Koko + Hope & Anchor, 1 Bayham St and 65 Bayham Place

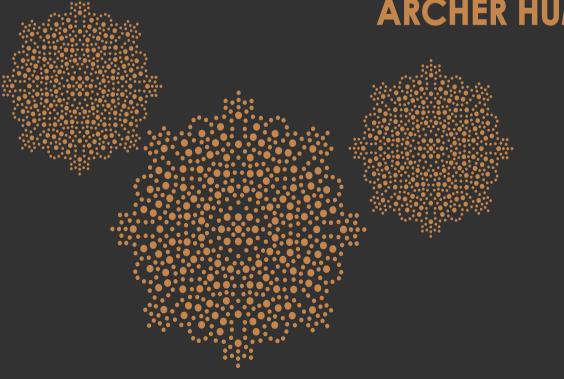
Planning Submission - Schedule of Works

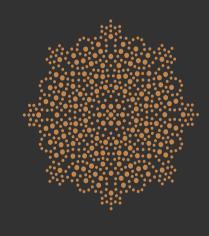
Revision A
Part two of three

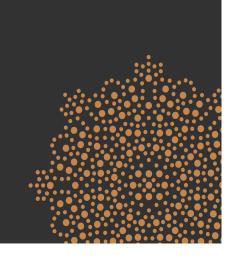
October 2017

'a great space is performance in progress."

ARCHER HUMPHRYES ARCHITECTS



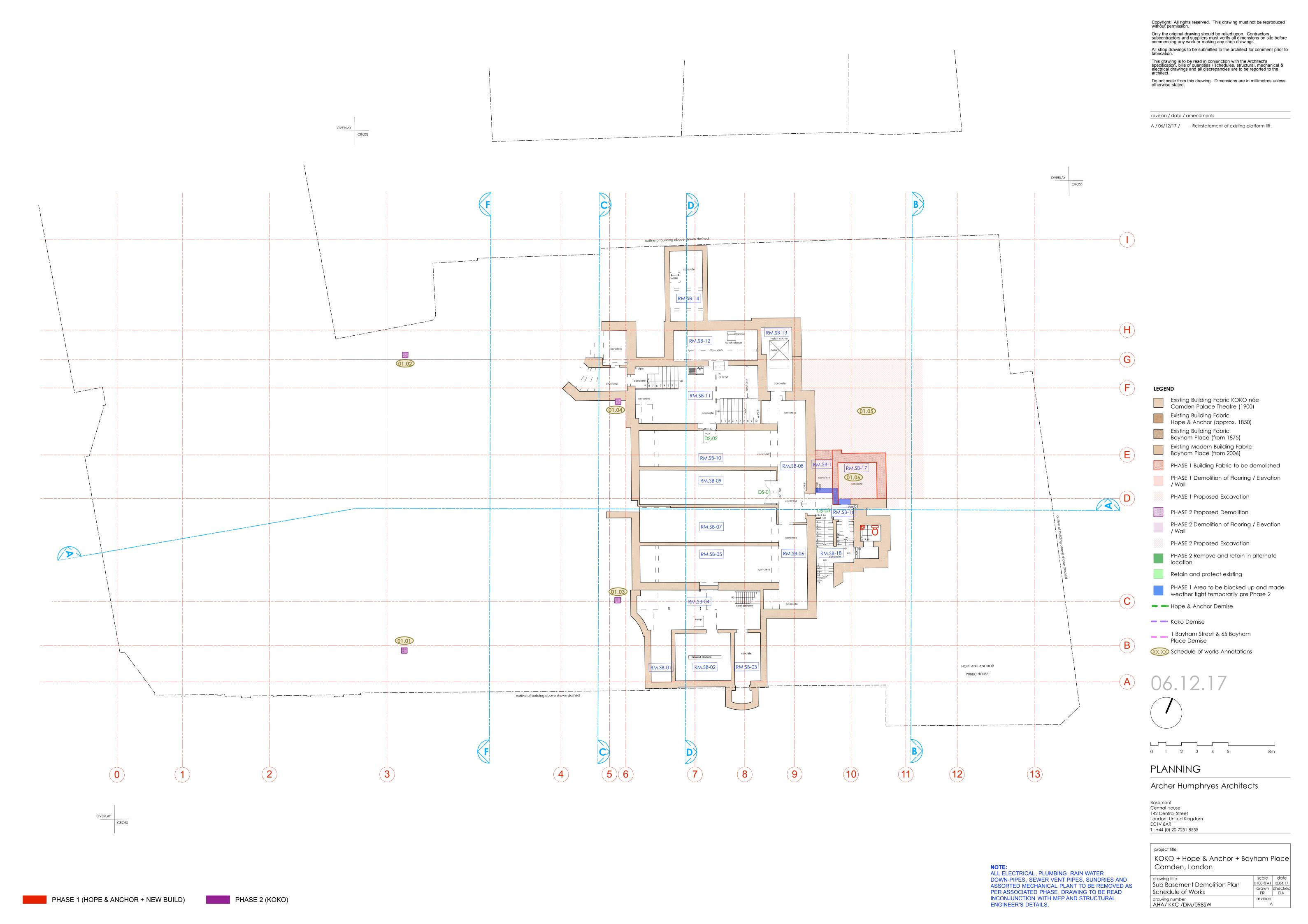




Part Two

Schedule of Works - Demolition Drawings Archer Humphryes Architects





This drawing is to be read in conjunction with the Architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated. No 48 to 56 revision / date / amendments
A / 06/12/17 / - Reinstatement of existing platform lift and BAYHAM PLACE RM.B-39 RM.B-45 8 3.70 Concrete + 21.81 RM.B-42 Existing Building Fabric KOKO née Camden Palace Theatre (1900) RM.B-43 RM.B-31 Existing Building Fabric Hope & Anchor (approx. 1850) Existing Building Fabric
Bayham Place (from 1875) RM.B-01 Existing Modern Building Fabric Bayham Place (from 2006) PHASE 1 Building Fabric to be demolished PHASE 1 Demolition of Flooring / Elevation RM.B-32 PHASE 1 Proposed Excavation STAGE LADIES + 20.60 PHASE 2 Proposed Demolition RM.B-15 RM.B-16 RM.B-11 PHASE 2 Demolition of Flooring / Elevation / Wall (F) PHASE 2 Proposed Excavation PHASE 2 Remove and retain in alternate location location RM.B-07 Retain and protect existing columns PHASE 1 Area to be blocked up and made weather tight temporarily pre Phase 2 RM.B-12 . \ RM.B-24 Hope & Anchor Demise DB+10 RM.B-13 Koko Demise 1 Bayham Street & 65 Bayham Place Demise RM.B-08 XX.XXX Schedule of works Annotations GENTS DB-16 TOILETS water meter stop DB-06 RM.B-14 RM.B-18 0 1 2 3 4 5 PLANNING (8) $(\mathbf{0})$ Archer Humphryes Architects Basement OVERLAY CROSS Central House 142 Central Street CROWNDALE ROAD London, United Kingdom EC1V 8AR T: +44 (0) 20 7251 8555 project title KOKO + Hope & Anchor + Bayham Place Camden, London

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Only the original drawing should be relied upon. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.

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Do not scale from this drawing. Dimensions are in millimetres unless

drawing title

Basement Floor Demolition Plan

Schedule of Works

Scale date

1:100 @A1 | 13.04.17

drawn | checked | DA

drawing number
AHA/ KKC /DM/099SW

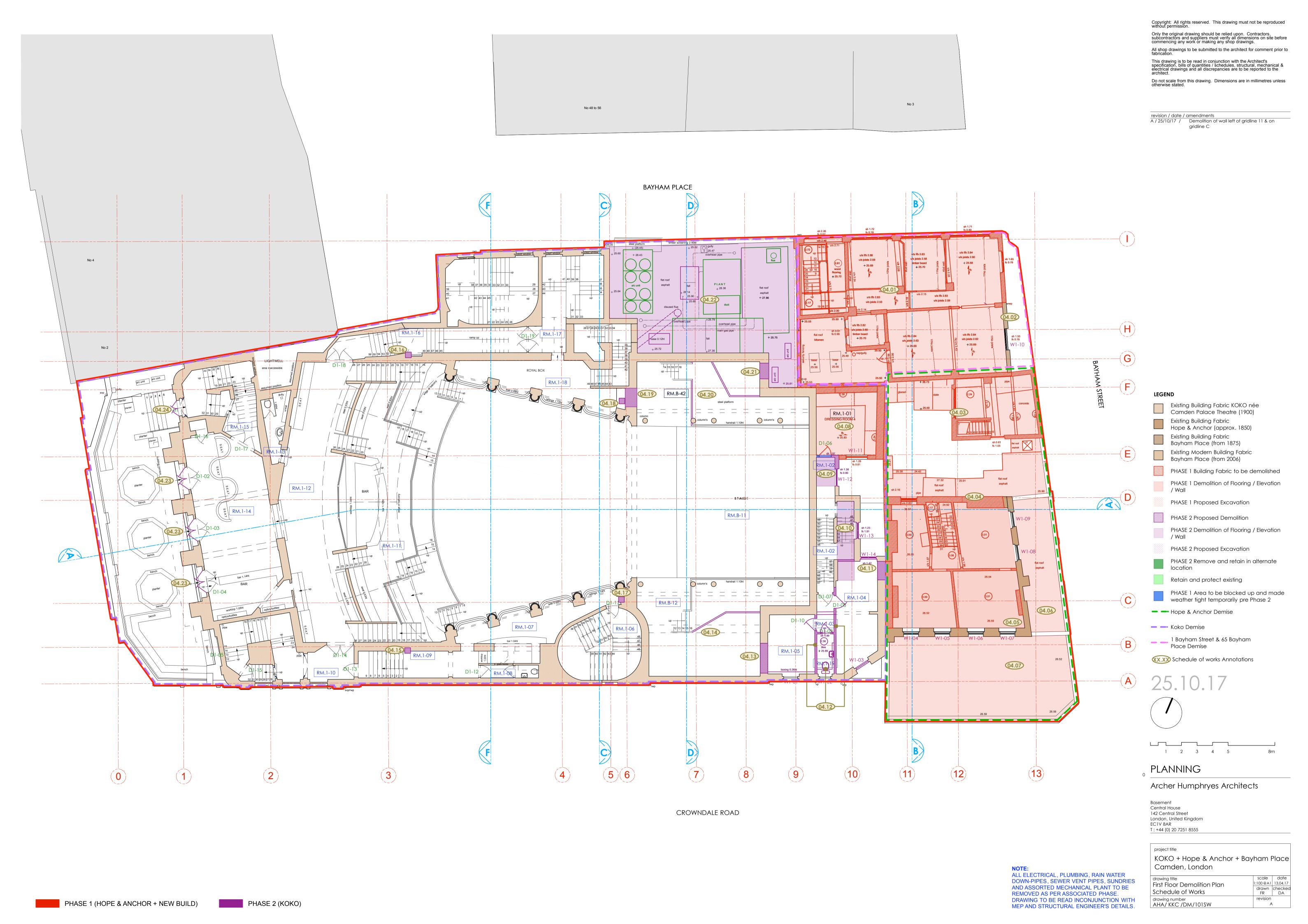
ALL ELECTRICAL, PLUMBING, RAIN WATER

READ INCONJUNCTION WITH MEP AND STRUCTURAL ENGINEER'S DETAILS.

AS PER ASSOCIATED PHASE. DRAWING TO BE

DOWN-PIPES, SEWER VENT PIPES, SUNDRIES AND ASSORTED MECHANICAL PLANT TO BE REMOVED



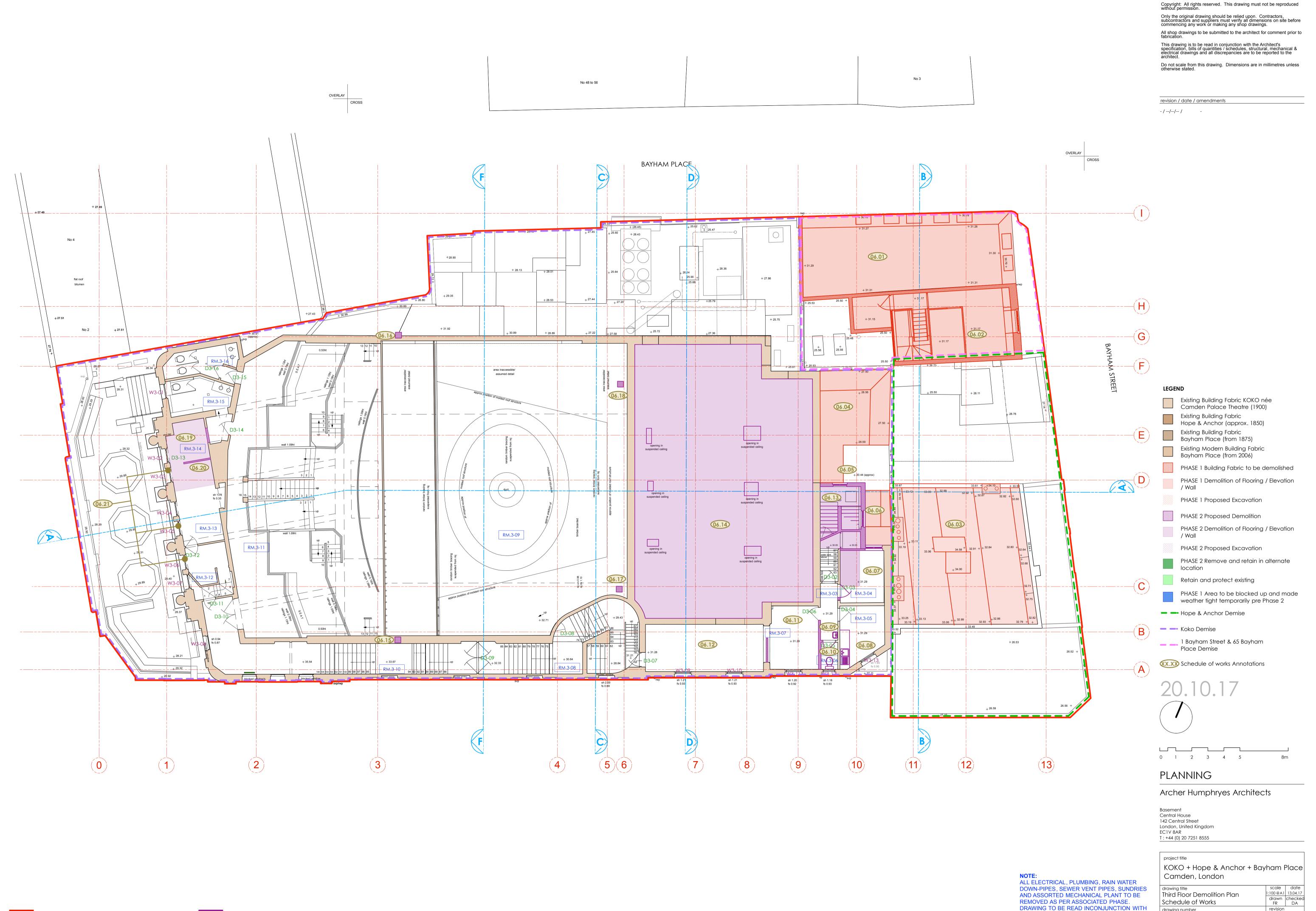


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A / 19/10/17 / Area of demolitions added.

Grid ref: 9-10 and D-E. B / 25/10/17 / Demolition of wall left of gridline 11 & on gridline C BAYHAM PLACE u/s joists 2.39 + 28.55 flat roof +27.51 RM.2-24 No 2 extractor dudt u/s 2.15 RM.2-21 LEGEND Existing Building Fabric KOKO née Camden Palace Theatre (1900) RM.2-01 Existing Building Fabric Hope & Anchor (approx. 1850) Existing Bullaing rapid
Bayham Place (from 1875) Existing Building Fabric 05.16 Existing Modern Building Fabric Bayham Place (from 2006) RM.2-25 PHASE 1 Building Fabric to be demolished PHASE 1 Demolition of Flooring / Elevation RM.2-16 -PHASE 1 Proposed Excavation area covered in insulation limited visibility PHASE 2 Proposed Demolition (F) PHASE 2 Demolition of Flooring / Elevation / Wall RM.2-03 PHASE 2 Proposed Excavation PHASE 2 Remove and retain in alternate 05.24 5.07 + 27.44 Retain and protect existing PHASE 1 Area to be blocked up and made weather tight temporarily pre Phase 2 RM.2-08 Hope & Anchor Demise DRESSING ROOM 1 Koko Demise / RM.2-14 up RM.2-12 RM.2-13 ah 2.41 sp 2.04 1 Bayham Street & 65 Bayham RM.2-18 Place Demise XX.XXX Schedule of works Annotations 25.10.17 (5)(6) (13) 0 1 2 3 4 5 PLANNING Archer Humphryes Architects CROWNDALE ROAD Basement Central House 142 Central Street London, United Kingdom EC1V 8AR T: +44 (0) 20 7251 8555 project title KOKO + Hope & Anchor + Bayham Place Camden, London ALL ELECTRICAL, PLUMBING, RAIN WATER scale date 1:100@A1 13.04.17 drawing title
Second Floor Demolition Plan DOWN-PIPES, SEWER VENT PIPES, SUNDRIES AND ASSORTED MECHANICAL PLANT TO BE Schedule of Works REMOVED AS PER ASSOCIATED PHASE. DRAWING TO BE READ INCONJUNCTION WITH AHA/ KKC /DM/102SW MEP AND STRUCTURAL ENGINEER'S DETAILS.

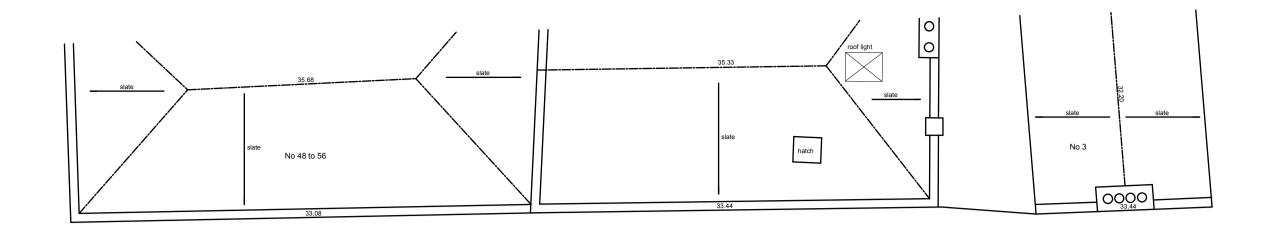
PHASE 2 (KOKO) PHASE 1 (HOPE & ANCHOR + NEW BUILD)



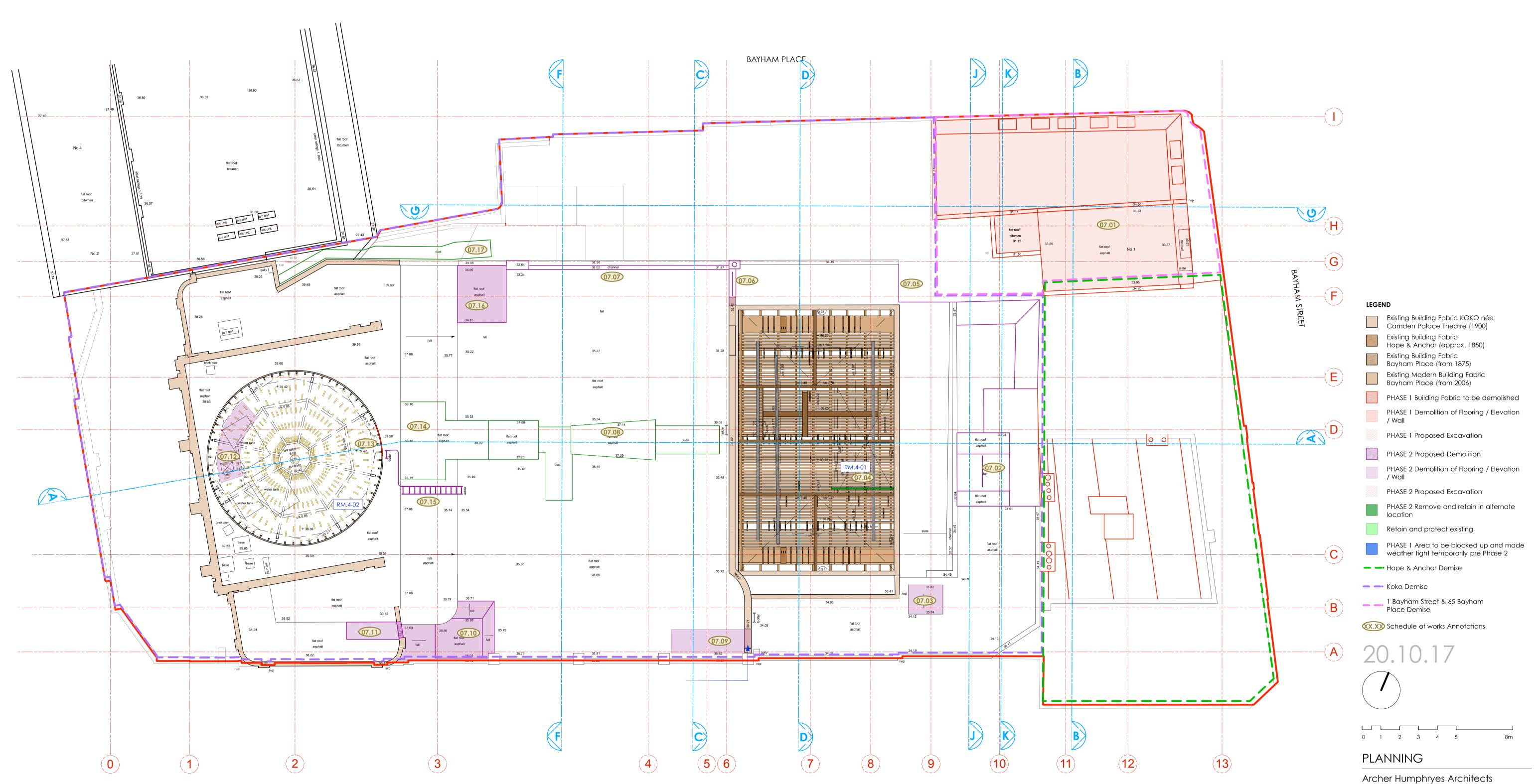
AHA/ KKC /DM/103SW

MEP AND STRUCTURAL ENGINEER'S DETAILS.

PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)



revision / date / amendments



CROWNDALE ROAD

NOTE:
ALL ELECTRICAL, PLUMBING, RAIN WATER
DOWN-PIPES, SEWER VENT PIPES, SUNDRIES
AND ASSORTED MECHANICAL PLANT TO BE
REMOVED AS PER ASSOCIATED PHASE.
DRAWING TO BE READ INCONJUNCTION WITH

T:+44 (0) 20 7251 8555

project title

London, United Kingdom

Basement Central House 142 Central Street

EC1V 8AR

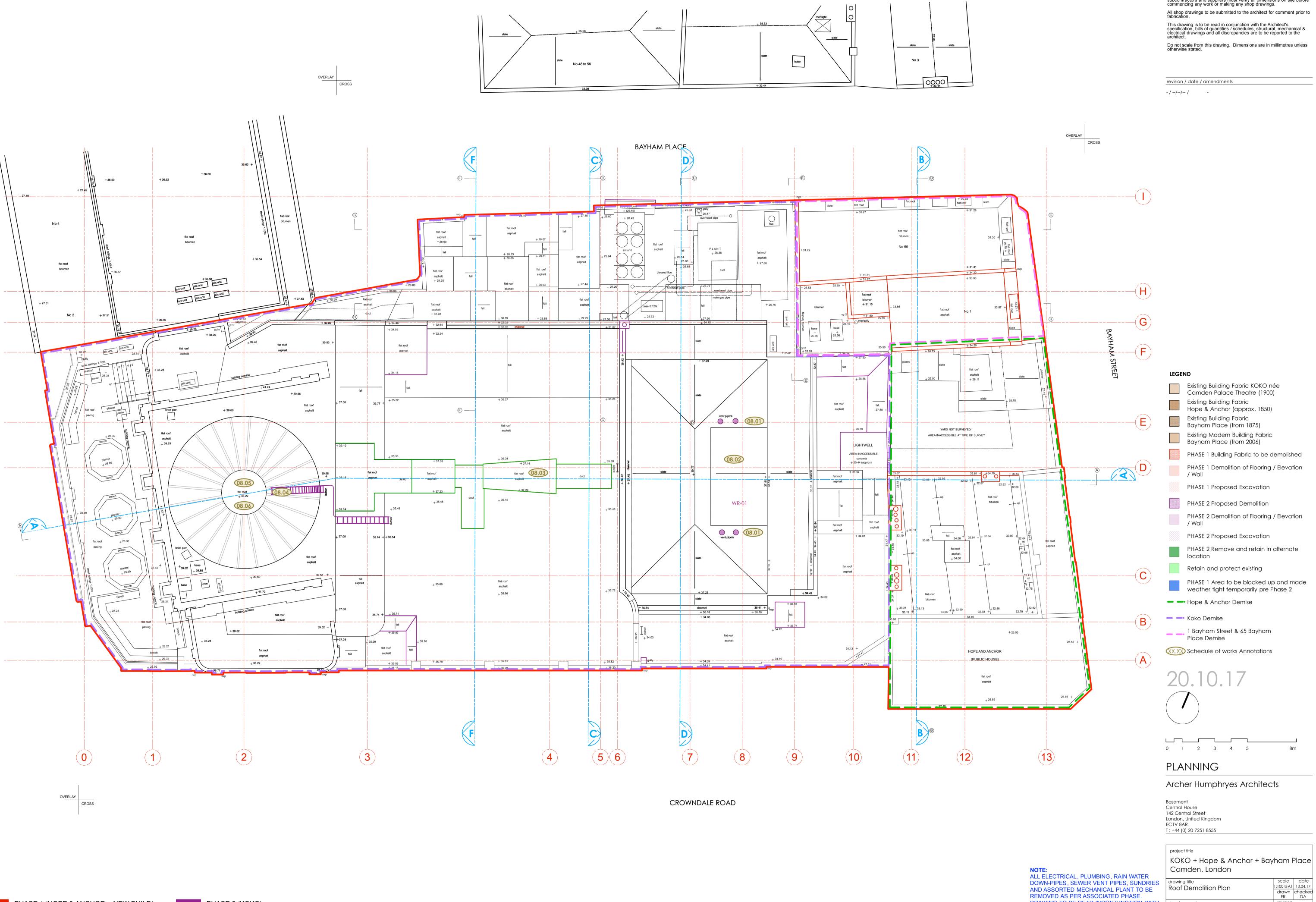
Camden, London

drawing title
Fourth Floor Demolition Plan
Schedule of Works

Scale date
1:100@A1 13.04.17
drawn checked
FR DA

KOKO + Hope & Anchor + Bayham Place

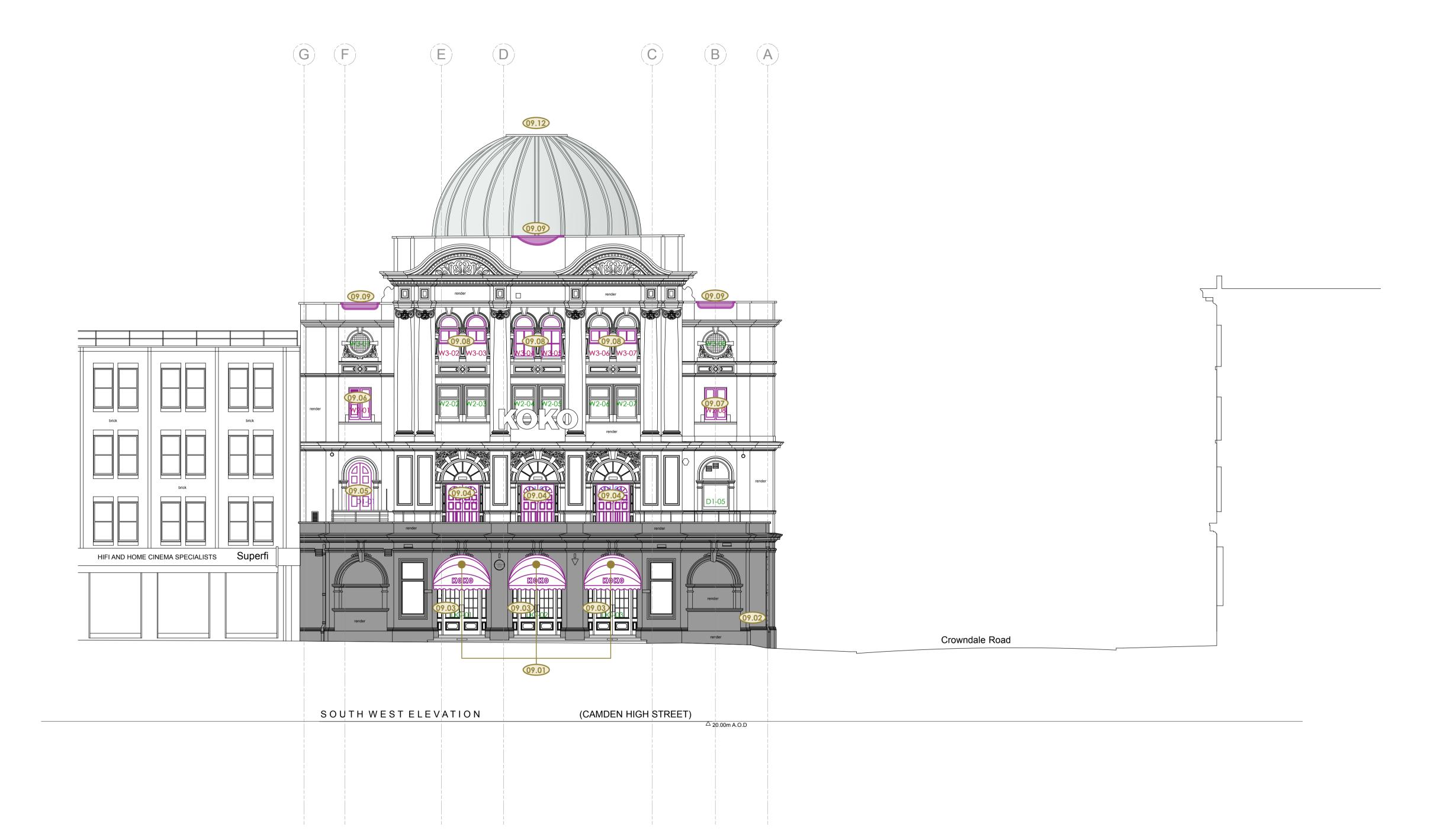
drawing number AHA/ KKC /DM/104SW



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DRAWING TO BE READ INCONJUNCTION WITH MEP AND STRUCTURAL ENGINEER'S DETAILS.

drawing number AHA/ KKC /DM/106SW



revision / date / amendments - / --/-- / -

LEGEND

Existing Building Fabric KOKO née Camden Palace Theatre (1900)

Existing Building Fabric
Hope & Anchor (approx. 1850) Existing Building Fabric
Bayham Place (from 1875)

Existing Modern Building Fabric Bayham Place (from 2006)

PHASE 1 Building Fabric to be demolished PHASE 1 Demolition of Flooring / Elevation

PHASE 1 Proposed Excavation

PHASE 2 Proposed Demolition

PHASE 2 Demolition of Flooring / Elevation / Wall

PHASE 2 Proposed Excavation

PHASE 2 Remove and retain in alternate location

Retain and protect existing

PHASE 1 Area to be blocked up and made weather tight temporarily pre Phase 2

Hope & Anchor Demise

💳 🕶 Koko Demise

1 Bayham Street & 65 Bayham
 Place Demise

XX.XXX Schedule of works Annotations

0 1 2 3 4 5

PLANNING

Archer Humphryes Architects

Basement Central House 142 Central Street London, United Kingdom EC1V 8AR T: +44 (0) 20 7251 8555

project title

ALL ELECTRICAL, PLUMBING, RAIN WATER

AND ASSORTED MECHANICAL PLANT TO BE

REMOVED AS PER ASSOCIATED PHASE.

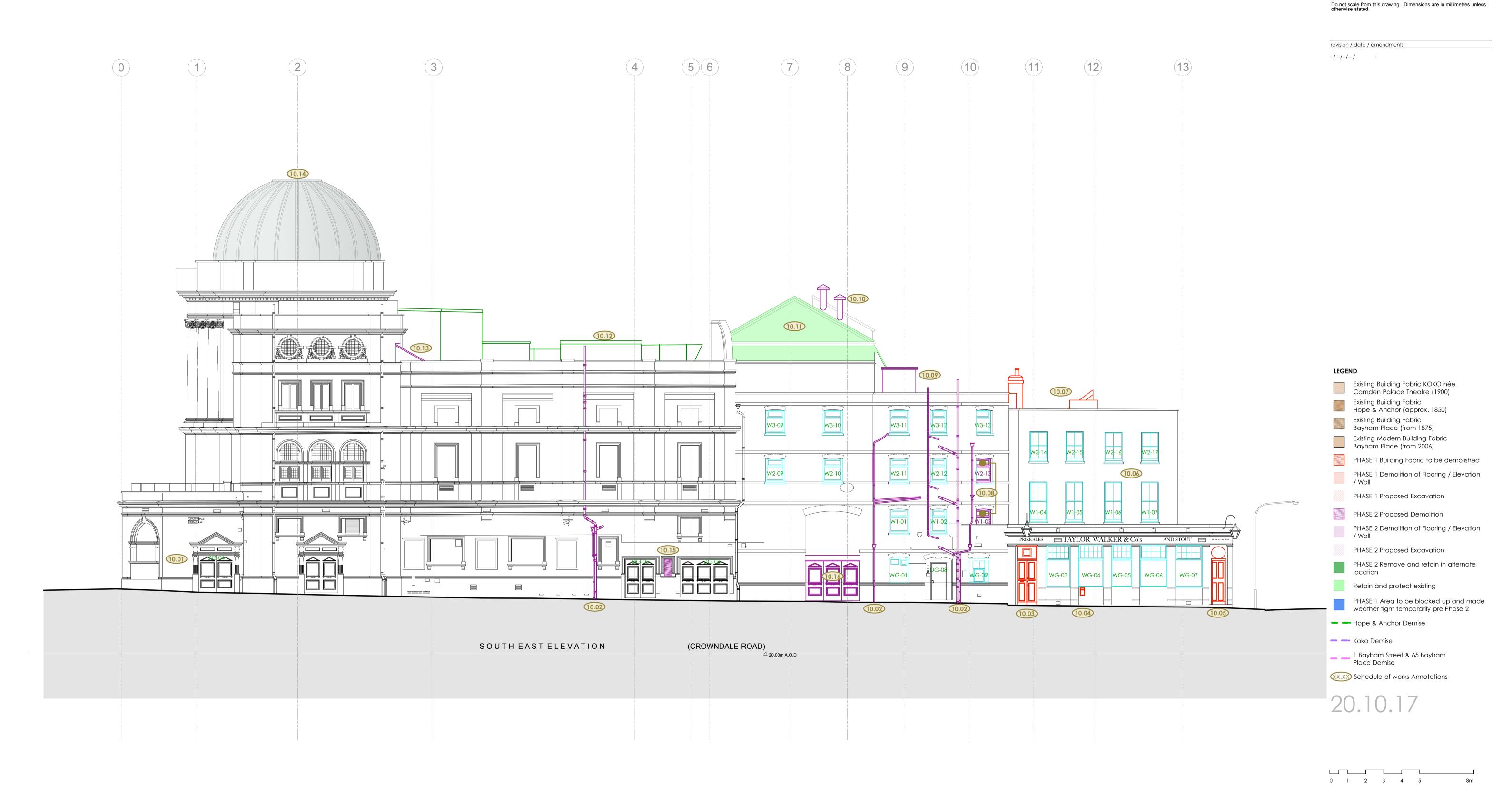
KOKO + Hope & Anchor + Bayham Place Camden, London

scale date 1:100@A1 13.04.17

drawing title
Demolition Front Elevation DOWN-PIPES, SEWER VENT PIPES, SUNDRIES Schedule of Works

DRAWING TO BE READ INCONJUNCTION WITH MEP AND STRUCTURAL ENGINEER'S DETAILS.

drawing number AHA/ KKC /DM/200SW



PLANNING

Archer Humphryes Architects

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Basement Central House 142 Central Street London, United Kingdom EC1V 8AR T:+44 (0) 20 7251 8555

project title

NOTE:
ALL ELECTRICAL, PLUMBING, RAIN WATER
DOWN-PIPES, SEWER VENT PIPES, SUNDRIES
AND ASSORTED MECHANICAL PLANT TO BE
REMOVED AS PER ASSOCIATED PHASE.

KOKO + Hope & Anchor + Bayham Place Camden, London

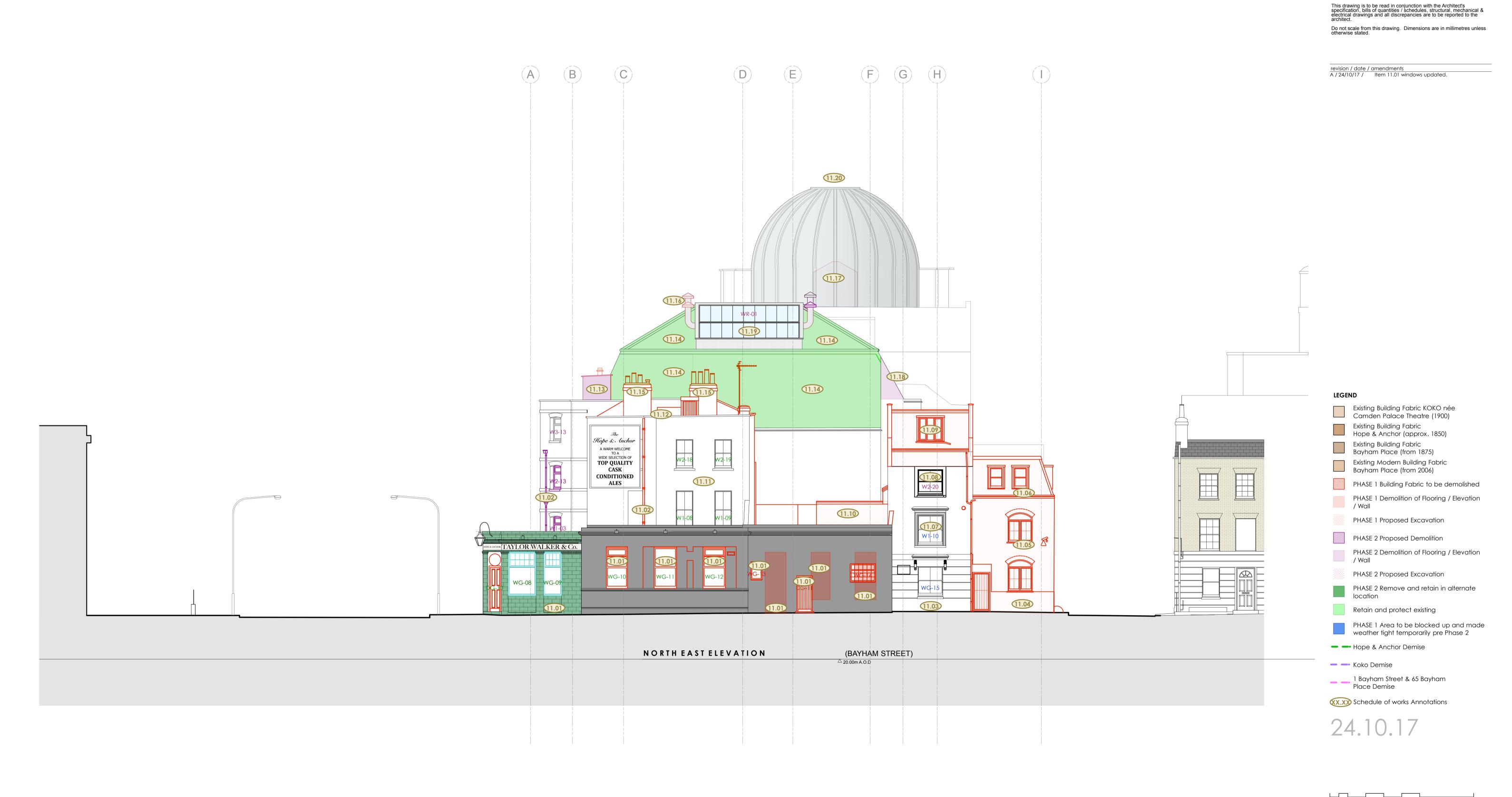
drawing title
Demolition Crowndale Road
Elevation Schedule of Works

scale date 1:100@A1 13.04.17 drawn checked FR DA

DRAWING TO BE READ INCONJUNCTION WITH
MEP AND STRUCTURAL ENGINEER'S DETAILS.

Elevation schedule of W
drawing number
AHA/ KKC /DM/201SW

PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)



ALL ELECTRICAL, PLUMBING, RAIN WATER DOWN-PIPES, SEWER VENT PIPES, SUNDRIES AND ASSORTED MECHANICAL PLANT TO BE REMOVED AS PER ASSOCIATED PHASE. DRAWING TO BE READ INCONJUNCTION WITH MEP AND STRUCTURAL ENGINEER'S DETAILS.

drawing number AHA/ KKC /DM/202SW

project title KOKO + Hope & Anchor + Bayham Place Camden, London scale date 1:100@A1 13.04.17 drawn checked FR DA

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All shop drawings to be submitted to the architect for comment prior to fabrication.

drawing title
Demolition Bayham Street Elevation Schedule of Works

0 1 2 3 4 5

Archer Humphryes Architects

PLANNING

Basement Central House 142 Central Street London, United Kingdom

EC1V 8AR

T: +44 (0) 20 7251 8555

12.18 12.15 12.07 12.08 12.09 12.06 NORTH WEST ELEVATION (BAYHAM PLACE) △ 20.00m A.O.D

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revision / date / amendments

- / 20/10/17 / First Issue

A / 06/12/17 / Existing door and step up to be removed and opening made larger for new double doors to bin store.

LEGEND

Existing Building Fabric KOKO née Camden Palace Theatre (1900)

Existing Building Fabric Hope & Anchor (approx. 1850) Existing Building Fabric
Bayham Place (from 1875)

Existing Modern Building Fabric Bayham Place (from 2006)

PHASE 1 Building Fabric to be demolished PHASE 1 Demolition of Flooring / Elevation / Wall

PHASE 1 Proposed Excavation

PHASE 2 Proposed Demolition PHASE 2 Demolition of Flooring / Elevation / Wall

PHASE 2 Proposed Excavation

PHASE 2 Remove and retain in alternate location

Retain and protect existing PHASE 1 Area to be blocked up and made weather tight temporarily pre Phase 2

Hope & Anchor Demise

Koko Demise

____ 1 Bayham Street & 65 Bayham Place Demise

XX.XXX Schedule of works Annotations

06.12.17

0 1 2 3 4 5

PLANNING

Archer Humphryes Architects

Basement Central House 142 Central Street London, United Kingdom EC1V 8AR T: +44 (0) 20 7251 8555

project title

KOKO + Hope & Anchor + Bayham Place Camden, London

scale date 1:100@A1 13.04.17 drawn checked FR DA

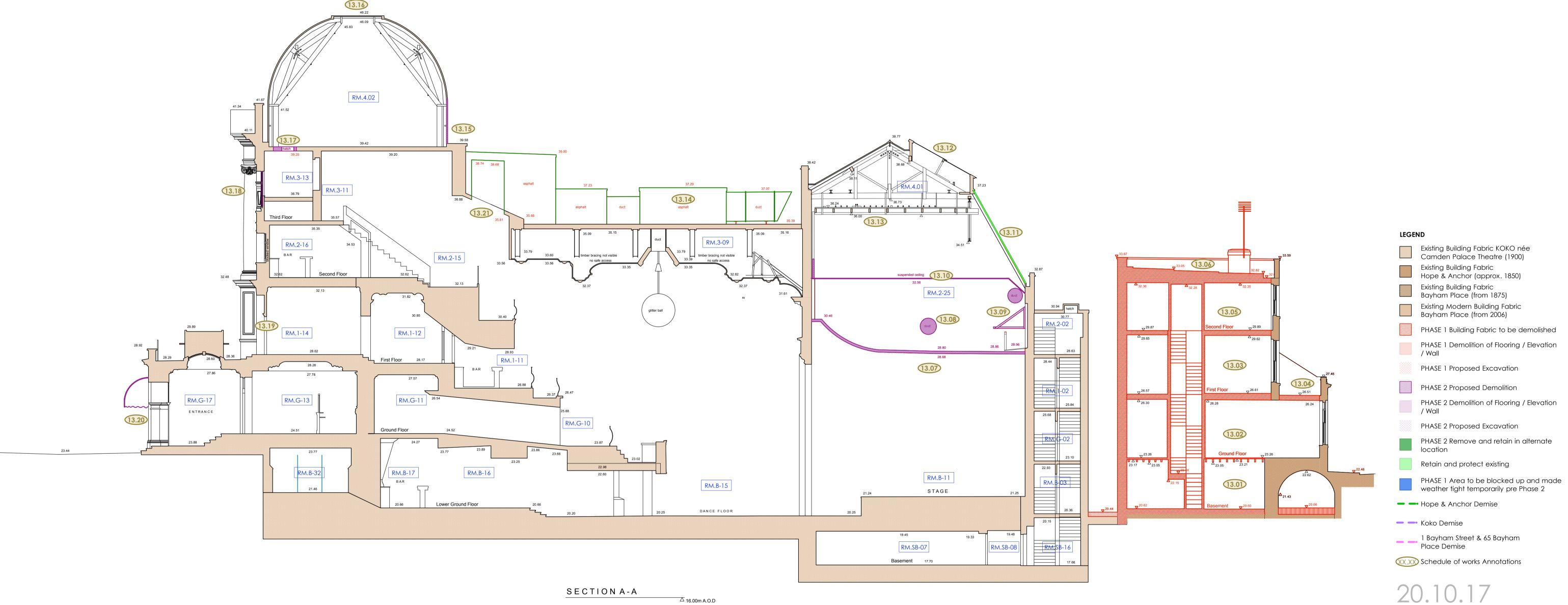
Elevation Schedule of Works

ALL ELECTRICAL, PLUMBING, RAIN WATER DOWN-PIPES, SEWER VENT PIPES, SUNDRIES
AND ASSORTED MECHANICAL PLANT TO BE

drawing title
Demolition Bayham Place AND ASSORTED MECHANICAL PLANT TO BE REMOVED AS PER ASSOCIATED PHASE.
DRAWING TO BE READ INCONJUNCTION WITH MEP AND STRUCTURAL ENGINEER'S DETAILS.

Demolition Bayham Planch Brown Br

revision / date / amendments - / --/-- / -



PHASE 1 Building Fabric to be demolished

0 1 2 3 4 5

PLANNING

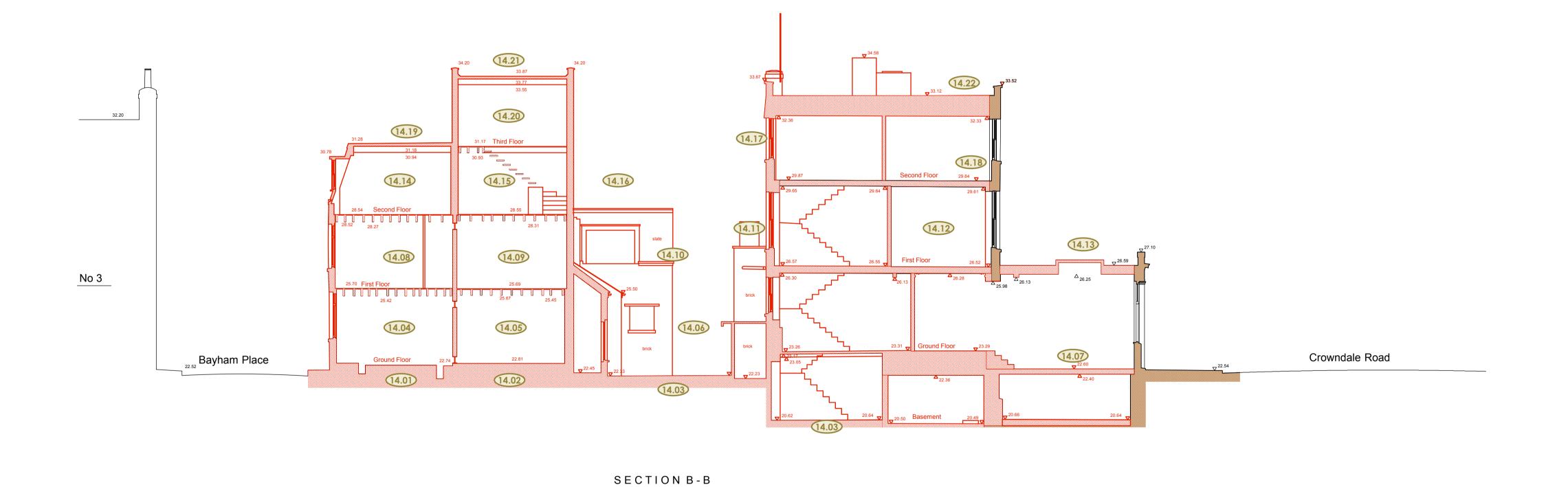
Archer Humphryes Architects

Basement Central House 142 Central Street London, United Kingdom EC1V 8AR T: +44 (0) 20 7251 8555

project title KOKO + Hope & Anchor + Bayham Place Camden, London scale date 1:100@A1 13.04.17 drawn checked FR DA drawing title
Demolition Section AA Schedule of Works

ALL ELECTRICAL, PLUMBING, RAIN WATER DOWN-PIPES, SEWER VENT PIPES, SUNDRIES AND ASSORTED MECHANICAL PLANT TO BE REMOVED AS PER ASSOCIATED PHASE. DRAWING TO BE READ INCONJUNCTION WITH MEP AND STRUCTURAL ENGINEER'S DETAILS.

drawing number AHA/ KKC /DM/300SW



△ 18.00m A.O.D

PHASE 1 Building Fabric to be demolished PHASE 1 Demolition of Flooring / Elevation / Wall PHASE 1 Proposed Excavation PHASE 2 Proposed Demolition PHASE 2 Demolition of Flooring / Elevation / Wall

LEGEND

PHASE 2 Proposed Excavation

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Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

revision / date / amendments

- / --/-- / -

PHASE 2 Remove and retain in alternate location Retain and protect existing

Existing Building Fabric KOKO née Camden Palace Theatre (1900)

Existing Modern Building Fabric

Existing Building Fabric
Hope & Anchor (approx. 1850)

Existing Building Fabric
Bayham Place (from 1875)

Existing Modern Building Fabr Bayham Place (from 2006)

PHASE 1 Area to be blocked up and made weather tight temporarily pre Phase 2 - - Hope & Anchor Demise

Koko Demise 1 Bayham Street & 65 Bayham Place Demise

XX.XXX Schedule of works Annotations

20.10.17

0 1 2 3 4 5

PLANNING

Archer Humphryes Architects

Basement Central House 142 Central Street London, United Kingdom EC1V 8AR T: +44 (0) 20 7251 8555

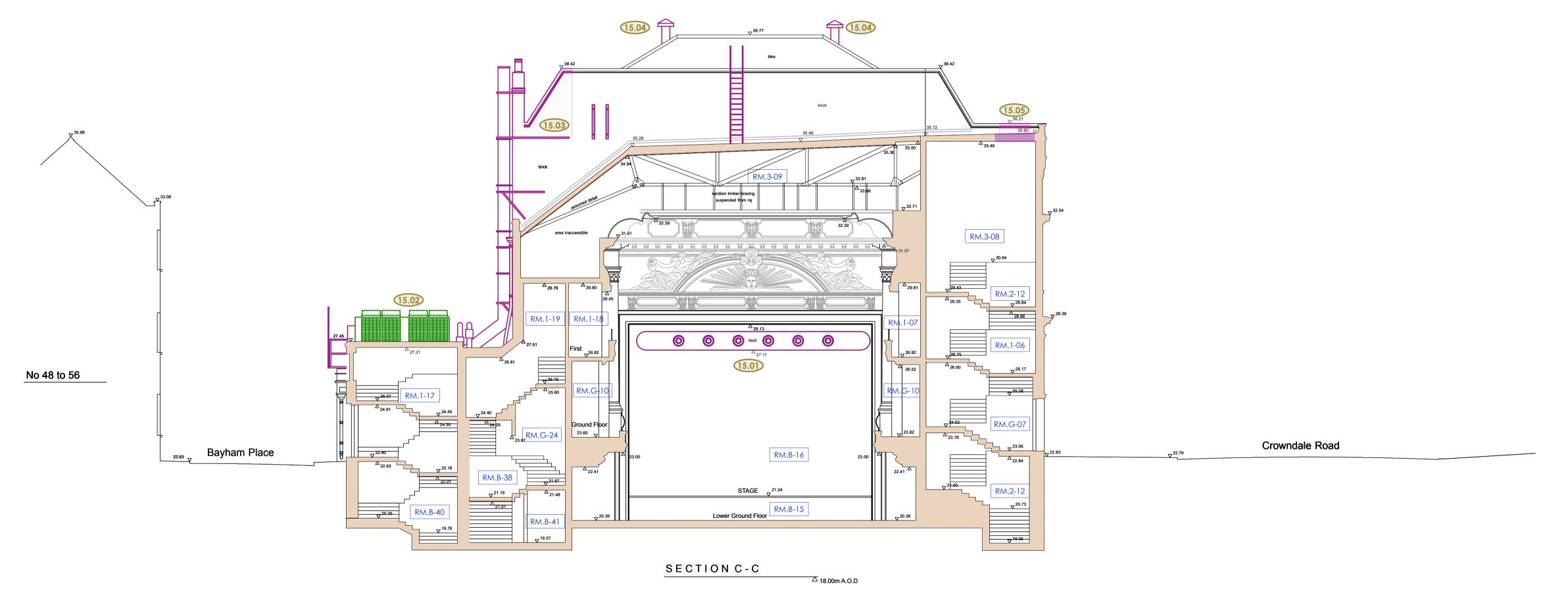
ALL ELECTRICAL, PLUMBING, RAIN WATER DOWN-PIPES, SEWER VENT PIPES, SUNDRIES AND ASSORTED MECHANICAL PLANT TO BE REMOVED AS PER ASSOCIATED PHASE. DRAWING TO BE READ INCONJUNCTION WITH MEP AND STRUCTURAL ENGINEER'S DETAILS.

drawing number AHA/ KKC /DM/301SW

KOKO + Hope & Anchor + Bayham Place Camden, London

project title

scale date 1:100@A1 13.04.17 drawn checked FR DA drawing title
Demolition Section BB Schedule of Works



revision / date / amendments

- / --/-- / -

LEGEND

Existing Building Fabric KOKO née Camden Palace Theatre (1900)

Existing Building Fabric
Hope & Anchor (approx. 1850) Existing Building Fabric
Bayham Place (from 1875)

Existing Modern Building Fabric Bayham Place (from 2006)

PHASE 1 Building Fabric to be demolished PHASE 1 Demolition of Flooring / Elevation

PHASE 1 Proposed Excavation

PHASE 2 Proposed Demolition

PHASE 2 Demolition of Flooring / Elevation / Wall PHASE 2 Proposed Excavation

PHASE 2 Remove and retain in alternate location

Retain and protect existing PHASE 1 Area to be blocked up and made weather tight temporarily pre Phase 2

Hope & Anchor Demise

Koko Demise

1 Bayham Street & 65 Bayham Place Demise

XX.XXX Schedule of works Annotations

0 1 2 3 4 5

PLANNING

Archer Humphryes Architects

Basement Central House 142 Central Street London, United Kingdom EC1V 8AR T: +44 (0) 20 7251 8555

project title

ALL ELECTRICAL, PLUMBING, RAIN WATER

REMOVED AS PER ASSOCIATED PHASE.

AND ASSORTED MECHANICAL PLANT TO BE

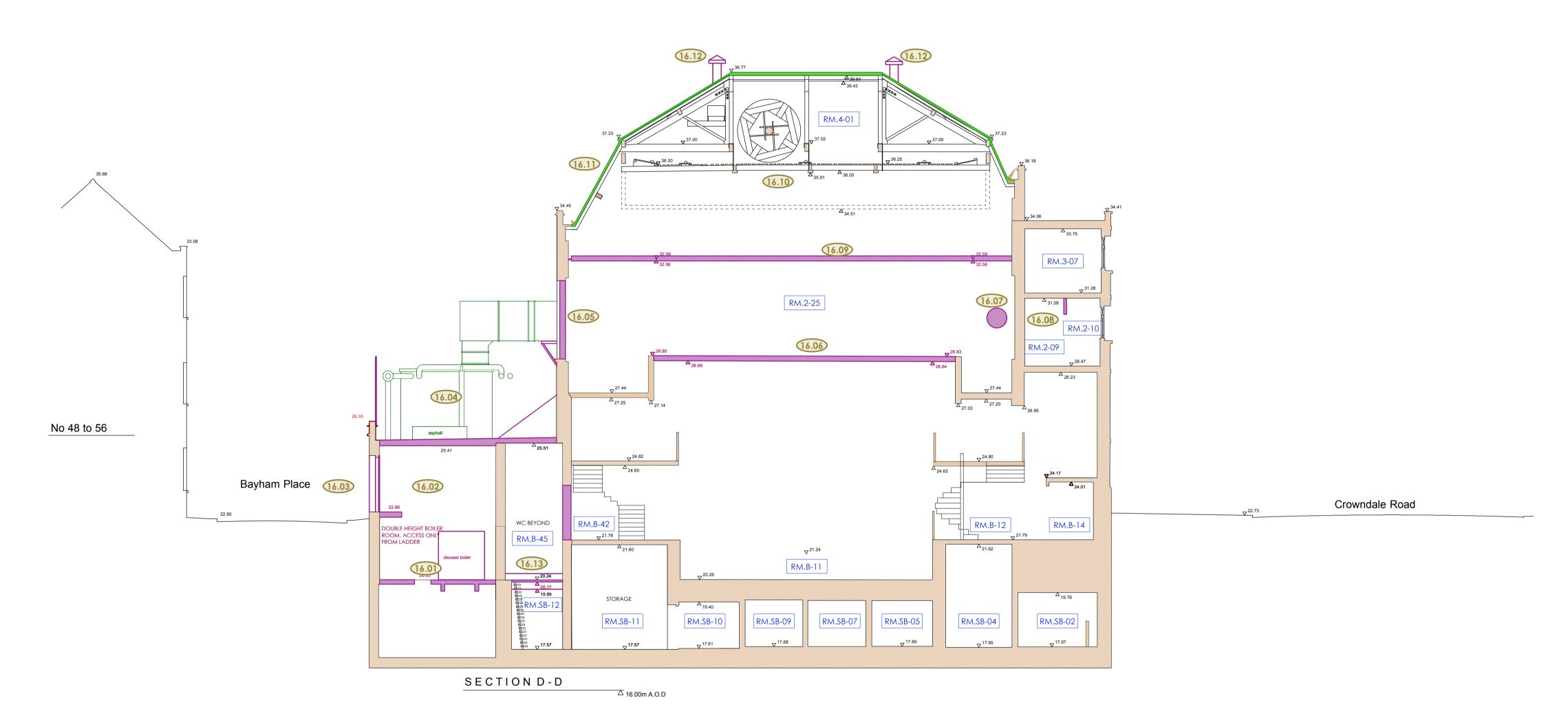
KOKO + Hope & Anchor + Bayham Place Camden, London scale date 1:100@A1 13.04.17 drawn checked FR DA

drawing title
Demolition Section CC DOWN-PIPES, SEWER VENT PIPES, SUNDRIES Schedule of Works

DRAWING TO BE READ INCONJUNCTION WITH MEP AND STRUCTURAL ENGINEER'S DETAILS.

drawing number AHA/ KKC /DM/302SW

PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)



revision / date / amendments
A / 25/10/17 / Item 16.04 updated; partial removal of floor in B-45 shown and old boiler room.

LEGEND

Existing Building Fabric KOKO née Camden Palace Theatre (1900)

Existing Building Fabric Hope & Anchor (approx. 1850)

Existing Building Fabric
Bayham Place (from 1875) Existing Modern Building Fabric Bayham Place (from 2006)

PHASE 1 Building Fabric to be demolished

PHASE 1 Demolition of Flooring / Elevation PHASE 1 Proposed Excavation

PHASE 2 Proposed Demolition

PHASE 2 Demolition of Flooring / Elevation / Wall PHASE 2 Proposed Excavation

PHASE 2 Remove and retain in alternate location

Retain and protect existing

PHASE 1 Area to be blocked up and made weather tight temporarily pre Phase 2

Hope & Anchor Demise

Koko Demise

1 Bayham Street & 65 Bayham
 Place Demise

XX.XXX Schedule of works Annotations

25.10.17

0 1 2 3 4 5

PLANNING

Archer Humphryes Architects

Basement Central House 142 Central Street London, United Kingdom EC1V 8AR T: +44 (0) 20 7251 8555

project title

KOKO + Hope & Anchor + Bayham Place Camden, London scale date 1:100@A1 13.04.17 drawn checked FR DA

DOWN-PIPES, SEWER VENT PIPES, SUNDRIES drawing title
Demolition Section DD Schedule of Works

DRAWING TO BE READ INCONJUNCTION WITH MEP AND STRUCTURAL ENGINEER'S DETAILS.

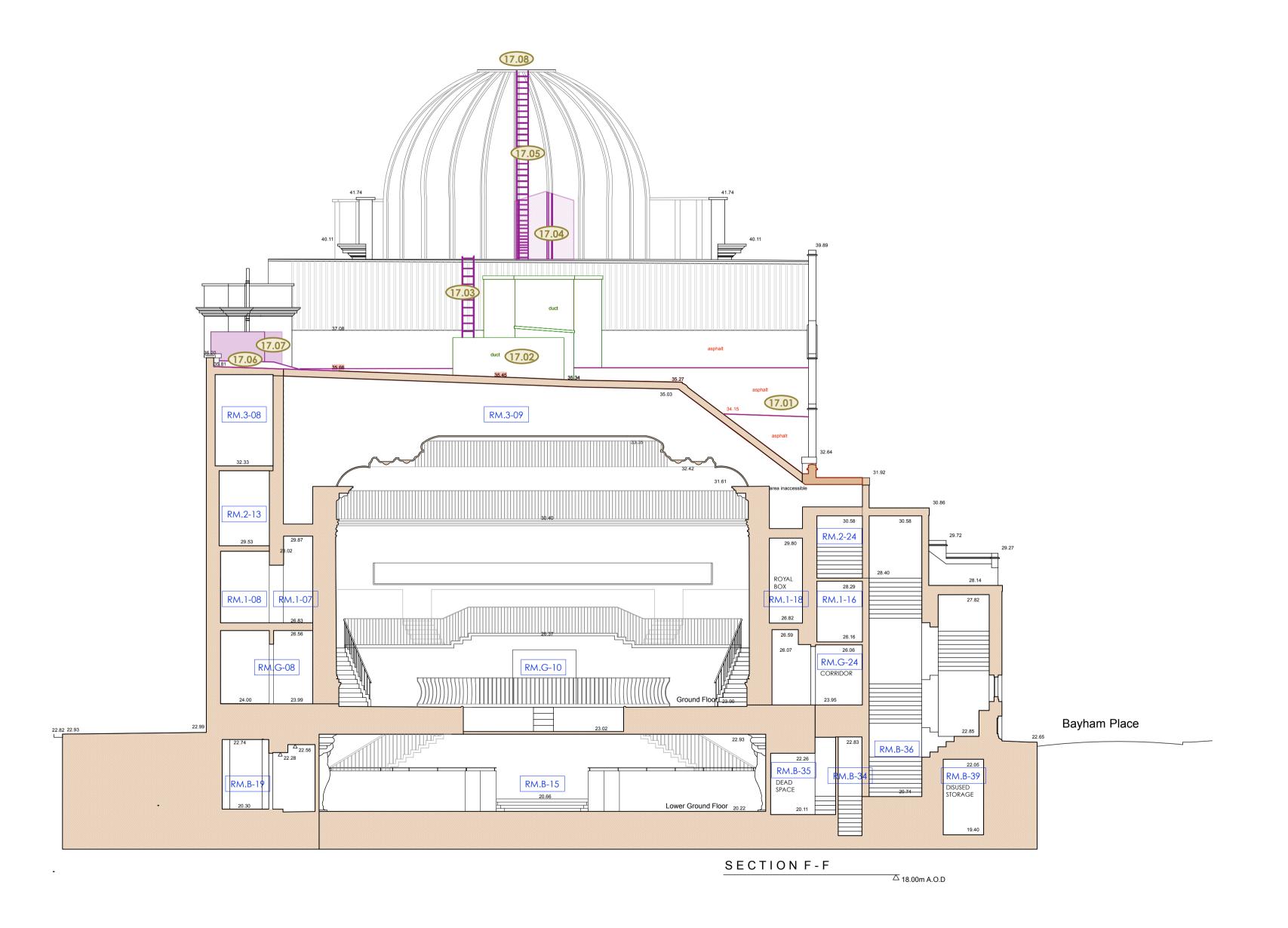
drawing number AHA/ KKC /DM/303SW

REMOVED AS PER ASSOCIATED PHASE.

ALL ELECTRICAL, PLUMBING, RAIN WATER

AND ASSORTED MECHANICAL PLANT TO BE

PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)



revision / date / amendments - / --/-- / -

LEGEND

Existing Building Fabric KOKO née Camden Palace Theatre (1900)

Existing Building Fabric
Hope & Anchor (approx. 1850) Existing Building Fabric
Bayham Place (from 1875)

Existing Modern Building Fabric Bayham Place (from 2006) PHASE 1 Building Fabric to be demolished

PHASE 1 Demolition of Flooring / Elevation

PHASE 1 Proposed Excavation

PHASE 2 Proposed Demolition

PHASE 2 Demolition of Flooring / Elevation / Wall

PHASE 2 Proposed Excavation

PHASE 2 Remove and retain in alternate location

Retain and protect existing

PHASE 1 Area to be blocked up and made weather tight temporarily pre Phase 2

Hope & Anchor Demise

Koko Demise

1 Bayham Street & 65 Bayham Place Demise

XX.XXX Schedule of works Annotations

20.10.17

0 1 2 3 4 5

PLANNING

Archer Humphryes Architects

Basement Central House 142 Central Street London, United Kingdom EC1V 8AR T: +44 (0) 20 7251 8555

NOTE: ALL ELECTRICAL, PLUMBING, RAIN WATER DOWN-PIPES, SEWER VENT PIPES, SUNDRIES AND ASSORTED MECHANICAL PLANT TO BE REMOVED AS PER ASSOCIATED PHASE.

project title KOKO + Hope & Anchor + Bayham Place Camden, London

scale date 1:100@A1 13.04.17 drawn checked FR DA drawing title
Demolition Section FF Schedule of Works DRAWING TO BE READ INCONJUNCTION WITH MEP AND STRUCTURAL ENGINEER'S DETAILS.

drawing number AHA/ KKC /DM/306SW

PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)