

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

Planning Submission - Schedule of Works

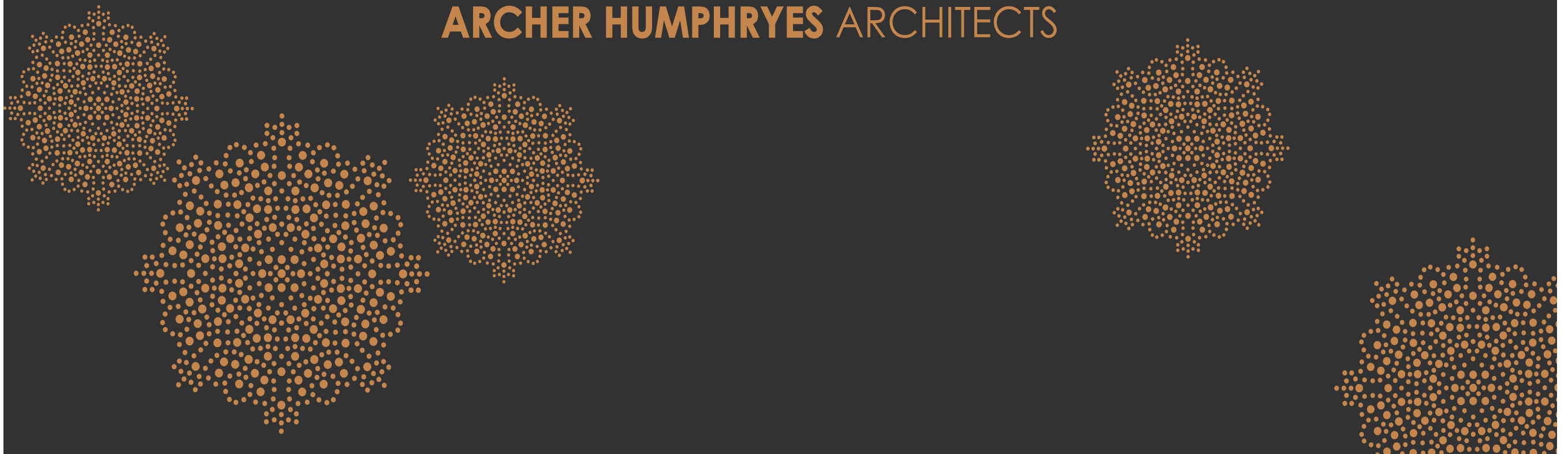
Revision A

Part three of three

October 2017

“ a great space is performance in progress.”

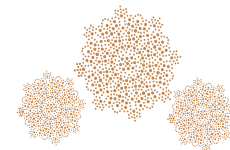
ARCHER HUMPHRYES ARCHITECTS



Part Three

Schedule of Works - Proposed Drawings
Archer Humphryes Architects

ARCHER HUMPHRYES ARCHITECTS



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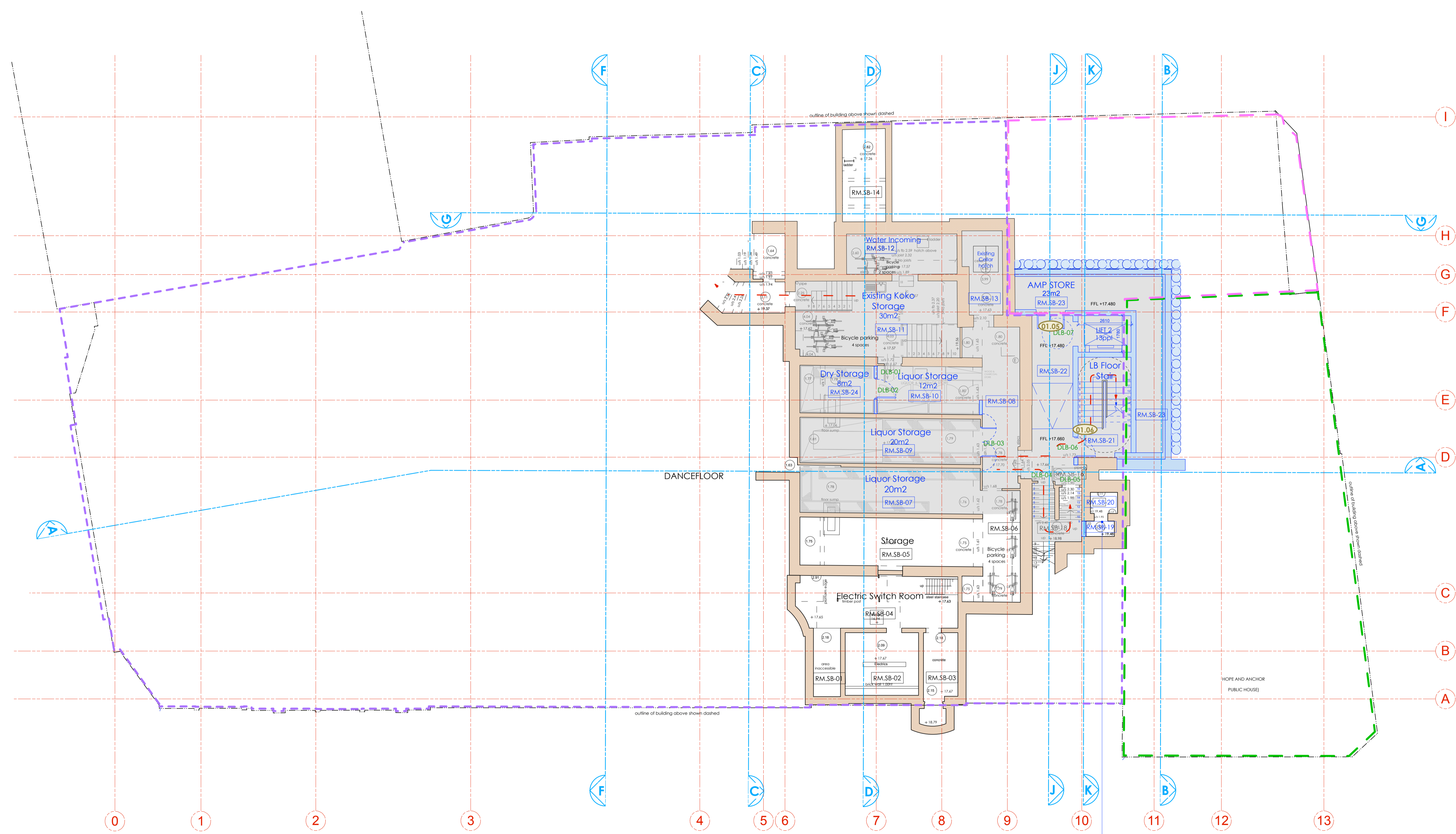
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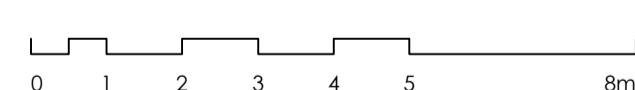
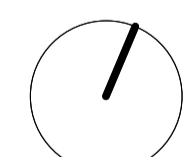
revision / date / amendments
A / 06/12/17 / Existing cellar hatch reinstated with bicycle store relocated.



LEGEND

- Proposed Works
- 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)
- Building Fabric to be demolished
- Demolition of Flooring / Elevation / Wall
- Proposed Excavation
- Remove and retain in alternate location
- Retain and protect existing
- Retain, make good, ease and adjusted
- Means of escape Route
- Private Members Route
- Koko Customer Route
- Public Route
- Artist Route
- Proposed Riser
- Proposed Risers Above
- RM.4-06 Room Number
- D4-02 Door Number
- W4-05 Window Number
- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise
- Schedule of works Annotations

06.12.17



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	
drawing title	scale date
Proposed Sub Basement Plan	1:100 @ A1 13.04.17
Schedule of Works	drawn checked
	FR/PCI DA
drawing number	revision
AHA/KKC/GA/0985W	A

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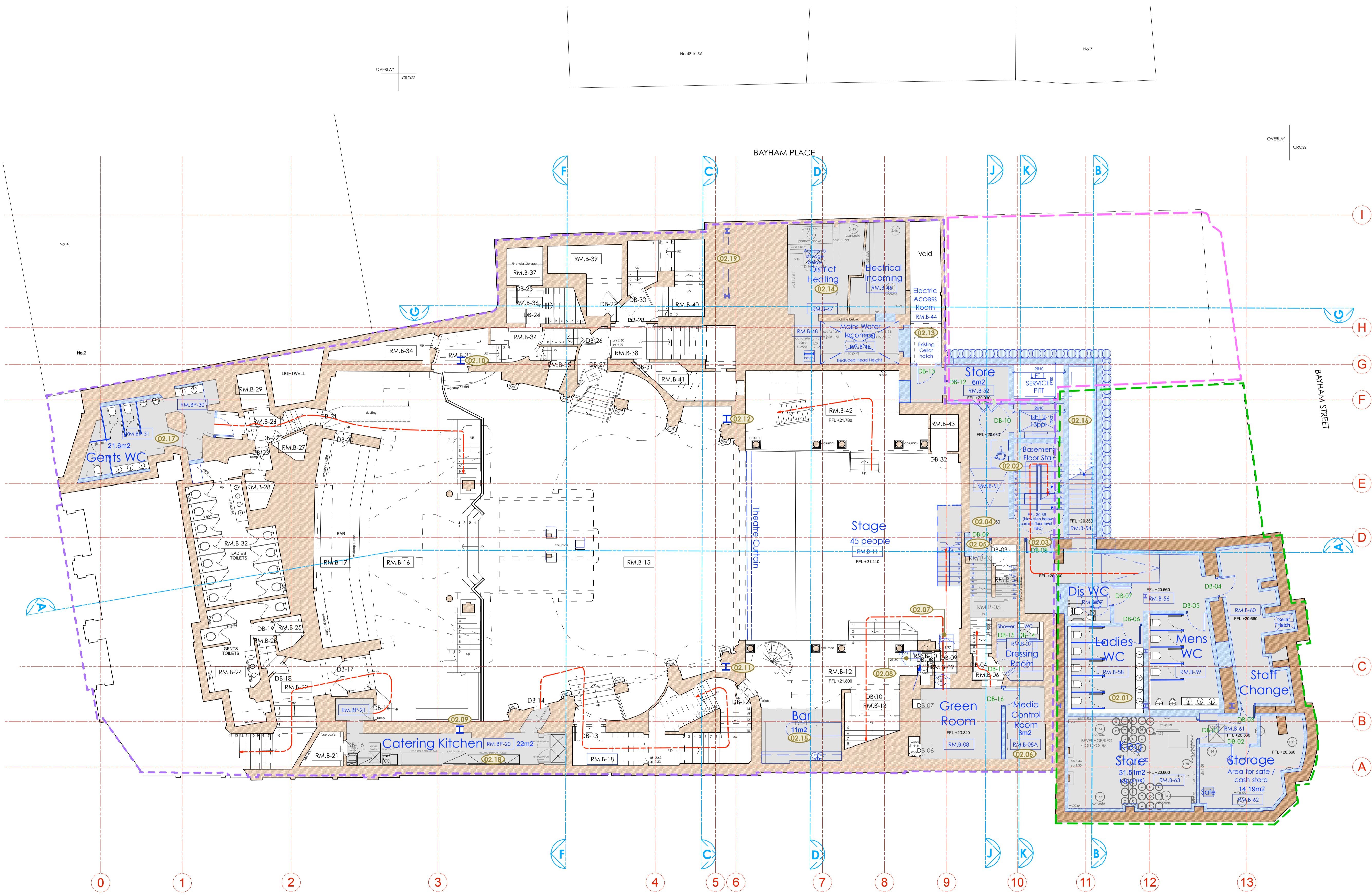
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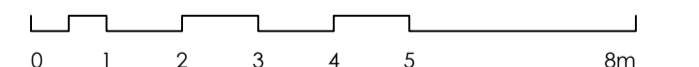
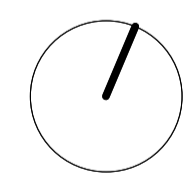
revision / date / amendments
A / 06/12/17 / Existing cellar hatch reinstated.



LEGEND

- Proposed Works
- 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)
- Building Fabric to be demolished
- Demolition of Flooring / Elevation / Wall
- Proposed Excavation
- Remove and retain in alternate location
- Retain and protect existing
- Retain, make good, ease and adjusted
- Means of escape Route
- Private Members Route
- Koko Customer Route
- Public Route
- Artist Route
- Proposed Riser
- Proposed Risers Above
- RM.4-06 Room Number
- D4-02 Door Number
- W4-05 Window Number
- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise
- (XX.XX) Schedule of works Annotations

06.12.17



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Central House
142 Central Street
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project title KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title Proposed Basement Plan Schedule of Works	scale 1:100 @A1 13.04.17
drawing number AHA/KKC/GA/0995W	drawn / checked FR/PC DA
	revision A

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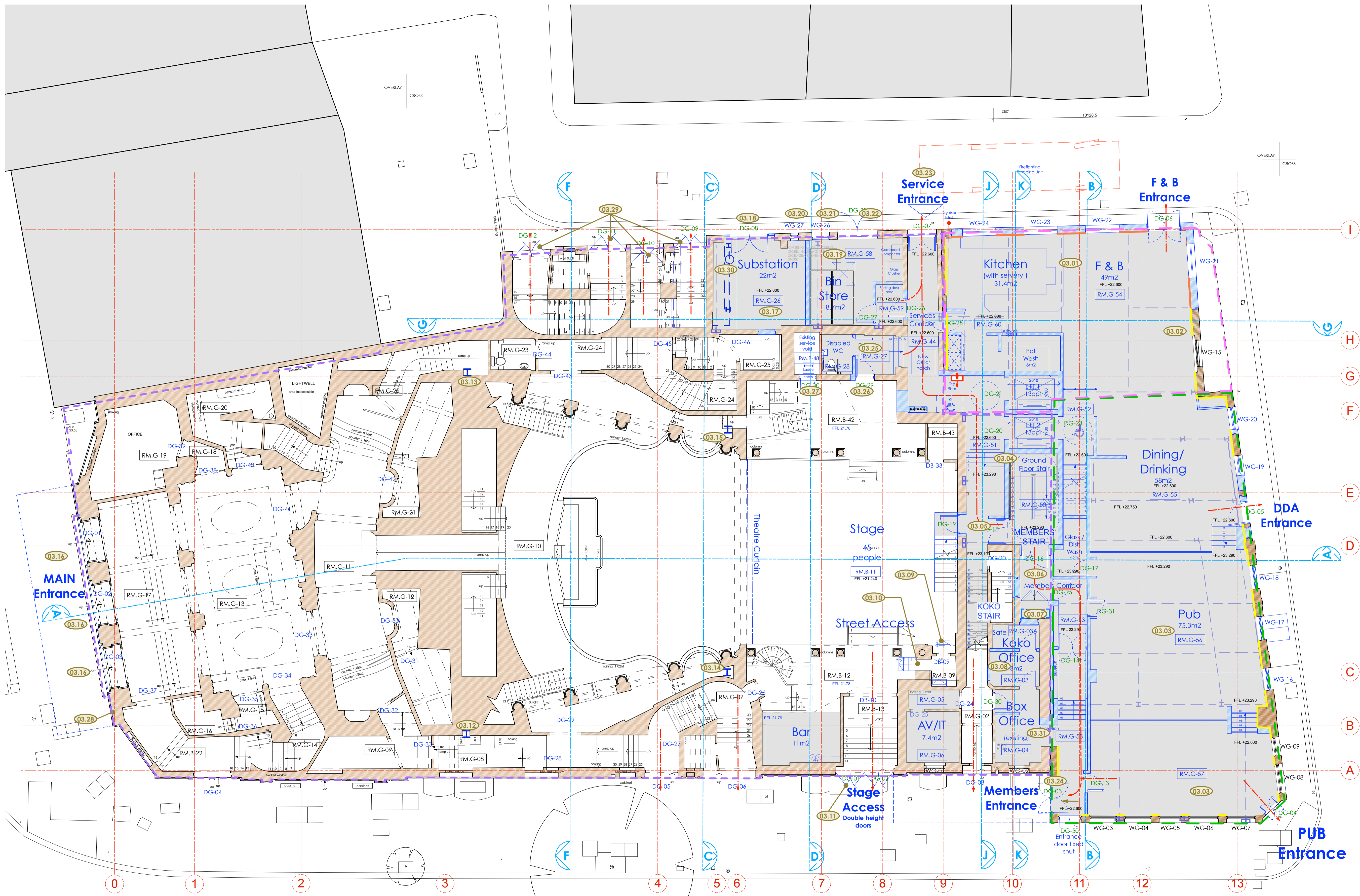
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revision / date / amendments
A / 24/10/17 / - Window numbers updated
B / 25/10/17 / - Wall removed in Hope and Anchor under structural grounds.
C / 06/12/17 / - Addition of substation, relocation of bin store and new cellar hatch connection.



LEGEND

- Proposed Works
- 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)
- Building Fabric to be demolished
- Demolition of Flooring / Elevation / Wall
- Proposed Excavation
- Remove and retain in alternate location
- Retain and protect existing
- Retain, make good, ease and adjusted
- Means of escape Route
- Private Members Route
- Koko Customer Route
- Public Route
- Artist Route
- Proposed Riser
- Proposed Risers Above
- RM.G-06 Room Number
- D4-02 Door Number
- W4-05 Window Number
- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise
- Original brickwork exposed
- New brickwork exposed
- (X.X.X) Schedule of works Annotations

06.12.17

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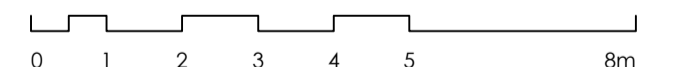
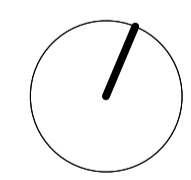
project title	
KOKO + Hope & Anchor + Bayham Place, Camden, London	
drawing title	scale / date
Proposed Ground Floor Plan	1:100 A1 13.04.17
Schedule of Works	drawn / checked
	FR/PC DA
drawing number	revision
AHA/KCC/GA/100SW	C

revision / date / amendments
A / 24/10/17 / - Window numbers updated
B / 25/10/17 / - Wall removed in Hope and Anchor under structural grounds
C / 06/12/17 / - Infill window omitted for new doorway, Grid 10 + C-D.

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- Existing Building Fabric KOKO née Camden Palace Theatre (1900)
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- Proposed Excavation
- Remove and retain in alternate location
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- Retain, make good, ease and adjusted
- Means of escape Route
- Private Members Route
- Koko Customer Route
- Public Route
- Artist Route
- ▬ Proposed Riser
- ▬ Proposed Risers Above
- RM.4-06 Room Number
- D4-02 Door Number
- W4-05 Window Number
- - - Hope & Anchor Demise
- - - Koko Demise
- - - 1 Bayham Street & 65 Bayham Place Demise
- - - Blue Roof
- - - Original brickwork exposed
- - - New brickwork exposed
- (X.X.X) Schedule of works Annotations

06.12.17

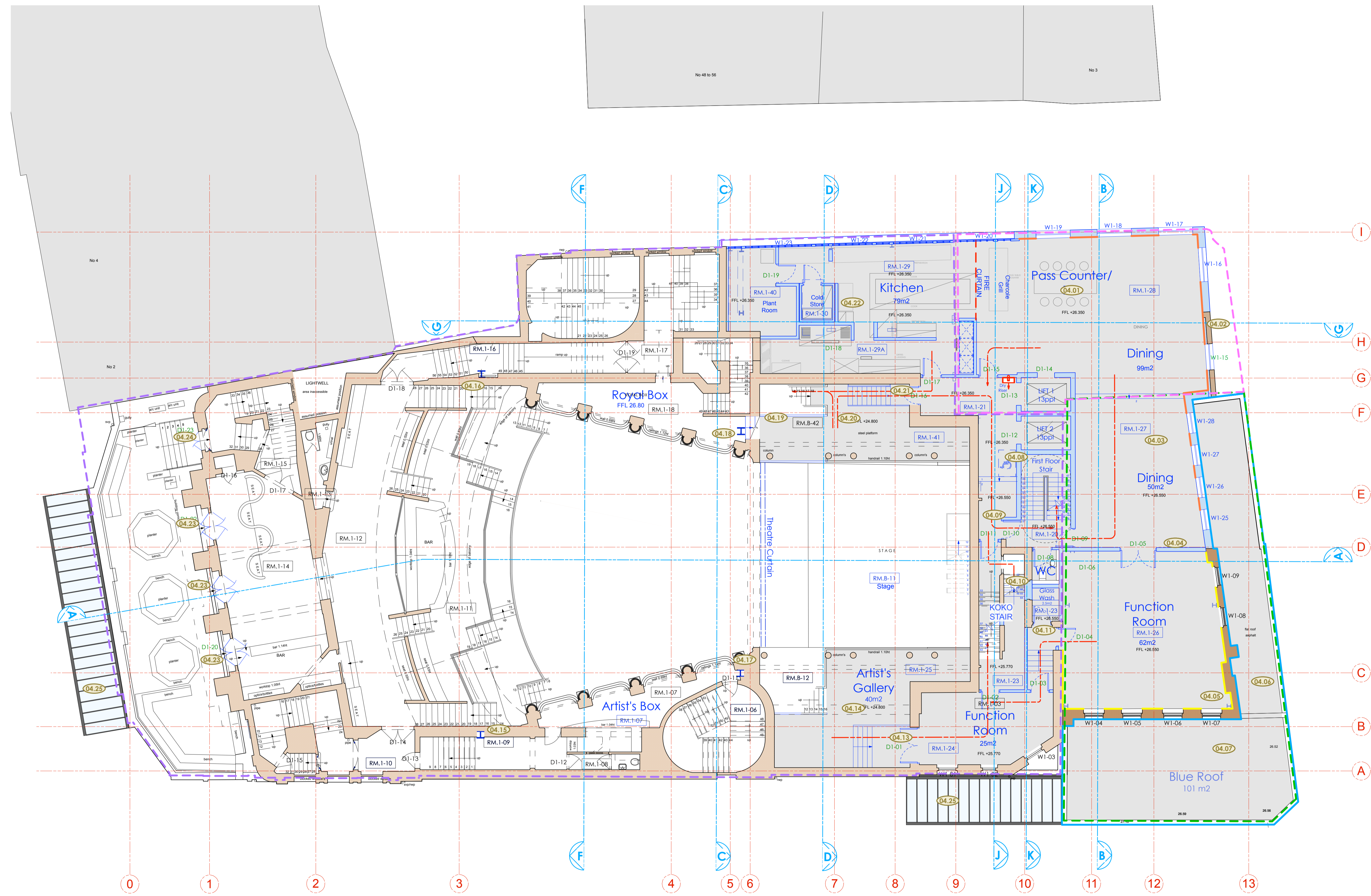


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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale / date
Proposed First Floor Plan Schedule of Works	1:100 @ A1 13.04.17
drawing number	drawn / checked
AHA/KKG/GA/101SW	FR/PC DA
	revision
	C



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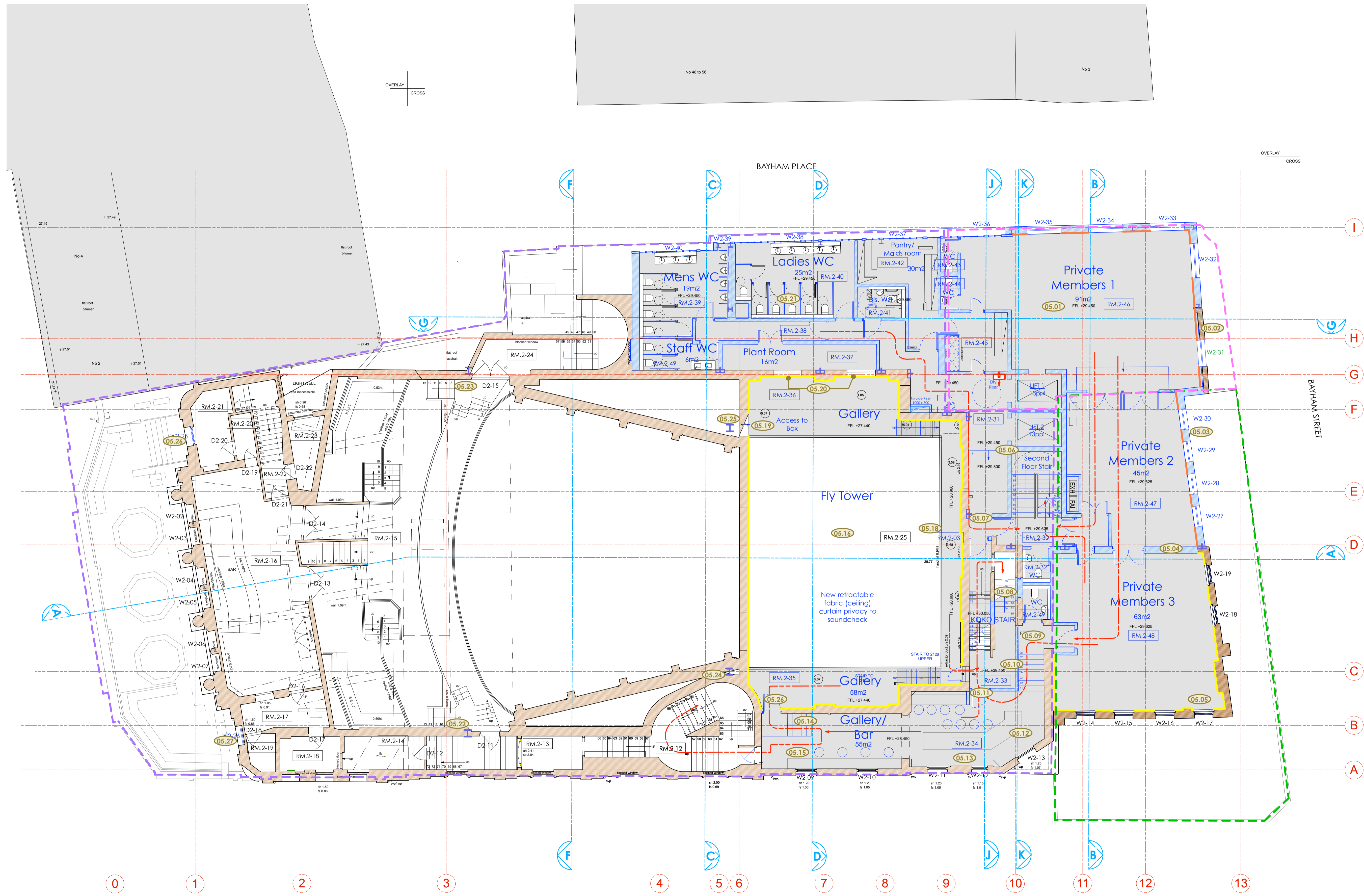
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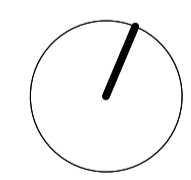
revision / date / amendments	
A / 24/10/17 /	- Window numbers updated
B / 25/10/17 /	- Wall removed in Hope and Anchor under structural grounds.
C / 06/12/17 /	- Infill window omitted for new doorway, Grid 10 + C-D.



LEGEND

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- Retain, make good, ease and adjusted
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- Private Members Route
- Koko Customer Route
- Public Route
- Artist Route
- ▬ Proposed Riser
- ▬ Proposed Risers Above
- RM.2-06 Room Number
- D4-02 Door Number
- W4-05 Window Number
- - - Hope & Anchor Demise
- - - Koko Demise
- - - 1 Bayham Street & 65 Bayham Place Demise
- ▬ Blue Roof
- ▬ Original brickwork exposed
- ▬ New brickwork exposed
- ⊗ Schedule of works Annotations

06.12.17



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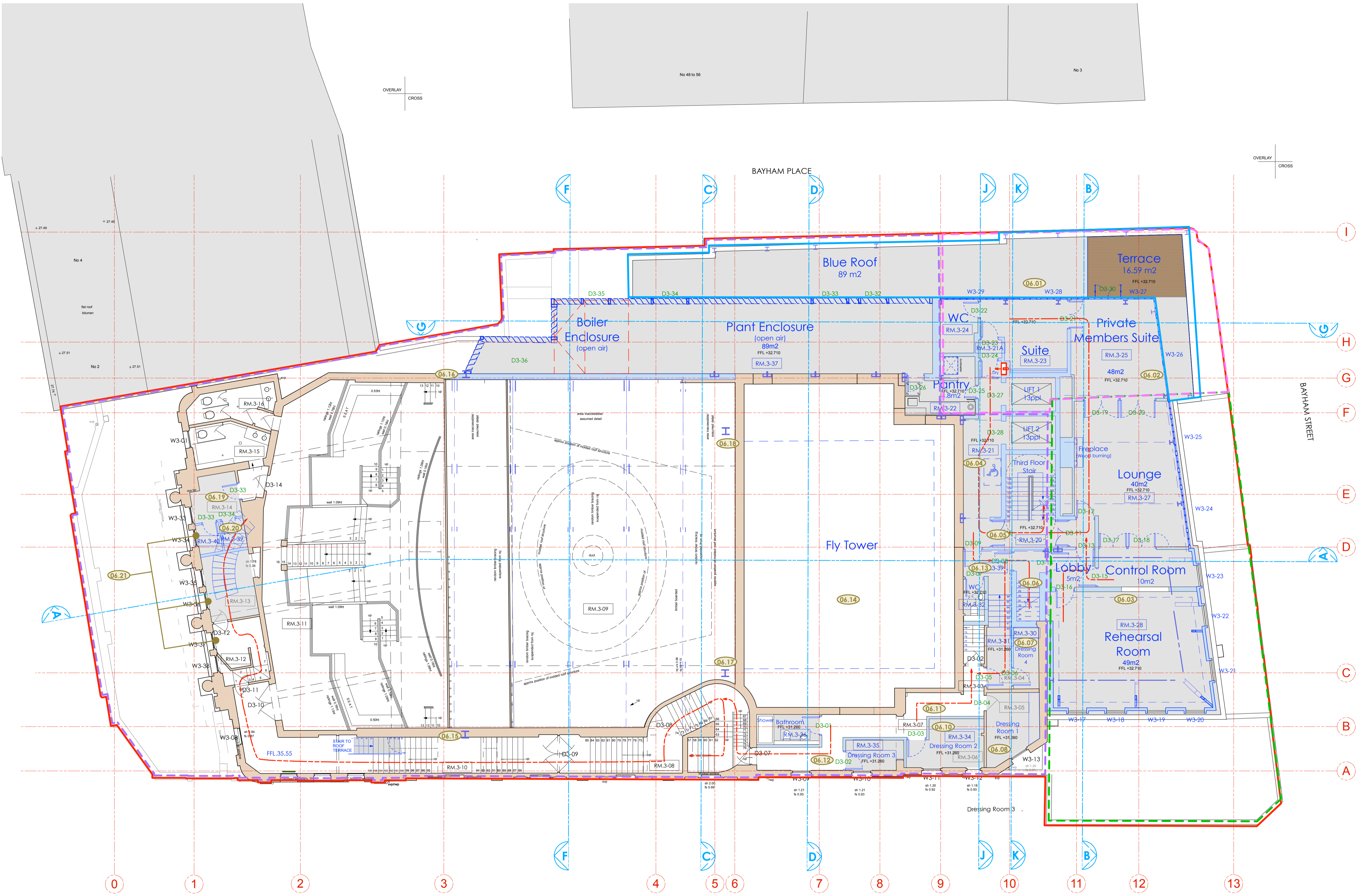
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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale 1: date
Proposed Second Floor Plan	1:100 #A11 13.04.17
Schedule of Works	drawn checked
	FR/PC DA
drawing number	revision
AHA/KKG/GA/1025W	C

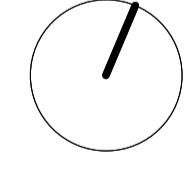
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revision / date / amendments
A / 24/10/17 / - Room numbers updated - Window numbers updated



- LEGEND**
- Proposed Works
 - 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)
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 - Proposed Excavation
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 - Retain and protect existing
 - Retain, make good, ease and adjusted
 - Means of escape Route
 - Private Members Route
 - Koko Customer Route
 - Public Route
 - Artist Route
 - Proposed Riser
 - Proposed Risers Above
 - RM.4-06 Room Number
 - D4-02 Door Number
 - W4-05 Window Number
 - Hope & Anchor Demise
 - Koko Demise
 - 1 Bayham Street & 65 Bayham Place Demise
 - Blue Roof
 - Schedule of works Annotations

24.10.17



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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale / date
Proposed Third Floor Plan Schedule of Works	1:100 @ A1 13.04.17
drawing number	drawn / checked
AHA / KCC / GA / 1035W	FR/PCI DA
	revision
	A

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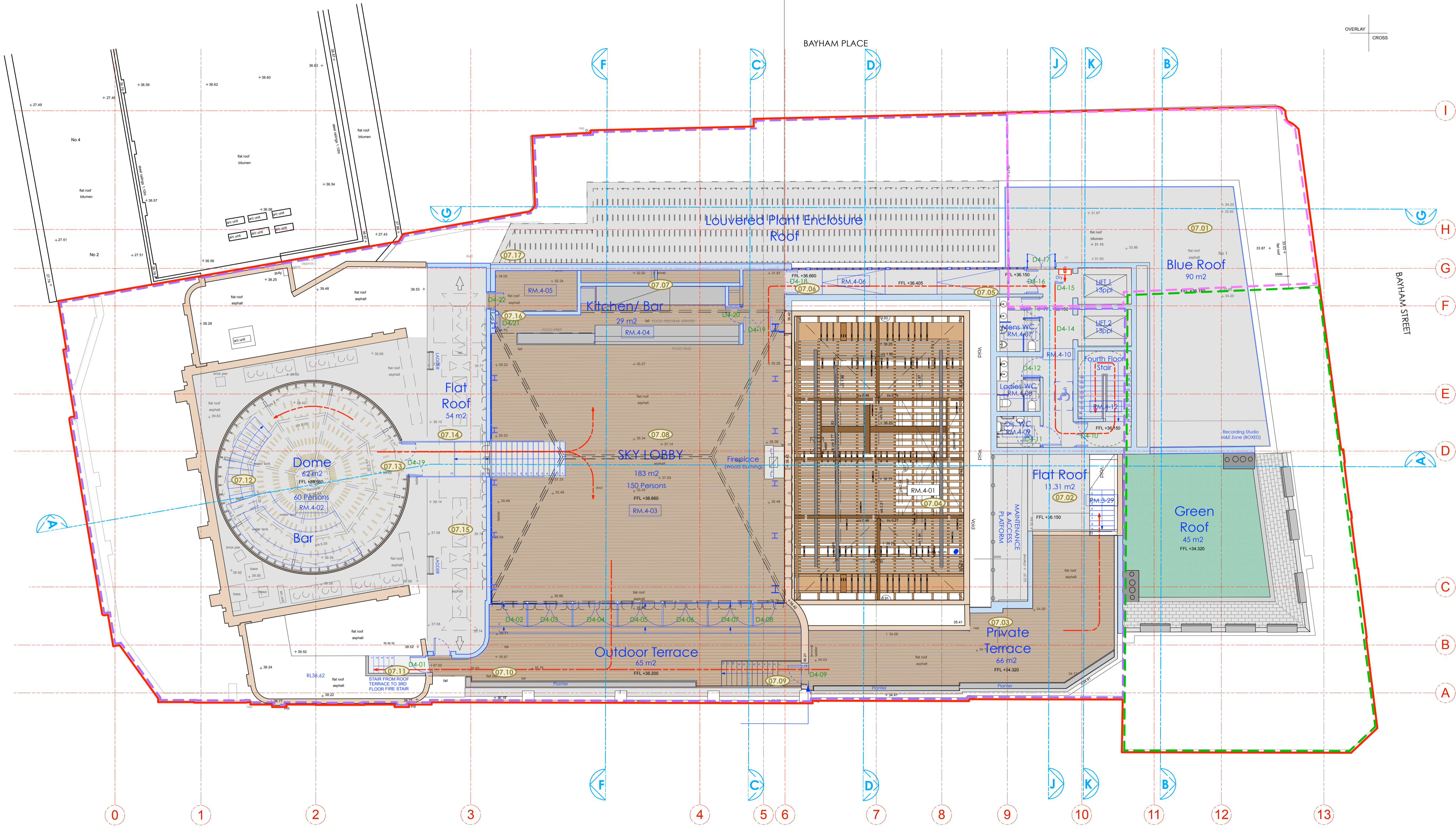
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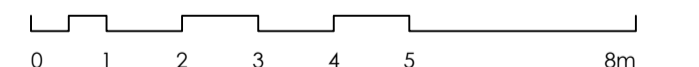
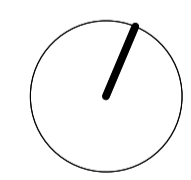
revision / date / amendments
A / 24/10/17 / - Room numbers updated - Window numbers updated



LEGEND

- Proposed Works
- 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)
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- Demolition of Flooring / Elevation / Wall
- Proposed Excavation
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- Retain, make good, ease and adjusted
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- Koko Customer Route
- Public Route
- Artist Route
- Proposed Riser
- Proposed Risers Above
- RM.4-06 Room Number
- D4-02 Door Number
- W4-05 Window Number
- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise
- Blue Roof
- Schedule of works Annotations

24.10.17



PLANNING

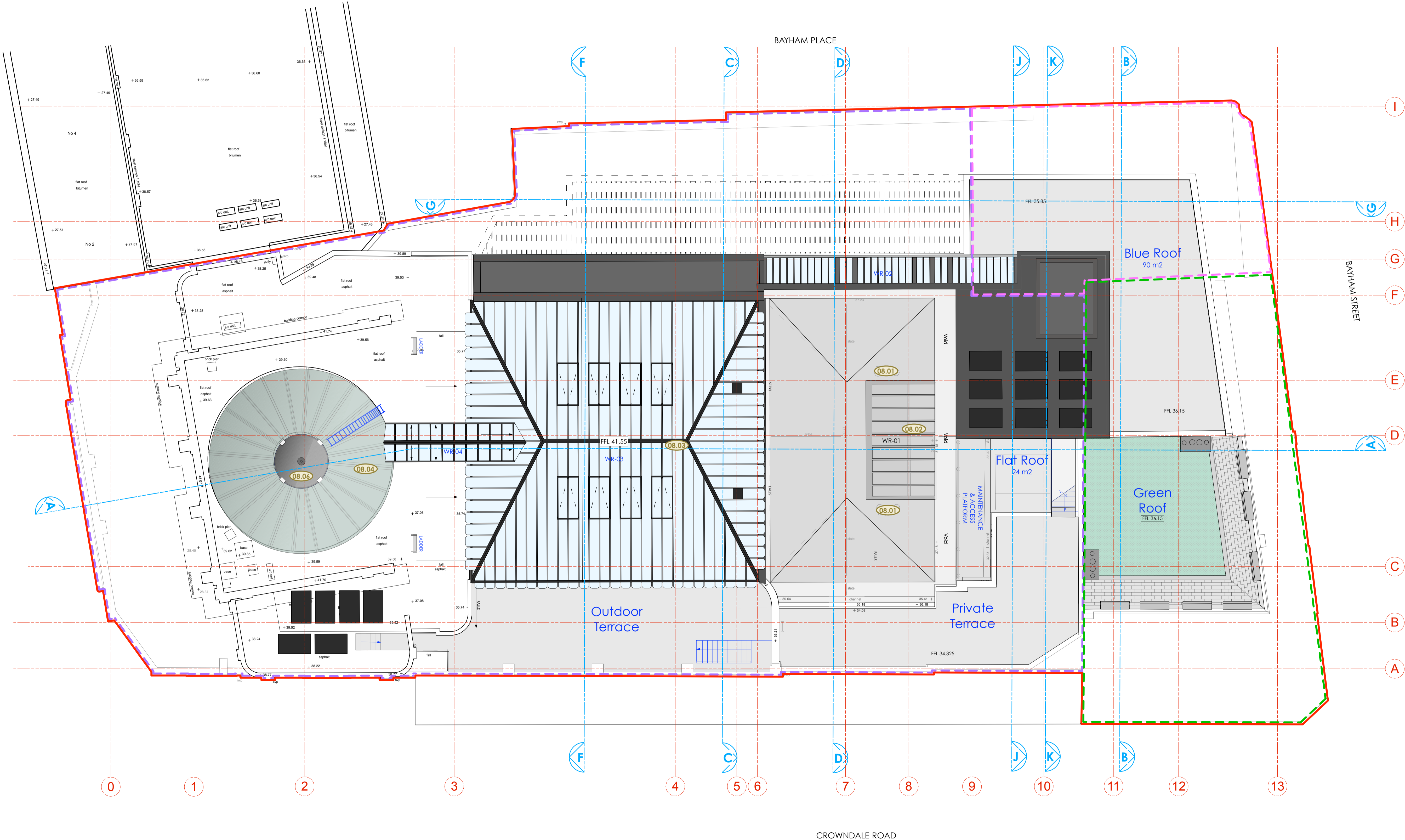
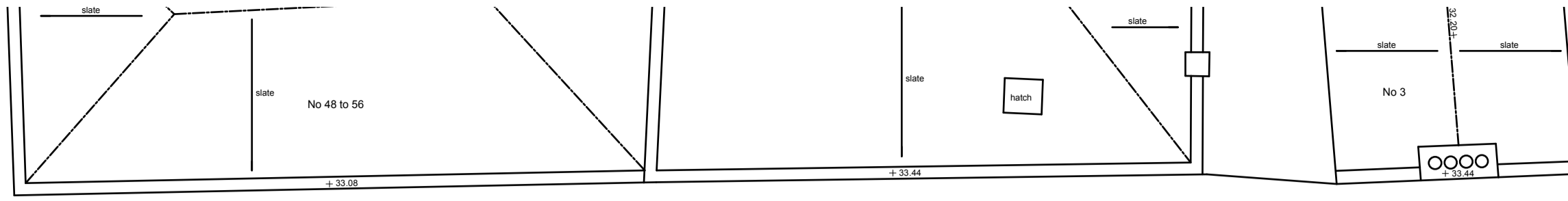
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Central House
142 Central Street
London, United Kingdom
EC1V 8AR
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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Proposed Fourth Floor Plan Schedule of Works	1:100 @ A1	13.04.17	
drawing number	drawn / checked	revision	
AHA/KKC/GA/104SW	FR/PC/DA	A	

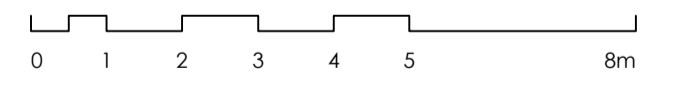
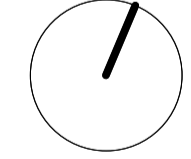
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revision / date / amendments
 A / 24/10/17 / - Window numbers updated
 B / 06/12/17 / - PVC units updated



- LEGEND**
- Proposed Works
 - 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)
 - Building Fabric to be demolished
 - Demolition of Flooring / Elevation / Wall
 - Proposed Excavation
 - Remove and retain in alternate location
 - Retain and protect existing
 - Retain, make good, ease and adjusted
 - Means of escape Route
 - Private Members Route
 - Koko Customer Route
 - Public Route
 - Artist Route
 - Proposed Riser
 - Proposed Risers Above
 - RM.4-06 Room Number
 - D4-02 Door Number
 - W4-05 Window Number
 - Hope & Anchor Demise
 - Koko Demise
 - 1 Bayham Street & 65 Bayham Place Demise
 - Blue Roof
 - Schedule of works Annotations

06.12.17

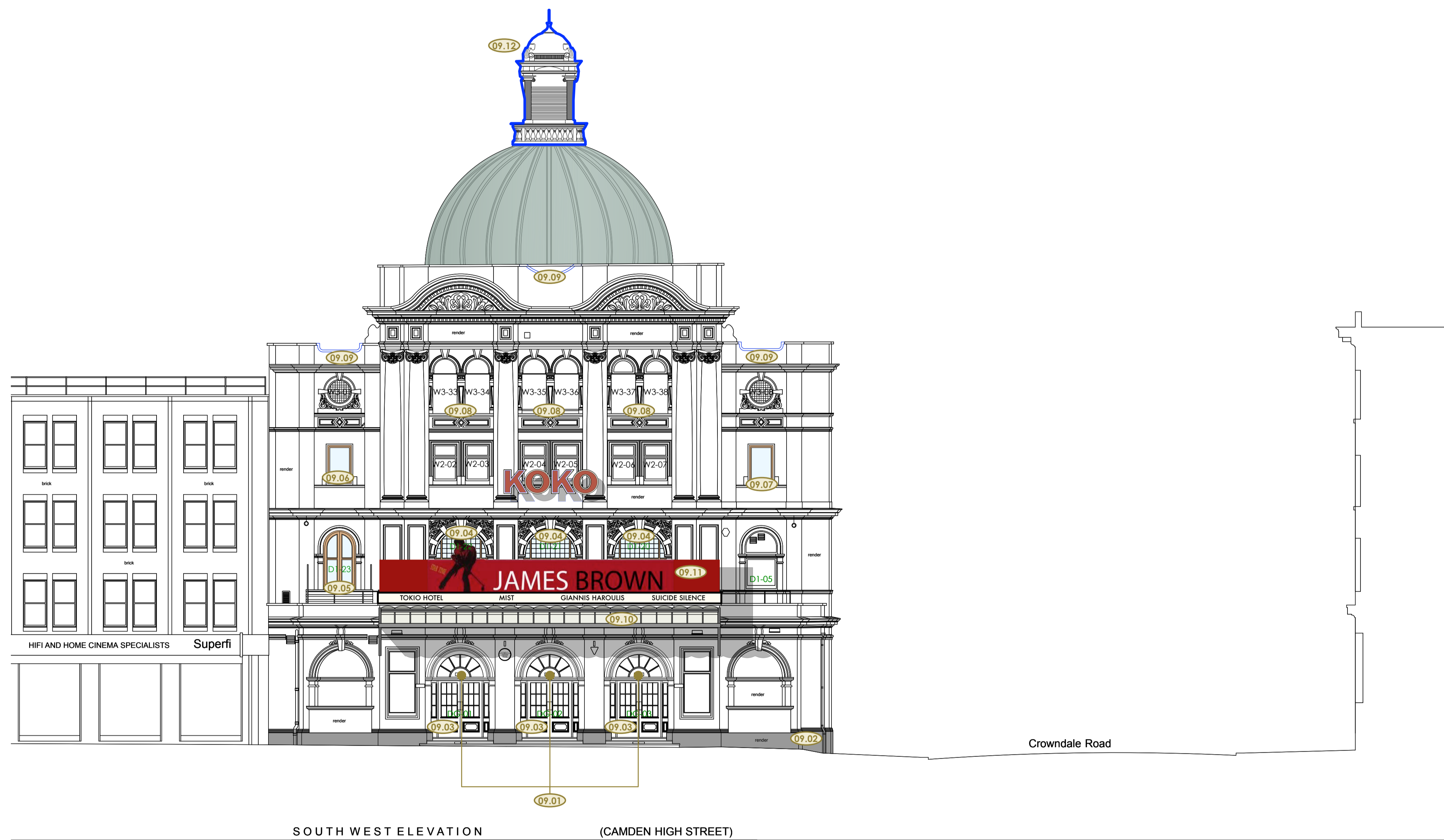


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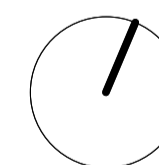
Basement
 Central House
 142 Central Street
 London, United Kingdom
 EC1V 8AR
 T: +44 (0) 20 7251 8555

project title		scale	date
KOKO + Hope & Anchor + Bayham Place Camden, London		1:100 @ A1	26.05.17
drawing title	Proposed Roof Plan	drawn	checked
		FR/PC	DA
drawing number	AHA/KKC/GA/105SW	revision	
		8	



XX-XX Schedule of works Annotations

24.10.17



0 1 2 3 4 5 8m

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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	
Proposed Koko Front Elevation Schedule of Works	1:100 @ A1	13.04.17	
drawing number	drawn	checked	
AHA/KKC/ PR /2025W	FR/PC	DA	
	revision		
	A		

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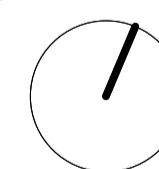
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

revision / date / amendments
 A / 24/10/17 / -Window numbers updated



XX.XX Schedule of works Annotations

24.10.17



PLANNING

Archer Humphryes Architects

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 Central House
 142 Central Street
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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Proposed Crowndale Road Elevation - Schedule of Works	1:100 @ A1	13.04.17	
drawing number	drawn	checked	
AHA/KKC/GA/2015W	EH/FR	DA	
	revision		
	A		

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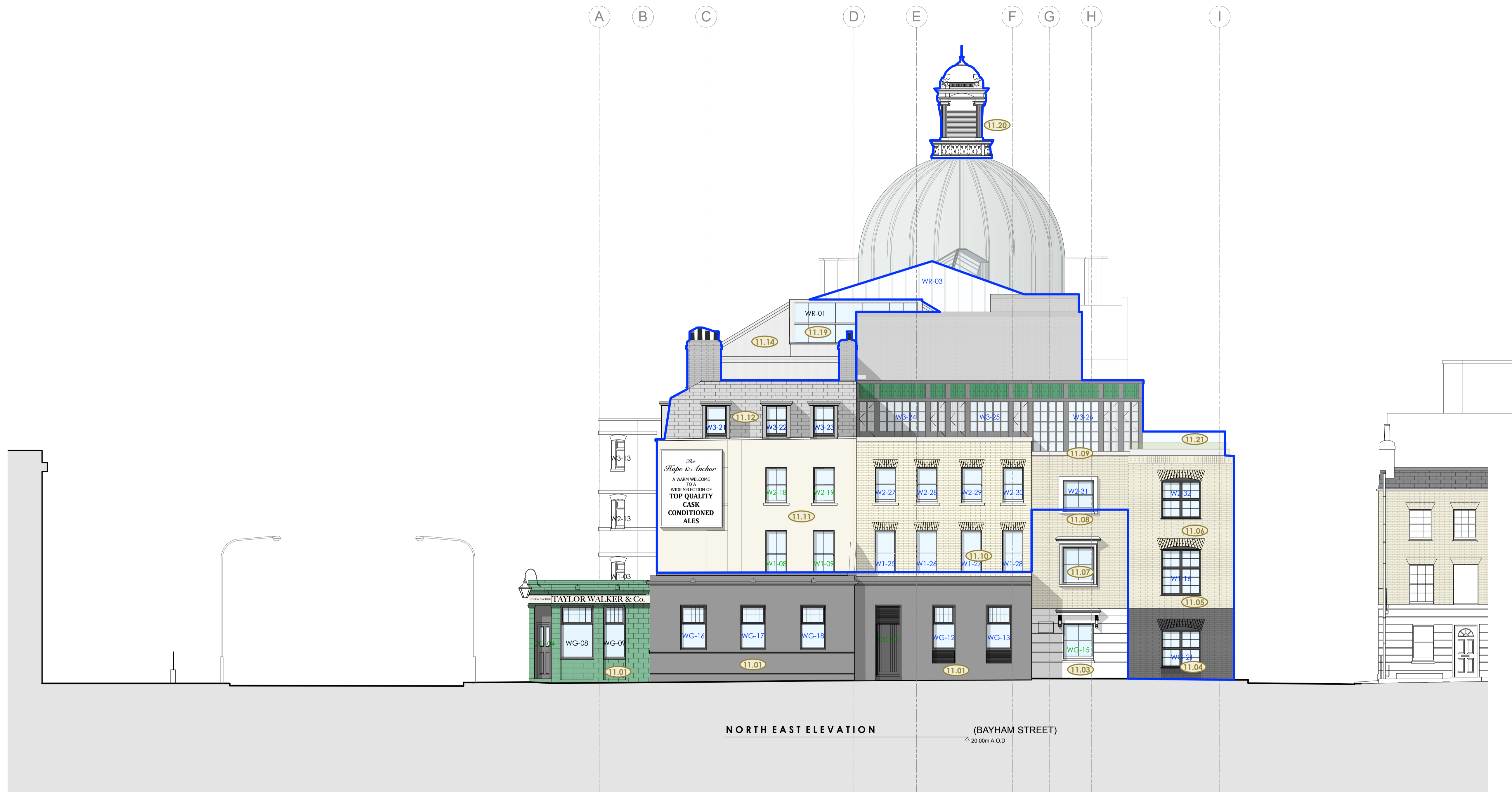
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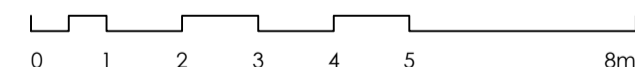
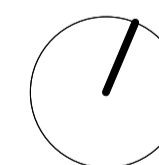
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revision / date / amendments
 A / 24/10/17 / Update of notes grid ref: A-D
 Updated window numbers



XX-XX Schedule of works Annotations

24.10.17



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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Proposed Bayham Street Elevation Schedule of Works	1:100 (A1)	13.04.17	
drawing number	drawn	checked	
AHA/KKC/GA/2025W	FR/PC	DA	
	revision		
	-		

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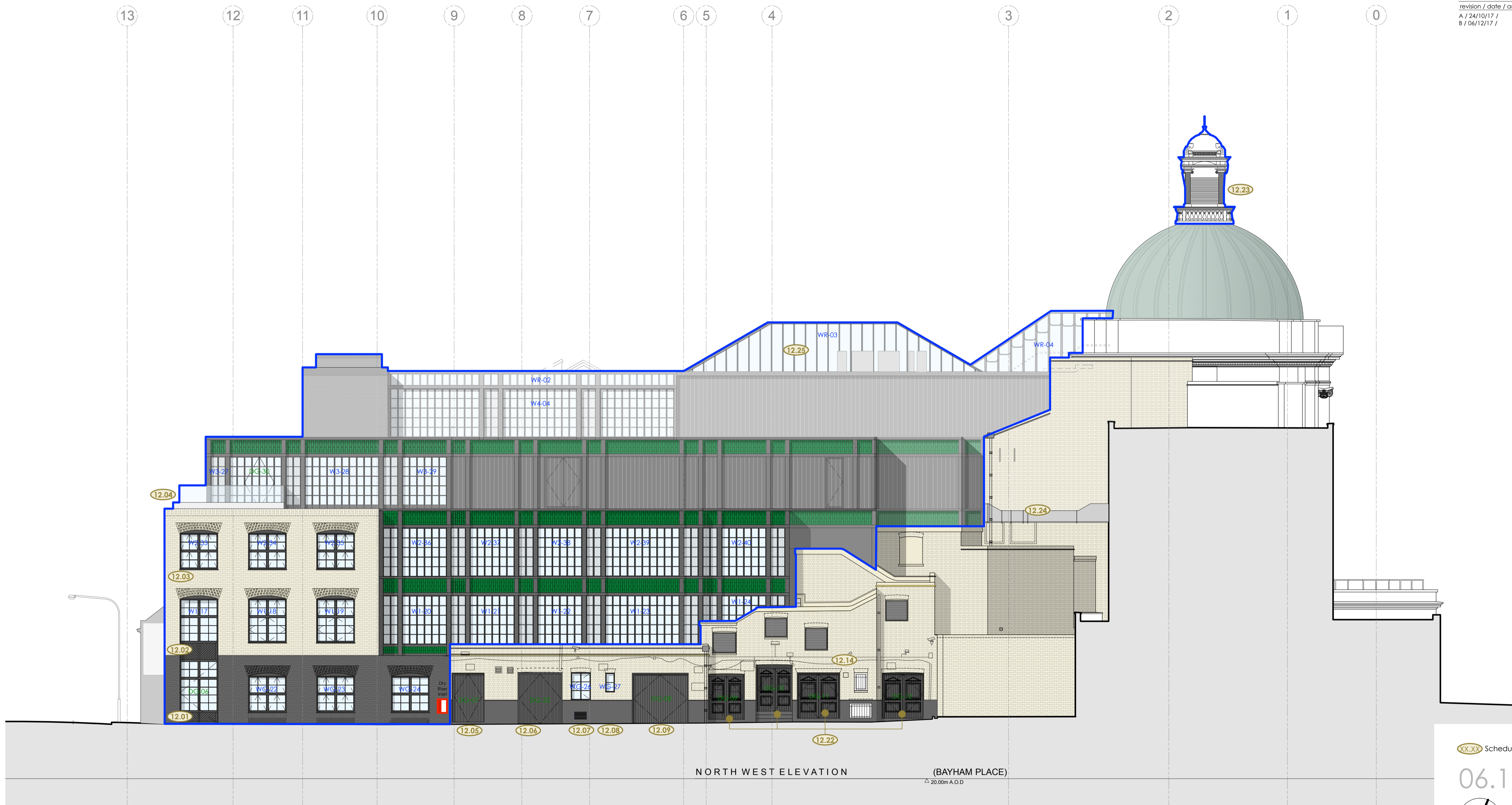
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All shop drawings to be submitted to the architect for comment prior to fabrication.

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.

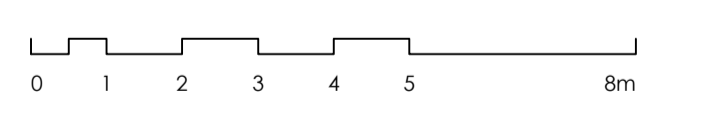
revision / date / amendments
A / 24/10/17 / Updated window numbers.
B / 06/12/17 / Window (WG-25) omitted for new double doors (DG-32) added to relocated bin store.



NORTH WEST ELEVATION (BAYHAM PLACE)
 Δ 20.00m A.O.D.

06.12.17 Schedule of works Annotations

06.12.17



PLANNING

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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Proposed Bayham Place Elevation Schedule of Works	1:100 (A1)	13.04.17	
drawing number	drawn	checked	
AHA/KKC/GA/2035W	FR/PC	DA	
	revision		
	B		