

TRINITY

D + A STATEMENT

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PREPARED ON BEHALF OF
Helical (Chart) LTD

1.0

INTRODUCTION

1.1 BUILDING HISTORY - SUMMARY

- 1.1.1 The location of the proposed works is an existing office building with two levels of basement parking. The building sits within the Albert Square Conservation Area and fronts onto John Dalton Street and backs onto Mulberry Street adjacent to St Mary's Church.
- 1.1.2 In 2017 a planning application was submitted for the full refurbishment and internal re-ordering of the building to bring it in line with contemporary standards. Included within these proposals were; alterations to the ground floor elevational treatment along John Dalton Street, extension of the top floor office accommodation and minor amendments to the Mulberry Street elevation.
- 1.1.3 Following the completion of the above work in 2019 there has been an increase in the number of cases of disorderly behaviour and vandalism to the recessed sheltered space at the rear of the Mulberry Street building, this includes anti-social behaviour and rough sleeping.
- 1.1.4 These abuses to the rear of the building highlight a risk to the safety of the occupants of the original scheme due in part to the location of two of the schemes fire escape doors that open onto Mulberry Street, should the occupants need to evacuate the building during an emergency.

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MULBERRY STREET PROPOSAL

- 2.1.1 To resolve the issues outlined above with the recessed sheltered space on Mulberry Street it is proposed that the existing railing boundary edge is brought forward to the back of the pavement line. By closing the recessed space off from the general public, the aim is to mitigate the area being misused and mistreated.
- 2.1.2 The design of the railings will match the railings installed during the original refurbishment of Trinity Court. This proposal will provide a new secure line to the rear of the building. Within the proposed railing, gates with emergency egress push bars have been proposed to allow for occupants to escape during an emergency.

3.0

CONCLUSION

- 3.1.1 The proposal outlined in this document seeks to rectify the issues associated with the recessed sheltered space on Mulberry Street. Care has been taken to ensure that the proposal is functional, safe with little external visual impact.