide durability, lacks water permeability, and easily maintain without shutting down building operations during application.
<i>Reference</i>	Reddy Architecture + Urbanism revised drawings & design statement.

4.1.3 Roof Terraces (Manufacturer / Supplier TBC)

<i>Location</i>	Blocks B1 + B2 Selected Communal Terraces (Hard Landscaping)
<i>Description</i>	<ul style="list-style-type: none"> • Intensive green roof system to architects and engineers' specifications. • Light weight precast concrete/stone paving slabs on support system.
<i>Lifecycle</i>	Average lifecycle of 30 years. As used across the industry nationally and the UK, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular maintenance visits to include inspection of drainage outlets and removal of any blockages. General repair works, watching out for displacement of slabs, mortar decay and removal of organic matter. Power-washing of hard surfaces.
<i>Year</i>	Quarterly / annual
<i>Priority</i>	Medium
<i>Selection process</i>	Paving slabs provide a robust and long-lasting roof terrace surface, requiring considerably less maintenance when compared to timber decking or gravel surfaces.
<i>Reference</i>	Reddy Architecture + Urbanism revised drawings & design statement.

4.1.4 Fall Arrest System for Roof Maintenance Access

<i>Location</i>	Flat roof areas to all blocks (maintenance access only)
<i>Description</i>	<ul style="list-style-type: none"> • Fall Protection System on approved anchorage device. • Installation in accordance with BS 7883:2019 (Anchor System designed to protect people working at height) by the system manufacturer or a contractor approved by the system manufacturer.
<i>Lifecycle</i>	25-30 years dependent on quality of materials. Generally, steel finishes to skyward facing elements can be expected to maintain this life expectancy. As used across the industry nationally and the UK, long lifecycle is typically achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Check and reset tension on the line as per manufacturer's specifications. Check all hardware components for wear (shackles, eye bolts, turn buckles). Check elements for signs of wear and/or weathering. Lubricate all moving parts. Check for structural damage or modifications.
<i>Year</i>	Annually
<i>Priority</i>	High
<i>Selection process</i>	Fall protection systems are a standard life safety system, provided for safe maintenance of roofs and balconies where there is not adequate parapet protection. Fall protection systems must comply with relevant quality standards.
<i>Reference</i>	N/A

4.1.5 Roof Cowls

<i>Location</i>	Selected Flat Roof Areas
<i>Description</i>	Roof Cowl System to be supplied with weather apron for flat roofs.
<i>Lifecycle</i>	25-35 years. As used across the industry nationally and the UK, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Check fixings annually, inspect for onset of leading-edge corrosion if epoxy powder coat finish and treat.

<i>Year</i>	Annually
<i>Priority</i>	Low
<i>Selection process</i>	Standard fitting for roof termination of mechanical ventilation system.
<i>Reference</i>	N/A

4.1.6 Flashings

<i>Location</i>	All flashing locations
<i>Description</i>	Lead to be used for all flashing and counter flashings.
<i>Lifecycle</i>	Typical life expectancy of 70 years recorded for lead flashings. Recessed joint sealing will require regular inspections. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Check joint fixings for lead flashing, ground survey annually and close-up inspection every 5 years. Re-secure as necessary.
<i>Year</i>	Ground level inspection annually and close-up inspection every 5 years
<i>Priority</i>	Medium
<i>Selection process</i>	Lead has longest life expectancy of comparable materials such as copper (60 years) and zinc (50 years). Provided appropriate safety precautions are taken, lead is the recommended choice for large residential, commercial, or industrial builds. Lead is easily formed into the required shapes for effective weathering of building junctions according to standard Lead Sheet Association details.
<i>Reference</i>	N/A

4.2 Rainwater Drainage

<i>Location</i>	All buildings
<i>Description</i>	<ul style="list-style-type: none"> • <i>Rainwater outlets:</i> Suitable for specified roof membranes • <i>Pipework:</i> Cast aluminium downpipes/uPVC downpipes • <i>Below ground drainage:</i> To Engineers' design and specification • <i>Disposal:</i> To surface water drainage to Engineers' design • <i>Controls:</i> To Engineers' design and specification • <i>Accessories:</i> allow for outlet gradings, spigots, downspout nozzle, hopper heads, balcony, and main roof outlets
<i>Lifecycle</i>	Metal gutters and downpipes have an expected life expectancy of 40 years in rural and suburban conditions (25 years in industrial and marine conditions), this is comparable to cast iron of 50 years and plastic, less so at 30 years. As used across the industry nationally and the UK, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	As with roofing systems routine inspection is key to preserving the lifecycle of rainwater systems. Regular cleaning and rainwater heads and gutters, checking joints and fixings and regularly cleaning polyester coated surfaces (no caustic or abrasive materials).
<i>Year</i>	Annually, cleaning bi-annually
<i>Priority</i>	High
<i>Selection process</i>	As above, metal fittings compare well against cast iron (in terms of cost) and plastic (in terms of lifespan and aesthetic).
<i>Reference</i>	N/A

4.3 External Walls

4.3.1 Brick (Manufacturer / Supplier TBC)

<i>Location</i>	Blocks B1 + B2 Façades (North and South)
<i>Description</i>	Contrasting light and dark tone brickwork.
<i>Lifecycle</i>	Selected colour bricks have a high embodied energy, they are an extremely durable material. Brickwork in this application is expected to have a lifespan of 50-80 years. The mortar pointing however has a shorter lifespan of 25-50 years. Longer lifecycle achieved by regular inspection and maintenance regime.
<i>Required maintenance</i>	In general, given their durability, brickwork finishes require little maintenance. Most maintenance is preventative: checking for hairline cracks, deterioration of mortar, plant growth on walls, or other factors that could signal problems or lead to eventual damage.
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Aesthetic, lightweight, cost-efficient and low maintenance cladding option, indistinguishable from traditional brick construction.
<i>Reference</i>	Reddy Architecture + Urbanism revised drawings & design statement.

4.3.2 Metal (Manufacturer / Supplier TBC)

<i>Location</i>	Blocks B1 & B2 Selected Façades
<i>Description</i>	Zinc/aluminium metal cladding system.
<i>Lifecycle</i>	Lifespan expectancy generally in excess of 40 years. As used across the industry nationally and the UK, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Selected cladding requires little maintenance and is resistant to corrosion. It can contribute to lower ongoing maintenance costs in comparison to exposed porous materials which may be liable to faster deterioration. Long term cleaning requirements should be taken into consideration.
<i>Year</i>	Inspection annually; cleaning 5 yearly
<i>Priority</i>	Low
<i>Selection process</i>	Selected cladding protects the building's structure from rainwater and weathering. Metal cladding systems are also chosen for their aesthetic impact, durability and weathering properties.
<i>Reference</i>	Reddy Architecture + Urbanism revised drawings & design statement.

4.3.3 Stone (Manufacturer / Supplier TBC)

<i>Location</i>	Block B2 Selected Facades (North)
<i>Description</i>	Light coloured stone clad framing.
<i>Lifecycle</i>	Stone finish cladding is expected to have a lifespan in the region of 60-80 years.
<i>Required maintenance</i>	In general, given its durability, stone requires little maintenance and weathers well. Most maintenance is preventative; check for deterioration of mortar, plant growth, or other factors that could signal problems or lead to eventual damage.

<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Stone is a natural and highly durable material offering a robust aesthetic. Has a high durability.
<i>Reference</i>	Reddy Architecture + Urbanism revised drawings & design statement.

4.4 External Windows & Doors

<i>Location</i>	Blocks B1 & B2 Selected Façades
<i>Description</i>	<ul style="list-style-type: none"> • Full height, mixture of clear and obscure glazed windows with uPVC / Aluminum painted timber coated frames to select finish. • All units to be double/tripled glazed with thermally broken frames. • All opening sections in windows to be fitted with suitable restrictors. Include for all necessary ironmongery; include for all pointing and mastic sealant as necessary; fixed using stainless steel metal straps screwed to masonry reveals; include for all bends, drips, flashings, thermal breaks etc.
<i>Lifecycle</i>	Aluminium clad timber has a typical lifespan of 45-60 years in comparison to uPVC which has a typical lifespan of 30-40 years. As used nationwide and in the UK, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Check surface of windows and doors regularly so that damage can be detected. Vertical moldings can become worn and require more maintenance than other surface areas. Lubricate at least once a year. Ensure regular cleaning regime. Check for condensation on frame from window and ensure ventilation.
<i>Year</i>	Annual
<i>Priority</i>	Medium
<i>Selection process</i>	uPVC is durable and low maintenance with an average lifespan of 30 - 40 years. Alu-clad timber windows compare favorably when compared to the above, extending timber windows typical lifespan of 35-50 years by 10-15 years.
<i>Reference</i>	N/A

4.5 Balconies

4.5.1 Structure


<i>Location</i>	Block B2 Selected Facades (South)
<i>Description</i>	<ul style="list-style-type: none"> • Concrete balcony system to engineer's detail, or • Powder-coated steel frame balcony system to engineer's detail • Thermally broken farrat plate connections to main structure of building.
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Metal structure has a typical life expectancy of 70 years dependent on maintenance of components. • Precast concrete structures have a high embodied energy; however, it is an extremely durable material. Concrete frame has a typical life expectancy of 80 years. • As used across the industry nationally and the UK, longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Relatively low maintenance required. Check balcony system as per manufacturer's specifications. Check all hardware components for wear. Check elements for signs of wear and/or weathering. Check for

	structural damage or modifications.
<i>Year</i>	Annual
<i>Priority</i>	High
<i>Selection process</i>	Engineered detail; designed for strength and safety.
<i>Reference</i>	N/A

4.5.2 Balustrades and Handrails

<i>Location</i>	Block B2 Balconies (South)
<i>Description</i>	<ul style="list-style-type: none"> • Frameless tempered glass (safety glass) • Glass supported on framing system positioned behind glass. • Approved toughened safety glass and steel including fixings in accordance with manufacturer's details.
<i>Lifecycle</i>	<ul style="list-style-type: none"> • General glass and metal items have a lifespan of 25-45 years. Longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Annual visual inspection of connection pieces for impact damage or alterations.
<i>Year</i>	Annual
<i>Priority</i>	High
<i>Selection process</i>	Metal and glass options will have a longer lifespan and require less maintenance than timber options (10-20 years).
<i>Reference</i>	N/A

<i>Location</i>	Block B2 Winter Gardens (North)
<i>Description</i>	<ul style="list-style-type: none"> • Approved balcony glass system (frameless). • Guarding: Manufacturers standard - Frameless tempered glass (safety glass). • Fixings: In accordance with manufacturer's details.
<i>Lifecycle</i>	General glass item with a 25 - 45 year lifespan. As used across the industry nationally and the UK, long lifecycle is typically achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Annual visual inspection of connection pieces for impact damage or alterations.
<i>Year</i>	Annual
<i>Priority</i>	High
<i>Selection process</i>	Metal and glass options will have a longer lifespan and require less maintenance than timber options (10-20 years).
<i>Reference</i>	N/A



05

INTERNAL BUILDING
FABRIC SCHEDULE

5 INTERNAL BUILDING FABRIC SCHEDULE

5.1 Floors

5.1.1 Common Areas

<i>Location</i>	Entrance lobbies / Common corridors
<i>Description</i>	<ul style="list-style-type: none"> Selected anti-slip porcelain or ceramic floor tile complete with inset matwell. Selected loop pile carpet tiles.
<i>Lifecycle</i>	<ul style="list-style-type: none"> 20-30 years lifespan for floor tiles in heavy wear areas. Likely requirement to replace for modernisation within this period also. 10–15-year lifespan for carpet. Likely requirement to replace for modernisation within this period also.
<i>Required maintenance</i>	Visual inspection with regular cleaning, intermittent replacement of chipped / loose tiles
<i>Year</i>	<ul style="list-style-type: none"> Annual for floor tiles. Quarterly inspection and cleaning of carpets as necessary
<i>Priority</i>	Low
<i>Selection process</i>	Durable, low maintenance floor finish. Slip rating required at entrance lobby, few materials provide this and are as hard wearing. Using carpet allows flexibility to alter and change as fashions alter and change providing enhanced flexibility.
<i>Reference</i>	N/A

<i>Location</i>	Stairwells, landings / half landings
<i>Description</i>	Selected carpet covering. Approved anodised aluminium nosing's to stairs.
<i>Lifecycle</i>	<ul style="list-style-type: none"> 10–15-year lifespan for carpet. Likely requirement to replace for modernisation within this period also. 20-year lifespan for aluminium nosing's.
<i>Required maintenance</i>	Visual inspection with regular cleaning.
<i>Year</i>	Quarterly inspection and cleaning as necessary.
<i>Priority</i>	Low
<i>Selection process</i>	Using carpet allows flexibility to alter and change as fashions alter and change providing enhanced flexibility.
<i>Reference</i>	N/A

<i>Location</i>	Lift Lobbies
<i>Description</i>	Carpet/vinyl and porcelain tiles to match adjacent apartment common lobbies.
<i>Lifecycle</i>	<ul style="list-style-type: none"> • 20-30 years lifespan for floor tiles in heavy wear areas. Likely requirement to replace for modernisation within this period also. • 10–15-year lifespan for carpet. Likely requirement to replace for modernisation within this period also.
<i>Required maintenance</i>	Visual inspection with regular cleaning, intermittent replacement of chipped / loose tiles.
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Slip rating required for lifts, few materials provide this and are as hard wearing. Using carpet allows flexibility to alter and change as fashions alter and change providing enhanced flexibility.
<i>Reference</i>	N/A

5.1.2 Tenant Areas

<i>Location</i>	Amenity Space, Gymnasium and Co Working Space
<i>Description</i>	<ul style="list-style-type: none"> • Timber laminate / parquet flooring, or • Carpet covering • Provide for inset matwell
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Laminated / parquet timber flooring has an expected life expectancy of 25-35 years dependent on use • 10-15 year lifespan for carpet. Likely requirement to replace for modernisation within this period also
<i>Required maintenance</i>	Visual inspection. Sweep clean regularly ensuring to remove any dirt. Clean up spills immediately and use only recommended floor cleaners.
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Materials chosen for aesthetics, durability and low maintenance.
<i>Reference</i>	N/A

<i>Location</i>	All wet areas (e.g. WC's)
<i>Description</i>	Selected anti-slip ceramic floor tile.
<i>Lifecycle</i>	Lifespan expectation of 20-25 years in heavy wear areas, likely requirement to replace for modernisation within this period also.
<i>Required maintenance</i>	Visual inspection, intermittent replacement of chipped / loose tiles.
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Slip rating required at entrance lobby, few materials provide this and are as hard wearing.
<i>Reference</i>	N/A

5.2 Walls

5.2.1 Common Areas

<i>Location</i>	Entrance lobbies / Corridors
<i>Description</i>	Selected paint finish with primer to skimmed plasterboard.
<i>Lifecycle</i>	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular maintenance required and replacement when damaged.
<i>Year</i>	Bi-annually
<i>Priority</i>	Low
<i>Selection process</i>	Decorative and durable finish.
<i>Reference</i>	N/A

<i>Location</i>	Lift cores / lobbies / corridors / stairs
<i>Description</i>	Selected paint finish with primer to skimmed plasterboard.
<i>Lifecycle</i>	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular maintenance required and replacement when damaged.
<i>Year</i>	Bi-annually
<i>Priority</i>	Low
<i>Selection process</i>	Decorative and durable finish.
<i>Reference</i>	N/A

5.2.2 Tenant Areas

<i>Location</i>	Amenity Space, Gymnasium and Co Working Space
<i>Description</i>	Selected paint finish with primer to skimmed plasterboard
<i>Lifecycle</i>	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular maintenance required and replacement when damaged.
<i>Year</i>	Bi-annually
<i>Priority</i>	Low
<i>Selection process</i>	Decorative and durable finish.
<i>Reference</i>	N/A

<i>Location</i>	Wet areas (e.g. WC's)
<i>Description</i>	Selected ceramic wall tile to plasterboard (moisture board to wet areas).
<i>Lifecycle</i>	Typical life expectancy of 35-40 years, less in wet room areas to 20-25 years.
<i>Required maintenance</i>	Bi-annual inspection to review damage, local repairs as necessary, particular detailed inspection in wet room areas.
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	Wet room application requires moisture board and tiling.
<i>Reference</i>	N/A

5.3 Ceilings

<i>Location</i>	Common areas & tenant areas
<i>Description</i>	Selected paint finish with primer to skimmed plasterboard ceiling on metal frame ceiling system. Acoustic ceiling to lift core and apartment lobbies. Moisture board to wet areas.
<i>Lifecycle</i>	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular maintenance required and replacement when damaged.
<i>Year</i>	Bi-annually
<i>Priority</i>	Low
<i>Selection process</i>	Decorative and durable finish
<i>Reference</i>	N/A

<i>Location</i>	Tenant wet areas
<i>Description</i>	Selected paint finish with primer to skimmed moisture board ceiling.
<i>Lifecycle</i>	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular maintenance required and replacement when damaged.
<i>Year</i>	Bi-annually
<i>Priority</i>	Low
<i>Selection process</i>	Decorative and durable finish.
<i>Reference</i>	N/A

5.4 Internal Handrails & Balustrades

<i>Location</i>	Stairs & landings
<i>Description</i>	Mild steel painted balustrade and handrail.
<i>Lifecycle</i>	Over 40 years typical lifecycle. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular inspections of holding down bolts and joints
<i>Year</i>	Annually
<i>Priority</i>	High
<i>Selection process</i>	Hard-wearing long-life materials against timber options
<i>Reference</i>	N/A

5.5 Carpentry & Joinery

5.5.1 Internal Doors and Frames

<i>Location</i>	All buildings
<i>Description</i>	<ul style="list-style-type: none"> Selected white primed and painted/varnished solid internal doors, or hardwood veneered internal doors All fire rated doors and joinery items to be manufactured in accordance with B.S. 476 (Fire Tests). Timber saddle boards. Brushed aluminium door ironmongery or similar
<i>Lifecycle</i>	30 years average expected lifespan. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	General maintenance in relation to impact damage and general wear and tear
<i>Year</i>	Annual
<i>Priority</i>	Low, unless fire door High
<i>Selection process</i>	Industry standard
<i>Reference</i>	N/A

5.5.2 Skirtings & Architraves

<i>Location</i>	All buildings
<i>Description</i>	Painted timber / Medium-density fibreboard (MDF) skirtings and architraves
<i>Lifecycle</i>	30 years average expected lifespan. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	General maintenance in relation to impact damage and general wear and tear
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Industry standard
<i>Reference</i>	N/A

5.5.3 Window Boards

<i>Location</i>	All Buildings
<i>Description</i>	Painted timber / Medium-density fibreboard (MDF) window boards
<i>Lifecycle</i>	30 years average expected lifespan
<i>Required maintenance</i>	General maintenance in relation to impact damage and general wear and tear
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Industry standard
<i>Reference</i>	N/A



06

BUILDING SERVICES

6.0 BUILDING SERVICES

6.1 Mechanical Systems

6.1.1 Mechanical Plant

<i>Location</i>	Residential
<i>Description</i>	Water Heating is proposed to consist of Centralised Air Source Heat Pumps (ASHP), with supplementary back-up Modulating Gas Boilers. Further details to be provided by Mechanical & Electrical (M&E) Consultant at detailed design stage.
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Annual Maintenance / Inspection to Heating System • Annual Maintenance / Inspection to Air Source Heat Pumps • Annual Maintenance / Inspection to Gas Boilers • Annual Maintenance / Inspection to Heating and Water Pumps. • Annual Maintenance / Inspection to Water Tanks. • Annual Maintenance / Inspection to Water Booster - sets. • Annual Maintenance / Inspection to DHS Tanks. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage. • Replacement of equipment at End of Life (EOL) to be determined at detailed design stage.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

<i>Location</i>	Non-Residential and Common Areas
<i>Description</i>	Water Heating shall consist of Centralised Air Source Heat Pumps (ASHP), with supplementary back-up Modulation Gas Boilers. Further details to be provided by the M&E Consultant at detailed design stage.
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Annual Maintenance / Inspection of Air Source Heat Pumps • Annual Maintenance / Inspection of Gas Boilers • Annual Maintenance / Inspection to Heating and Water Pumps. • Annual Maintenance / Inspection to Water Tanks. • Annual Maintenance / Inspection to Water Booster - sets. • Annual Maintenance / Inspection to DHS Tanks. • Annual Maintenance / Inspection to Photovoltaic Panels. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage. • Replacement of equipment at End of Life (EOL) to be determined at detailed design stage.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	Medium

<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

6.1.2 Soils and Wastes

<i>Location</i>	All Areas / Kitchens / Bathrooms etc
<i>Description</i>	Soils and Wastes Pipework – uPVC and High-Density Polyethylene (HDPE)
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Annual inspections required for all pipework within landlord areas. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

6.1.3 Water Services

<i>Location</i>	Residential / Apartments
<i>Description</i>	<p>Centralised Air Source Heat Pumps (ASHP), with supplementary back-up modulating Gas Boilers for domestic Hot Water.</p> <ul style="list-style-type: none"> • The water services installation in the Landlord and core areas will be copper. • Within the apartments, the water services installation will be completed using a Pre-Insulated Multi Layered Alu-Plex type system.
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Annual Inspection of Air Source Heat Pump (ASHP). • Annual Inspection of Gas Boilers. • Annual inspections required for all pipework within landlord areas. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual Inspections, including legionella testing to be included as part of Development Planned Preventative Maintenance (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	High
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

6.1.4 Ventilation Services

<i>Location</i>	Apartments
<i>Description</i>	Ducted Heat Recovery Ventilation Unit (DHRV) shall be provided within each Apartment. <ul style="list-style-type: none"> • Cooker Hoods shall be installed in the kitchens.
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Annual inspection of Ducted Heat Recovery Ventilation Unit (DHRV) • Annual inspection of extract fan / and grilles • Annual Inspection of operation of fan and boost / setback facility if provided on units. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

6.2 Electrical / Protective Services

6.2.1 Electrical Infrastructure

<i>Location</i>	Switch rooms / Risers
<i>Description</i>	Maintenance of Electrical Switchgear
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Annual Inspection of Electrical Switchgear and switchboards. • Thermographic imaging of switchgear 50% of Medium Voltage (MV) Switchgear Annually and Low Voltage (LV) switchgear every 3 years. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual / Every three years to be included as part of Development Planned Preventative Maintenance (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	High
<i>Selection process</i>	All equipment to meet and exceed Electricity Supply Board (ESB), IS10101:2020, Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommendations and be code compliant in all cases.
<i>Reference</i>	N/A

6.2.2 Lighting Services internal

<i>Location</i>	All Areas – Internal
<i>Description</i>	Lighting – Light-Emitting Diode (LED) throughout with Presence detection in circulation areas and locally controlled in apartments.
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Annual Inspection of All Luminaires • Quarterly Inspection of Emergency Lighting. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual / Quarterly Inspections certification as required per above remedial works.
<i>Year</i>	Annually / Quarterly
<i>Priority</i>	High
<i>Selection process</i>	All equipment to meet requirements and be in accordance with the current IS3217:2013 + A1 2017, Part M and Disability Access Certificate (DAC) Requirements.
<i>Reference</i>	N/A

6.2.3 Lighting Services External

<i>Location</i>	All Areas – Internal
<i>Description</i>	Lighting – All Light-Emitting Diode (LED) with Vandal Resistant Diffusers where exposed.
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Annual Inspection of All Luminaires • Quarterly Inspection of Emergency Lighting • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual / Quarterly Inspections certification as required as per the Planned Preventative Maintenance (PPM) schedule.
<i>Year</i>	Annually / Quarterly
<i>Priority</i>	High
<i>Selection process</i>	All equipment to meet requirements and be in accordance with the current IS3217:2013 + A1 2017, Part M and Disability Access Certificate (DAC) Requirements.
<i>Reference</i>	N/A

6.2.4 Protective Services – Fire Alarm

<i>Location</i>	All areas – Internal
<i>Description</i>	Fire alarm
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Quarterly Inspection of panels and 25% testing of devices as per IS3218:2013 + A1 2019 requirements. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual / Quarterly Inspections certification as required as per the Planned Preventative Maintenance (PPM) schedule.
<i>Year</i>	Annually / Quarterly
<i>Priority</i>	High
<i>Selection process</i>	All equipment to meet requirements and be in accordance with the current IS3218:2013 + A1 2019 and the Fire Cert
<i>Reference</i>	N/A

6.2.5 Protective Services – Fire Extinguishers

<i>Location</i>	All Areas – Internal
<i>Description</i>	Fire Extinguishers and Fire Blankets
<i>Lifecycle</i>	Annual Inspection
<i>Required maintenance</i>	Annual with Replacement of all extinguishers at year 10
<i>Year</i>	Annually
<i>Priority</i>	Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Selection process</i>	All fire extinguishers must meet the requirements of I.S 291:2015 Selection, commissioning, installation, inspection and maintenance of portable fire extinguishers.
<i>Reference</i>	N/A

6.2.6 Protective Services – Apartment Sprinkler System (Where Applicable by Fire Cert)

<i>Location</i>	Residential / Apartments.
<i>Description</i>	Apartment Sprinkler System
<i>Lifecycle</i>	Weekly / Annual Inspection
<i>Required maintenance</i>	Weekly Check of Sprinkler Pumps and plant and annual testing and certification of plant by specialist.
<i>Year</i>	All
<i>Priority</i>	Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Selection process</i>	The Apartment sprinkler system shall be installed in accordance with BS 9251:2005 – Sprinkler Systems for Residential and Domestic Occupancies – Code of Practice
<i>Reference</i>	N/A

6.2.7 Protective Services – Dry Risers

<i>Location</i>	Common Area Cores of Apartments
<i>Description</i>	Dry Risers
<i>Lifecycle</i>	Weekly / Annual Inspection
<i>Required maintenance</i>	Visual Weekly Checks of Pipework and Landing Valves with Annual testing and certification by specialist.
<i>Year</i>	Annually
<i>Priority</i>	Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Selection process</i>	The system shall be installed in accordance with BS 5041 – Fire Hydrant Systems Equipment & BS 9999 – Effective Fire Safety in the Design, Management and Use of Buildings.
<i>Reference</i>	N/A

6.2.8 Fire Fighting Lobby Ventilation (To Fire Consultants Design and Specification)

<i>Location</i>	Common Area Lobbies
<i>Description</i>	Smoke Extract / Exhaust Systems
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Regular Tests of the system • Annual inspection of Fans • Annual inspection of automatic doors and Automatic Opening Vents (AOV) • All systems to be backed up by life safety systems.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance Programme
<i>Year</i>	Weekly / Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

6.2.9 Sustainable Services

<i>Location</i>	Residential / Apartment
<i>Description</i>	Heat Pumps (ASHP)
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Annual Maintenance of Air Source Heat Pumps (ASHP) • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

<i>Location</i>	Non-Residential and Common Areas
<i>Description</i>	Heat Pumps, (ASHP).
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Annual Maintenance of Air Source Heat Pumps • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

<i>Location</i>	Roof
<i>Description</i>	PV / Solar Thermal Array on roof supporting the Part L / NZEB requirements in conjunction with Exhaust Air Source Heat Pumps. Full Details to be provided at detailed stage.
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Quarterly Clean • Annual Inspection • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Quarterly / Annual
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A



07

APPENDIX 1

7.0 APPENDIX 1 – SCHEDULE FOR COSTS EVALUATION

7.1 Schedule for Cost Evaluation

The Schedule for Costs Evaluation provides a framework to allow costs per apartment, quantified from the development, to be applied. At detailed design stage, schedule of areas and quantity of items is provided by the Architects and Quantity Surveyors to allow quantification of the lifecycle replacement costs during the lifespan of the building.

Further to this, once detailed design is confirmed, annual cost of maintenance will also be calculated to include with the schedule, to complete the overall costs evaluation.

The schedule will be modified to suit when developer's Architects and Quantity Surveyors provide requisite schedules of areas and quantity and cost of items for the development.

The sampled schedule attached lays out all Building Fabric and Building Services Elements, associated specification and locations. These are then quantified as cost per unit, alongside maintenance costs with VAT rate, and broken into Annual Costs, and many specific commentaries, for the eventual end user of the property.

SAMPLE Life Cycle Costs
Summary of Costs

Element - Building Fabric	Specification	Location(s)	Areas / Quantity	Cost Per unit	Maintenance Cost	Total Cost	Vat Rate	Vat Inclusive Cost	Anticipated Life Span (Yrs)	Annual Cost	Vat Rate	Vat Inclusive Cost	Comments
Floor Finishes	Carpet	Staircases / Common Areas					13.5%		12	€ -	13.5%		
Floor Finishes	Tiles	Common Areas / Apartments					13.5%		25	€ -	13.5%		
Floor Finishes	Timber	Apartment					13.5%		12	€ -	13.5%		
Wall Finishes	Paint	Staircases / Common Areas					13.5%						
Wall Finishes	Paint	Common Areas / Apartments					13.5%						
Wall Finishes	Paint	Apartment					13.5%						
Roof Coverings	Felt Roof, Green Roof	Roof					13.5%		25	€ -	13.5%		
Common Area Doors	TBC	Multiple Locations					13.5%		30	€ -	13.5%		
Apartment Doors	TBC	Multiple Locations					13.5%		30	€ -	13.5%		
External Doors	TBC	Multiple Locations					13.5%		20	€ -	13.5%		
Windows	TBC	Apartments					13.5%		60	€ -	13.5%		
External Cladding	TBC	External					13.5%		60	€ -			
External Walls	TBC	External					13.5%		60	€ -			
Loose furniture	Loose furniture	Apartments					23.0%		12	€ -	23.0%		
Fixtures and Fittings	Kitchens, Wardrobes, etc	Apartments					13.5%		12	€ -	13.5%		
White Goods	Kitchen Appliances	Apartments					23.0%		7	€ -	23.0%		
External Furniture	Seats, Tables, Playground	External					13.5%		20	€ -			
Balcony	Flooring, Handrails, Balustrade, etc	External											
Element - Building Services													
Distribution Network	Pipework Distribution	Basement					13.5%		60	€ -	13.5%		
Gas Fired CHP / ASHP	Gas Fired CHP Units	Basement							15	€ -			
Gas Fired Boilers	Gas Fired Boilers	Basement							25	€ -			
Buffer Vessel		Basement					13.5%		15	€ -	13.5%		
Main Board	Electrical Main Board	Basement					13.5%		30	€ -	13.5%		
Electrical Boards	Landlord Boards	Various Levels					13.5%		20	€ -	13.5%		
Water Tanks	Replacement Cold Water ,	Basement					13.5%		35	€ -	13.5%		
Booster Pumps	Booster Pumps/Reservoirs <small>with shaft above</small>	Basement					13.5%		15	€ -	13.5%		
Smoke Extract - Impulse Fans	Basement Carparks	Basement					13.5%		25	€ -	13.5%		
Lifts	Lift Replacement	All Cores					13.5%		35	€ -	13.5%		
Lighting - Landlord	Car Park , External , Staircases	Basement					13.5%		30	€ -	13.5%		
Standby Generators	Replacement of Landlord Generator	External					13.5%		40	€ -	13.5%		
Fire Alarm	Landlord Fire Alarm	Various					13.5%		20	€ -	13.5%		
Apartment Boats	Apartment Boats	Apartment					13.5%		20	€ -	13.5%		
Apartment HIU	Heat Interface Unit	Apartment					13.5%		20	€ -	13.5%		
Apartment HRU	Ventilation Heat Recovery Unit	Apartment					13.5%		20	€ -	13.5%		
Site Lighting	External Lighting	Site											



08

CONCLUSION &
CONTACT DETAILS

8.0 CONCLUSION & CONTACT DETAILS

Based on the information provided, Aramark Property have considered the schemes proposals. From our experience to date of similar schemes we manage, we have set out an overview of how we believe the overarching management of the scheme can be successfully managed in best practice for the benefit of the owners of this scheme, the future occupiers, and the wider community.

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Aramark Key Service Lines



DOCUMENT CONTROL SHEET

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