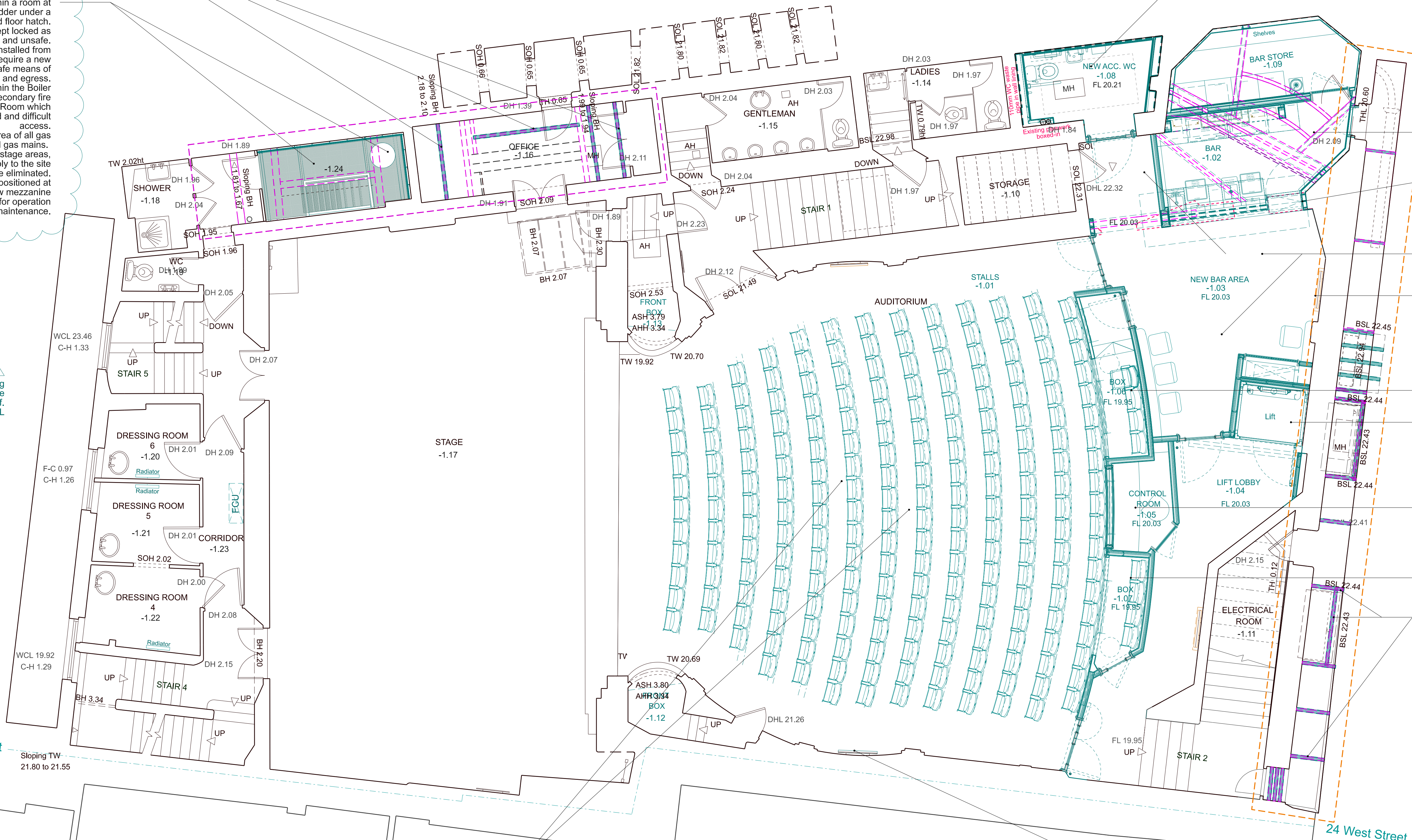


St. Martin's Theatre

New steel beams to support existing steel beams which are seriously delaminated and corroded, to Structural Engineer details

The location of the gas fired boilers is 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 an access staircase is installed from the stage to the sub-stage level. This will require a new mezzanine deck and handrail to provide safe means of access and egress. It is also proposed to form a new door within the Boiler Room at sub-stage level to allow for a secondary fire escape route to be available from the Boiler Room which is currently a confined space with limited and difficult access. It is 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.

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



Reduced scope of demolitions
 New accessible WC obtained within existing Store
 New services concealed within new wall linings
 New waste pipework to connect into existing pipework with no disruption to existing floor

New bar - see bar detail drawings 310 & 311

Reduced scope of demolitions in bar area
 New picture frame to Structural Engineer details

Regrade floor throughout the bar area to allow for level access from auditorium to Lift and Accessible WC

Existing water-fed cast iron radiators retained, refurbished and retrofitted to be electrical radiators to M+E details.
 Radiator and marble shelf relocated along wall away from lift

New seating box

Reduced scope of demolitions
 New platform lift with shallow pit created above existing concrete slab - existing slab not affected by the works

New Control Room & Store in symmetrical location

New seating box

New steel beams to support existing steel beams which are seriously delaminated and corroded, to Structural Engineer details.
 This approach is applied to the whole extent of the West Street passage at Lower Ground Floor / Stalls level

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

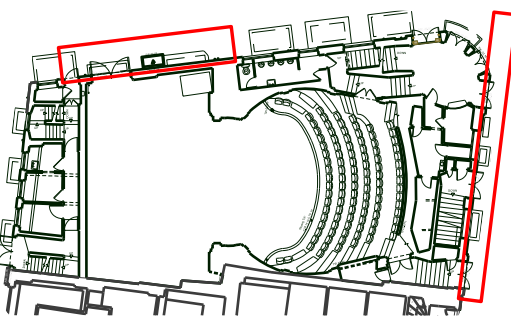
Existing radiators retained
 Existing water-fed cast iron radiators retained, refurbished and retrofitted to be electrical radiators to M+E details.
 Radiator and marble shelf relocated along wall away from lift

New floor trenches in floor depth for AV and stage lighting cable runs from stage to new control room

- 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

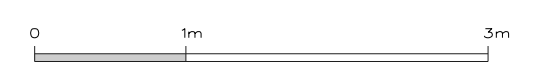
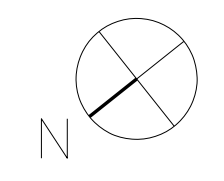
Note:
 Refer also to Structural Engineer's 5208_MOM_XX_XX_DN_S_11001_P01 Structural design philosophy and details for the proposed structural remedial works design philosophy and MEP's services Philosophy Planning Statement 21_02_2023 for the redundant boilers and associated services removal in the existing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



THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDINGS 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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Rev:	Date:	Description
E	06/03/23	Planning
D	20/09/22	Planning
C	06/09/22	Setting out for information
B	24/08/22	Lift Initial Setting Out
A	13/07/22	Planning
/	17/06/22	Planning

Job: 2201 Ambassadors Theatre
 Client: Ambassador Theatre Group

Drawing: Proposed LGF - Stalls Plan
 Drawing no: 2201-3-109
 Scale: 1:50@A1, 1:100@A3
 Date: 06/03/23

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