

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

Listed Building Application- Schedule of Works

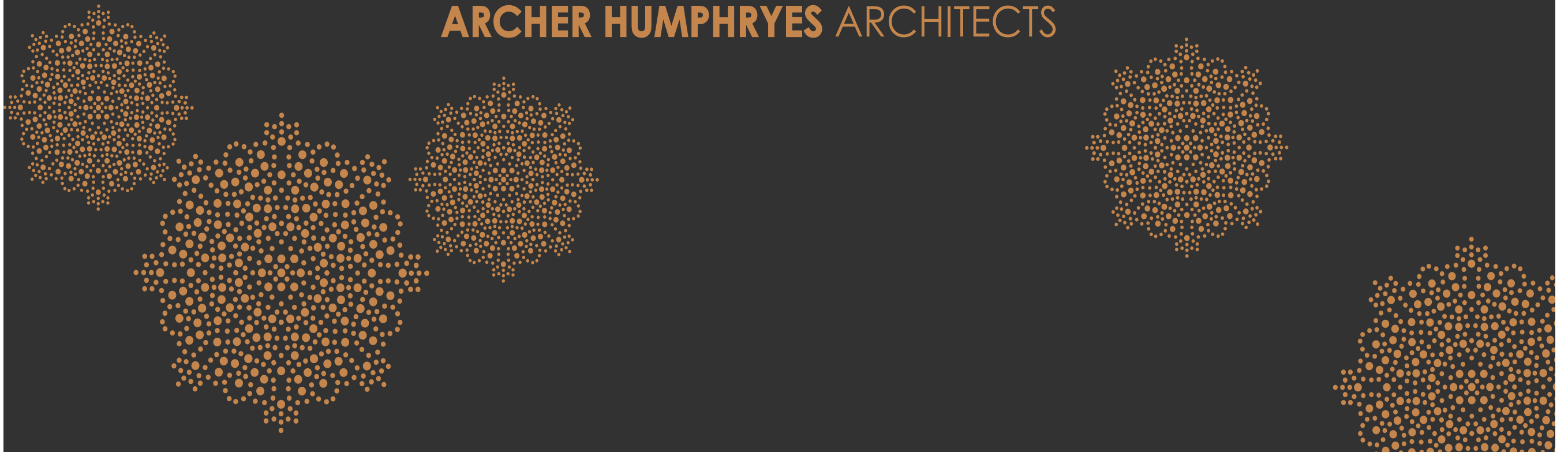
Revision C

Part two of three

June 2018

“ a great space is performance in progress.”

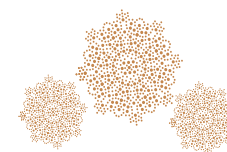
ARCHER HUMPHRYES ARCHITECTS



Part Two

Schedule of Works - Demolition Drawings
Archer Humphryes Architects

ARCHER HUMPHRYES ARCHITECTS



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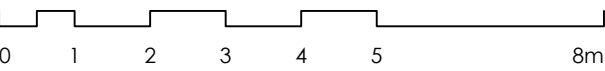
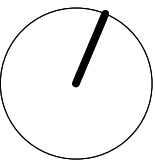
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revision / date / amendments	
A / 06/12/17 /	- Reinstatement of existing platform lift - Planning.
B / 23/03/18 /	- Stage 4 1. Tender Addendum (1). Indication of 4 post truss fixed at stage level for integrated automatic retractable acoustic baffles and integrated lighting rig. 2. Tender Addendum (2). New AHU + Attenuator over stage to be hung to existing relocated secondary beams in flytower.
C / 01/06/18 /	- Listed Building Application - Refer to item 1.07.

- LEGEND**
- 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)
 - PHASE 1 Building Fabric to be demolished
 - PHASE 1 Demolition of Flooring / Elevation / Wall
 - PHASE 1 Proposed Excavation
 - PHASE 2 Proposed Demolition
 - PHASE 2 Demolition of Flooring / Elevation / Wall
 - PHASE 2 Proposed Excavation
 - PHASE 2 Remove and retain in alternate location
 - Retain and protect existing
 - PHASE 1 Area to be blocked up and made weather tight temporarily pre Phase 2
 - Hope & Anchor Demise
 - Koko Demise
 - 1 Bayham Street & 65 Bayham Place Demise
 - Schedule of works Annotations

01.06.18



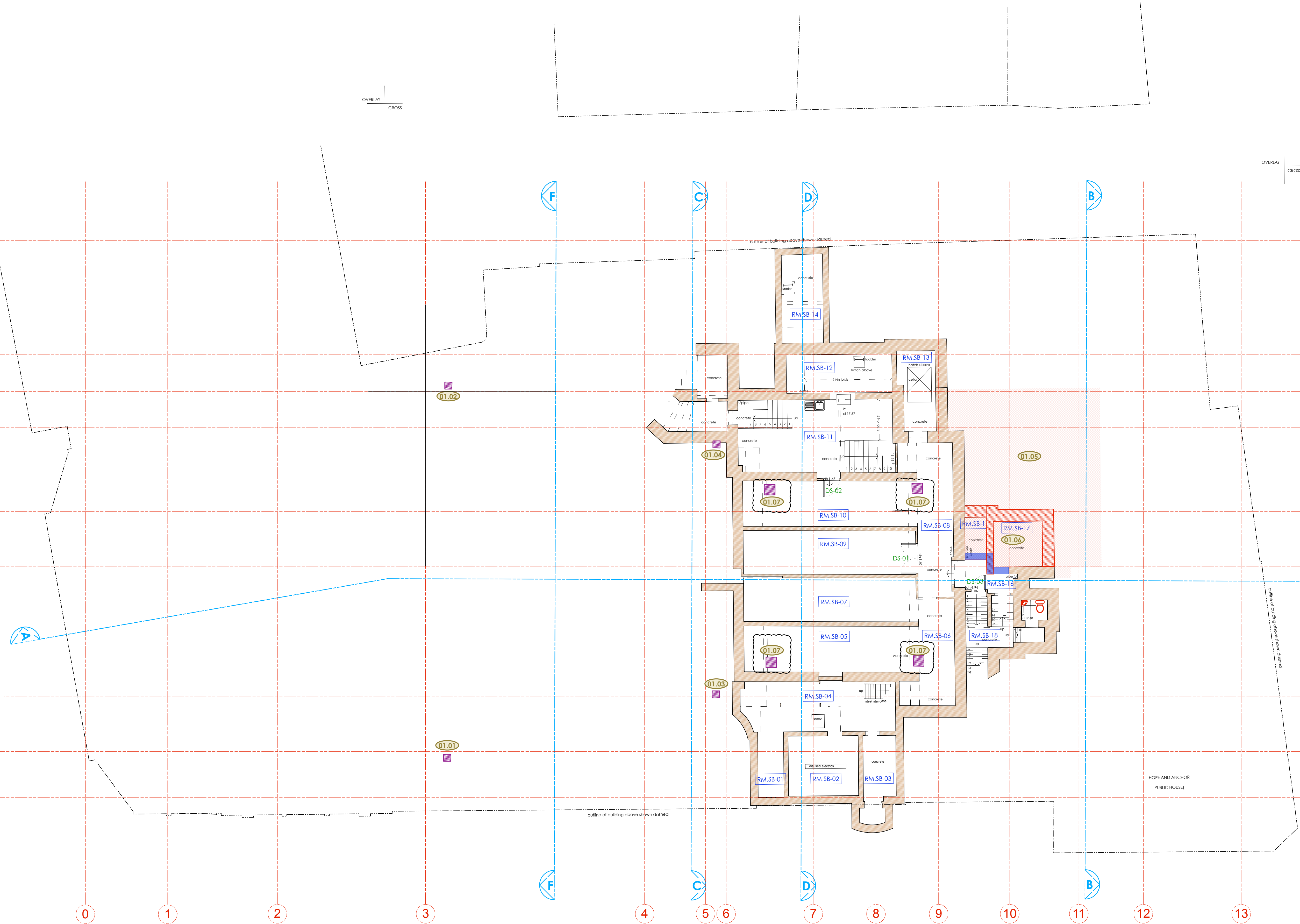
STAGE 4

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 Sub Basement Demolition Plan Schedule of Works	scale 1:100 B/A1 drawn FR checked DA
drawing number AHA/ KKC /DM/098SW	revision C

NOTE:
ALL ELECTRICAL, PLUMBING, RAIN WATER DOWN-PIPES, SEWER VENT PIPES, SUNDRIES AND ASSORTED MECHANICAL PLANT TO BE REMOVED AS PER ASSOCIATED PHASE. DRAWING TO BE READ INCONJUNCTION WITH MEP AND STRUCTURAL ENGINEER'S DETAILS.



PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)

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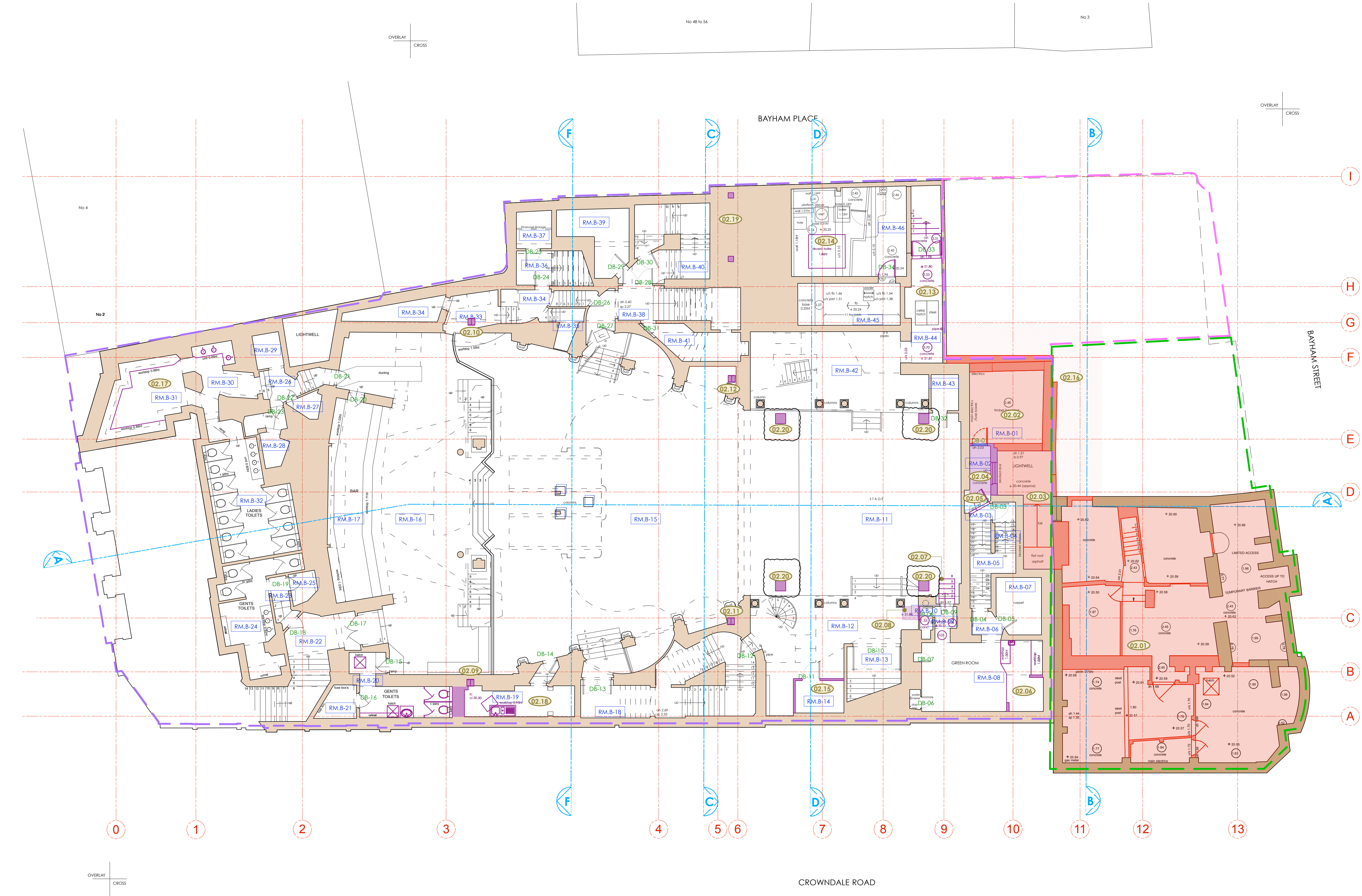
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revision / date / amendments	
A / 06/12/17 /	- Reinstatement of existing platform lift and hatch - Planning - Stage 4
B / 23/03/18 /	1. Tender Addendum (1). Indication of 4 post truss fixed at stage level for integrated automatic retractable acoustic baffles and integrated lighting rig. 2. Tender Addendum (2). New AHU + Attenuator over stage to be hung to existing relocated secondary beams in flytower.
C / 01/06/18 /	- Listed Building Application - Refer to item 2.20.



- LEGEND**
- 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)
 - PHASE 1 Building Fabric to be demolished
 - PHASE 1 Demolition of Flooring / Elevation / Wall
 - PHASE 1 Proposed Excavation
 - PHASE 2 Proposed Demolition
 - PHASE 2 Demolition of Flooring / Elevation / Wall
 - PHASE 2 Proposed Excavation
 - PHASE 2 Remove and retain in alternate location
 - Retain and protect existing
 - PHASE 1 Area to be blocked up and made weather tight temporarily pre Phase 2
 - Hope & Anchor Demise
 - Koko Demise
 - 1 Bayham Street & 45 Bayham Place Demise
 - (XX,XX) Schedule of works Annotations

01.06.18

0 1 2 3 4 5 8m

STAGE 4

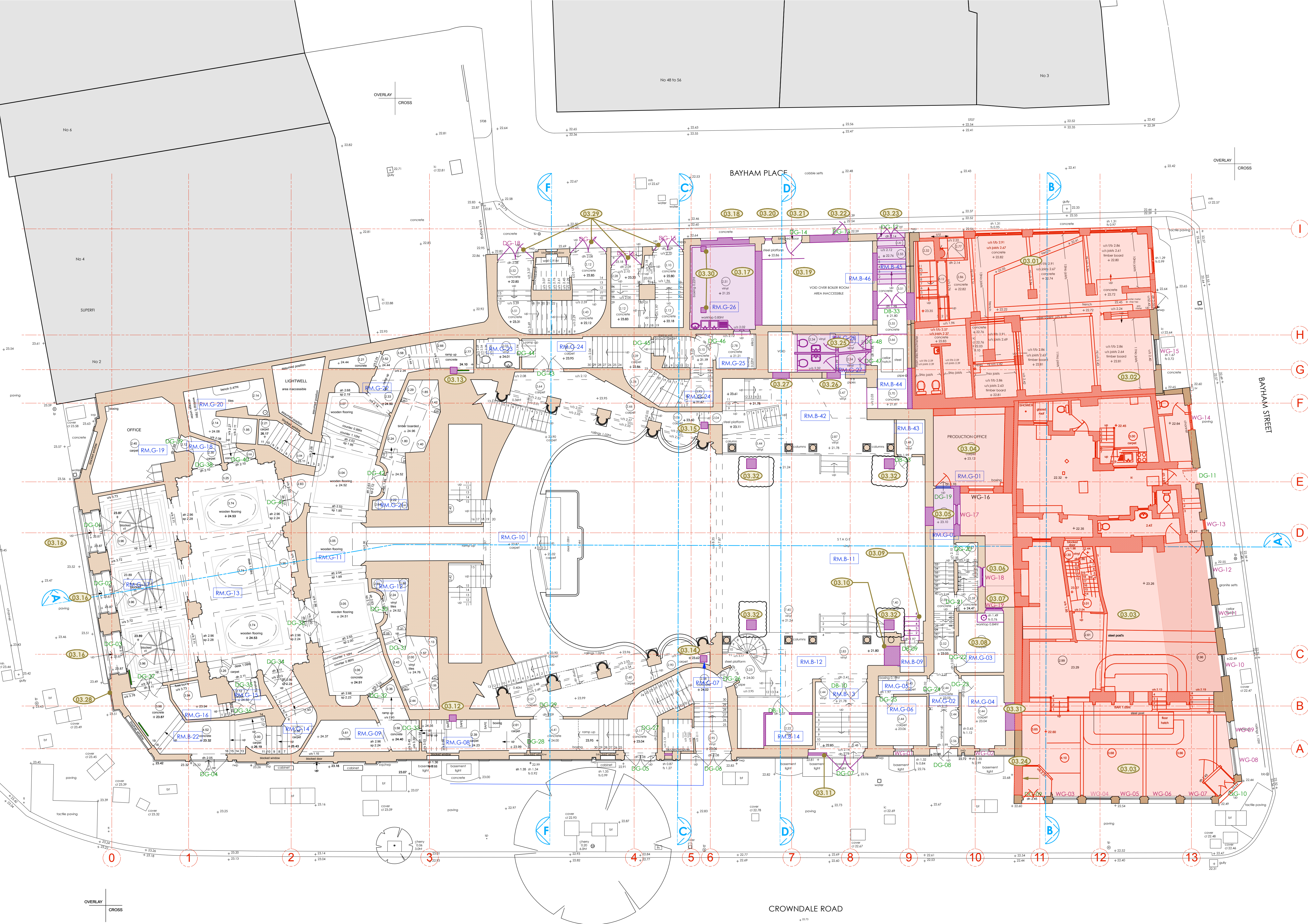
Archer Humphries Architects

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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale date
Basement Floor Demolition Plan	1:100 B/A 13.04.17
Schedule of Works	drawn FR checked DA
drawing number	revision
AHA/ KKC /DM/099SW	C

NOTE:
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PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)



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revision / date / amendments
A / 25/10/17 /
B 06/12/17 /
C / 23/03/18 /
D / 01/06/18 /

Demolition of wall left of gridline 11 & on gridline C.

1. Existing door opening made larger for new double doors for bin store.

2. Reinstatement of existing platform lift.

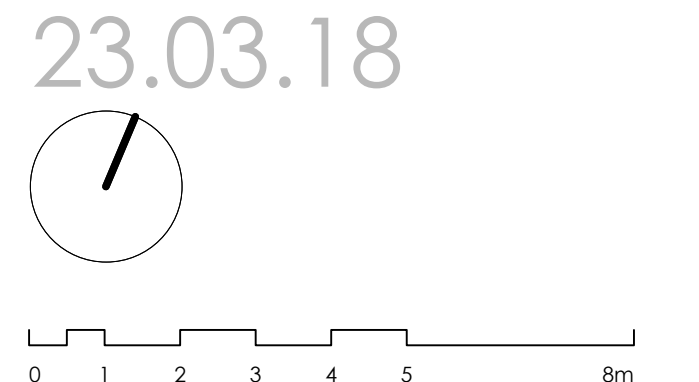
Stage 4

1. Tender Addendum (1). Indication of 4 post truss fixed at stage level for integrated automatic retractable acoustic baffles and integrated lighting rig.

2. Tender Addendum (2). New AHU + Attenuator over stage to be hung to existing relocated secondary beams in flytower.

- Listed Building Application - Refer to item 3.32.

- LEGEND**
- 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)
 - PHASE 1 Building Fabric to be demolished
 - PHASE 1 Demolition of Flooring / Elevation / Wall
 - PHASE 1 Proposed Excavation
 - PHASE 2 Proposed Demolition
 - PHASE 2 Demolition of Flooring / Elevation / Wall
 - PHASE 2 Proposed Excavation
 - PHASE 2 Remove and retain in alternate location
 - Retain and protect existing
 - PHASE 1 Area to be blocked up and made weather tight temporarily pre Phase 2
 - Hope & Anchor Demise
 - Koko Demise
 - 1 Bayham Street & 65 Bayham Place Demise
 - Schedule of works Annotations



STAGE 4

Archer Humphries Architects

Basement
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project title		KOKO + Hope & Anchor + Bayham Place	
drawing title		Camden, London	
drawing number		Ground Floor Demolition Plan	
drawing title		Schedule of Works	
drawing number		AHA/ KKC /DM/100SW	
scale		1:100 B1	
date		13.04.17	
checked		FR	
revision		D	

NOTE:
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PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)

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revision / date / amendments	
A / 25/10/17 /	Demolition of wall left of gridline 11 and on gridline C - Planning
B / 23/03/18 /	Stage 4

- LEGEND**
- 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)
 - PHASE 1 Building Fabric to be demolished
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 - PHASE 2 Proposed Demolition
 - PHASE 2 Demolition of Flooring / Elevation / Wall
 - PHASE 2 Proposed Excavation
 - PHASE 2 Remove and retain in alternate location
 - Retain and protect existing
 - PHASE 1 Area to be blocked up and made weather tight temporarily pre Phase 2
 - Hope & Anchor Demise
 - Koko Demise
 - 1 Bayham Street & 65 Bayham Place Demise
 - Schedule of works Annotations

23.03.18

1 2 3 4 5 8m

STAGE 4

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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale date
First Floor Demolition Plan Schedule of Works	1:100 B/A 13.04.17
drawing number	drawn checked
AHA/ KKC/DM/101SW	FR DA
revision	B

NOTE:
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REFER TO APPLICATION REF: 2017/6058/P

PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)

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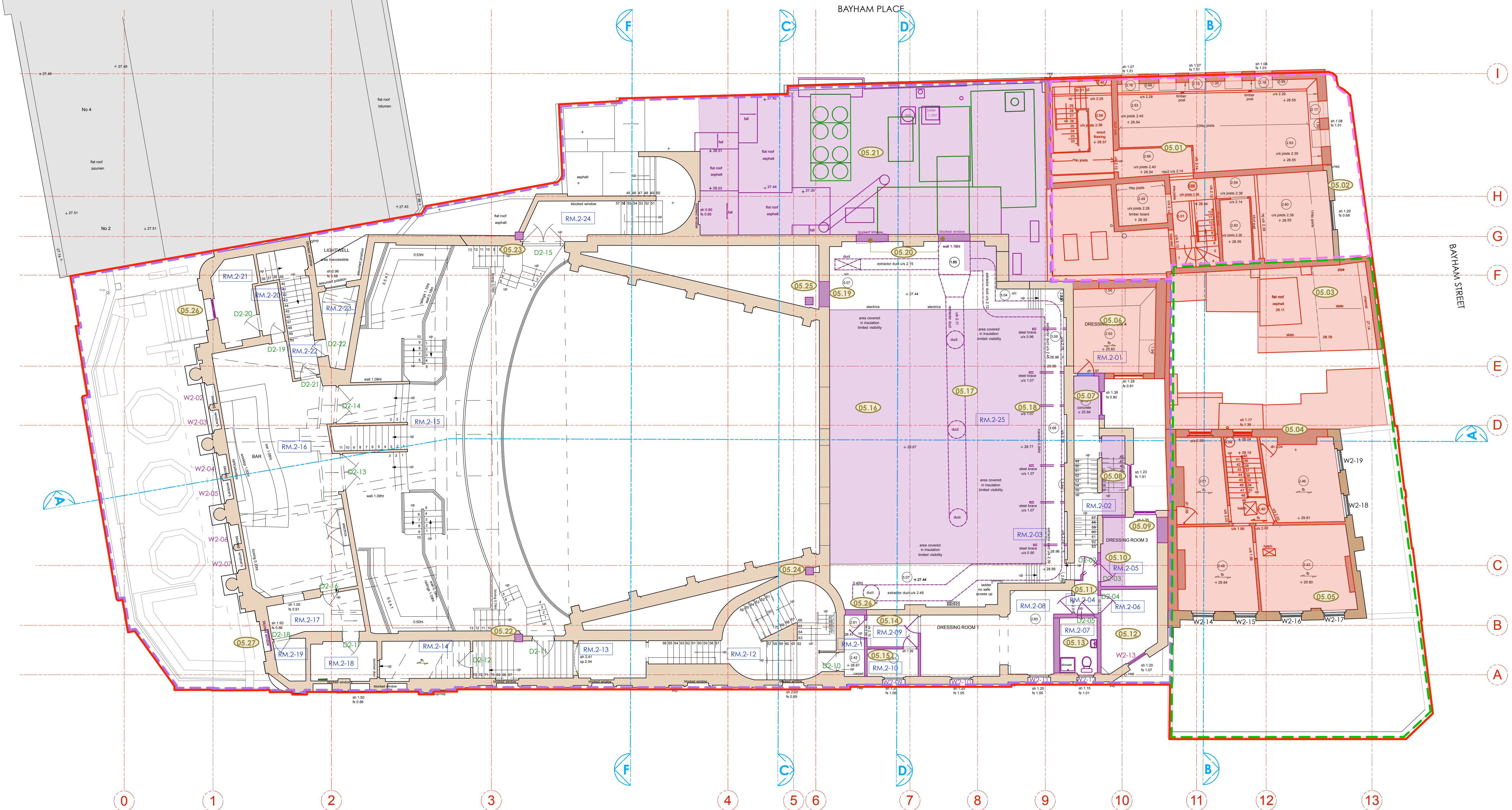
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revision / date / amendments	
A / 19/10/17 /	Grid ref: 9-10 and D-E. Area of demolitions added.
B / 25/10/17 /	Demolition of wall left of gridline 11 & on gridline C - Planning.
C / 23/03/17 /	Stage 4



- LEGEND**
- 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)
 - PHASE 1 Building Fabric to be demolished
 - PHASE 1 Demolition of Flooring / Elevation / Wall
 - PHASE 1 Proposed Excavation
 - PHASE 2 Proposed Demolition
 - PHASE 2 Demolition of Flooring / Elevation / Wall
 - PHASE 2 Proposed Excavation
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 - Retain and protect existing
 - PHASE 1 Area to be blocked up and made weather tight temporarily pre Phase 2
 - Hope & Anchor Demise
 - Koko Demise
 - 1 Bayham Street & 65 Bayham Place Demise
 - Schedule of works Annotations

23.03.18

0 1 2 3 4 5 8m

STAGE 4

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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	Second Floor Demolition Plan Schedule of Works
drawing number	AHA/ KKC/DM/1025W
scale	1:100 B1
date	13.04.17
drawn	FR
checked	DA
revision	C

REFER TO APPLICATION REF: 2017/6058/P

PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)

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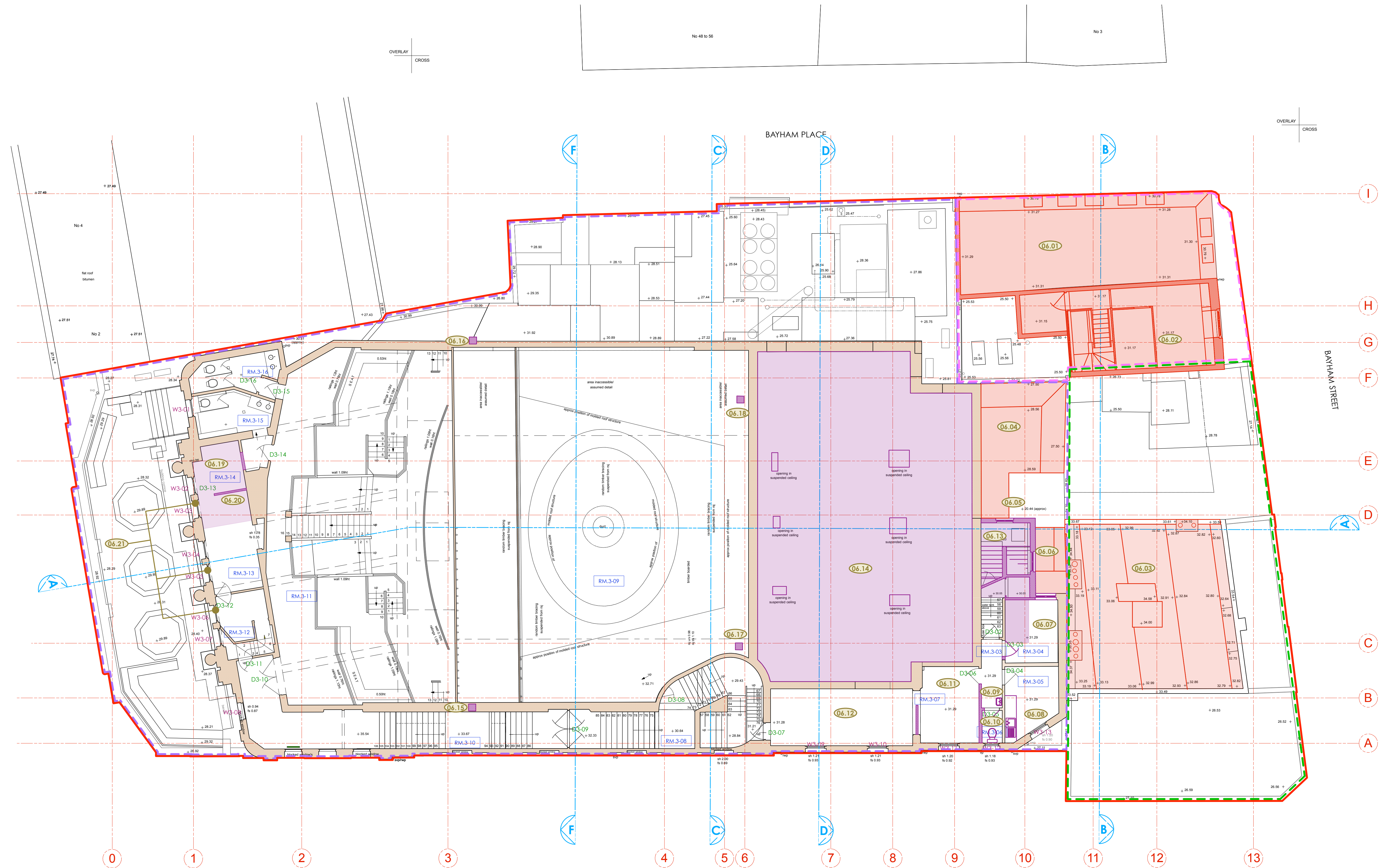
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revision / date / amendments		
- / 20/10/17 /	- First Issue - Planning	
A / 23/03/18 /	- Stage 4	



- LEGEND**
- 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)
 - PHASE 1 Building Fabric to be demolished
 - PHASE 1 Demolition of Flooring / Elevation / Wall
 - PHASE 1 Proposed Excavation
 - PHASE 2 Proposed Demolition
 - PHASE 2 Demolition of Flooring / Elevation / Wall
 - PHASE 2 Proposed Excavation
 - PHASE 2 Remove and retain in alternate location
 - Retain and protect existing
 - PHASE 1 Area to be blocked up and made weather tight temporarily pre Phase 2
 - Hope & Anchor Demise
 - Koko Demise
 - 1 Bayham Street & 65 Bayham Place Demise

23.03.18

Scale bar: 0 1 2 3 4 5 8m

STAGE 4

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REFER TO APPLICATION REF: 2017/6058/P

PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)

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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	Third Floor Demolition Plan	scale	1:100 B/A
drawing number	AHA/ KKC /DM/1035W	drawn	FR
		checked	DA
		revision	A

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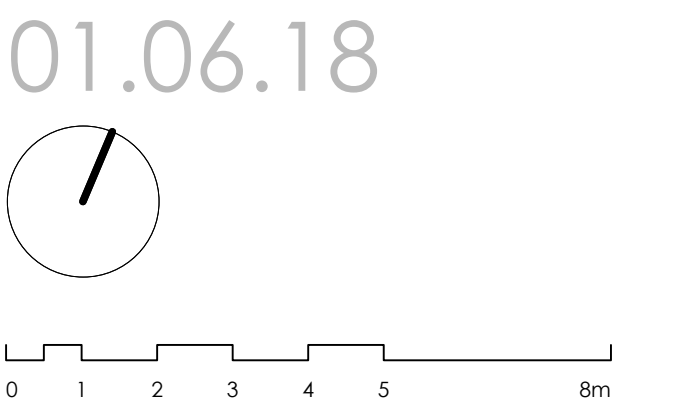
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revision / date / amendments	
- / 20/10/17 / A / 23/03/18 /	- First Issue - Planning - Stage 4
B / 01/06/18 /	1. Tender Addendum (1). Indication of 4 post truss fixed at stage level for integrated automatic retractable acoustic baffles and integrated lighting rig. 2. Tender Addendum (2). New AHU + Attenuator over stage to be hung to existing relocated secondary beams in flytower. - Listed Building Application - Refer to item 7.18.

- LEGEND**
- 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)
 - PHASE 1 Building Fabric to be demolished
 - PHASE 1 Demolition of Flooring / Elevation / Wall
 - PHASE 1 Proposed Excavation
 - PHASE 2 Proposed Demolition
 - PHASE 2 Demolition of Flooring / Elevation / Wall
 - PHASE 2 Proposed Excavation
 - PHASE 2 Remove and retain in alternate location
 - Retain and protect existing
 - PHASE 1 Area to be blocked up and made weather tight temporarily pre Phase 2
 - Hope & Anchor Demise
 - Koko Demise
 - 1 Bayham Street & 65 Bayham Place Demise
 - (XX.XX)** Schedule of works Annotations



STAGE 4

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Basement
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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale
Fourth Floor Demolition Plan Schedule of Works	1:100 B1 13.04.17
drawing number	drawn
AHA/ KKC/DM/104SW	FR
revision	checked
B	DA

NOTE:
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PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)

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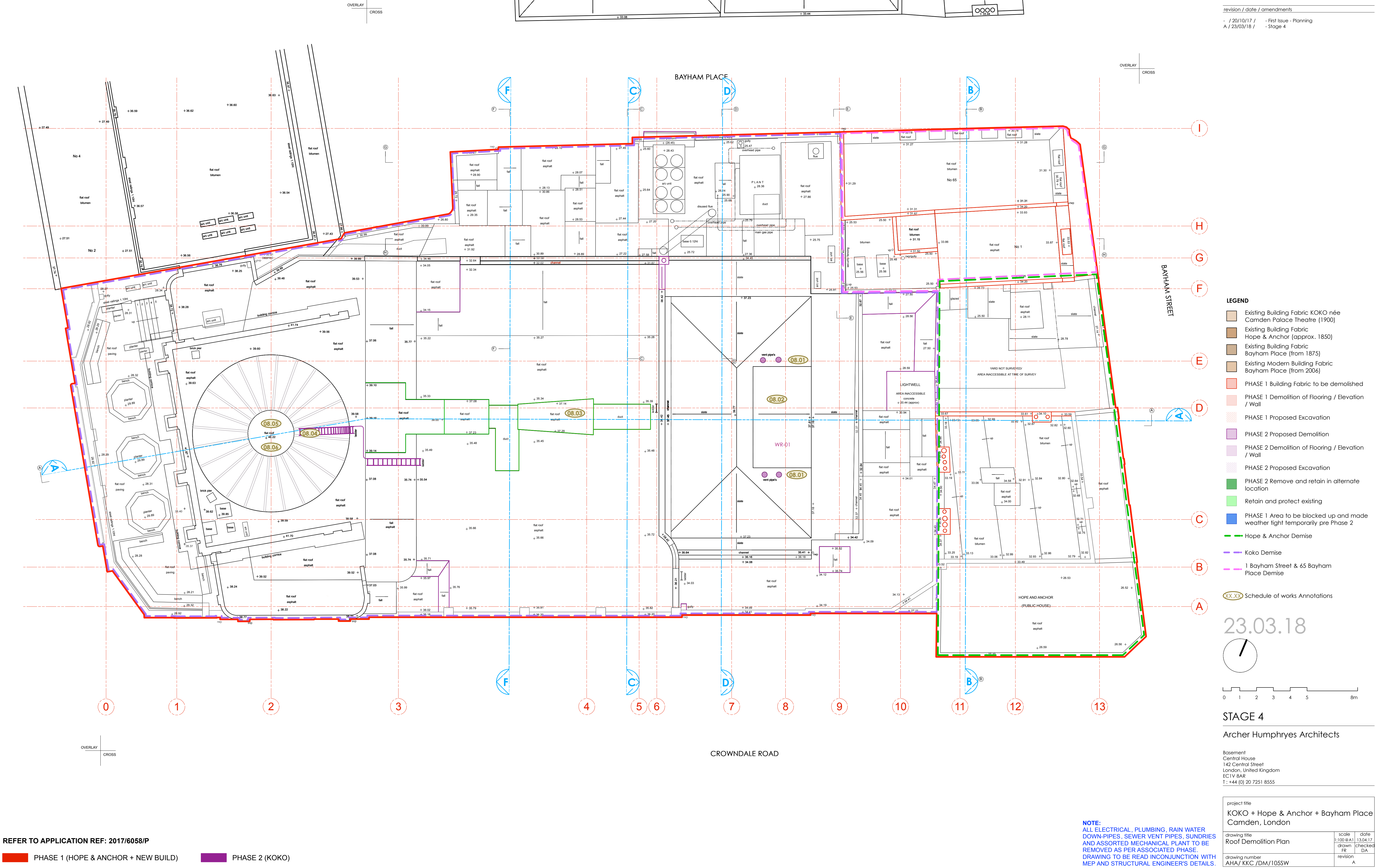
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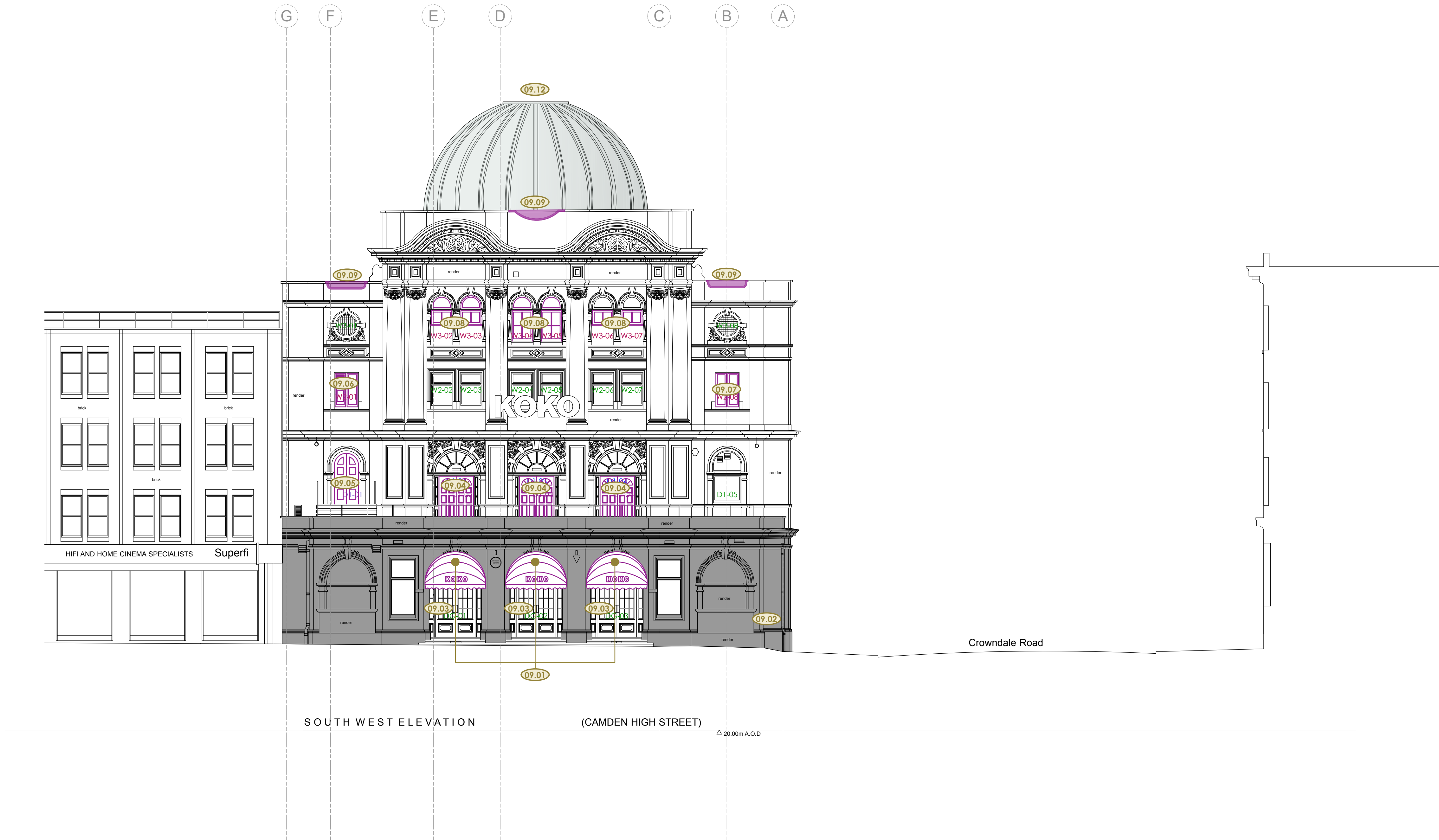
revision / date / amendments		
- / 20/10/17 /	- First Issue - Planning	
A / 23/03/18 /	- Stage 4	



REFER TO APPLICATION REF: 2017/6058/P

PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)

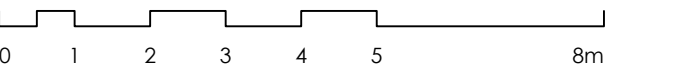
revision / date / amendments		
-	/ 20/20/17 /	- First Issue - Planning
A	/ 23/03/18 /	- Stage 4



LEGEND

- 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)
- PHASE 1 Building Fabric to be demolished
- PHASE 1 Demolition of Flooring / Elevation / Wall
- PHASE 1 Proposed Excavation
- PHASE 2 Proposed Demolition
- PHASE 2 Demolition of Flooring / Elevation / Wall
- PHASE 2 Proposed Excavation
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- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise
- Schedule of works Annotations

23.03.18



STAGE 4

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T: +44 (0) 20 7251 8555

REFER TO APPLICATION REF: 2017/6058/P

PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)

NOTE:
ALL ELECTRICAL, PLUMBING, RAIN WATER
DOWN-PIPES, SEWER VENT PIPES, SUNDRIES
AND ASSORTED MECHANICAL PLANT TO BE
REMOVED AS PER ASSOCIATED PHASE.
DRAWING TO BE READ INCONJUNCTION WITH
MEP AND STRUCTURAL ENGINEER'S DETAILS.

project title KOKO + Hope & Anchor + Bayham Place Camden, London			
drawing title Demolition Front Elevation Schedule of Works	scale 1:100 @ A1	date 13.04.17	drawn FR
drawing number AHA/ KKC /DM/2005W	checked DA	revision A	

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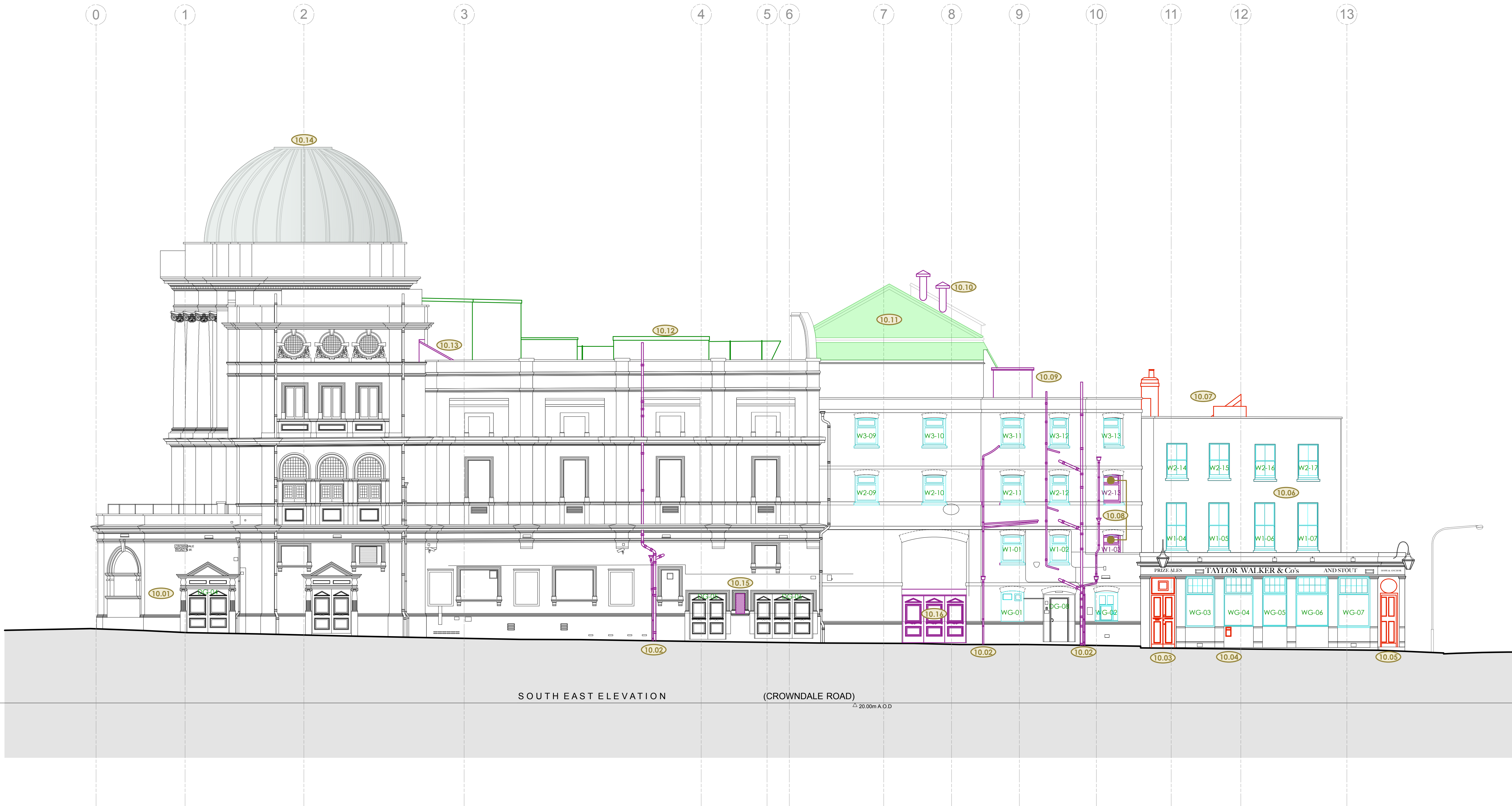
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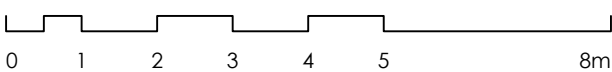
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

revision / date / amendments			
-	/ 20/10/17 /	-	First Issue
-	A / 23/03/18 /	-	Stage 4



- LEGEND**
- Existing Building Fabric KOKO née Camden Palace Theatre (1900)
 - Existing Building Fabric Hope & Anchor (approx. 1850)
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 - PHASE 1 Proposed Excavation
 - PHASE 2 Proposed Demolition
 - PHASE 2 Demolition of Flooring / Elevation / Wall
 - PHASE 2 Proposed Excavation
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 - Hope & Anchor Demise
 - Koko Demise
 - 1 Bayham Street & 65 Bayham Place Demise
 - Schedule of works Annotations

23.03.18



STAGE 4

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REFER TO APPLICATION REF: 2017/6058/P

PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)

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project title			
KOKO + Hope & Anchor + Bayham Place Camden, London			
drawing title	scale	date	
Demolition Crowndale Road Elevation Schedule of Works	1:100 B/A	13.04.17	
drawing number	drawn	checked	DA
AHA/ KKC /DM/2015W	FR		
revision	A		

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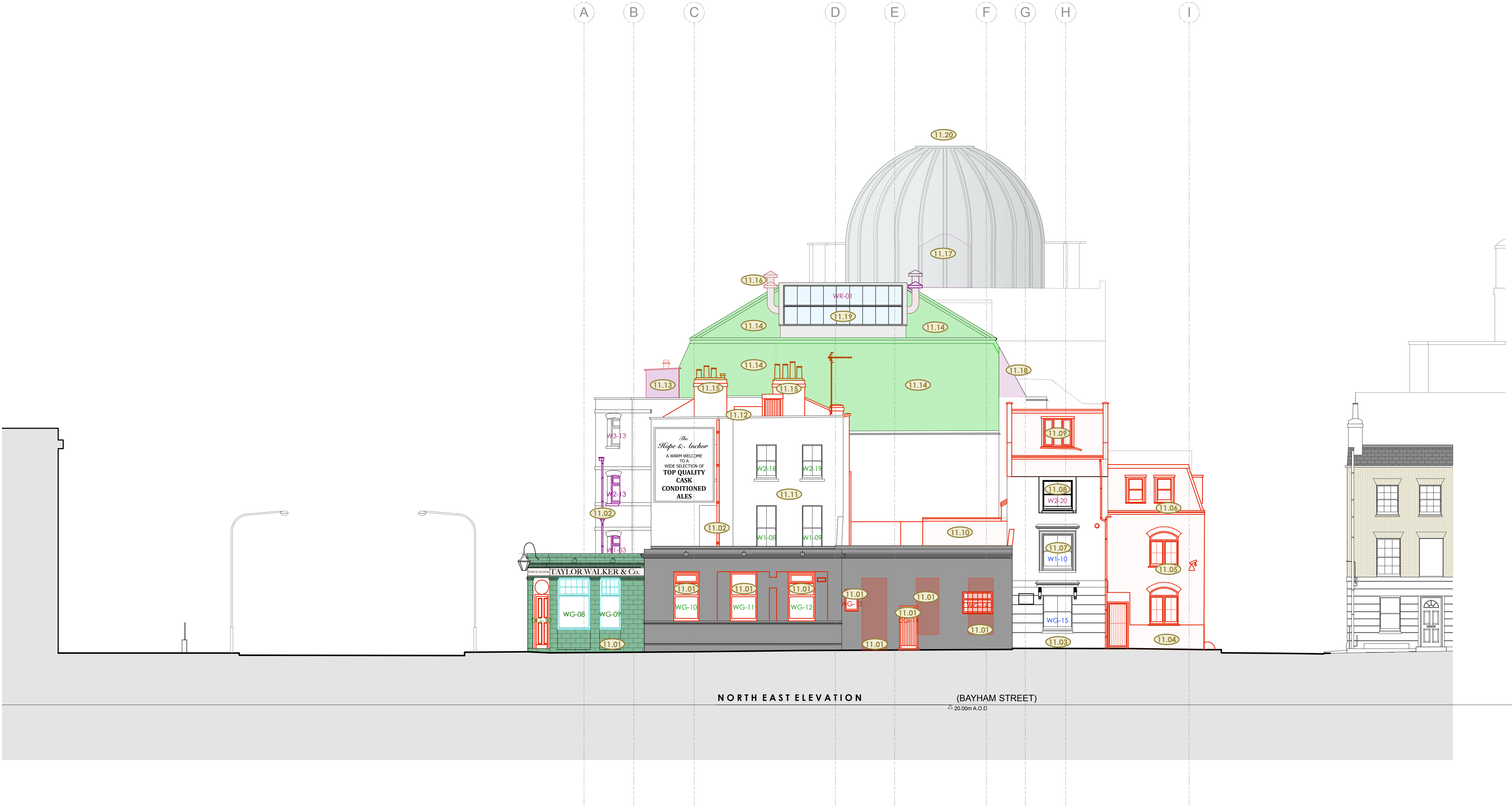
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revision / date / amendments	
A / 24/10/17 /	Item 11.01 windows updated - Planning.
B / 23/03/18 /	Stage 4



- LEGEND**
- 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)
 - PHASE 1 Building Fabric to be demolished
 - PHASE 1 Demolition of Flooring / Elevation / Wall
 - PHASE 1 Proposed Excavation
 - PHASE 2 Proposed Demolition
 - PHASE 2 Demolition of Flooring / Elevation / Wall
 - PHASE 2 Proposed Excavation
 - PHASE 2 Remove and retain in alternate location
 - Retain and protect existing
 - PHASE 1 Area to be blocked up and made weather tight temporarily pre Phase 2
 - Hope & Anchor Demise
 - Koko Demise
 - 1 Bayham Street & 65 Bayham Place Demise

(X,X,X) Schedule of works Annotations

23.03.18



STAGE 4

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
Demolition Bayham Street Elevation Schedule of Works	1:100 B/A 13.04.17
drawing number	drawn checked
AHA/ KKC /DM/2025W	FR DA
revision	revision
	B

REFER TO APPLICATION REF: 2017/6058/P

PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)

NOTE:
ALL ELECTRICAL, PLUMBING, RAIN WATER
DOWN-PIPES, SEWER VENT PIPES, SUNDRIES
AND ASSORTED MECHANICAL PLANT TO BE
REMOVED AS PER ASSOCIATED PHASE.
DRAWING TO BE READ INCONJUNCTION WITH
MEP AND STRUCTURAL ENGINEER'S DETAILS.

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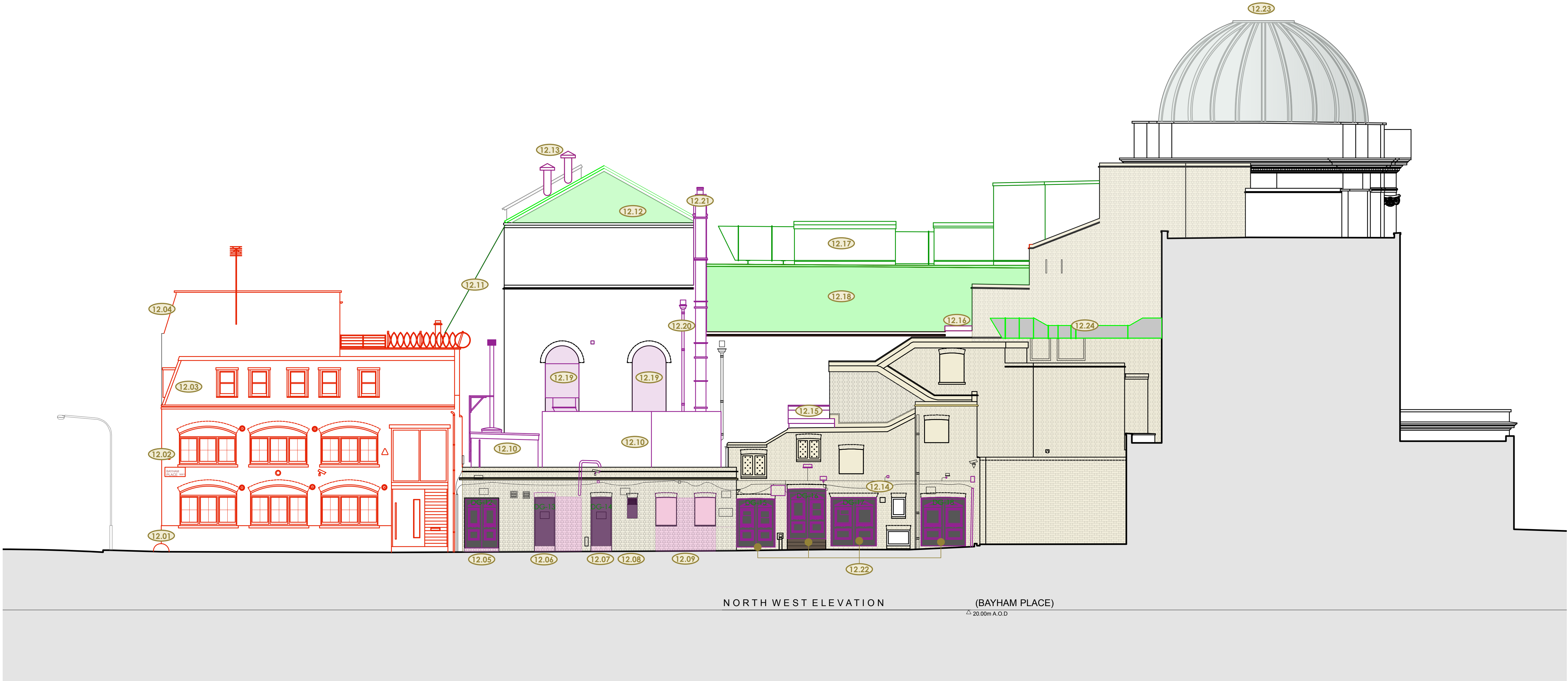
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revision / date / amendments		
- / 20/10/17 /	- First Issue	
A / 06/12/17 /	- Existing door and step up to be removed and opening made larger for new double doors to bin store.	
B / 23/03/18 /	- Stage 4.	



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23.03.18

0 1 2 3 4 5 8m

STAGE 4

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 Demolition Bayham Place Elevation Schedule of Works	scale 1:100 B/A1	date 13.04.17	
drawing number AHA/ KKC /DM/203SW	drawn FR	checked DA	revision B

REFER TO APPLICATION REF: 2017/6058/P

PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)

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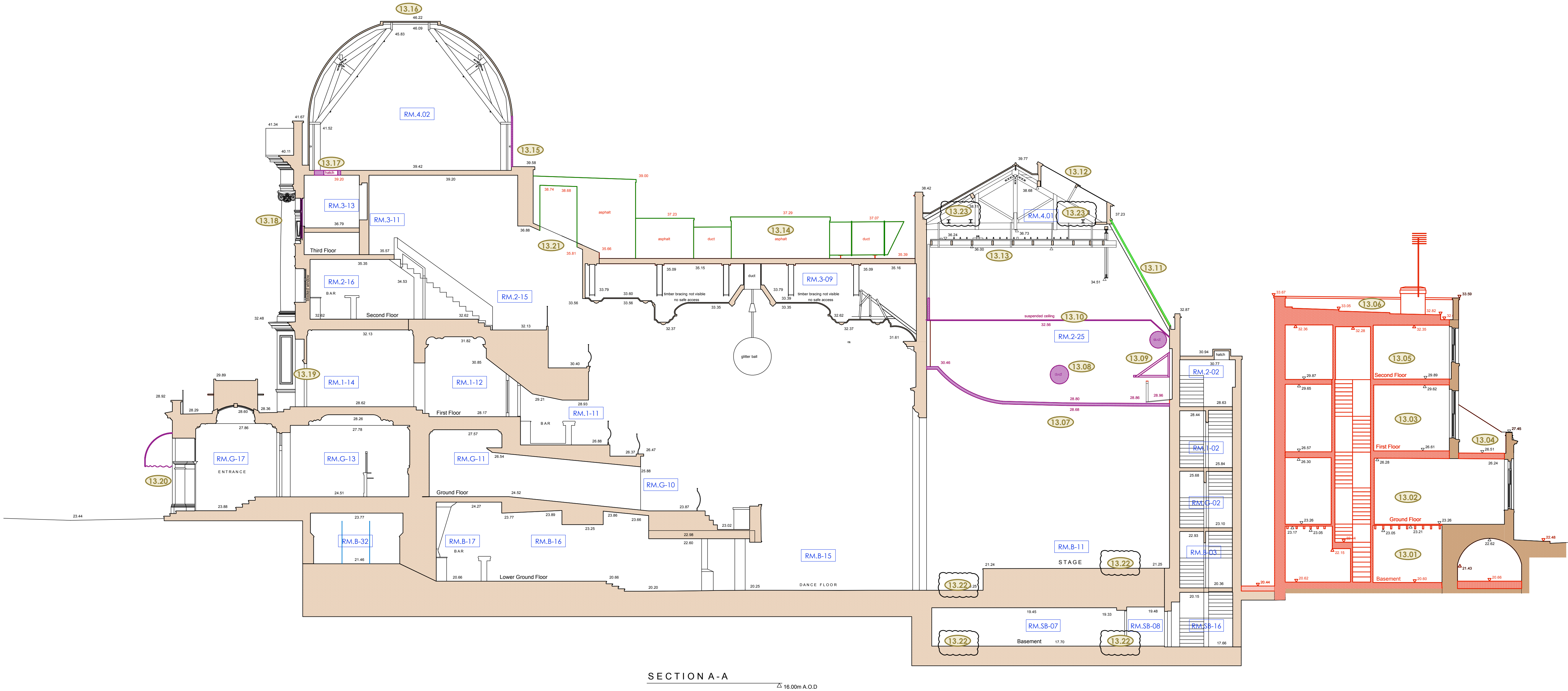
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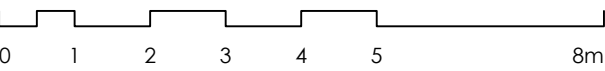
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revision / date / amendments	
- / 20/10/17 /	- First Issue - Planning
A / 23/03/18 /	- Stage 4
	1. Tender Addendum (1). Indication of 4 post truss fixed at stage level for integrated automatic retractable acoustic baffles and integrated lighting rig.
	2. Tender Addendum (2). New AHU + Attenuator over stage to be hung to existing relocated secondary beams in flytower.
B / 01/06/18 /	- Listed Building Application
	- Refer to item 13.22.
	- Refer to item 13.23.



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01.06.18



STAGE 4

Archer Humphryes Architects

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Central House
142 Central Street
London, United Kingdom
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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	Demolition Section AA Schedule of Works
drawing number	AHA/ KKC /DM/300SW
scale	1:100 B/A
date	13.04.17
drawn	FR
checked	DA
revision	B

NOTE:
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PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)

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revision / date / amendments		
-	/ 20/10/17 /	- First Issue
A	/ 23/03/18 /	- Stage 4

