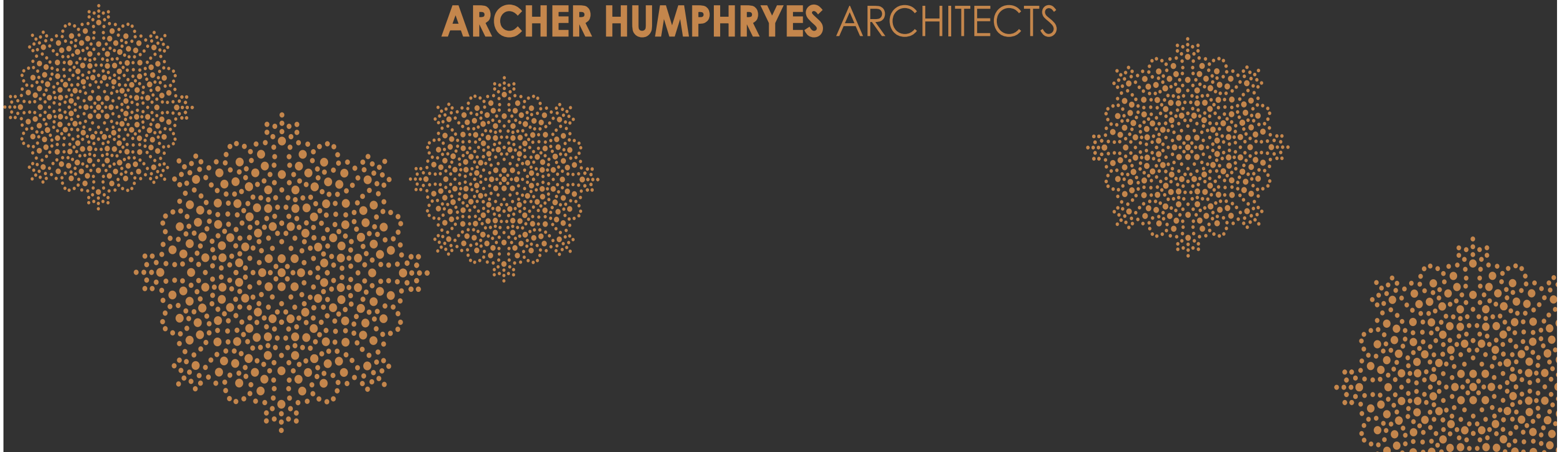


# Koko + Hope & Anchor, 1 Bayham St and 65 Bayham Place

Planning Submission – Design & Access Statement  
October 2017

“ a great space is performance in progress.”

**ARCHER HUMPHRYES** ARCHITECTS

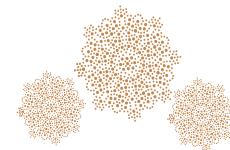


## Contents

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Design & Access Statement  
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## DESIGN & ACCESS STATEMENT

Job No: KKC  
Job: Koko + Hope & Anchor, 1 Bayham St and 65 Bayham Place  
Date : October 2017  
Revision: E



Image 1: Indicative Proposed View 1 from Camden High Street

## Executive Summary

The proposed development comprises the sensitive refurbishment and extension to the block bounded by Camden High Street, Crowndale Road, Bayham Place and Bayham Street containing the Grade II Listed venue known as Koko, the Hope and Anchor Public House and a dilapidated corner building comprising of 1 Bayham Street and 65 Bayham Place.

The proposal will deliver part new and refurbished high quality Private Members club, food and beverage spaces, rehearsal room and enhanced live music venue and performance space. These symbiotic uses will ensure the longevity of the live music venue and allow for the grade II listed building's refurbishment and maintenance.

The new building works along Bayham Street and Bayham Place are of exceptional design quality and will result in a significant enhancement of the buildings relationship and contribution to the character of the surrounding streetscape.

The original proposals for the site were submitted to the council in December 2016 and recommended for approval under application references 2016/6959/P and 2016/6960/L.

The proposals have been revised to provide a more modest proposal requiring less direct physical intervention within the building, the omission of works in filling the fly tower which will be retained as a complete historic volume and a revised programme of uses omitting the overnight hotel room accommodation and introducing more compatible ancillary use to the existing venue.

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Image 2: Indicative Proposed View 2 from Camden High Street looking down Crowndale Road



Image 3: Site location plan

## 1.0 Introduction

The site is located within Camden Town Centre and the Camden Town Conservation Area. It is made up of a cluster of buildings, which are located to the rear of Grade II Listed KOKO, formerly known as Camden Palace. These include, Hope & Anchor Pub, 65 Bayham Place and 1 Bayham Street.

### Background, Context and History:

The building is Grade II Listed and was completed in 1900 by WGR Sprague who was a prominent theatre architect in London at the time. It has had a colourful history and has been a live music venue since the beginning of the 1970's. The building fabric has not been well maintained and the building is now in dire need of a refurbishment. Similarly the buildings surrounding KOKO have been recently occupied by squatters and have fallen into disrepair. Furthermore KOKO has also been threatened through various development proposals seeking residential use on the site. In these circumstances the conflicting use would directly threaten the operational hours and uses within KOKO.

### The Brief:

The proposal for the development of the "KOKO block " including the Hope & Anchor, 1 Bayham Street and 65 Bayham Place has been put forward as a positive response to solve a number of social and physical difficulties that have blighted the site in recent years. Following its closure the Hope & Anchor has fallen into disrepair and dereliction and was until recently occupied by squatters misusing the building and preventing any possible positive connection with the neighbourhood. 1 Bayham St and 65 Bayham Place have suffered similarly and the site has only recently been relinquished from squatters, while the building remains in a derelict condition. In addition to these problems KOKO has also been threatened through various development proposals seeking residential use on the site. In these circumstances the conflicting use would directly threaten the operational hours and uses within KOKO. Seeking to address these issues KOKO and its owners have purchased both sites and have brought forward the enclosed proposals as a viable and long-term solution and means to secure a long and stable future for the KOKO building. The property is large, old and delicate requiring a significant level of investment to maintain it as an important music venue as well as the upkeep to the fabric of the listed building.

### The Private Members Club:

The proposed private members club is conceived as a separate building and business from KOKO, which both abut the club and in certain areas penetrate its public areas. The proposed entertainment uses are both sympathetic and symbiotic to the KOKO venue. The private members accommodation is located on the 1<sup>st</sup> to 3<sup>rd</sup> floors and provides dining, lounge, functions rooms and suite for members, guests, artists and crew.

### The Hope & Anchor:

At ground floor the reinstated public house provides bar and dining accommodation with an open kitchen in addition to a retail space.

### The Dome:

The new wing will find its unique quality through the physical relationship of the public areas located on the upper floors. The first of these is the connection and opening up of the KOKO dome. This currently contains the original water tanks, but will be provided with entrances both from the theatre's second circle and the new rooftop Lobby. The dome will provide a new bar and function room available to KOKO, private members and guests.

### The Rooftop Lobby:

The second new area open to private members and guests is the proposed roof top lobby. This sits directly above the KOKO auditorium in a space created between the existing dome and the flytower and is currently used to houseplant equipment. The roof top lobby is reached by two public lifts that lead directly off the ground floor reception. The lobby is contained by a glazed pavilion that provides

dramatic views of the KOKO dome and re-instated cupola as well as south over the west end and east across the city. The roof top lobby will be central to the Koko private members unique character, experience and the revenue projections under pinning the project's viability.

#### The Flytower:

The third unique space contributing to the development is the interior of the flytower; which can be viewed from below. This view shows the original sceneographic lattice, open queen post truss roof structure and the theatre's gigantic flywheel all of which are to be retained and displayed to visitors. Members will be able to appreciate the space and structure from the gallery bar, which occupies the historic gallery running around 3 sides of the open fly tower at the theatre's second floor level. The flytower will also be accessible from the Hope and Anchor and will be used to host events and booked diners services from the main kitchen and supporting accommodation. This will provide one of London's most distinctive and atmospheric theatrical spaces and is indispensable within the projects overall programme and inventory.

Other areas of connectivity between the theatre and venue are the second floor gallery, which leads directly to the boxes on the second circle and the rear staircase from the green room linking the green room with the Hope and Anchor and the theatre stage.

While the proposal to re-use an existing 19thC entertainment and leisure building has much in common with other intelligent, recent conservation projects, the brilliance of the KOKO project is that it sets itself apart by also maintaining the actual original use of the building, as an entertainment venue, as well as retaining and enhancing the physical fabric of the structure. Beyond the building's use and physical extension replacing derelict and redundant parts of the local street scape the development further enhances the overall character and quality of the conservation area, including the re-instatement of the dome's crowning cupola, retention of the Hope & Anchor and re-modelling of the Bayham St / Bayham Place corner building.



Image 4: Historical photograph of the Camden Palace facade



Image 5: Historical photograph of the Camden Palace facade

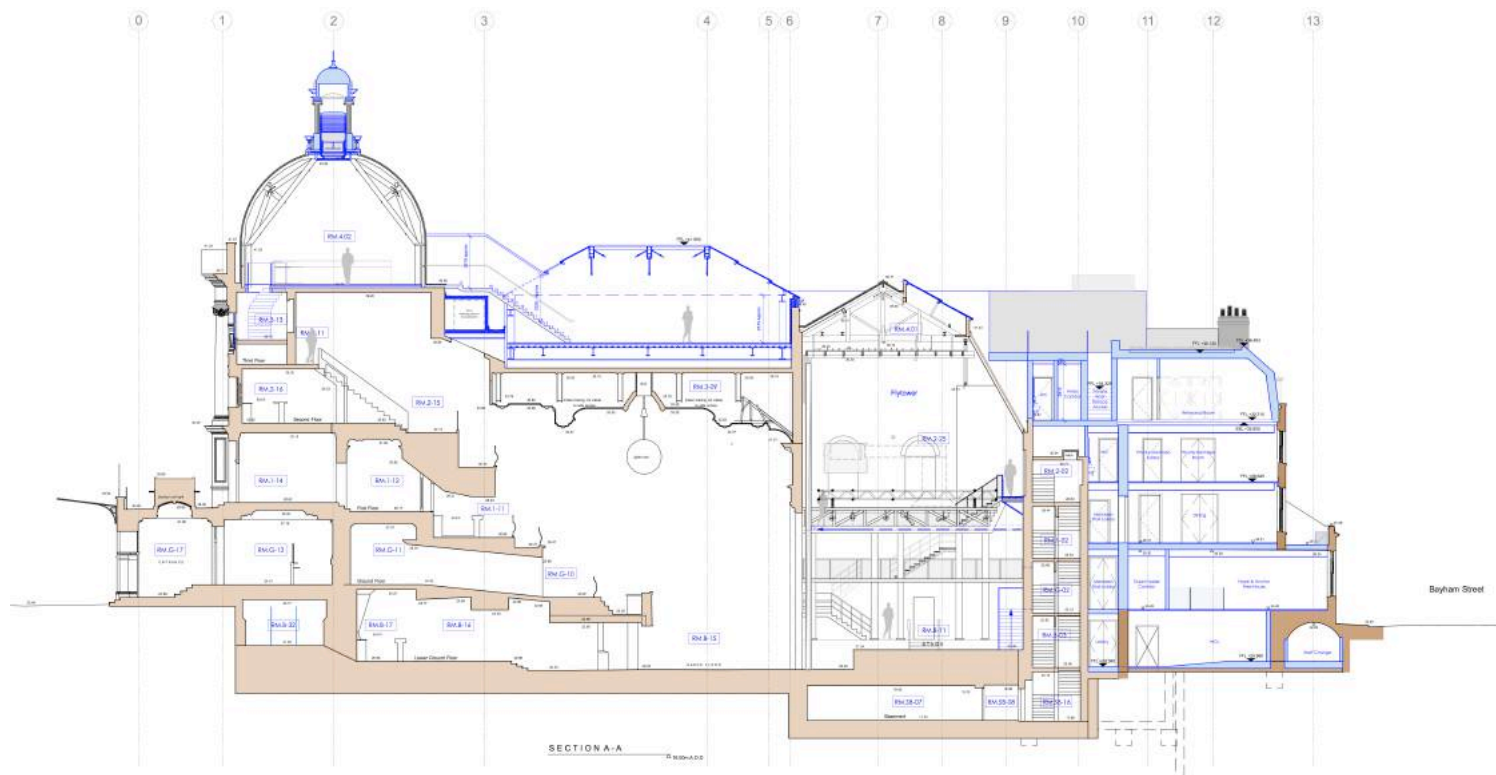


Image 6: Proposed section AA through the dome, rooftop lobby, flytower and the Hope & Anchor.

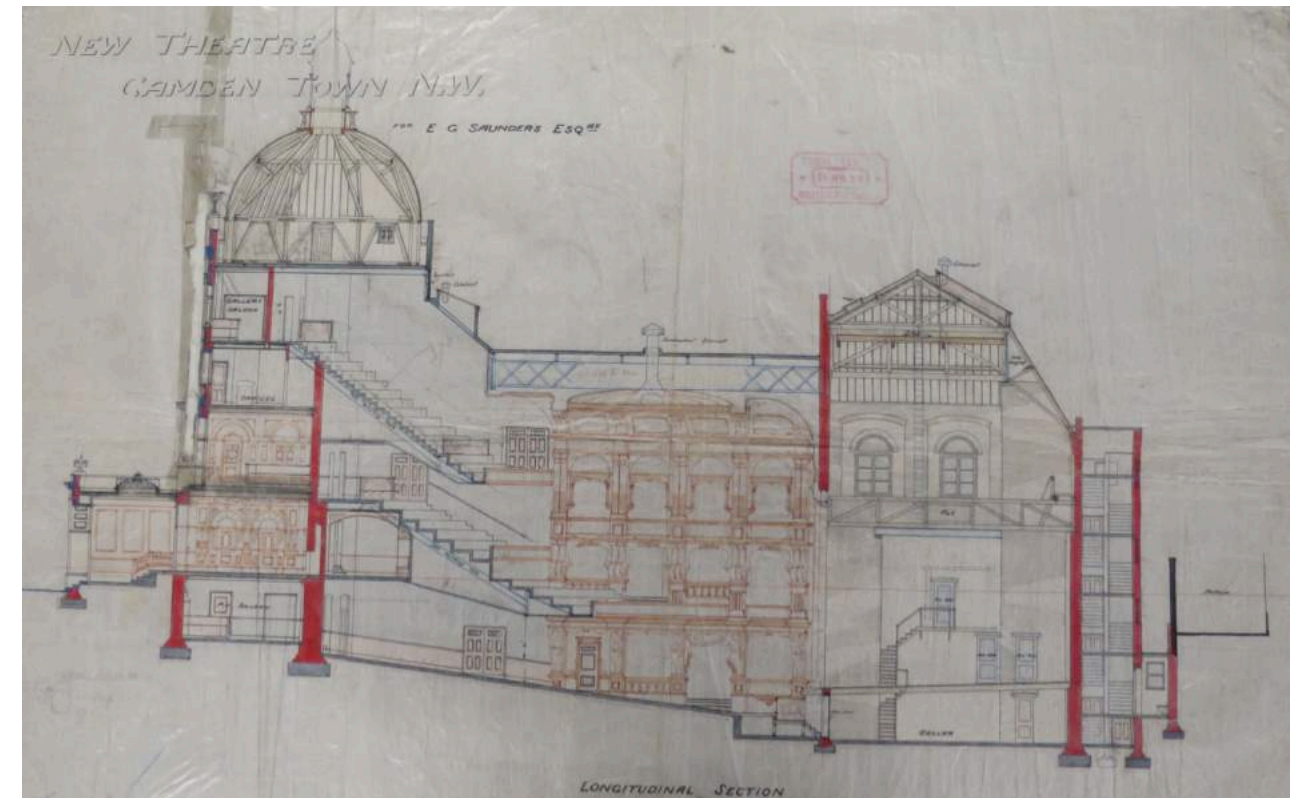


Image 7: Historical section AA through the dome, rooftop and flytower.

## 2.0 Site & Context

The KOKO venue and nightclub sits at the foot of Camden High St and marks the entrance to Camden Town when approaching from South along Hampstead Rd. The building is emblematic of Camden's character and place in London as a home to theatre events, music, artists and alternative culture and political thought.

The application site covers a range of buildings; the original Camden Palace now KOKO night club and music venue, the Hope & Anchor public house, 1 Bayham Street and 65 Bayham Place. Four roads, three of which are thoroughfares, surround the site; Camden High Street, Crowndale Road, Bayham Street and Bayham Place. Bayham Place defines the Northern edge of the site and provides access to the rear of the commercial buildings that sit to the north of KOKO on Camden High St and to the residential building opposite KOKO's north elevation.

The site has excellent transport links and is located opposite Mornington Crescent Underground Station, which serves the Northern Line (Charing Cross branch) as well as sitting in close proximity to a number of bus routes. The Site is PTAL 6b, which is the highest rating for proximity to public transport.

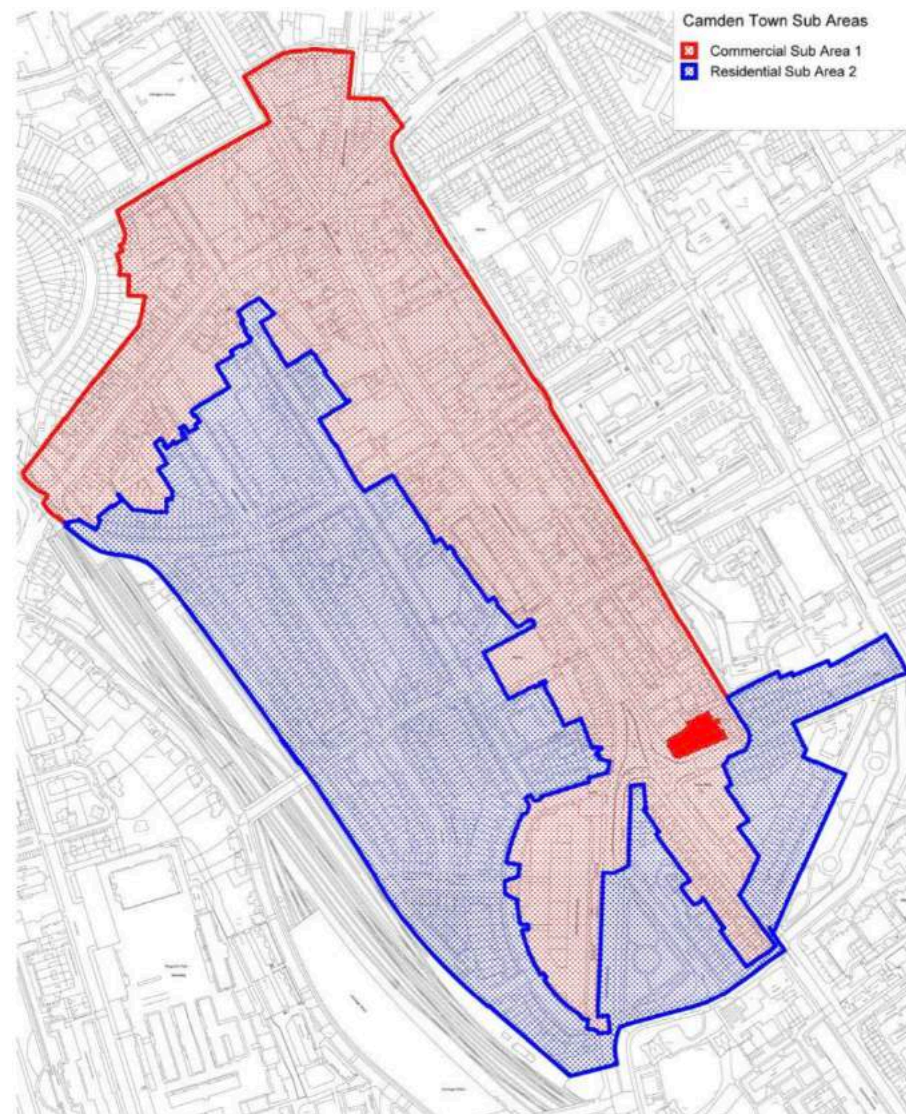


Image 8: Map of the Camden Town Conservation Area with the subject site highlighted red

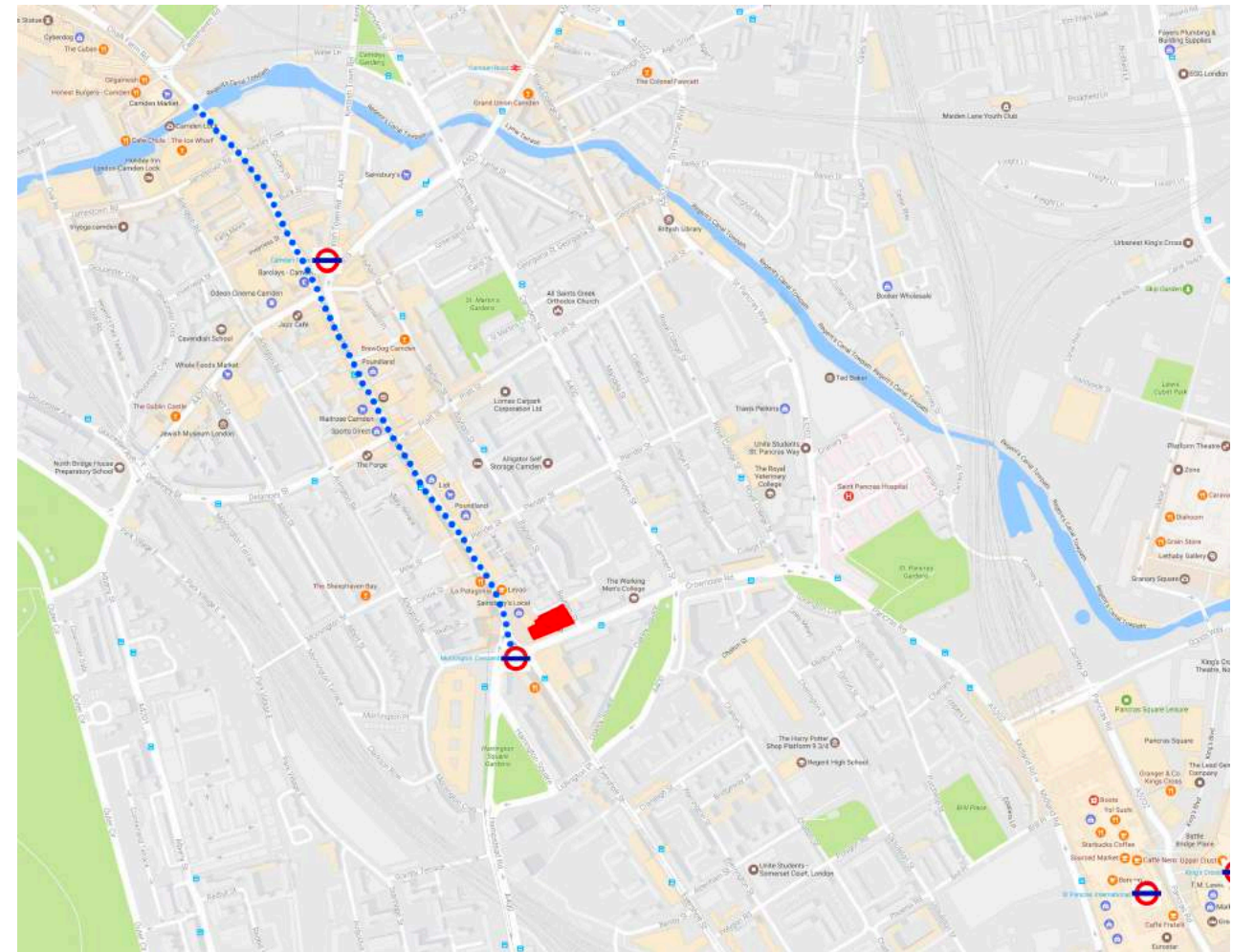


Image 9: Site context including Mornington Crescent and Camden Town tube stations, Camden High Street leading to the Camden Market



Image 10: PTAL map



### 3.0 Existing building

The building is Grade II Listed and was completed in 1900 by WGR Sprague who was a prominent theatre architect in London at the time. The building is a local landmark and focal point within the conservation area. The building's history as a venue is equally rich; closing as a theatre and opening as a cinema in 1928 before closing in 1940. The BBC took over in 1945 and recorded shows there including the "Goonies" and "Rhythm & Blues". The building became a music venue in 1970 from when it fell into an increasing state of disrepair. It opened as KOKO in 2004 from when it has remained central to London's live music and entertainment life. Today it acts as host to global music acts as well as continually supporting local and emerging talent in London and Camden in particular.

- 1900  
It began its life as The Camden Theatre, officially opening on Boxing Day 1900
- 1909  
It was renamed The Camden Hippodrome and reopened as a 'variety theatre'
- 1913 – 1940  
The venue became a cinema, before temporarily closing during the War
- 1945  
The building became a BBC Theatre, hosting famous shows such as The Goon Show
- 1970  
The venue was reincarnated as The Music Machine, finding itself at the heart of the Punk revolution in London
- 1972  
The building was granted Grade II listed status
- 1982  
It became Camden Palace and the 'New Romantic' scene found its home
- 2004  
The venue closed for much-needed refurbishment
- 2004  
The venue reopened as KOKO. Since then, well-known musicians and artists, such as Noel Gallagher, Kasabian, Coldplay, Amy Winehouse and Kanye West have performed there. The venue is also a recognised platform for upcoming artists and prides itself on hosting the best new talent in music
- Present Day  
A proposal is brought forward for the refurbishment of the existing KOKO venue and redevelopment of buildings to the rear. The development will be integrated with a pub, restaurant, dining facilities, function rooms and private member amenities to create a unique symbiotic scheme in order to ensure the venues' uses are protected for future generations.

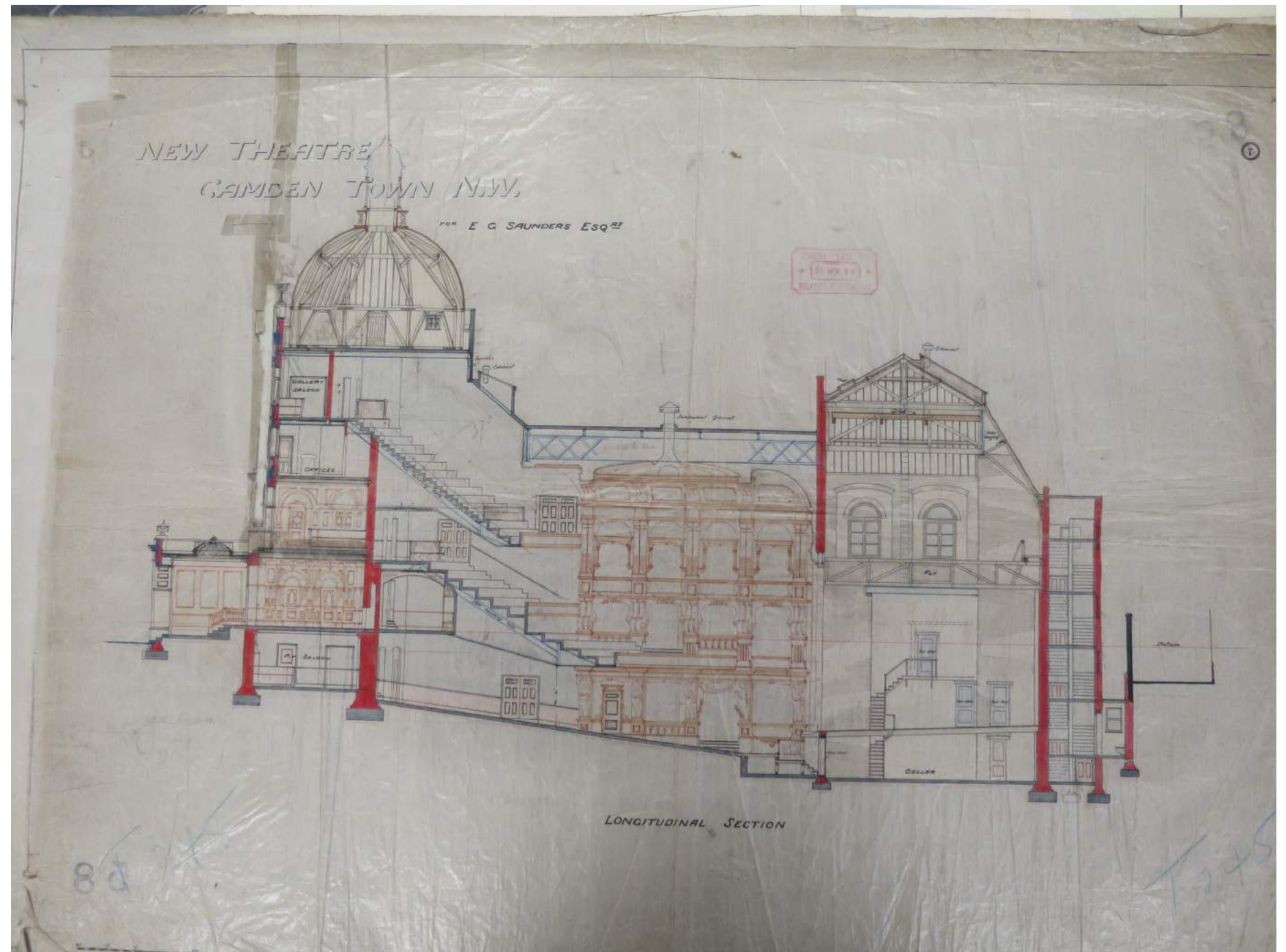


Image 11: Original drawing of section AA

#### 4.0 Design Process

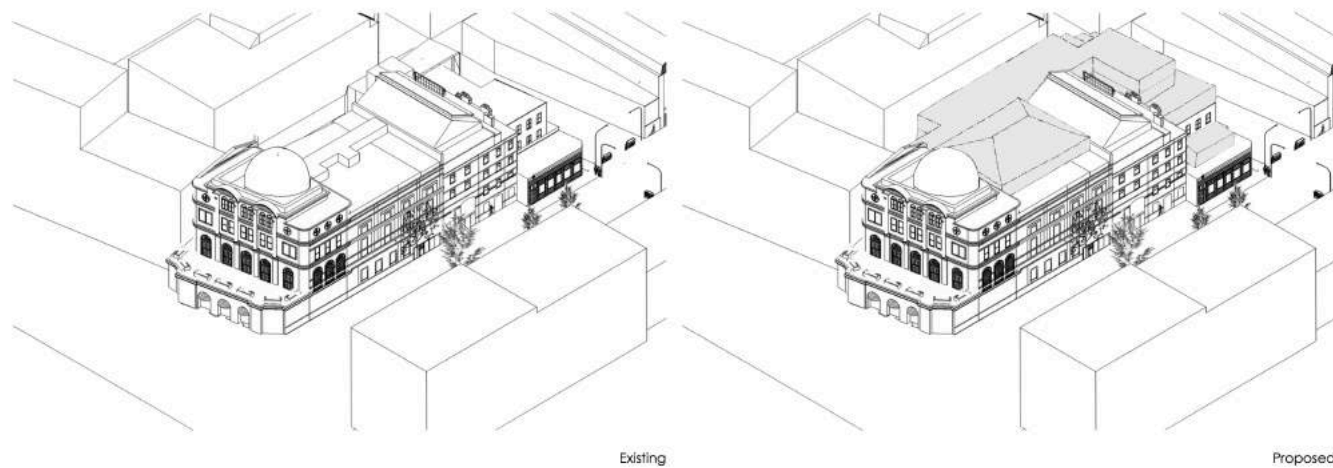


Image 12: Original massing studies 1



Image 13: Original massing studies 2



Image 14: Massing Study of Crowndale Road Elevation

#### 4.01 The Brief:

The brief demanded the design of a holistic development with a complementary use that would support the KOKO club and live music venue. The applicant has owned KOKO for 13 years and recently purchased the Hope and Anchor and 1 Bayham Street in order to prevent their development for residential use following recent successful applications by other developers. 65 Bayham Place and 1 Bayham Street are located on the sites northeast corner. The buildings are currently vacant but previously were used as B1 office space, consent was granted via prior approval for three residential units in 2015. The landlord's successful purchase of these sites ensured that residential use would not jeopardise the future of KOKO and its associated entertainment uses.

The Hope and Anchor is derelict, 65 Bayham Place and 1 Bayham Street are both uninhabitable and KOKO requires a significant financial investment to restore and refurbish the Grade II Listed building fabric. As well as the replacement of its associated supporting mechanical and electrical services.

The applicant is ambitious to create a high-quality development that secures the long-term future of KOKO as a world-leading, independent music venue. The development seeks to achieve this with limited alteration to the listed building's structure or fabric.

#### 4.02 The Concept:

The concept is to secure the future of KOKO as a global music and media venue. Two avenues were originally explored to fulfil this brief. The first was hotel use combined with a series of food and beverage spaces open to the public. The second was to develop the site including a portion of Private Members Club and co-working. The co-working proposal has proved unviable and the option for hotel, bar and restaurant alongside KOKO's existing uses was submitted and consented in May 2017 (ref: 2016/6959/P and 2016/6960/L). The current proposals have been revised to provide a more modest proposal requiring less direct physical intervention within the building, omitting the overnight hotel room accommodation and introducing more compatible ancillary use to the existing venue. The content of this proposal was put forward to the council at the initial pre-application stages and within the submitted proposals.

#### 4.03 Pre Application Proposal:

A pre-application proposal was submitted and discussed with the LB Camden's Planning and Conservation officers. The proposals conveyed a more modest approach, which included less direct physical intervention with the historic fabric where possible, opening up of the flytower with views from stage level celebrating its historical feature and the introduction of more compatible ancillary use to KOKO. Please refer to the letter ref: 2017/4506/PRE, received on 5<sup>th</sup> October 2017.



Image 15: Early massing and volumetric studies



Image 16: Early massing and volumetric studies

#### 4.04 Design development:

Feedback from the council stressed greater consideration to bulk and mass and a conscious effort to maintain views of the iconic dome from areas surrounding the site. Seven key views were selected as being crucial to the character of the conservation area as listed within the document. As a result the scheme was significantly reduced and an effort was made to decrease the bulk and mass; where possible un-used internal spaces within KOKO such as the flytower were considered in order to move a portion of the building inside the existing building fabric. Through this process access to the upper fly tower was gained and it was discovered that a substantial portion of the existing scenographic equipment was still in tact. Bearing this in mind the scheme has been developed to utilise this space allowing the Private Members and artists spectacular views of the this unique area from the stage below and at galleries on the first and second floors. These considerations have resulted in a scheme proposing sensitive restoration of KOKO and its façade including the reinstatement of the cupola, while providing high quality food and beverage spaces, rehearsal room, roof-top terrace bar and distinctive and captivating views of the Flytower.

#### 4.05 Community Consultation:

The revised scheme sits within the building envelope of the consented application. The subsequent modifications pursuant to the current application have been addressed with special interest groups by letters and invitation for comment via Comm Comm the public relations consultant and Stephen Levrant Heritage Architecture (SLHA) the heritage consultant on the project. The special interest groups include Historic England, Theatres trust and The Victorian Society.

Detailed items brought forward influencing the final proposal include;

- A refurbishment and re-decoration of the KOKO façade.
- Reinstating the dropped parapets on the KOKO façade.
- The adjustment of the colour scheme to the Hope & Anchor
- Detailed analysis and development of the infill façade to Bayham Street
- The extension of the modern attic story from Bayham Place to the Bayham Street façade.
- Introduction of the ribbed glass panels on the Bayham Street and Bayham Place façade providing rhythm and texture.
- The carefully scaled window dimensions and selection of materials and details informing the positive contributor on the corner of Bayham Place and Bayham Street.
- The new infill façade recessed 200mm behind existing building line to maintain the memory of the original void.
- The increased set back of all glass balustrades from the façade of the building.
- The opening up of the Flytower celebrating KOKO's theatrical past and providing unique and fascinating views from below.

The result is a scheme that respects, enhances and secures the long-term future use of the historical building as a world leading music venue and leading cultural attraction.

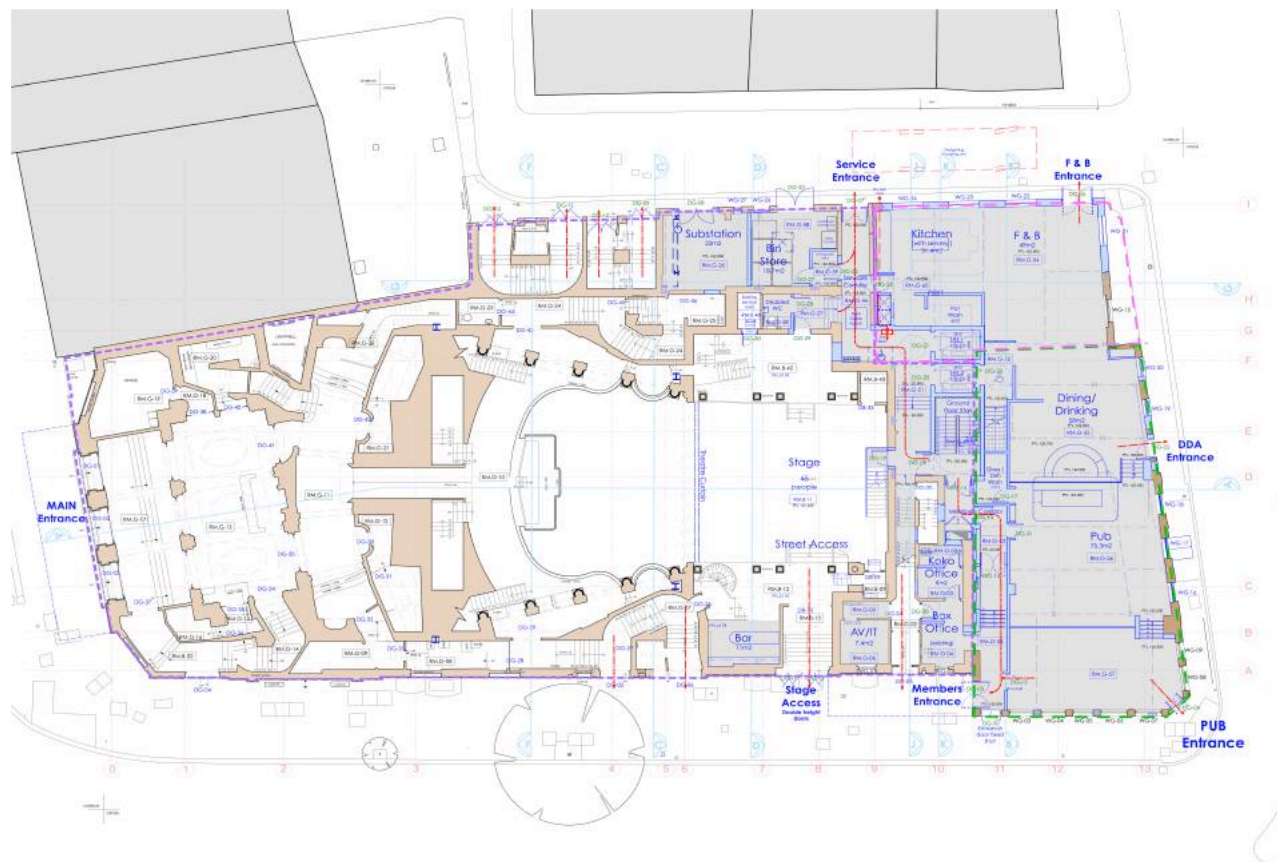


Image 17: Proposed ground floor plan

- Site Boundary
- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise

## 5. Design Proposal

The following is to be read in conjunction with the drawings referred to in the heading and schedule of works.

### 5.01 AHA/KKC/GA/099 Proposed Basement Floor AHA/KKC/GA/098 Proposed Sub Basement Floor

- The external walls of the existing basements will be retained where possible and will be insulated and lined to make them water tight.
- The existing basement to the Hope & Anchor is to be excavated down to utilise existing footings and provide clear ceiling heights of 2120mm.
- The existing lightwell to the rear of Bayham St is to be excavated to receive the new concrete lift and stair core.
- The existing basement below the KOKO storage is to be retained including its existing staircase. The new core will also partially penetrate this area and provide access via the service lift and staircase.

### 5.02 AHA/KKC/GA/100 - Proposed Ground Floor

- The front entrance, staff entrance and means of egress to KOKO are to be retained as existing. The ground floor perimeter walls to the Hope & Anchor and 1 Bayham St are to be retained. The green glazed brick façade to the Hope & Anchor is to be protected, made good, repointed and cleaned. New fixed glazed canopies are fitted to the Camden High St and Crowndale Rd elevations of Koko to protect people when arriving and leaving the venue.
- The Hope & Anchor and Bayham St will be fitted with new joinery and entrance doors
- The existing internal walls and partitions will be removed to form the new cooking, retail and ancillary spaces and Hope & Anchor public areas. The new core incorporating the 2no. lifts, escape stair and risers will be formed adjacent to the KOKO party wall at grid line 10 and between E+G.  
Ref. AHA/KKC/GA/100
- The existing 3 storeys building on the corner of Bayham Street and Bayham Place is to be removed. It is of little architectural merit and is currently derelict. While its architectural detail and condition are poor it is important in respect of its visibility when descending south down Bayham St. Its prominence as the corner building of the "KOKO" block means it is significant in regards to Bayham St as well as its overall contribution to the general townscape. A new 3-storey brick building will replace the existing. This will reflect the scale and detail of the buildings to the east on the continuation of Bayham Place, which are former 19thC Piano workshops. Large casement windows are set within a punctured brick façade. The brick lintels are sprung and the brick coursing is Flemish bond. The upper part of the new building will be built in reclaimed London stock bricks to match the adjacent building 1 Bayham Place and the existing ground floor walls of KOKO to be retained to the west along Bayham Place.



Image 18: Indicative Proposed view 6



Image 19: Existing view 6

- The ground floor will be finished in black/blue engineering bricks forming a plinth. Both materials agree with the expression of the side elevation of the theatre and corner public house and so provide a clear distinction from the surrounding architecture of the domestic residential terraces. Ref. AHA/KKC/GA/100, AHA/KKC/GA/101, AHA/KKC/GA/102 + AHA/KKC/GA/103
- The corner building provides the venues second entrance and food + beverage area. The corner entrance door is clearly expressed within the block with a glazed double height door. The door is visible as you move down Bayham Street due to the projection of the block from the neighbouring buildings.
- The remainder of the ground floor along the Bayham Place appears as the retained façade of the KOKO building, this elevation is in fact comprised of the original walls of the Bayham Place piano workshops predating the KOKO's original construction. This provides support areas for the new wing including the service entrance, the required substation, the required bin store, associated accessing arrangements and the exit doors from the various escape stairs that discharge into Bayham Place from the KOKO auditorium. Ref. AHA/KKC/GA/100 + AHA/KKC/PR/203.

#### 5.03 AHA/KKC/GA/101 - Proposed 1st Floor

- The upper floors and interior partitions to the Hope & Anchor, Bayham St and Bayham Place buildings will be removed. The external roof at the corner of Crowndale Rd and Bayham St will be removed and replaced with a new blue roof with pavers. Ref. AHA/KKC/GA/101 + AHA/KKC/PR/203
- The existing windows and external façade of the Hope & Anchor at first floor will be retained and made good. The building's first floor will provide dining accommodation.
- The Hope & Anchor extends north along Bayham St at ground floor level. This leaves a "tooth gap" within the upper façade between the public house and 1 Bayham St. This elevation will be completed with a new construction above the ground floor, recessed to sit behind the building line established by 1 Bayham St and 65 Bayham Place. It will separate itself from the Hope and Anchor building using this 200mm set back and by replicating the size of the Hope & Anchor windows but treating them as a more modern double hung window. The façade will be new London stock brick. These elements together will create the effect of a set back infill ghost of a building referencing those adjacent, yet remaining markedly modern. Ref. AHA/KKC/GA/101, AHA/KKC/GA/102 + AHA/KKC/PR/202.