

# PROPERTY MANAGEMENT STRATEGY REPORT

PROPOSED  
DEVELOPMENT:  
KNOCKRABO PHASE 2



CLIENT  
KNOCKRABO  
INVESTMENT  
DAC

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# Section 1- Introduction

## Executive Summary

Aramark Property have been instructed by Knockrabo Investment DAC (the “Developer”) to provide a report on the property management strategy for their proposed development located at Knockrabo, Mount Anville Road, Goatstown, Co. Dublin. The site is situated approximately 8 km southern of Dublin City in a residential area.

As with any residential scheme, the main challenge for the Developer will be to maintain a secure, peaceful, and attractive environment on a 24/7 basis while each residential occupiers in the development carry out their business.

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 residential and estate property management will work in practice and be maintained to the highest standards.

## CGI Image of Proposed Development



## Development Description

The proposed development relates to Phase 2 of the development on the 'Knockrabo' lands. Phase 1 of 'Knockrabo' comprises a total of 119 No. units.

The development with total of c.17,312.2 sq.m. gross internal area (GIA) will consist of the construction of 158 No. residential units (12 No. houses and 146 No. apartments (35 No. 1 beds, 81 No. 2 beds, 3 No. 3 beds and 27 No. 3 bed duplex units), a childcare facility (c.400 sq.m. GIA) and Community / Leisure Uses (c. 223 sq.m. GIA), as follows:

- Block E (c.1,077 sq.m. GIA): a 5-storey including semi-basement podium level apartment block, comprising 8 No. apartments (1 No. 1 bed and 7 No. 2 beds);
- Block F: (c.8,390.8 sq.m. GIA): a part 2 to part 8 storeys including semi basement podium apartment block, comprising 84 No. units (31 No. 1 beds, 50 No. 2 beds and 3 No. 3 bed duplex units);
- Block G: (c.2,022.1 sqm GIA): a part 4 to part 5-storey apartment block, comprising 20 No. units (3 No. 1 bed units, 14 No. 2 bed units and 3 No. 3 bed units); (with sedum roof/PV panels at roof level of Blocks E, F and G; a communal Roof Terrace of c. 198 sqm on Block F; and balconies/wintergardens on all elevations of Blocks E, F and G);
- Duplex Blocks: (c. 3,292.6 sqm GIA): 1 No. 3 storey and 1 No. 4 storey block, comprising a total of 32 No. units (8 No. 2 bed units and 24 No. 3 bed duplex units);
- 10 No. (new build) houses: 6 No. 4 bed 2.5-3 storey terraced/semi-detached units (ranging in size from c.162.1 sqm GIA to c.174.2 sq.m. GIA); 1 No. 3 bed 2 storey detached unit (126.2 sq.m. GIA); 1 No. 3 bed 2 storey mid terrace unit (c.127.4 sq.m. GIA); 1 No. 3 bed 2 storey end of terrace unit (c.127.9 sq.m. GIA); and 1 No. 1 - 2 storey 'Gate House' (c. 122.6 sq.m. GIA) to the west of proposed repositioned entrance to Cedar Mount from Mount Anville Road;
- The use of existing 'Coach House' as a residential dwelling and for internal / external repair / refurbishment works at ground and first floor levels, including the removal of 3 No. roof lights, 1 No. metal clad dormer roof window and external water tank; the construction of 2 No. single storey flat roof extensions (c.35.5 sq.m. GIA), revisions to the external facade including the addition of 1 No. new window ope on the south facade and rendered finish to all original facades, solar panels at roof level; removal / re-use of stone to form new garden wall; to provide 1 No. 2 bed house (c. 99.5 sq.m. GIA) with refurbished stone shed (c. 13.9 sq.m. for storage GIA).

- The use of Knockrabo Gate Lodge (West) (a Protected Structure) as a residential dwelling; and for repair / refurbishment works including demolition of existing section of extension on top of stone boundary wall; removal of 1 No. roof light and 1 No. internal partition wall; construction of replacement extension (c.77.5 sq.m. GIA) to provide 1 No. 3-bed unit (c. 128 sq.m. GIA) with solar panels at roof level, bin storage, landscaping, all repair works to the existing Gate and Piers, and all associated internal and external elevational changes.
- The proposed development comprises works to Cedar Mount (a Protected Structure) to provide: 1 No. Childcare Facility at Lower Ground Floor level (c.400 sq.m. GIA) with associated external play and bin storage areas; Community / Leisure Uses at Ground Floor Level (c. 223 sq.m. GIA), comprising Gym / Studio (c.35.6 sq.m. GIA), Library / Office (c. 35.9 sq.m. GIA), Meeting room (c.28.4 sq.m. GIA) and Conservatory room (c. 21.6 sq.m. GIA); and 2 No. 2 bed apartments at 1st floor level, (c.77.6 sq.m. GIA and c.88.2 sq.m. GFA). The works to Cedar Mount to consist of:
  - At lower ground floor/ basement level, the removal of internal walls and sections of external and internal walls and access doors; insertion of openings through external and internal walls; repair of existing “loggia” (covered external corridor) on northern, north-western and north-eastern facades, with revised elevations comprising glazed panels / glazed entrance doors located within loggia opes; the additional area (c. 58 sq.m. GIA) to form part of proposed Childcare Facility;
  - At ground floor level removal of wooden staircase to 1st floor level and replacement with open-tread staircase, and construction of conservatory room (c. 21.6 sqm GIA) with flat roof on south - western side of Cedar Mount with sedum roof; removal of 1 No. WC;
  - At 1st floor level removal of sections of internal walls; insertion of doors through internal walls;
  - Re-instatement of 1 no. new chimney stack on the western end of the existing roof; replacement of rubble masonry finish with lime and sand plaster finish on all elevations relating to sections of original façade; removal of security bars from existing windows in front porch; replacement / reconfiguration of rainwater downpipes, hopper heads and associated roof outlets; Re-modelling of extension on northern side including replacement of timber / pressed metal cladding with brick / zinc cladding and glazing at ground and 1st floor levels, removal / replacement of external doors and windows; replacement of flat roof deck, parapet, eaves and roof-light with flat roof comprising brick / zinc clad parapet and removal of internal link at 1st floor level; repair works to

external walls at ground floor level; Construction of rendered blockwork wall and steel handrail to terrace and associated repair works to section of existing parapet wall on eastern side of Cedar Mount; all hard and soft landscaping; revisions to garden wall and pillars on western side of Cedar Mount; and all associated internal and elevational changes; and

- The repositioning of existing access (including gates and piers) to Cedar Mount (a Protected Structure) on Mount Anville Road to the northeast with associated works to boundary wall to Mount Anville Road.

The development will also provide 130 No. car parking spaces consisting of 117 No. residential spaces (comprising 54 No. at podium level, 63 No. on-street and on curtilage spaces, 6 No. visitor spaces and 2 No. on-street car sharing spaces); and 5 No. non-residential spaces; provision of 366 No. bicycle parking spaces (consisting of: 288 No. residential spaces, 70 No. (residential) visitor spaces, 6 No. (non-residential) spaces and 2 No. visitor (non-residential) spaces); and 9 No. motorcycle parking spaces.

# Proposed Site Plan



## Schedule of Accommodation

HOUSES							
TYPE	Description	Building Height (No. of storeys)	No. of Units	GIA [m <sup>2</sup> ]	Total GIA [m <sup>2</sup> ]		
H4A	4-bed mid terrace, deep plan	3	4	161.7	646.8		
H4A1	4-bed end of terrace, deep plan	3	1	162.1	162.1		
H4B	4-bed mid terrace, deep plan, with extension	3	2	174.2	348.4		
H4B1	4-bed end of terrace, deep plan, with extension	3	1	174.8	174.8		
H3A	3-bed detached, 3b/5p	2	1	126.2	126.2		
GH	New Gate House, 3b/5p	2	1	122.6	122.6		
<b>TOTAL HOUSES</b>			<b>10</b>		<b>1580.9</b>		

RESIDENTIAL UNITS WITHIN EXISTING STRUCTURES (PROPOSALS PREVIOUSLY PERMITTED UNDER REG. REF. D17A/1224)							
TYPE	Description	Building Height (No. of storeys)	No. of Residential Units	Existing Floor Area [m <sup>2</sup> ]	Area to be demolished [m <sup>2</sup> ]	Area of proposed new extension [m <sup>2</sup> ]	Total Proposed GIA [m <sup>2</sup> ]
GL	Existing Gatelodge (West), 3b/4p	1	1	92.4	41.9	77.5	128.0
CH	Coach House, 2b/4p	2	1	64	0	35.5	99.5
CM	Apt 01, 2b/4p (Cedarmount)	3	1				88.2
CM	Apt 02, 2b/4p (Cedarmount)	3	1				77.6
<b>TOTAL</b>			<b>4</b>		<b>41.9</b>	<b>113</b>	<b>393.3</b>

CEDARMOUNT HOUSE (PROPOSALS PREVIOUSLY PERMITTED UNDER REG. REF. D17A/1224)							
TYPE	Use	Level	Existing Floor Area [m <sup>2</sup> ]	Area to be demolished [m <sup>2</sup> ]	Area of proposed new extension	Area of proposed uses [m <sup>2</sup> ]	Total Proposed GIA [m <sup>2</sup> ]
CM	Cedarmount House		754	38.2	99.2		815.0
CM	Creche	Lower Ground Floor				400	
CM	Community & Leisure	Ground Floor				223.0	
CM	Residential	First Floor				192.0	
<b>TOTAL</b>			<b>754</b>	<b>38</b>	<b>99</b>	<b>815</b>	<b>815.0</b>

DUPLICES								
TYPE	Description	Building Height (No. of storeys)	No. of Units	GIA [m <sup>2</sup> ]	Total GIA [m <sup>2</sup> ]	Dual Aspect	Dual Aspect %	
D3A	3-bed duplex, level 00 & 01 (mid)	2	6	107.2	643.2	6	100.00%	
D3A1	3-bed duplex, level 00 & 01 (left)	2	1	108.0	108.0	1	100.00%	
D3A2	3-bed duplex, level 00 & 01 (right)	2	1	107.9	107.9	1	100.00%	
D3B	3-bed duplex, level 02 & 03 (mid)	3	6	128.3	769.8	6	100.00%	
D3B1	3-bed duplex, level 02 & 03 (left)	3	1	129.1	129.1	1	100.00%	
D3B2	3-bed duplex, level 02 & 03 (right)	3	1	128.8	128.8	1	100.00%	
S2A	2-bed/3p simplex (mid)	1	6	68.7	412.2	6	100.00%	
S2A1	2-bed/3p simplex (left)	1	1	69.1	69.1	1	100.00%	
S2A2	2-bed/3p simplex (right)	1	1	69.3	69.3	1	100.00%	
D3C	3-bed duplex, level 01 & 02 (mid)	2	6	106.8	640.8	6	100.00%	
D3C1	3-bed duplex, level 01 & 02 (left)	2	1	106.8	106.8	1	100.00%	
D3C2	3-bed duplex, level 01 & 02 (right)	2	1	107.6	107.6	1	100.00%	
<b>TOTAL DUPLICES</b>			<b>32</b>		<b>3292.6</b>	<b>32</b>	<b>100.00%</b>	



## Schedule of Accommodation

APARTMENTS							
BLOCK E	3 BED DUPLEX	1 BED APT	2 BED APT	3 BED APT	TOTAL	DUAL ASPECT	%
Level 00		0	0	0	0	0	
Level 01		1	1	0	2	2	100.0%
Level 02		0	2	0	2	2	100.0%
Level 03		0	2	0	2	2	100.0%
Level 04		0	2	0	2	2	100.0%
<b>SUBTOTAL</b>	<b>0</b>	<b>1</b>	<b>7</b>	<b>0</b>	<b>8</b>	<b>8</b>	<b>100.0%</b>
BLOCK F	3 BED DUPLEX	1 BED APT	2 BED APT	3 BED APT	TOTAL	DUAL ASPECT	%
Level 00		0	1	0	1	1	100.0%
Level 01	3	6	7	0	16	8	50.0%
Level 02		5	9	0	14	6	42.9%
Level 03		5	9	0	14	6	42.9%
Level 04		5	9	0	14	6	42.9%
Level 05		5	9	0	14	6	42.9%
Level 06		3	4	0	7	5	71.4%
Level 07		2	2	0	4	4	100.0%
<b>SUBTOTAL</b>	<b>3</b>	<b>31</b>	<b>50</b>	<b>0</b>	<b>84</b>	<b>42</b>	<b>50.0%</b>
BLOCK G	3 BED DUPLEX	1 BED APT	2 BED APT	3 BED APT	TOTAL	DUAL ASPECT	%
Level 00		0	3	0	3	3	100.0%
Level 01		1	3	1	5	4	80.0%
Level 02		1	3	1	5	4	80.0%
Level 03		1	3	1	5	4	80.0%
Level 04		0	2	0	2	2	100.0%
<b>SUBTOTAL</b>	<b>0</b>	<b>3</b>	<b>14</b>	<b>3</b>	<b>20</b>	<b>17</b>	<b>85.0%</b>

	3 BED DUPLEX	1 BED APT	2 BED APT	3 BED APT	TOTAL	DUAL ASPECT	%
<b>TOTAL APTS</b>	<b>3</b>	<b>35</b>	<b>71</b>	<b>3</b>	<b>112</b>	<b>67</b>	<b>59.8%</b>

	3 BED DUPLEX	1 BED APT	2 BED APT	3 BED APT	2 BED HOUSE	3 BED HOUSE	4 BED HOUSE	TOTAL
<b>TOTAL UNITS</b>	<b>27</b>	<b>35</b>	<b>81</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>8</b>	<b>158</b>

APARTMENT & DUPLEX MIX*	Unit Type	Unit Numbers	% Mix	Dual Aspect	% Dual Aspect
	1-bed apartments/duplexes	35	24.3%		
	2-bed apartments/duplexes	79	54.9%		
	3-bed apartments/duplexes	30	20.8%		
<b>TOTALS</b>		<b>144</b>	<b>100.0%</b>	<b>99</b>	<b>68.8%</b>

\*Apartment & Duplex Mix figures exclude the 2 no. apartments within Cedar Mount House (Protected Structure)

NON-RESIDENTIAL USES	Floor Area	Sq.m.
Creche (Cedar Mount House Basement Level)	400	sq.m.
Community Hub (Cedar Mount House Ground Floor)	223	sq.m.
<b>TOTALS</b>	<b>623</b>	<b>sq.m.</b>



02  
RELEVANT EXPERIENCE

## Section 2 - Summary of Relevant Experience

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

- Beacon South Quarter
- Fernbank
- OPUS
- Capital Dock

Our role within these developments includes the property management of the common areas, tenancy management and property management of the estate areas, as well as management of some individual owner's demises. Each estate has several stakeholders, and it is Aramark's role to maintain the estate and common areas to a high standard as well as meeting the requirements of the different stakeholders.



**BEACON SOUTH QUARTER**



**FERNBANK**



**OPUS**



**CAPITAL DOCK**



03

APPOINTMENT OF  
PROPERTY MANAGING  
AGENT

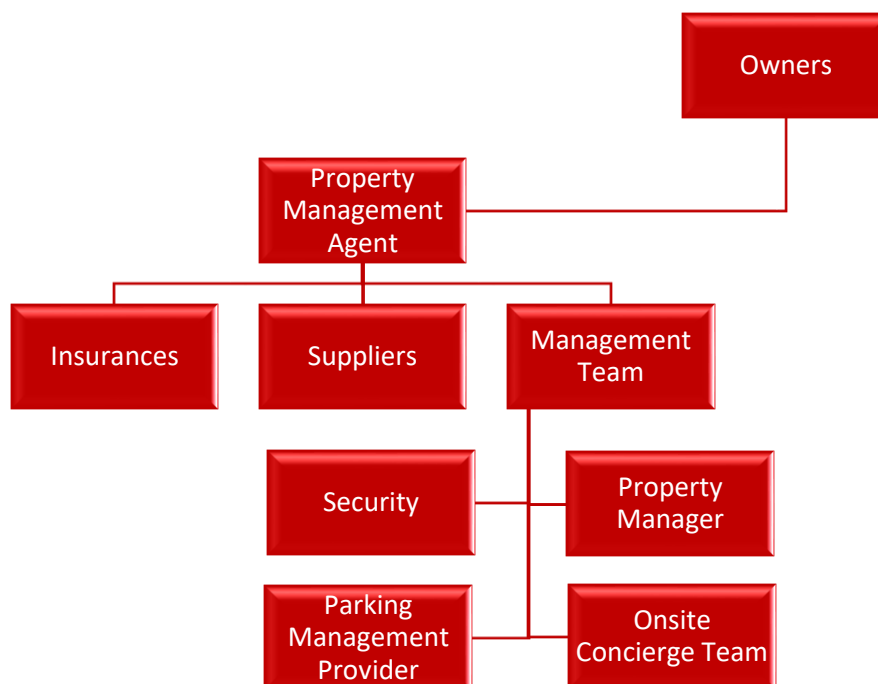
## Section 3 - Appointment of Property Managing Agent & Associated Responsibilities

The timing of the appointment of an experienced property management agent (the “Agent”) by the Developer and subsequent engagement between the Agent and the Developer is recommended to take place at least twelve months in advance of completion of the development. Our experience shows that the successful outcome on completion can be aided when the Agent is in place to consult and advise on the operational management strategy.

The Agent would be appointed to manage the estate & common areas on behalf of the owners and /or the Developer to ensure that the scheme is well managed, and the development is maintained to an extremely high level in line with the planning permission for this scheme.

The Agents will be responsible for setting the operational service charge budget for the common areas and the estate. To effectively manage the development an annual budget would be billed to the owners and /or the Developer on a quarterly in advance basis to ensure enough funds are received to enable effective management of the scheme.

### Proposed Structure – Hierarchy of Title



## **Proposed Management Company Structure**

It is the developer's intention that the development will be run by a management company which will in turn appoint a property management agent to manage the common area and estate of the development.

The purpose of this management company will be to establish a controlling entity that will assume ownership over the development post construction phase. This will ensure the estate common areas, public realm and shared areas of the development are retained as the legal responsibility of this Management Company.

The constitution of the management company is drafted by legal counsel and the shareholding will be calculated by the apportionment of the buildings and tenants that occupy the scheme. The management company will retain control of all shared areas and external public realm. Each owner / tenant will be legally contracted to contribute to the service charge regime through leasing and sale arrangements established.

## **Legal Entity**

The Management Company will be formed as a separate legal entity for the sole purpose of management of the shared common areas, including all roads and open space areas. The entity will be formed prior to the sale of any of the blocks or units within the development so as the structure and legal entity is set out prior to any sale. In order to effectively maintain the development, the Management Company will then be responsible for appointing an independent property management agent to manage the operational, financial and legal aspect with the estate common area management.



04

AMENITY CONSIDERATIONS  
MANAGEMENT

## Section 4 - Amenity Considerations & Management

### Considerations – Communal Open Space & Childcare Facility

The development has been designed with quality of amenity space as a central consideration for both residents and the wider community. A provision has been made for high-quality, well-integrated and well-overlooked parks and public open space include facilities to benefit new and existing residents. This will be delivered through the creation of:

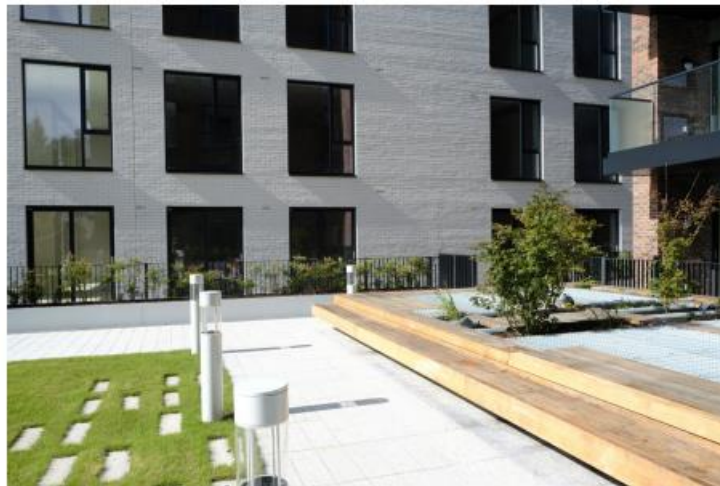
In Block F, communal open space is provided at Level 01, in a courtyard that is located over the semi-basement carpark. The southern end of the courtyard will be at grade with the adjoining public open space, and the landscape design will create some synergy between the two spaces.

In Block F, a roof terrace is provided at Level 06. In Block E, communal open space is provided at Level 00, adjoining the public open space. For the 3 and 4 storey duplexes, a landscaped courtyard is provided between the two linear blocks.

There is no basement below this courtyard, so deep-tree planting will be possible. In Block G, communal open space is provided at Level 00, to the north and west of the building.

The development also includes the construction of a 400 sqm creche and a 223 sqm community centre. The childcare facility provisions have also been made to accommodate different ages groups which will cater for residents of the proposed development and families in the wider community.

### CGI of Communal Space







05

SUMMARY OF SERVICE  
CHARGE BUDGET

## Section 5 – Summary of 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 development. 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, electricity, and gas.

### **Soft Services**

#### **Security**

- This element of the budget will allow for any Security Guarding or patrol requirements that may be required outside of the onsite staff teams working hours. It will also make a provision for the maintenance and repair to any security systems including CCTV and access control systems.

#### **Cleaning**

- The cleaning of the external and internal common areas will be covered under this section. 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.
- A maintenance schedule will be put in place and will ensure common areas are checked and cleaned daily.
- Any common furniture, water features, sculptures and litter bins will form part of the cleaning and maintenance protocols which will be defined by the onsite team.
- Window cleaning and external façade cleaning to be carried out 2 – 4 times per annum using boom lift / cherry picker / abseiling or reach and wash systems where appropriate.
- Any common areas with furniture will form part of the cleaning and maintenance protocols.

## **Waste Management**

- Bin stores will be regularly inspected to ensure the area is clean, secure and free from hazards. The residents will take all waste and recycling to this location for disposal.
- Facilities and guidance to residents will be provided to ensure high levels of recycling/brown bin recycling and to encourage a reduction of waste. Residents will be required to segregate waste within their own units. This will be closely monitored by the onsite resident's management team.
- Signage will be posted on or above the bins to show which wastes can be put in each receptacle. Residents will be informed by the management company where they are required to deposit their waste and fobs/keys for access will be provided to their dedicated storage areas.
- Collection's frequency and designated collection points to be communicated to residents upon move in.
- Please refer to the Operational Waste Management Plan for further details.

## **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. This will be provided to the residents and also staff/contractors that will be managing and working in the development.
- The Handbook will contain protocols for the times of operation, weather events and planned shutdowns of the water amongst other things.
- The amenity areas will be the focal point of the development and will have a specific health and safety focus. The Management Team will work with the insurance surveyors to ensure that a 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 any outdoor areas.
- This document will also govern the protocols for contractors visiting site to carry out works.
- A comprehensive General Risk Assessment to be completed by an appointed surveyor prior to occupation of the building.

## **Hard Services**

- An allowance will be made for any maintenance required on plant and equipment. This includes the servicing and management of any pumps, lifts, gates, and any other items of plant located within the external and internal common areas.
- There will 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.

## **Open Spaces & Landscaping**

- Based on the landscape plans received, the communal areas will be of the forefront of management's maintenance priorities.
- Given the scale of the proposed public/communal space it will be essential for an appropriate maintenance schedule to be devised and implemented by the Agents, with a focus on the planting scheme as envisaged by the landscape architects.
- A schedule of maintenance will be implemented for cleaning of hard surfaces and garden features throughout the landscaped areas and open spaces.
- 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 residents of the overall estate.

## **Access Control**

- Provision for all electronic access control systems including access control devices that control barriers to bicycle storerooms and block entrance doors will be made.
- Apartment access: Residents will be provided with keys/fobs/app enabled access control depending on the system installed. Visitors will be required to request access through electronic intercom/access system installed at the block entrance doors and gates.

## **CCTV**

- Location: CCTV will be in operation in key circulation areas as part of the overall security strategy.
- Monitoring: All CCTV systems shall be configured such that they form one site wide system that can be remotely monitored from the management office.
- Maintenance: Provision will be in place for camera maintenance and routine checks in accordance with manufacturer guidelines.
- GDPR compliance will be paramount.

## **Water Management**

- Cold Water Storage & Feed: The cold-water storage and feed will be maintained in accordance with manufacturer guidelines.
- Risk Assessment: An independent and comprehensive Legionella Risk Assessment and Water Testing will be completed. Both are to be completed by an approved surveyor prior to occupation.
- Tanks: The water tanks will be maintained in accordance with manufacturer guidelines.
- Pumps: The pumps will be maintained in accordance with manufacturer guidelines.

## Fire

- Evacuation:
  - Excavation Strategy / Resident Guide: A step by step guide of what to do in the event of a fire will be provided to the Residents within the Residents Guide.
  - Signage: Appropriate exit signage will be in place throughout the property.
  - Notices: Notices will be displayed in high traffic areas advising of the fire action policy.
- Prevention Equipment: The Management Team will ensure Fire Protection Equipment is provided.
- A Risk Assessment will be instructed to be carried out by an independent consultant and a comprehensive Fire Risk Assessment will be completed prior to occupation of the building.
- Alarm: The fire alarm panel will be maintained and serviced in accordance with manufacturer guidelines. Each unit will have its own fire alarm system.
- Dry and wet risers: Dry and wet risers will be maintained in accordance with manufacturer guidelines.
- Sprinklers: The sprinklers will be maintained by a suitably qualified professional and serviced in accordance with manufacturer guidelines. The Property Manager will ensure appropriate contracts are in place with a contractor for maintenance of the risers.



06

PARKING & MOBILITY  
MANAGEMENT

## Section 6 – Parking & Mobility Management

### Car Parking Management Strategy

The development will also provide 130 car parking spaces comprising 117 residential (54 No. at podium level, 57 No. on-street and on curtilage spaces and 6 No. visitor spaces) together with 13 No. non-residential spaces (comprising 3 creche, 2 community hub, 6 No. visitor spaces and 2 No. car sharing on-street spaces).

CAR PARKING	No. Residential Units	Visitor/Drop off Parking (On street)	Go-Car Parking (On street)	Residential Parking (On-street)	Residential Parking (On-curtilage)	Residential Parking (Podium)	Non Residential Parking	Total Residential Parking	Residential Parking Ratio
4-bedroom houses	8			8				8	1.0
Duplexes	32			32				32	1.0
Block E	8			1		7		8	1.0
Block F	84			1		47		48	0.6
Block G	20			12				12	0.6
Community Hub							2		
Creche							3		
H3A 3-bed detached, 3b/5p	1					2		2	2
Existing Gatelodge (West), 3b/4p	1					2		2	2
New Gate House, 3b/5p	1					2		2	2
Coach House, 2b/4p	1			1				1	1
Apt 01, 2b/4p (Cedarmount)	1			1				1	1
Apt 02, 2b/4p (Cedarmount)	1			1				1	1
Go-Car			2				2		
Visitor		6					6		
<b>TOTALS</b>	<b>158</b>	<b>6</b>	<b>2</b>	<b>57</b>	<b>6</b>	<b>54</b>	<b>13</b>	<b>117</b>	<b>0.74</b>

The managing agent will ensure an active parking management strategy is regularly enforced in the development via the on-site management team. Car parking spaces will be allocated in accordance with Management Company policies for the development. The purchase /rental of a unit will not guarantee the right to a designated parking space.

Residents will only be able to utilise their allocated car parking space and the onsite management team will provide a permit to the resident who will display it on the window of the vehicle.

No additional car parking will be provided by the proposed development. If no car parking spaces are available, the future owner / resident will be informed of this prior to occupation of a unit.

The recommendation to combat abuse of parking facilities and abandonment of cars is generally to implement a clamping regime. A clamping regime can be tailored to suit the management structure and would start off by engaging in a contract with a preferred supplier.



## Bicycle Parking Management Strategy

A total of 366 no. bike spaces have been incorporated into the design as per below. 288 residential parking, 70 visitor parking, 6 short and 2 long stay.

A variety of bicycle storage types will be provided, and a table of the bicycle parking types, showing quantum and % is provided as part of the schedule of accommodation.

Individual bicycle lockers, of a horizontal type, are proposed for the duplex units and the apartments in Cedarmount House.

BICYCLE PARKING (RESIDENTS)	No. Residential Units	No. of Bedrooms	Residential Bicycle Parking Requirement (DLRCC)*	Residential Bicycle Parking Requirement (Apt. Guidelines)**	Total Residents Bicycle Parking Required	Residential Bicycle Parking Proposed
Block E	8	15		15		16
Block F	84	140		140		144
Block G	20	40		46		46
Duplex Type 3A	6		6			20
Duplex Type 3B	6		6			16
Simplex Type 2A	6		6			16
Duplex Type 3C	1		1			16
Terraced Houses H4A & H4B	6		6			10
Apt 01, 2b/4p (Cedarmount)	1	2	1	2		2
Apt 02, 2b/4p (Cedarmount)	1	2	1	2		2
<b>TOTALS</b>	<b>139</b>	<b>199</b>	<b>27</b>	<b>205</b>	<b>232</b>	<b>288</b>

BICYCLE PARKING (VISITOR)	No. Residential Units	No. of Bedrooms	Visitor Bicycle Parking Requirement (DLRCC)*	Visitor Bicycle Parking Requirement (Apt. Guidelines)**	Total Visitor Bicycle Parking Required	Total Visitor Bicycle Parking Proposed
Block E	8	15		4		10
Block F	84	140		42		22
Block G	20	40		10		6
Duplex Type D3A/D3A1/D3A2	8	16	2			
Duplex Type D3B/D3B1/D3B2	8	24	2			
Simplex Type S2A/SSA1/S2A2	8	16	2			
Duplex Type D3C/D3C1/D3C2	8	24	2			32
Terraced Houses H4A/H4A1/H4I	8	32	2			
<b>TOTALS</b>	<b>152</b>	<b>307</b>	<b>8</b>	<b>56</b>	<b>64</b>	<b>70</b>

BICYCLE PARKING (NON-RESIDENTIAL)	No. of Child Places	No. of Staff	Floor Area	Sq.m.	Bicycle Parking Required (Short Stay)	Bicycle Parking Required (Long Stay)
Creche (Cedar Mount House Basement Level)	42	8	400 sq.m.		4	2
Community Hub (Cedar Mount Hse Ground Floor)			223 sq.m.		2	
<b>TOTALS</b>				sq.m.	<b>6</b>	<b>2</b>

## Mobility Management Strategy

The onsite management team will perform the function of a mobility manager while creating a mobility management plan for the site. The primary duties of the Mobility Manager are:

- To develop and oversee the implementation of the initiatives outlined in the plan
- To actively manage the resident and visitor car & bicycle parking
- To manage public transport discount fare schemes, cycle promotion schemes and events
- To provide “travel advice and information” to residents.
- To monitor progress of the plan and to promote and market the plan.





07

CONCLUSION & CONTACT  
DETAILS

## Section 7 – Conclusion & Contact Details

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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## Section 8 – Disclaimer

The content of this report is provided for the benefit of the Developer and the Local Authority. No liability is accepted by Aramark Property for any action taken by any third party in reliance on the information in this report. In preparing the report, Aramark Property has relied on the information provided to them by the Developer.

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### Aramark Key Service Lines



