



SITE 10 SHD

BUILDING LIFECYCLE REPORT

Residential Development at Site 10: Northern Cross, Malahide Road, Dublin 17



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1.0 INTRODUCTION

This Management Plan and Lifecycle Report describes the processes and practices to be implemented by Camgill Management Company, for the effective management of the proposed residential development at Northern Cross, Malahide Road, Dublin 17. The lifecycle of the building has been assessed to benefit the residents in relation to the long term running and maintenance costs of the development as outlined by the requirements:-

“Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities - 2020”.

In Particular: -

“Operation and Management of Apartment Developments” sections 6.13 to 6.15.

This proposed scheme is a residential development with a common basement area.

The requirement seeks to provide certainty in relation to the long-term management and maintenance of such schemes and in particular section 6.11 requests the following issues to be addressed;

- Assessment of long term running and maintenance costs, and,
- To demonstrate what measures have been specifically considered, by the proposer to effectively manage and reduce costs for the benefit of the residents.

These issues have been considered throughout the Development of this Proposal and this Report seeks to clarify, in practical terms, how this has been achieved, and connects the requirements of the MUD Act 2011 to this process.

2.0 PROJECT DETAILS

Project Title:	Block 10 Development, Northern Cross
Builder:	Camgill Property A Tri Limited
Project Description:	Construction of 156 no. residential units in 2 no. apartment blocks. Block 10A, containing 71 no. apartments, has a height of part eight and part ten storeys, and Block 10B, containing 85 no. apartments, has a height of part ten and part eleven storeys, all above a common basement area. The unit mix consists of 75 no. 1 beds and 81 no. 2 beds (32 no. 1 bed units and 39 no. 2 bed units within Block 10A, and 43 no. 1 bed units and 42 no. 2 bed units within Block 10B).
Project Address:	Northern Cross, Malahide Road, Dublin 17
Project History:	<p>The original scheme at Northern Cross was developed by Spectrum Ltd and completed between 2003 and 2008. The residential development, Hotel and Offices form part of the Northern Fringe, Malahide Junction Town Centre and are managed separately.</p> <p>Camgill Property have completed the purchase of 4 sites at Northern Cross. Apartment Block 2 is currently under construction. Permission was granted in November 2020 for Block 5. The third Block 10, is to be developed by Camgill Property A Tri Limited and is the subject of this report.</p>

3.0 MANAGEMENT

3.1 Proposed Property Management Methodology

In accordance with the requirements of the MUD Act 2011 a Management Company, comprising of a Management Agent and representatives of the Development will provide a clear and unambiguous Management Strategy and to provide all owners with information in relation to the operation of the Management Company and the services provided to the development. The MUD Act 2011 sets out an obligation on all management agents to provide information by way of an annual report presented at the AGM highlighting at a minimum financial breakdown, insurance details, fire and facilities management service details.

In accordance with the legally binding lease agreement signed by all owners on purchasing an apartment in the Development, service charges will be billed on a quarterly basis and apportioned in accordance with the terms of the lease.

All service charges will be levied solely for the purposes of providing management services to development. In accordance with the requirements of the MUD Act, all service charge funds received on behalf of the Management Company are held in a designated bank account.

3.2 Roles and Responsibilities of the Management Company

The principle services provided by the Management Company to the Development will include:

- Corporate Function - The administration of all statutory company secretarial duties including initial company set up, in-conjunction with an appointed Auditor
- Financial Management- Fulfilment of all financial services relating to the Company established for the management of all commonly owned property within the multi-unit Development.
 - This includes the preparation of the Service Charge Budget compiled in accordance with the MUD Act and will include items outlined in section **3.3 Services**
- Insurance Management-All required indemnity will be procured, negotiated and administered with an appointed Insurance Broker on behalf of the Management Company.
- Building Management/Facilities Management - Assist with the day to day and scheduled maintenance of all commonly owned property within the Development.
- Communications Management - All communications, both scheduled and ad-hoc to members and interested parties. Main point of liaison for all communication relating the Management Company.

3.3 Services

The following is a non-exhaustive list of services to be provided by the Management Company to the Development in accordance to the Multi Unit Development (MUD) Act 2011:

- Cleaning and Janitorial Services
- Maintenance of all external spaces
- Maintenance of all internal common areas
- Legal Services & Accounts Preparation
- Waste Management
- Pest Control Maintenance
- Fire Alarm & Emergency Lighting
- Fire Extinguishers
- Smoke Ventilation Systems
- Intercom System
- Smoke Ventilation Systems
- Vehicular Gate
- Insurances and Sinking Fund

3.4 Insurances and Sinking Fund

The Management Company will ensure that an accurate valuation is placed on the Development annually, and this valuation shall form the basis of the Building Sum Insured. The Directors appointed each year at an AGM, shall confirm acceptance of the sum to be insured. An insurance company will be appointed after a tender process which process shall be repeated every three years minimum, or whatever period is agreed at the annual AGM.

All owners shall be made aware that excess limits are subject to change annually upon cover renewal and neither the Management Company nor the Managing Agent shall accept any responsibility or liability should the change in excess in any way affect the settlement of claims. All owners shall be informed that they are responsible for insurance of their own contents and public liability within their apartment. This shall require a separate policy, independent of the block insurance policy.

The Sinking fund is a reserve account provision created to build up sums which can be used to pay for large items of extraordinary expenditure. The opening and management of a sinking fund account is a legal requirement of all management companies following the recent introduction of the MUD Act 2011. A non-exhaustive list of examples of extraordinary expenditure includes the following:

- Major roof repairs
- Repairs to building fabric
- Mechanical and electrical plant - lighting systems. pumps. fire alarm and safety systems, intercoms. security plant i.e. CCTV cameras
- Gate Replacement
- Lift Replacement

4.0 Technical

4.1 Design

The location of the subject site makes it eminently suitable for a higher density development, both in terms of its orientation and relationship with the adjoining neighbourhoods, and in its ability to provide a distinguished building creating a backdrop to the northern edge of Northern Cross overlooking the Mayne River Valley.

The surrounding area is visually developed to the South but unfinished to the North, and this proposal provides a continuation and end to the series of blocks which include Block 6 (Nursing Home) and the future Block 5. It provides high quality residential accommodation with little impact on the existing residents, as is seen by the daylight/sunlight assessment report by Digital Dimensions.

It further aims to create an integrated, accessible and high-quality variety of open spaces. There is a courtyard at ground-level, which integrates with the adjacent permitted / proposed communal open space through form and planting. An additional open space at ground level has natural elements to provide for play and relaxation. There are two roof terraces, at 8 and 10 floor levels, with seating and spaces for gathering with vegetated buffers along the edges.

The Microclimate Assessment carried out by TMS Environment Ltd confirms the quality of this Open Space noting that “the careful layout and landscape treatment of the courtyard will help produce a calm wind microclimate suitable for a wide variety of pedestrian uses”.

4.2 Energy and Sustainability

The buildings will comply with Near Zero Energy Building energy directive as specified in Technical Guidance Document L 2021 (TGD L). Building fabric thermal envelope thermal U-Values and air permeability have been specified well in excess of the default values for Part L 2021 compliance . U-values will be maintained at low levels as will thermal bridging and air tightness goals as required to achieve an A2/A3 rated BER and compliance with TGD L.

Space Heating and Hot Water

Several options have been reviewed to provide space heating and hot water to each Dwelling (Reference Energy Report), using an 'Own Door' approach. The final design will be based on the most optimum technology from an operational, maintenance and lifecycle viewpoint.

We have provided sufficient roof space for Photo-Voltaic (PV) panels to meet the renewables and NZEB requirements of Technical Guidance Document L in the landlord areas.

The current design preference is to use individual air source heat pumps for heating hot water in the apartments combined with electric heaters to support the Government's decarbonisation strategy.

Ventilation

It is proposed to use Balanced Mechanical Ventilation with Heat Recovery (MVHR). This consists of a continuously running extract fan extracting air from all toilets, bathrooms, kitchens and laundry room (if provided) at a low rate and pre-heating the incoming fresh air. The extract rate increased when the rooms are in use or if high humidity levels are detected.

The site falls from the South West Corner to the North East corner by approx. 2M. We took advantage of the site section to create a basement which starts as an undercroft and develops into a full basement. This provides for a naturally ventilated basement.

BMS

A Building Management System (BMS) will be employed to monitor all critical landlord facilities – water storage, car park lighting, etc.

4.3 Landscaping

The vision is one of connecting spaces, architecture and people, allowing freedom of movement within a human scale urban realm. Spaces for activity and engagement are legible and comfortable with a strong sense of identity, while also providing an appropriate and complementary setting with the built form.

Materials were chosen by the Landscape Architect not only for their aesthetics but also for their durability and the reference to the materials from the surrounding area. Trees and planting will be carefully chosen so that they develop into soft landscaping elements requiring less maintenance which will also reinforce and delineate spaces and provide a continuity of experience.

The design intent is to create a high quality and appropriate landscape for future residents, which will meet their passive recreational needs and provide an attractive visual setting and social amenity spaces. The principles of inclusivity for all age groups, universal accessibility and sustainable development are applied to ensure an inclusive and environmentally responsible design solution.

Spaces are appropriately scaled, providing a feeling of comfort against the scale at which we find the Landmark buildings.

By nature of its siting on the northern border of Northern Cross and the 10m wayleave dissecting the site, the development is formed by 2 Blocks, 10A & 10B. Both blocks are different yet form a unified and relationship to each other through the use of simple changes in level, texture and elementary straight lines, thus keeping harmony with the architecture and providing spaces that are easily “read” and comfortable to occupy.

4.4 Wellbeing and Accessibility

The proposed Complex is designed to comply fully with Building Regulations and the Department of Housing, Planning and Local Government Design Standards. All internal spaces are all designed to

maximise access to daylight/sunlight by their orientation, fenestration, and extent of balcony areas to ensure a seamless transition between the internal and external.

This is demonstrated in the Daylight and Sunlight Assessment Report by Digital Dimensions

The provision of a high-quality external courtyard and roof garden area is testament to the importance given to the external climate with its calm exposure, its connection to the communal amenity space located at the adjacent Block 02 and future Rosemount House Development (by others), while at the same time providing significant passive surveillance throughout. The landscaped, and roof garden areas will be subjected to constant sunshine, over five hours daily, thereby creating a cheerful aspect and contributing to a healthy outdoor facility.

Accessibility to public and private transport is on the doorstep of the area and all facilities, externally and internally are fully accessible to all users by way of ramps and/or elevators. The two blocks have been designed to fully comply with the latest edition the Building Regulations, and in particular, with Technical Guidance Part M documents

The above factors combine to provide a high degree of quality both internally and externally to residents.

4.5 Materials

The finishes to the existing buildings in the wider Northern Cross comprise of a mix of selected brick colours, stone and metal / zinc panels which were considered in the selection process for Block 10A & 10B. It has been observed that the brick has proven to have sustained weathering and also been durable to the setting of Northern Cross. While the previous Blocks in Northern Cross date to 2003-2005, it is intended through the selection of the Staffordshire brick combined with the Ivory and platinum coloured brick will establish Block 10A and 10B as a design of its own era with a nod to the previous Blocks.

The blocks are broken down to form vertical elements with varied facade treatments comprising 3 toning brick colours. This will create interest and visual variety for the development and form a more meaningful architectural language appropriate for Northern Cross.

The Ivory brick provides a strong link to the already established use of brick in Northern Cross while the Staffordshire Blue is used to created a narrow vertical emphasis.

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. Balconies will be fitted with obscure glass to maintain consistency.

Construction methodologies and building materials are all in compliance with Current Building Regulations and will be substantiated by CE documentation and Certificates of Conformity.

Material	Lifespan	Benefit
Brick	60 years +	Robust, low maintenance
High Quality Double Glazed Windows	40 years +	Aesthetically pleasing, functional
Powder coated Aluminium Fascia	35 years +	Decorative, 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
Terrace Paving	80 years +	Heavy wearing, robust, long lasting material

Guidance by, and consideration of, BS 7543:2015 “Guide to durability of buildings and building elements, products and components” has been provided in choosing materials to ensure durability, predicted service life and design life of the buildings, internally and externally, and their components and/or parts. This in turn will lead to the provision of a comprehensive Maintenance Manual for the Development, resulting in clear knowledge-based guidance to introducing and managing a “Sinking Fund” based on the expected maintenance of materials and the life expectancy of all “moving parts”

Roof:

The block will feature a sedum roof. This sedum roof will require very little maintenance while also promoting good air quality biodiversity and SUDS benefits. 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

4.6 Pedestrian and Vehicle Circulation

The subject site is located in the multi-storey mixed-use development in Northern Cross Town Centre at the junction of Malahide Road (R107) and the Northern Cross Route Extension (N32).

Northern Cross is divided into several blocks and are referenced by letter or number in the planning documentation. This proposed development at Block 10 will form part of the Urban Block in the Northern Cross Town Centre, which was completed between 2003 and 2009 and included a Hotel, Office Blocks and several mixed-use Apartment Blocks with ground floor retail.

The site is bounded to the North by the Mayne River Valley and by Rosemount House to the south. Due to the proximity to Rosemount House and in the knowledge that it is also being brought forward for development consultations were held between the two Design Teams to have a unified approach for the two sites with regard to permeability and pedestrian access to the future Linear Park. It is proposed to have footpath connections along the eastern side of Block 10B which connect to the Rosemount Site with high quality footpaths.

A connection to the road to the north of Block 2 is made creating vehicular connection through Site 10 and connecting to Mayne River Avenue and the R139. Vehicular access to the basement car park will be at the Northern side of Block 10B. This car park will provide 45 car parking spaces, some of whom will be supplied with ducting, from a landlord distribution board, to designated eCar changing spaces. There are a further 49 at surface level.

There are several bus services serving the City Centre and to areas south of the River Liffey. and Clongriffin Train Station is 3km to the East.

There are 78 visitor cycle parking bays distributed through the development. Allowance has also been made for 244 secured cycle parking spaces within the basement. There is a significant emphasis on cycle traffic both in terms of ample spaces but also safety and security of the location of the cycle park spaces.

4.7 Waste Management

The management of the construction waste must comply with the Waste Management Act, 1996, Waste Management (Hazardous Waste) Regulations 1998 (SI No. 163 of 1998), Waste Management (Facility Permit and Registration) Regulations 2007 (SI No. 821 of 2007), Waste Management (Collection Permit) Regulations 2007 (SI No. 820 of 2007), Waste Management (Miscellaneous Provisions) Regulations 1998 (S.I No 164 of 1998), and Management (Hazardous Waste) (Amendment) Regulations, 2000. (S.I. No 73 of 2000).

Camgill will appoint an approved certified and licensed carrier to remove waste from the apartment Blocks.

Barrett Mahony Consulting Engineers have prepared the Construction Waste & Demolition Management Plan (CWMP) at planning stage for the overall framework for the management of all the waste arising on construction phase. Operational waste management from the end use will be

provided by the management company when appointed.

The purpose of the Construction Waste management Plan is to ensure that:

- a) Where practicable, the company segregates, re-uses and maximises the level of waste which is recovered.
- b) Waste disposal costs are reduced and that the company's target reduction in waste disposals are achieved by:
- c) Hazardous waste is managed safely and in accordance with legislation regarding disposal, transportation, records and reporting.
- d) All waste is handled by licensed contractors.
- e) Full records of waste (including hazardous waste) consignments are maintained, and
- f) The waste management practices of the Client will be in compliance with applicable legislation.

This procedure applies to the management, disposal and recording all wastes, generated by the construction process, whether hazardous or not. It also applies to the approved waste contractors used by the Client. The procedure for management of waste on site will be responsibilities of Camgill personnel and in particular the Contracts Manager and Site Supervisors staff.

All waste material shall be segregated into the four categories of Timber, Metal, Rubble and Plastic and a separate skip provided for each.

At construction completion, the Management Company shall employ a licensed Waste Management Company to provide an approved collection serve on a weekly basis.

This collection procedure is facilitated by the provision of accommodation for bin stores, at convenient locations, in the naturally ventilated basement and these stores are positioned for occupier ease of access. The waste will be separated, on site, into general and recyclable waste, brought off-site, and subsequently segregated into the various approved categories, before final disposal.

A licensed Waste Management Company, monitored by Dublin City Council, will be appointed, by the Management Company, to act in compliance with the appropriate legislation and their procedures will include for the required level of waste segregation and disposal, in a professional manner.

5.0 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 and running 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 –

“Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities - 2020” and

“Operation and Management of Apartment Developments” sections 6.11 to 6.15