



Building Lifecycle Report

Proposed Build to Rent Apartment Block
Newmarket Square, Ardee Street and Mill Street, Dublin 8.

Additional 2 Apartments.

Applicant: Nrek1 Limited

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Disclaimer

Without Prejudice to the generality of this Building Lifecycle Report, the information provided is indicative and subject to change following detailed design and construction. As far as possible information is correct at the time of submission to the relevant authority for Planning Approval.

1.1 Introduction

The *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* (December 2020) provide policy guidance on the operation and management of apartment developments and include the requirement for the submission of a Building Lifecycle Report with planning applications.

This report is required to provide certainty on the long-term management and maintenance structures of Multi- Unit Developments, demonstrating compliance with *Multi-Unit Developments Act* of 2011. It should outline legal and financial arrangements, effective and appropriately resourced maintenance and operational regimes and show consideration of the long-term running costs of any scheme as they would apply on a per residential unit basis at the time of application. The *Building Lifecycle Report* should also demonstrate what specific measures have been considered to effectively manage and reduce costs for the benefit of residents.

Section 6.13 of the *Sustainable Urban Housing* guidelines requires that apartment applications 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”**
- **“Demonstrate what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.”**

This Building Life Cycle Report document sets out to address the requirements of Section 6.13 of Apartment Guidelines 2020, and is divided into 2 sections to reflect the above requirements:

Section 01

Assessment of long-term running and maintenance costs as they would apply on a per residential unit basis at the time of application

Section 02

Demonstrate what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents

1.2 Proposed Development

Description of Development

Nrek1 Limited intends to apply for planning permission for a Large-scale Residential Development (LRD) at this site bound by Newmarket Square to the north, Ardee Street to the west and Mill Street to the south (including City House and Unit 3, Newmarket, Dublin 8), Newmarket, Dublin 8.

The proposed development consists of internal and external amendments to the permitted mixed use, primarily Build to Rent (BTR) residential development granted by An Bord Pleanála under Ref. ABP-312268-21, as subsequently amended by Dublin City Council under Ref. LRD6028/23-S3 and LRD6032/23-S3. The proposed amendments include as follows:

- Amendments at Ground floor level include a reduction in the floorspace of the permitted retail unit from 516 sq.m to 437 sq.m due to an amended layout and configuration of the integral bicycle store to provide an additional 6 no. bicycle storage spaces from a permitted 292 no. spaces to 298 no. bicycle storage spaces (including 6 cargo bike spaces) and alterations to emergency fire escape.
- Amendments to the configuration of internal residential amenities (including a resident's lounge, 2 no. co-working spaces, a bookable room and a yoga/event space) resulting in a reduction of the combined internal residential amenities floorspace from 255 sq.m to 247 sq.m (an 8 sq.m reduction) due to the provision of Mechanical and Electrical Risers and AOV.
- Amendments at Sixth Floor level include the omission of a communal roof terrace at the north-eastern corner of the building and the infilling thereof by providing an additional studio unit (floorspace of approximately 41 sq.m) with a north facing balcony, together with associated external alterations.
- Amendments at Seventh Floor Level include the omission of part of a communal roof terrace at the south-eastern corner of the building and the infilling thereof by providing an additional 2-bedroom unit (floorspace of approximately 76 sq.m) with a south facing balcony and the reprovision of the communal open space in the form of a rooftop terrace at 8th floor level, together with associated external alterations.

The proposed development includes all associated changes to the previously permitted elevations arising from the above amendments and ancillary development and works. The proposed amendments will result in an increase in the number of units from a permitted 132 units to 134 (2 no. additional units) and a revised unit mix, comprising of 2 no. studio units, 79 no. 1 bed units, 6 no. 2 bed / 3 person units, 40 no. 2 bed / 4 person units and 7 no. 3 bed units together with a revised quantum of 879 sq.m of external communal amenity space(s). In the interest of clarification, the proposed development will not result in an increased height of the overall permitted 10-storey high building, but will result in a revised Gross Floor Area (GFA) of 11,746 sq.m.

Section 01

An assessment of long-term running and maintenance costs as they would apply on a per residential unit basis at the time of application.

1.1 Long-Term Running Costs

From the outset of this project, care has been taken by NREK1 to ensure that long-term running costs for residents and maintenance costs for the operators are reasonable. The aim of NREK1 is to manage and minimise potential unnecessarily high running costs for expenditure on a per residential unit basis. NREK1 and their design team have a proven track record in the delivery of high-quality homes. The design team have applied lessons of previous schemes in ensuring the provision of an excellent end product which will be well managed and easily maintained for the foreseeable future.

1.2 Property Management of the Common Areas of the Proposed Development

6.14 The Multi-Unit Developments Act, 2011 (MUD Act) sets out the legal requirements regarding the management of apartment developments. In this regard, it is advised that when granting permission for such developments planning authorities attach appropriate planning conditions that require:

- *Compliance with the MUD Act,*
- *Establishment of an Owners Management Company (OMC) and:*
- *Establishment and ongoing maintenance of a sinking fund commensurate with the facilities in a development that require ongoing maintenance and renewal.*

A property management company will be engaged at an early stage of the development to ensure that all responsibilities within the remit of property management are dealt with and that the running and maintenance costs of the common areas of the development are kept within the agreed annual operational budget. The property management company will enter into a contract directly with the Owner(s) Management Company (OMC) for the ongoing management of the built development.

The **Property Management Company** also has the following responsibilities for the apartment development once constructed:

- Formation of an OMC within a timely manner – this will be a company limited by guarantee having no share capital. All future purchasers of residential units will be obliged to become members of this OMC
- Preparation of annual service charge budget for the development of common areas
- Fair and equitable apportionment of the Annual operational charges in line with the MUD Act
- Engagement of independent legal representation on behalf of the OMC in keeping with the MUD Act - including completion of Developer OMC Agreement and transfer of common areas
- Transfer of documentation in line with Schedule 3 of the MUD Act
- Estate Management
- Third Party Contractors Procurement and management
- OMC Reporting
- Accounting Services
- Insurance Management
- After Hours Services
- Staff Administration
- Corporate Services

1.3 Service Charge Budget

The property management company (PMC) has a number of key responsibilities with first and foremost being the compiling of the service charge budget for the development for agreement with the OMC. The service charge budget covers items such as cleaning, refuse management, utility bills, insurance, landscaping, maintenance of mechanical/electrical lifts/ life safety systems, security, property management fee, etc, to the development common areas in accordance with the Multi-Unit Developments Act 2011.

This service charge budget will also include an allowance for a Sinking Fund – this is determined following the review of the Building Investment Fund (BIF) report prepared by for the OMC. Once adopted by the OMC, the BIF report should determine an adequate estimated annual cost requirement provision which would be based on the predicted needs of the development over a 30-year cycle period. The BIF report should identify any works which are expected to be necessary to maintain, repair, and enhance the premises over the 30-year life cycle period, as is required under the Multi-Unit Development Act 2011.

Under the MUD Act, it is required that the members of the OMC will determine and agree each year at a General Meeting of the members, the contribution to be made to the Sinking Fund, having regard to the BIF report produced.

A sample format of the typical BIF report is set out in Appendix B.

Note: *The detail associated with each element heading i.e. specification and estimate of the costs to maintain/repair or replace, can only be determined after detailed design and the procurement/ construction of the development and therefore has not been included in this document.*

1.4 Sinking fund

It is expected that a sinking fund allowance will account for future major maintenance and upgrade costs. A 10-year Planned Preventative Maintenance (PPM) strategy will determine the level of sinking fund required.

Note: *The detail associated with each element heading i.e. specification and estimate of the costs to maintain/repair or replace, can only be determined after detailed design and the procurement/ construction of the development and therefore has not been included in this document.*

Section 02

Measures specifically considered by the proposer to effectively manage & reduce costs for the benefit of residents.

The following is an indication of the energy saving measures that are planned for all units to assist in reducing day to day running costs for occupants:

2.1 Building Design

Measure	Description	Benefit
Daylighting to units	Where possible, as outlined in ' <i>Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities</i> (March 2018)' to have regard for quantitative performance approaches to daylight provisions 'outlined in guides like the BRE guide ' <i>Site Layout Planning for Daylight and Sunlight</i> ' (2nd edition) or BS 8206-2: 2008 – ' <i>Lighting for Buildings – Part 2: Code of Practice for Daylighting</i> ' when undertaken by development proposers which offer the capability to satisfy minimum standards of daylight provision'.	Reduces the requirement for continuous daylighting, thus reducing the expense of artificial lighting
Daylighting to circulation areas	Natural lighting provided to stair wells with tall curtain walling	Reduces the requirement for continuous daylighting
External Lighting	<p>External lighting will comply with the latest standards and achieve:</p> <ul style="list-style-type: none"> • Low-level lighting • Utilise low voltage LED lamps • Minimum upward light spill <p>Each light fitting is to be controlled via an individual Photo-electric Cells (PECs). The operation of the lighting shall be on a dusk-dawn profile.</p>	Lighting will be designed to achieve the required standards, provide a safe environment for pedestrians, cyclists, and vehicular traffic, provide surveillance, and limit the impact on the artificial lighting on the surrounding area.

2.2 Landscape

Measure	Description	Benefit
Paving and Decking Materials	Use of robust high-quality materials and detailing to be durable for bikes, play, etc.	Ensures the longevity of materials.
Site Layout & Landscaping Design	High quality landscaping both hard surface (for the cycle /car parking and pavements) and soft landscaping with planting and trees. The landscaping will be fully compliant with the requirements for Part M / K of the Technical Guidance Documents and will provide level access and crossings for wheelchair users and pedestrians with limited mobility.	Plenty of room for cycles and pedestrians provide a good balance between pedestrians and car users. Wheelchair user-friendly.
Balconies & openable windows	Use of balconies & openable windows allow individuals to clean windows themselves	Reduces the cost and reliance on 3 rd party contractors for cleaning & maintenance.

2.3 Energy & Carbon Emissions

Measure	Description	Benefit
BER Certificates	A Building Energy Rating (BER) certificate will be provided for each unit in the proposed development. This will provide detail of the energy performance of the units. This is calculated through energy use for space and hot water heating, ventilation, and lighting and occupancy. It is proposed to target an A2/A3 rating for the apartments this will equate to the following emissions. A2 – 25-50 kWh/m ² /yr with CO ₂ emissions circa 10kgCO ₂ /m ² year A3 – 51-75 kWh/m ² /yr with CO ₂ emissions circa 12kgCO ₂ /m ² /year	A BER rating is a reduction in energy consumption and running costs
Fabric Energy Efficiency	Proposed U-Values will be in line with the requirements set out by the current & proposed Part L including Nearly Zero Energy Buildings (NZEB) targets, however chosen windows, roof elements and the ground floor will improve the overall U-Value beyond the current standard. "Conservation of Fuel and Energy Buildings other than Dwellings". Thermal bridging at junctions between construction elements and at other locations to be minimised in accordance Paragraphs 1.2.4.2 and 1.2.4.3 within the Technical Guidance Documents Part L. See Table 1 of Part L, Building Regulations (Appendix C).	Lower u-values and improved airtightness will be achieved to reduce the amount of heat loss throughout the building fabric and lower the consumption of energy and therefore carbon emissions.

External Lighting	<p>External lighting will comply with the latest standards and achieve:</p> <ul style="list-style-type: none"> • Low-level lighting • Utilise low voltage LED lamps • Minimum upward light spill <p>Each light fitting is to be controlled via an individual Photo-electric Cells (PECs). The operation of the lighting shall be on a dusk-dawn profile.</p>	Lighting will be designed to achieve the required standards, provide a safe environment for pedestrians, cyclists, and vehicular traffic, provide surveillance and limit the impact on the artificial lighting on the surrounding area.
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2.4 Low energy technologies considered:

Measure	Description	Benefit
Exhaust Air Heat Pump	<p>An exhaust air heat pump can cover up to 100% of the heating requirements of a well-insulated apartment.</p> <p>Can also work in conjunction with underfloor heating.</p>	Modern heat pumps will typically provide 4 to 5 times more heat energy to the dwelling than the electrical energy they consume. They have a lower consumption of energy and therefore lower carbon emissions.
Low energy LED Lighting	Shall be designed and specified in accordance with the BER requirements in each unit and in the landlord areas in accordance with Part L.	Lower consumption of energy and therefore lower carbon emissions.
Mechanical Ventilation with Heat Recovery (MVHR)	The ventilation for the apartments shall be provided by a mechanical system with central extract and residual heat transferred to incoming fresh air.	Improved air quality and reduced costs in providing alternative heating etc.

2.5 Materials & Materials Specification:

Implementation of the Design and Material principles to the design of the building envelope, internal layouts, facades and detailing has informed the materiality of the proposed development.

The proposed envelope of the building is a mix of brick and stone finish, with high-performance double-glazed aluminium windows. Based on comparison with similar schemes developed, the proposed materials are considered durable and would not require regular replacement or maintenance.

Materials have been selected with a view to longevity, durability and low maintenance. Consideration has been given to Building Regulations and includes reference to BS 7543:2015 'Guide to Durability of Buildings and Building elements, Products and Components'.

It is expected that a sinking fund allowance will account for future major maintenance and upgrade costs. A 10-year Planned Preventative Maintenance (PPM) strategy will determine the level of sinking fund required.

Measure	Description	Benefit
Implementation of the Design and Material principles to the design of the proposed development.	Materials have been selected with a view to longevity, durability and low maintenance with Consideration given to Building Regulations and include reference to BS 7543:2015 'Guide to Durability of Buildings and Building elements, Products and Components'	Longevity, durability and low maintenance of materials
Brickwork to the building envelope		Requires minimal maintenance and does not require regular replacement
Installation of factory finished double glazed aluminium windows and doors		Requires minimal maintenance and does not require regular replacement
Installation of factory finished Precast concrete/ steel composite balconies		Requires minimal maintenance and does not require regular replacement

2.6 Waste Management:

Measure	Description	Benefit
Construction and Environmental Management Plan	This application is accompanied by a Construction Management Plan together with Outline Construction and Demolition Waste prepared by Barrett Mahony Consulting Engineers. An Operational Waste Management Plan has been prepared by Barrett Mahony Consulting Engineers in support of this application.	Demonstration of how the scheme has been designed to comply with best practice.
Storage of non-recyclable waste and recyclable household Waste	The inclusion of a centralised bin storage area. Domestic waste management strategy in place: 1) Grey, Brown and Green bin distinction 2) Regular tendering for waste management collection	Access to all residents to reduce the risk of littering within the scheme and reduces potential waste charges.
Additional Recycling Centre	Additional recycling centre to be provided throughout the development	Helps to reduce waste charges and the amount of waste going to landfill.
Composting	Addition of organic waste bins to be provided throughout the development	Helps to reduce waste charges and the amount of waste going to landfill.

2.7 Human Health & Well Being

How human health and well-being is being considered:

Measure	Description	Benefit
Natural daylight	Design of the layout of the building has been optimised to achieve a good quality of natural daylight to the units. Refer to sunlight/daylight report by IES.	Demonstration of how the scheme has been designed to comply with best practice
Security	Passive surveillance is incorporated into the design with apartments overlooking the internal courtyard and active day/night use throughout the scheme	Access to all residents to reduce the risk of crime, littering within the scheme and reduction of potential waste charges.
Accessibility	All units, egress routes and stair cores to comply with the requirements of Technical Guidance Documents Part M/ Part K	Demonstration of how the scheme has been designed to comply with best practice in relation to accessibility, reachability

		and inclusivity.
Amenity	Provision or external communal amenity space	Facilitates socialising & community interaction.
Private Open Space	Provision of private open space	Facilitates interaction with outdoors, increasing potential health benefits.

2.8 Transport & Accessibility

Transport considerations for increasing the use of public transport, cycling and walking and reducing the ownership of private cars and reducing oil dependency:

Measure	Description	Benefit
Access to Public Transport	<p>The subject site is located within 2 kilometres of Heuston Station which serves direct rail routes to Cork, Galway, Limerick, Tralee, Waterford and Westport.</p> <p>The site is very well served by bus routes located along Cork Street.</p> <p>Dublin Bus operates a number of routes on Cork's St, Ardee St and Clanbrassil St including the no. 27, 49, 54A, 56A, 77A, 150 and 151. These serve City West, Jobstown, Templeogue, Clare Hall and Dublin City centre.</p> <p>These services are all highly accessible from the subject site with the closest interchange opportunities located within 20m of the permitted access junction.</p>	<p>Availability, proximity to bus and railway services reduces the reliance on the private motor.</p>
Pedestrian Permeability	<p>The provision of good permeability for pedestrians and cyclists, as well as efficient access to public transport, are all key objectives of the proposed development. Easy pedestrian and cyclist access around the perimeter of the building is facilitated by means of a setback corner at the junction between Ardee St and Newmarket Sq. This angled corner eases the sharp turn and creates a sheltered space for pedestrians to pass through safely, set back from the road junction.</p> <p>2m minimum set back paths provides ample space away from the road for pedestrians to move around the perimeter of the site. Dedicated pedestrian crossings make for safe traversal of the main thoroughfares. The façade steps in facing Newmarket Sq to allow space for set down or rest facing the public square.</p> <p>Access for cyclists to the ground-level bicycle parking facilities is provided via an entrance corridor facing onto Mill St..</p>	<p>Ensures long-term attractiveness of walking and cycling to a range of local facilities.</p> <p>This strong infrastructure ensures that there will be a balance of transport modes used by future residents of the proposed development.</p>
Bicycle Storage	<p>Bicycle storage is located and designed as follows:</p> <p>Ground Floor : 60 no. double tier bike racks to provide 238 spaces inclusive of 2 no cargo spaces and 4 no spaces designated for the commercial unit.</p>	<p>Accommodates the uptake of cycling and reduces the reliance on the private motor vehicle.</p>

Appendix A

Table 1 Maximum elemental U-value (W/m²K)^{1, 2}		
Column 1 Fabric Elements	Column 2 Area-weighted Average Elemental U-Value (Um)	Column 3 Average Elemental U-value – individual element or section of element
Roofs		
Pitched roof		
- Insulation at ceiling	0.16	0.3
- Insulation on slope	0.16	
Flat roof	0.20	
Walls	0.21	0.6
Ground floors ³	0.21	0.6
Other exposed floors	0.21	0.6
External doors, windows and rooflights	1.6 ⁴	3.0
Notes:		
1. The U-value includes the effect of unheated voids or other spaces.		
2. For alternative method of showing compliance see paragraph 1.3.2.3.		
3. For insulation of ground floors and exposed floors incorporating underfloor heating, see paragraph 1.3.2.2.		
4. Windows, doors and rooflights should have a maximum U-value of 1.6 W/m ² K when their combined area is 25% of floor area. However areas and U-values may be varied as set out in Table 2.		

Figure 1- TGD Part L 2011, Table 1

Appendix C

Figure 4 Phases of the life cycle

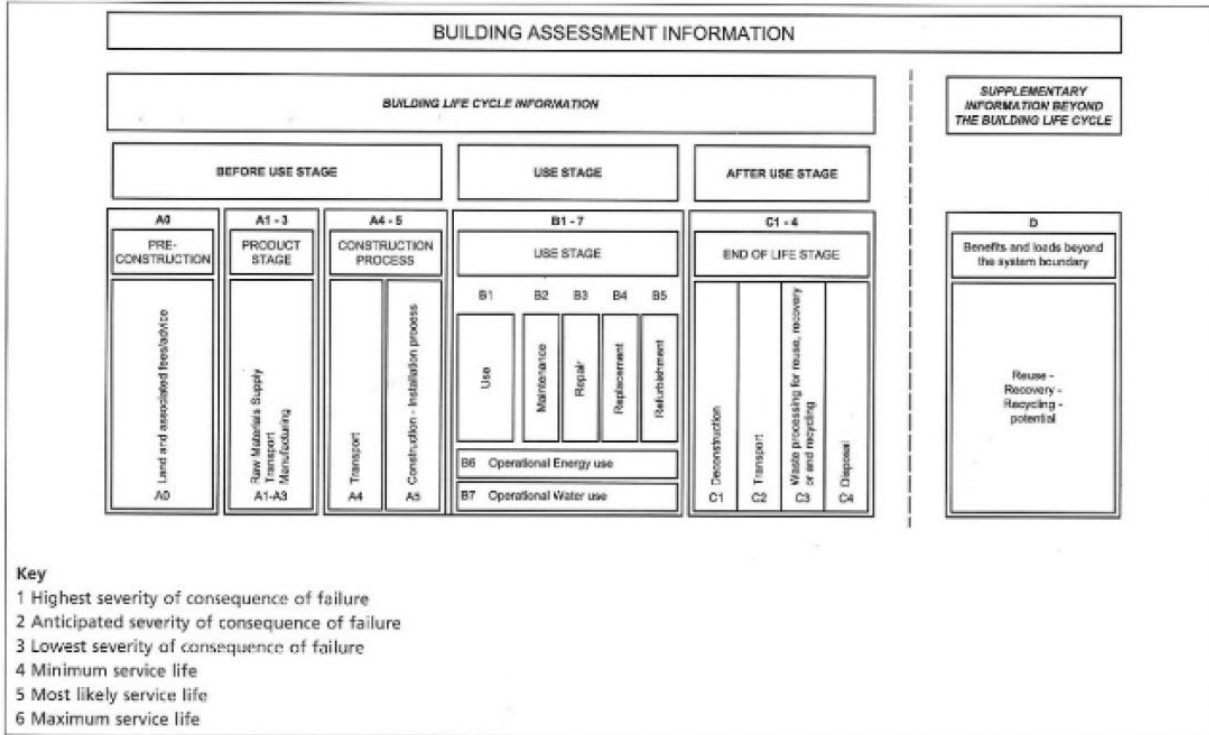


Figure 2 - BS 7543:2015 Figure 4