



Image 20: Indicative Proposed View 5 from Bayham Street



Image 21: Existing View 5 from Bayham Street

- The façade of 1 Bayham St is retained, brickwork will be made good and modified as required to agree with the surrounding new build structures. The Bayham St building and 65 Bayham Place, contains the dining room and function rooms above.
- The kitchen and back of house accommodation extends at 1st floor along Bayham Place within new construction which completes the upper floors of the Bayham Place elevation between the western domed mass of KOKO and the new Bayham Place corner building. The elevations are markedly modern providing a clear identity to the new wing and in contrast to the existing 19th Century buildings, which form the block's external facades. The building is formed within a grid of expressed steel beams and columns forming a rhythmic elevation. The grid is filled with industrial steel glazing, ribbed in sections for privacy and green glazed brick spandrel panels, which match the ground floor of the Hope & Anchor while indicating the consecutive storey heights. The building steps back at its 3rd and 4th floors which at once allows it to read as agreeing in scale with the building opposite and while providing the opening view of the sky with KOKO's re-instated cupola when looking down Bayham Place.
Ref. AHA/KKC/GA/101 + AHA/KKC/GA/102 + AHA/KKC/GA/103 + AHA/KKC/GA/104 + AHA/KKC/GA/203 + AHA/KKC/GA/204
- A new opening will be formed at the end of the internal corridor leading to the north balcony of KOKO's stage giving private members direct access for KOKO events. The function room at the 1st floor corner of Crowndale and Bayham also provides direct access to the KOKO's southern artists gallery.
Ref. AHA/KKC/GA/101

5.04 AHA/KKC/GA/102 - Proposed 2nd Floor

- Works to the Hope & Anchor, Bayham St and Bayham Place at second floor level are similar to those proposed at 1st floor including the bathroom accommodation for floors 1 to 4.
- The existing flytower will be carefully retained. The two modern dropped ceilings sitting within the flytower will be removed and its original spatial importance and character will be reinstated. Guests will be able to use the flytower for dining and events when the stage is not in use by means of a new door linking the Hope and Anchor to the stage area. Visitors will then be able to appreciate the volume, scenographic equipment and dramatic roof light above. This will significantly enhance the use of the building as the venue can be used either for music or entertainment through out the week.
Ref. AHA/KKC/GA/300 + AHA/KKC/GA/303
- The existing exposed brickwork within the flytower will be retained on all 4 internal walls. The retention of the north and south timber galleries and scenographic equipment currently lining the walls will be appreciated from the gallery bar at 2nd floor level, which will in turn give private members and artists access to the Royal box and artist's gallery respectively.

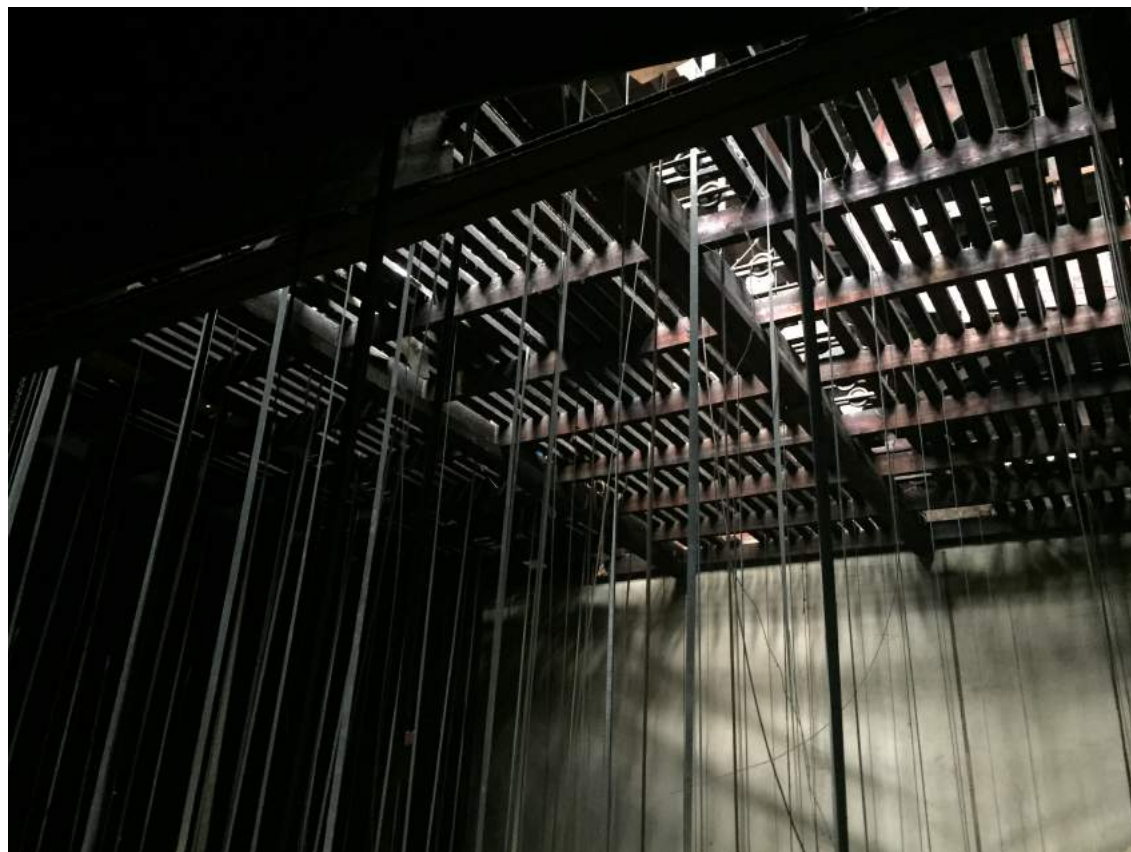


Image 22: View within the flytower looking up through scenographic equipment, lattice and mansard roof.



Image 23: View within flytower showing scenographic equipment

5.05 AHA/KKC/GA/103 - Proposed 3rd Floor

- The dramatic impact of inhabiting the flytower is fully realised at 3rd floor level. Here the single volume is laid out below the scenographic lattice, 3no open queen post trusses support the flytower roof and the original giant fly wheel required to operate the various sets and safety curtains are all retained as are the various pegs and props that adorn the tower's perimeter walls, which all remain on show. Added drama is provided via the restored glazed roof lights allowing natural light to filter through the lattice to illuminate the room below. In order to better effect the passage of light and the appreciation of the equipment and roof structure above, every second plank of the lattice below the skylight will be removed and set aside for later reinstatement if required.
- The fly towers slate roof cladding will be repaired re-using existing slate where possible and using reclaimed slate to match where required.
- Beyond the confines of the flytower the 3rd floor of the Hope & Anchor is formed by the creation of a new mansard roof clad in welsh slate. This accommodates a rehearsal room and is subject to a previous consent granted in 2014 ref 2014/2621/P. The mansard roof will be a constructed and insulated "box within a box" required to protect the space acoustically as well as prevent noise spillage.
- The Private Members suite is also located at 3rd floor level carefully placed within the new construction. In addition, the KOKO dressing rooms are located at 3rd floor level and link both directly to the artist gallery below and the green room and stage via the existing staircases.
- The new build northern elevation of the 2nd floor provides both bathroom accommodation and a screened plant enclosure incorporated within the building's envelope. This allows the roof to be aside of the rooftop lobby & flytower and essentially retain the existing roof scape and silhouette of the flytower's mansard form.
Ref Image 24 (view 3).

5.06 AHA/KKC/GA/104 - Proposed 4th Floor

- The entirety of the new 4th floor roof extension is given over to the venues private members and their ancillary requirements. The lobby is located at roof level in the form of a carefully scaled glazed conservatory. It is located between the dome and the fly tower. It is subordinate in size to the dome and is proportionate to the KOKO auditorium elevation sitting above the adjacent flytower. This creates a roof silhouette of separately conceived diminishing objects descending consecutively from the dome, the pavilion and the flytower to the roof terrace located on the corner near the Hope & Anchor. This in turn steps down to agree with the domestic terraces running east along Crowndale Rd.
Ref. AHA/KKC/GA/201
- The new pavilion is set 5m back from the existing roof parapet, which further diminishes its impact when viewed from Camden High St and looking east along Crowndale Rd.
Ref. Image 1 (view 1) + Image 2 (view 2).



Image 24: Indicative Proposed View 3: from Crowndale road



Image 25 : Existing View 3: from Crowndale Road

- The pavilion is visible when looking west along Crowndale Rd where it acts to fill the existing gap in the roof scape between the dome and the flytower. Its scale and proportion mean that it never interrupts the long views of the dome, which is itself enhanced, with the re-installment of its original timber and lead cupola. The pavilion is formed with an exposed steel frame clad with a patent glazed roof and Crittal doors and windows. These agree in both detail and materiality with the host building. While viewed from the street the pavilion enhances the roof top composition, while viewed from within it offers the drama of both close up views of the dome and flytower and long views looking south to the west end and to the city skyline to the east.
- The interest and atmosphere of the 4th floor is further enhanced by the staircase connection which leads from the roof top pavilion to the KOKO dome, approximately one storey above. Within the dome the existing water tanks will be removed and the existing structure revealed to the public who will gain access from both a new staircase connecting to the KOKO auditorium as well as the staircase link to the pavilion lobby area. Both staircases are required by building code to provide safe means of egress both from the dome and from the 4th floor public areas.

5.07 AHA/KKC/GA/105 - Proposed Roof Plan

- The revised roof plan forms a linear composition of each of the proposed new areas, diminishing in height from the existing KOKO dome to the pavilion, the flytower and the rooftop terrace with its accompanying lifts and ancillary structure.
- The copper work to the dome will be made good and repaired as required. The original cupola illustrated on the original architect's drawings and early photographs will be reinstated completing the theatre's architectural composition and roofline.
- The Rooftop lobby, one storey below the dome rests on a plinth set above the existing roof of the KOKO auditorium. The pavilion has a hipped pitched roof and the roof is entirely glazed. The structure is supported by 2no. 2 meter deep vierendeel trusses from which the new floor and roof joists span.
- The trusses are supported on 4no. new columns threaded through the existing structure. The 2no columns supporting the eastern truss descend through the building sitting behind the reveals of the proscenium arch.
Ref. AHA/KKC/GA/100
- The columns supporting the western truss are located along grid line 3 and are chased within the depth of the wall where possible enclosing the auditorium perimeter. They sit on the external face of the existing wall to avoid any disturbance to the internal auditorium decoration and finishes.
Ref. to engineer's detailed report
- The flytower retains its original form and profile and its ridge sits a further 2m below the ridgeline of the pavilion building.
- The roof scape above the Hope & Anchor is set 5m back from the parapet of the mansard roof addressing its Bayham St elevation. The staircase enclosure providing roof access raises 1100mm above roof level forming a surrounding balustrade and minimises its impact when viewed looking west.
Ref. Image 24 (view 3).



Image 26: Original architect's drawing of the front façade

- The lift core reaches roof level at the north east corner of the building and is similarly set back 5m from the roof parapet addressing Bayham St. Access from the lift core to the roof top lobby is via a glazed gallery set back 4.2 meters from the 4th floor parapet which in turn is set back a further 3 meters from the building line. This arrangement provides views of the re-instated cupola when looking into the mews from Bayham St and also respects the roofline of the residential building opposite on the north side of Bayham Place.
Ref. Image 20 (view 5) + Image 18(view 6)

5.08 AHA/KKC/PR/200 - Proposed Camden High St Elevation

- The ground floor of KOKO will be painted off white making good a black plinth along the lower portion of the façade.
- At first floor level the existing fanlights will be retained and made good and doors replaced to match the architect's original drawings.
Ref. Image 1 (view 1).
- Modern casement windows will be replaced in line with the architect's original drawings.
- The copper dome will be refurbished and damaged panels replaced where required with pre-patented copper to match the patina. The Dome will be crowned with the re-instatement of the original timber and lead cupola.
- The façade will be redecorated between the ground and the attic storey above the pediments.

5.09 AHA/KKC/PR/201 - Proposed Crowndale Rd. Elevation

- Parapets and cornices will be made good, the superfluous SVPs and RWP's will be removed and the walls made good and the ground floor will be re-decorated.
- A clear frameless glass balustrade will be added, set back behind the parapet at roof level. It will be fixed behind the existing parapet set back 300mm from the inside face of the parapet so as to appear less prominent when viewed from below. Planters with foliage will be set in front of the balustrade providing additional visual and acoustic screening.
Ref. Image 2 (view 2), Image 24 (view 3) and Image 18 (view 4).
- The new glass pavilion at 4th floor level is set 5m back from the existing parapet. The pavilion rises 2.4 meters above 4th floor level to the eaves line and the new ridge level is 4890m above FFL.
- The pavilion is placed symmetrically within the confines of the Crowndale Rd auditorium elevation
- The dark green glazed brickwork of the ground floor of the Hope + Anchor will be retained and refurbished including the integral signage and advertising within the fascia on both the Crowndale Rd and Bayham St elevation. The upper floors will receive a painted finish and the joinery sash windows will be retained and ease & adjusted.
- The new mansard attic storey within the Hope and Anchor will be clad in welsh slates. The 7no new dormers windows will be detailed in timber and lead roofs, reveals and flashings.

5.10 AHA/KKC/PR/202 - Proposed Bayham St Elevation

- The Bayham St elevation is comprised of 3no buildings. The Hope & Anchor, 1 Bayham St and 65 Bayham Place. The existing facades of the Hope & Anchor including the glazed brick, ground floor windows and stucco finishes are retained and made good. The upper floor retains its advertising board for beers and ales, which adds to the character of the elevation. The new mansard roof is located above the existing pub premises and the existing gap in the façade above the ground floor adjacent to 1 Bayham St is completed. This is detailed to match 1 Bayham in London stock brick and stucco with joinery sash windows.
- The existing ill proportioned mansard and dormer window on 1 Bayham St will be removed alongside the existing 2 storey plus mansard structure forming the corner of Bayham St and Bayham Place.
- The new corner building forms a complete 3-storey structure. The building's brickwork and window openings are scaled and detailed to agree with the 19C piano workshops indigenous to the area. The brickwork to the upper stories will be London stock brick matching the adjacent buildings. The ground floor is expressed in a black/blue engineering brick and provides a plinth in keeping with the ground floor of the Hope & Anchor. This creates a building which agrees in scale with Nos. 1+3 Bayham St and provides the lowest element of the streetscape forming the KOKO block. However, the building agrees in character with the commercial uses of the theatre and Hope & Anchor and is set apart from the domestic terrace buildings along Bayham St and Crowndale Rd.
- Set back above the building it is possible to read the 3rd floor return elevation of the new private members suite & lounge and behind that KOKO's dome and reinstated cupola.

5.11 AHA/KKC/PR/203 - Proposed Bayham Place Elevation

- The most significant intervention within the block is expressed on the northwest elevation to Bayham Place. The removal of 65 Bayham Place and its replacement both reinforces and enhances the Bayham St / Bayham Place corner condition. This also provides a point of entry. This is defined by the fully glazed door and 1st floor window within the building's end bay, which belong to the building's double height vestibule within.
- The rear elevation of the KOKO building cascades down along Bayham Place from the high point of the dome to the single storey storage areas and escape doors where the building currently terminates. The void above is currently home to plant equipment and other shambolic and dilapidated structures.
- The proposed elevation retains the original mews brickwork walls and KOKO's escape staircases, which mark the theatre's presence and character and complete the former void with a new wing of private members amenities and new plant above.
- The building contrasts in its expression and is detailed in steel and glass both clear and ribbed and with glazed brick spandrel panels. While the large areas of glazing and exposed structural steel frame indicate both the new use and contemporary nature of the extension the glazed brick work and dark palette agree with the tone of the Hope & Anchor and KOKO elevations. Thus allowing the new wing to sit harmoniously within the overall KOKO block and read comfortably alongside the 19C warehouse building directly opposite.

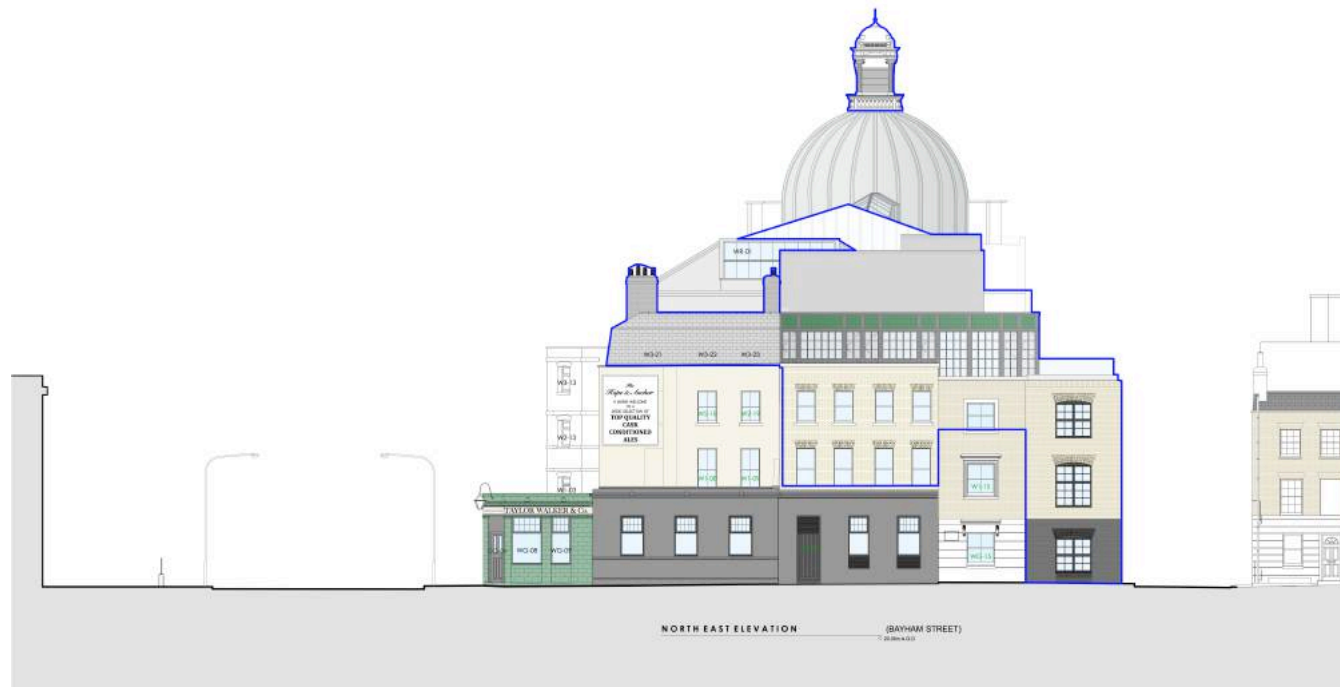


Image 27: Proposed Bayham Street Elevation



Image 28: Existing Bayham Street Elevation

- The scale of the new wing is diminished stepping back at both 3rd and 4th floor levels to reveal a glazed gallery at roof level that connects the lift core to the Rooftop lobby. The building's stepped section also respects the views looking down Bayham Place where the reinstated cupola is visible. When viewed further back from both Bayham St and Kings Terrace the long views retain both the view of the dome and replaced cupola completing KOKO's architectural composition and significance both within the site and the conservation area as a whole. Ref. Image 20 (view 5) + Image 18 (view 6)



Image 29: Proposed Bayham Place Elevation



Image 30: Existing Bayham Place Elevation

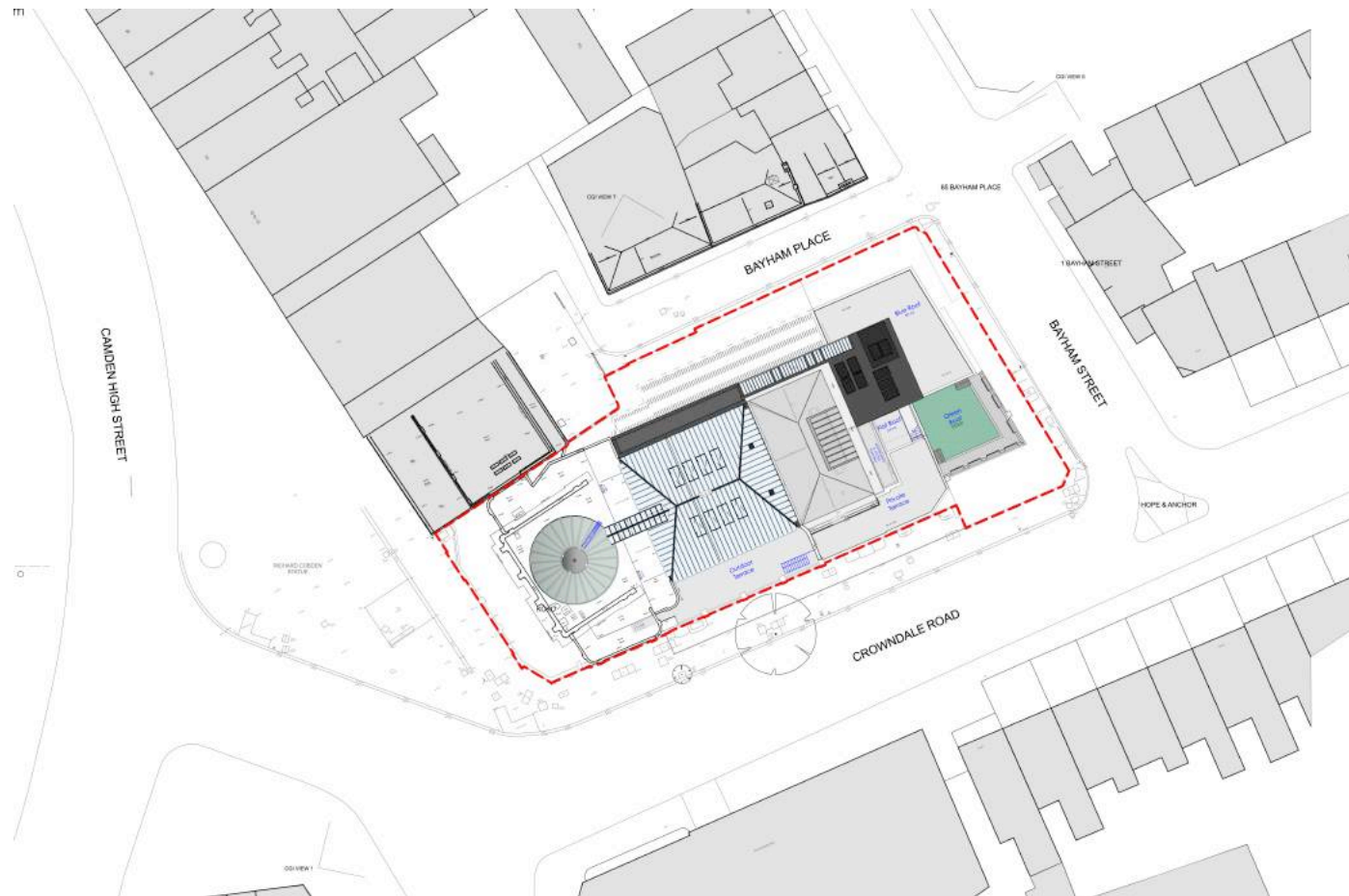


Image 31: Proposed site plan

6.0 Access

- 6.01 Visitor access to KOKO will remain via the front entrance on Camden High St. The stage door on the south elevation addresses Crowndale Rd and the staff entrance and box office sales window marks the end of the KOKO Crowndale road elevation. The Hope & Anchor is currently derelict and is served by 5 entrances. A new entrance adjacent to the box office for Private Members, a prominent corner entrance at the intersection of Bayham St and Crowndale Rd, an entrance on Bayham Street, an entrance on the corner of Bayham Place and a further service entrance to the north on Bayham Place. There is also a pavement hatch on Bayham St that provides access to the existing beer cellar. Numerous existing escape stairs from the KOKO auditorium discharge directly into Bayham Place via push bar operated double doors along the remainder of KOKO's north facade.
- 6.02 Disabled access to the buildings is very poor and involves mounting stairs at each of the existing building's entrances. The buildings have no means for wheel chair users to travel between floors. A removable ramp is available for visitors to mount the existing stairs at KOKO's entrance. Due to the buildings Grade II Listed status internal lifts would cause damage to the historic fabric.
- 6.03 Within the proposal access to KOKO will remain as existing. Access to the Hope & Anchor will be via the principle corner entrance at Crowndale Rd and Bayham Street junction; furthest away from the residential dwellings to the east. The open kitchen occupies the North East rooms of the ground floor footprint of the Hope & Anchor and has a dedicated entrance at street level. These new entrances are at grade and as such completely accessible.
- 6.04 The Private members entrance is on the junction of KOKO and the Hope + Anchor. A dropped kerb at the pavement to Bayham Place allowing wheelchairs direct access to the buildings from the corner entrance of Bayham St and Bayham Place and directly on Bayham Street itself. Ref AHA/KKC/GA/100
- 6.05 2no. 13 person lifts service all five floors in addition to the basement, the southern car also serves the lower basement level. There are 3no separate disabled WC provisions located in the basement, 1st floor and 4th floor, all of which can be accessed via the lifts.
- 6.06 Maintenance to the external elevations and roofs will be localised.

7.0 Crime Prevention

- 5.01 All communal entrance doors and opening windows on ground access levels will be to a security enhanced standard and monitored at all hours.
- 5.02 The doors leading to cycle parking, including the lift will have fob control and self-closing latches.
- 5.03 Consideration will be given to CCTV and alarm systems.
- 5.04 Consideration will be given to lighting. The client envisages a submittal of a future planning and listed building application covering proposed signage and lighting. This will provide high-level signage for the theatre and pub in line with the buildings uses and characteristics and a comprehensive study of lighting and way finding requirements for pedestrians interacting with the building and its various public and private entrances and doors. Careful attention has been given to the design and management of doorways within the scheme deterring vagrants or problems of urination.
- 5.05 The project will be subject to a site wide management plan submitted with the application.
- 5.06 KOKO currently works with Camden Police Licencing on the 'Quiet Streets' initiative, this will continue and encompass the new food buildings.
- 5.07 The venue will be a member of Camden Business Against Crime as is KOKO currently, all security personnel will have CBAC radios and can communicate with Camden Council CCTV, Police and other venues that are members of the CBAC to prevent crime and disorder in Camden.

8.0 Sustainability and Energy

The proposal can be split into two parts, the refurbishment of the Grade II Listed Koko building and the redevelopment of The Hope & Anchor, 1 Bayham Street and 65 Bayham Place. It is proposed to renew the outdated services within Koko and improve the thermal performance of the building wherever possible unless doing so "*would unacceptably alter the character or appearance of the building*" in accordance with Section 3.1 of Part L2B of the Building Regulations. The redevelopment of The Hope & Anchor, 1 Bayham Street and 65 Bayham Place and the extensions to Koko will all be constructed in accordance with Part L2B of the Building Regulations.

For further information on Sustainability and Energy please refer to the Sustainability Report prepared by Eight Associates submitted with this application

9.0 Materials

KOKO façade:

- Existing render façade made good.
- Redecoration throughout.
- Existing doors to be stripped to varnished natural timber finish, new doors and windows to match original.
- Cupola reinstated with carved timber detailing and paint finish with lead roof and finial.
- Existing copper dome retained, repaired and made good where required.

Rooftop Pavilion:

- Formed with black gloss Crittal windows and patent glazed steel mullions. Refer to architects drawing *AHA-KKC-DET-530* for details.

Flytower:

- Retained slate roof to be repaired and made good with reclaimed slate to match existing where required

Hope & Anchor façade:

- Existing glazed brick to be retained and made good
- Terracotta fascia and lettering retained and made good.
- Existing windows retained, made good eased and adjusted.
- Render finish to upper floors made good.
- New welsh slate mansard roof with timber painted dormer windows + lead roofs.

Infill building (1st and 2nd Floor between the Hope & Anchor and 1 Bayham Street)

- New London stock brick detailed with Flemish bond and a struck mortar joint
- Gauged brick lintels
- Timber frame double hung windows

1 Bayham Street

- Existing London stock brick façade made good with reclaimed London stock brick as required.
- Existing windows to be reinstated with openings adjusted to agree with new floor levels.

65 Bayham place

- Black engineering brick base with reclaimed London stock brick upper floors
- New timber framed casement windows.
- Arched brick lintels

Bayham Street Building

- Exposed rolled steel sections
- Crittal glazing with portions of ribbed glass
- Glazed tile spandrel sections
- Metal louvers surrounding plant



Image 32: View from the Sky Lobby

10. Conclusion

The Koko project will perform within the immediate neighbourhood as well as within London's arts and entertainment life in a number of important respects. The Koko club and venue will be supported and thrive retaining its reputation as one of the capital's few preferred independent live music venues for an audience of 1500 people. Alongside the entertainment use the hospitality element of the project will provide Camden and London with a unique venue and experience for music lovers wanting to relax over longer periods of time. The project's conservation goals include the refurbishment and making good works to Sprague's flamboyant façade, iconic dome and reinstatement of the cupola. The project will simultaneously make an important contribution to the improvement of the conservation areas; including the retention of the Hope & Anchor, its careful extension, infilling holes on Bayham Street and the replacement of the derelict corner building at 65 Bayham Place. The project's architectural ambitions are fulfilled with the carefully considered and scaled pavilion sitting delicately between Koko's dome and flytower and the more powerfully expressed contemporary façade intervention above the retained industrial buildings in the typical Camden muse on Bayham place. Holistically the refurbished dome and cupola, repaired facades and new elements of the building will provide a dynamic entertainment and hospitality hub within a gateway building in London's unique Camden town and market.

11. Appendices

A. Area Schedule:

LOCATION	Existing Gross External Area	Area Gain	Proposed Gross External Area
	Square Meters	Square Meters	Square Meters
Lower Basement	323	60	383
Basement	1285	54	1339
Ground	1588	13	1601
First	1222	203	1425
Second	1012	317	1329
Third	935	209	1144
Fourth	209	483	692
Total	6574	1339	7913

B. Fire Strategy / Fire Safety Plans

Subject: RE: KOKO-Fire strategy
Date: Friday, 21 July 2017 at 15:31:35 British Summer Time
From: Amir.Karim@uk.bureauveritas.com
To: Alex.Manning@uk.bureauveritas.com, Fahmida Rahman
CC: David Archer, Peter Cook, Susan Janik, Laura Ferrer

Fahmida,

Please find attached our fire safety mark-ups for KOKO. With the addition of the following comments;

The premise of the KOKO fire strategy is not making the existing situation any worst in satisfying building regulations, where refurbishment works are made then these should be maintained as per the existing arrangement if not better.

Compartmentation

Escape stairs should be enclosed in 30 minutes
Store rooms should be enclosed in 30 minutes
Kitchens / Kilns should be enclosed in 30 minutes
Plant rooms should be enclosed in 30 minutes
Risers i.e. lifts, services risers etc. should be enclosed in 30 minutes.
The single bedroom should be enclosed in 60 minutes.

Storey and Final Exit Widths

Ground Floor = 150

Minimum Final Exit Widths = 2x 1050mm or 3x 800mm

First Floor = 130

Minimum Storey Exit Widths = 2x 1050mm or 3x 800mm

Second Floor = 180

Minimum Storey Exit Widths = 2x 1050mm or 3x 800mm

Third Floor = 70

Minimum Storey Exit Widths = 2x 800mm

Fourth Floor = 310

Minimum Storey Exit Widths = 2x 1300mm or 3x 1050mm or 4x 800mm

Minimum Exits from the Dome = 2x 800mm
Minimum Exits from the Pavilion = 2x 1050mm
Minimum Exits from the Terrace = 2x 800mm

Stair Widths

4 Available exits from the roof terrace, thus assume $310/4 = 78$ per stair split
Assumed 2 Available exits from the third floor, thus assume $70/2 = 35$ per stair split
Assumed 2 Available exits from the second floor, thus assume $180/2 = 90$ per stair split
Assumed 2 Available exits from the first floor, thus assume $130/2 = 65$ per stair split

Therefore, a single worst case fully loaded stair would take 268 people, thus new stairs should be 1000mm each.

Kind Regards,



Amir Karim BEng. (Hons), MSc. | **Fire Engineer**
Fire Safety Engineering

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Upcoming Absences: None

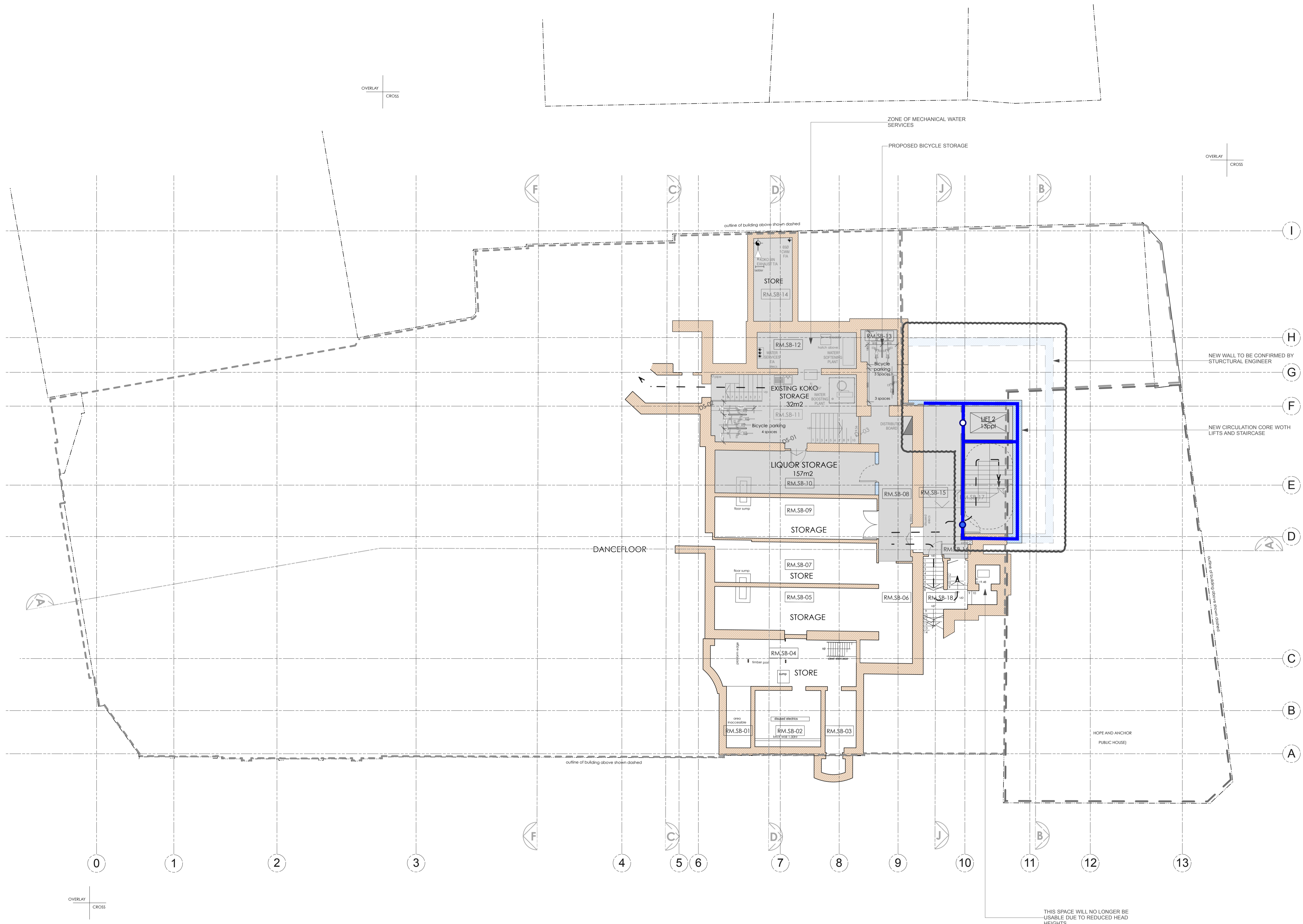
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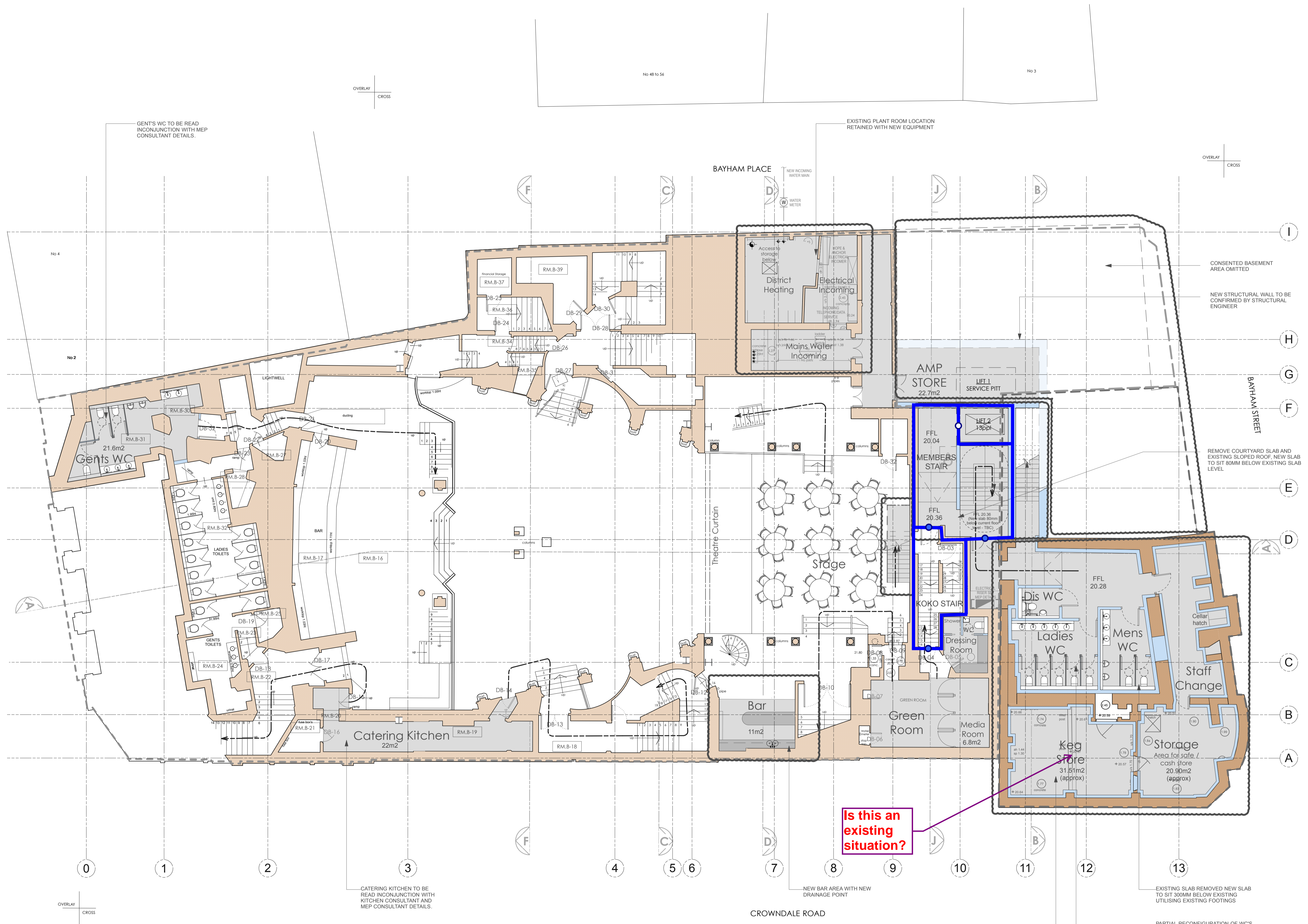
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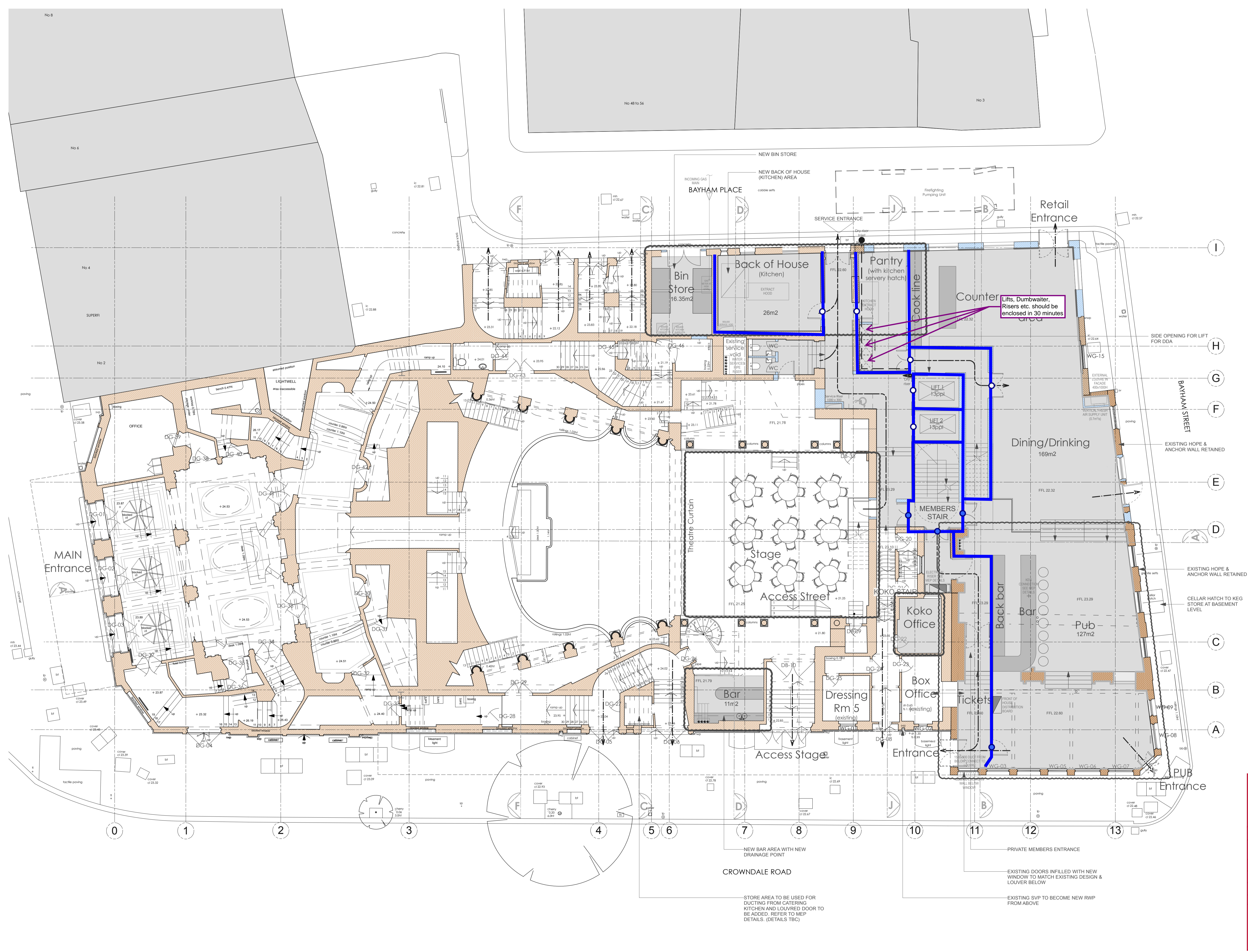


	30 minutes fire-resistance
	FD30S Fire Door with smoke seals
	FD 30 Fire Door
Scheme:	KOKO
Document Reference:	170721 - KOKO - Bureau Veritas Fire Safety Mark-ups.pdf
Job Number:	S17033412
Date:	21/07/2017
BV Mark-ups & Comments	Issue: 01
Drafted by:	AKarim
Reviewed by:	AManning
Bureau Veritas Fire Engineering Fifth Floor, 66 Prescot Street, London E1 8HG T: +44(0)207 392 0130 W: www.bureauveritas.co.uk	



Is this an existing situation?

	30 minutes fire-resistance
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	FD 30 Fire Door
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- FD30S Fire Door with smoke seals
- FD 30 Fire Door

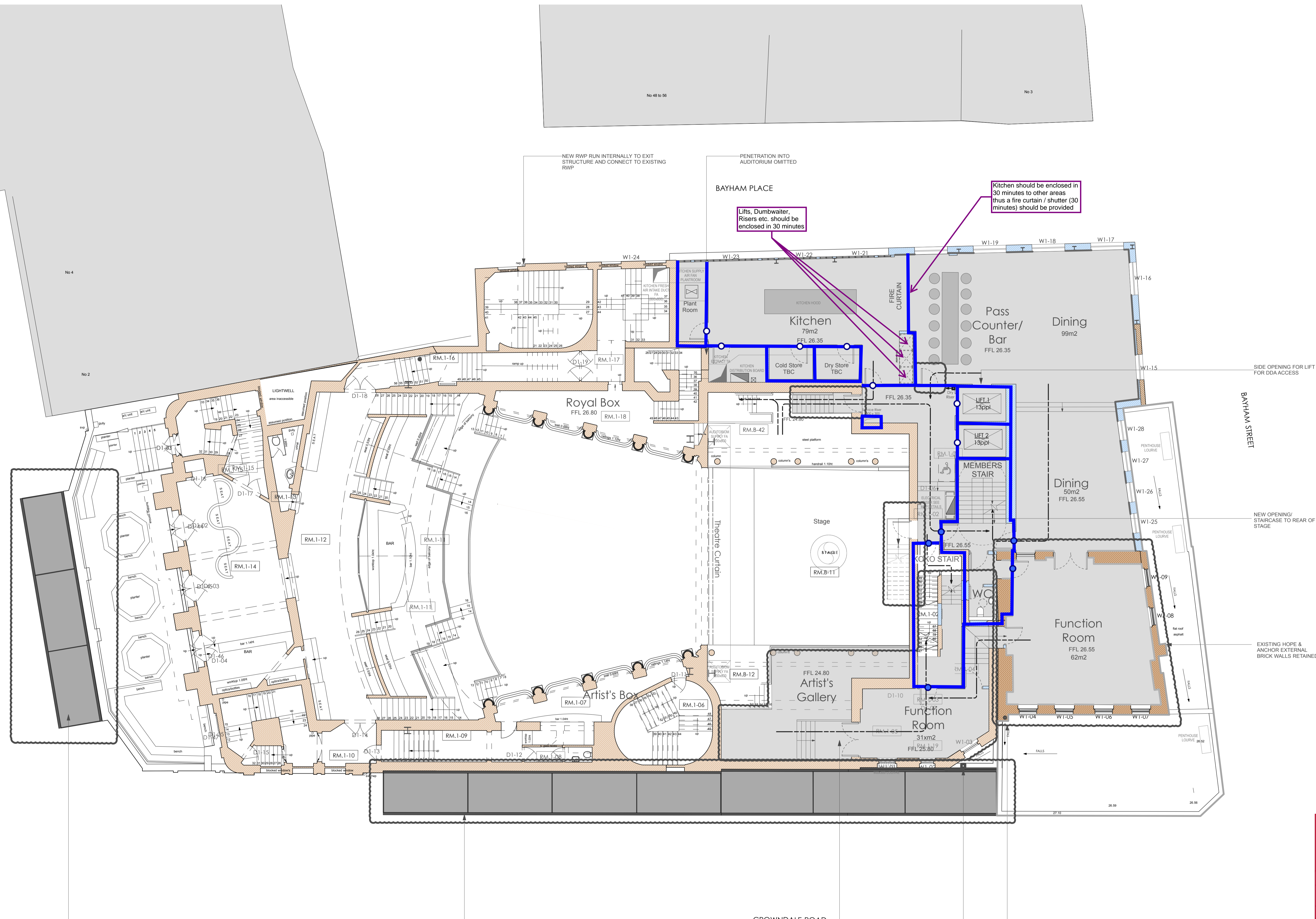
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Document Reference: 170721 - KOKO - Bureau Veritas Fire Safety Mark-ups.pdf

Job Number: S17033412 **Date:** 21/07/2017
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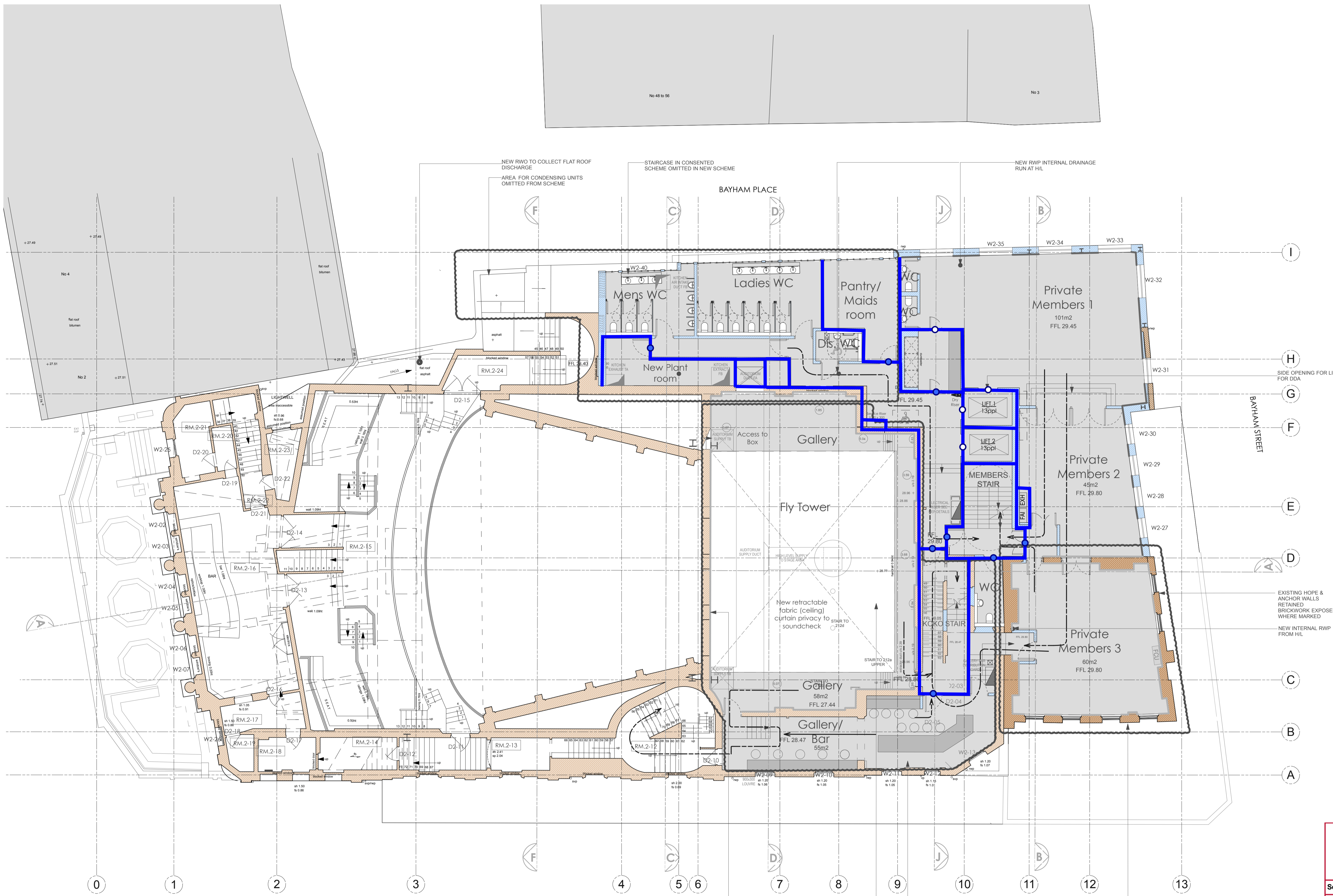
Drafted by: AKarim
Reviewed by: AManning

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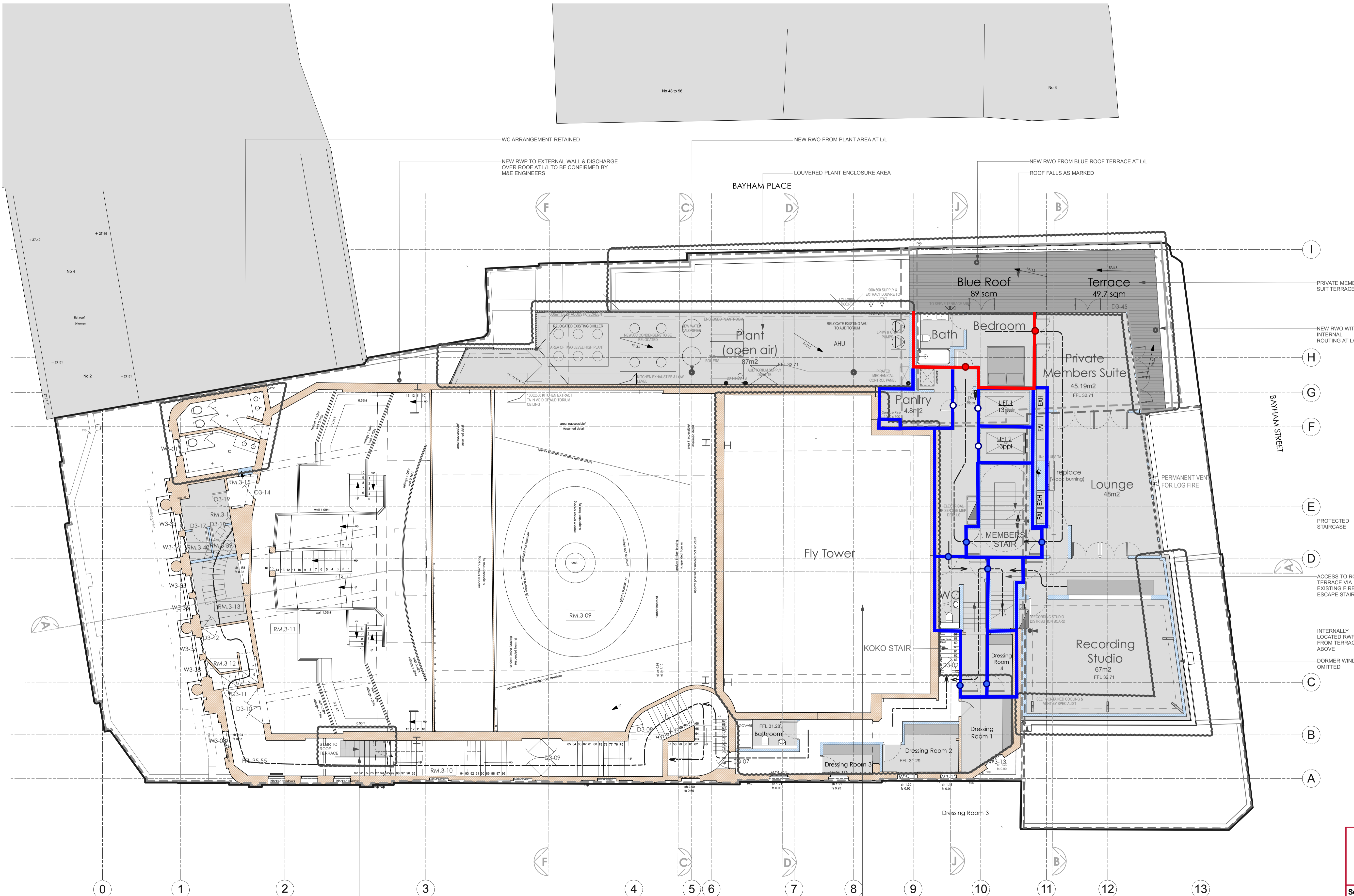
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Drafted by: AKarim
Reviewed by: AManning

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- 30 minutes fire-resistance
- FD30S Fire Door with smoke seals
- FD 30 Fire Door

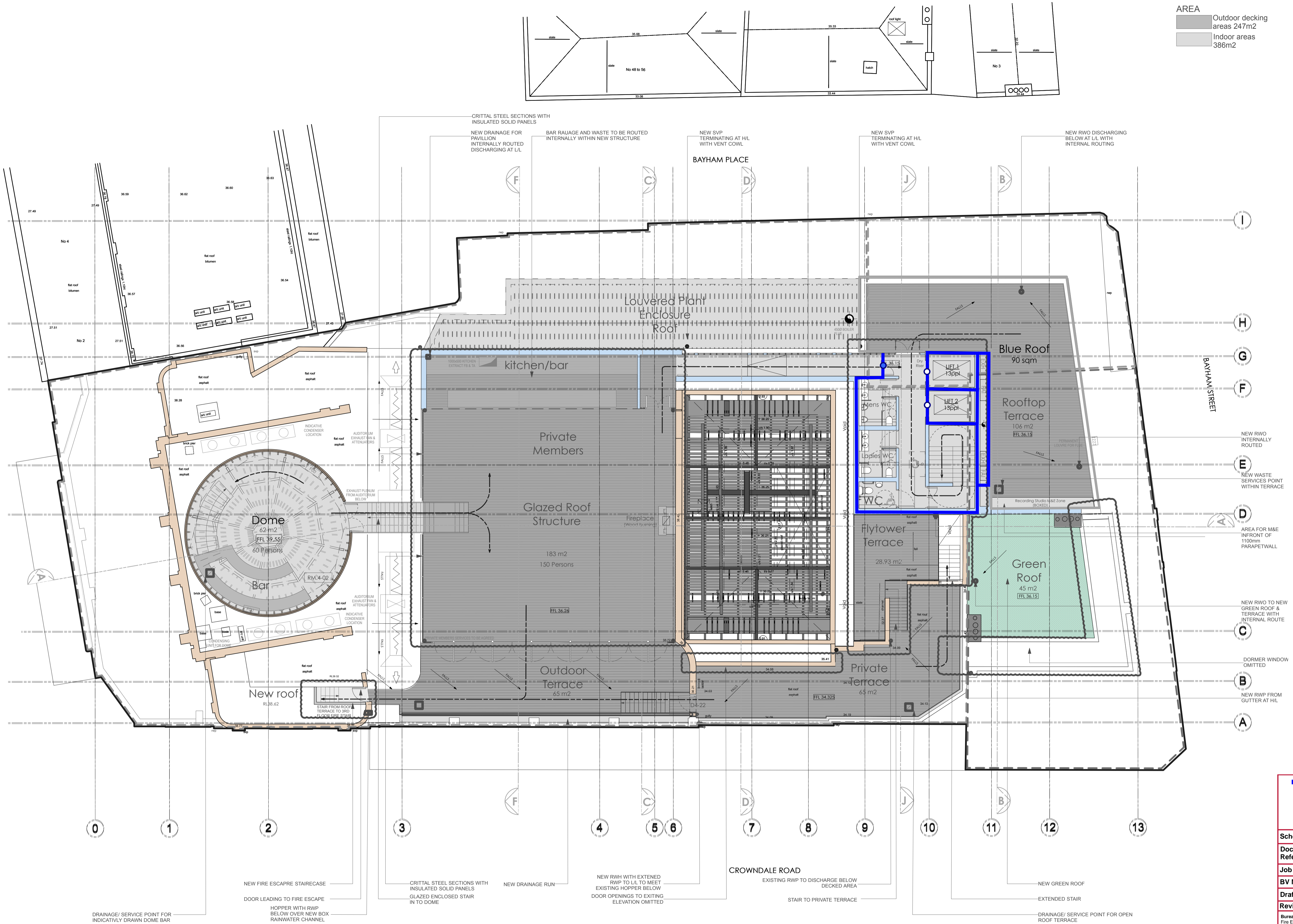
Scheme:	KOKO	
Document Reference:	170721 - KOKO - Bureau Veritas Fire Safety Mark-ups.pdf	
Job Number:	S17033412	Date: 21/07/2017
BV Mark-ups & Comments		Issue: 01

Drafted by: AKarim
Reviewed by: AManning

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AREA	
	Outdoor decking areas 247m ²
	Indoor areas 386m ²



	30 minutes fire-resistance
	FD30S Fire Door with smoke seals
	FD 30 Fire Door
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