



**Key**

Existing

Proposed

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:**

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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/	06/03/23	Planning
Rev:	Date:	Description

Job: 2201 Ambassadors Theatre  
Client: Ambassador Theatre Group

Drawing: Proposed Boiler Room & Prop Room Plans  
Drawing no: 2201-3-330  
Scale: 1:50@A3, 1:25@A1

Rev: Status: Planning  
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