

## **HERITAGE STATEMENT**

### **CAMDEN PALACE THEATRE**

The building now known as Koko, is a grade II listed building, and is now used primarily as a live music venue

Its previous history was that it opened on Boxing Day 1900 as the Camden Theatre and was one of the largest theatres outside of the west end.

It was designed by W G R Sprague, a well known theatre architect. The style of architecture is pure Italian renaissance, and the building is of white stone to the ground floor, and red brick above. Its prominent site is on the corner of Camden High Street and Crowndale Road.

In 1909 it changed to become the Camden Hippodrome Theatre, being mainly a variety theatre, until 1913 when it became the Camden Hippodrome Picture Theatre.

It was closed during the second world war, and re-opened in 1945 as the BBC Radio Theatre. This ran until 1972 when it closed again

In 1979 it began its life as a live music venue and has had various names, and owners, until 2005 when it was bought by the Mint Group who refurbished the venue and opened this up as Koko, a high profile music venue.

Our proposal is to form an artist smoking area, set internally, but open to fresh air above.. This proposal will have no significant effect on the fabric of the building, as the demolitions are limited to the removal of an area of wall below an existing window, into a service light well, to form a usable opening. The subsequent open area and mezzanine floor can only be viewed from a window in a staff room at first floor level.

Reinstatement of these works, if ever required, would be quite simple

## **DESIGN AND ACCESS STATEMENT**

### **KOKO ( CAMDEN PALACE THEATRE )**

we were requested to provide an artist smoking area housed within the non public area of this building.

At present the only smoking area is situated on the first floor balcony overlooking the main entrance on Camden High Street, As a number of the artists performing in this venue are high profile, they cannot use the smoking facilities used by the public, for obvious security reasons

The artists dressing room and Green room is situated at the opposite end of the building, adjacent to the stage area.

In addressing this problem we came across an open light well, and redundant amp room, which was open to the elements above and not overlooked by anyone other than a second floor staff room

It is our proposal to strip out all the now redundant equipment and electrics, and remove or re-direct all existing drainage services – forming access panels for maintenance purposes.

All existing brickwork walls to the external area to be cleaned and re-pointed – all internal walls to be lined with plasterboard and skim.

The new mezzanine floor to be finished in exposed treated timber decking, on fire protected steelwork

The new roof over 50% of the area to be formed in plastic coated sail fabric, well secured to the structural framing with eyelets and binding to give an airy feel

A new steel and timber staircase to be installed as access to the mezzanine floor

All new furniture to be purpose made and able to withstand the elements where necessary.

As stated in the accompanying Method Statement, all operatives and materials will be accessed via the fire exit on Crowndale Road

## **METHOD STATEMENT**

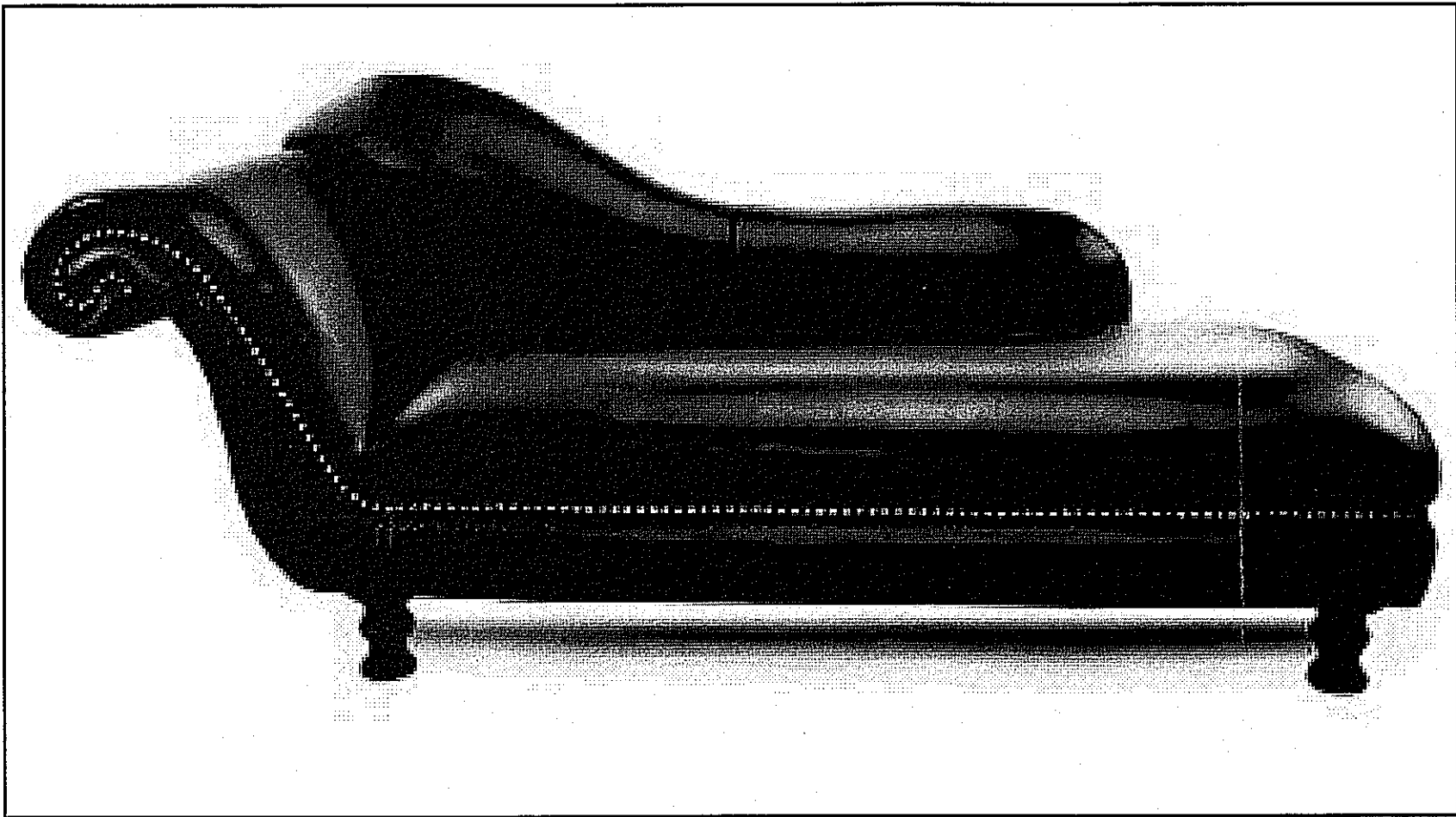
### **KOKO ( CAMDEN PALACE )**

This is a brief method statement for the works associated in connection with the formation of an artists smoking area within the above premises

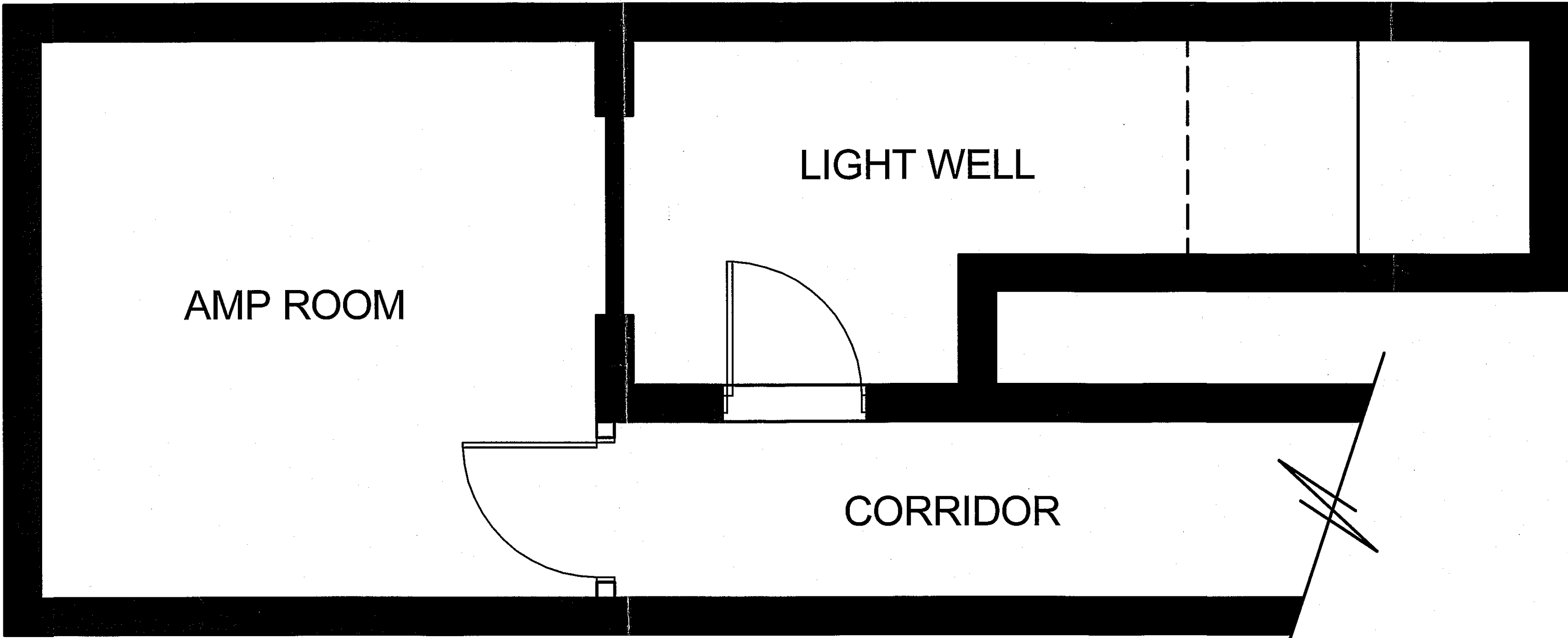
- 1 All the works to be carried out during normal working hours i.e. 8-00am to 5-00pm
- 2 All demolished and removed materials to be immediately taken to vehicles situated adjacent to the existing fire exit on Crowndale Road and transported to the nearest public refuse plant
- 3 following demolition and removal of redundant materials the site to be fully cleaned and washed down.
- 4 All required materials to be offloaded from vehicles at existing fire exit on Crowndale Road and transported by hand to the construction area.
- 5 all materials to be used in the construction of the proposal, to be brought to site when required, not stored on the site - the work schedule to be approved by the project manager prior to work commencing
- 6 operatives sanitary and welfare provisions to be provided in existing staff facilities



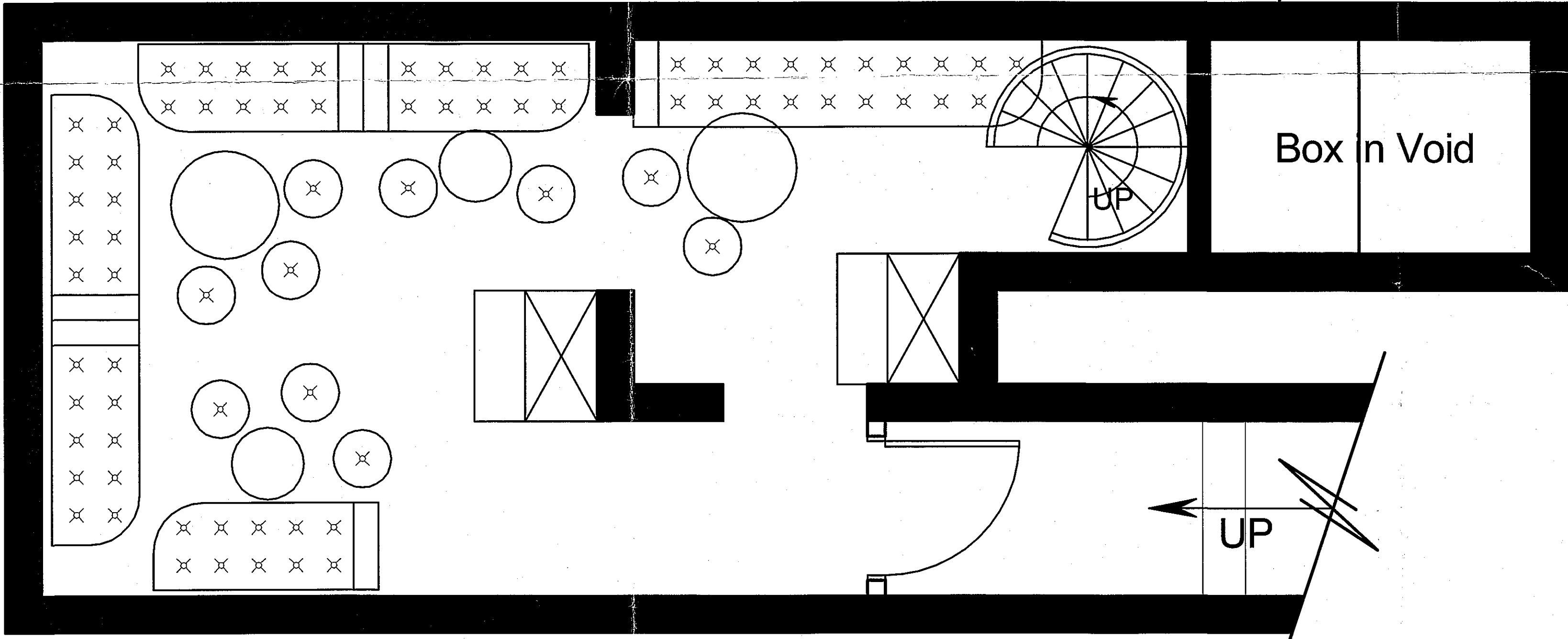
Bespoke  
dinks unit  
with ice  
drainage  
fridges etc.



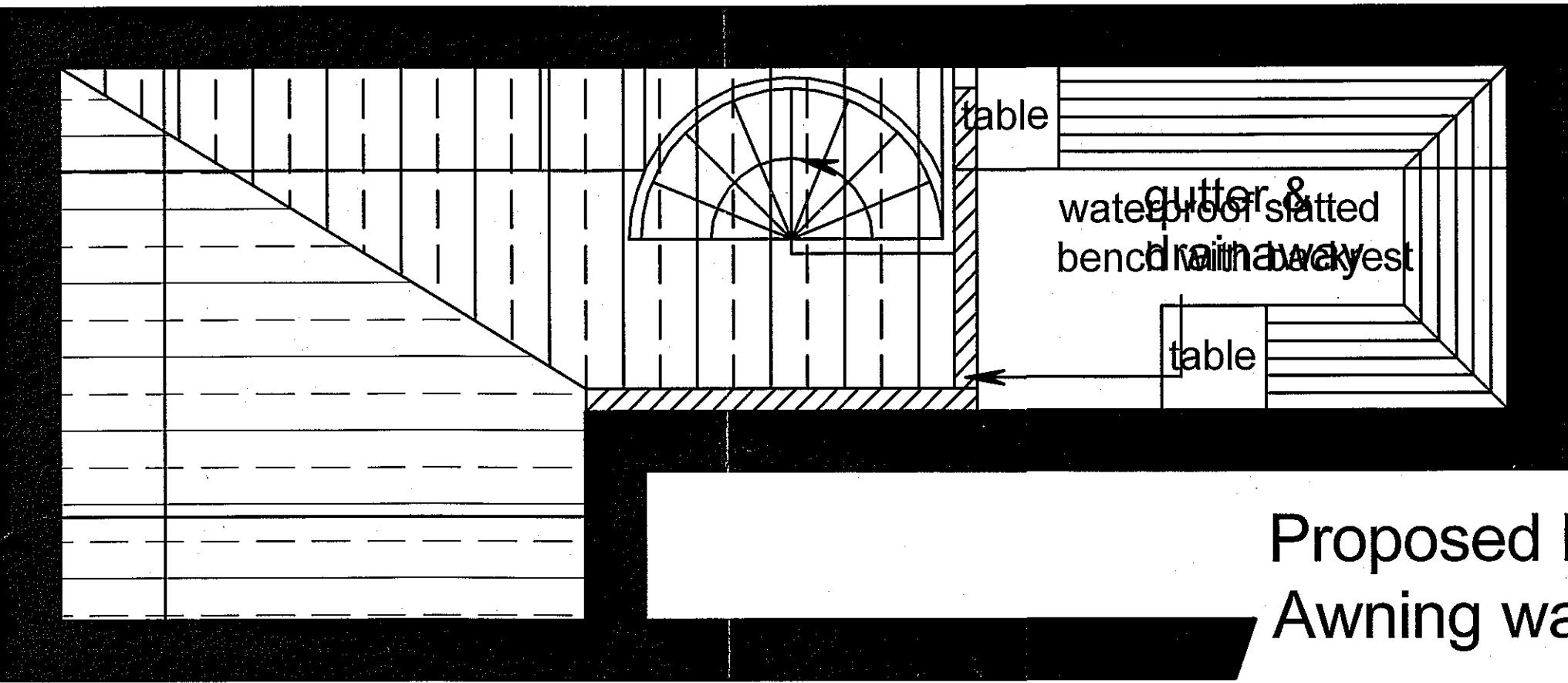
Durable but  
comfortable  
seating



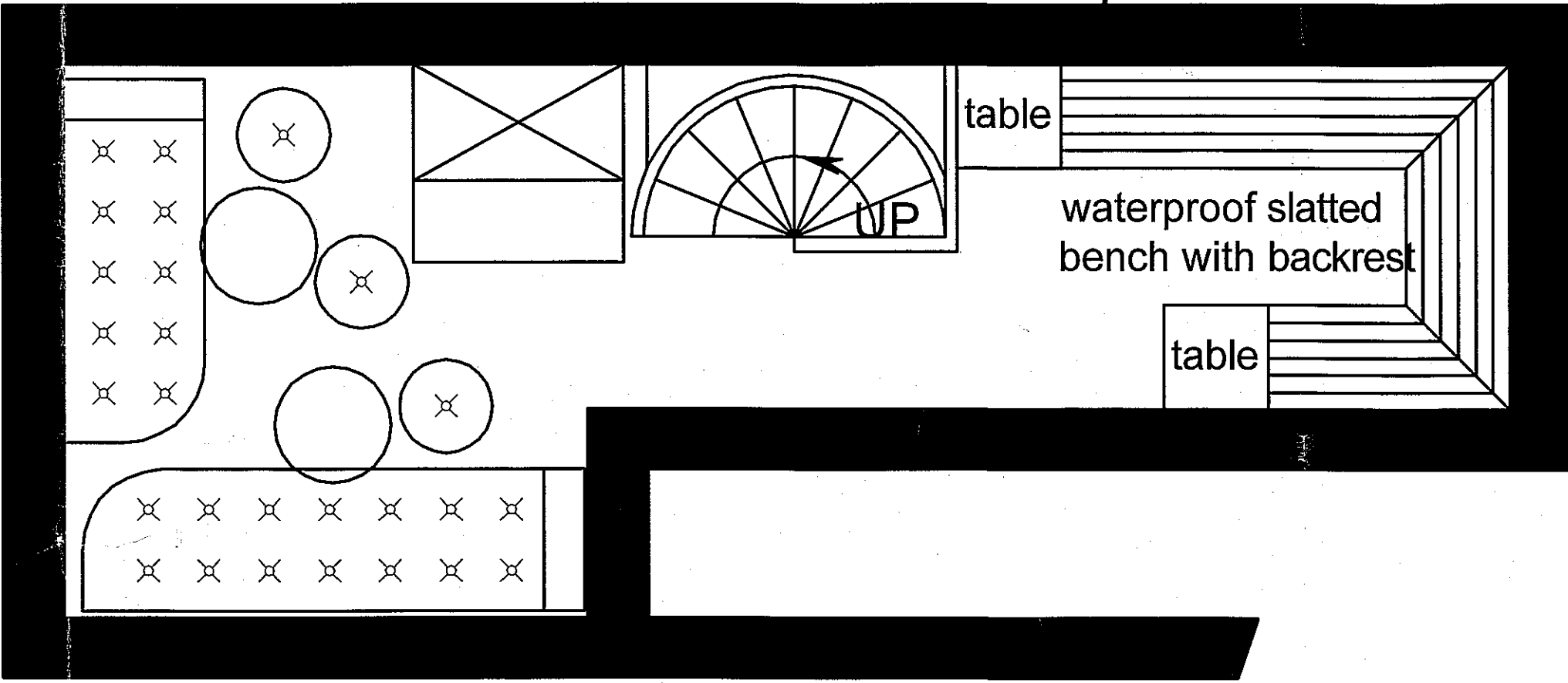
Existing Plan



Proposed



Proposed Mezzanine  
Awning water egress



Proposed  
Mezzanine

Where new fabric roof abuts existing brickwork, it is to have a continuous 150mm high shaped zinc flashing, let into brickwork and projecting 100mm over roof fabric, with formed drip edging.

New semi-permanent roof formed in waterproof fabric covering loose fixed onto metal framing, which is fixed to 150 x 50mm timber edge framing.

75mm square section pvc guttering fixed to 150x50mm timber fascia, laid to falls and connected into existing rwp.

Existing brickwork to be re-pointed, refurbished, and painted -- up to line of rainwater guttering.

Where new fabric roof abuts existing brickwork, it is to have a continuous 150mm high shaped zinc flashing, let into brickwork and projecting 100mm over roof fabric, with formed drip edging.

New floor formed in 150 x 50mm steel beams at 1150mm ctrs, with 150 x 50mm timber joists at 400 ctrs let into flange -- all finished with treated 18mm T+G timber flooring.

New steps formed in T+G flooring with packing pieces, all fixed to timber floor joists.

Raised floor over void to be in non slip timber decking, on 150 x 50mm timber joists at 400mm ctrs, fixed at both ends to 150 x 50mm timber batten, both fixed to existing brickwork, all laid to falls with floor grill fixed into existing rwp below.

New wall formed in 75 x 50mm timber framing faced both sides with 10mm Hardy backer board -- impervious to water.

Minimum 2.000mm headroom to underside of floor above.

New floor formed in 150 x 50mm steel beams at 1150mm ctrs, with 150 x 50mm timber joists at 400 ctrs let into flange -- all finished with treated 18mm T+G timber flooring.

New 150 x 90mm steelwork let into brickwork and set on concrete pad-stones.

New opening formed in existing brickwork with 2no 150 x 100mm precast concrete lintols over.

Minimum 2.000mm headroom to underside of floor above.

SECTION A-A 1:25

SECTION B-B 1:25

SECTION C-C 1:25

new 1400mm wide, metal spiral staircase to have rise of 220mm with 900mm high handrail to both sides and protected above with 1100mm high balustrade to all sides of opening.

new 1400mm wide, metal spiral staircase to have rise of 220mm with 900mm high handrail to both sides and protected above with 1100mm high balustrade to all sides of opening.

AWNING / ROOF PLAN 1:50

MEZZANINE PLAN 1:50

LOWER FLOOR PLAN 1:50

PLAN OF STAIRCASE 1:25

EXISTING FLOOR PLAN 1:50

#### GENERAL NOTES

remove all existing electrical equipment from Amp room and make safe.

Remove condensing unit for cooling system

replace all existing rain water goods, to revised layout, and connect into existing final outlet position.

All walls and ceiling to existing amp room to be fully lined with 12.5mm plasterboard and skim on plaster dabs

all walls to mezzanine level to be refurbished and repointed then painted up to a line from the new guttering

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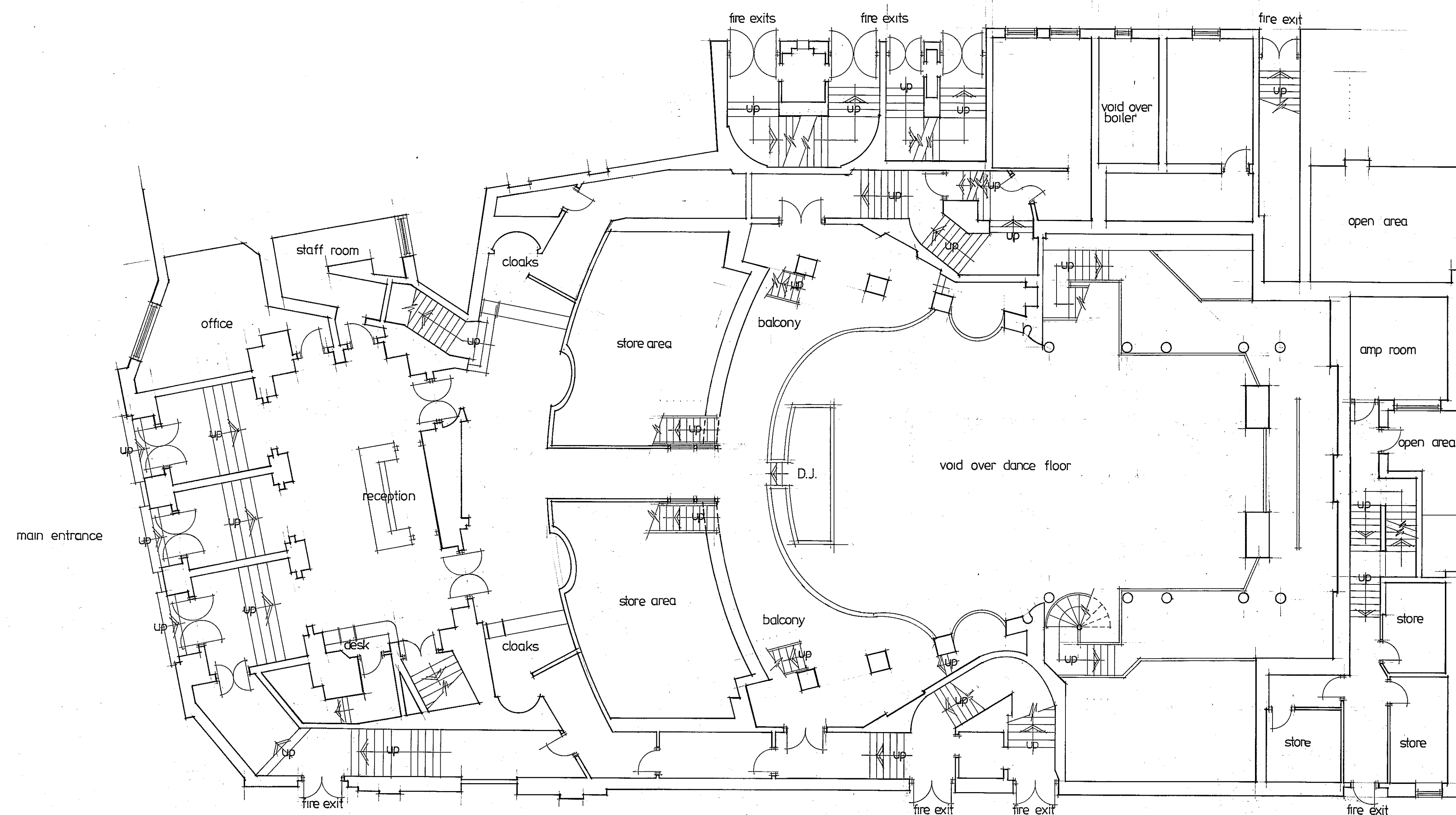
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CLIENT // MINT GROUP

PROJECT // KOKO

NEW GREEN ROOM + SMOKING





GROUND FLOOR PLAN

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<b>Project</b> KOKO 1A CAMDEN HIGH STREET LONDON NW1 7JE	
<b>Client</b> THE MINT GROUP	
<b>Item</b> GROUND FLOOR PLAN	
<b>Date</b> JULY 2005	<b>Scale</b> 1:100
<b>Drawing No</b> RH 384-05-Rev A	