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LISTED BUILDING APPLICATION - JUSTIFICATION FOR WORKS

Job No:	KKC
Job:	Koko + Hope & Anchor, 1 Bayham St and 65 Bayham Place
Date:	JUNE 2018
Revision:	-
Application Reference:	2017/6058/P

BACKGROUND

The KOKO 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 consented scheme granted the reinstatement of the interior of the Flytower. The Flytower will have two non-original ceilings removed to provide a unique display of the original sceneographic lattice, open queen post truss roof structure and the theatre's gigantic flywheel, all of which are being retained and displayed to visitors and members. 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 Flytower at the theatre's second floor level. Additionally, a view from stage level looking up is now possible.

Furthermore, the consent permitted the venue's ventilation supply to be replaced providing a span of diffusers to the auditorium and over the stage, which corresponds to the existing arrangement.

Following the development of the scheme post the planning and listed building consent in February 2018, alterations to the Flytower interior is required. The Flytower is a key feature of the development and the following points present the proposed alterations and justification for the works, which aim to ensure the integrity of the original Flytower.

Drawing References:
AHA-KKC-GA-098 [D] Proposed LBF Plan_Rev D
AHA-KKC-GA-099 [E] Proposed BF Plan_Rev E
AHA-KKC-GA-100 [C] Proposed GF Plan_Rev C
AHA-KKC-GA-101 [D] Proposed 1F Plan_Rev D
AHA-KKC-GA-102 [E] Proposed 2F Plan_Rev E
AHA-KKC-GA-103 [F] Proposed 3F Plan_Rev F
AHA-KKC-GA-104 [D] Proposed 4F Plan_Rev D
AHA-KKC-PR-300 [C] Section AA_Rev C
AHA-KKC-PR-302 [A] Section CC_Rev A
AHA-KKC-PR-303 [C] Section DD_Rev C
AHA-KKC-DET-615 [C] Proposed Fly Tower Details_Rev C

PROPOSED ALTERATIONS AND JUSTIFICATION

1. The installation of a purpose built 4-post truss at stage level, which will have integrated retractable acoustic baffles at high level. These lightweight baffles will be constructed from plywood and timber battens encased with rock and glass wool and finished with soft fabric coverings ensuring a subtle aesthetic in keeping with the Flytower. The baffles will operate on a concertina mechanism ensuring privacy for artists during sound check and live gigs as well as generous views from below and above when the baffles stack back towards the auditorium in the open position. The 4-post truss will be finished in a dark colour to match the KOKO stage to ensure it is aesthetically keeping with the space.

   Justification

   The removal of the two non-original ceilings will undoubtedly provide unique views of the Flytower, however the removal of these ceilings omit the acoustic quality the stage requires during performances. Therefore, the installation of a purpose built 4-post truss with integrated acoustic baffles and lighting will enable the venue to continue to operate as a live music venue providing privacy and an acoustic quality for artists during sound check and live performances.

2. The current lighting rig hangs from the Flytower and the proposal of a 4-post truss means the lighting can be integrated. This means the lighting rig can be omitted and no longer requires hoisting from the Flytower structure above ensuring the structural integrity of the Flytower roof trusses.

   Justification

   Presently, the stage lighting hangs from the Flytower on a dedicated truss. Through omitting the lighting rig and integrating the lighting to the 4-post truss the dedicated lighting rig can be omitted, which will benefit the Flytower's roof structure and provide improved views up to the Flytower and down to the stage from the galleries.

3. 4no purpose built brick piers will support the 4-post truss on new footings at sub-basement level, within the back of house storage areas. The location of the piers ensures direct fixing to the 4-post truss at stage level ensuring no further impact to the stage and upper galleries.

   Justification

   The purpose built 4-post truss has been strategically placed to ensure maximum use of the stage area and minimal impact to the basement, stage and upper galleries. The required structural support is also minimal in its approach ensuring areas of significant historical fabric is not impacted.

4. The ventilation of the auditorium and stage will re-use 3no non-original steels beams within the Flytower. These beams will carry dedicated trusses, which will carry the ventilation ducting and its attenuator to the auditorium and to the stage. The central span of ducting over the stage will now be relocated to the underside of the Flytower gallery and be positioned above trusses cantilevered from the 4-post truss. This approach will ensure direct ventilation for the stage when the acoustic baffles are in operation. This also essentially provides more generous views of the Flytower from the second floor galleries as the central span of ducting is now discreetly positioned towards the back of the stage.

   Justification

   The consented scheme granted permission for the replacement of the ventilation supply to the auditorium and to the stage. The ventilation requires an attenuator to ensure there is no noise breakout from the mechanical units during performances. The attenuator together with the span of ducting will need to be hung from the Flytower; through the re-use and relocation of 3no non-original steel beams, the structural integrity of the Flytower roof is maintained.

CONCLUSION

The proposed alterations endeavour to preserve the structural and historical integrity of the Flytower seeking not to increase any further loadings to the structure and being of minimal intervention to the historic fabric. The alterations will endeavour to maintain the acoustic qualities currently experienced within the Flytower

Additionally, the alterations greatly improve the views of the historic structure to members occupying the galleries running around 3 sides of the open Flytower at the theatre's second floor level and from below at stage level when the acoustic baffles are in the open position.

The alterations further affirm the vision to provide one of London's most distinctive and atmospheric theatrical spaces and continues to be indispensible within the projects overall programme and inventory.