

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

Listed Building Application- Schedule of Works

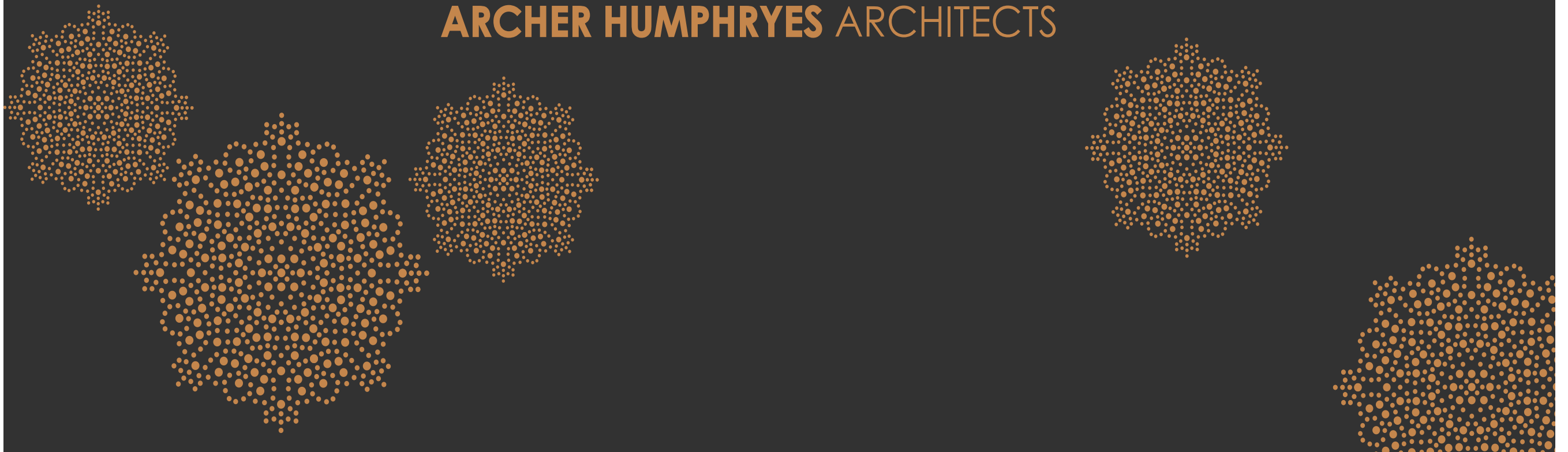
Revision C

Part three of three

June 2018

“ a great space is performance in progress.”

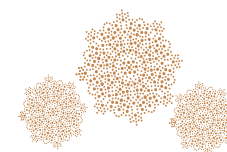
ARCHER HUMPHRYES ARCHITECTS



Part Three

Schedule of Works – Proposed Drawings
Archer Humphryes Architects

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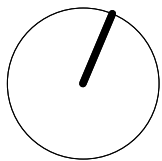
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revision / date / amendments	
- / 23/10/17 /	- First Issue
A / 06/12/17 /	- Existing cellar hatch reinstated with bicycle store relocated.
B / 23/03/18 /	1. Tender Addendum (1). Indication of 4 post truss fixed at stage level for integrated automatic 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 1.07.

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
- Room Number
- Door Number
- Window Number
- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise
- Schedule of works Annotations

01.06.18



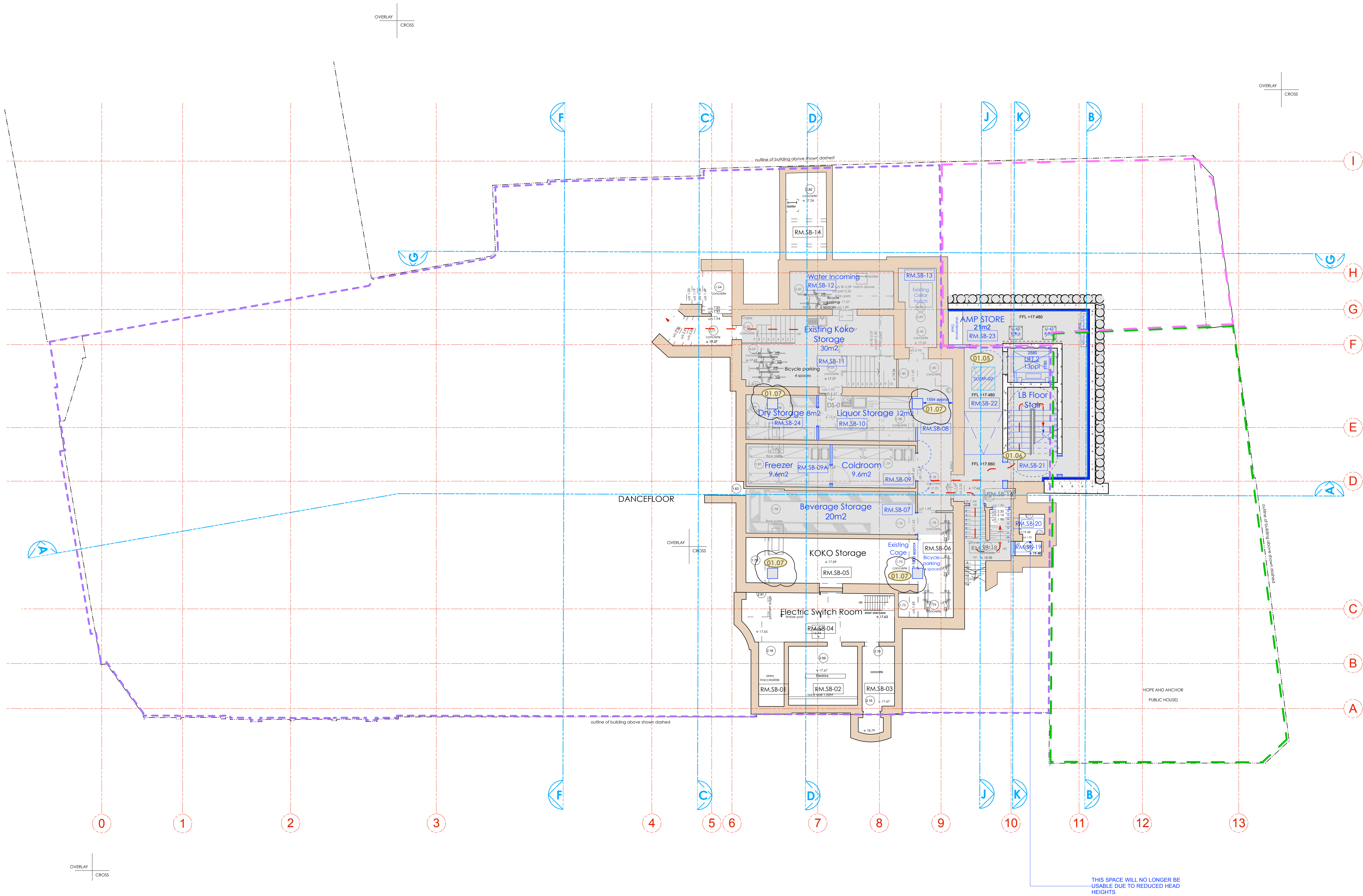
0 1 2 3 4 5 8m

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
Proposed Sub Basement Plan Schedule of Works	1:100 @ A1 13.04.17
drawing number	drawn / checked
AHA/KKC/GA/0985W	FR/PC DA
	revision
	C



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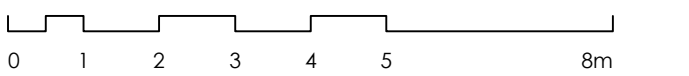
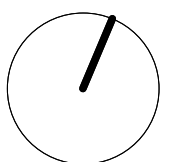
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

revision / date / amendments	
- / 23/10/17 /	- First Issue - Planning
A / 06/12/17 /	- Existing Cellar hatch reinstated - 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 2.20.

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
- Room Number
- Door Number
- Window Number
- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise
- Schedule of works Annotations

01.06.18

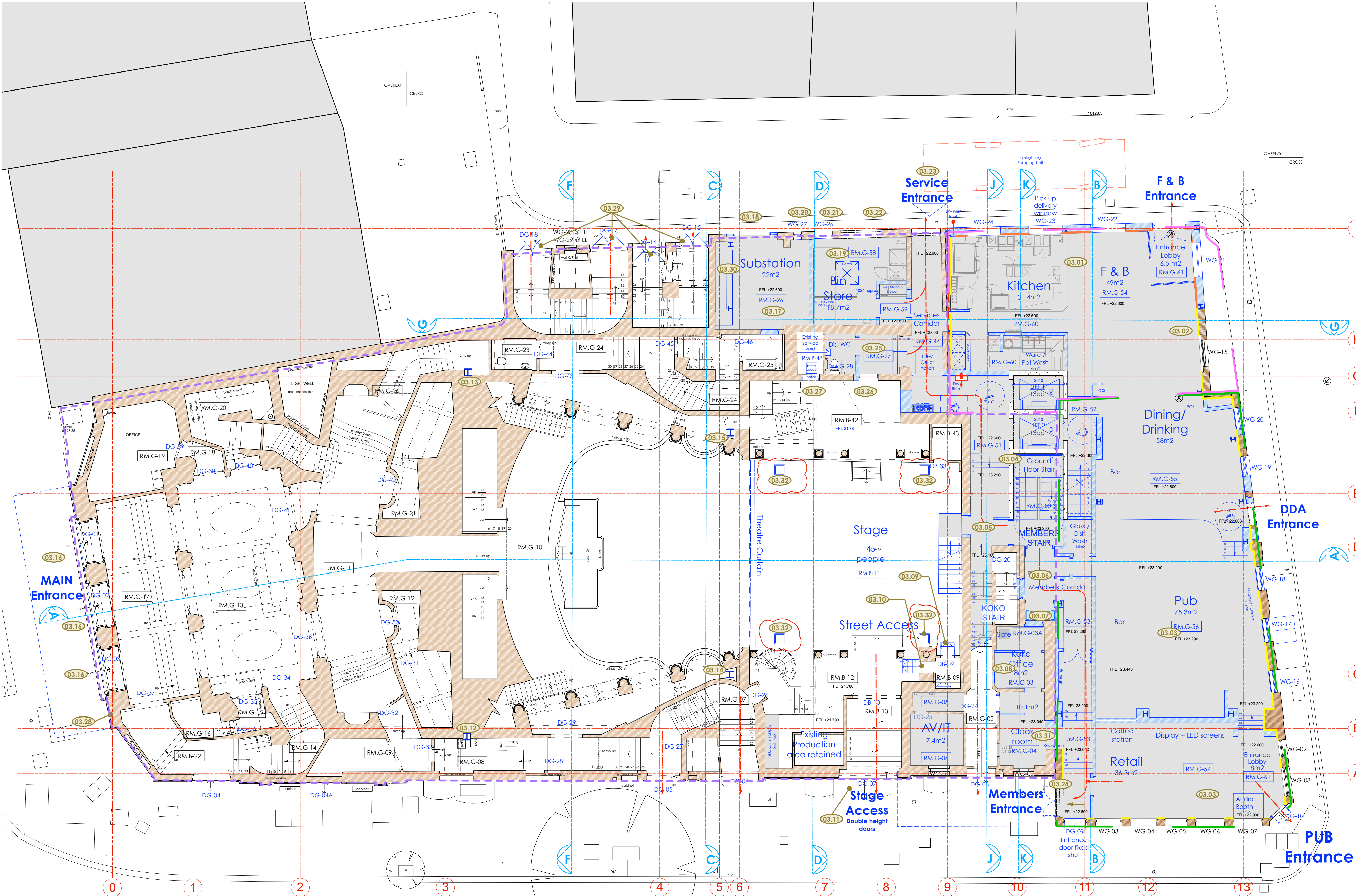


STAGE 4

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Basement
Central House
142 Central Street
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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale / date
Proposed Basement Plan	1:100 A1 13.04.17
Schedule of Works	drawn / checked FR/PC DA
drawing number	revision
AHA/KKG/GA/0993W	C



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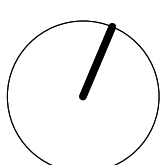
revision / date / amendments
A / 24/10/17 /
B / 25/10/17 /
C / 06/12/18 /
D / 23/03/18 /
E / 01/06/18 /

Window numbers updated - Planning.
Wall removed in Hope and Anchor under structural grounds - Planning.
Addition of substation, relocation of Bin store and new cellar hatch connection - Planning.
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

- 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
- Room Number
- Door Number
- Window Number
- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise
- Original brickwork exposed
- New brickwork exposed
- Schedule of works Annotations

01.06.18



0 1 2 3 4 5 6m

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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	scale / date
Proposed Ground Floor Plan	1:100 @ A1 13.04.17
Schedule of Works	drawn / checked
	FR/PC DA
drawing number	revision
AHA/KKC/GA/100SW	E

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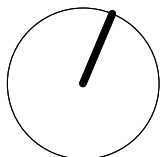
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

revision / date / amendments	
A / 24/10/17 /	- Window numbers updated - Planning.
B / 25/10/17 /	- Wall removed in Hope and Anchor under structural grounds - Planning.
C / 06/12/17 /	- Infill windows omitted for new doorway, Grid 10, C+D - Planning.
D / 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. - Listed Building Application. Refer to item 4.26.
E / 01/06/18	

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
- Room Number
- Door Number
- 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

01.06.18



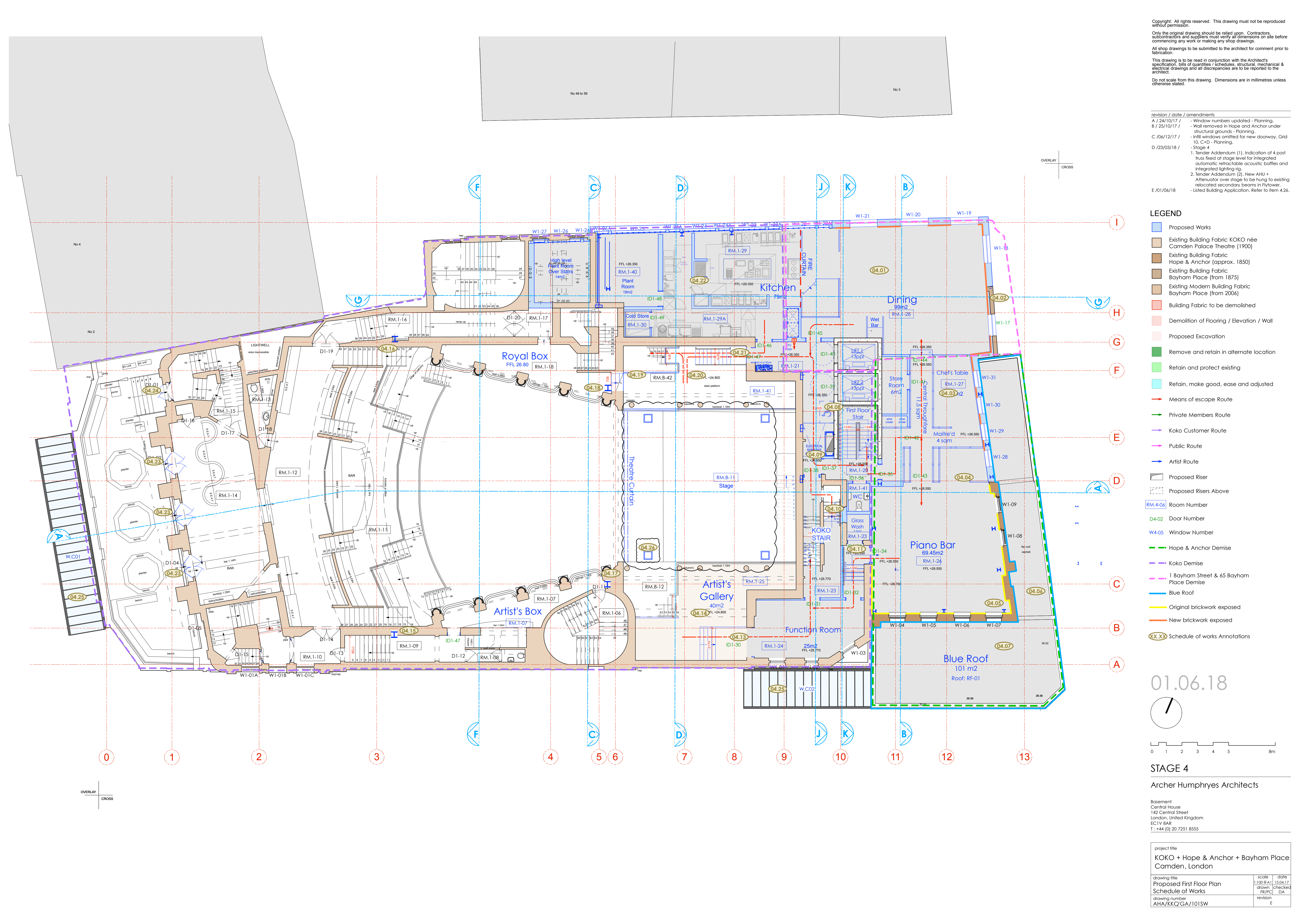
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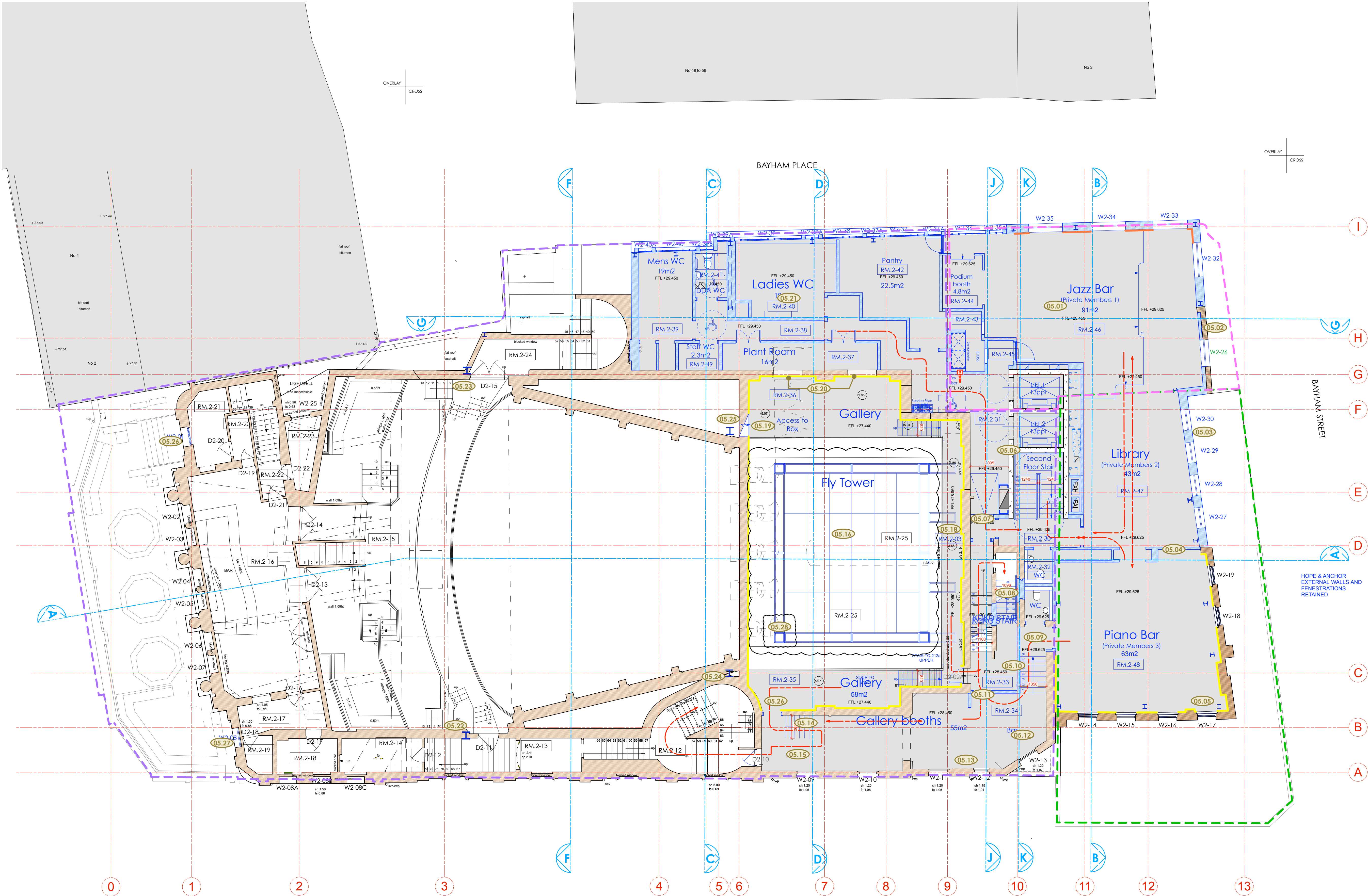
STAGE 4

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Central House
142 Central Street
London, United Kingdom
EC1V 4AR
T: +44 (0) 20 7251 8555

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





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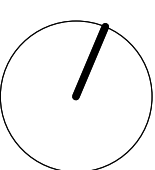
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

revision / date / amendments	
A / 24/10/17 /	- Window numbers updated - Planning.
B / 25/10/17 /	- Wall removed in Hope and Anchor under structural grounds - Planning.
C / 06/12/17 /	- Infill window omitted for new doorway, Grid 10 + C-D - Planning.
D / 23/03/18 /	- Stage 4 -
E / 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 5.28.

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
- Room Number
- Door Number
- 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

01.06.18



0 1 2 3 4 5 6m

STAGE 4

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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 Second Floor Plan Schedule of Works	1:100 @ A1 13.04.17 drawn / checked FR/PC DA
drawing number	revision
AHA/KKG/GA/1025W	E

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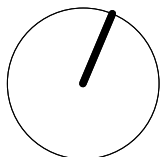
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

revision / date / amendments	
A / 24/10/17 /	- Room numbers updated
B / 23/03/18 /	- Window numbers updated
C / 01/06/18 /	- 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.
	- Listed Building Application. Refer to item 6.22.

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
- Room Number
- Door Number
- Window Number
- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise
- Blue Roof
- Schedule of works Annotations

01.06.18



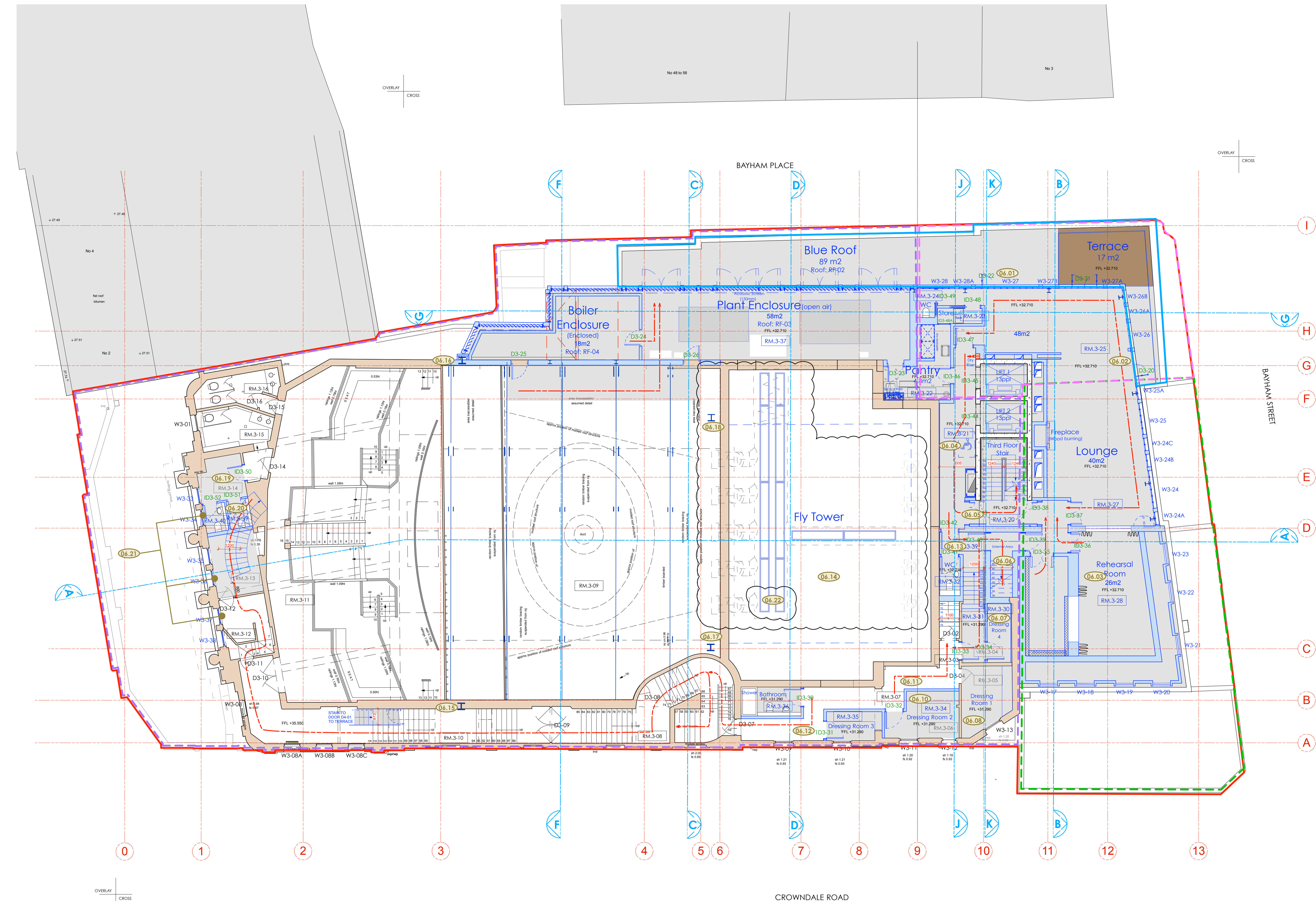
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STAGE 4

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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 Third Floor Plan	1:100 A1 13.04.17
Schedule of Works	drawn / checked
	FR/PC DA
drawing number	revision
AHA/KKC/GA/1035W	C



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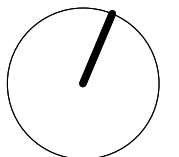
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revision / date / amendments	
A / 24/10/17 /	- Room numbers updated - Planning
B / 03/01/18 /	- Window numbers updated - Planning
C / 23/03/18 /	- Amendment to wall adjacent to Sky Lobby - Planning
D / 01/06/18 /	- Stage 4
	1. Tender Addendum (1), 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.
	- Listed Building Application, Refer to item 7.18.

- 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
- Room Number
- Door Number
- Window Number
- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise
- Blue Roof
- Schedule of works Annotations

01.06.18



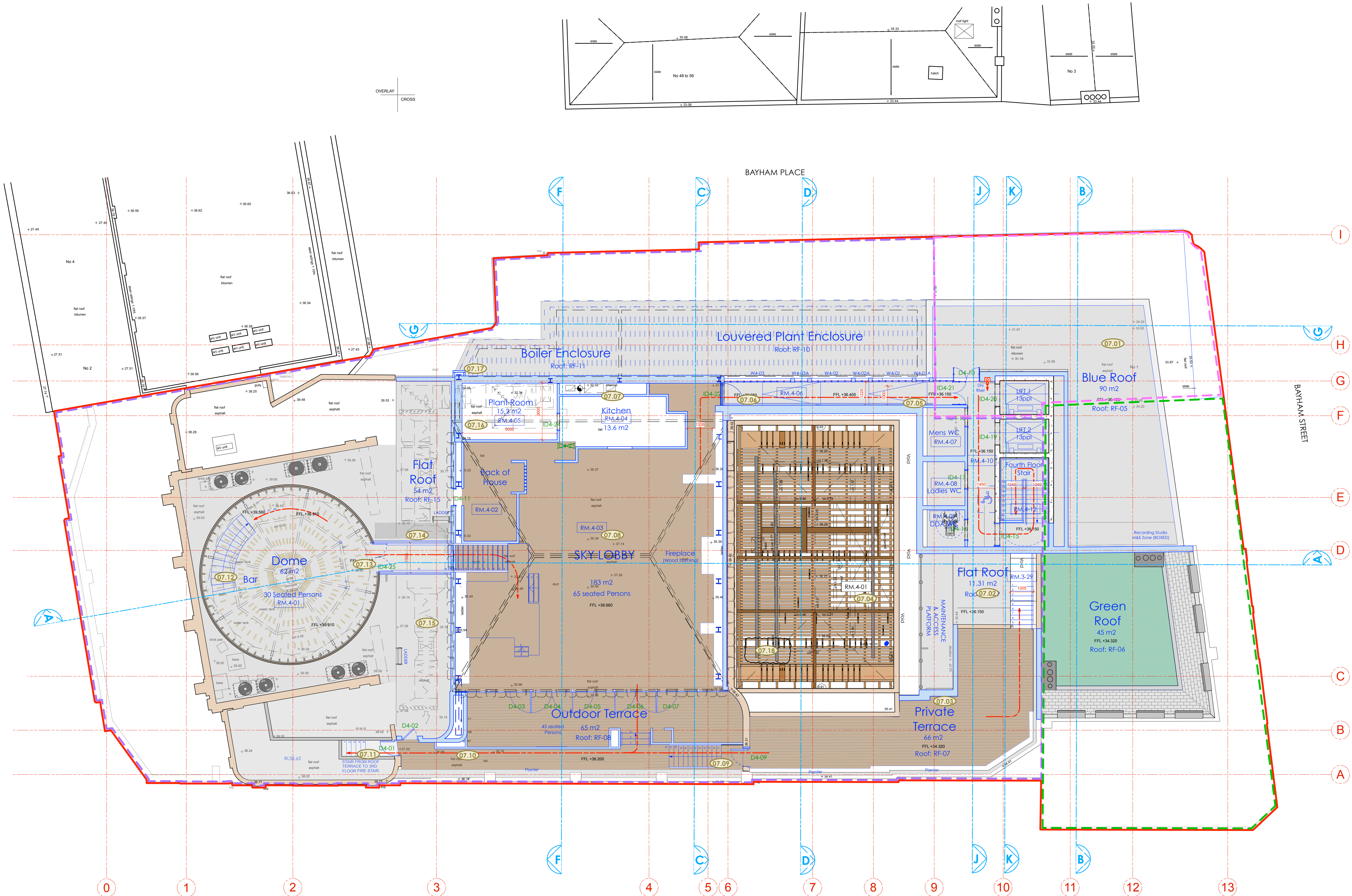
0 1 2 3 4 5 6m

STAGE 4

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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
Proposed Fourth Floor Plan	1:100 @ A1 13.04.17
Schedule of Works	drawn / checked
	FR/PC DA
drawing number	revision
AHA/KKC/GA/104SW	D



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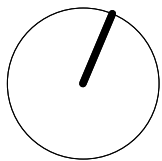
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revision / date / amendments	
A / 24/10/17 /	- Window numbers updated - Planning.
B / 06/12/17 /	- PVC units updated - Planning
C / 03/01/18 /	- Amendment to wall adjacent to Sky Lobby - Planning.
D / 23/03/18 /	- General arrangement updated - Stage 4.

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
- Room Number
- Door Number
- Window Number
- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise
- Blue Roof
- Schedule of works Annotations

23.03.18



0 1 2 3 4 5 6m

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
Proposed Roof Plan	1:100 @ A1 / 26.05.17
drawing number	drawn / checked
AHA / KKC / GA / 105SW	FR / PC / DA
	revision
	D

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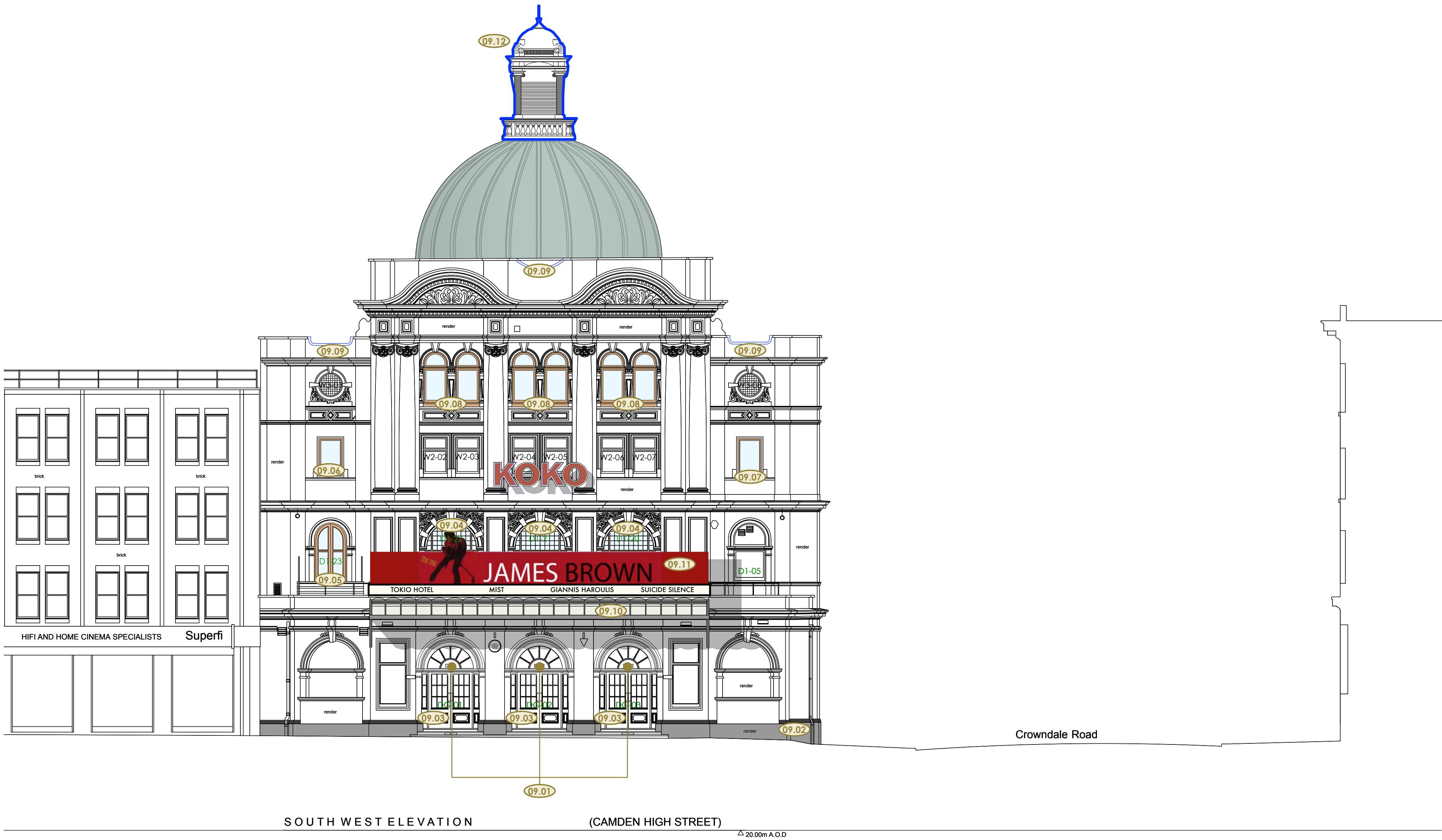
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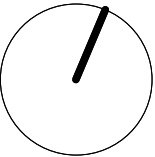
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revision / date / amendments		
A / 24/10/17 /	- Window numbers updated - Planning	
B / 23/03/18 /	- Stage 4	



23.03.18 Schedule of works Annotations



0 1 2 3 4 5 8m

STAGE 4

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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 Proposed Koko Front Elevation Schedule of Works	scale 1:100 B.A.I. drawn FR/PC	date 13.04.17 checked DA
drawing number AHA/KKC/ PR /2025W	revision B	

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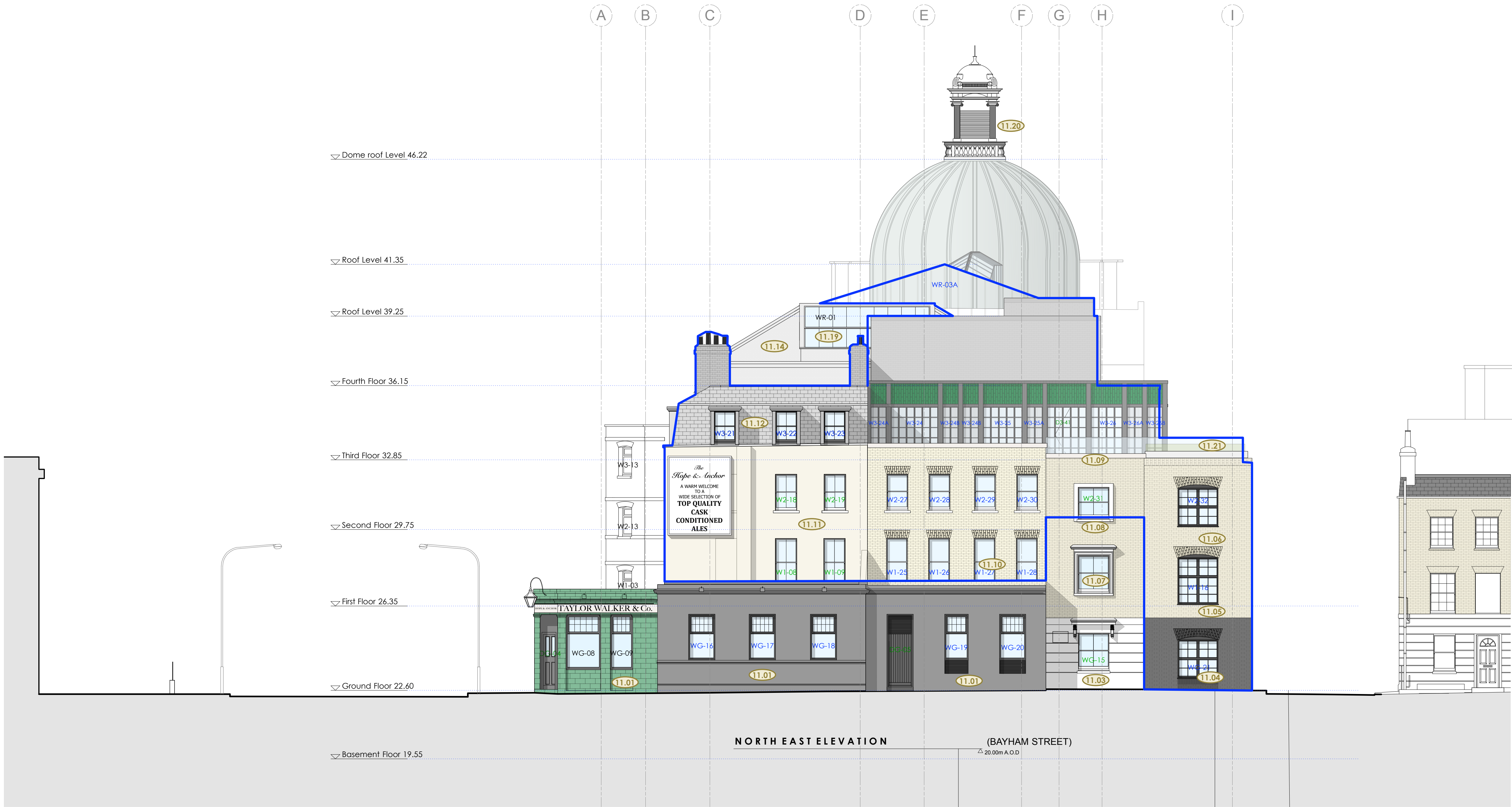
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Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

revision / date / amendments		
A / 24/10/17 /		- Window numbers updated - Planning
B / 03/01/18 /		- Amendment to wall adjacent to Sky Lobby - Planning.
C / 23/03/18 /		- Stage 4

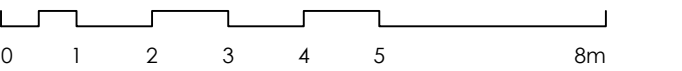


revision / date / amendments		
A / 24/10/17 /	- Update of notes grid ref: A-D	
B / 23/03/18 /	- Updated window numbers	
	- Stage 4	



23.03.18 Schedule of works Annotations

23.03.18



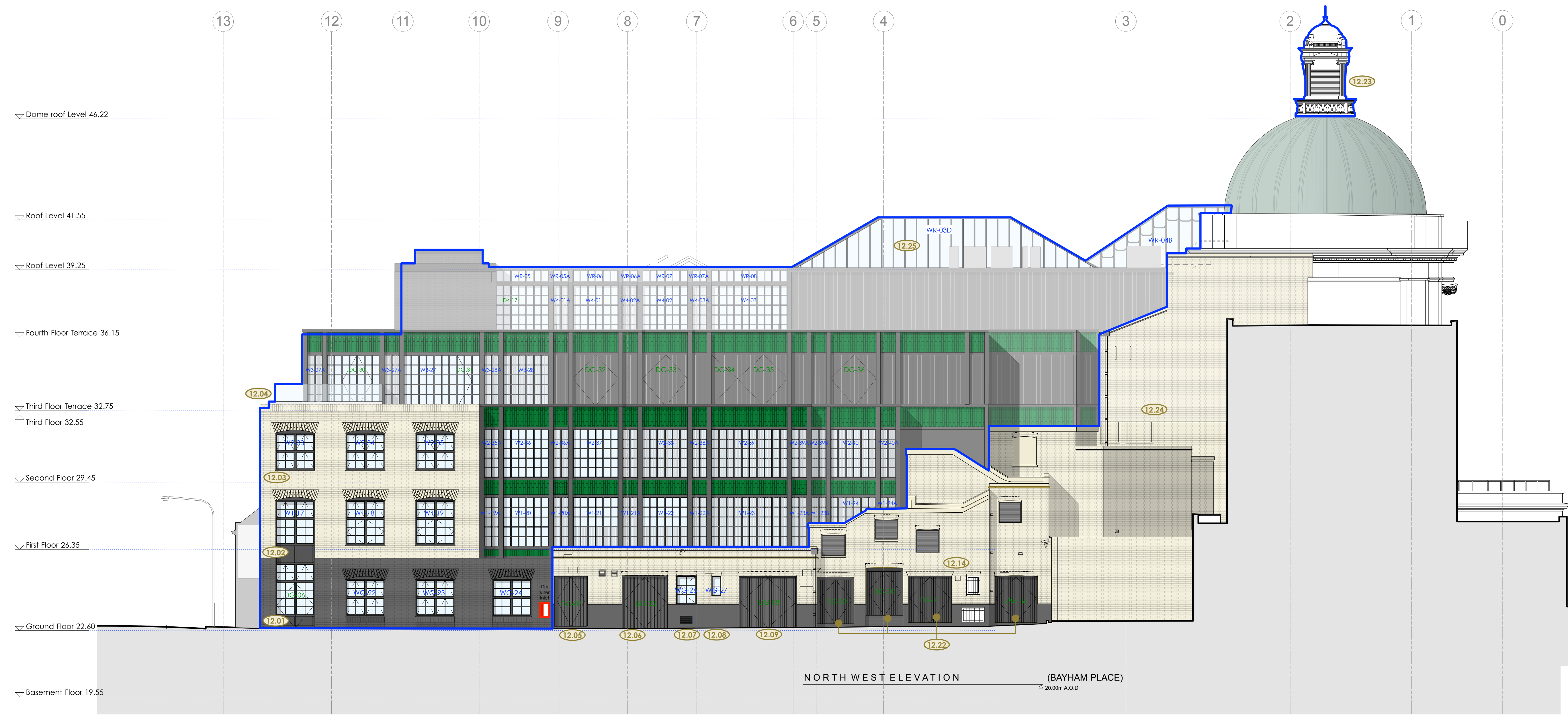
STAGE 4

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142 Central Street
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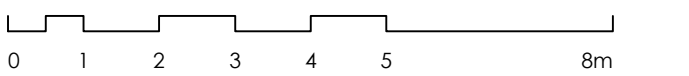
project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Proposed Bayham Street Elevation	1:100 BAI	13.04.17	
Schedule of Works	drawn	checked	
	FR/PC	DA	
drawing number	revision		
AHA/KKC/GA/2025W	B		

revision / date / amendments		
A	/ 24/10/17 /	- Updated window numbers - Planning.
B	/ 06/12/17 /	- Window [WG25- omitted for new double doors [DG-32] added to re-coated bin store - Planning.
C	/ 23/03/18 /	- Stage 4



Schedule of works Annotations

23.03.18



STAGE 4

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