

Building Lifecycle Report 13.03.2019

1. Overview

Section 6.13 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DHPLG March 2018 requires that apartment schemes will address the following:

- *'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'*

2. Description of the Scheme

The proposed scheme is located adjacent to the existing M50 and within the existing residential area of Ballyogan. The site is a green field site with access off Ballyogan Drive.

The proposed development comprises 67 houses and 52 apartments. The apartment blocks range from 4 to 5 stories in height with the housing 2 stories high

3. Maintenance & operating costs

Management fees cover the cost of heating, electricity and lighting of communal areas, lift maintenance, cleaning of common areas, refuse collection, repairs and maintenance, sinking fund and general administration. The amount due from each unit will be proportionately based on its floor area. It is expected that maintenance & operating costs will be in the region of 15% of annual rent.

4. Cost reducing measures

The design of the apartment buildings has been kept simple. The buildings will be constructed with a small palette of good quality, robust and easily maintained materials. Walls will generally be brick faced, windows will be aluminium clad timber, the units will have heat pumps with PV panels located on the roof. The apartments are accessed from a deck to the northern side which faces onto the M50 and which is acoustically protected, all apartments units will have the benefit of light from the south or south west. There is one lift in each of the three apartment blocks

The table shown below describes the measures that are proposed for the housing units, in order to effectively manage and reduce costs for the benefit of residents:

4.1. nZEB

Measure	Description	Benefit
Walls	Walls will be a combination of brick and render	Reduces expenditure on maintenance
Windows	Windows will be good quality timber generally clad with aluminium	Reduces costs via less frequent maintenance requirements
MMC	Design is kept simple as required by Modern Means of Construction techniques	Will maximise the potential for offsite construction

4.2. Landscape design

Measure	Description	Benefit
Bicycle	A pedestrian/cycle route or greenway provides a short and direct link from the development to the nearby Luas stop	Ensures the long-term attractiveness of walking and cycling to a range of amenities
Tree planting	Tree planting has been integrated into car parking to minimise its visual impact	Reduced environmental impact

4.3. Transportation

Measure	Description	Benefit
Access to public transport	Good local connections to both Bus and Ballyogan Luas stop	Availability and proximity of access to high quality public transport contributes to reducing the reliance on private vehicles
Traffic calming measures	Traffic within the development will be calmed with pedestrian area build outs	Low noise impact for occupants

4.4. Public Realm

Measure	Description	Benefit
Natural light	The architectural form will promote a high degree of overlooking and passive surveillance to public areas	Helps to reduce potential security/management costs
Amenities	Close to the amenities and services of Leopardstown Shopping Centre, The Park retail development Carrickmines and Samuel Beckett Centre	Facilitates community interaction, socialising and play resulting in improved wellbeing