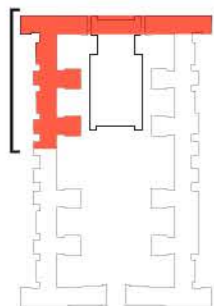
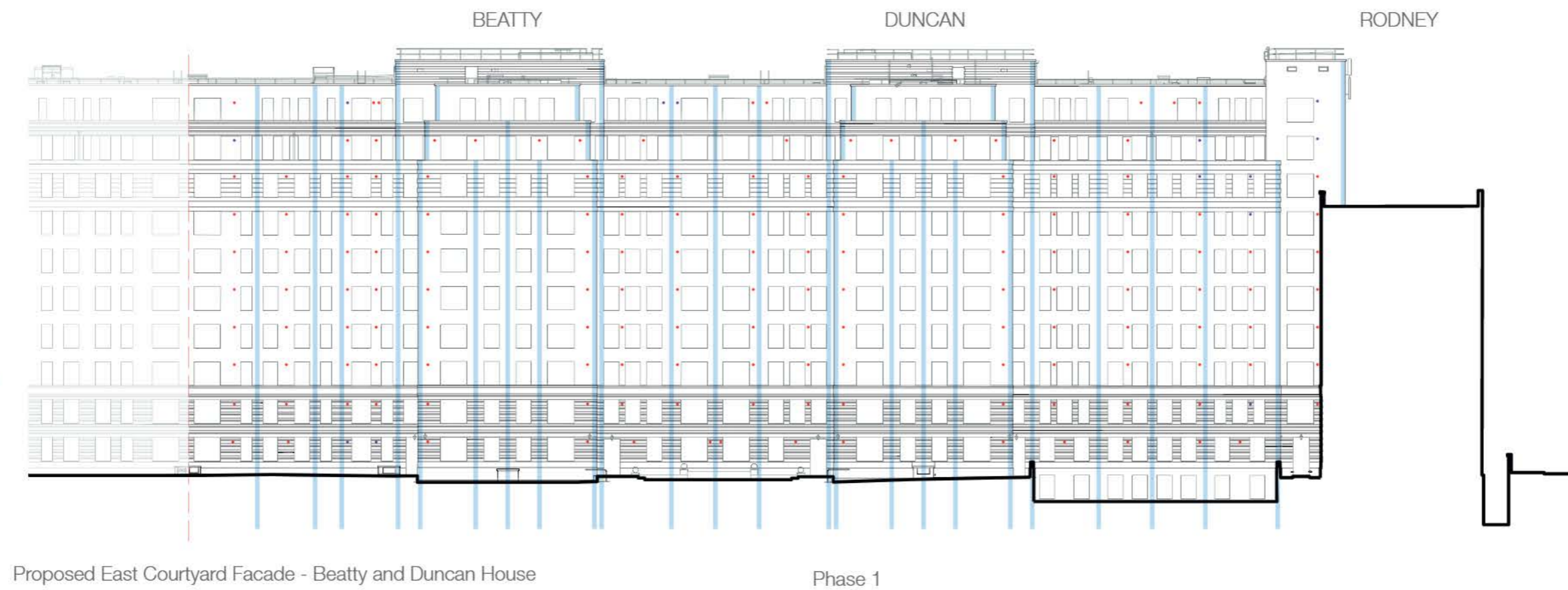
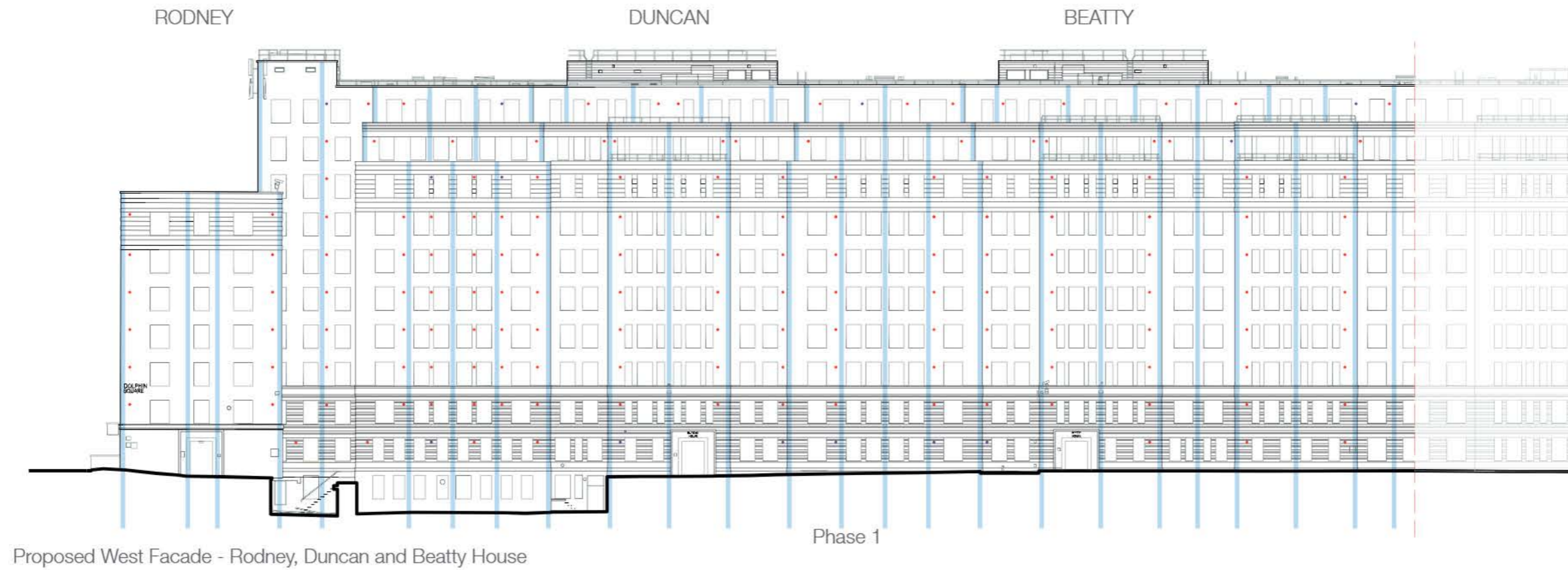


MVHR - Illustrative View of Rodney Duncan, Beatty West Street Facade

Key

- Structure
- Essential Grill
- Fake Grill





Area in dashed line forms part of a separate application

MVHR - Illustrative View of Rodney Courtyard Garden Facade



Area in dashed line forms part of a separate application



05 Dry Risers

02 ROOF AMENDMENTS

Dry Riser Inlets

To further enhance fire safety for residents on the estate it is proposed to install a dry riser system for the fire brigade. This will limit the length of hose the fire brigade need to carry up the building (as upgrading to fire fighting lifts is not feasible). As a result they will be quicker and more mobile and limit conflict between escaping residents on the stairs. They will connect their hoses at the penultimate floor to the fire within the fire stair.

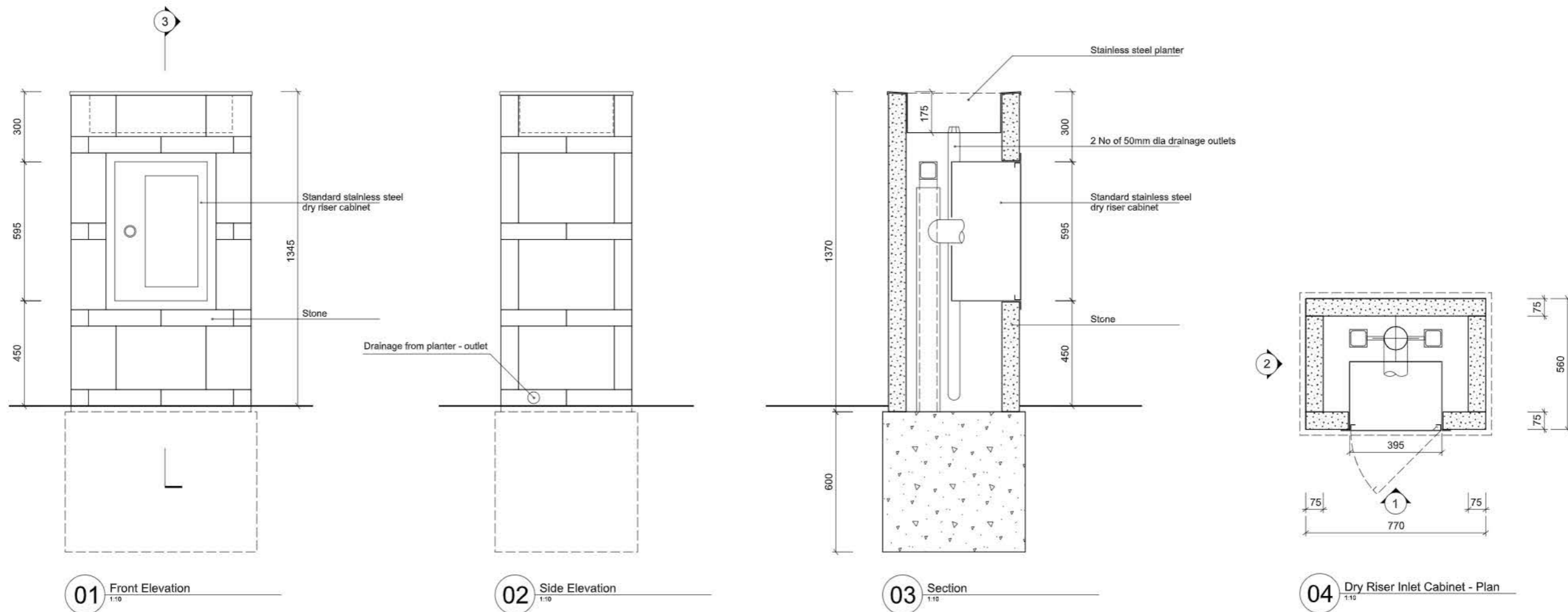
However the dry risers require an inlet to connect to at ground level adjacent to each house entrance. Standard dry riser inlet panels are typically crude and unattractive in

appearance. We are also unable to cut into the facade of the original building to locate these.

Therefore we are proposing free standing dry riser inlet posts within the landscaping and carriageways. These will be clad in stone in a coursing that mirrors the coursing of brickwork on the original building. To soften their appearance further it is proposed to incorporate a planter into the top of the post.

The quantity and locations are shown on a plan on the next page and have been carefully coordinated to avoid impact

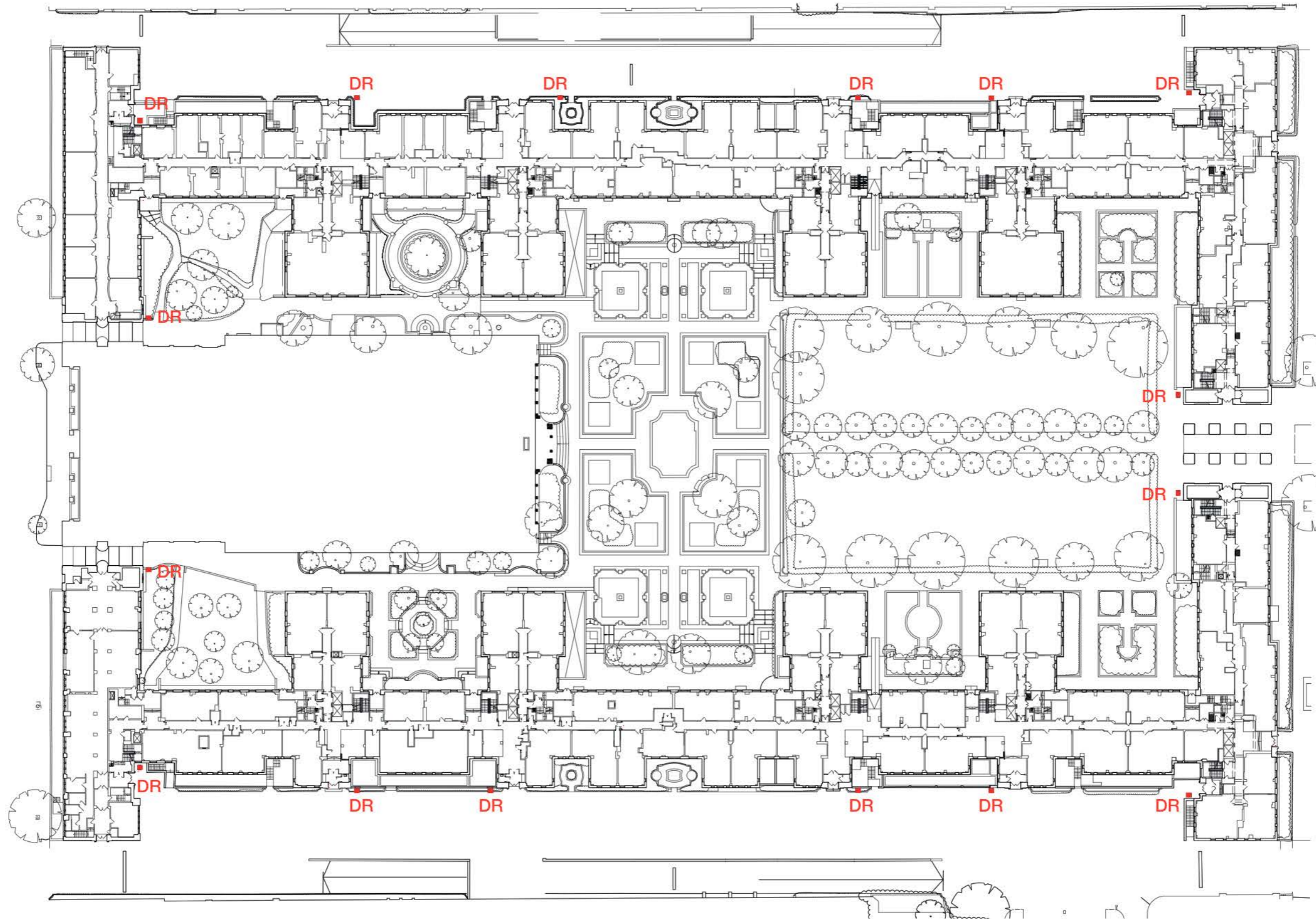
on residents apartment windows whilst also being feasible in terms of connection to the basement.



New Dry Riser Inlet Post / Planter Details

02 ROOF AMENDMENTS

Dry Riser Inlets



Location of new dry riser inlet posts



06 Summary

Reducing the Carbon Footprint

Reducing the carbon footprint is ingrained in AXA-IM RA's core principles as a global business and underpins their intentions for the future refurbishment of the estate. It simply isn't possible to meet our climate change commitments without slashing the emissions coming from heating our existing building stock, which are far and away the biggest source of emissions in the built environment, dwarfing those of new build developments.

We will only meet our climate commitments through a comprehensive improvement of the existing building fabric alongside a switch to low carbon heat sources.

The project team have evaluated all the options available to meet AXA's brief. We believe that on balance the proposals outlined in this section preserve the character of the Dolphin Square Conservation Area by minimising their visual impact whilst significantly addressing the deficiencies of the existing building thereby future proofing the estate for future generations.

