### **BUILDING LIFECYCLE REPORT**

PROPOSED DEVELOPMENT: HOLLYSTOWN - KILMARTIN SHD, **DUBLIN 15** 

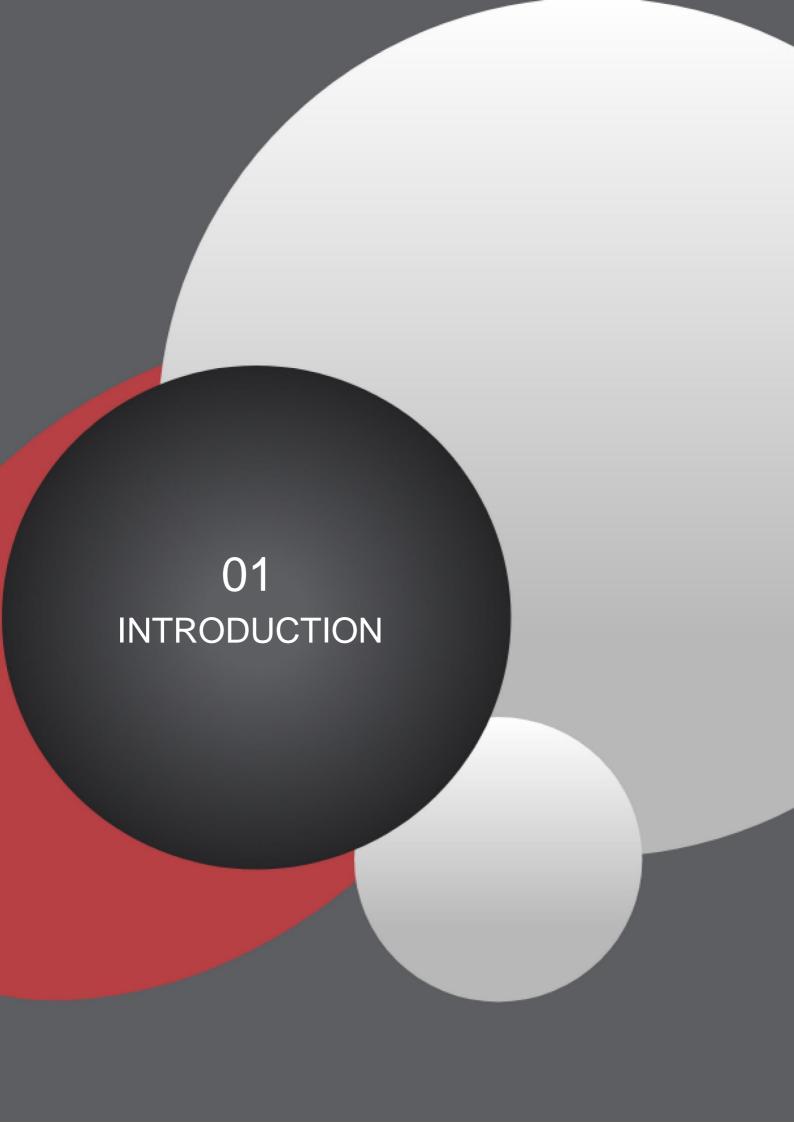


**GLENVEAGH HOMES** LIMITED



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### 1.0 INTRODUCTION

Aramark Property were instructed by Glenveagh Homes Limited, to provide a Building Lifecycle Report for their proposed residential-led development comprising houses and apartments/duplexes including retail/café unit, childcare facilities and community hub at the townlands of Hollystown, Kilmartin, Hollywoodrath, Cruiserath, Yellow Walls, Powerstown, and Tyrrelstown, Dublin 15.

The purpose of this report is to provide an initial 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 a Building Lifecycle Report.

This 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 issued under Section 28 of the Planning and Development Act 2000 (as amended) December 2020. Within the new guidelines, new guidance is being provided on residential schemes.

Section 6.13 of the Operation and Management of Apartment Development Guidelines on Sustainable Urban Housing: Design Standards for New Apartments (December 2020) 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."



### 2.0 DESCRIPTION OF DEVELOPMENT

The proposed development relates to at a site of c. 25.3 ha at the townlands of Hollystown, Kilmartin, Hollywoodrath, Cruiserath, Yellow Walls, Powerstown, and Tyrrelstown, Dublin 15, which includes lands in the former Hollystown Golf Course and lands identified under the Kilmartin Local Area Plan 2013 (as extended). The lands are bound by the R121 and Hollywoodrath residential development to the east, the under construction Bellingsmore residential development to the south and north, the former Hollystown Golf Course to the north, Tyrrellstown Educate Together National School, St.Luke's National School and Tyrellston Community Centre to the west and south and the existing Tyrrellstown Local Centre to the south.

The proposed development will consist of the development of 548 no. residential units, consisting of 147 apartments/duplexes and 401 houses, ranging in height from 2 to 5 storeys and including retail/café unit, 2 no. crèches, 1 no. Montessori, 1 no. community hub, car and bicycle parking, open space, public realm and site infrastructure over a site area of c. 25.3 ha.

On lands to the north of the application site (referred to as Hollystown Sites 2 & 3) the proposed development includes for 428 units consisting of 401 no. 2 and 3 storey houses and 27 no. apartments set out in 9 no. 3-storey blocks.

On lands to the south of the application site and north of the Tyrellstown Local Centre (referred to as Kilmartin Local Centre) the proposed development includes 120 no. apartment/duplex units in 4 no. blocks ranging in height from 3 to 5 storeys. The local centre includes 2 no. crèches (including 1 standalone 2 storey crèche), 1 no. Montessori, a retail/café unit, and 1 no. community hub.





### 3.0 EXECUTIVE SUMMARY – BUILDING LIFE CYCLE REPORT

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

The following document reviews the outline specification set out for the proposed residential-led development comprising houses and apartments/duplexes including retail/café unit, childcare facilities and community hub at the townlands of Hollystown, Kilmartin, Hollywoodrath, Cruiserath, Yellow Walls, Powerstown, and Tyrrelstown, Dublin 15 and explores the practical implementation of the design and material principles which has informed design of building roofs, façades, internal layouts and detailing of the proposed development.

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 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 O'Mahony Pike Architects (Local Centre), Deady Gahan Architects and Proctor & Matthews Architects' (Sites 2 & 3) 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

# 04 EXTERNAL BUILDING FABRIC SCHEDULE

### 4.0 EXTERNAL BUILDING FABRIC SCHEDULE

### 4.1 Roofing

### 4.1.1 Green Roofs (Manufacturer / Supplier TBC)

Location	Blocks A – D flat roof areas (maintenance access only)
Description	Extensive green roof system to engineer's specification.
Lifecycle	Average lifecycle of 35 years on most green roofs. 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.
Required	Quarterly maintenance visits to include inspection of drainage layer and
maintenance	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.
Year	Quarterly
Priority	Medium
Selection process	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.
Reference	O'Mahony Pike Architects' planning drawings & Design Statement.

### 4.1.2 Roof Terraces (Manufacturer / Supplier TBC)

Location	Blocks B & C Podium Communal Roof
Description	Light weight precast concrete/stone paving slabs on support system.
	Resin bound gravel surfacing.
	Roof build up to architects' and engineers' instructions.
Lifecycle	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.
Required	Regular maintenance visits to include inspection of drainage outlets
maintenance	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.
Year	Quarterly / annual
Priority	Medium
Selection	Paving slabs provide a robust and long-lasting roof terrace surface,
process	requiring considerably less maintenance when compared to timber
	decking or gravel surfaces.
Reference	O'Mahony Pike Architects' planning drawings and design statement.



### 4.1.3 Metal Roof (Manufacturer / Supplier TBC)

Location	Creche
Description	Insulated Panel Roof System.
Lifecycle	Average lifecycle 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.
Required maintenance	Regular maintenance visits to include inspection of drainage outlets and removal of any blockages plus visual inspection of dissimilar materials, such as lead edge or galvanised flashings. General repair works, treatment of corrosion along edges and removal of organic matter. Power-washing of hard surfaces.
Year	Annually
Priority	Medium
Selection	Insulated roof panels are low maintenance complete with good thermal
process	performance and fire rating. Metal sheeting are chosen for its aesthetic qualities and is a durable and long-lasting material.
Reference	O'Mahony Pike Architects' planning drawings and design statement.

### 4.1.4 Pitched Roofs (Manufacturer / Supplier TBC)

Location	Sites 2 + 3 Houses
Description	Blue/Grey Artificial Slates or Concrete Roof tiles.
Lifecycle	Lifecycle of 80 -100 years for roof tiles. As used across the industry nationally and in the UK, long lifecycle typically achieved by regular inspection and maintenance regime to ensure the upkeep of roofing tiles.
Required maintenance	Annual inspection internally and externally for slipped/cracked tiles and flashings, leaks etc. Carry out localised repairs as required.
Year	Annual
Priority	Medium
Selection	Roof tiles are chosen for its aesthetic qualities and is a durable and
process	long-lasting material which few other roofing materials can achieve.
	Pitched roofs by design ensure run-off of rainwater and therefore less
	deterioration to roofing materials.
Reference	Deady Gahan Architects and Proctor & Matthews Architects' planning
	drawings & Design Statement.

### 4.1.5 Fall Arrest System for Roof Maintenance Access (Manufacturer / Supplier TBC)

Location	Blocks A-D Flat roof areas (maintenance access only)
Description	<ul> <li>Fall Protection System on approved anchorage device.</li> <li>Installation in accordance with BS 7883 by the system manufacturer</li> </ul>
1 '6 1	or a contractor approved by the system manufacturer.
Lifecycle	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.
Required	Check and reset tension on the line as per manufacturer's
maintenance	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.
Year	Annually
Priority	High
Selection process	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.
Reference	N/A

### 4.1.6 Roof Cowls (Manufacturer / Supplier TBC)

Location	Selected Flat Roof Areas
Description	Roof Cowl System to be supplied with weather apron for flat roofs.
Lifecycle	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.
Required maintenance	Check fixings annually, inspect for onset of leading-edge corrosion if epoxy powder coat finish and treat.
Year	Annually
Priority	Low
Selection process	Standard fitting for roof termination of mechanical ventilation system.
Reference	N/A

### 4.1.7 Flashings (Manufacturer / Supplier TBC)

Location	All flashing locations
Description	Lead to be used for all flashing and counter flashings.
Lifecycle	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.
Required maintenance	Check joint fixings for lead flashing, ground survey annually and close-up inspection every 5 years. Re-secure as necessary.
Year	Ground level inspection annually and close-up inspection every 5 years
Priority	Medium
Selection process	Lead has longest life expectancy of comparable materials such as copper (60 years) and zinc (50 years). Lead is easily formed into the required shapes for effective weathering of building junctions according to standard Lead Sheet Association details.
Reference	N/A

### 4.2 Rainwater Drainage (Manufacturer / Supplier TBC)

Location	All buildings
Description	<ul> <li>Rainwater outlets: Suitable for specified roof membranes</li> <li>Pipework: Cast aluminium downpipes/uPVC downpipes</li> <li>Below ground drainage: To Engineers' design and specification</li> <li>Disposal: To surface water drainage to Engineers' design</li> </ul>



	<ul> <li>Controls: To Engineers' design and specification</li> <li>Accessories: allow for outlet gradings, spigots, downspout nozzle, hopper heads, balcony and main roof outlets</li> </ul>
Lifecycle	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.
Required maintenance	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).
Year	Annually, cleaning bi-annually
Priority	High
Selection process	As above, metal fittings compare well against cast iron (in terms of cost) and plastic (in terms of lifespan and aesthetic).
Reference	N/A

### 4.3 External Walls

### 4.3.1 Brick

Location	Blocks A – D Façades
Description	Contrasting light and dark tone brickwork.
Lifecycle	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.
Required maintenance	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.
Year	Annual
Priority	Low
Selection process	Aesthetic, lightweight, cost-efficient and low maintenance cladding option, indistinguishable from traditional brick construction.
Reference	O'Mahony Pike Architects' drawings & design statement.

Location	Sites 2 & 3 Façades
Description	Grey/White brickwork with Grey Mortar.
Lifecycle	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.
Required maintenance	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.



Year	Annual
Priority	Low
Selection process	Aesthetic, lightweight, cost-efficient and low maintenance cladding option, indistinguishable from traditional brick construction.
Reference	Deady Gahan Architects and Proctor & Matthews Architects' planning drawings & Design Statement.

### 4.3.2 Metal Cladding

Location	Blocks A – D + Creche Façades
Description	<ul> <li>PPC aluminium framed curtain walling system c/w spandrel panels.</li> <li>PPC aluminium parapet capping.</li> <li>Metal cladding at Ground Level to select finish.</li> <li>Metal canopy at Ground Level to select finish.</li> <li>Metal surround to balconies to select finish.</li> </ul>
Lifecycle	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.
Required maintenance	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.
Year	Inspection annually; cleaning 5 yearly
Priority	Low
Selection process	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.
Reference	O'Mahony Pike Architects' drawings & design statement.

### 4.3.3 Render

Location	Blocks A – D Façades
Description	Low maintenance selected colour render.
Lifecycle	Renders in general are expected to have a lifecycle of circa 25 years. Longer lifecycle achieved by regular inspection and maintenance regime.
Required maintenance	Regular inspections to check for cracking and de-bonding. Most maintenance is preventative. Coloured render requires less maintenance than traditional renders.
Year	Annually
Priority	Medium
Selection process	Appropriate detailing will contribute to a long lifespan for this installation. Insulated render is a durable and low-maintenance finish with the added benefit of this product being BBA certified against other render systems.
Reference	O'Mahony Pike Architects' drawings & design statement.



### 4.3.4 Render

Location	Sites 2 + 3 Façades
Description	Low maintenance rough textured White render.
Lifecycle	Renders in general are expected to have a lifecycle of circa 25 years. Longer lifecycle achieved by regular inspection and maintenance regime.
Required maintenance	Regular inspections to check for cracking and de-bonding. Most maintenance is preventative. Coloured render requires less maintenance than traditional renders.
Year	Annually
Priority	Medium
Selection process	Appropriate detailing will contribute to a long lifespan for this installation. Insulated render is a durable and low-maintenance finish with the added benefit of this product being BBA certified against other render systems.
Reference	Deady Gahan Architects and Proctor & Matthews Architects' drawings & design statement.

### 4.3.5 Timber Cladding

Location	Creche Façades
Description	Durable selected timber cladding.
Lifecycle	Treated durable timber in general are expected to have a lifecycle of circa 15 - 25 years. Longer lifecycle achieved by regular inspection and maintenance regime.
Required maintenance	Regular inspections to check for decay, insect pests, flaking, weathering, etc. Most maintenance is preventative.
Year	Annually
Priority	High
Selection process	Appropriate detailing will contribute to a long lifespan for this installation.
Reference	O'Mahony Pike Architects' drawings & design statement.

### 4.4 External Windows & Doors

Location	All Buildings Façades
Description	<ul> <li>Aluminium powder-coated window and door frames to approved colour or uPVC to approved colour.</li> <li>Glazed curtain walling along retail unit shopfront to be aluminium powder coated to selected colour with flush detailing.</li> <li>All units to be double/triple-glazed with thermally broken frames.</li> <li>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.</li> </ul>
Lifecycle	Aluminium has a typical lifespan of 45-60 years in comparison to uPVC which has a typical lifespan of 30-40 years. Timber windows have a typical lifespan of 35-50 years, aluminium cladding can extend this lifespan by 10-15 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.



Required maintenance	Check surface of windows and doors regularly so that damage can be detected. Vertical mouldings 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.
Year	Annual
Priority	Medium
Selection process	Aluminium is durable and low maintenance with an average lifespan of 45-60 years, exceeding uPVC (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.
Reference	O'Mahony Pike Architects, Deady Gahan Architects and Proctor & Matthews Architects' drawings & design statement.

### 4.5 Balconies

### 4.5.1 Structure

Location	Apartment Blocks + Creche Façades
Description	<ul> <li>Concrete balcony system to engineer's detail, or</li> <li>Powder-coated steel frame balcony system to engineer's detail</li> <li>Thermally broken farrat plate connections to main structure of building.</li> </ul>
Lifecycle	<ul> <li>Metal structure has a typical life expectancy of 70 years dependent on maintenance of components.</li> <li>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.</li> <li>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.</li> </ul>
Required maintenance	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.
Year	Annual
Priority	High
Selection process	Engineered detail; designed for strength and safety.
Reference	N/A



### 4.5.2 Balustrades and Handrails

Location	All Balconies
Description	<ul> <li>Approved toughened safety glass and steel including fixings in accordance with manufacturer's details.</li> <li>Anthracite-Grey vertical balustrades and railings.</li> <li>Fixing in accordance with manufacturer's details.</li> </ul>
Lifecycle	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.
Required maintenance	Annual visual inspection of connection pieces for impact damage or alterations.
Year	Annual
Priority	High
Selection process	Metal and glass option will have a longer lifespan and require less maintenance than timber options (10-20 years).
Reference	N/A

# 05 INTERNAL BUILDING FABRIC SCHEDULE

### 5.0 INTERNAL BUILDING FABRIC SCHEDULE

### 5.1 Floors

### 5.1.1 Common Areas

Location	Blocks A – D Entrance lobbies / Common corridors
Description	<ul> <li>Selected anti-slip porcelain or ceramic floor tile complete with inset matwell.</li> <li>Selected loop pile carpet tiles.</li> </ul>
Lifecycle	<ul> <li>Lifespan expectation of 20-25 years in heavy wear areas, likely requirement to replace for modernisation within this period also.</li> <li>10-15 year lifespan for carpet. Likely requirement to replace for modernisation within this period also.</li> </ul>
Required	Visual inspection with regular cleaning, intermittent replacement of
maintenance	chipped / loose tiles
Year	Annual for floor tiles.
	Quarterly inspection and cleaning of carpets as necessary
Priority	Low
Selection	Durable, low maintenance floor finish. Slip rating required at entrance
process	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.
Reference	N/A

Location	Blocks A – D Stairwells, landings / half landings
Description	Selected carpet covering. Approved anodised aluminium nosings to
	stairs.
Lifecycle	<ul> <li>10-15 year lifespan for carpet. Likely requirement to replace for modernisation within this period also.</li> </ul>
	20-year lifespan for aluminium nosings.
Required	Visual inspection with regular cleaning.
maintenance	
Year	Quarterly inspection and cleaning as necessary.
Priority	Low
Selection	Using carpet allows flexibility to alter and change as fashions alter and
process	change providing enhanced flexibility.
Reference	N/A

Location	Blocks A – D Lift Lobbies
Description	Carpet/vinyl and porcelain tiles to match adjacent apartment common
-	lobbies.
Lifecycle	<ul> <li>Lifespan expectation of 20-30 years in heavy wear areas, likely requirement to replace for modernisation within this period also.</li> <li>10-15 year lifespan for carpet. Likely requirement to replace for modernisation within this period also.</li> </ul>
Required	Visual inspection with regular cleaning, intermittent replacement of
maintenance	chipped / loose tiles.
Year	Annual
Priority	Low
Selection	Slip rating required for lifts, few materials provide this and are as hard
process	wearing. Using carpet allows flexibility to alter and change as fashions
	alter and change providing enhanced flexibility.
Reference	N/A

### 5.1.2 Tenant Amenity Areas

Location	Residential amenity (e.g. community hub, creche)
Description	Timber laminate / parquet flooring, or
	Carpet covering
	Provide for inset matwell
Lifecycle	<ul> <li>Laminated / parquet timber flooring has an expected life expectancy of 25-35 years dependent on use</li> </ul>
	10-15 year lifespan for carpet. Likely requirement to replace for
	modernisation within this period also
Required	Visual inspection. Sweep clean regularly ensuring to remove any dirt.
maintenance	Clean up spills immediately and use only recommended floor cleaners.
Year	Annual
Priority	Low
Selection	Materials chosen for aesthetics, durability and low maintenance.
process	
Reference	N/A

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



### 5.2 Walls

### 5.2.1 Common Areas

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

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

### 5.2.2 Tenant Amenity Areas

Location	Residential Amenity (e.g. community hub, creche)
Description	Selected paint finish with primer to skimmed plasterboard
Lifecycle	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
Required	Regular maintenance required and replacement when damaged.
maintenance	
Year	Bi-annually
Priority	Low
Selection	Decorative and durable finish.
process	
Reference	N/A



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

### 5.3 Ceilings

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

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



### 5.4 Internal Handrails & Balustrades

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

### 5.5 Carpentry & Joinery

### 5.5.1 Internal Doors and Frames

Location	All buildings
Description	Selected white primed and painted/varnished solid internal doors, or hardwood veneered internal doors  All fire roted doors and injury items to be manufactured in
	<ul> <li>All fire rated doors and joinery items to be manufactured in accordance with B.S. 476. Timber saddle boards.</li> </ul>
	Brushed aluminium door ironmongery or similar
Lifecycle	30 years average expected lifespan. Longer lifecycle achieved by
	regular inspection and maintenance regime to ensure the upkeep of
	materials.
Required	General maintenance in relation to impact damage and general wear
maintenance	and tear
Year	Annual
Priority	Low, unless fire door High
Selection	Industry standard
process	
Reference	N/A

### 5.5.2 Skirtings & Architraves

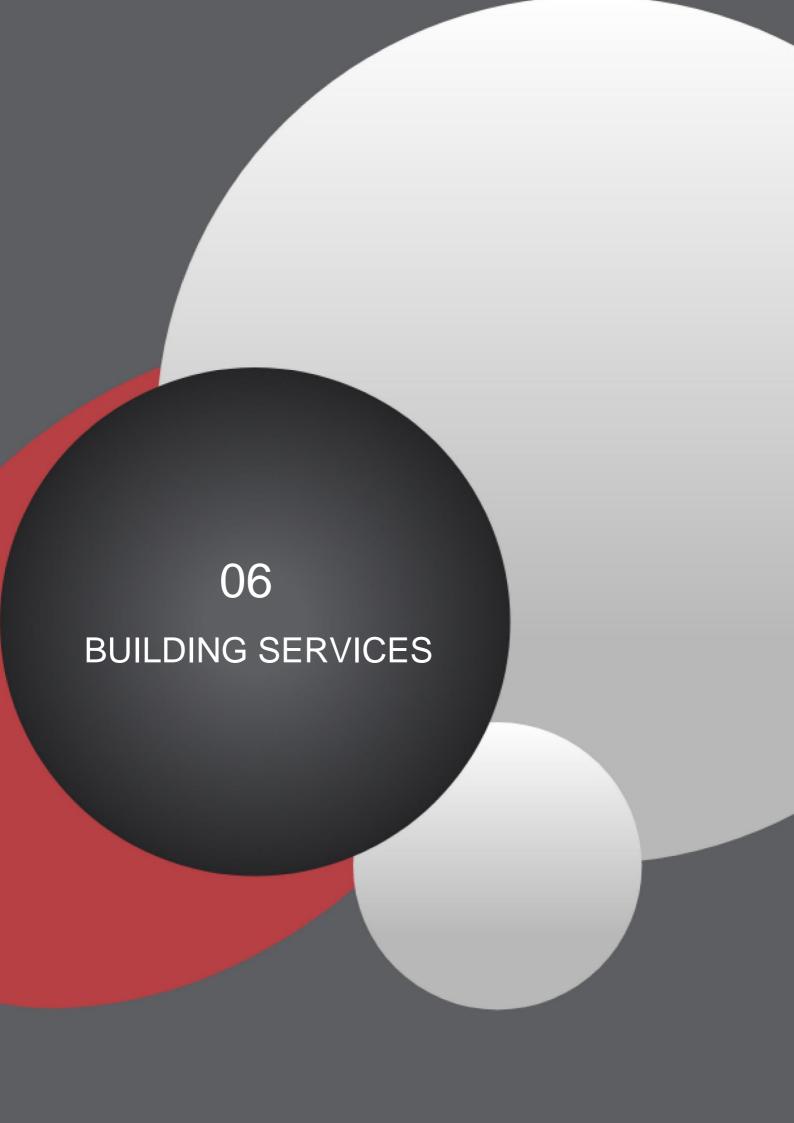
Location	All buildings
Description	Painted timber/MDF skirtings and architraves
Lifecycle	30 years average expected lifespan. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
Required	General maintenance in relation to impact damage and general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



### 5.5.3 Window Boards

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





### 6.0 BUILDING SERVICES

### **6.1 Mechanical Systems**

### **6.1.1 Mechanical Plant**

Location	Plant Rooms - Hollystown
Description	Heating Services proposed are Air Source Heat Pumps. Full specification to be further details to be provided by the M&E Consultant at detailed design stage.
Lifecycle	Annual Maintenance of Air Source Heat 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.
Required	Annual Service Inspections to be included as part of Development
maintenance	Planned Preventative Maintenance Programme
Year	Annually
Priority	Medium
Selection	All equipment to be detailed as part of the detailed design section of the
process	development. This equipment will be selected in conjunction with the
	design and management team to meet and exceed the CIBSE
	recommended lifecycles.
Reference	N/A

Location	Plant Rooms - Kilmartin
Description	Heating Services proposed are Exhaust Ai Heat Pumps. Full specification to be further details to be provided by the M&E Consultant at detailed design stage.
Lifecycle	Annual Maintenance of Exhaust Air Source Heat 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.
Required	Annual Service Inspections to be included as part of Development
maintenance	Planned Preventative Maintenance Programme
Year	Annually
Priority	Medium
Selection	All equipment to be detailed as part of the detailed design section of
process	the development. This equipment will be selected in conjunction with
	the design and management team to meet and exceed the CIBSE
	recommended lifecycles.
Reference	N/A



### 6.1.2 Soils and Wastes

Location	All Areas / Kitchens / Bathrooms etc
Description	PVC Soils and Wastes Pipework.
Lifecycle	<ul> <li>Annual inspections required for all pipework within landlord areas.</li> <li>Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.</li> </ul>
Required	Annual Service Inspections to be included as part of Development
maintenance	Planned Preventative Maintenance Programme
Year	Annually
Priority	Medium
Selection process	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 CIBSE recommended lifecycles.
Reference	N/A

### 6.1.3 Water Services

Location	Apartments
Description	EAHP for domestic Hot Water Copper Water Services Pipework and associated fittings and accessories.
Lifecycle	<ul> <li>Annual Inspection of EAHP and Copper Cylinder.</li> <li>Annual inspections required for all pipework within landlord areas.</li> <li>Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.</li> </ul>
Required	Annual Inspections, including legionella testing to be included as part
maintenance	of Development Planned Preventative Maintenance Programme
Year	Annually
Priority	High
Selection process	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 CIBSE recommended lifecycles.
Reference	N/A



### 6.1.4 Ventilation Services

Location	Hollystown
Description	Centralised Mechanical Heat Recovery Ventilation System (MEV)
	Ducting & Grilles
Lifecycle	Annual inspection of MEV and grilles.
	Annual Inspection of operation of fan and boost / setback facility.
	Cost for replacement equipment to be updated on completion of
	design matrix of equipment at detailed design stage.
Required	Annual Service Inspections to be included as part of Development
maintenance	Planned Preventative Maintenance Programme
Year	Annually
Priority	Medium
Selection	All equipment to be detailed as part of the detailed design section of the
process	development. This equipment will be selected in conjunction with the
	design and management team to meet and exceed the CIBSE
	recommended lifecycles.
Reference	N/A

Location	KillMartin
Description	Passive Fresh Air
Lifecycle	Annual inspection of intake / exhaust grilles.
Required	Annual Service Inspections to be included as part of Development
maintenance	Planned Preventative Maintenance Programme
Year	Annually
Priority	Medium
Selection	All equipment to be detailed as part of the detailed design section of the
process	development. This equipment will be selected in conjunction with the design and management team to meet and exceed the CIBSE recommended lifecycles.
Reference	N/A



### 6.2 Electrical / Protective Services

### **6.2.1 Electrical Infrastructure**

Location	Switch rooms / Risers
Description	Maintenance of Electrical Switchgear
Lifecycle	<ul> <li>Annual Inspection of Electrical Switchgear and switchboards.</li> <li>Thermographic imagining of switchgear 50% of MV Switchgear Annually and LV switchgear every 3 years.</li> <li>Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.</li> </ul>
Required maintenance	Annual / Every three years to be included as part of Development Planned Preventative Maintenance Programme
Year	Annually
Priority	High
Selection	All equipment to meet and exceed ESB, IS10101:2020, CIBSE
process	recommendations and be code compliant in all cases.
Reference	N/A

### 6.2.2 Lighting Services internal

Location	All Areas – Internal
Description	Lighting – LED throughout with Presence detection in circulation areas
	and locally controlled in apartments.
Lifecycle	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.
Required	Annual / Quarterly Inspections certification as required per above
maintenance	remedial works.
Year	Annually / Quarterly
Priority	High
Selection	All equipment to meet requirements and be in accordance with the
process	current IS3217:2013 + A1 2017, Part M and DAC Requirements.
Reference	N/A

### 6.2.3 Lighting Services External

Location	All Areas – Internal
Description	Lighting – All LED with Vandal Resistant Diffusers where exposed.
Lifecycle	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.
Required	Annual / Quarterly Inspections certification as required as per the PPM
maintenance	schedule.
Year	Annually / Quarterly
Priority	High
Selection	All equipment to meet requirements and be in accordance with the
process	current IS3217:2013 + A1 2017, Part M and DAC Requirements.
Reference	N/A



### 6.2.4 Protective Services – Fire Alarm

Location	All areas – Internal
Description	Fire alarm
Lifecycle	<ul> <li>Quarterly Inspection of panels and 25% testing of devices as per IS3218:2013 + A1 2019 requirements.</li> </ul>
	<ul> <li>Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.</li> </ul>
Required	Annual / Quarterly Inspections certification as required as per the PPM
maintenance	schedule.
Year	Annually / Quarterly
Priority	High
Selection	All equipment to meet requirements and be in accordance with the
process	current IS3218:2013 + A1 2019 and the Fire Cert
Reference	N/A

### 6.2.5 Protective Services – Fire Extinguishers

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

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

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



### 6.2.7 Protective Services - Dry Risers

Location	Common Area Cores of apartments
Description	Dry Risers
Lifecycle	Weekly / Annual Inspection
Required	Visual Weekly Checks of Pipework and Landing Valves with Annual
maintenance	testing and certification by specialist.
Year	Annually
Priority	Cost for replacement equipment to be updated on completion of design
	matrix of equipment at detailed design stage.
Selection	The system shall be installed in accordance with BS 5041 & BS 9999
process	
Reference	N/A

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

Location	Common Area Lobbies					
Description	Smoke Extract / Exhaust Systems					
Lifecycle	Regular Tests of the system					
	Annual inspection of Fans					
	Annual inspection of automatic doors and AVOs					
	All systems to be backed up by life safety systems.					
Required	Annual Service Inspections to be included as part of Development					
maintenance	Planned Preventative Maintenance Programme					
Year	Weekly / Annually					
Priority	Medium					
Selection	All equipment to be detailed as part of the detailed design section of the					
process	development. This equipment will be selected in conjunction with the					
	design and management team to meet and exceed the CIBSE					
	recommended lifecycles.					
Reference	N/A					

### 6.2.9 Sustainable Services

Location	Apartment				
Description	Heat Pump				
Lifecycle	<ul> <li>Annual Maintenance of Exhaust Air Source Heat Pumps</li> <li>Cost for replacement equipment to be updated on completion of</li> </ul>				
	design matrix of equipment at detailed design stage.				
Required	Annual Service Inspections to be included as part of Development				
maintenance	Planned Preventative Maintenance Programme				
Year	Annually				
Priority	Medium				
Selection	All equipment to be detailed as part of the detailed design section of the				
process	development. This equipment will be selected in conjunction with the				
	design and management team to meet and exceed the CIBSE				
	recommended lifecycles.				
Reference	N/A				



Location	Roof					
Description	PV / Solar Thermal Array on roof Supporting the Part L / NZEB					
	requirements in conjunction with Exhaust Air Source Heat Pumps . Fu					
	Details to be provided at detailed stage.					
Lifecycle	Quarterly Clean					
	Annual Inspection					
	Cost for replacement equipment to be updated on completion of design					
	matrix of equipment at detailed design stage.					
Required	Quarterly / Annual					
maintenance						
Year	Annually					
Priority	Medium					
Selection	All equipment to be detailed as part of the detailed design section of					
process	the development. This equipment will be selected in conjunction with					
	the design and management team to meet and exceed the CIBSE					
	recommended lifecycles.					
Reference	N/A					



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**

Client:	GLENVEAGH HOMES LIMITED	
Project Title:	HOLLYSTOWN - KILMARTIN SHD	
Document Title:	BUILDING LIFECYCLE REPORT	

Rev.	Status	Author	Reviewed By	Issue Date
AP 01.	DRAFT	Conor Fahey	David Feighery	13/12/2021

