



ARAMARK PROPERTY THE GRANGE DEVELOPMENT

ESTATE & COMMON AREA STRATEGY REPORT
AUGUST 2019



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SECTION I

INTRODUCTION

Section 1 Introduction

1.1 Executive Summary

Aramark Property were instructed by KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 10, to provide a report on the estate management strategy for facilities / public realm maintenance & management of their proposed mixed use scheme on a site in Stillorgan, Dublin 18.

Post construction, it is envisaged the new development will enter into a controlling management company and the public realm within the scheme will remain open and be accessible to the public 24/7. As with any mix use scheme, the main challenge for the developer will be to maintain a secure, peaceful and attractive environment on a 24/7 basis while each occupier in the development carries out their business.

It is noted that, if permission is forthcoming, the Planning Authority will apply a planning condition to ensure that the approved rental scheme is retained in institutional ownership for a minimum period of 15 years. It is Aramark's view that this tenure model will greatly assist with the ongoing implementation of this property management strategy. As this is a 'Built to Rent' scheme it is guaranteed to be centrally managed as a rental scheme for a minimum period of 15 years.

Every element of the development has their own specific use and requirements and these interests will be managed by a professional well established property management company with a proven track record in schemes of a similar structure.

The intention of this report is to set out the management strategy for the scheme post construction in order to demonstrate how once operational, the mechanics of the property management and public realm maintenance will work in practice and be maintained to the highest standards. The proposed development will consist of:-

1.2 Development Description

The development will consist of the demolition (total c.1, 398 sq m GFA) of 'The Grange Select Marketing Suite' (1 storey), 'Oaktree Business Centre' (2 storeys) and 'The Lodge' (2 storeys); and the construction of a new residential scheme of 287 residential units; residential tenant amenity space of c.961.5 sq m; a crèche facility of c.658 sq m; and a substation of c.96.5 sq m in the form of 6 new blocks (Blocks H, J, M, N, P and Q) ranging in height from 1 - 11 storeys as follows:

The residential development provides for 287 no. units (19 no. studio units, 125 no. 1 bed units and 143 no. 2 bed units) in Blocks H, J, M and N as follows:

- Block H (7 - 11 storeys from Brewery Road) comprising 99 no. apartments (6 no. studios, 50 no. 1 bed units and 43 no. 2 beds);
- Block J (5 - 10 storeys from Brewery Road) comprising 75 no. apartments (36 no. 1 bed units and 39 no. 2 bed units);
- Block M (4 - 9 storeys from podium) comprising 73 no. apartments (38 no. 1 bed units and 35 no. 2 bed units); and
- Block N (6 - 7 storeys from Brewery Road) comprising 40 no. apartments (13 no. studios, 1 no. 1 bed units and 26 no. 2 bed units).

Each residential unit has associated private open space in the form of a balcony/terrace/roof terrace.

The following residential tenant amenity space, crèche facility and substation proposals are also delivered:

- Blocks H (7 - 11 storeys) also contains a residential tenant amenity space of c.961.5 sq m. This area includes a gym space, male and female changing areas, accessible changing areas, a cinema room, entrance lobby, lounge areas, kitchen/dining areas, games area, management suite, 4 no. meeting rooms, co-working space, security/parcels area, storage areas, tea station, toilets, letter box area and all associated extraneous areas, all of which are areas dedicated to use by future tenants.
- Block P (3 storeys) provides for a crèche facility of c.658 sq m and associated outdoor play area in the form of a roof terrace of c.222.9 sq m.
- Block Q (1 storey at basement level/level 00) provides for an ESB substation of c.96.5 sq m.

A basement area (total c.3,324.8 sq m) is also proposed below Blocks H, J & M at Level 00. A total of 100 car parking spaces (16 at surface level and 84 at basement level), 596 bicycle spaces (518 at basement level and 78 at surface level) and 5 motorcycle spaces (all at basement level) are proposed. Waste Management areas and plant areas are also located at basement level.

Public open space is also proposed in the form of external residential amenity spaces, play areas, courtyards, gardens and trim trails (c.10,465 sq m). Provision is also made for pedestrian connections to the adjoining park to the south west, the N11 Stillorgan Road to the north east and the existing 'The Grange' development to the south east.

Nos. 2 and 3 The Grange Cottages (single storey) are retained within the current proposal and works to these residential dwellings relate solely to landscape proposals. No works are proposed to the structure or layout of these units.

The development shall be accessed via the existing vehicular access point from Brewery Road. It is proposed to reconfigure the alignment of this vehicular access point to facilitate the proposed development and provide for improved access and egress for the overall 'The Grange' development.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; boundary treatment; internal roads and footpaths; and electrical services.

Schedule of Accommodation

GENERAL

Site Area	1.8Ha
Site Coverage	23%
Site Ratio	1:1.7
Public Open Space	10465m ²
Demolition Area	1398m ²
Dual Aspect %	50.9%
Density	159.4 Units/Ha

APARTMENT NUMBERS

BLOCK H	STUDIO	1 BED APT	2 BED APT	Total	Dual Aspect
Level 00	0	2	1	3	1
Level 01	0	4	2	6	2
Level 02	1	5	4	10	4
Level 03	1	7	5	13	5
Level 04	1	7	5	13	5
Level 05	1	7	5	13	5
Level 06	1	7	5	13	5
Level 07	1	3	6	10	5
Level 08	0	3	4	7	4
Level 09	0	4	3	7	4
Level 10	0	1	3	4	4
TOTAL	6	50	43	99	44

BLOCK J	STUDIO	1 BED APT	2 BED APT	Total	Dual Aspect
Level 00	0	3	0	3	1
Level 01	0	6	4	10	6
Level 02	0	5	5	10	5
Level 03	0	5	5	10	5
Level 04	0	5	5	10	5
Level 05	0	3	4	7	4
Level 06	0	3	4	7	4
Level 07	0	3	4	7	4
Level 08	0	3	4	7	4
Level 09	0	0	4	4	4
TOTAL	0	36	39	75	42

BLOCK M	STUDIO	1 BED APT	2 BED APT	Total	Dual Aspect
Level 00	0	0	0	0	0
Level 01	0	6	3	9	2
Level 02	0	6	5	11	4
Level 03	0	6	5	11	4
Level 04	0	6	5	11	4
Level 05	0	5	5	10	4
Level 06	0	3	3	6	3
Level 07	0	3	3	6	4
Level 08	0	3	3	6	4
Level 09	0	0	3	3	3
TOTAL	0	38	35	73	32

BLOCK N	STUDIO	1 BED APT	2 BED APT	Total	Dual Aspect
Level 00	0	0	0	0	0
Level 01	3	0	3	6	4
Level 02	2	0	4	6	4
Level 03	2	0	4	6	4
Level 04	2	0	4	6	4
Level 05	2	0	4	6	4
Level 06	2	0	4	6	4
Level 07	0	1	3	4	4
TOTAL	13	1	26	40	28

PHASE 1 RESIDENTIAL TOTAL	19	125	143	287	146
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PHASE 1 RESIDENTIAL MIX	6.6%	43.6%	49.8%
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Source: O'Mahony Pike
Architects Design
Statement – Residential
Quality - Schedule of
Accommodation



Source: O'Mahony Pike Architects Design Statement – Design Strategy Concept



Source: O'Mahony Pike Architects Design Statement – Design Strategy



SECTION 2

RELEVANT EXPERIENCE

Section 2 Relevant Experience

2.1 Summary of Relevant Experience

Aramark Property is the largest dedicated property management provider in Ireland, with over 40 years' experience on office, retail, residential and mixed-use developments. Some of our relevant case studies on major schemes that involve common area and estate management would be:

- The Irish Life Centre
- Capital Dock
- Fernbank, Dundrum
- Georges Quay
- Parts of the IFSC such as Georges Dock 2,3,4 & IFSC House
- Beacon South Quarter
- Tallaght Cross West
- Riverside 4 – SJRQ Estate

Our role within these developments includes the property management of the common areas, estate areas as well as management of some individual stakeholder's properties. Each estate has a number of interested parties and it is Aramark's role to maintain the estate to a high standard as well as meeting the requirements of the different interested parties.

Capital Dock is a new urban quarter which includes three LEED Gold Standard office buildings totaling over 340,000 sq. ft. of premium office accommodation and 190 luxury rental apartments. In Capital Dock, our role as estate managers includes responsibility for management of the external public realm, public plaza, tenant amenity areas (gym, games room, office pods and lounge) and the car park areas.



Irish Life Centre



George's Quay



Beacon South Quarter



Capital Dock



SECTION 3
APPOINTMENT OF
PROPERTY MGT. AGENT

Section 3 Appointment of Property Management Agent & Associated Responsibilities

3.0. Appointment of Property Management Agent and Associated Responsibilities

The timing of the appointment of an experienced property management agent by the applicant and subsequent engagement between the agent and the landlord would be recommended to take to place at least six months in advance of completion. Our experience shows that the successful outcome on completion can be aided when a property management agent is in place in order to consult and advise on the operational management strategy.

The property management agent would be appointed to manage the estate common areas on behalf of the landlord to ensure that the scheme is well managed, and the development is maintained to an extremely high level in line with the planning application for this scheme.

The property agents will be responsible for setting the operational service charge budget for the common areas of the estate. In order to effectively manage the estate an annual budget would be billed to the owner on a quarterly in advance basis to ensure enough funds are received so as to enable effective management of the estate.

We understand the scheme will be institutionally managed as private rented accommodation by a single investment entity for a min period of 15 years. This will greatly assist in terms of the central management of the scheme and in terms of the practical implementation of the amenity areas, public realm and other operational measures around waste, mobility management etc.



SECTION 4

TENANT AMENITY CONSIDERATIONS & MANAGEMENT

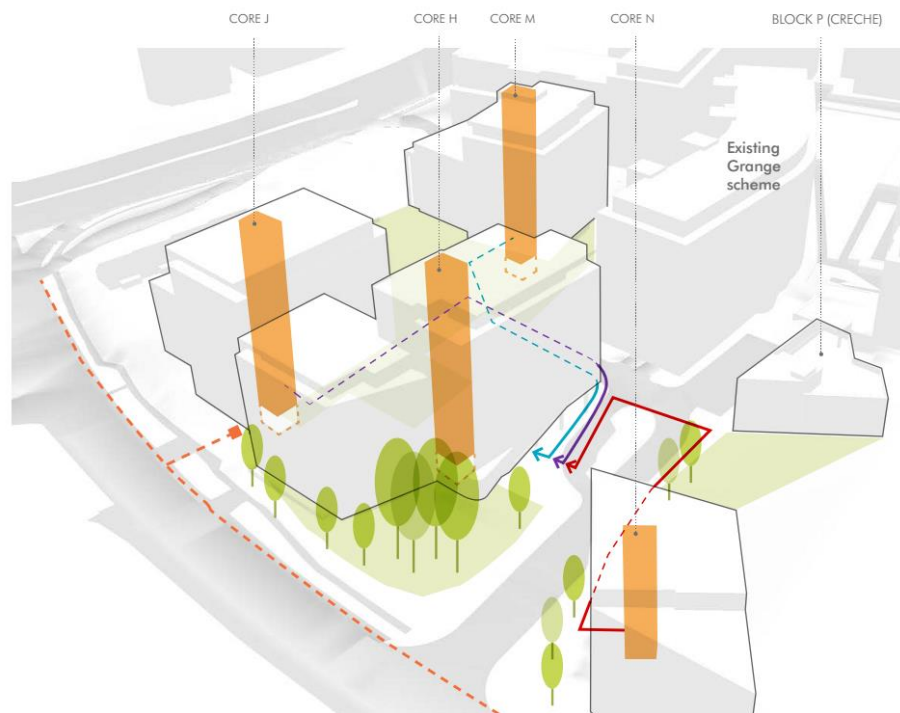
Section 4 Tenant Amenity Considerations & Management

4.1 Considerations

The development has been designed with quality of tenant amenities as a central consideration. The below section is a brief overview of the amenities that will be available to residents and how they will be operated and managed.

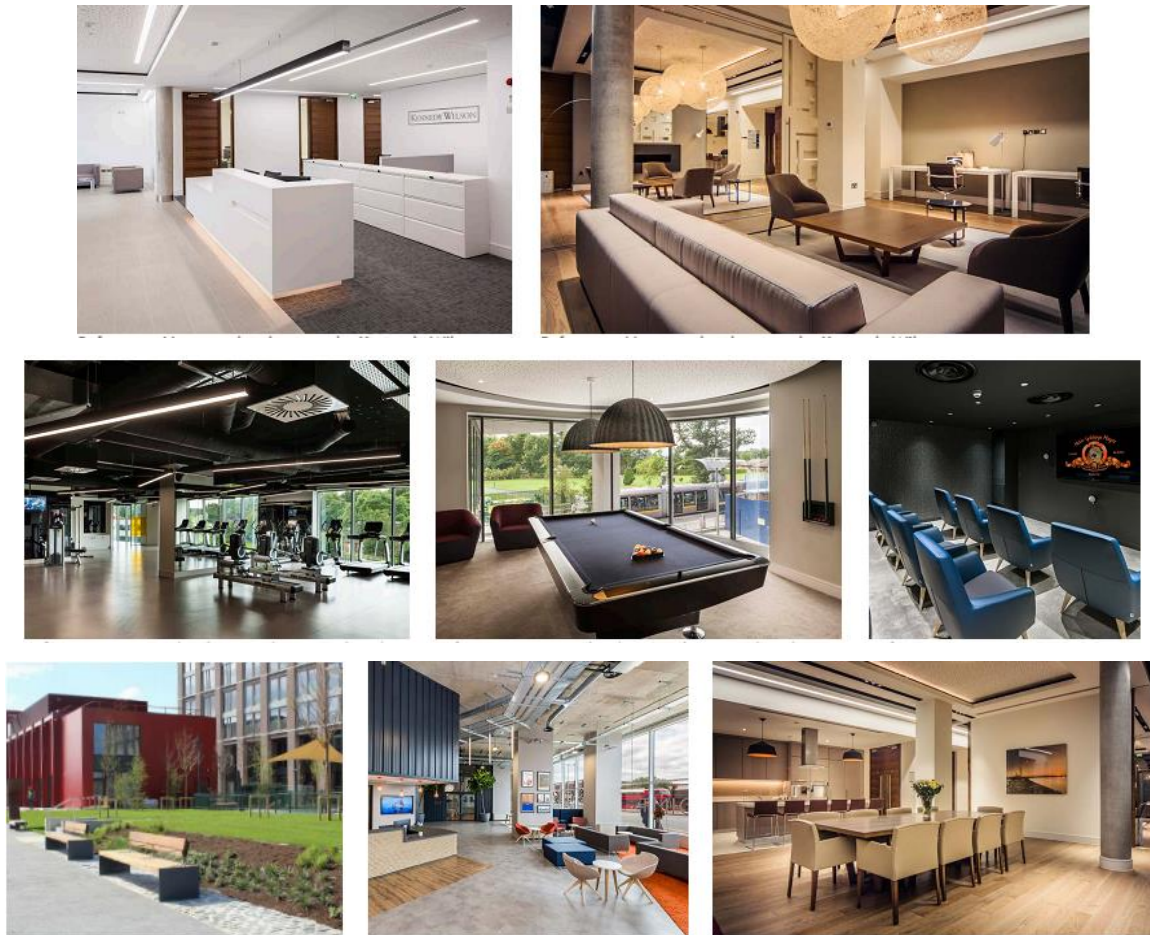
The 287 apartments proposed will ensure a sustainable level of footfall through the tenant amenity areas. The development proposes that block H will function as a hub for the overall development, hosting a concierge, management suite as well as residential amenities in the shape of lounges, a cinema, a gym, offices and meeting rooms.

A garden room, at podium level, will animate and benefit from views of the garden. The proposed scheme also offers a crèche, to serve the whole Grange Development.



DIRECT ACCESS	Core H	Core J	Core M	Core N
Car park (Level 00)	✓	✓	✓	●
Resident Amenity (Level 01)	✓	●	●	●
Concierge	✓	●	●	●
Set Down/ Delivery	✓	●	●	●
Central Green Space	✓	✓	✓	●

Source: O'Mahony Pike Architects Design Statement – Residential Quality - Resident Access & Circulation



Source: O'Mahony Pike Architects Design Statement – Residential Quality - Sample Residents Amenities & Management Suite

4.2 Management of Tenant Amenities

Management Offices

The development will have a designated management office, this office will focus on management of the external/estate management with an emphasis on security, surveillance of basement, pedestrian access, waste marshalling area, parcel deliveries, car share bookings etc.

The provision of a concierge, caretaker, security and property manager is an attainable level of on-site services and ensures ample 24/7 coverage across the site.

Concierge/Amenity Events Co-Ordinator

We would envisage a concierge type service within the completed development. The concierge would be able to deal with initial resident queries and direct as needed to the amenity spaces, security or the on site management team.

We would envisage a concierge type service within the completed development being 24/7. The service would operate from the residential support facilities space provided for on the ground floor. The concierge would be responsible for achieving a sense of community within the scheme and organising events in the residential amenity spaces provided for in block H. The services provided include games room, residents lounge, bar/kitchen, movie room, library room and a bookable meeting room. An example of the events that take place in such a scheme with these facilities available would be movie screening nights for residents, wine/cheese tasting nights, book club evenings etc.



Sample Concierge/Reception Area

Onsite Caretaker

There would also be a caretaker on site during the day time hours, who would have responsibility for ad hoc duties including checking entry points to the development, minor repairs and maintenance tasks. These tasks would be both common area and indeed day to day repairs required internally in each apartment e.g. repairs to taps, door handles etc. The caretaker would be fully supported by skilled third party technicians who would be responsible for all equipment, electrical maintenance and life safety system maintenance. The caretaker would ensure prompt response time to all maintenance issues ensuring the development is maintained to an acceptable standard.

Property Manager

We would also recommend that there be an on-site property manager presence during ‘normal’ working hours 9am – 5.00pm weekdays to deal with issues which are escalated from the caretaker and concierge on a daily basis. The on-site property manager would ultimately be responsible for the standard of service provided by the other on site staff and indeed all third party contractors. The scale of the scheme allows for a high level of coverage across all levels of on-site staff.

The on-site property manager would also be responsible for overseeing and coordinating tenant move in/out strategy in terms of deliveries, loading bay etc.



SECTION 5

Summary of Cost Headings and
Maintenance Protocol for Areas
covered by the Estate and
Common Area Operational
Services Charge Budget

Section 5 Summary of Cost Headings and Maintenance Protocol for Areas covered by the Estate and Common Area Operational Services Charge Budget

5.0 SUMMARY OF COST HEADINGS AND MAINTENANCE PROTOCOL FOR AREAS COVERED BY THE ESTATE AND COMMON AREA OPERATIONAL SERVICE CHARGE BUDGET

The operational service charge budget will cover all aspects of the estate and common area management. Please see a brief overview of the services we would anticipate would be covered:

Management Costs

This aspect of the budget would cover any direct management of the estate. This includes the managing agent's costs, any on site staffing costs, the company audit fee and any other consultancy works that may be required.

Utilities

Any costs incurred for water usage (from any water feature or watering of the landscaping), electricity (public lighting etc.) and gas (if any).

Energy conservation has been incorporated into the design in many ways. Measures such as LED lighting systems including a specification that all internal common light fittings, where safely practical, have been designed to include passive infra-red sensors (PIR's).

Electric charge points for EV's are also catered for in the design.

Soft Services

Security

This element of the budget will allow for any Security Guarding or patrol requirements that may be required. It will also make a provision for the maintenance and repair to any security systems including CCTV, access control systems amongst others.

Cleaning & Waste

The cleaning of the external and internal common areas will also be covered as will the provision of waste management services which covers litter bins the common areas and any waste generated by the occupiers.

It is vitally important that the common areas are kept as clean as possible and any vandalism or graffiti is addressed as quickly as possible. The maintenance schedule will ensure common areas are checked and cleaned daily, with window cleans and external façade cleaning to include 2 - 4 annual visits per annum.

Any common area furniture, gym equipment and litter bins will form part of the cleaning and maintenance protocols which will be defined by the appointed agents.

Resident household waste will also be itemised as a separate schedule. Included in this will be the ongoing management of the proposed mix of waste storage receptacles, to ensure all types of waste

including brown waste, glass etc. can be facilitated on site.

Health and Safety

The management team, post-handover, will design a health and safety strategy and occupiers' handbook that will ensure the development has the utmost health and safety standards which ensure the wellbeing of the residents and the staff/contractors that will be managing the development.

The handbook will contain protocols for the times of operation, weather events, planned shut downs of the water will all be included in this document.

The gym equipment and amenity areas will be the focal point of the development and will have a specific and important health and safety focus. The property management team will work with the insurance surveyors to ensure that this policy is suitable for an area with use of this nature. There will be an individual set of risk assessments and method statements relating to the outdoor gym and play equipment on site. This health and safety document will also govern the protocols for contractors visiting site to carry out works.

Hard Services

An allowance will also be made for any maintenance required on plant and machinery. This includes the servicing and management of any pumps, lifts, gates, other items of plant located within the external and internal common areas. There will also be a budget for general repairs which will cover basic works such as lighting repairs and any rectification to areas of the common areas that may become damaged or dilapidated.

Communal Garden

Based on the landscape plans received the garden and outside space will be of the forefront of management's maintenance priorities. Given the proposed communal garden design, it will be essential for an appropriate maintenance schedule to be devised and implemented by the managing agents, with particular focus on the planting scheme as envisaged by the landscape architects being maintained and enhanced as the scheme develops. There will also be a schedule of maintenance in place for cleaning of hard surfaces, garden features etc. throughout the communal garden areas.

The landscape maintenance schedule will include annual contracts that specify weekly visits by the external contractors and this service will be closely managed and tailored to suit the scheme specifics to ensure a high standard is upheld. A policy document will be developed around this process and issued to all tenants.

CONCEPT

Landscape quality is an essential part of Kennedy Wilson's projects, and helps to create a strong sense of place.

The proposed development at the Grange is landscape led. It is structured around NW/SE pedestrian routes linking Brewery Road to the existing development, and a NE/SW spine which will echo the existing landscaping spine of the grange and link a new podium communal garden to the existing public park.

The new central garden and courtyards will act as the heart of the new development.

Brewery Road will receive a soft treatment of layered planting. An existing copse of trees will be kept by the new front door on Brewery Road, used as a central piece the entrance area.

New extensive high quality tree planting is proposed, in keeping with the current sylvan character of parts of the site.



Reference: Clancy Quay by Kennedy Wilson and O'Mahony Pike



Reference: Capital Dock by Kennedy Wilson and O'Mahony Pike

Reference: Clancy Quay by Kennedy Wilson and O'Mahony Pike

CHAPTER 07 | LANDSCAPE STRATEGY



Reference: Clancy Quay by Kennedy Wilson and O'Mahony Pike



Reference: existing communal garden at the Grange



CONNECTIONS AND KEY OPEN SPACES

A new garden will form the heart of the proposed development.

Well overlooked pedestrian connections will link the reinforced green edge of Brewery Road to the existing public realm and ensuring permeability and activity.

A landscaping spine will organise the podium garden and connect it to the existing public park to the South. Two gateway buildings either side the new front door on Brewery Road will create a wide open space enhanced by a retained copse of mature trees.



54 | O'Mahony Pike Residential Development At The Grange, Stillorgan, Dublin — existing ground line

Source: O'Mahony Pike Architects Design Statement – Landscape Strategy – Concept

MASTERPLAN VISION

PERMEABILITY AND ACCESSIBILITY

The landscaping layout is carefully considered with accessibility in mind. Lifts and carefully designed ramps will ensure the public open space is fully accessible, and will ensure easy transition from level to level of the naturally sloping site.

Entrance lobbies, crèche, concierge and residential amenities will ensure a diverse range of pedestrian activity and overlooking of the public spaces.

- pedestrian access into the site
- lift
- steps between courtyards
- proposed pedestrian connections through the site
- Building front door
- Car parking entrance
- Enclosed bicycle parking entrance
- Entrance lobby
- Residents amenity
- Crèche



Source: O'Mahony Pike Architects Design Statement – Design Strategy – Masterplan Vision

Security Systems and Access Control

It is envisaged that there will be a centralised location for the monitoring and oversight of security across the development. CCTV will be viewable from this point and it will act as the primary base for the security personnel.

We would also recommend that there be an on-site presence in the form of concierge/caretaker during 'normal' working hours 9am – 5pm weekdays to deal with issues from the residential and tenant's issues on a daily basis.

CCTV Cameras

- All estate cameras will be monitored from the management office.
- GDPR compliance will be paramount.
- All CCTV recording will take place in the management office.
- All cameras shall be controlled by a central switching matrix to allow any camera and graphical map to be switched to any monitor via a matrix control keyboard and a graphical touch screen system with icons to identify the location of each CCTV camera.
- A centralized CCTV monitor will be installed in the management office to provide CCTV images as required.
- All CCTV cameras will not be required to be monitored simultaneously

Access Control

- All electronic access control systems including access control devices that control barriers to car-parks, pedestrian gates, block entrance doors etc. will be repeated to the control room.
- Access control system will encompass security features e.g. anti-pass back.
- Access to each individual building will be managed and controlled through the access control system.

Parking & Mobility Management

The development has provided for 100 car park spaces, 5 motorbike spaces and 596 bicycle park spaces. Resident vehicular parking and a secure bike store will be located at Level 00 along with surface parking.

The concierge and on site management team will perform the function of a mobility manager and will advise residents on travel plans and arrangements i.e. demonstrating how to sign up to Dublin Bikes, use of Go Car/car sharing scheme and local transport connections. Residents will be able to book taxis via the Building Link app and the mobility manager will also be familiar with other Apps e.g. RealTime Ireland and The NTA Journey Planner, which residents will be able to use to familiarise themselves with local transport providers, routes and relevant timetables etc.

Due to its proximity to Dun Laoghaire and Dublin City centre as a growing suburb, the site is within very short walking distance of major bus stops and QBC routes as well as the N11 corridor. The Stillorgan LAP 2018-2024 - Stillorgan Village Area Movement Framework Plan proposes significant improvements to the village including dedicated bicycle lanes, improved and additional pedestrian crossings as well as widening and upgrading to the public realm spaces. The subject proposal will deliver a significant element of these works including a public plaza, public realm upgrades and permeability improvements.

BASEMENT

PARKING NUMBERS		CAR	BICYCLE	MOTORBIKES
Residential				
	Required	0.5/unit	574	
Level 00		84	518	5
Surface		8	58	0
Residential Total		92	576	5
Creche				
	Required	N/A	17	0
Surface		8	20	0
Creche Total		8	20	0
OVERALL PARKING TOTAL		100	596	5

Source: O'Mahony Pike Architects Design Statement – Residential Quality - Schedule of Accommodation

LAYOUTS

LEVEL 00

- Level 00 has frontage to Brewery Road and is cut into the slope of site
- The carpark entrance is located opposite existing Block G to minimize impact on public realm and maximize connectivity to block
- Bicycle parking has direct (level) access to Brewery Road and is adjacent to main core (block H) and also Block J. Block N access through concierge and Block M across carpark
- Waste management located at this level adjacent to main core (Block H)
- Part of resident amenity is located at this level under entrance lobby, accessed through block H's core.

- apartment
- residential car spaces (Bno. spaces)
- residential waste store
- residential core
- residential amenity
- residential bicycle store
- residential block access
- residential emergency exit
- by foot
- by car
- by taxi
- access to main bicycle store



Source: O'Mahony Pike Architects Design Statement – Residential Quality Residential Management

RESIDENTS ACCESS AND CIRCULATION FROM CAR PARK TO RESIDENTIAL CORES



View of landscape space between M and existing C



LEVEL 00

- Cores H, J and M have direct access to new car park.
- Residents parked in existing car park will use an external lift to access the public realm



LEVEL 01

- Block N residents parked in new car park will use block H core to reach the public realm and walk to their front door
- Residents parked in existing car parking will cross public realm from external lift to reach their front door.

Source: O'Mahony Pike Architects Design Statement – Residential Quality Residents Access & Circulation

SECTION 6

CONCLUSION



Section 6 Conclusion

6.0. CONCLUSION

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



APPENDIX I

GENERAL ASSUMPTIONS & CONDITONS

ASSUMPTIONS

Unless otherwise stated in this report, our advices and report have been carried out on the basis of the following General Assumptions. If any of them are subsequently found not to be valid, we may wish to review our advice, as there may be an impact on it/them

- That we have been supplied with all information likely to have an effect the property management of the proposed property and estate, and that the information supplied to us and summarised in this report is both complete and correct.

