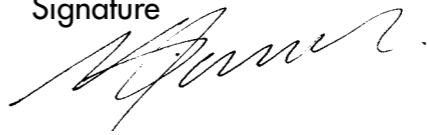




Ambassadors & St Martins Theatre

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1.0 Summary

This Design, Access Heritage Statement accompanies the Listed Building consent application to install 12 wall anchors onto the secondary facades of the Ambassadors Theatre and St Martins Theatre respectively.

Design and Access Statements are intended to be proportional to the scale of the proposed works. As the proposed works in this application are very minimal in nature this document should be read as the combined Design, Access, and Heritage statement to accompany the listed building consent application planning portal reference PP-12515415.

2.0 Design and Access

This application seeks permission to install 12 wall anchors on the external façade of the St Martins Theatre and Ambassadors Theatre (6 in each). There is no proposed change to the Use, Amount, Layout, Scale or Landscape surrounding the buildings. There will be negligible impact on the appearance of the buildings as discussed below.



3.0 Heritage

The Ambassadors Theatre and St Martin's Theatre are Grade II listed and are of significance as they were designed by renowned theatre architect W R Sprague and opened in 1913 and 1916 respectively but for different owners. They have also been in continual use since completion. They are clearly conceived as a complimentary pair and are in the classical style with rusticated stucco pilasters and engaged columns on both principal West Street Elevations. This architectural language of the front elevation returns some way down Tower Court before reverting to brick in the case of the Ambassadors Theatre or stucco on the St Martins theatre.

The application affects the secondary elevation of both of these buildings on Tower Court only so descriptions will be limited to these areas only.

Ambassadors Theatre – The southern elevation of the Ambassadors Theatre beyond the corner is of plain brick. There are several window openings serving internal spaces as well as a tall scene dock present on this elevation. This elevation is very functional in nature and some note that it detracts from the appearance of the overall building.

St Martins Theatre – The north elevation of the building comprises 2 bays of the principal west street elevation and a further 4 bays of 'secondary' elevation. The ground level is separated from the upper levels by way of a projecting first floor cornice with a further high level cornice at 4th floor level.

Ambassadors Theatre South Elevation



PRINCIPAL ELEVATION

SECONDARY ELEVATION

St Martins Theatre North Elevation



SECONDARY ELEVATION

PRINCIPAL ELEVATION



4.0 Proposal

Tower Court is a pedestrian lane which separates the Ambassadors Theatre and St Martins Theatre buildings. The management of the two theatres propose hanging festoon lighting across this area to improve the levels of illumination for customers who are entering and exiting both buildings in order to make it feel safer and a more inviting theatre-going experience.

The proposal is to fix six anchor points into the façade of both the Ambassadors Theatre and St Martins theatres respectively and suspend traditional festoon lighting from these points. Given the historic significance of the buildings Pawlik + Wiedmer have been appointed to advise on positioning of the proposed anchor points which forms the basis of the documentation within this application.

Position

Careful consideration was given to the proposed location of the anchors. The positions of these have been noted on the proposed plans and elevations as FP-01 – 12. The fixing points are all located within the ‘secondary’ section of the building elevations. This is to ensure that they do not harm the handsome West Street Elevations which return onto Tower Court.

The proposed height of the fixings on both sides avoids impeding access to the scene doors.

On the St Martins Theatre side, the anchors will be positioned on the face of the small projecting cornice separating ground and first floor. The horizontal positions are symmetrically arranged with the composition of the windows above. The position of these holes is such that if no longer required they are hidden behind the existing lead flashing.

On the Ambassadors Theatre side there is an established, if somewhat unsightly cable route along the elevation. The new anchor points will be located to align with this. The horizontal positioning of the anchors is either equidistant between windows, centred above or below existing windows. On this elevation it may be possible to reuse some preexisting fixing points.

The position of the fixing points will allow the festoon lighting strings to be hung in various different configurations ie. Criss-cross, Square, Diagonal etc. The layout can therefore remain flexible whilst using the same fixing points.

Method & Hardware

The work to fix the anchors is very simple. A 14mm Diameter hole will be drilled into the face of the brick or stucco façade to a depth of 80 mm. A specialist internally threaded anchor will then be resin bonded into the hole. This allows a standard 6mm thread to be screwed into anchor to make a secure attachment point. Diagrams of the fixing method are shown on page 9 of this document.

The proposed hardware is as shown in the accompanying photos there are various products available, but the attachment method remains the same. This method of fixing is preferred to expansion bolt fittings as it does not create the same internal stresses on the fixing substrate which can in time cause the supporting brick or stone to crack.

If the anchor point is no longer required, then any fixed eyelet or bolt can be unscrewed, and a decorative cover plate can be fitted to keep the fitting clear of water or dirt.







St Martins Theatre
Secondary Facade on Tower Court

Below
Location of Fixing Points FP01-06



Ambassadors Theatre
Secondary Facade on Tower Court

Below
Location of Fixing Points FP07-12



FP-01



FP-02



FP-03



FP-07



FP-08



FP-09



FP-04



FP-05



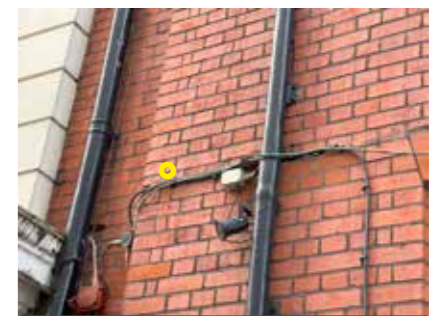
FP-06



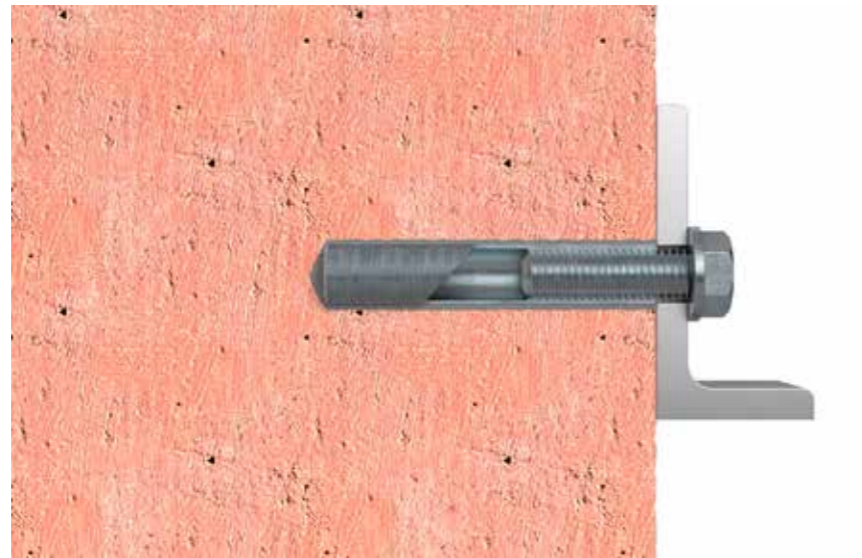
FP-10



FP-11



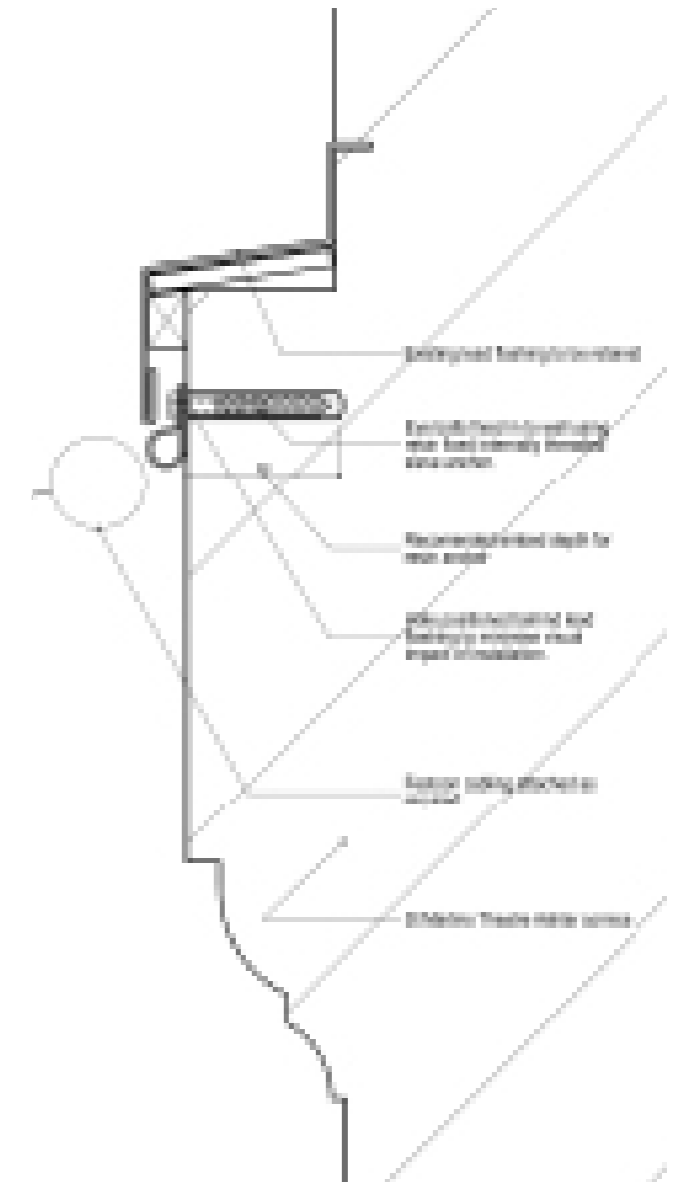
FP-12



Typical anchor
Illustrated within masonry wall as proposed here.



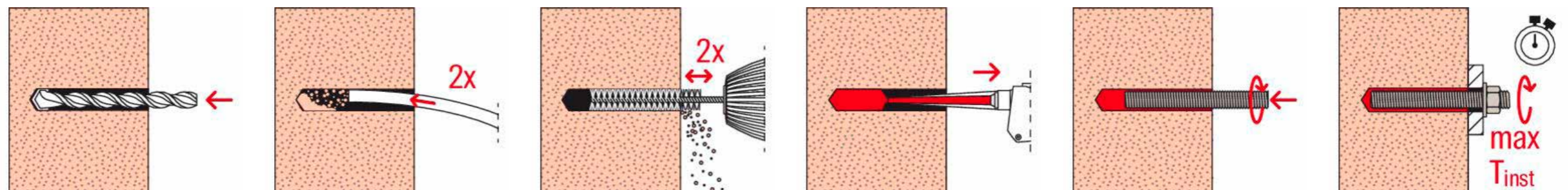
Typical anchor



Detail extract
Showing how anchor will be fixed behind weathering detail to minimise visual impact

Refer to 564-PWL-ZZ-ZZ-DR-A-PL-0500 for full drawing

Installation sequence





5.0 Conclusion

The proposal is to drill six discrete holes in the secondary (back of house) façade of the Ambassadors Theatre and the St Martins Theatre in order to hang festoon lighting over the pedestrianised Tower Court. The purpose of this is to improve the overall levels of illumination of the street so that it is a safer and more welcoming place to queue for customers.

Care has been taken to ensure the negative heritage impact on the buildings is minimal. The positions either re-use preexisting holes or are discretely located so that they are not visible if not required for a period.

We trust that these considerations be taken into account when assessing the proposal and that it will be recommended for approval.

6.0 Appendix A - Drawings Submitted

Site Information

564-PWL-ZZ-ZZ-DR-A-PL_0010 Site & Location Plan

Existing Drawings

564-PWL-ZZ-ZZ-DR-A-EX_0100 First Floor Level Existing

564-PWL-ZZ-ZZ-DR-A-EX_0200 Section through Tower Court Existing

564-PWL-ZZ-ZZ-DR-A-EX_0300 Ambassadors Theatre South Elevation Existing

564-PWL-ZZ-ZZ-DR-A-EX_0320 St Martins Theatre North Elevation Existing

Proposed Drawings

564-PWL-ZZ-ZZ-DR-A-PL_0100 First Floor Level Proposed

564-PWL-ZZ-ZZ-DR-A-PL_0200 Section through Tower Court Proposed

564-PWL-ZZ-ZZ-DR-A-PL_0300 Ambassadors Theatre South Elevation Proposed

564-PWL-ZZ-ZZ-DR-A-PL_0320 St Martins Theatre North Elevation Proposed

564-PWL-ZZ-ZZ-DR-A-PL_0500 Detail Sections Showing Typical Installation