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# 1 Introduction

This report has been prepared by Heyne Tillett Steel (HTS) on behalf of The Hope Lease Limited to outline the proposed structural work for The Hope Project, Camden. The proposals include the extension of KOKO, the internal demolition and rebuild of The Hope & Anchor pub, and the redevelopment of 1 Bayham Street and 65 Bayham Place.

The proposal retains the listed KOKO structure and redevelops the surrounding site to provide new entertainment facilities, linking to the existing venue. The existing buildings at 1 Bayham Street, 65 Bayham Place and The Hope & Anchor will be demolished and replaced by a new building with three storeys above ground and a roof terrace, housing a private members club, and dining rooms. A new elevator and stair core is proposed to extend below the ground floor to allow access to the existing KOKO basement and sub-basement levels.

Various sections of existing façade are to be retained due to heritage significance, including the ground and upper levels of The Hope & Anchor façade, the single storey KOKO façade along Bayham Place and a 4 m long section of façade on Bayham Street.

A new 'Sky Lobby' bar is to be constructed above the main auditorium roof of KOKO. The existing dome structure is to be converted to a bar and will be linked to the new 'Sky Lobby' via a glazed stairway.

This report also considers the construction aspects and impact of the proposed basement development. A Basement Impact Assessment (BIA) has been prepared by RSK Environment Ltd (RSK) in line with the Camden Planning Guidance CPG4 – Basement and Lightwells along with Camden's new Local Plan (Policy A5). It includes specific details of each stage of the basement impact process as well as information on the excavation, temporary works and construction techniques proposed, including details of the potential impact of the subterranean development on the existing and neighbouring structures based on the specific site characteristics, geology and hydrogeology.

The BIA summarises the 5 stages which must be addressed to comply with the London Borough of Camden CPG4 document; Screening, Scoping, Site Investigation and Study, Impact Assessment, Review and Decision Making.

In support of the BIA, a Geotechnical Report has been prepared by RSK that considers the geotechnical, hydrological and hydrogeological aspects of the structural scheme.

This structural engineering and geotechnical report has been organised in a format and sequence to address the 5 stages of a Camden BIA as listed above. A summary of each stage is given below including its location within the report.

A ground movement analysis has been undertaken by RSK and can be found within the BIA report in Appendix F. This includes an assessment on the impact of the development on the London Underground and Thames Water infrastructure.

Camden CPG4 Stage	Response and/or Reference Location
Screening Subterranean (ground water) screening Surface flow and flooding screening Land stability screening	RSK BIA Section 3 RSK BIA Table 1 RSK BIA Table 2 RSK BIA Table 3
Scoping	RSK BIA Section 4
Site Investigation and Study	RSK BIA Section 5
Impact Assessment	RSK BIA Section 6
Review and Decision Making	Audit Review Undertaken by LB Camden



Aerial view of site



Photo of Crowndale Road elevation



Photo of Bayham Place elevation



Photo showing corner of Crowndale Road with Bayham Street



Photo showing corner of Bayham Street with Bayham Place