

The location of the gas fired boilers is currently within a room at sub-stage level accessed via a vertical ladder under a hinged floor hatch.

This is currently a restricted area and kept locked as deemed inadequate and unsafe. It is proposed that a new mezzanine deck and an access staircase is installed from the stage to the sub-stage level to provide safe means of access and egress to the Boiler Room. It is also proposed to clear the substage area of all gas boilers, pumps, pipework and gas mains.

By removing the gas mains from the sub-stage areas, the fire/explosion risk due to the gas supply to the site will be eliminated.

A new hot water heater/ tank will be repositioned at stage/ LGF level and mounted on the new mezzanine decking to provide safe and easy access for operation and maintenance

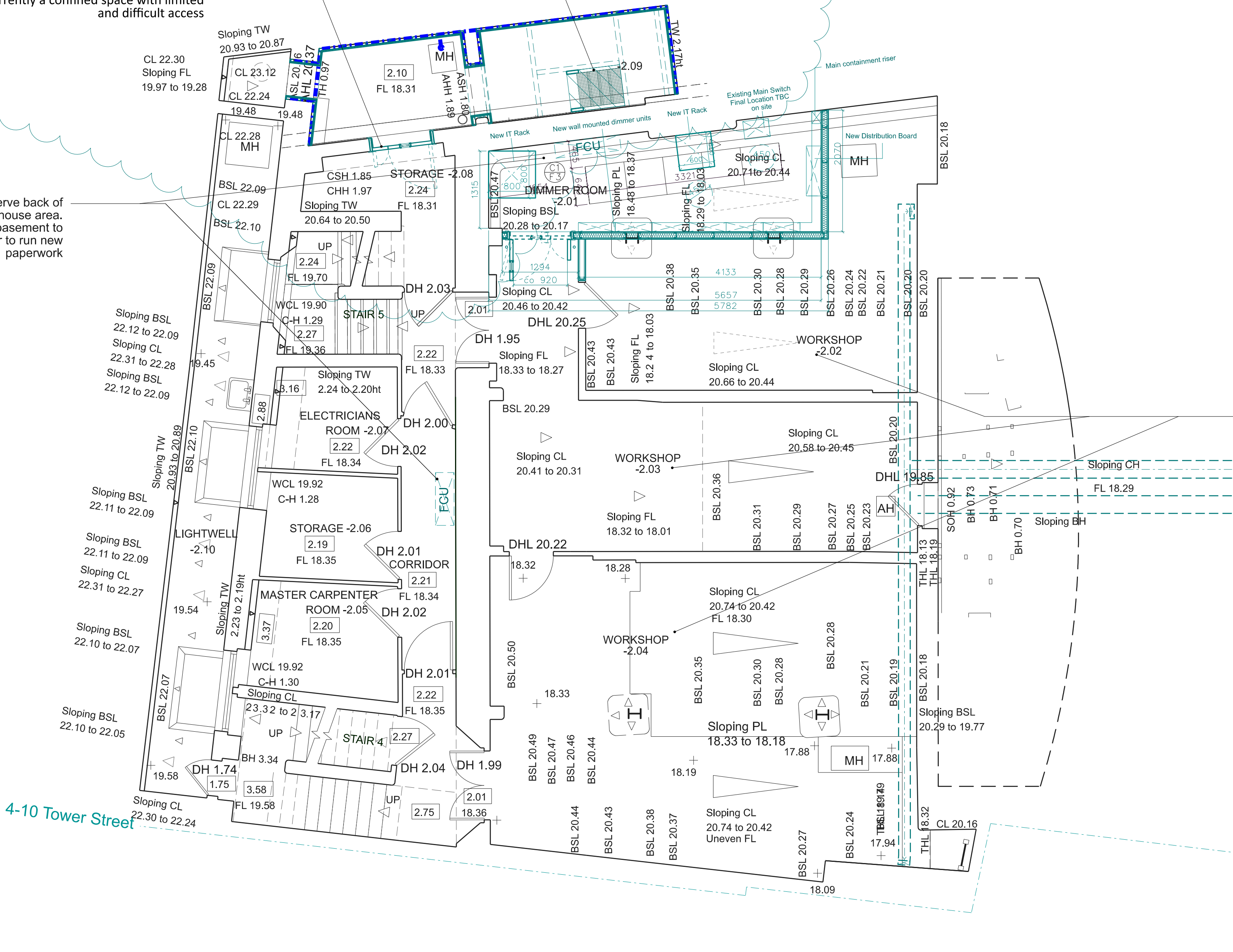
C

Note: all other works shown on this drawing have been already approved under the Planning and Listed Building Consent ref. 2022/3105/P, 2022/3599/L and 2022/5141/L

New opening formed in existing arch to allow for secondary fire escape from the Boiler Room, which is currently a confined space with limited and difficult access

New FCU to serve back of house area. Core drill from basement to roof in corridor to run new paperwork

Existing workshop spaces



Key

- Existing
- Proposed demolition
- Site Demise

Areas cover under this planning application:

Boiler Room - Lower Ground Floor & Sub-Stage Level
Prep. Room - Lower Ground Floor
See drawings 2201-3-330 , 335, 336 & 337 for details
Front Passage on West Street - Lower Ground Floor Level
See drawings 2201-3-340 & 341 for details

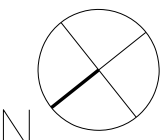
Note:

Refer also to Structural Engineer's 5208_MOM_XX_XX_DN_S_11001_P01 Structural design philosophy and details for the proposed structural remedial works design philosophy and MEP's services Philosophy Planning Statement 21_02_2023 for the redundant boilers and associated services removal in the existing Boiler Room

THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS

THIS DRAWING IS TO BE READ AND CHECKED IN CONJUNCTION WITH ENGINEERS AND OTHER SPECIALIST DRAWINGS

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C	06/03/23	Planning
B	20/09/22	Planning
A	06/09/22	Setting out for information
/	19/07/22	Planning
Rev:	Date:	Description

Job: 2201 Ambassadors Theatre
Client: Ambassador Theatre Group

Drawing: Proosed Sub-Stage Plan
Drawing no: 2201-3-108
Scale: 1:50@A1, 1:100@A3
Rev: C
Status: Planning
Date: 06/03/23

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