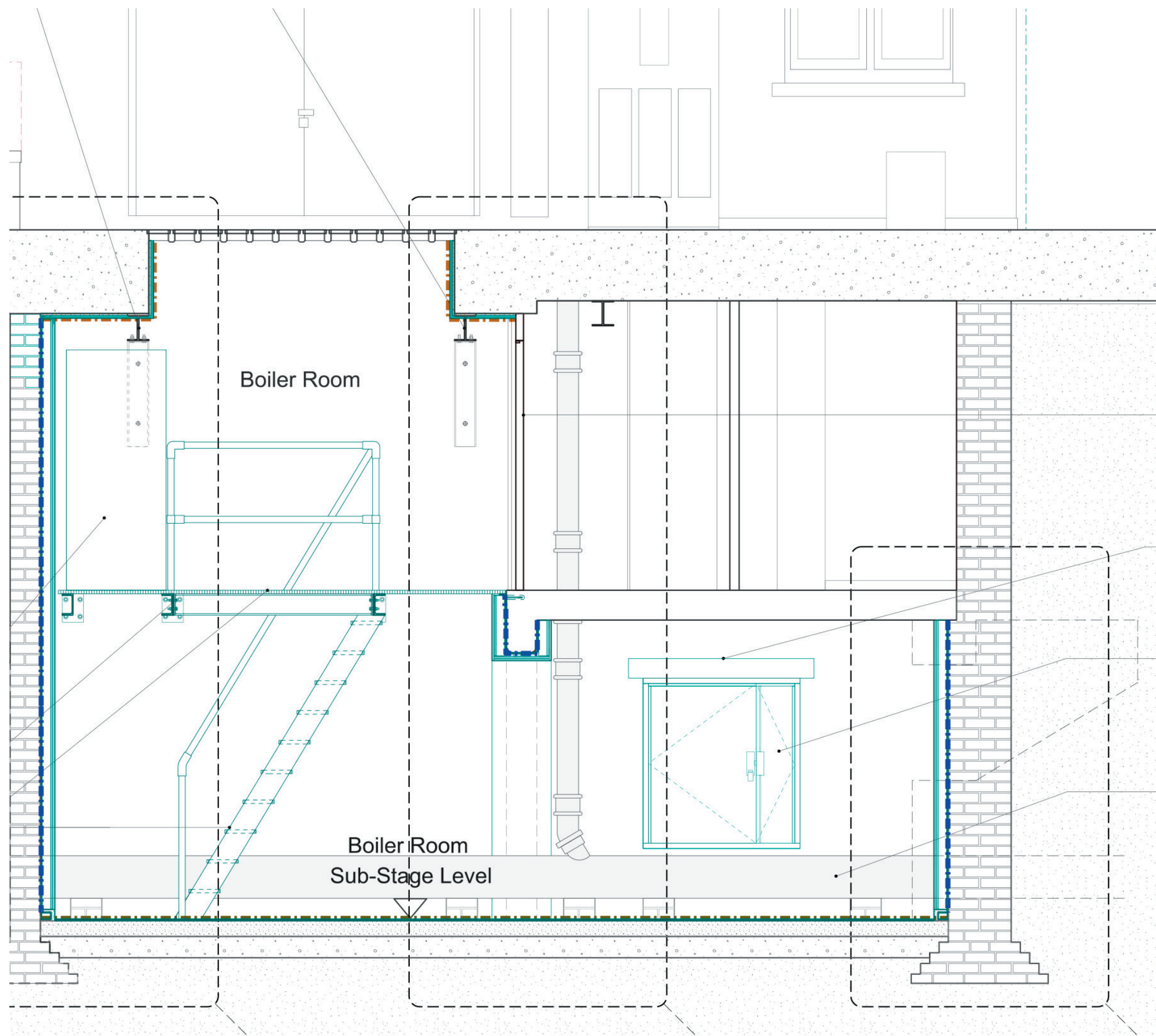


Boiler Room - Proposed new means of access and waterproofing to the existing Boiler Room, Stage (LGF) and Sub-stage Level



It is proposed to apply the same waterproofing principles approved for the new Bar and Acc. WC recently approved under the Listed Building consent ref. 2022/5141/L as follows:

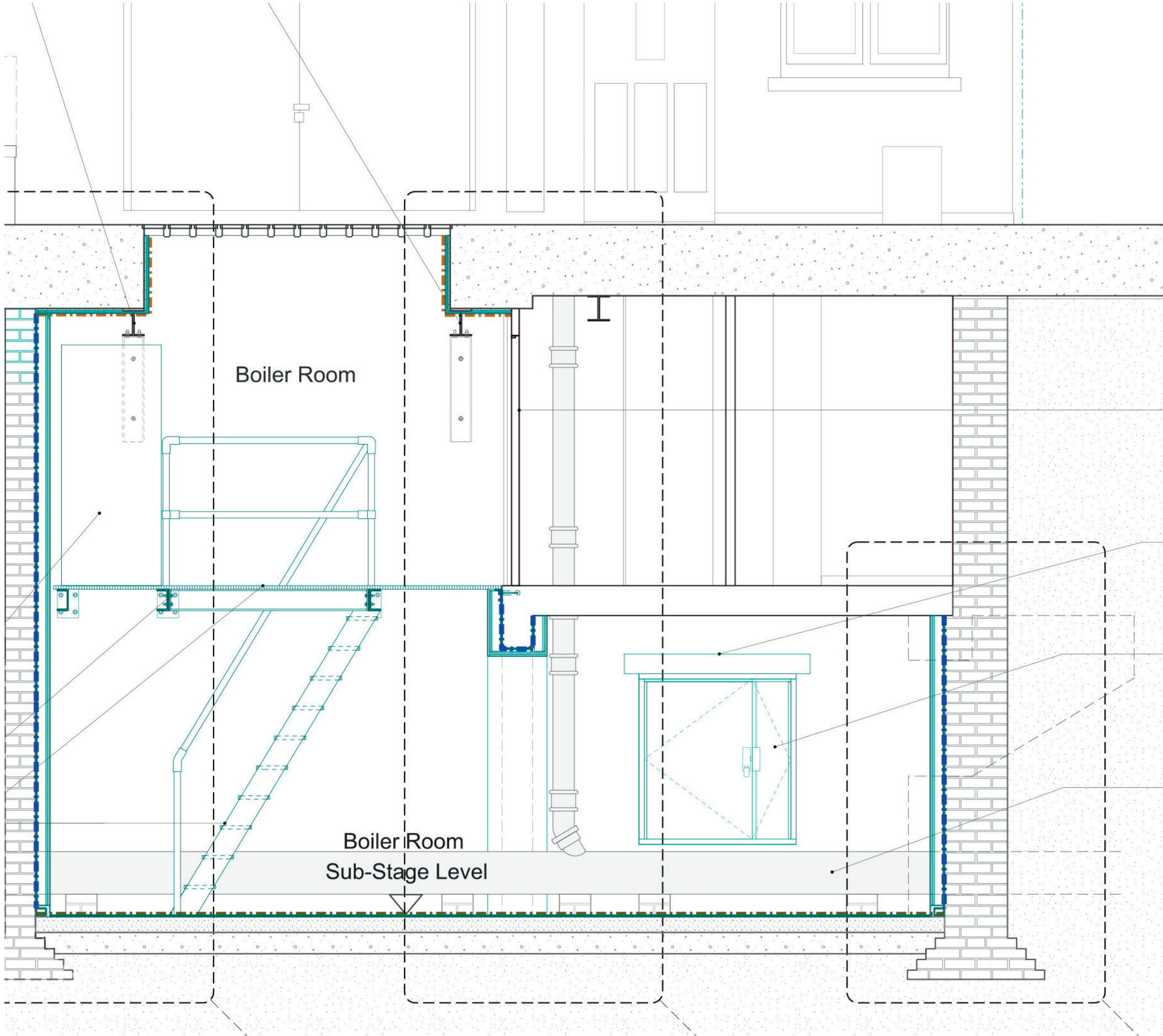
- A new cavity drain system is proposed to be applied to the brickwork along the external perimeter walls of the rooms, which effectively correspond to the LGF external retaining walls. The cavity drain system will provide a robust waterproofing barrier along the perimeter walls, with limited disruption to the existing brickwork, where the cavity drain membrane is fixed to the mortar brick courses. The new cavity drain channels can be installed above the existing slab, without affecting the existing concrete slab structure underneath. The cavity drain channels will terminate in a single run into the existing manhole within the sub-stage floor of the existing boiler room.
- A new ceiling waterproofing system consisting of a 15mm layer of gunite concrete applied on top of the existing slab and steels internally as a key layer to an 18mm Sika surface waterproofing treatment applied on top. The cavity drain system cannot be installed horizontally to a ceiling.
- A new floor waterproofing consisting of 4/6mm Sika surface waterproofing treatment applied on top of the existing screed/ slab.

A new access staircase is proposed to be installed to provide access from the stage to sub-stage level together with a new mezzanine deck and handrail to provide safe access and egress.

A new hot water heater/ tank will be repositioned at stage level and mounted on the new mezzanine decking. This will provide safe and easy access for operation and maintenance within the Boiler Room.

Please refer to proposed drawings 2201-3-330, 335 and 336 showing the extent of the cavity drain system, ceiling / floor waterproofing and new mezzanine and stair.

Boiler Room - Proposed secondary means of escape from the existing Boiler Room at Sub-stage Level



A new fire escape route is proposed at Sub-Stage level to provide a secondary means of escape in accordance with the current Building Regulations. The new opening is proposed to be formed within an existing masonry wall by inserting new pre-cast plank lintels within the depth of the wall.

Boiler Room - Proposed secondary means of escape from the existing Boiler Room at Sub-stage Level



Photo of the existing masonry wall at sub-stage level within the existing Boiler Room where it is proposed to form the new fire escape route



It is proposed to repair (removal of existing pad-lock and metal strips not part of the original door, infill of holes in door with matching timber and finish) and retrofit an existing store room door with a new Safety Push Pad Emergency Latch (https://fireprotectiononline.co.uk/emergency-latch?gclid=CjwKCAiAu5agBhBzEiwAdiR5tKDn6yQM-KpSZHDGcQPh4OhNmLxo0ks3vYNpsNBYW-7gX1EiJWtZA79RoCVPYQAvD_BwE) and Knob Operated Outside Access Device (https://jwl-online.co.uk/302-exidor-knob-operated-outside-access-device-with-cylinder?gclid=CjwKCAiAu5agBhBzEiwAdiR5tEBHSj-PyTUuSG4BtMoeN23Htb4EtQWAs-fr9_-cnjJe_ChM0apsbhoCIE8QAvD_BwE) to form part of the new fire escape route from the Boiler Room at sub-stage level.



Photo of the existing masonry arch at sub-stage level where it is proposed to form the new fire escape route

Boiler Room - Proposed gas boilers removal

As part of the proposed strip out of all gas boilers, pumps and gas mains, it is also proposed to remove the external pipework at Ground Floor level, helping de-cluttering the side elevation on Tower Court.

See drawing 2201-3-065, 301_D and 335 for details.



Photo of the existing redundant pipework proposed for removal on Tower Court side