

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

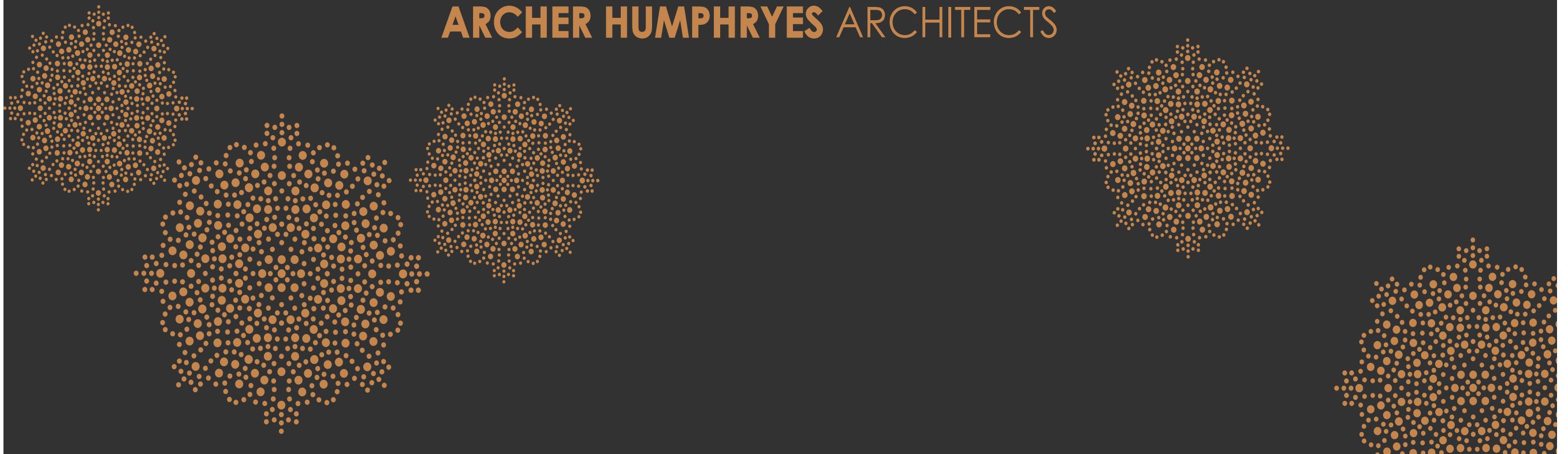
## Planning Submission - Schedule of Works

Revision A  
Part two of three

October 2017

“ a great space is performance in progress.”

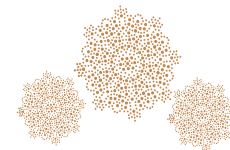
**ARCHER HUMPHRYES** ARCHITECTS



Part Two

Schedule of Works - Demolition Drawings  
Archer Humphryes Architects

**ARCHER HUMPHRYES** ARCHITECTS



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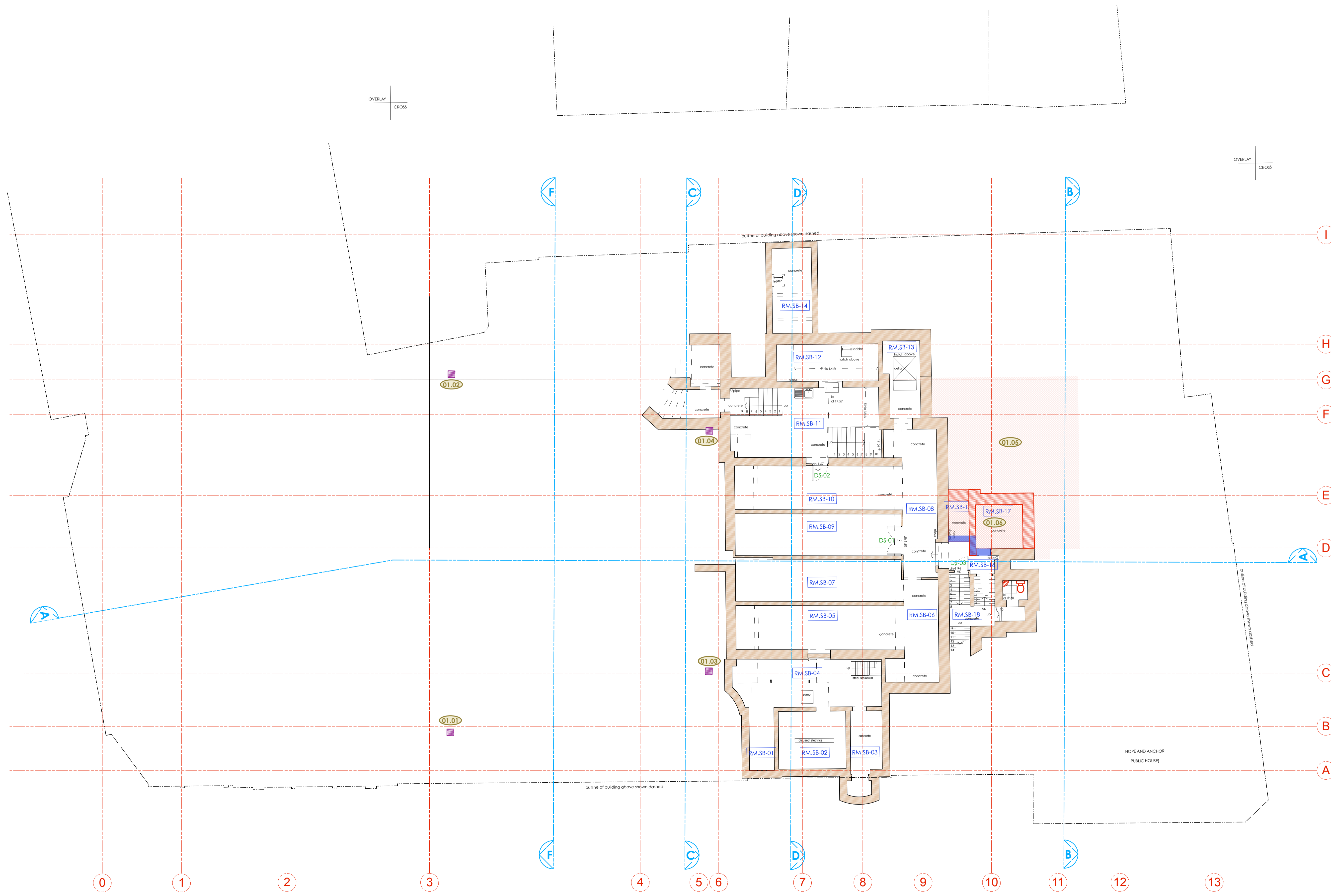
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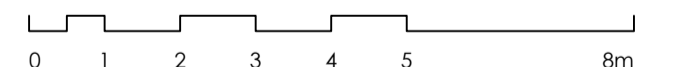
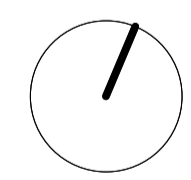
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revision / date / amendments
A / 06/12/17 / - Reinstatement of existing platform lift.



- 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
  - Schedule of works Annotations

06.12.17



**PLANNING**

Archer Humphries Architects

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

project title		scale		date	
KOKO + Hope & Anchor + Bayham Place Camden, London		1:100 (BA1)		13.04.17	
drawing title		drawn		checked	
Sub Basement Demolition Plan Schedule of Works		FR		DA	
drawing number		revision			
AHA / KKC / DM / 0985W		A			

**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 IN CONJUNCTION WITH MEP AND STRUCTURAL ENGINEER'S DETAILS.

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

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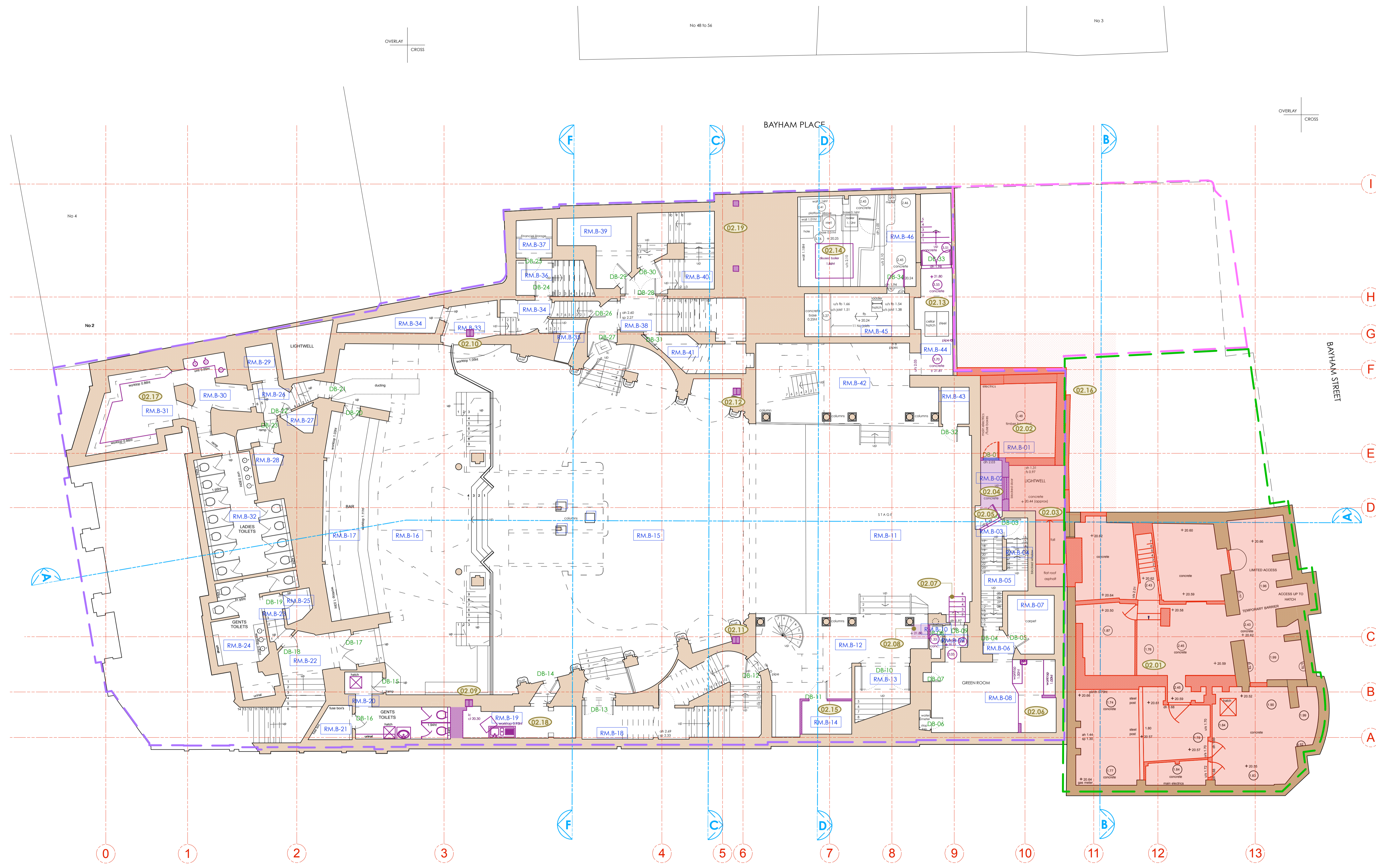
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revision / date / amendments  
 A / 06/12/17 / - Reinstatement of existing platform lift and hatch.



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06.12.17

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 Archer Humphries Architects

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 London, United Kingdom  
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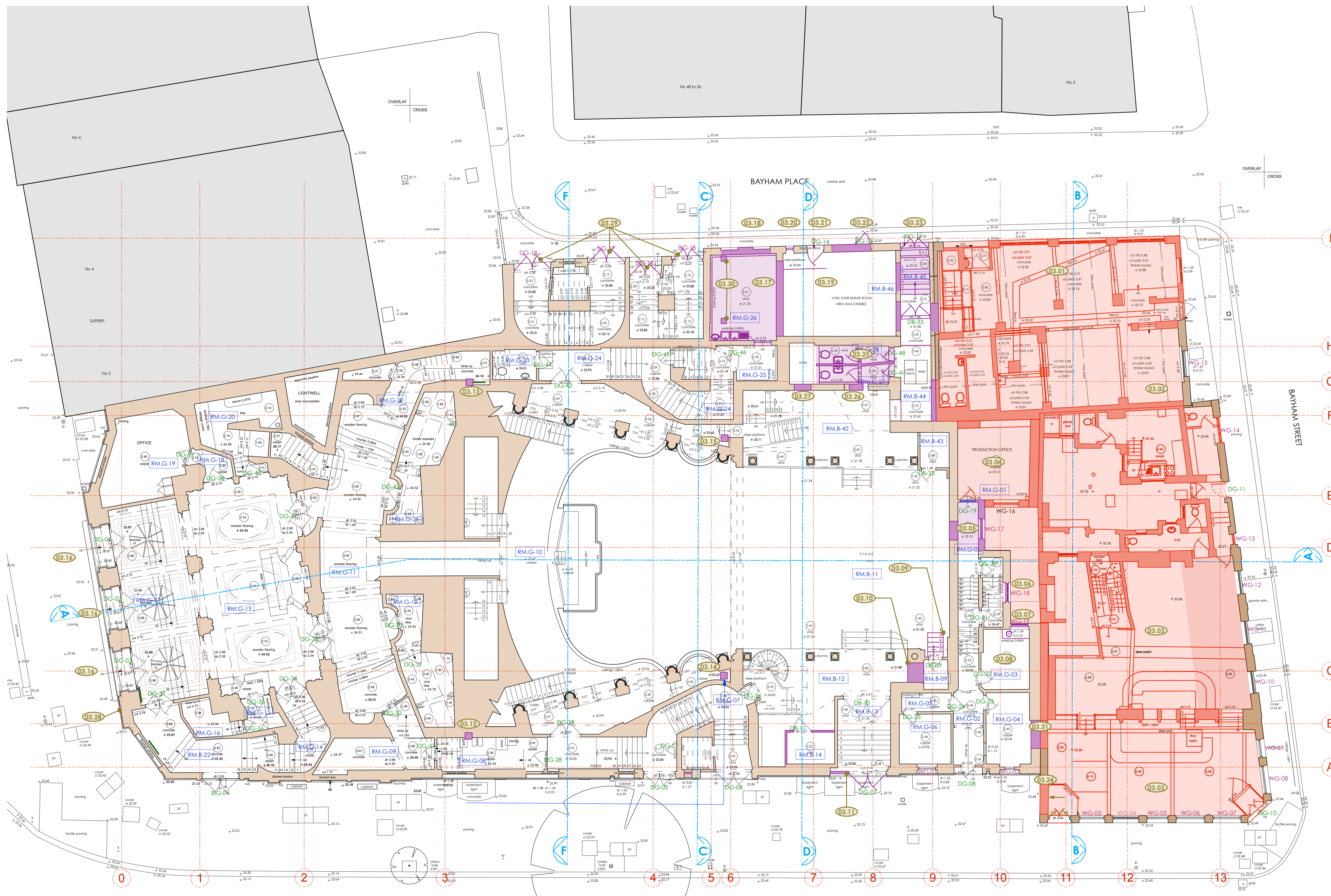
project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Basement Floor Demolition Plan Schedule of Works	1:100 A1	13.04.17	
drawing number	drawn	checked	
AHA / KCC / DM / 0995W	FR	DA	
	revision		
	A		

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PHASE 1 (HOPE & ANCHOR + NEW BUILD)

PHASE 2 (KOKO)

revision / date / amendments
A / 25/10/17 / Demolition of wall left of gridline 11 & on gridline C.
B / 06/12/17 / 1. Existing door opening made larger for new double doors for bin store. 2. Reinstatement of existing platform lift.



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  - Koko Demise
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  - Schedule of works Annotations

06.12.17

**PLANNING**

Archer Humphries Architects

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Central House  
142 Central Street  
London, United Kingdom  
EC1V 8AR  
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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Ground Floor Demolition Plan Schedule of Works	1:100 (A1)	13.04.17	
drawing number	drawn	checked	
AHA/KKC/DM/100SW	FR	DA	
	revision		
	8		

PHASE 1 (HOPE & ANCHOR + NEW BUILD)

PHASE 2 (KOKO)

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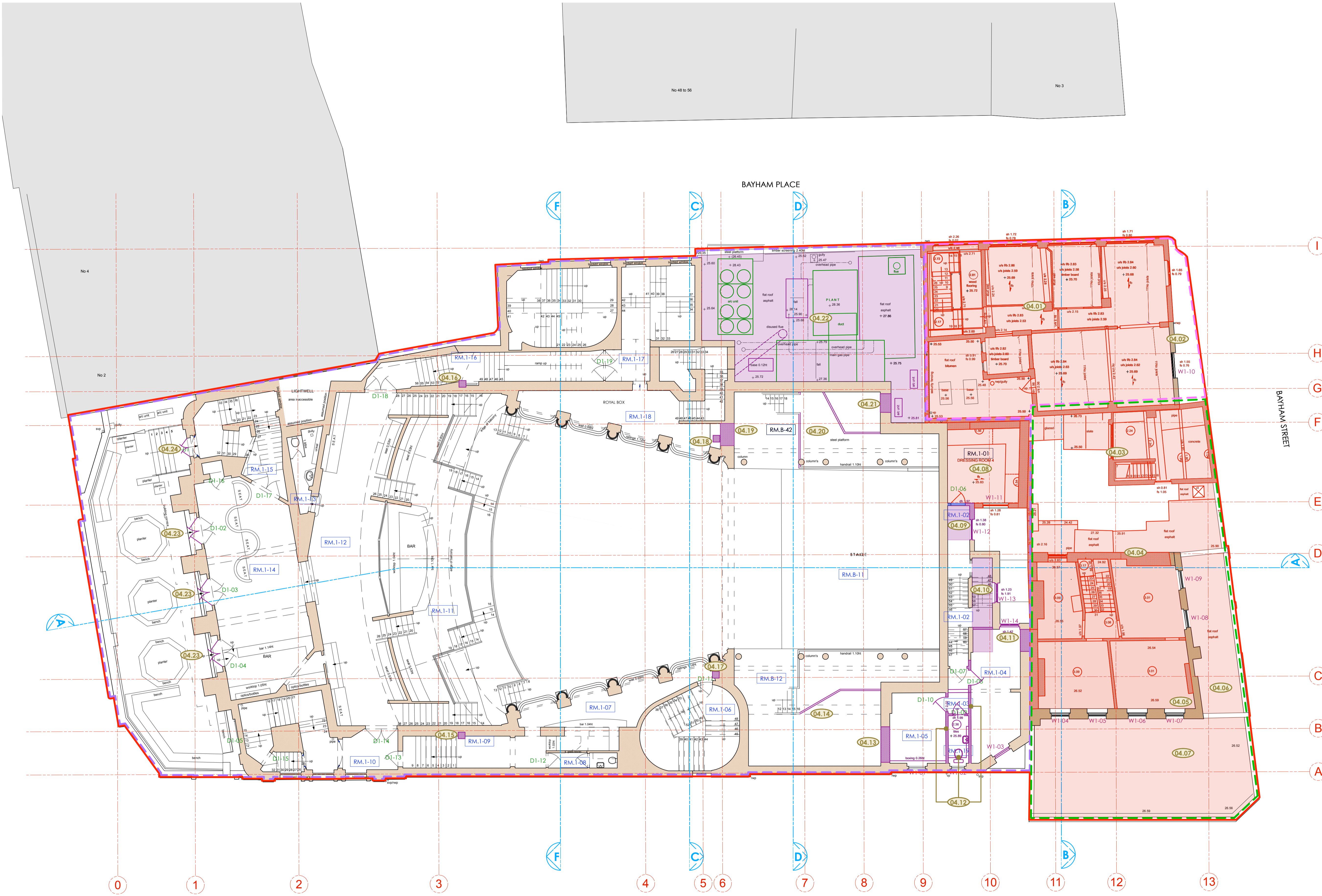
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revision / date / amendments  
 A / 25/10/17 / Demolition of wall left of gridline 11 & on gridline C



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  - Koko Demise
  - 1 Bayham Street & 65 Bayham Place Demise
  - (XX.XX) Schedule of works Annotations

25.10.17

**PLANNING**

Archer Humphries Architects

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 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	
drawing title	scale	date	
First Floor Demolition Plan Schedule of Works	1:100 (A1)	13.04.17	
drawing number	drawn	checked	
AHA/KCC/DM/1015W	FR	DA	
revision			
			A

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PHASE 1 (HOPE & ANCHOR + NEW BUILD)

PHASE 2 (KOKO)

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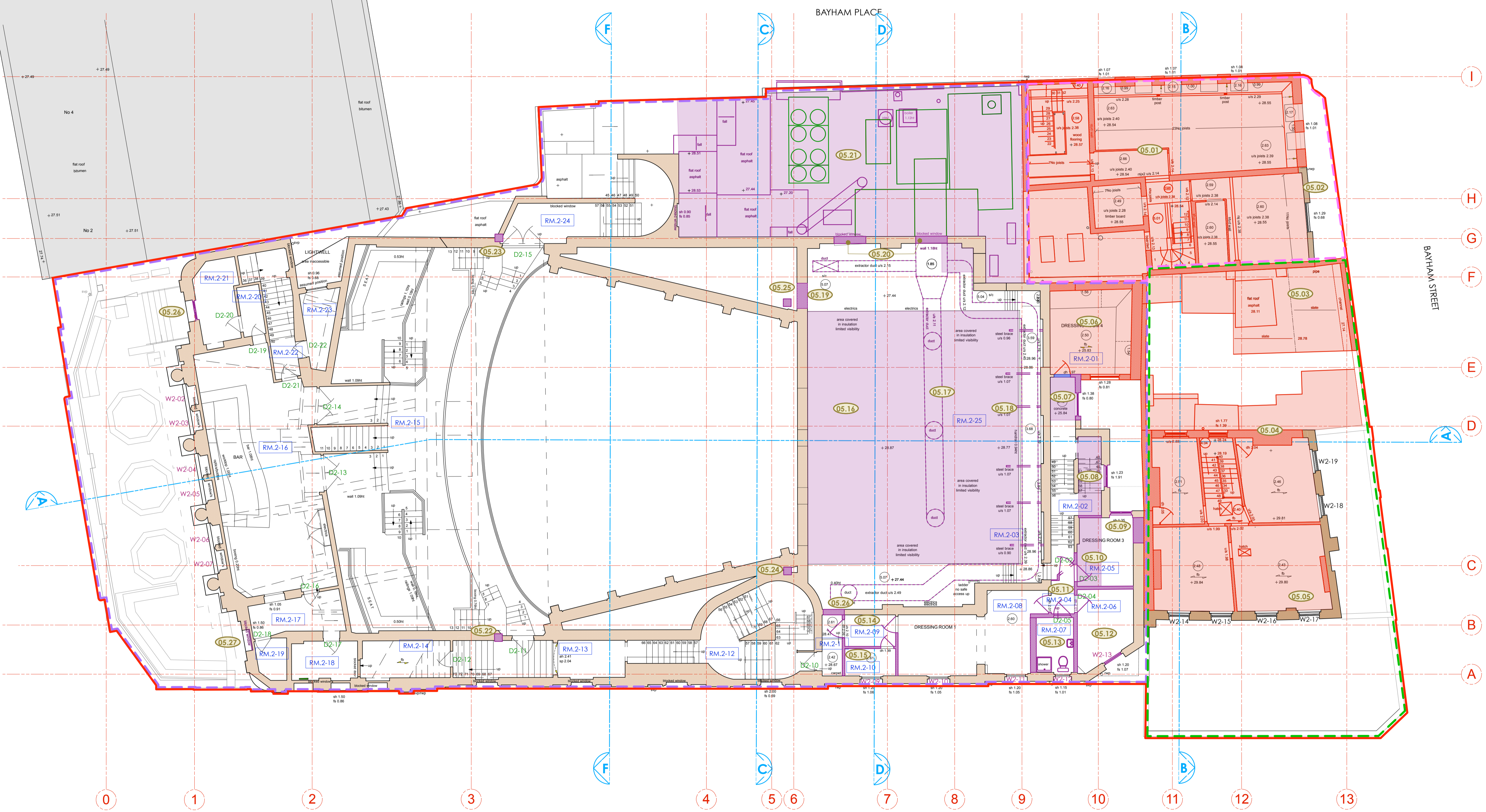
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revision / date / amendments	Area of demolitions added.
A / 19/10/17 /	Grid ref: 9-10 and D-E.
B / 25/10/17 /	Demolition of wall left of gridline 11 & on gridline C.



- LEGEND**
- Existing Building Fabric KOKO née Camden Palace Theatre (1900)
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  - Hope & Anchor Demise
  - Koko Demise
  - 1 Bayham Street & 65 Bayham Place Demise
  - XX.XX Schedule of works Annotations

25.10.17

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142 Central Street  
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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Second Floor Demolition Plan Schedule of Works	1:100 A1	13.04.17	
drawing number	drawn	checked	
AHA/KCC/DM/1025W	FR	DA	
revision			
			8

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

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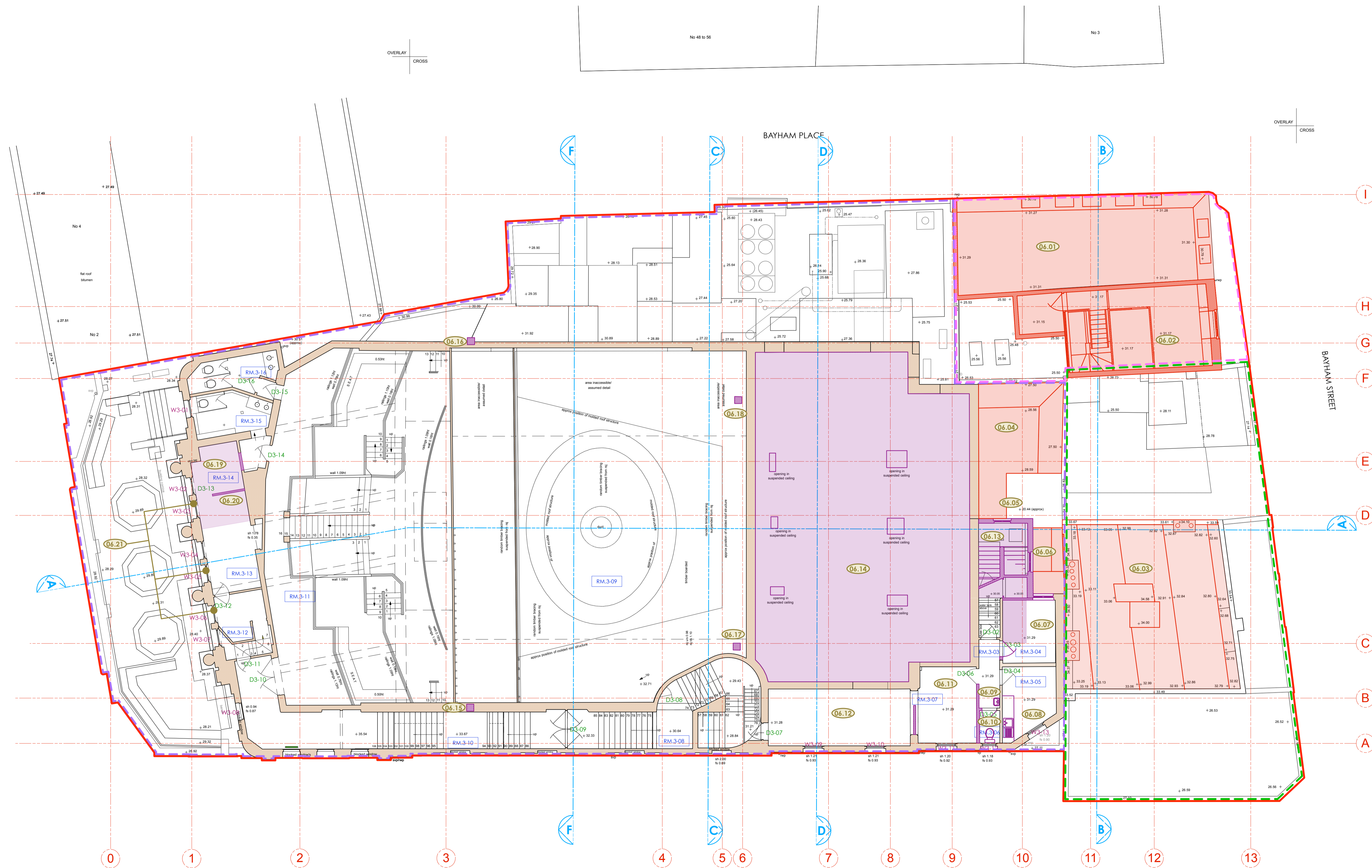
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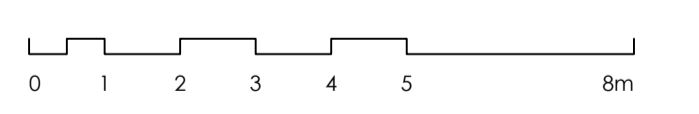
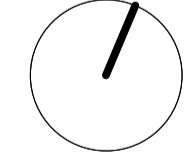
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revision / date / amendments  
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  - Hope & Anchor Demise
  - Koko Demise
  - 1 Bayham Street & 65 Bayham Place Demise
  - (XX.XX) Schedule of works Annotations

20.10.17



**PLANNING**

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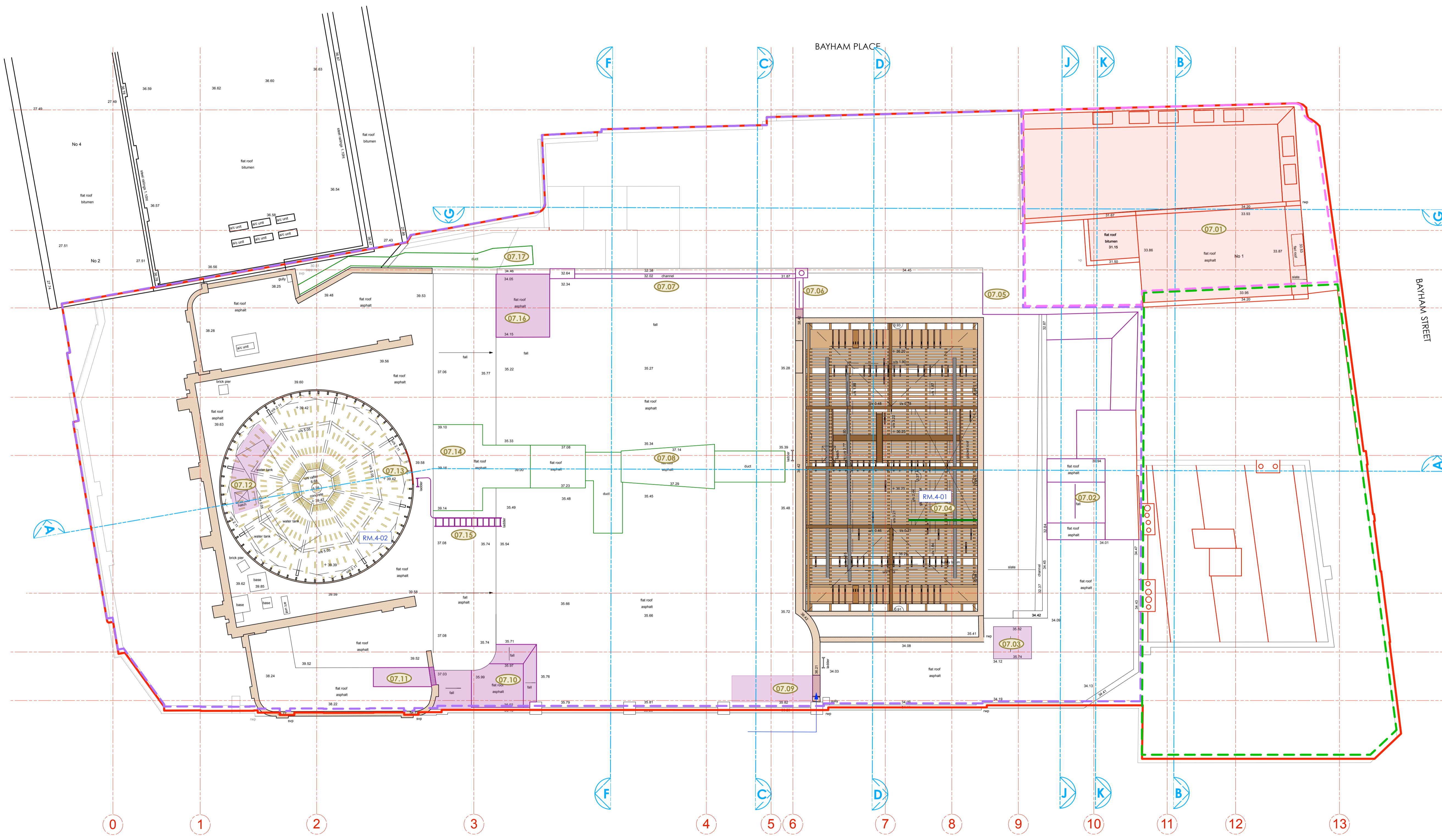
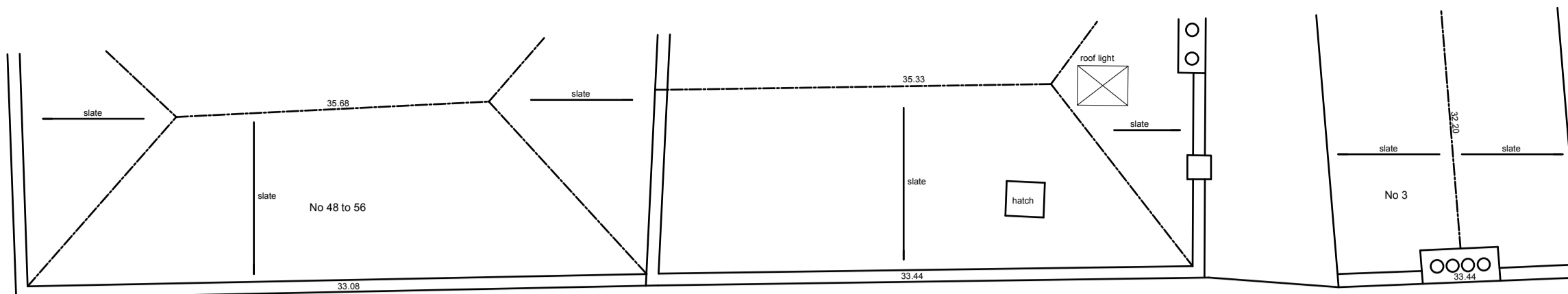
Basement  
 Central House  
 142 Central Street  
 London, United Kingdom  
 EC1V 8AR  
 T: +44 (0) 20 7251 8555

project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Third Floor Demolition Plan Schedule of Works	1:100 (A1)	13.04.17	
drawing number	drawn	checked	
AHA / KCC / DM / 103SW	FR	DA	
	revision		
	-		

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

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  - Koko Demise
  - 1 Bayham Street & 65 Bayham Place Demise
  - (X.X.X) Schedule of works Annotations

20.10.17

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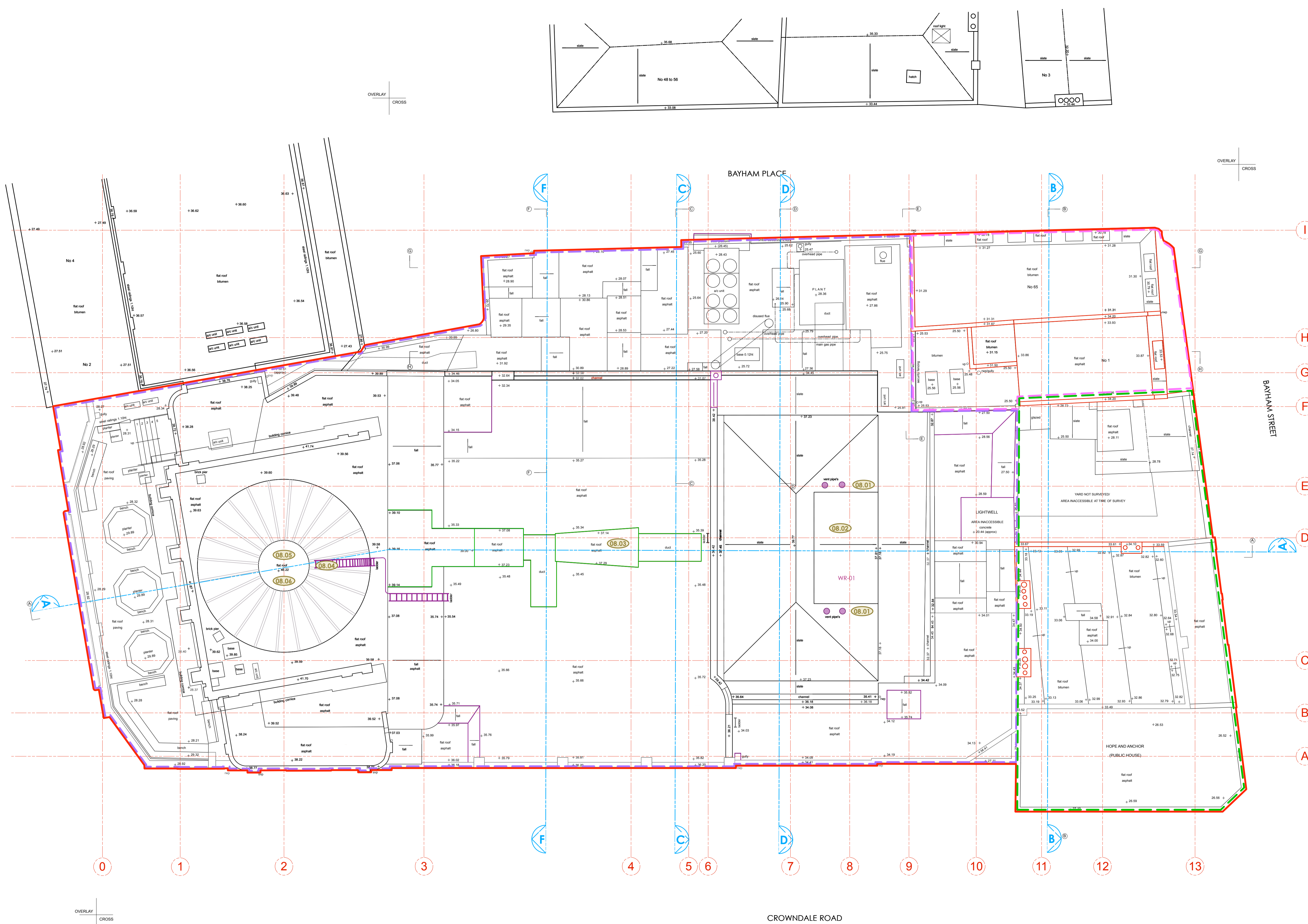
project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Fourth Floor Demolition Plan	1:100 @ A1	13.04.17	
Schedule of Works	drawn	checked	
	FR	DA	
drawing number	revision		
AHA / KKC / DM / 1045W	-		

PHASE 1 (HOPE & ANCHOR + NEW BUILD)

PHASE 2 (KOKO)

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DRAWING TO BE READ INCONJUNCTION WITH

revision / date / amendments
- / - / -



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20.10.17

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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Roof Demolition Plan	1:100 (A1)	13.04.17	
drawing number	drawn	checked	
AHA / KCC / DM / 106SW	FR	DA	
	revision		

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

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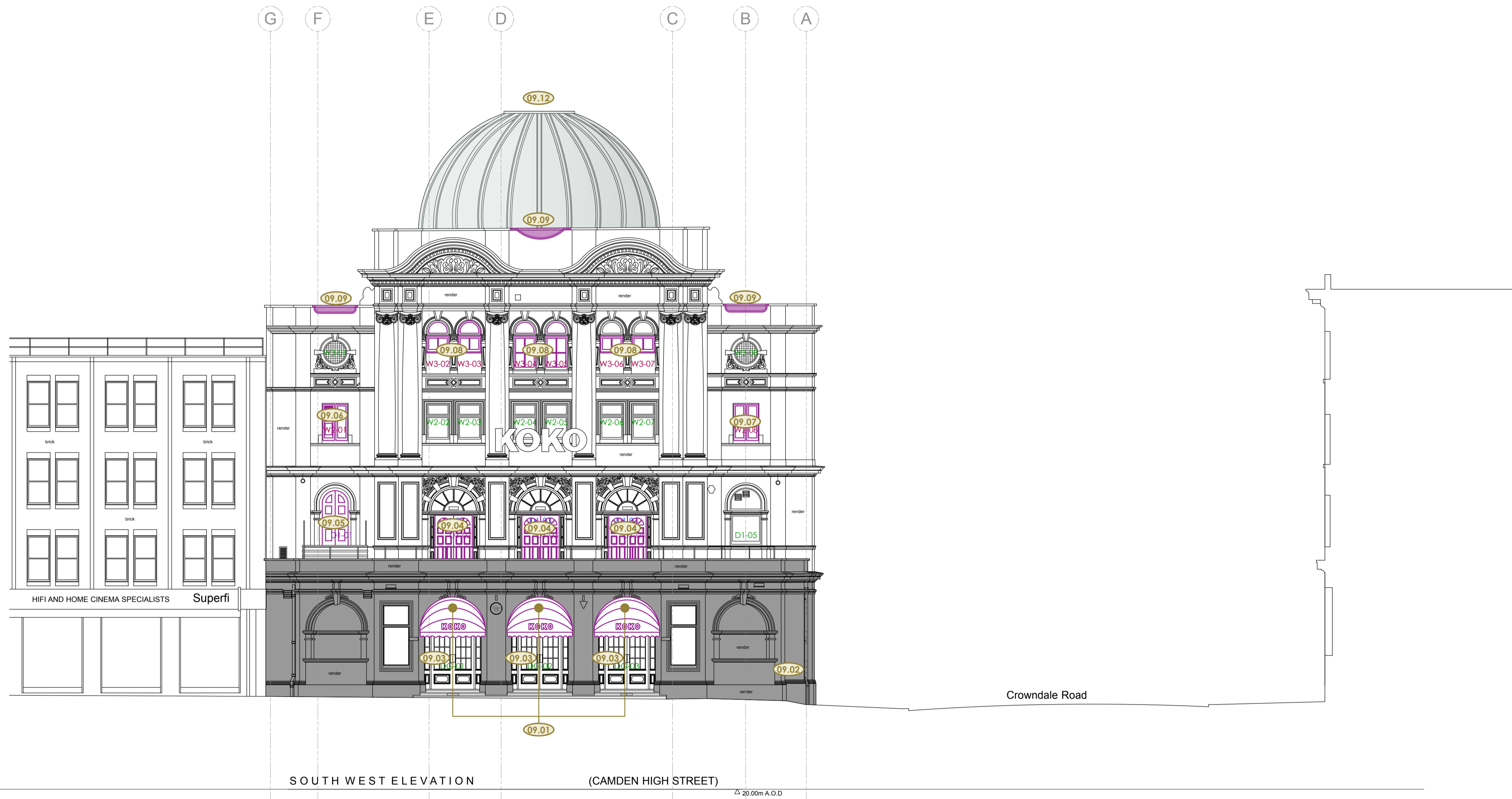
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revision / date / amendments  
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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Demolition Front Elevation Schedule of Works	1:100 @A1	13.04.17	
drawing number	drawn	checked	
AHA / KKC / DM / 2005W	FR	DA	
revision			

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

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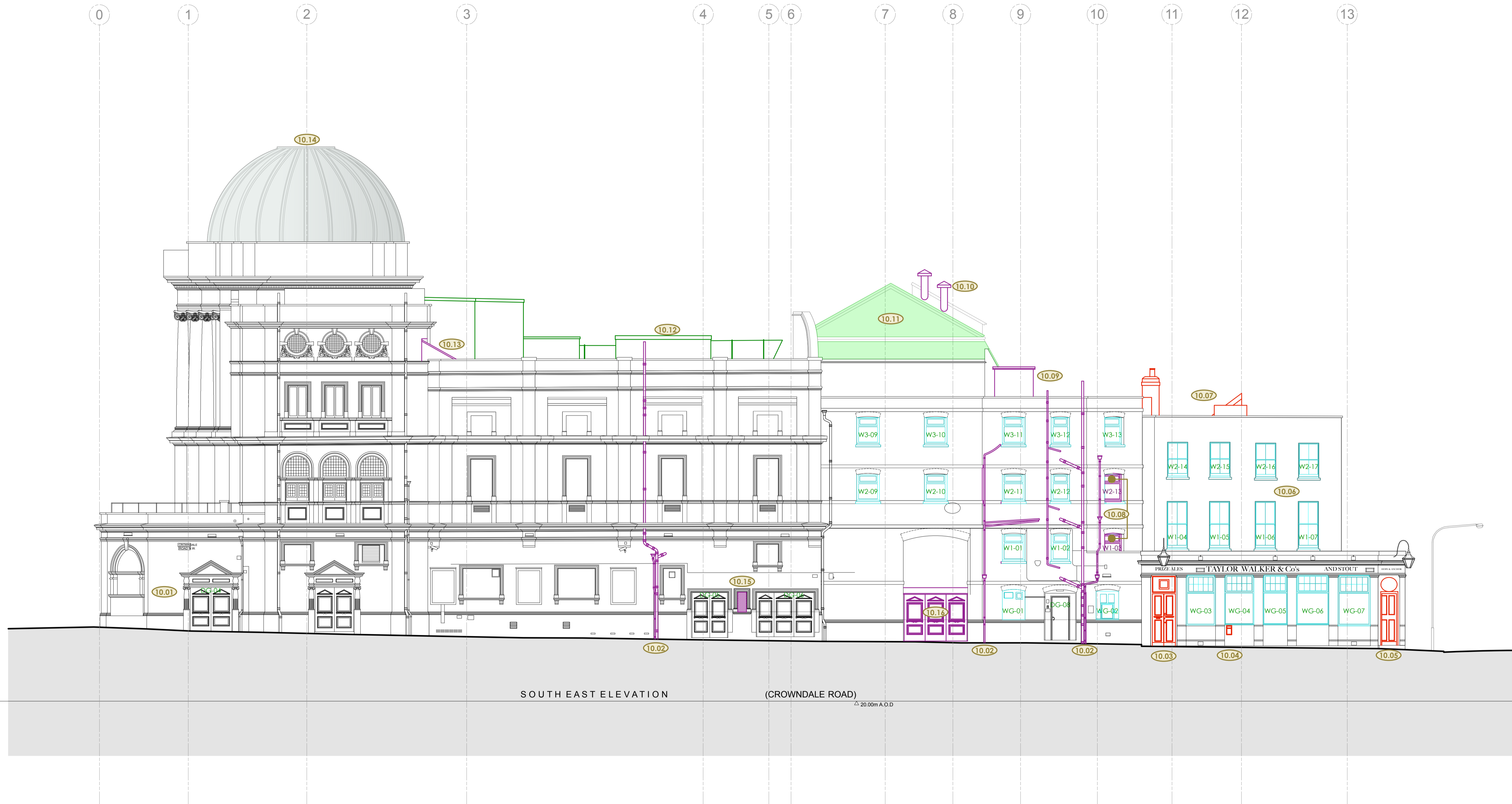
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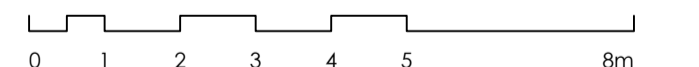
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revision / date / amendments  
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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Demolition Crowndale Road Elevation Schedule of Works	1:100 (A1)	13.04.17	
drawing number	drawn	checked	
AHA / KKC / DM / 2015W	FR	DA	
revision			

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

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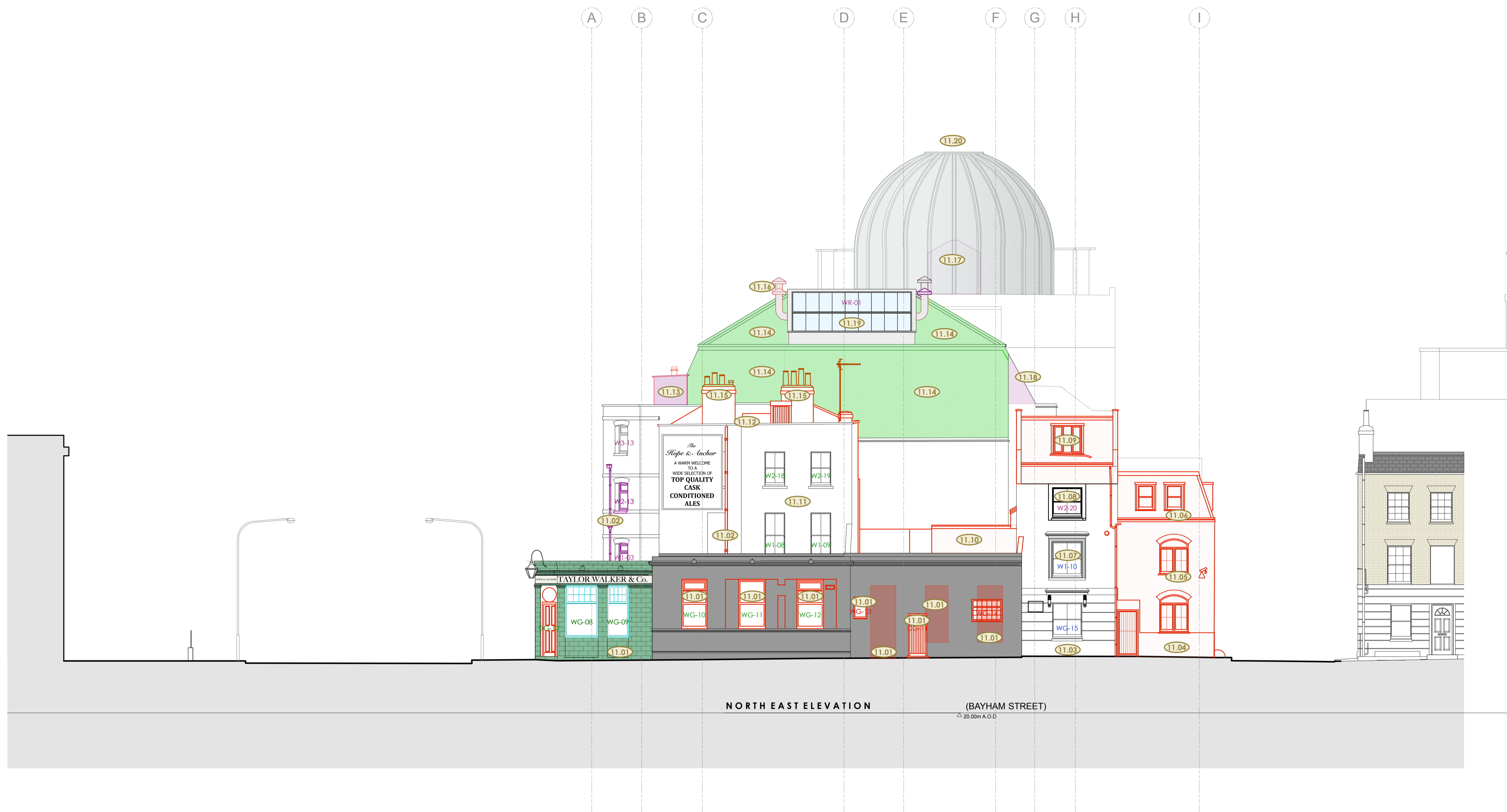
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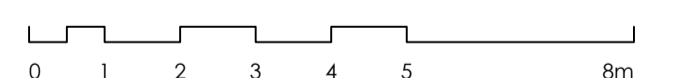
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revision / date / amendments
A / 24/10/17 / Item 11.01 windows updated.



- LEGEND**
- Existing Building Fabric KOKO née Camden Palace Theatre (1900)
  - Existing Building Fabric Hope & Anchor (approx. 1850)
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  - 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
  - Schedule of works Annotations

24.10.17



**PLANNING**

Archer Humphryes Architects

Basement  
Central House  
142 Central Street  
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EC1V 8AR  
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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	Demolition Bayham Street Elevation Schedule of Works
drawing number	AHA/ KKC /DM/2025W
scale	1:100 @A1
date	13.04.17
drawn	FR
checked	DA
revision	A

**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 MEP AND STRUCTURAL ENGINEER'S DETAILS.

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

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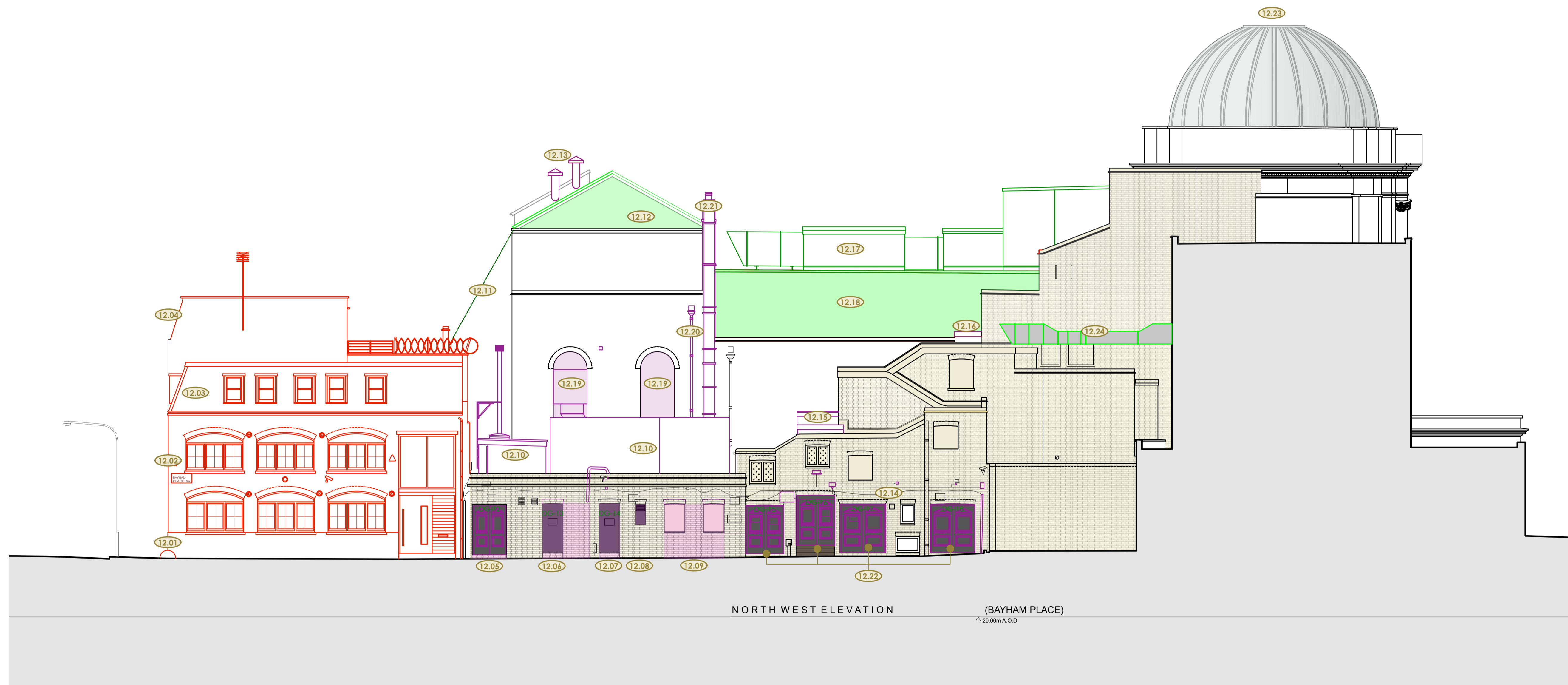
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revision / date / amendments	
- / 20/10/17 /	First Issue
A / 06/12/17 /	Existing door and step up to be removed and opening made larger for new double doors to bin store.



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  - Koko Demise
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  - Schedule of works Annotations

06.12.17



**PLANNING**

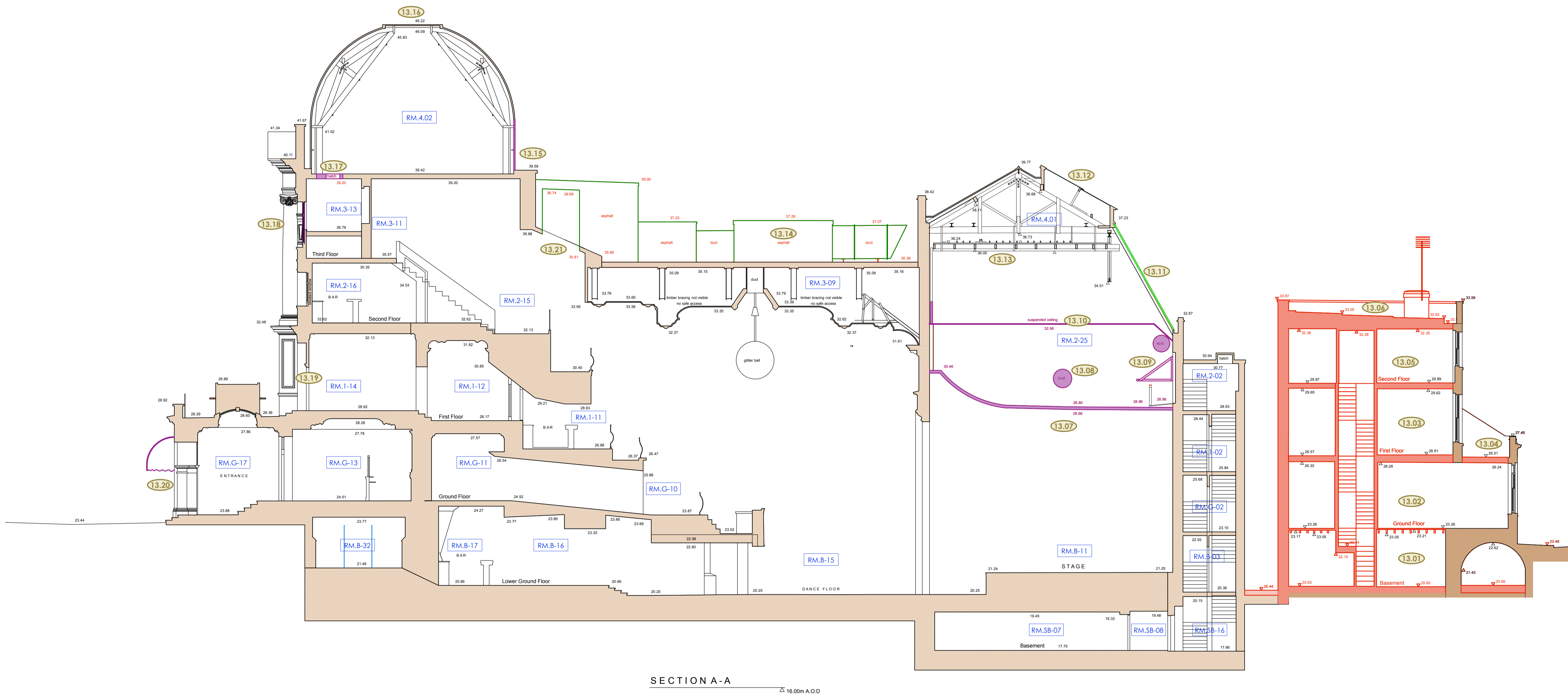
Archer Humphryes Architects

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project title		scale	date
KOKO + Hope & Anchor + Bayham Place Camden, London		1:100 @A1	13.04.17
drawing title	drawn	checked	date
Demolition Bayham Place Elevation Schedule of Works	FR	DA	
drawing number	revision		
AHA/ KKC /DM/2035W	A		

**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  
 MEP AND STRUCTURAL ENGINEER'S DETAILS.

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



- LEGEND**
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20.10.17



**PLANNING**

Archer Humphries Architects

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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	Demolition Section AA Schedule of Works	scale	1:100 (BA)
drawing number	AHA/ KKC /DM/3005W	date	13.04.17
revision	-	drawn	FR
		checked	DA

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

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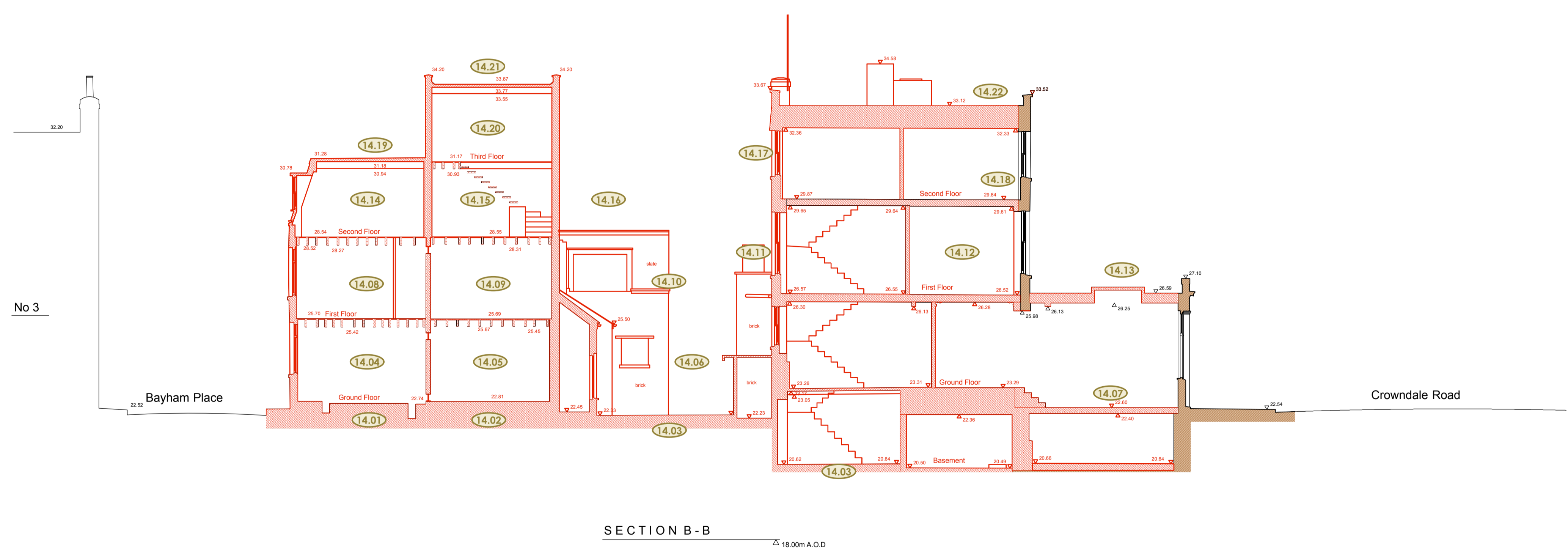
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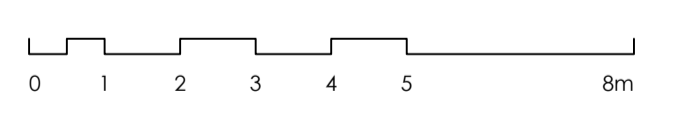
revision / date / amendments  
 - / - / - / -



SECTION B-B  
 18.00m A.O.D.

- LEGEND**
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  - Koko Demise
  - 1 Bayham Street & 65 Bayham Place Demise
  - (XX,XX) Schedule of works Annotations

20.10.17



**PLANNING**

Archer Humphryes Architects

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 142 Central Street  
 London, United Kingdom  
 EC1V 8AR  
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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Demolition Section BB	1:100 (A1)	13.04.17	
Schedule of Works	drawn	checked	
drawing number	revision		
AHA/KKC/DM/301SW	-		

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



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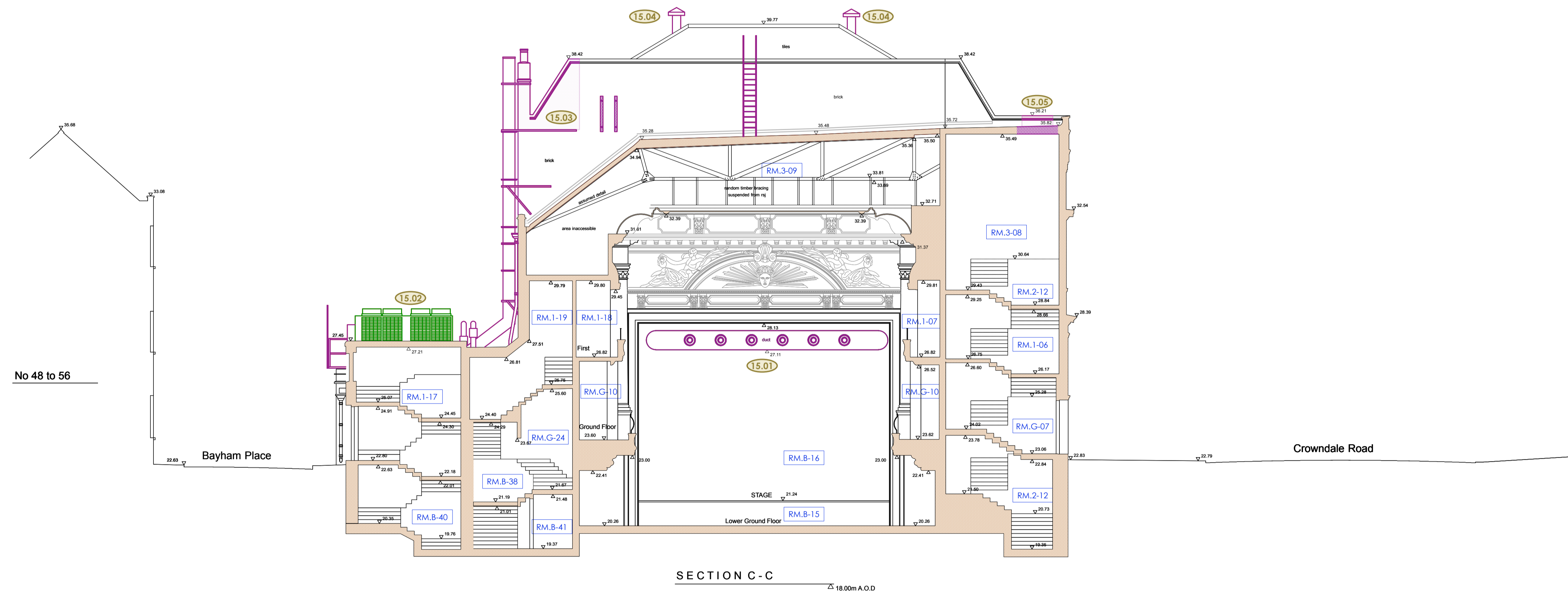
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revision / date / amendments
- / - / - / -



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XX Schedule of works Annotations

20.10.17



**PLANNING**

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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Demolition Section CC	1:100 @ A1	13.04.17	
Schedule of Works	drawn	checked	
	FR	DA	
drawing number	revision		
AHA/ KKC /DM/3025W	-		

PHASE 1 (HOPE & ANCHOR + NEW BUILD)

PHASE 2 (KOKO)

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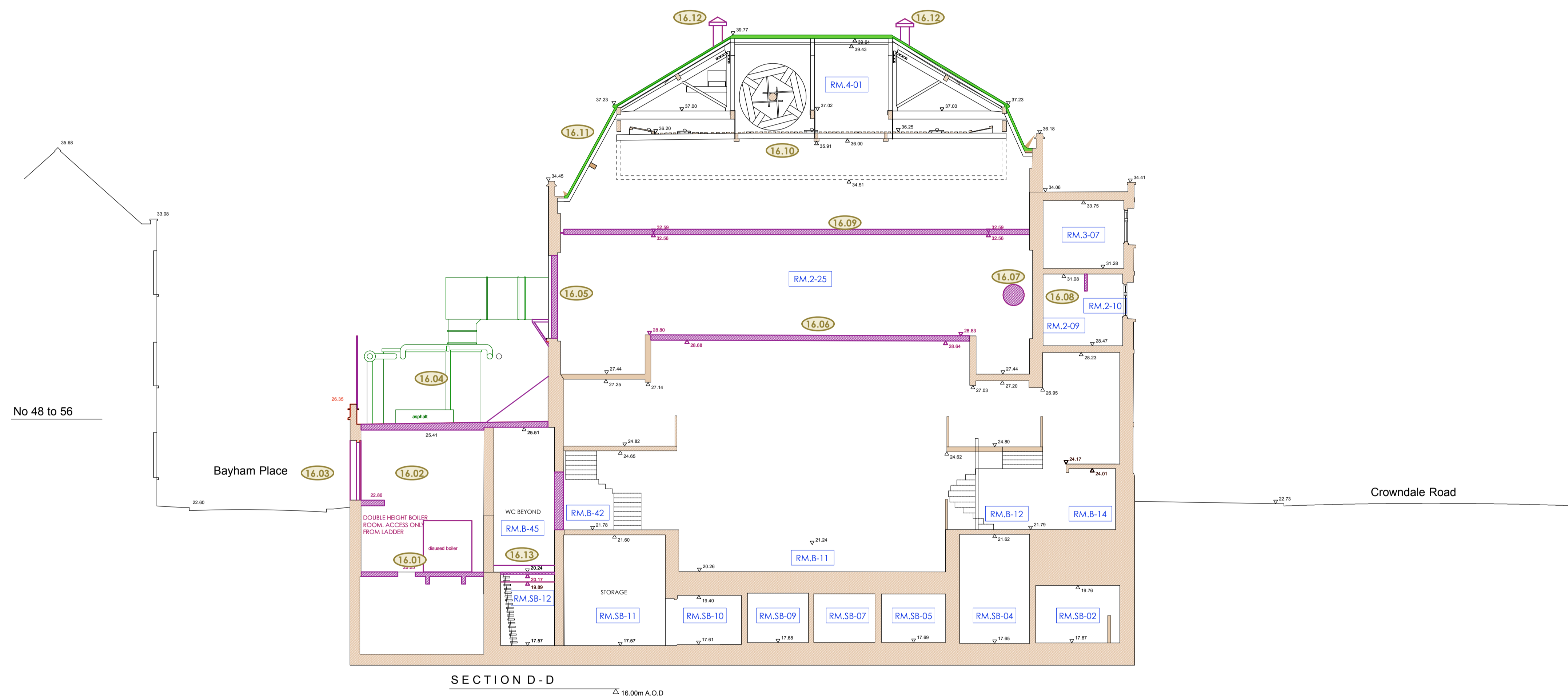
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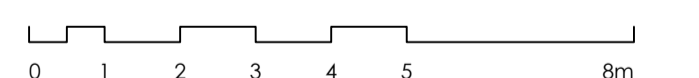
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revision / date / amendments
A / 25/10/17 / Item 16.04 updated: partial removal of floor in B-45 shown and old boiler room.



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25.10.17



**PLANNING**

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drawing title	scale	date	
Demolition Section DD	1:100 @A1	13.04.17	
Schedule of Works	drawn	checked	
	FR	DA	
drawing number	revision		
AHA/ KKC /DM/303SW	-A		

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- PHASE 2 (KOKO)

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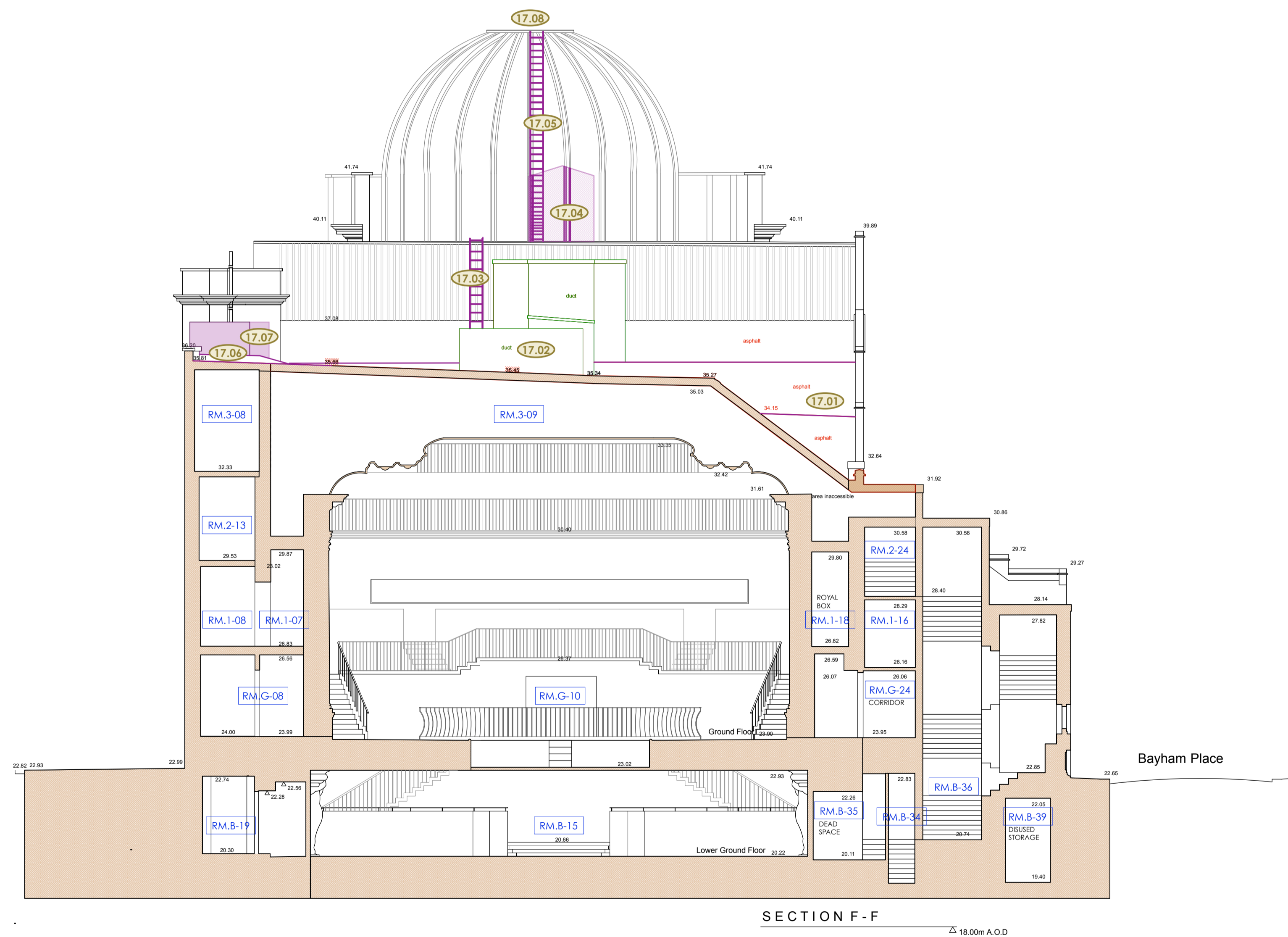
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revision / date / amendments

- / - / - / -



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20.10.17



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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Demolition Section FF Schedule of Works	1:100 @ A1	13.04.17	
drawing number	drawn	checked	
AHA/ KKC /DM/306SW	FR	DA	
revision			

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