

Archer Humphryes Architects Ltd
142 Central St
London
EC1V 8AR

PH: 0207 251 8555
MOB: 07899 990 4948

PLANNING APPLICATION - JUSTIFICATION FOR WORKS

Job No: KKC
Job: Koko + Hope & Anchor, 1 Bayham St and 65 Bayham Place
Date: AUGUST 2018
Revision: -
Application Reference: 2017/6058/P - 2017/6070/L

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 first consented scheme granted two basements for storage and equipment along with a 32 bedroom Hotel scheme through applications - 2016/6960/L – 2016/6959/P. Following the consented hotel scheme a new application for a private members club was proposed and granted in 2018, which amounted to removing the large basement and lift core and replacing the scheme with a smaller Basement footprint and a single lift core to the Sub-Basement level. This design provided basic amenity space with Amp Room storage and a production office for the Koko operations. Access is provided from a central staircase down to the Sub-Basement level. Additionally both the lift and main stair well provide access and ambulant access to the Basement WC's below the Hope & Anchor free House.

Following the development of the scheme post the Planning and Listed Building consent in February 2018, alterations to the Basement and Sub-Basement are required. The basements will provide an important aspect for the operations for the Private Members club and Hope and Anchor free-house. The following points present the proposed alterations and justification for the works, which aim to retain the original integrity of the newly Granted Planning Application.

Furthermore, the alterations to the Hope and Anchor fenestration and Basement strategy, which are party to Koko Night Club have altered the mechanical ventilation strategy. The alterations to the internal layouts and external façades have been updated to include the modifications in this document.

PROPOSED ALTERATIONS AND JUSTIFICATION

Drawing References:

AHA-KKC-GA-098 [F] Proposed LBF Plan_Rev F.pdf
AHA-KKC-GA-099 [H] Proposed BF Plan_Rev H.pdf
AHA-KKC-GA-100 [F] Proposed GF Plan_Rev F.pdf
AHA-KKC-GA-101 [G] Proposed 1F Plan_Rev G.pdf
AHA-KKC-GA-102 [H] Proposed 2F Plan_Rev H.pdf
AHA-KKC-GA-103 [I] Proposed 3F Plan_Rev I.pdf
AHA-KKC-GA-104 [G] Proposed 4F Plan_Rev G.pdf
AHA-KKC-GA-105 [D] Proposed Roof Plan_Rev D.pdf
AHA-KKC-PR-200 [C] Proposed Front Elevation_Rev C.pdf
AHA-KKC-PR-201 [D] Proposed Crowndale Road Elevation_Rev D.pdf
AHA-KKC-PR-202 [D] Proposed Bayham Street Elevation_Rev D.pdf
AHA-KKC-PR-203 [D] Proposed Bayham Place Elevation_Rev D.pdf
AHA-KKC-PR-300 [D] Section AA_Rev D.pdf
AHA-KKC-PR-301 [B] Section BB_Rev B.pdf
AHA-KKC-PR-302 [B] Section CC_Rev B.pdf
AHA-KKC-PR-303 [D] Section DD_Rev D.pdf
AHA-KKC-PR-306 [A] Section FF_Rev A.pdf
AHA-KKC-PR-309 [B] Section JJ_Rev B.pdf
AHA-KKC-PR-310 [B] Section KK_Rev B.pdf
AHA-KKC-PR-311 [C] Section GG_Rev C.pdf

1. The extension of the Basement and Sub-Basement levels and structure will include the piling and re-enforced concrete walls to form the private members operations area including fridges and cooling rooms insulated with and preformed rigid insulation panels. The Amp store, General Storage and Production Office will move to the Sub-basement level with drinks packaging and glass compacting equipment to be located in close proximity to the Koko liquor store and operations area to the Sub-Basement level. The rooms will be partitioned and suitable acoustic insulation provided to deliver a suitable working environment.

Justification

The operations of the new private members club relies on the storage of foodstuffs and liquor to be accommodated for the venues restaurant and bar requirements. The bespoke made fridge and freezer structure is required to sustain the operations of the new private members venue and maintain the future operations of the club. Following the original Hotel schemes large consented basement, the enlargement of the proposed basement does not seek build on this but to remain in context and in proportion to the current schemes envelope.

The Amp store floor area is retained in the Sub-Basement where it can benefit from the new space available. The Production Office will also be moved to the sub-basement operations area where it cannot be better accommodated.

2. Adaption of the Mechanical Strategy consists of new mechanical plant for cooling and the adaption of the existing air handling strategy to provide needed ventilation to the habitable areas. The cooling plant amounts to new basement fridges, store and freezer, which will be housed in a purpose made area within the Bin Store on the Ground Floor. The cooling will occur venting into Bayham Place using a metal power coated acoustic louver and colour to match similar ventilation grilles and adaption of the brick façade. With the use of the Louver and carefully selected plant we will meet the existing targets for the noise criteria in place by the London Borough of Camden to meet the background noise levels. The consented scheme also allows for WC's and Keg storage below The Hope & Anchor Freehouse. The keg Storage requires cooling with self contained equipment along with Basement and WC requiring new ventilation ducts from the basement to terminate at roof level above.

Justification

The new mechanical plant equipment is required to accommodate the cooling requirements for the extension of the Basements to sustain the required Basement use and accommodation for both Koko and the Private Members Club, where without these elements they would not provide a habitable solution. The amendments to the existing ventilation strategy will extend the ventilation ducting to the new basement Private Members Club operations area. Although existing air handling units provide and circulate the ventilation required for the Hope and Anchor WC's and Basement design, the new ducting to roof level will provide the fresh air into this space. This follows similarly granted roof louvers over the Hope Freehouse on Bayham Street. The ducts terminate from the freehouse ventilation above the roof but are hidden and boxed by the parapet level. This methodology is concurrent with the new proposed ductwork out to the Crowndale Road elevation roof area venting the pub and retail and restaurant areas.

3. Replacement of the Hope & Anchor Freehouse timber sash windows to the First and Second floors of the Freehouse to match the existing mouldings, design and finish. It is proposed to upgrade the timber to painted Double Glazed units to fit within the new timber sash frame to merge within the Camden conservation area townscape along both Crowndale Road and Bayham Street elevations.

Justification

Following site investigations and a review of the current timber condition it can be justified for the bad condition of the timber, which showed decayed sections and unequal proportions. In addition the retained windows in the consented scheme required secondary glazing units to provide an acoustic barrier. This both provided a visual impact internally and externally and difficulties in terms of maintenance operationally. The new proposed timber sash windows will be double-glazed to upgrade the current structures fabric and give a higher U-Value contributing towards the projects Breeam score. The double-glazing will also help to mitigate sound loss and reduce heat gain to the buildings interior. Given the high use of the building and its function, the double-glazing offers a longer-term solution while also maintaining the historic character of the positive contributor and the conservation area.

4. Removal and replacement with identical new timber sash windows of the First and Second Floors of the Bayham Street elevation. This extends to the alteration of the brick façade for the repositioning of the window openings with the remaining openings to be infilled with the reclaimed stock bricks from the consented demolition of the upper parapet wall including new reclaimed London stock bricks to form the new parapet above. The new timber sash windows are to match the existing design, mouldings and be painted to match the existing. The Ground Floor timber Sash's, mouldings and opening are to be retained in its existing location.

Justification

Presently, the existing timber windows are in a poor condition similar to that of the Hope & Anchor Freehouse structure. To accommodate and avoid a clash with the proposed internal FFL's it is likely during the relocation period of the sash windows and adaption of the window openings to suit, the upper two timber sash window frames and sash's cannot be removed and retained in one piece. Similarly to the Hope & Anchor proposed timber sash windows, it is proposed to use double-glazing and upgrade the current structures fabric. As above, secondary glazing was required with the retention of the windows giving a negative impact towards the streetscape. The new double glazing provides a higher U-Value and meets the acoustic function of the building, mitigating sound loss and reducing heat gain to the buildings interior.

5. Amendments to the kitchen layout and the enlargement of the Cold Store to the First Floor Kitchen to form a more efficient use of space

Justification

The current size of the Cold Store room limits the capabilities of the 1st floor Kitchen and although the room's proximity to the Koko venue the rooms insulated panelling and independent frame of the Cold Store is also minimal in its approach ensuring area of significant historical fabric is not impacted. The enlarged storeroom and the rearranged kitchen layout will allow a more efficient operation of the kitchen and will benefit the Private Member's Club operations to sustain the aspirations of the venue.

6. Alterations to internal Plant arrangement from ceiling mounted to internal wall mounted plant to the First & Second Floor plans. The plant will be located to the rear of the reinforced central lift and stair core to maximise the floor area. The surrounding internal partitions will meet the cross-room acoustic criteria and mitigate noise through acoustic mineral wool insulation, resilient bars and isolation strips where necessary.

Justification

This gives greater head height and better amenity space to the Private Members Club due to the individual nature of the Hope & Anchor floor levels the height doesn't allow for habitable space along with mechanical equipment and a decorative ceilings. By omitting the plant from within the ceiling void allows a more flexible internal space with greater head heights.

7. 4th Floor Wc's located West of the Lift and Stair Core to be extended by 300mm towards the Fly Tower amounting to extending approximately 1.5 bricks further, with the wall North of the Lift Cores is to be extended by 180mm out towards Bayham Place. The materiality of the structure will remain the same in blue-black fair faced engineering brick with a dark finished pointing what is currently consented.

Justification

Although extending the structure out toward the Fly tower does not impact the Fly tower structure itself, nor impede on its historic fabric, this allows the WCs to fully operate and meet the building regulations for the corridor widths internally. The wall North of the Lift Cores is extended out to accommodate a minimal number of services and drainage pipes.

8. Pavilion door and Outdoor terrace access stairs alterations to the South Crowndale Road elevation to the 4th Floor Plan. Changes include altering the hanging from standard hinged doors to sliding folding steel or aluminium framed doors with clear glazing and finished in a Ral colour to match the consented steel heritage window frames for the Pavilion structure. These will also be consistent with the steel window frames on the consented Bayham Street and Bayham Place elevations. Also Included in the alterations to the Outdoor terrace is the access stair location from centrally located to Eastern end of the terrace. The stair includes glass balustrading and timber finished treads and risers matching the terrace floor finish.

Justification

Altering the door hanging gives greater access to the consented Outdoor Terrace area where currently the hinged standard doors restrict the access and mitigate key useful areas of the external terrace. The hinged doors also create access conflicts with the steel framed construction internally and both elements would benefit from altering the re-hanging of the doors. The aesthetic of the door is not lost but retains the initial consented design and retains the heritage and historic nature of the building. The terrace step re-location allows better access to the the terrace from the Pavilion and through to the Private terrace located below.

9. Alterations to the consented Dome Staircase leading from the Koko venue below by rotating the stair from a central axis by one riser depth clockwise, with the opening enlarged to create a larger head height at the base of the stair spring point. The stair will be painted with timber treads and have steel balustrade to mimic the curvature of the slab opening it encompasses.

Justification

By further opening the Dome slab to accommodate the head height will therefore comply with building regulations and provide a comfortable user experience and undoubtedly allow great views up into the dome structure from below as you enter into the dome from the Koko venue.

CONCLUSION

The proposed changes to the scheme support and benefit the operations and the end users of both venues; Koko Night Club and the Private Members Club, through the proportional addition of the basement structures and the amendments made to the existing and new mechanical strategies, both of which provide and aim to better sustain the quality of the developments long term aspirations.

Additionally the alterations to the Hope & Anchor Freehouse and no1.Bayham Street Façade upper windows provide and improve on the structures fabric with double glazed timber sash units being proposed, whilst the rendered exterior retains the historic value of the townscape within the Camden Conservation Area. This alteration preserves the views within the area as well as providing members an acoustic solution to the internal spaces. Similarly the Dome's staircase is a feature piece and the alterations provide a unique adaption into an otherwise impassable space celebrating the structures rich history and listed status.

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