

Existing tarmac finish replaced within building demise with new tarmac finish to further mitigate water ingress from pavement surface

Repair ALL pavement lights where glazed bricks re damaged or missing and reinstate perimeter seals to prevent further water ingress. Seal tarmac open joints and cracks around pavement lights and building footprint generally to prevent further water ingress. Existing steelwork to be locally strengthened as required

Existing step rebuilt to accomodate for new seat installed - both sides
New guarding/ rester also required due to currently low level balustrad

Phase 2
New ventilation ductwork from roof plant over to provide fresh air to the front Stall rows, currently lacking of ventilation

Redundant boiler vent pipes and their timber enclosure removed. Original vent grille retained at low level, with new metal capping

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 circle door retained
Existing circle door retained. Manned solution to be negotiated with the Approved Inspector to allow for door to be retained.

Existing door thresholds repaired and adapted to become an accessible door threshold
See drawings 2201-3-690 and 700 for existing and proposed

Existing door is a sigle door with a fix side panel.
Allow for new curved door installed to match existing to allow for access to new lift
Box office door relocated to allow for new door installed

New accessible evacuation lift within FR60mins walls.
GF layout locally altered to allow for new access route to new accessible lift

Cast iron air vent blocks installed to existing pavement lights (by replacing the existing glass blocks) to improve ventilation to the West Street passage below. This will improve the environmental conditions and reduce the moisture content that is causing the existing steels to deteriorate within the LGF passage

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

Uneven non-structural steps rebuilt and rationalised to improve access on both sides to the upper circle rake

New ductwork from roof plant to follow existing ductwork route

Original box reinstated (currently used as a control room - new control room relocated on LGF at back of stalls). Existing door flipped to improve access

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

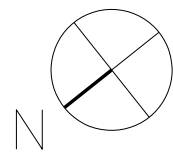
Note:

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

THE DRAWING AND THE WORKS DEPICTED ARE THE COPYRIGHT OF THIS PRACTICE AND MAY NOT BE REPRODUCED EXCEPT BY WRITTEN PERMISSION



0 1m 3m

I	06/03/23	Planning
H	05/12/22	Front accessible cill updated for Planning
G	18/11/22	Planning - Additional works to 2022/3105/P and 2022/3599/L
F	20/09/22	Planning
E	06/09/22	Setting out for information
D	24/08/22	Lift Initial Setting Out
C	20/07/22	Planning
B	19/07/22	Planning
A	13/07/22	Planning
/	17/06/22	Planning
Rev:	Date:	Description

Job: 2201 Ambassadors Theatre
Client: Ambassador Theatre Group

Drawing: Proposed GF - Lower Circle
Drawing no: 2201-3-110
Scale: 1:50@A1, 1:100@A3
Rev: I
Status: Planning
Date: 06/03/23

citizensdesignbureau
Ground Floor Units 11 & 12, 6 Westgate Street, London, E8 3JH
t : 02030959732
e : everyone@citizensdesignbureau.net