AMBASSADORS THEATRE

Listed Building Consent

Follow Up Information to Condition 5

citizens**design**bureau

12.01.2023

Listed Building Consent Ref. 2022/3599/L
Condition 5

Condition 5

5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all new windows (including jambs, head and cill) and internal and external doors;

b) Details including annotated elevations, plan and section drawings showing
how the new fire door at roof level will be installed within the existing lintel and reveals, details of the drop to window apron and the details of the new door including glazed panels.

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Condition 5a
Ground Floor, Front Existing Window Glass Panel Reinstated, West Street Elevation

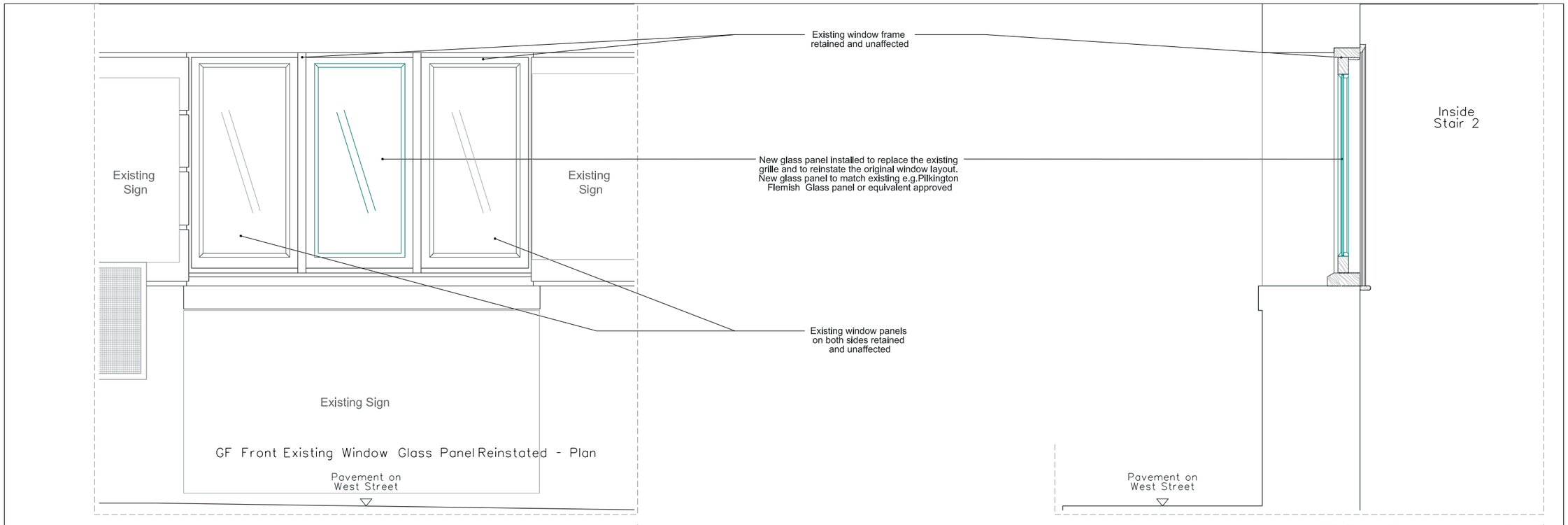
Existing vent grille in window glass panel on West Street Elevation

Existing vent grille in window glass panel on West Street Elevation and ductwork behind

View of existing vent grille and ductwork behind from Stair 2

It is proposed to reinstate the original window layout by removing the existing vent grille currently mounted on the window glass panel (West Street Elevation) and ductwork behind.
The new glass panel will match the existing side glass panels by installing a matching Flemish Pilkington Glass panel or equivalent approved and reinstating the glass beads with matching tim-ber beads.
The side glass panels and existing window frame will remain unaffected.
See drawings 2201-3-749 and 751

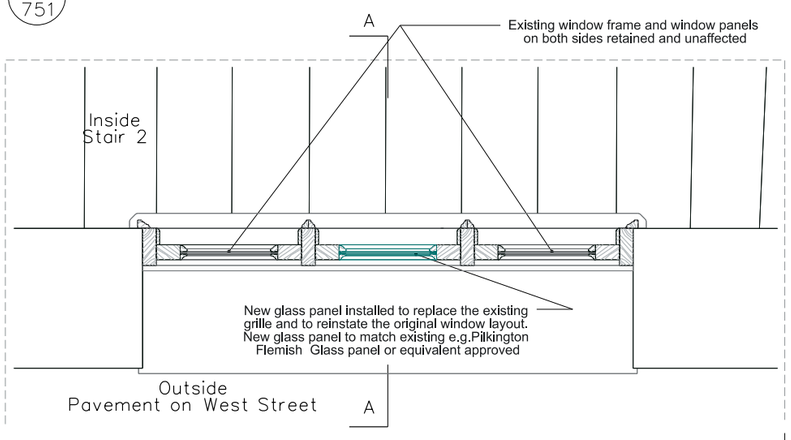
Condition 5a
Ground Floor, Front Existing Window Glass Panel Reinstated, West Street Elevation

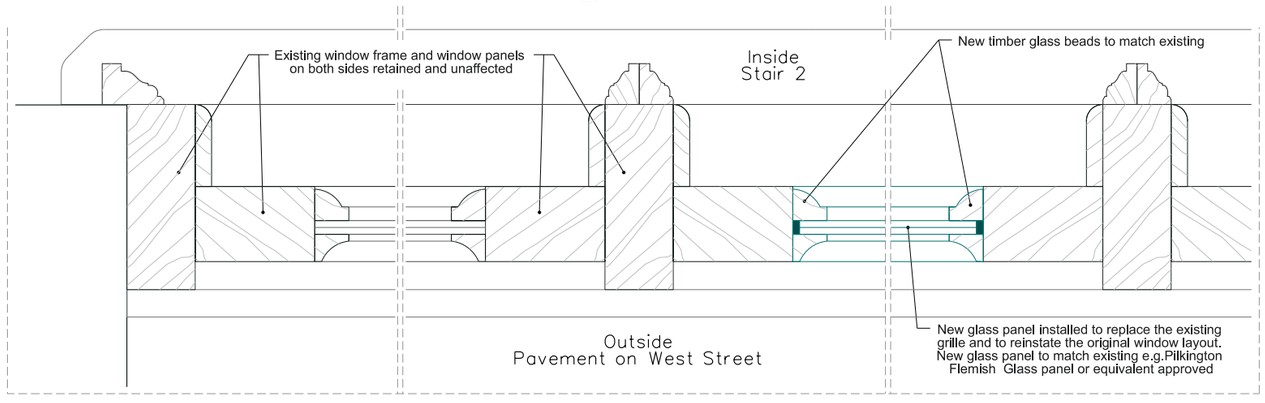


GF Front Existing Window - Glass Panel Reinstated - Plan

GF Front Existing Window - Glass Panel Reinstated - External Front Elevation

GF Front Existing Window Glass Panel Reinstated - Section

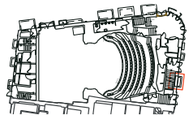




GF Front Existing Window - Glass Panel Reinstated - Plan

GF Front Existing Window - Glass Panel Reinstated

Plan Detail 1:5



Key

- Existing
- Existing structure altered
- Proposed

Note:

Existing window and window glass panels retained.
New glass panel installed in place of the existing grille removed. New glass panel to match existing

0 0.5m 1m

Rev:	Date:	Description
/	12/01/23	Planning

Job: 2201 Ambassadors Theatre
Client: Ambassador Theatre Group

Drawing: GF Front Existing Window Glass Panel Reinstated
Drawing no: 2201-3-751
Rev:
Status: Stage 3
Scale: 1:20@A3, 1:10@A1
Date: 12/01/23

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Condition 5b
Existing dilapidated fire escape door S-D01 replaced with new FD30s double door with transom windows at top

View of the existing dilapidated door from the roof plant outside

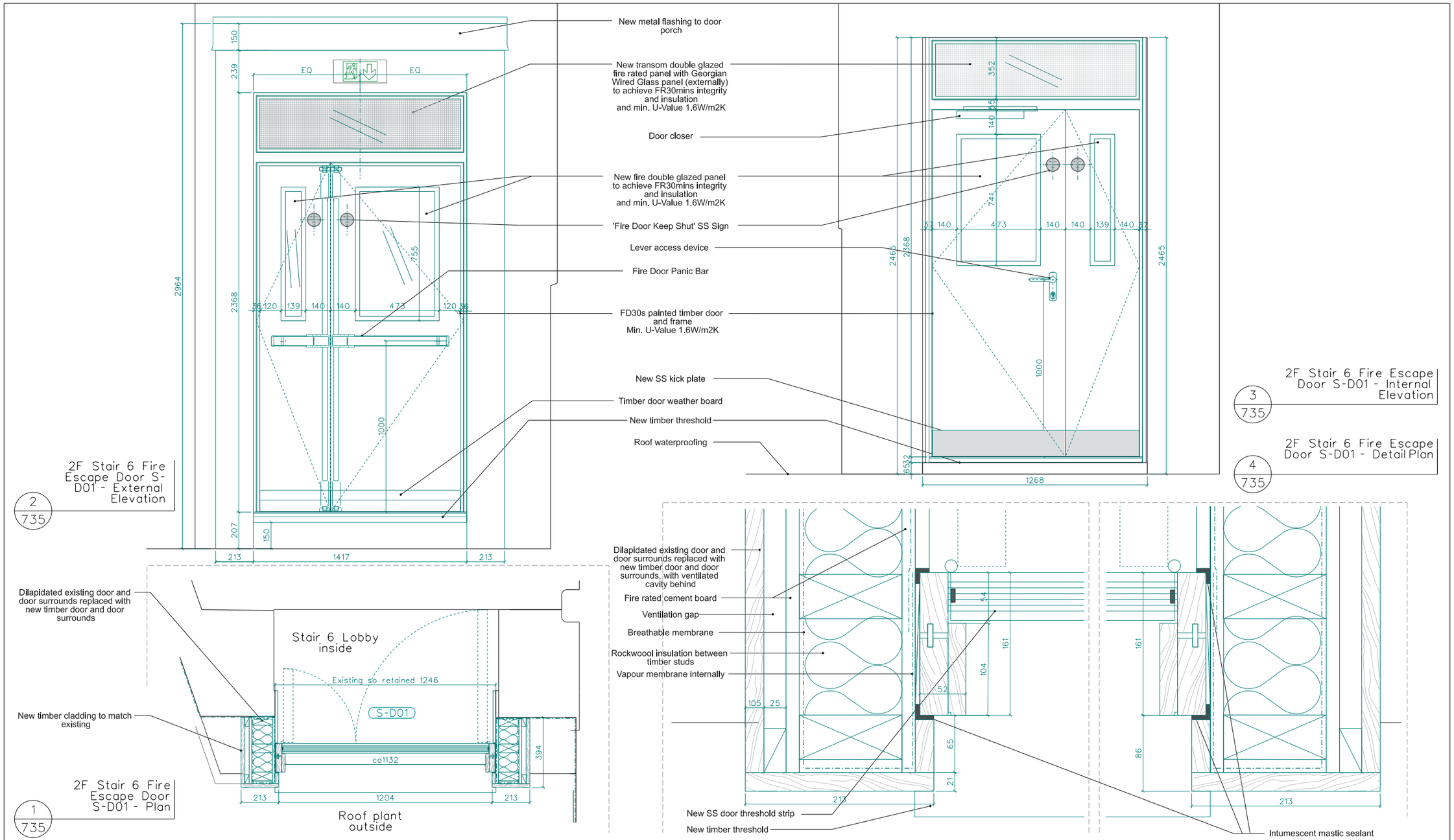
View of the existing door cladding details to be replicated in the new door surrounds

View of the existing door from inside Stair 6

The existing fire escape exit door S-D01 is currently in extremely poor condition, visibly rotten at the bottom and sides. The door surrounds are also in poor condition and rotten in parts. This fire escape door is also missing any ironmongery required by a fire escape door, including any emergency fire exit sign, which will need to be incorporated in the new door design.
It is proposed to install a new FD30s double door and surrounds matching the existing timber cladding details and structural door opening dimensions.
See drawing 2201-3-735 for proposed S-D01 door details.

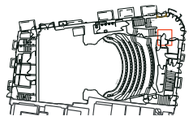
Condition 5b

Existing dilapidated fire escape door S-D01 replaced with new FD30s double door with transom windows at top - Proposed drawing



Key

- Existing
- Existing structure altered
- Proposed



Note:

New double door to be a 54mm FD30s painted timber double door
Door frame to match door finish. Install door weatherstrips to perimeter of door leaf. Door and transom glass panel U-Value 1.16W/m2K

Timber used for the making of the door to be min. density 650kg/m3.

New door glass panels to be double glazed units as follows: 15mm Pyranova 30 S3.0 Fire Rated glass (or equivalent approved), 5.5mm Aluminium Black Spacer Bar, 7mm Pyranova S3.07 Fire Rated glass Fire Rated glass.
New transom glass panel at top door to be double glazed units as follows: 15mm Pyranova 30 S3.0 Fire Rated glass (or equivalent approved), 5.5mm Aluminium Black Spacer Bar, 7mm Georgian Wired Glass.

Glass beads to be min. 20mm wide by 30mm high hardwood glass beads (min. density 640kg/m3) fixed using 70mm long screws. Use 20x4mm ceramic fibre based glazing tape and non combustible setting blocks at glass unit edges.
Refer to *Certifire No CF862 - Schott UK Ltd* for further requirements/ details.

0 0.5m 1m

Rev:	Date:	Description
/	15/12/22	Planning

Job: 2201 Ambassadors Theatre
Client: Ambassador Theatre Group

Drawing: 2F Stair 6 Fire Escape Door S-D01 Details
Drawing no: 2201-3-737
Rev:
Status: Planning
Scale: 1:20@A3, 1:10@A1
Date: 15/12/22

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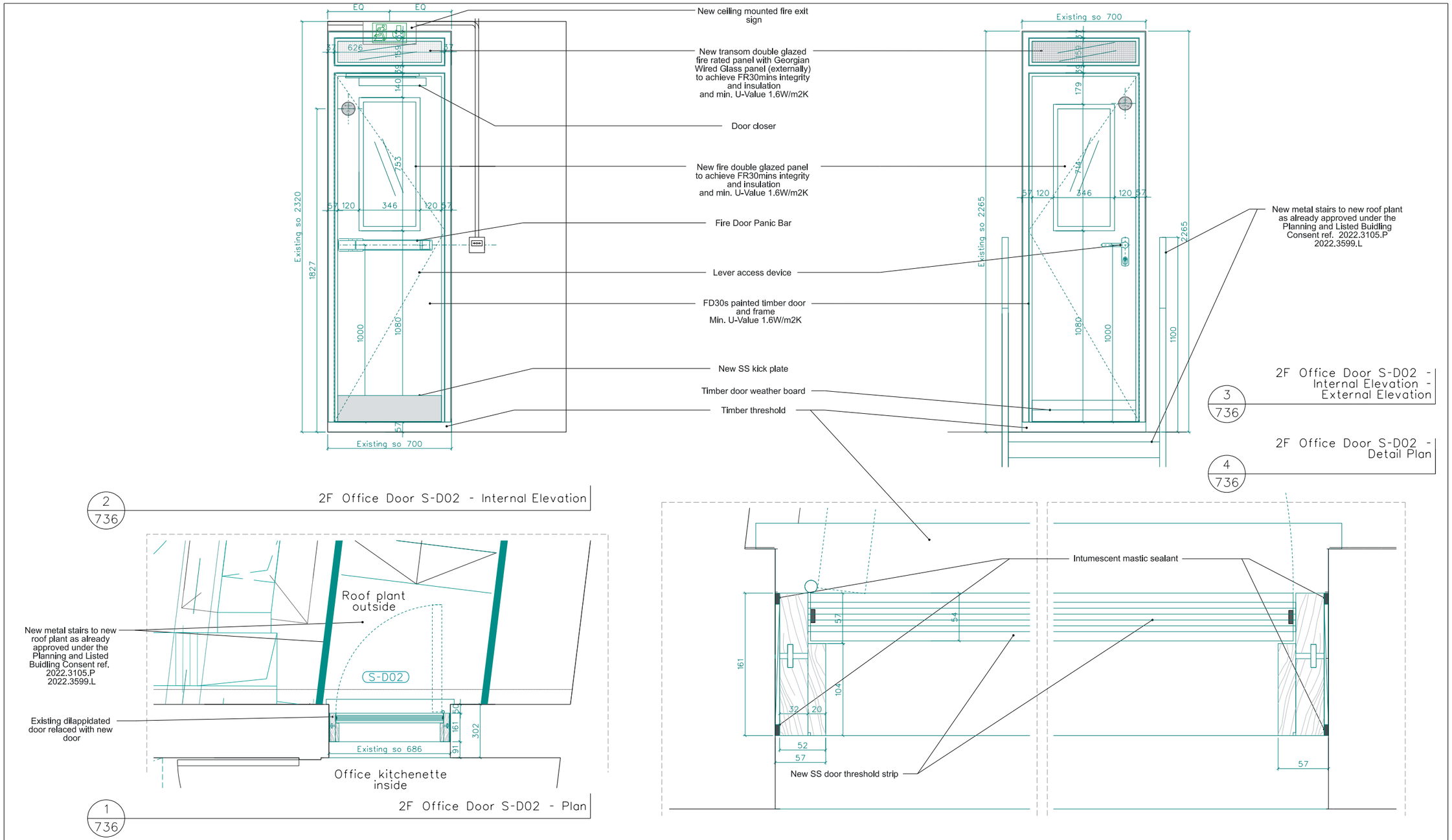
Condition 5b
Existing dilapidated door S-D02 replaced with new FD30s door with transom windows at top

View of the existing dilapidated door from the roof plant outside

View of the existing door from the 2F office kitchenette inside

The existing door S-D02 is currently in extremely poor condition, visibly rotten at the bottom. This door provides a secondary fire escape route to the 2F office area, externally via the roof and into Stair 6 via S-d01 door described above. This fire escape door is missing any ironmongery required by a fire escape door, which will need to be incorporated in the new door design. It is proposed to install a new FD30s double door to matching the existing structural door opening dimensions.
See drawing 2201-3-736 for proposed S-D02 door details.

Condition 5b
Existing dilapidated door S-D02 replaced with new FD30s door with transom windows at top - Proposed drawing



Key

- Existing
- Existing structure altered
- Proposed

Note:

New door to be a 54mm FD30s painted timber door
Door frame to match door finish. Install door weatherstrips to perimeter of door leaf. Door and transom glass panel U-Value 1.16W/m2K

Timber used for the making of the door to be min. density 650kg/m3.

New door glass panels to be double glazed units as follows: 15mm Pyranova 30 S3.0 Fire Rated glass (or equivalent approved), 5.5mm Aluminium Black Spacer Bar, 7mm Pyranova S3.07 Fire Rated glass Fire Rated glass.
New transom glass panel at top door to be double glazed units as follows: 15mm Pyranova 30 S3.0 Fire Rated glass (or equivalent approved), 5.5mm Aluminium Black Spacer Bar, 7mm Georgian Wired Glass.

Glass beads to be min. 20mm wide by 30mm high hardwood glass beads (min. density 640kg/m3) fixed using 70mm long screws.
Use 20x4mm ceramic fibre based glazing tape and non combustible setting blocks at glass unit edges.
Refer to *Certifire No CF862 - Schott UK Ltd* for further requirements/ details.

0 0.5m 1m

Rev:	Date:	Description
/	15/12/22	Planning

Job: 2201 Ambassadors Theatre
Client: Ambassador Theatre Group

Drawing: 2F Office Door S-D02 Details
Drawing no: 2201-3-736 Rev: Status: Planning
Scale: 1:20@A3, 1:10@A1 Date: 15/12/22

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Condition 5b

New fire escape route from roof plant via new door S-03 formed within existing window opening width and height

View of the existing window from the protected corridor lobby inside

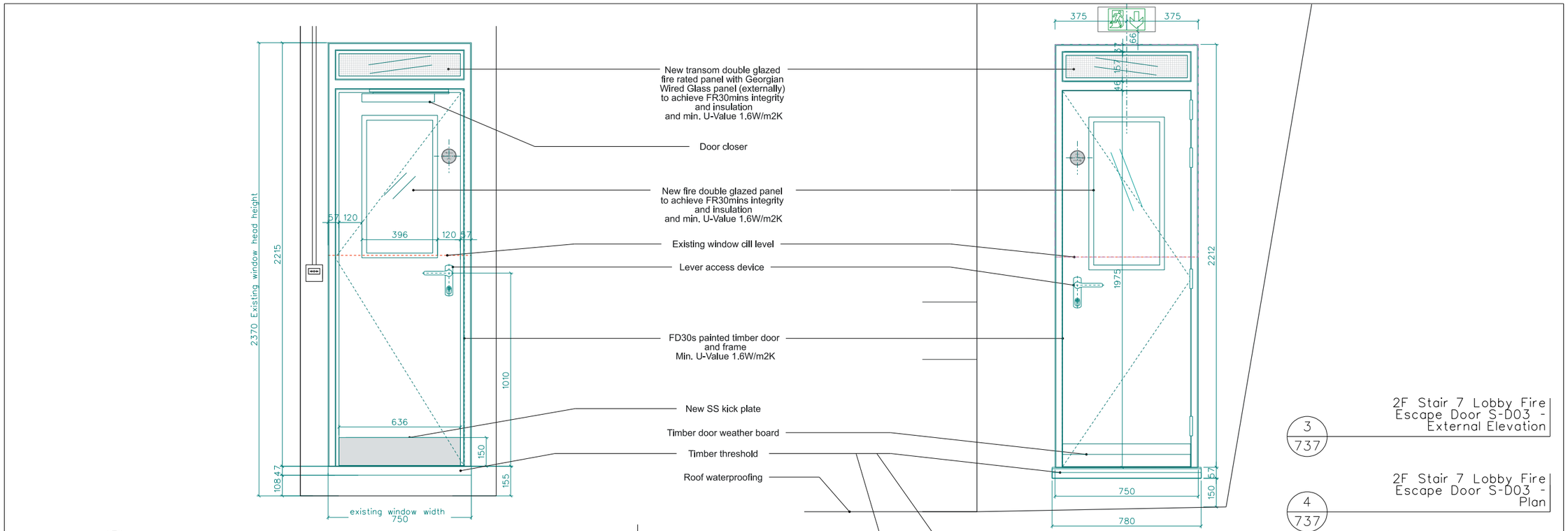
To form the new FD30s door it is proposed to extend the existing window cill without affecting the existing window width and height at top.
See drawing 2201-3-735 for proposed new door details

View of the existing window from the roof plant outside

The existing roof plant has currently 2no fire escape exit doors. One of the two (S-D02) opens into a kitchenette and office spaces without providing direct access to any fire protected corridor and should therefore be discarded as fire exit at 2F level as not compliant with the Building Control requirements.
It is proposed to install a new FD30s fire rated door, as require by the Fire Engineer (FireTec), to provide an new fire escape route able to give direct access to a protected fire escape corridor/ lobby from the new roof plant. It is proposed to form this new fire escape door S-03 by extending the existing window cill without affecting the existing window width and height at top.
See drawing 2201-3-737 for proposed S-D03 door details.

Condition 5b

New fire escape route from roof plant via new door S-03 formed within existing window opening width and height - Proposed drawing



Key

- Existing
- Existing structure altered
- Proposed

Note:

New door to be a 54mm FD30s painted timber door
Door frame to match door finish. Install door weatherstrips to perimeter of door leaf. Door and transom glass panel U-Value 1.16W/m2K

Timber used for the making of the door to be min. density 650kg/m3.

New door glass panels to be double glazed units as follows: 15mm Pyranova 30 S3.0 Fire Rated glass (or equivalent approved), 5.5mm Aluminium Black Spacer Bar, 7mm Pyranova S3.07 Fire Rated glass Fire Rated glass.
New transom glass panel at top door to be double glazed units as follows: 15mm Pyranova 30 S3.0 Fire Rated glass (or equivalent approved), 5.5mm Aluminium Black Spacer Bar, 7mm Georgian Wired Glass.

Glass beads to be min. 20mm wide by 30mm high hardwood glass beads (min. density 640kg/m3) fixed using 70mm long screws.
Use 20x4mm ceramic fibre based glazing tape and non combustible setting blocks at glass unit edges.
Refer to *Certifire No CF862 - Schott UK Ltd* for further requirements/ details.

0 0.5m 1m

Rev:	Date:	Description
/	15/12/22	Planning

Job: 2201 Ambassadors Theatre
Client: Ambassador Theatre Group

Drawing: 2F Stair 7 Lobby Fire Escape Door S-D03 Details
Drawing no: 2201-3-737 Rev: Status: Planning
Scale: 1:20@A3, 1:10@A1 Date: 15/12/22

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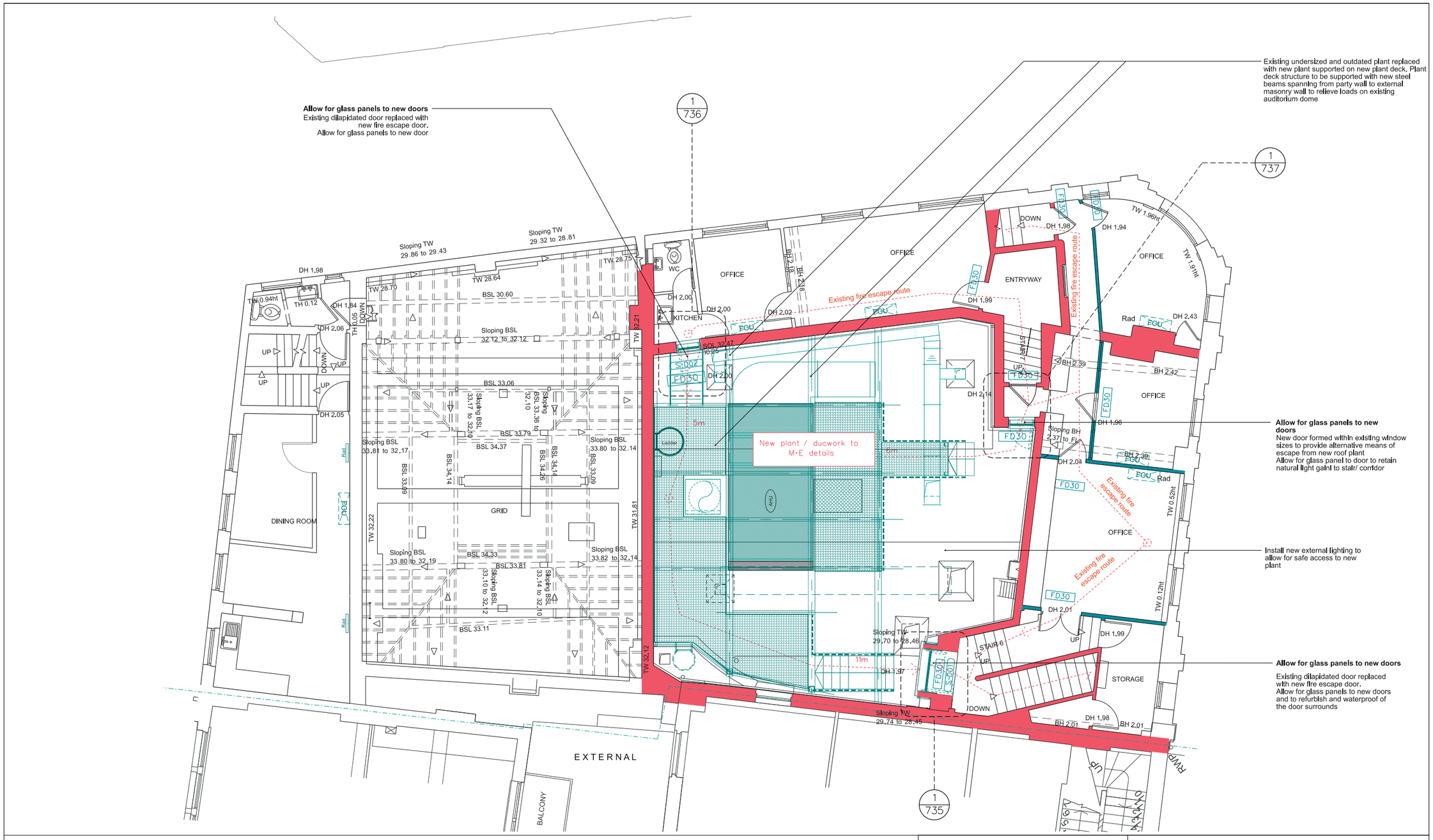
Condition 5b
Proposed Fire Strategy - 2F showing new door locations



Key

- Existing
- Proposed

Fire Notes

- Fire rated 30 minutes (R,E,I)
- Fire rated 60 minutes (R,E,I)

Doors and Windows

- FD30 Fire door 30 mins
- FD30S Fire door 30 mins with seals
- FD60 Fire door 60 mins
- FD60S Fire door 60 mins with seals

Note: all existing doors along existing fire escapes that are unaffected by the proposed works are considered FD30 doors - no additional works are required to these doors to increase their fire rating

All new doors along the new compartment wall at back of stalls to be FD60s

Refer to M+E specifications for the proposed lighting, heating and ventilation strategy details.

Rev:	Date:	Description
B	15/12/22	Planning
A	20/09/22	Planning
/	08/07/22	Fire strategy for review

Job: 2201 Ambassadors Theatre
Client: Ambassador Theatre Group

Drawing: Proposed 2F Fire Strategy
Drawing no: 2201-3-152
Rev: B
Status: Stage 3
Scale: 1:50@A1, 1:100@A3
Date: 08/07/22

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