

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

## Planning Submission - Schedule of Works

Revision A

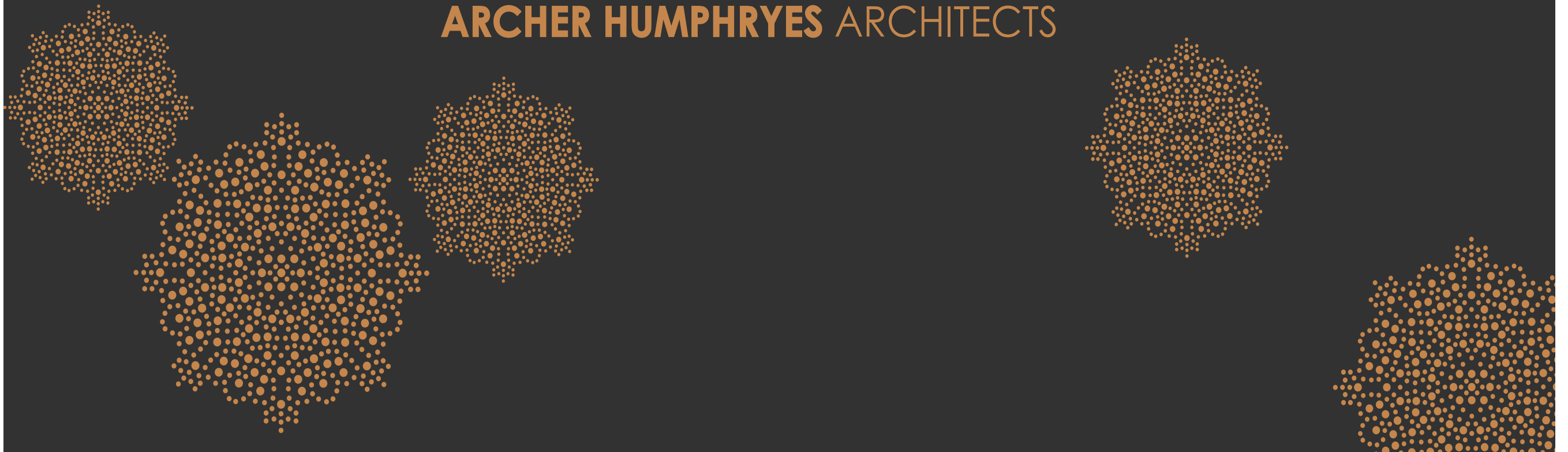
Part three of three

October 2017

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“ a great space is performance in progress.”

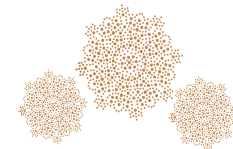
**ARCHER HUMPHRYES** ARCHITECTS



Part Three

Schedule of Works - Proposed Drawings  
Archer Humphryes Architects

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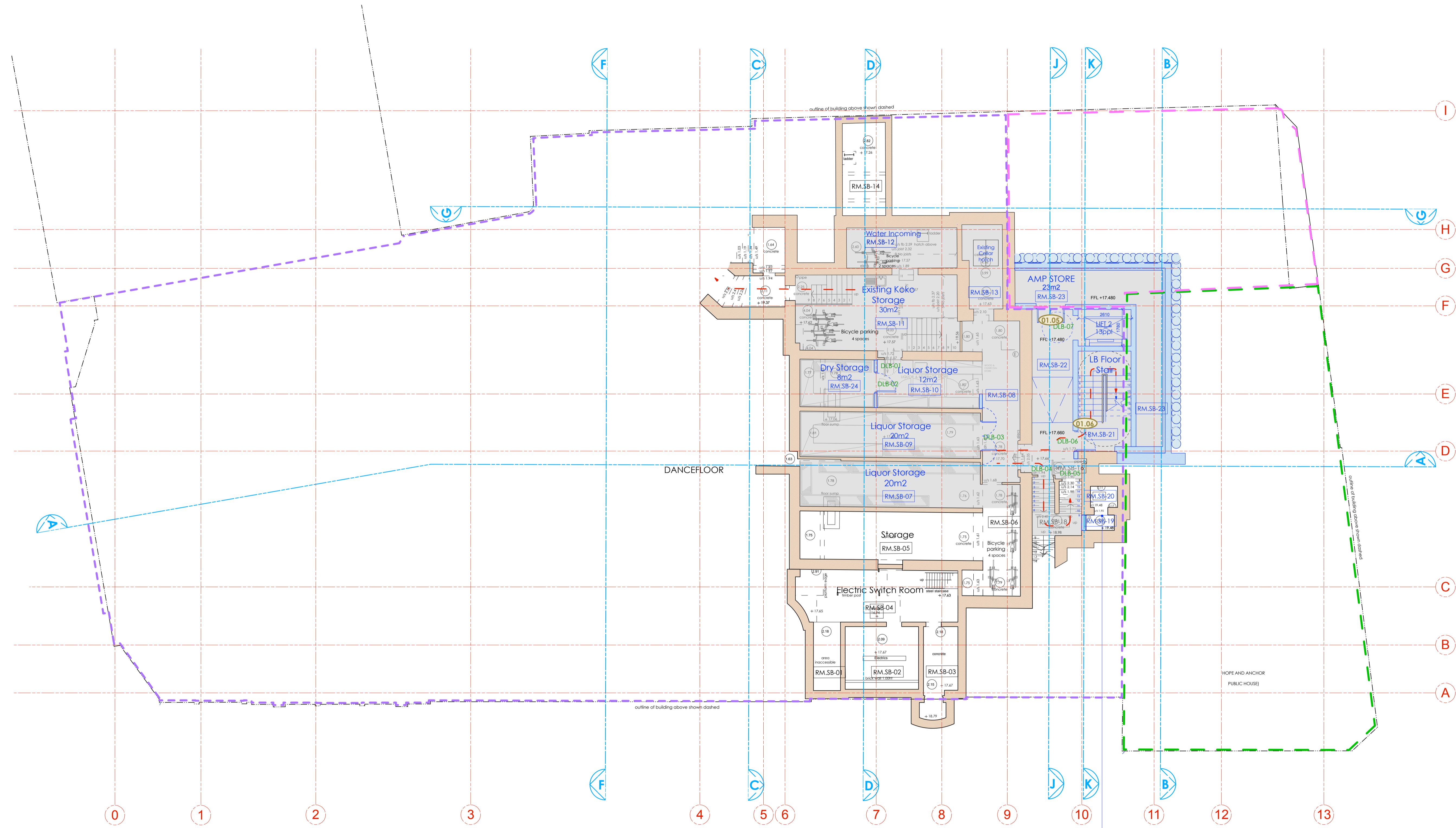
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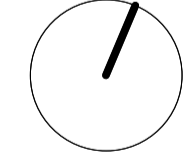
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

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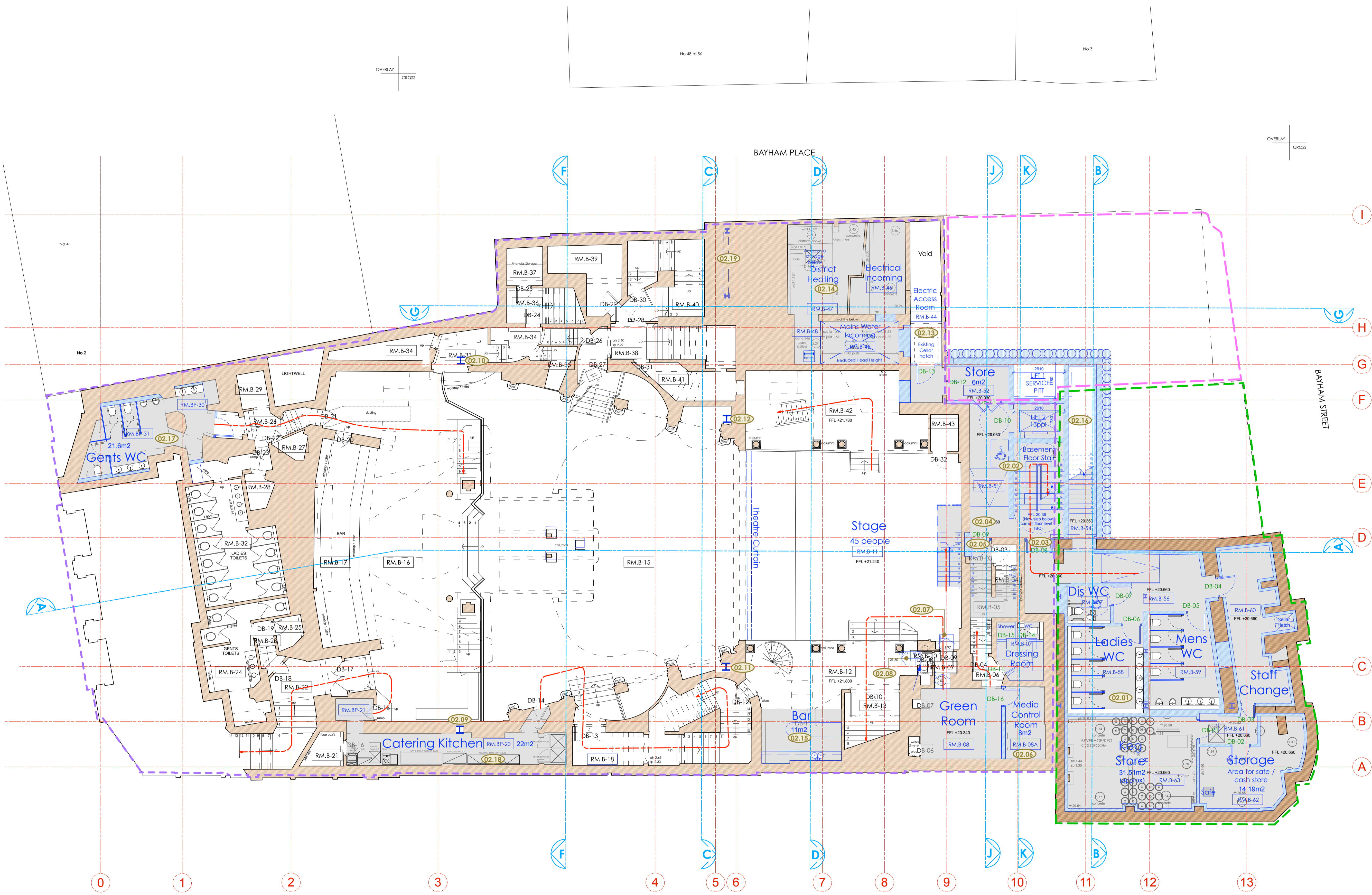
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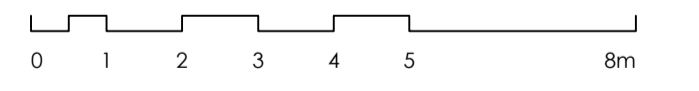
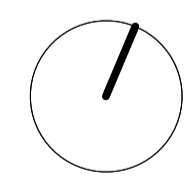
revision / date / amendments  
A / 06/12/17 / Existing cellar hatch reinstated.



**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
- (X.X.X) Schedule of works Annotations

06.12.17



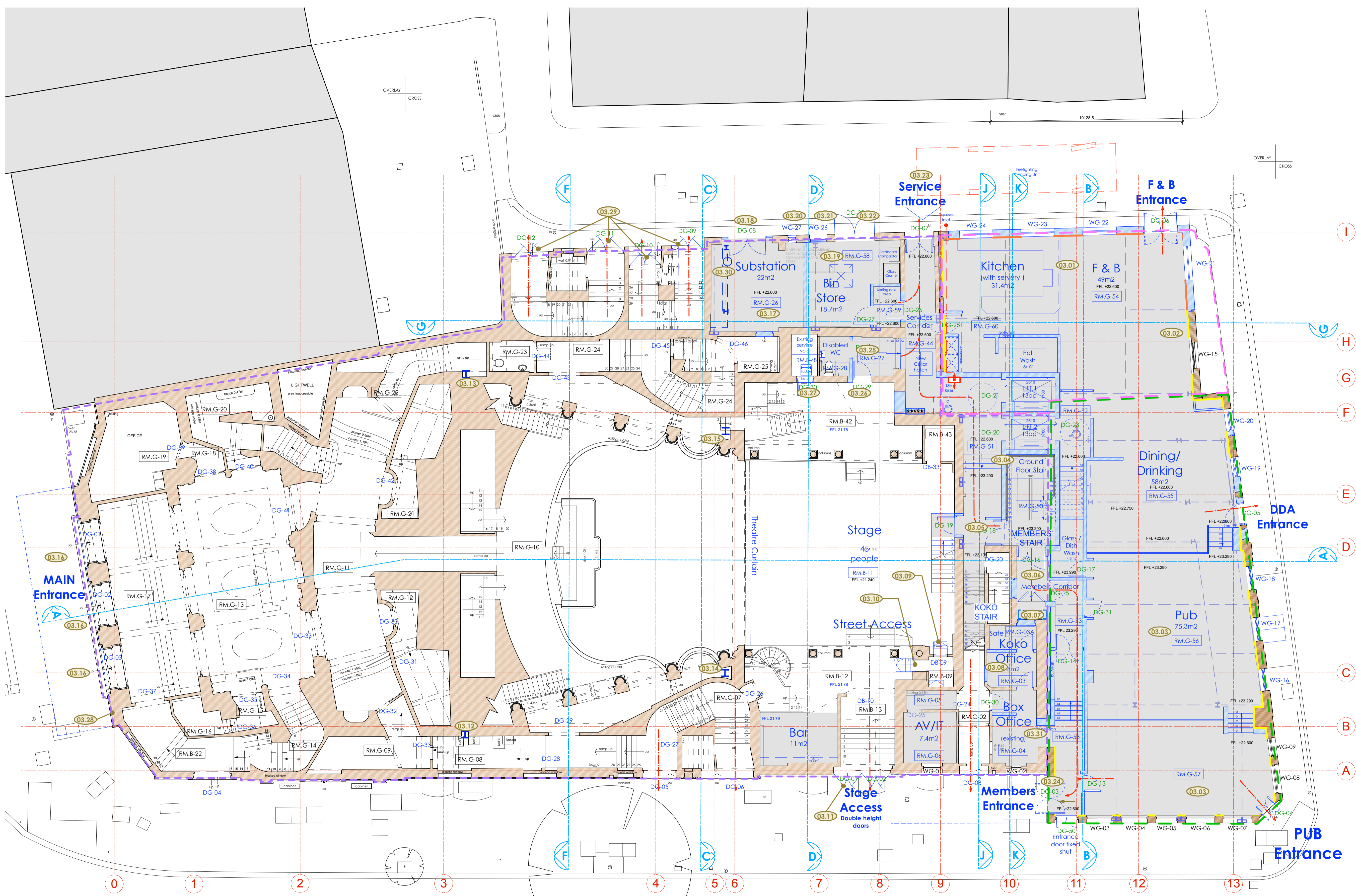
**PLANNING**

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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	
Proposed Basement Plan Schedule of Works	1:100 @A1	13.04.17	
drawing number	drawn	checked	
AHA/KKC/GA/0995W	FR/PC	DA	
	revision		
	A		

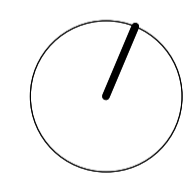
revision / date / amendments
A / 24/10/17 / - Window numbers updated
B / 25/10/17 / - Wall removed in Hope and Anchor under structural grounds.
C / 06/12/17 / - Addition of substation, relocation of bin store and new cellar hatch connection.



**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.XX) Schedule of works Annotations

06.12.17



**PLANNING**

Archer Humphries Architects

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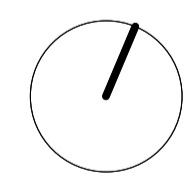
project title	
KOKO + Hope & Anchor + Bayham Place, Camden, London	
drawing title	scale / date
Proposed Ground Floor Plan	1:100 A1 13.04.17
Schedule of Works	drawn / checked
	FR/PC DA
drawing number	revision
AHA/KCC/GA/100SW	C

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.

**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)
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- Building Fabric to be demolished
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- 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
- - - Original brickwork exposed
- - - New brickwork exposed
- (X.X.X) Schedule of works Annotations

06.12.17

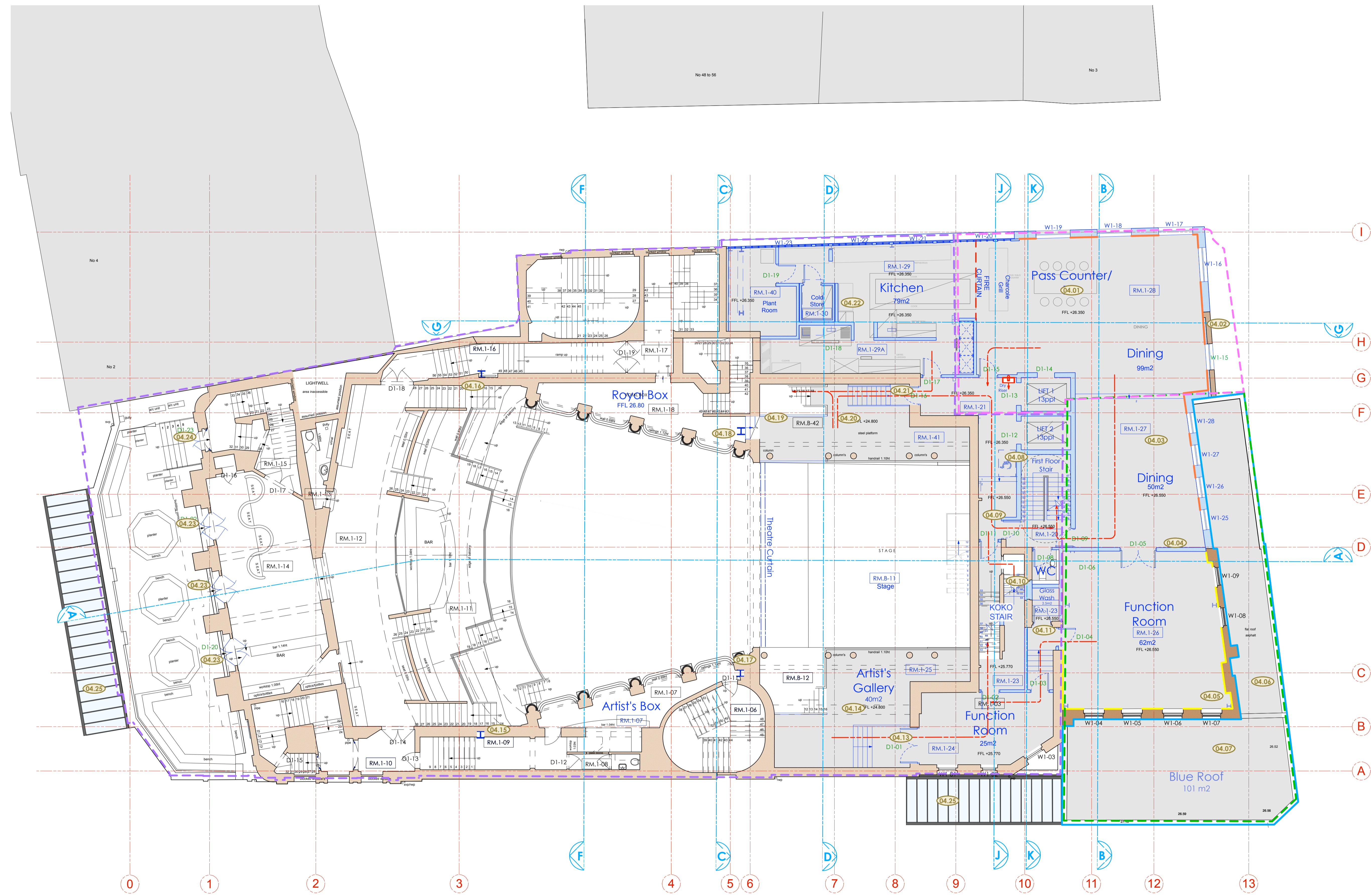


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EC1V 8AR  
T: +44 (0) 20 7251 8555

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



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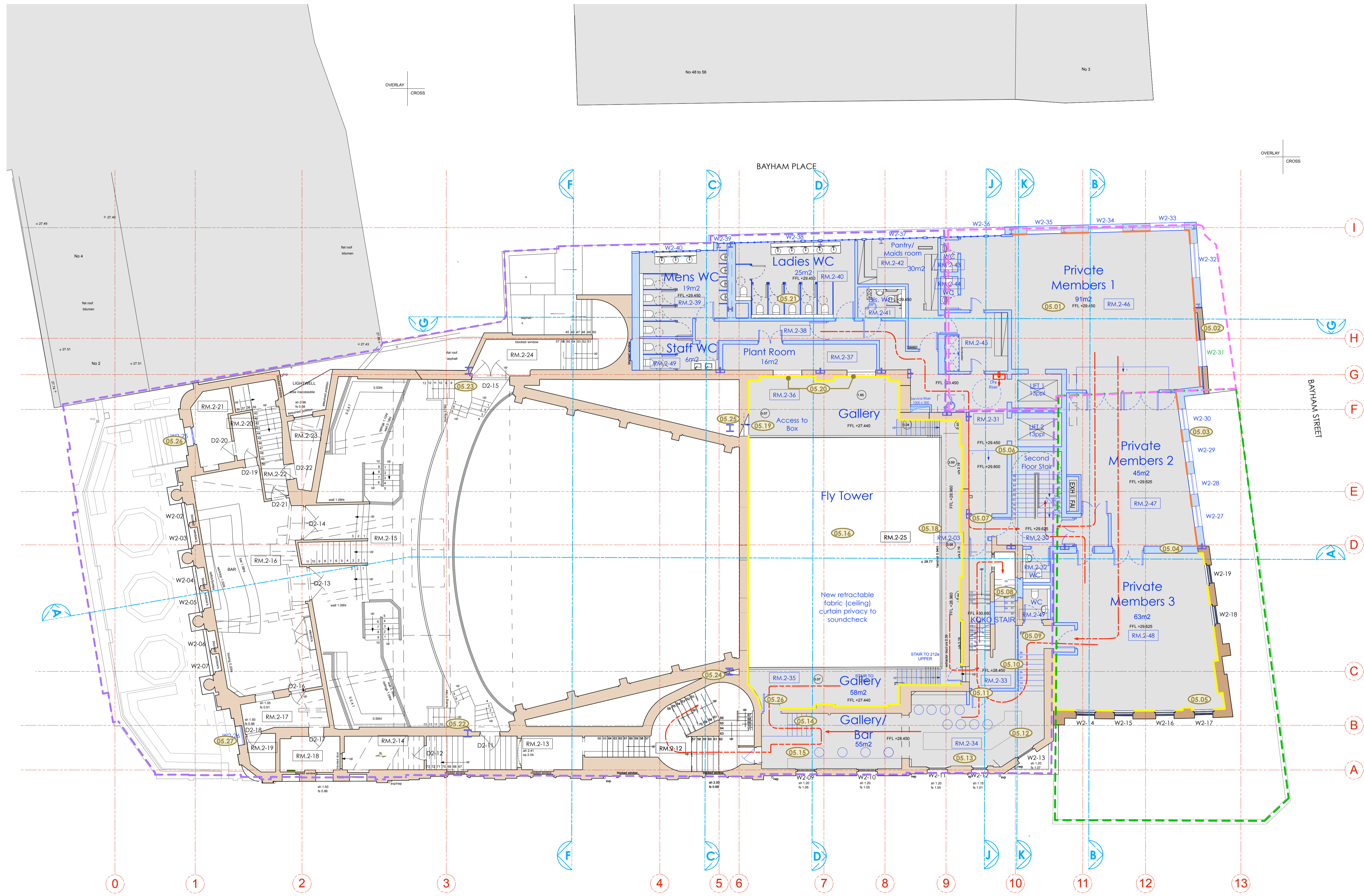
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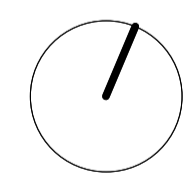
revision / date / amendments	
A / 24/10/17 /	- Window numbers updated
B / 25/10/17 /	- Wall removed in Hope and Anchor under structural grounds.
C / 06/12/17 /	- Infill window omitted for new doorway, Grid 10 + C-D.



**LEGEND**

- 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.2-06 Room Number
- D2-02 Door Number
- W2-05 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



**PLANNING**

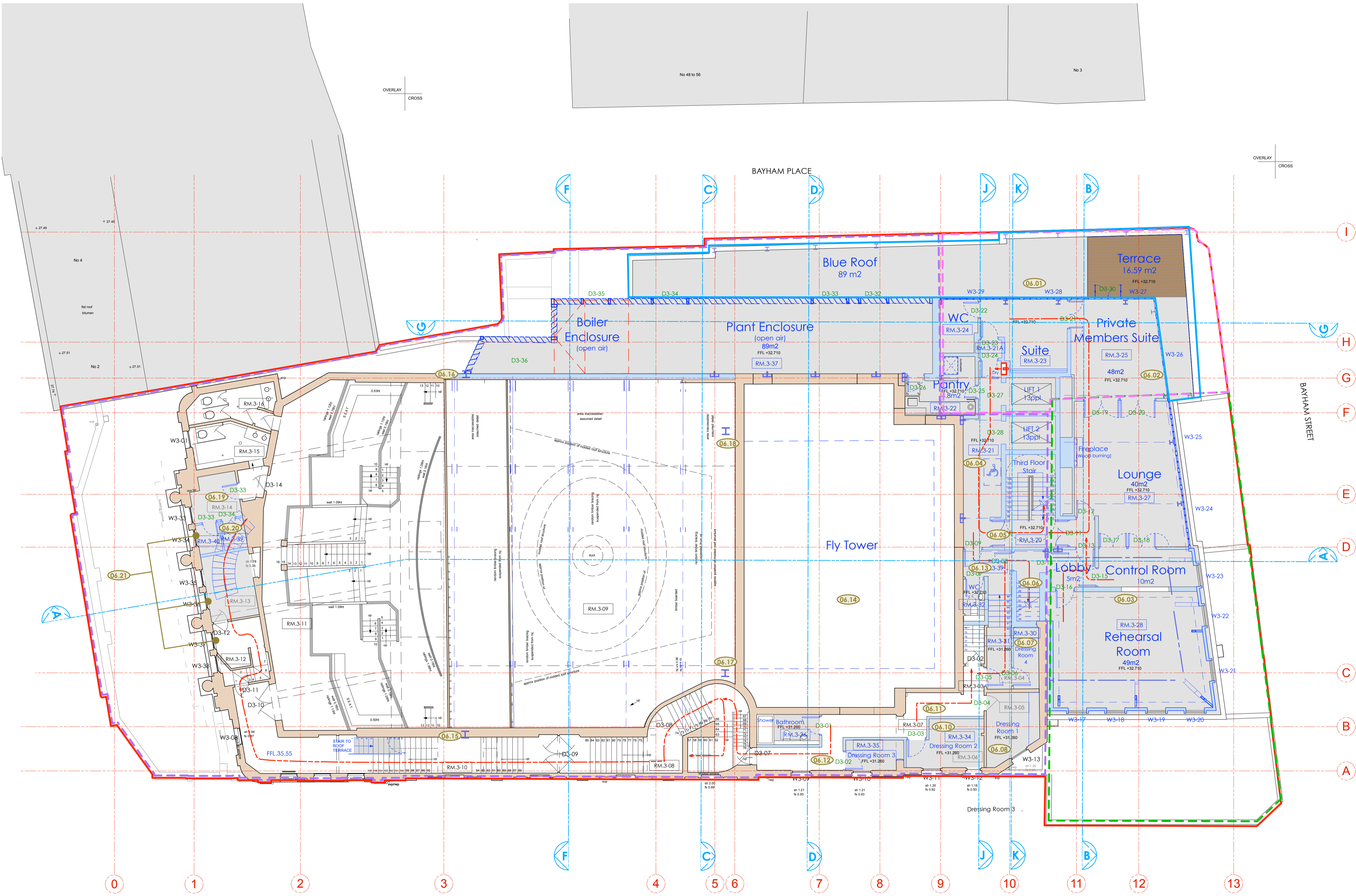
Archer Humphries Architects

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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 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

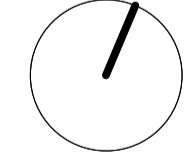
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revision / date / amendments
A / 24/10/17 / - Room numbers updated - Window numbers updated



- LEGEND**
- Proposed Works
  - Existing Building Fabric KOKO née Camden Palace Theatre (1900)
  - Existing Building Fabric Hope & Anchor (approx. 1850)
  - 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

24.10.17



**PLANNING**  
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 EC1V 8AR  
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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale / date
Proposed Third Floor Plan	1:100 @ A1 13.04.17
Schedule of Works	drawn / checked
	FR/PCI DA
drawing number	revision
AHA/KCC/GA/1035W	A



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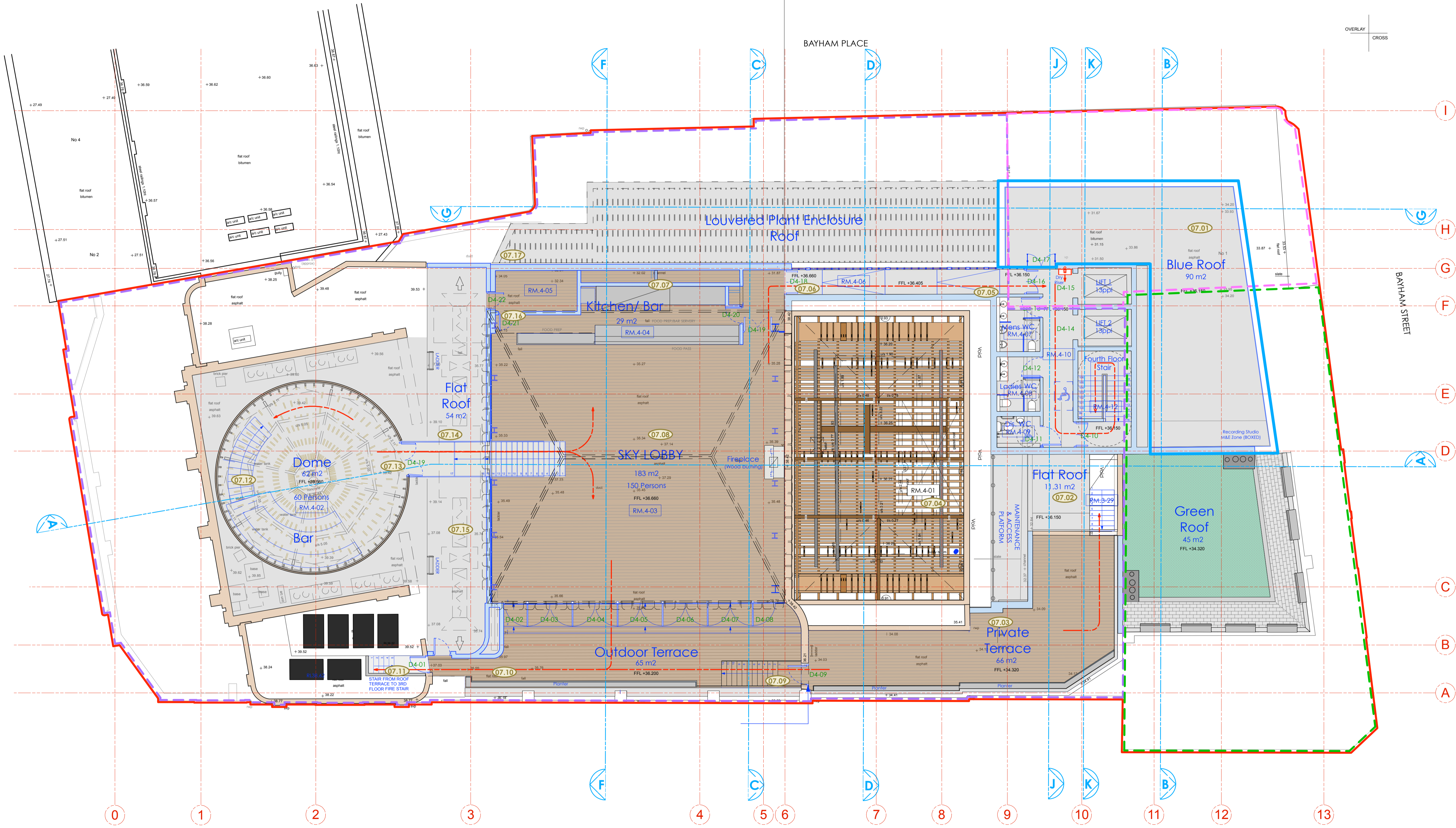
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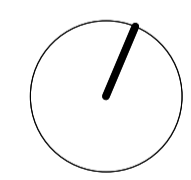
revision / date / amendments
A / 24/10/17 / - Room numbers updated - Window numbers updated
B / 03/01/18 / - Amendment to wall adjacent to Sky Lobby



**LEGEND**

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- 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
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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

03.01.18



**PLANNING**

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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
AHA / KCC / GA / 104SW	FR / PC DA
	revision
	8

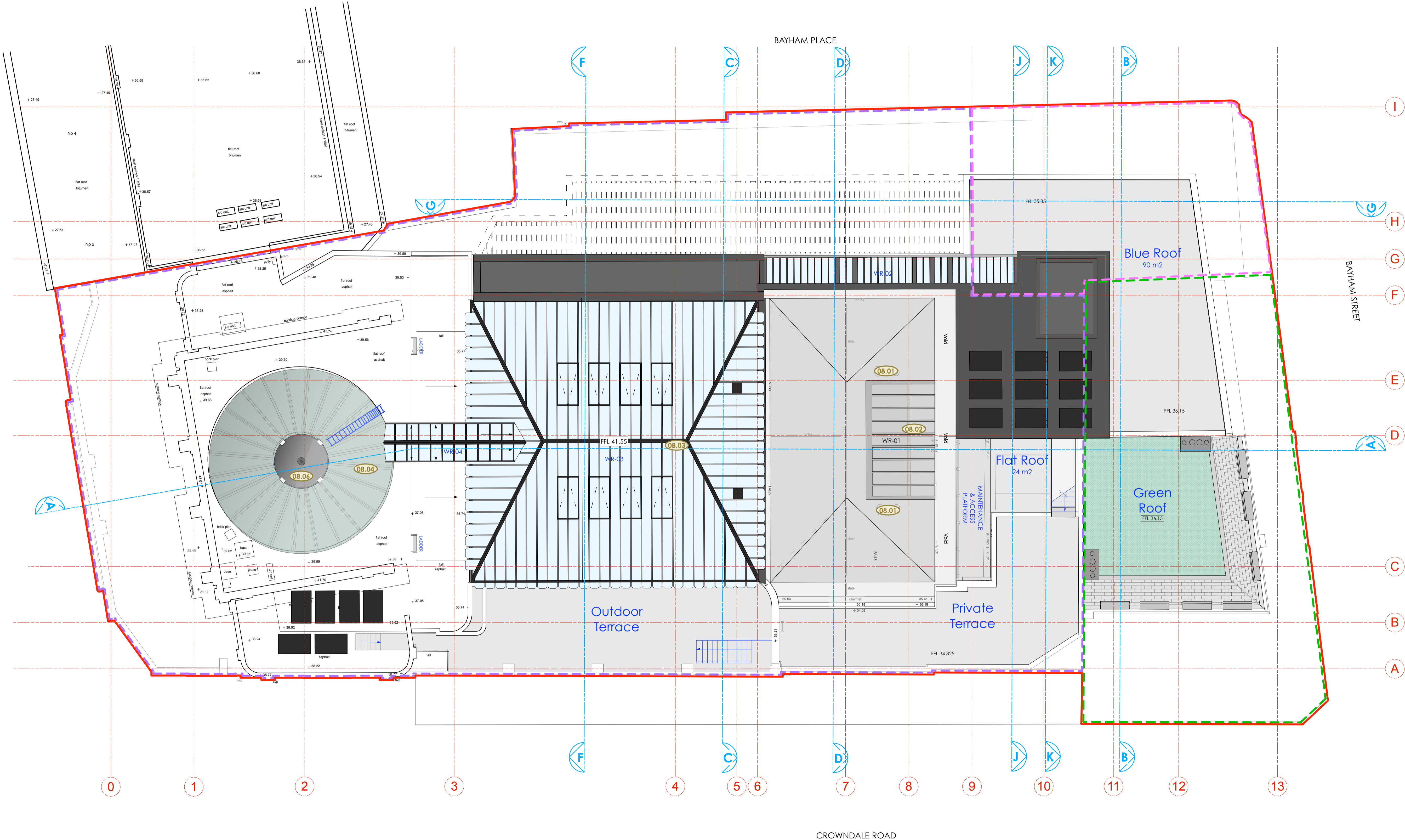
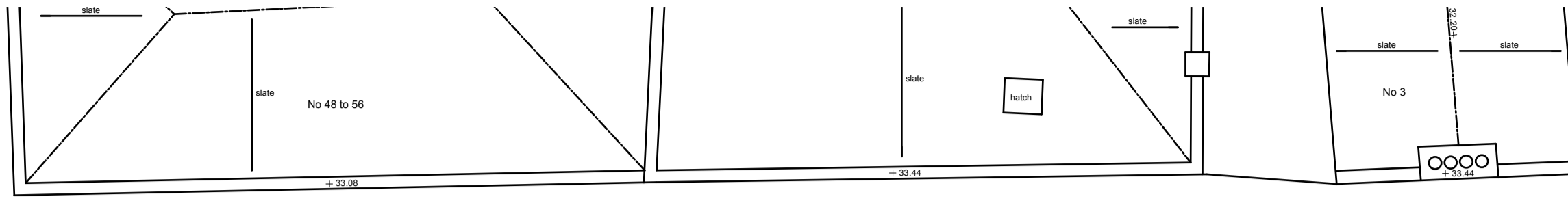
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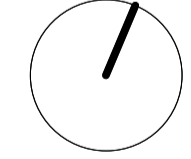
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revision / date / amendments  
 A / 24/10/17 / - Window numbers updated  
 B / 06/12/17 / - PVC units updated  
 C / 03/01/18 / - Amendment to wall adjacent to Sky Lobby



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- 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
  - (XX.XX) Schedule of works Annotations

03.01.18



**PLANNING**

Archer Humphryes Architects

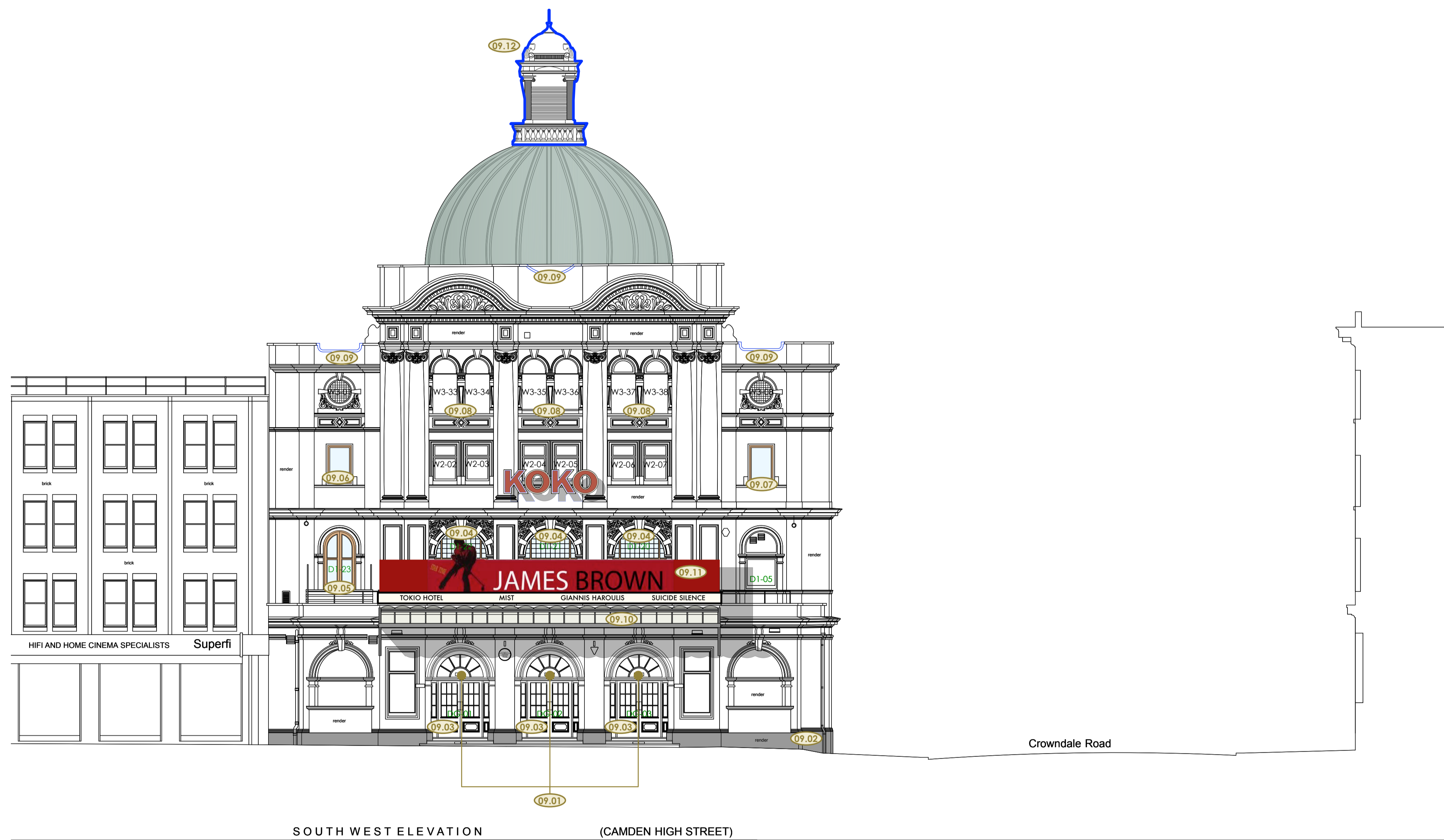
Basement  
 Central House  
 142 Central Street  
 London, United Kingdom  
 EC1V 8AR  
 T: +44 (0) 20 7251 8555

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

CROWDALE ROAD

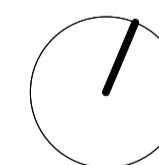
BAYHAM PLACE

BAYHAM STREET



Schedule of works Annotations

24.10.17



0 1 2 3 4 5 8m

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 Koko Front Elevation	1:100 8 A1 13.04.17
Schedule of Works	drawn checked
	FR/PC DA
drawing number	revision
AHA/KKC/ PR /2025W	A

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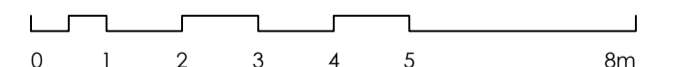
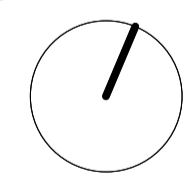
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

revision	date	amendments
A	24/10/17	- Window numbers updated
B	03/01/18	- Amendment to wall adjacent to Sky Lobby



03.XX Schedule of works Annotations

03.01.18



**PLANNING**

Archer Humphryes 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	
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		
	B		

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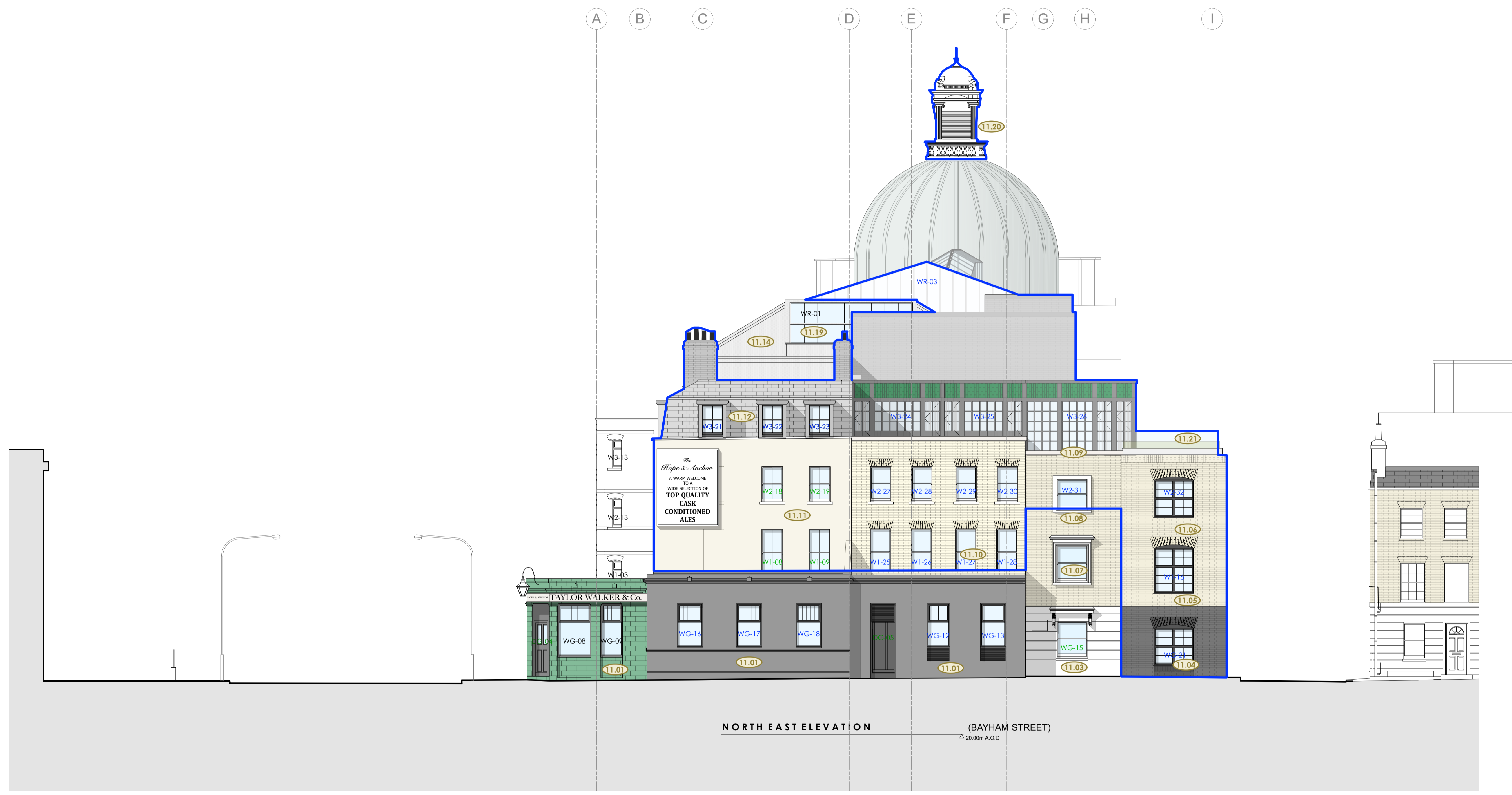
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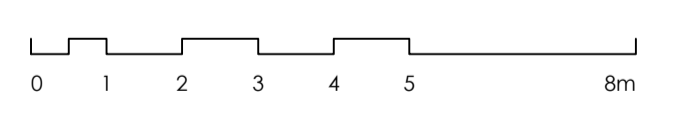
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

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



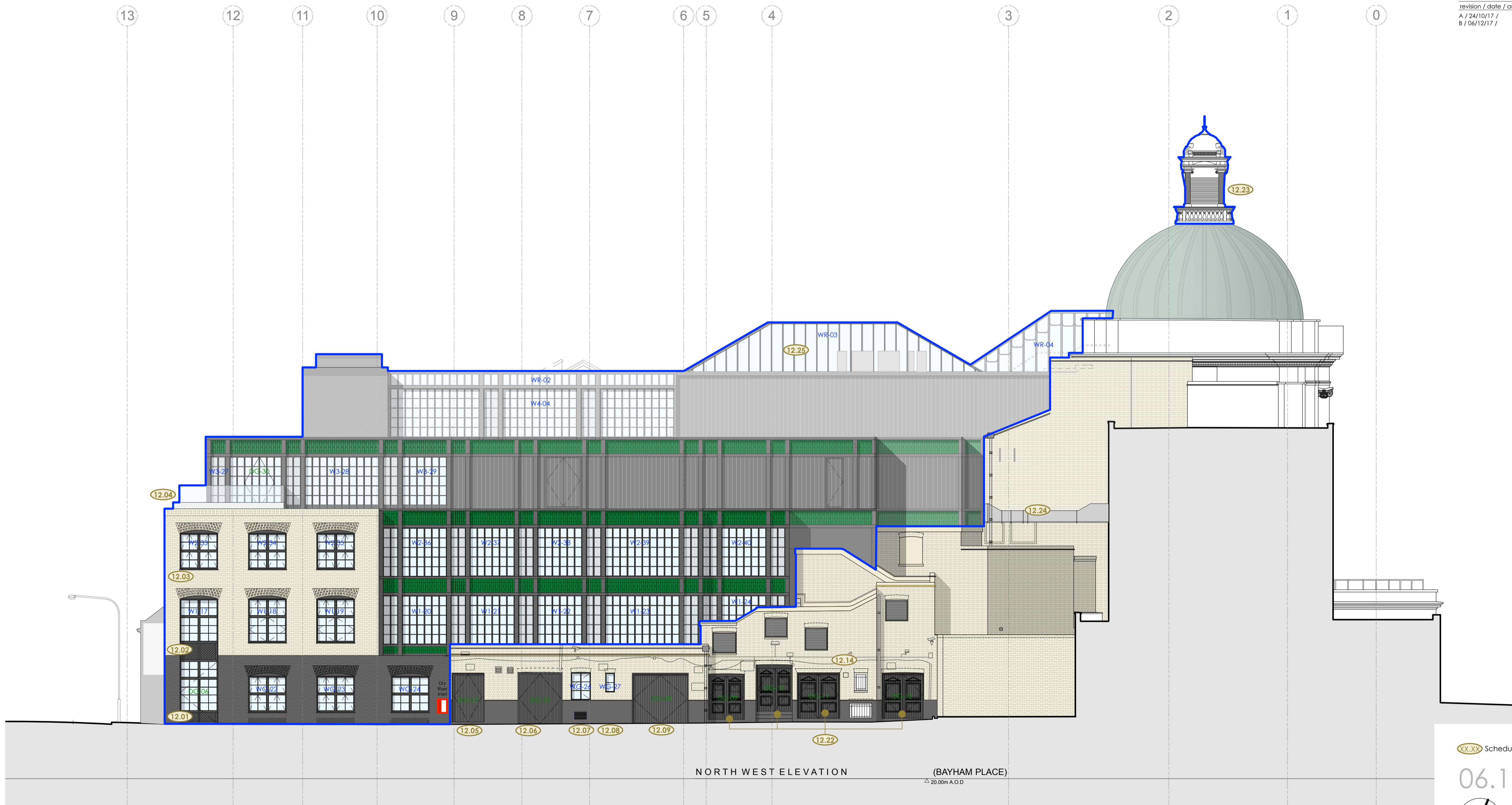
PLANNING

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 EC1V 8AR  
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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Schedule of Works	1:100 @ A1	13.04.17	
drawing number	drawn	checked	
AHA/KKC/GA/2025W	FR/PC	DA	
	revision		
	-		

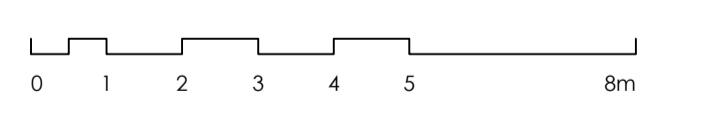
revision / date / amendments
A / 24/10/17 / Updated window numbers.
B / 06/12/17 / Window (WG-25) omitted for new double doors (DG-32) added to relocated bin store.



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

06.12.17 Schedule of works Annotations

06.12.17



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 EC1V 8AR  
 T: +44 (0) 20 7251 8555

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