

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

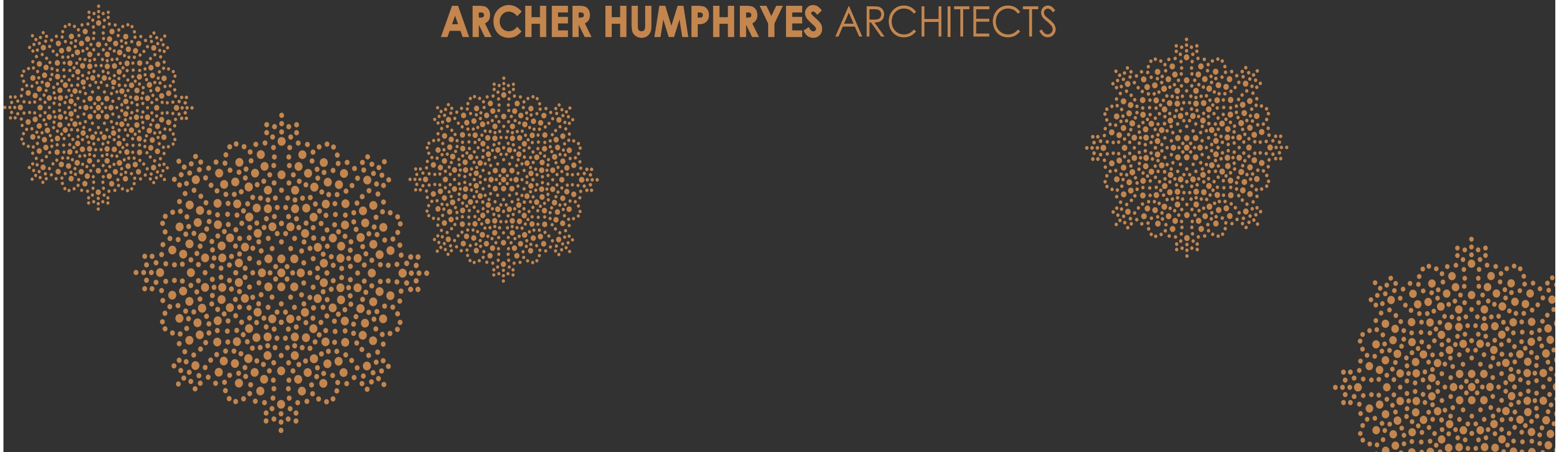
Listed Building Application- Schedule of Works

Revision D
Part two of three

August 2018

“ a great space is performance in progress.”

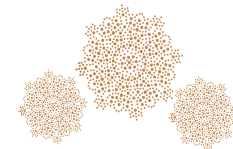
ARCHER HUMPHRYES ARCHITECTS



Part Two

Schedule of Works - Demolition Drawings
Archer Humphryes Architects

ARCHER HUMPHRYES ARCHITECTS



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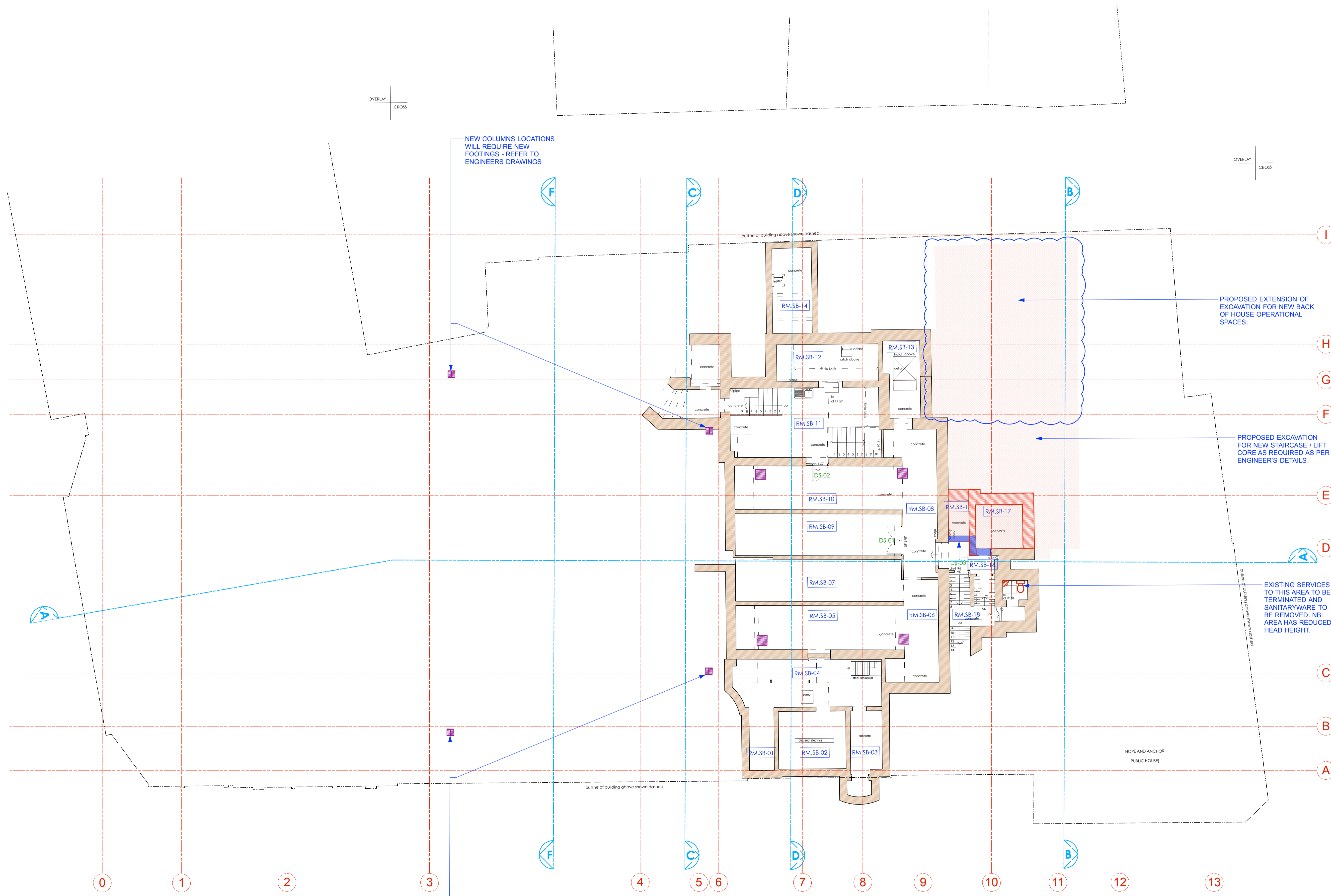
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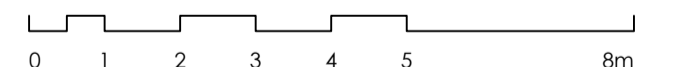
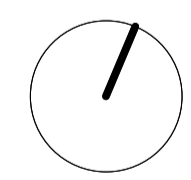
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revision / date / amendments	
A / 19/10/17 /	- Column footing demolition locations shown. Gridlines 3G and 3B.
B / 06/12/17 /	- Reinstatement of existing platform lift.
C / 15/08/18 /	- New sub-basement extension to accommodate additional BOH areas.



- 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

15.08.18



STAGE 4
Archer Humphries Architects

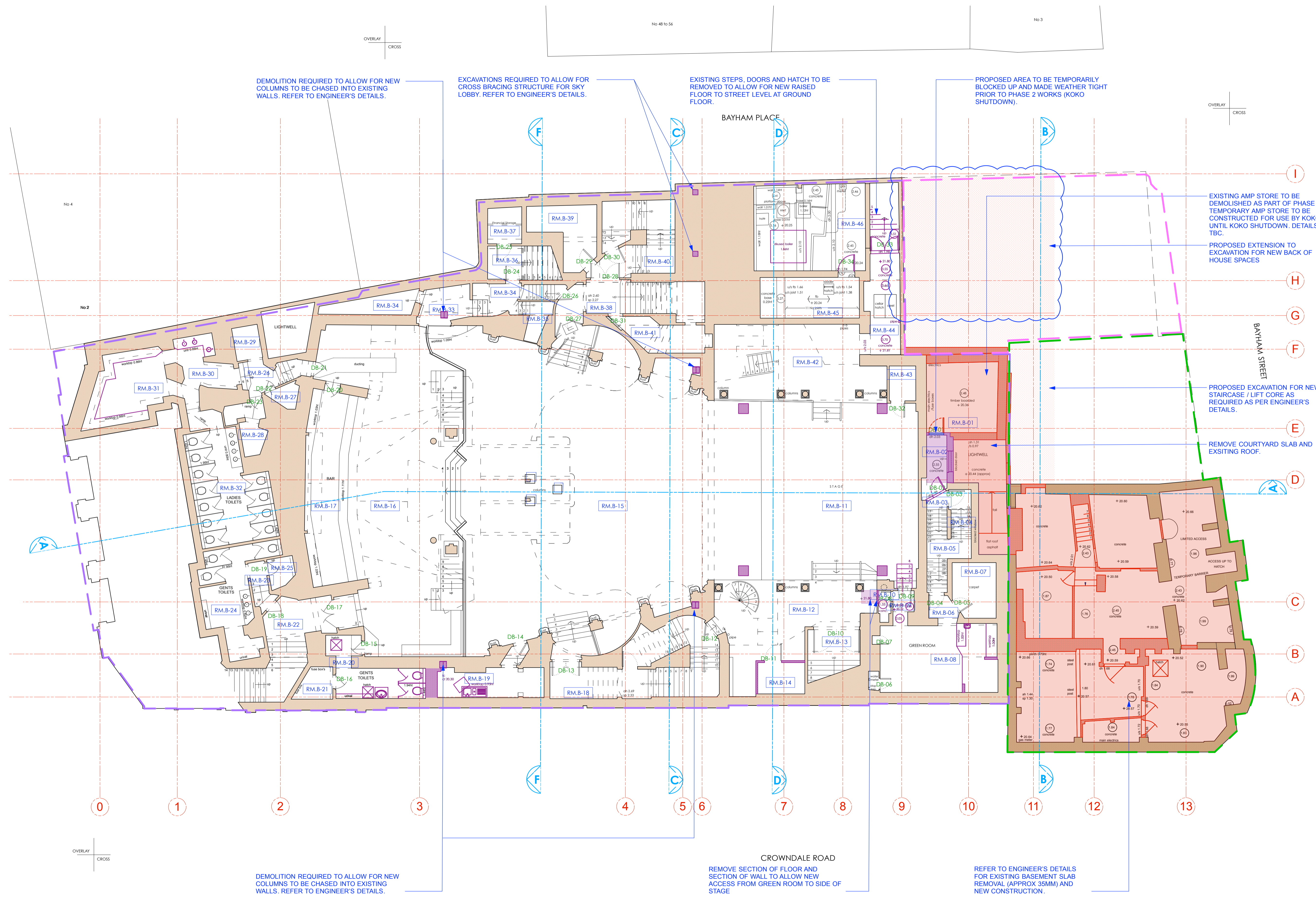
Basement
Central House
142 Central Street
London, United Kingdom
EC1V 8AR
T: +44 (0) 20 7251 8555

project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Sub Basement Demolition Plan	1:100 (BA1)	13.04.17	
drawing number	revision	drawn	checked
AHA / KKC / DM / 098	C	FR	DA

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

revision / date / amendments	
A / 24/10/17 /	- Column footing demolition locations shown.
B / 06/12/17 /	- Reinstatement of existing platform lift and hatch.
C / 15/08/18 /	- New basement area extended to accommodate Boh areas.



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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)
 - PHASE 1 Building Fabric to be demolished
 - PHASE 1 Demolition of Flooring / Elevation / Wall
 - PHASE 1 Proposed Excavation
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 - PHASE 2 Demolition of Flooring / Elevation / Wall
 - PHASE 2 Proposed Excavation
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 - 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

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

project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Basement Floor Demolition Plan	1:100 (A1)	13.04.17	
drawing number	drawn	checked	
AHA / KCC / DM / 099	FR	DA	
	revision		
	C		

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

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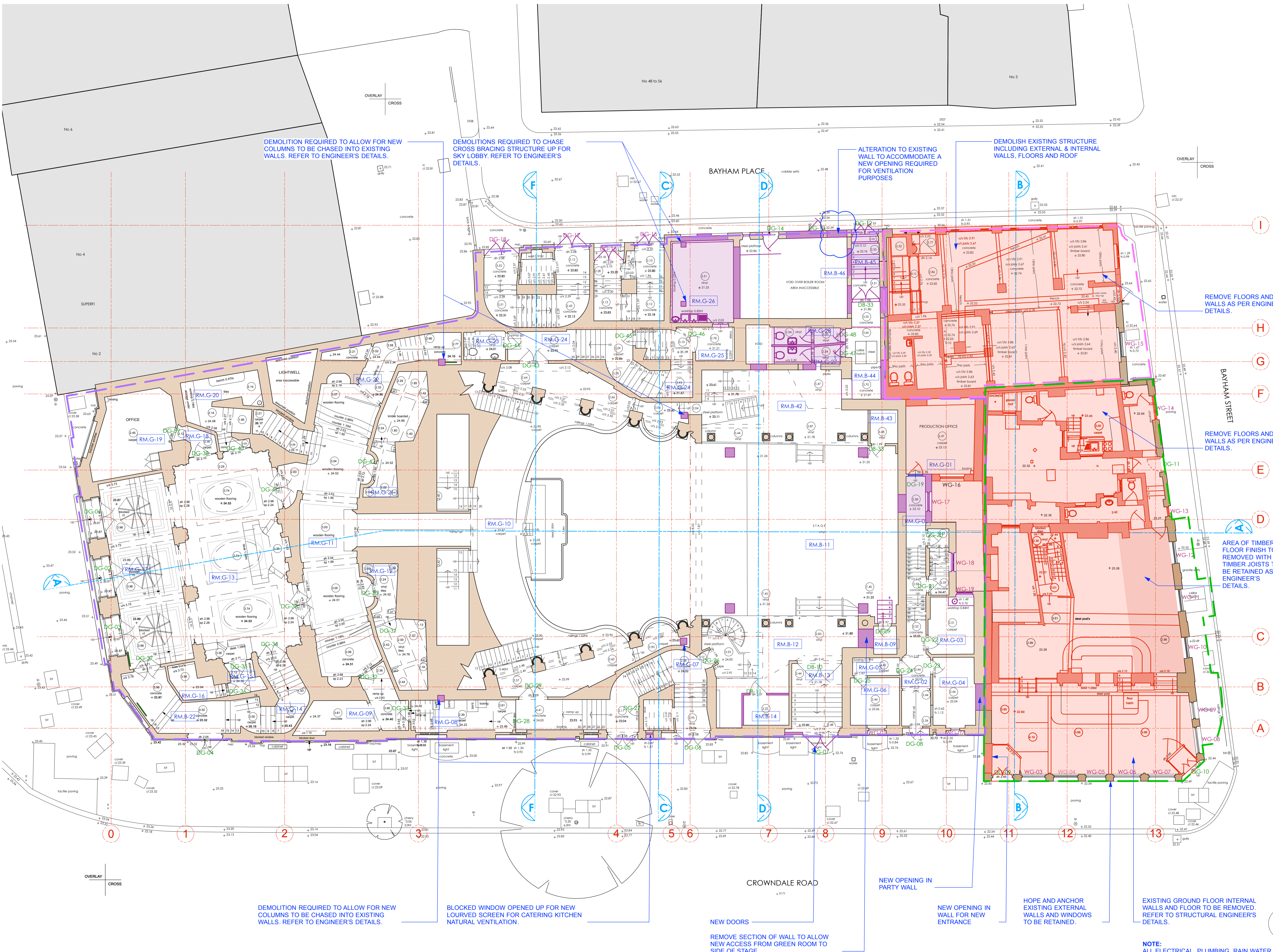
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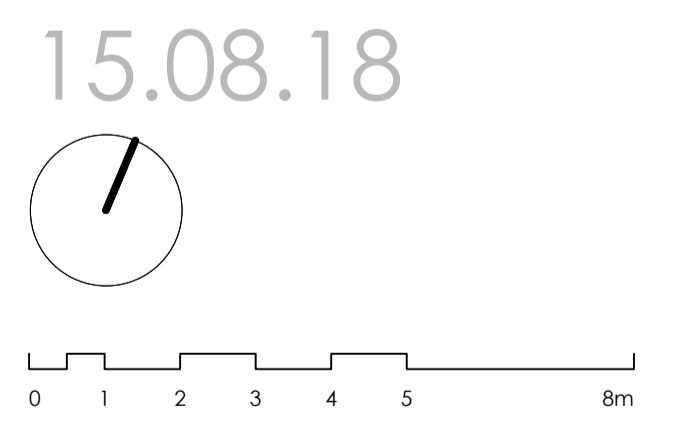
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revision / date / amendments	
A / 24/10/17 /	Demolitions for cross bracing structure added. Grid ref: 5-6 and H4.
B / 25/10/17 /	Demolition of wall left of gridline 11 & on gridline C.
C / 06/12/17 /	1. Existing door opening made larger for new double doors for bin store. 2. Reinstatement of existing platform lift.
D / 15/08/18 /	- Opening in wall proposed for new ventilation requirements.



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 - 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
 - 1 Bayham Street & 65 Bayham Place Demise



STAGE 4

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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Ground Floor Demolition Plan	1:100 A1	13.04.17	
drawing number	checked	drawn	revision
AHA / KCC / DM / 100	FR	DA	D

PHASE 1 (HOPE & ANCHOR + NEW BUILD)

PHASE 2 (KOKO)

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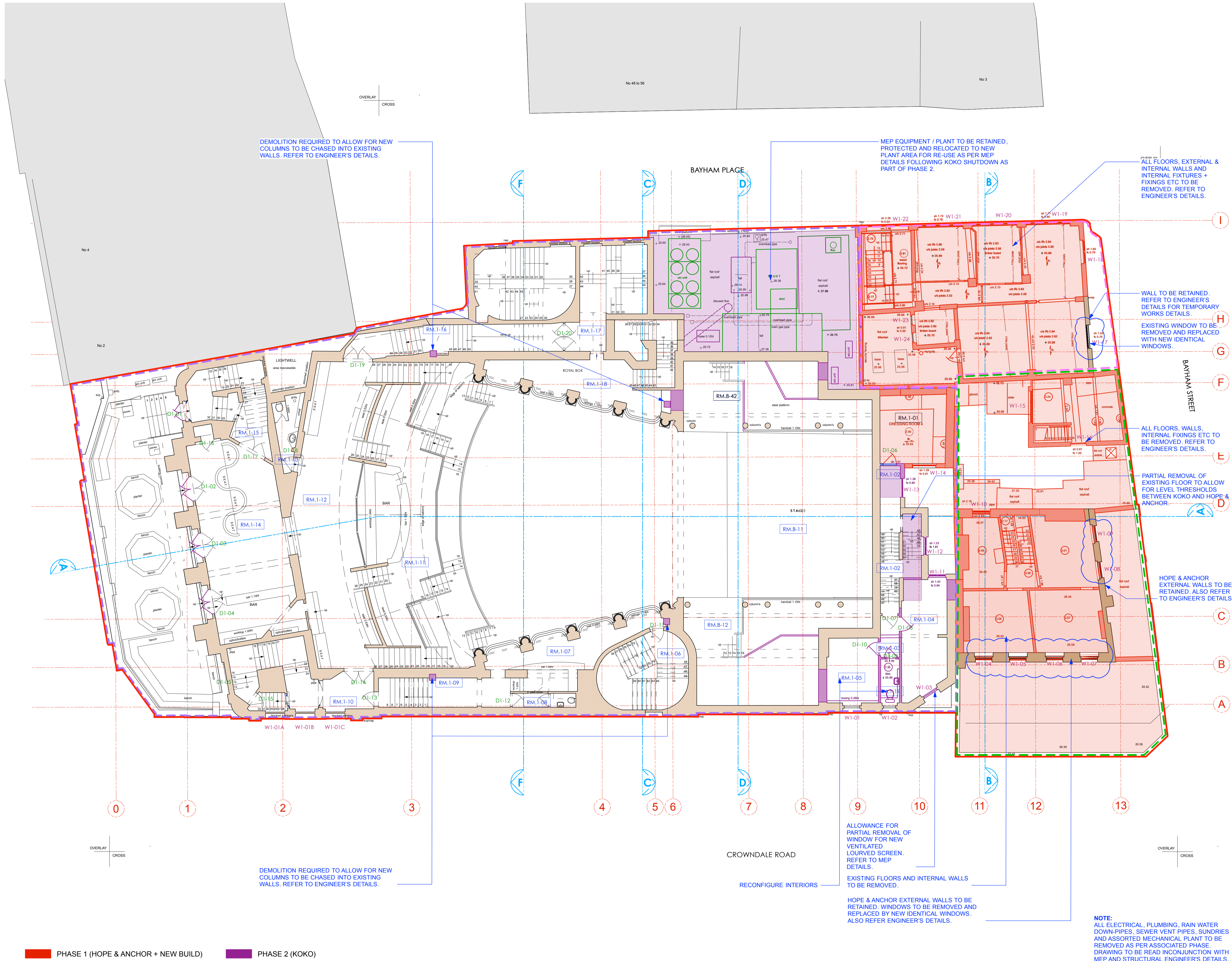
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revision / date / amendments	Area of demolitions added.
A / 24/10/17 /	Grid ref: 9-10 and D-E.
B / 25/10/17 /	Demolition of wall left of gridline 11 & on gridline C
C / 15/08/18 /	- H&A First Floor windows to be removed and replaced with new identical windows. - Window W1-17 to be removed and replaced with new identical windows. - MMA application submission.



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 - 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

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0 1 2 3 4 5 6m

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project title		scale		date	
KOKO + Hope & Anchor + Bayham Place Camden, London		1:100 (A1)		13.04.17	
drawing title		drawn		checked	
First Floor Demolition Plan		FR		DA	
drawing number		revision		C	
AHA/ KCC /DM/101					

PHASE 1 (HOPE & ANCHOR + NEW BUILD)

PHASE 2 (KOKO)

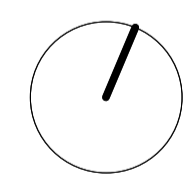
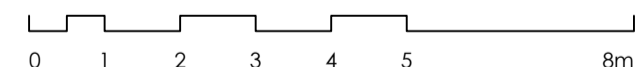
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revision / date / amendments	
A / 24/10/17 /	1. Area of demolitions added. Grid ref: 9-10 and D-E.
B / 25/10/17 /	2. Demolition for new door opening shown. Grid ref: 6-7, B-C.
C / 15/08/18 /	Demolition of wall left of gridline 11 & on gridline C - H&A 2nd floor windows to be removed and replaced with new identical windows. - Window W2-20 to be removed and replaced with new identical windows. - MMA application submission.

LEGEND

- Existing Building Fabric KOKO née Camden Palace Theatre (1900)
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- Existing Modern Building Fabric Bayham Place (from 2006)
- PHASE 1 Building Fabric to be demolished
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- 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

15.08.18

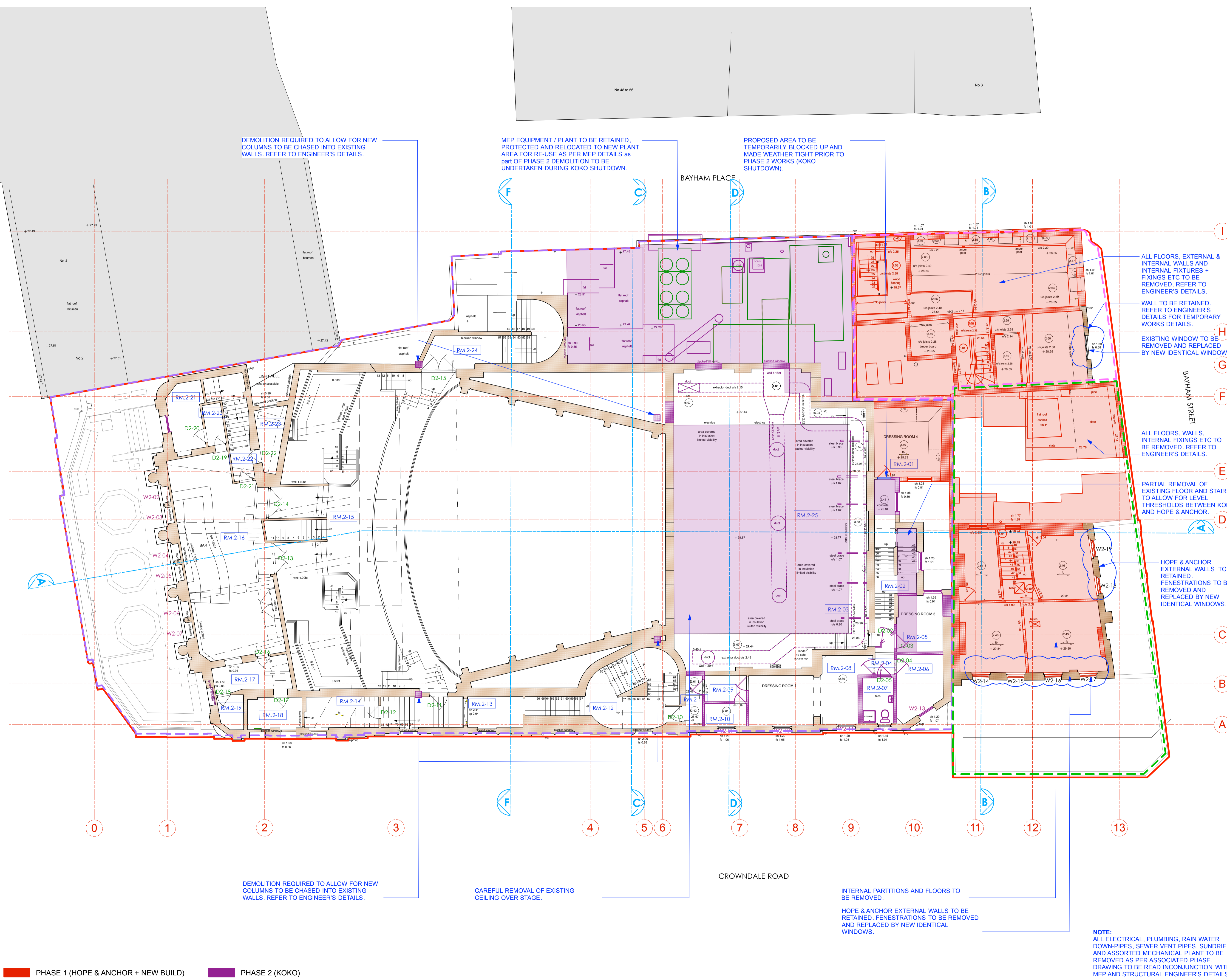



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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Second Floor Demolition Plan	1:100 A1	13.04.17	
drawing number	drawn	checked	
AHA / KCC / DM / 102	FR	DA	
	revision		
	C		



PHASE 1 (HOPE & ANCHOR + NEW BUILD)

PHASE 2 (KOKO)

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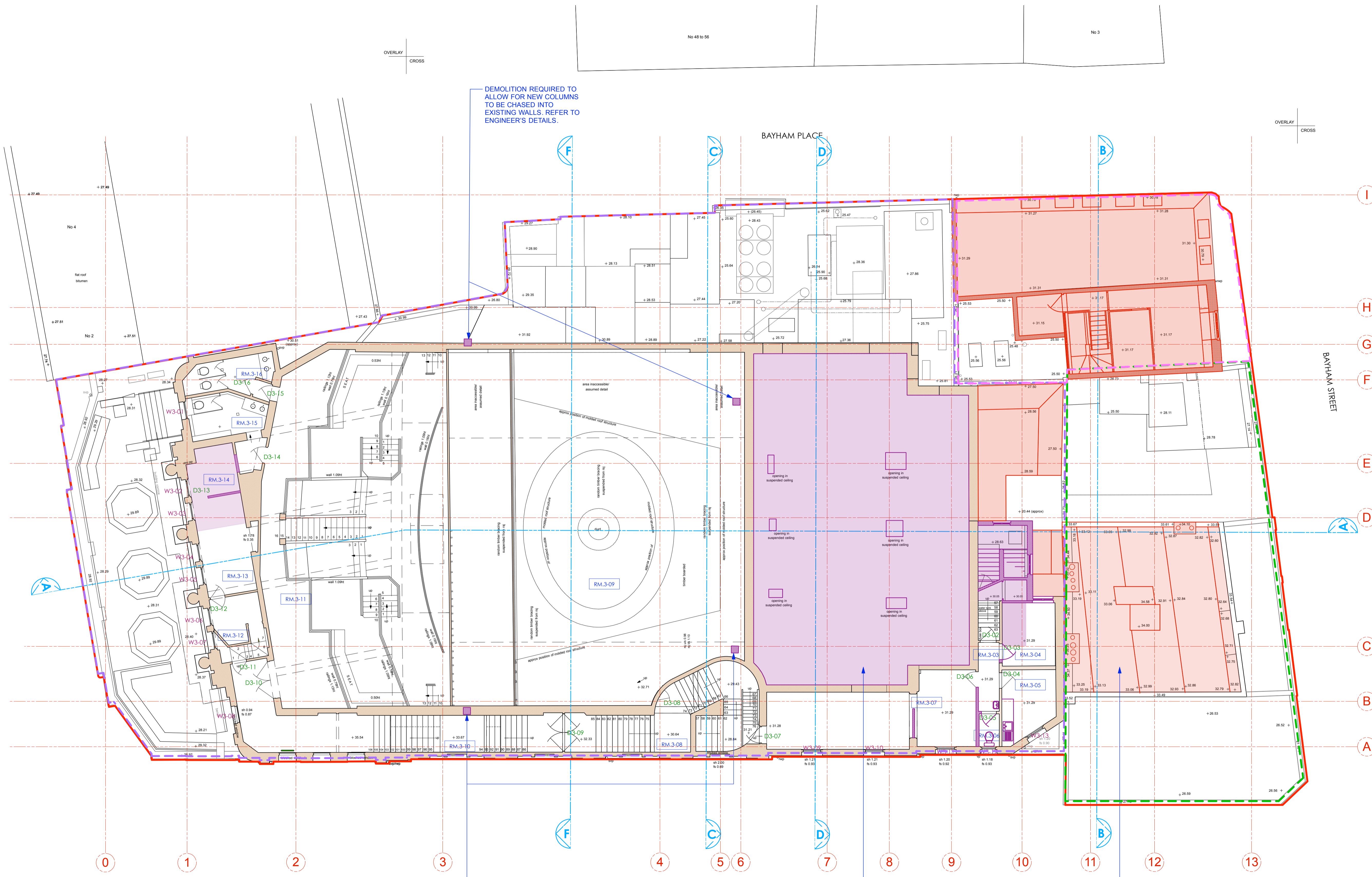
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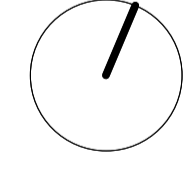
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revision / date / amendments
A / 24/10/17 / Columns + notes updated.
B / 15/08/18 / Issue for MMA application.



15.08.18



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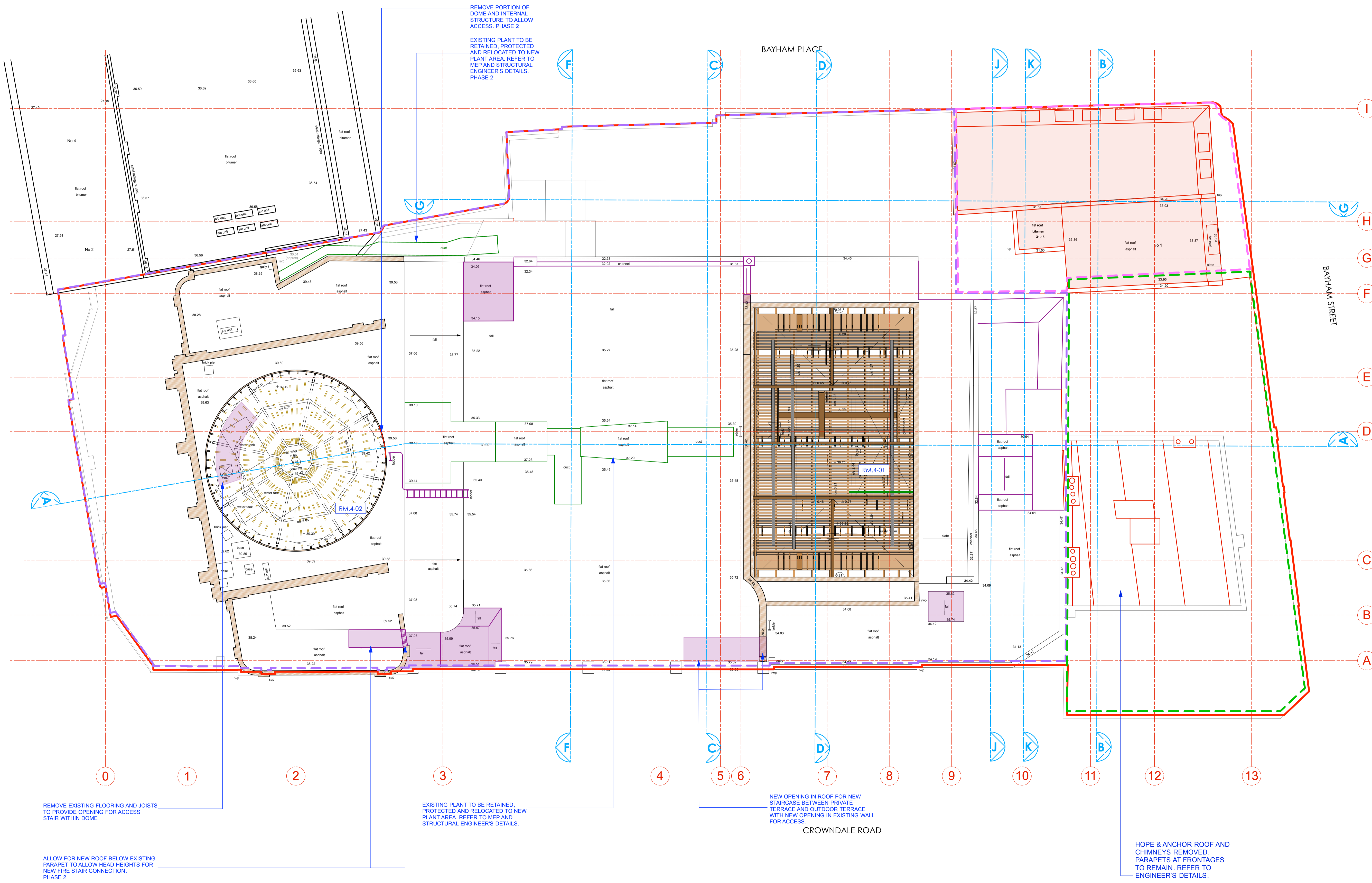
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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale date
Third Floor Demolition Plan	1:100 @ A1 13.04.17
drawing number	drawn checked
AHA / KCC / DM / 103	FR DA
revision	8

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

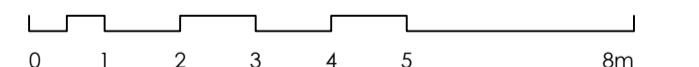
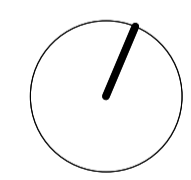
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revision / date / amendments
A / 24/10/17 / Addition of roof demolition, Gridline Ref B-3.
B / 15/08/18 / Issue for MMA application.



- 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 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

15.08.18



STAGE 4

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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale / date
Fourth Floor Demolition Plan	1:100 @ A1 / 13.04.17
drawing number	drawn / checked
AHA / KKC / DM / 104	FR / DA
revision	checked
8	DA

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

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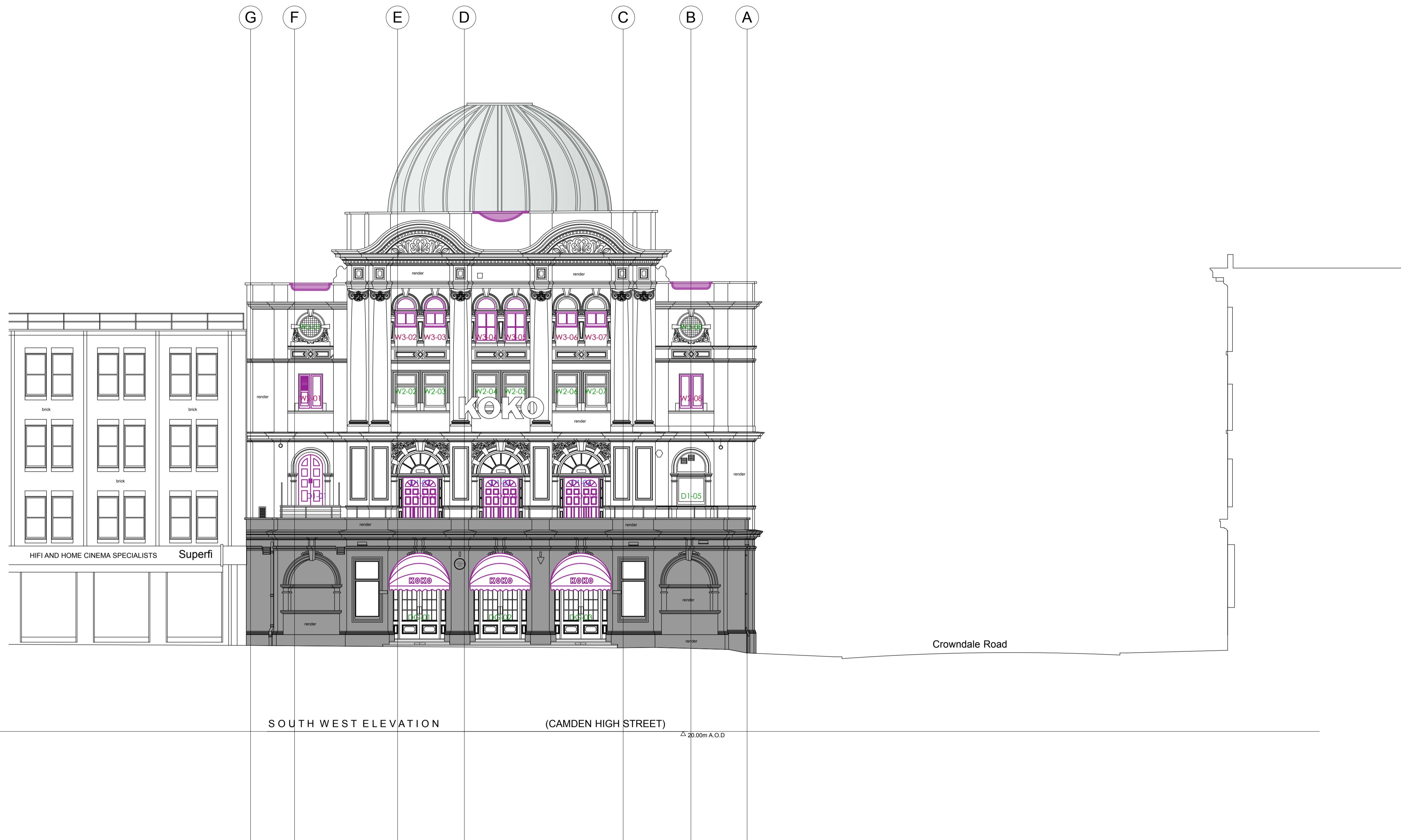
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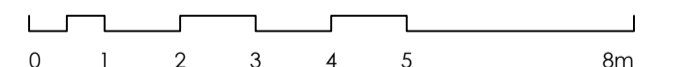
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revision / date / amendments
- / 24/20/17 / - First Issue
A / 23/03/18 / - Stage 4
B / 15/08/18 / - Issue for MMA.



- LEGEND**
- Existing Building Fabric KOKO née Camden Palace Theatre (1900)
 - Existing Building Fabric Hope & Anchor (approx. 1850)
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 - PHASE 1 Building Fabric to be demolished
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PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)

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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	Demolition Front Elevation	scale	1:100 @ A1
drawing number	AHA / KKC / DM / 200	date	13.04.17
revision	8	drawn	FR
		checked	DA

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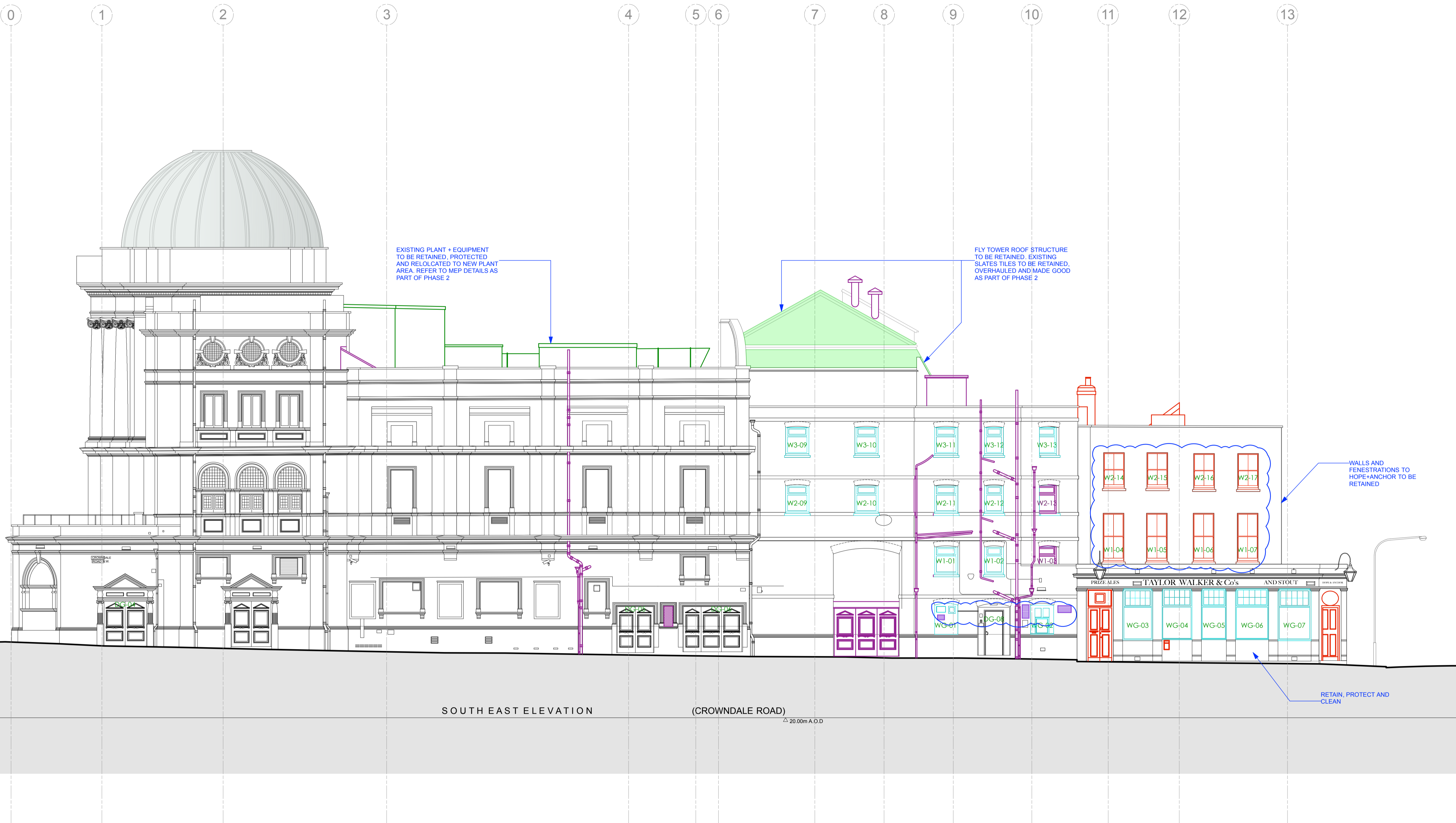
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revision / date / amendments	revisions
A / 24/10/17 /	Removal of svp grid ref: 3-4
B / 15/08/18 /	- 1. H&A windows to be removed (1st & 2nd fl.) and replaced with matching new windows. - 2. Openings for ventilation - RAL of louvers to match exterior elevation. - Issue for MMA.



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DEMOLITION PHASE 2

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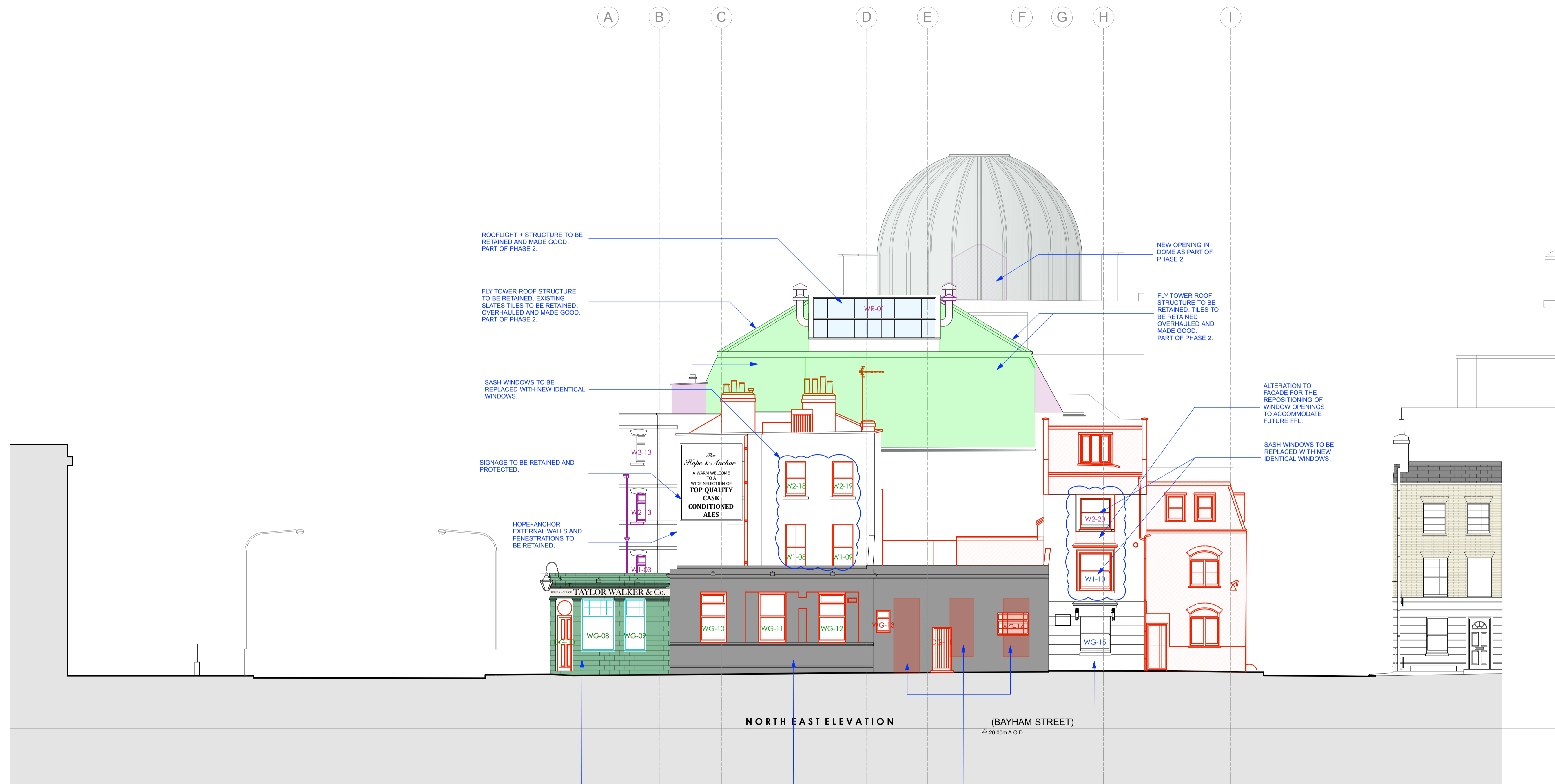
project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	Demolition Crowndale Road Elevation	scale	1:100 @ A1
drawing number	AHA/ KKC /DM/201	date	13.04.17
revision	8	drawn	FR
		checked	DA

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PHASE 1 (HOPE & ANCHOR + NEW BUILD)

PHASE 2 (KOKO)

revision / date / amendments	
A / 24/10/17 /	Downpipes to be demolished, Grid C and A. Removal of WG-10, WG-11 + WG-12.
B / 15/08/18 /	- H&A windows to be removed (1st & 2nd fl.) and replaced with matching new windows. - Windows W1-10 and W2-20 to be retained facade to be removed and replaced with new identical windows. Limited alteration to facade for repositioning of windows to accommodate new FFL levels. - Issue for MMA.



LEGEND

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- Koko Demise
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DEMOLITION PHASE 2

15.08.18



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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	Demolition Bayham Street Elevation	scale	1:100 @ A1
drawing number	AHA/ KKC /DM/202	date	13.04.17
		drawn	FR
		checked	DA
		revision	8

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

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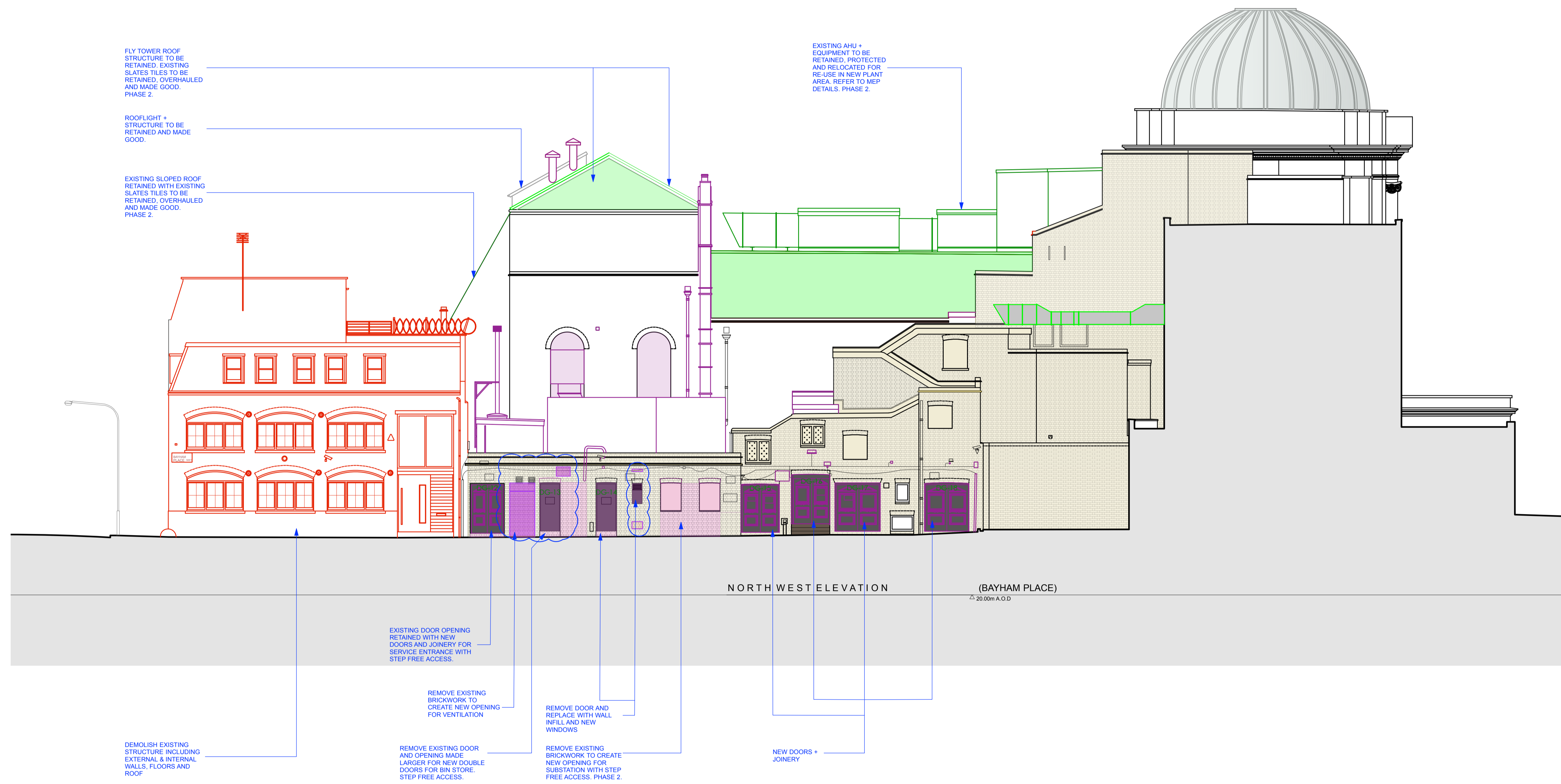
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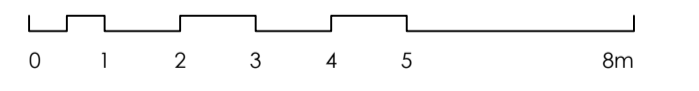
Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

revision / date / amendments	
A / 06/12/17 /	Existing door and step up to be removed and opening made larger for new bin store double doors.
B / 15/08/18 /	- New openings for ventilation. - Issue for MMA.



- 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

15.08.18



STAGE 4

Archer Humphryes Architects

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

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		scale	date
KOKO + Hope & Anchor + Bayham Place Camden, London		1:100 @A1	13.04.17
drawing title	drawn	checked	DA
Demolition Bayham Place Elevation	FR	DA	
drawing number	revision		
AHA/ KKC /DM/203	8		

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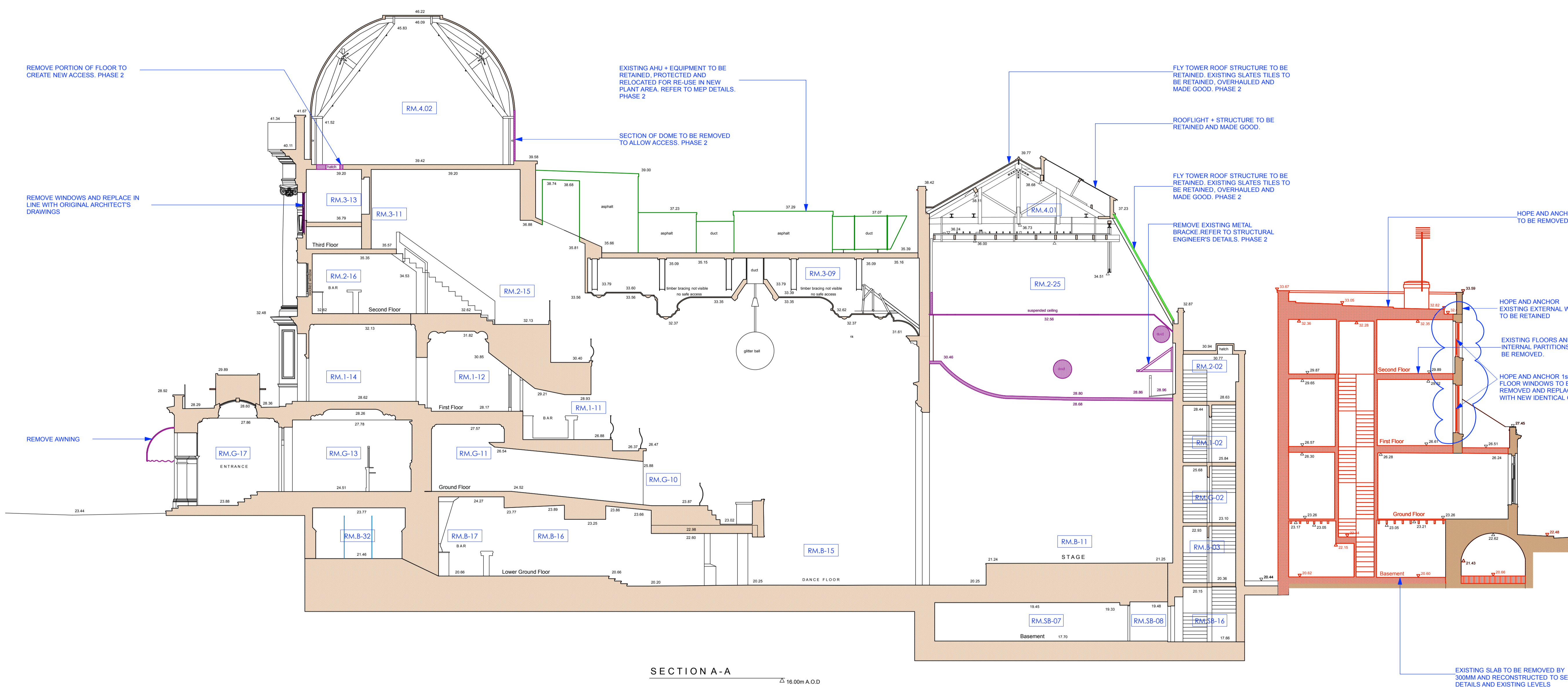
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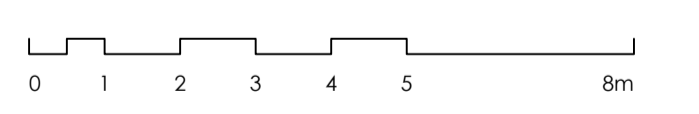
revision / date / amendments
A / 15/08/18 / H & A windows (1st & 2nd Floors only) to be removed and replaced with new identical windows.



- LEGEND**
- Existing Building Fabric KOKO née Camden Palace Theatre (1900)
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 - PHASE 1 Proposed Excavation
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DEMOLITION PHASE 2

15.08.18



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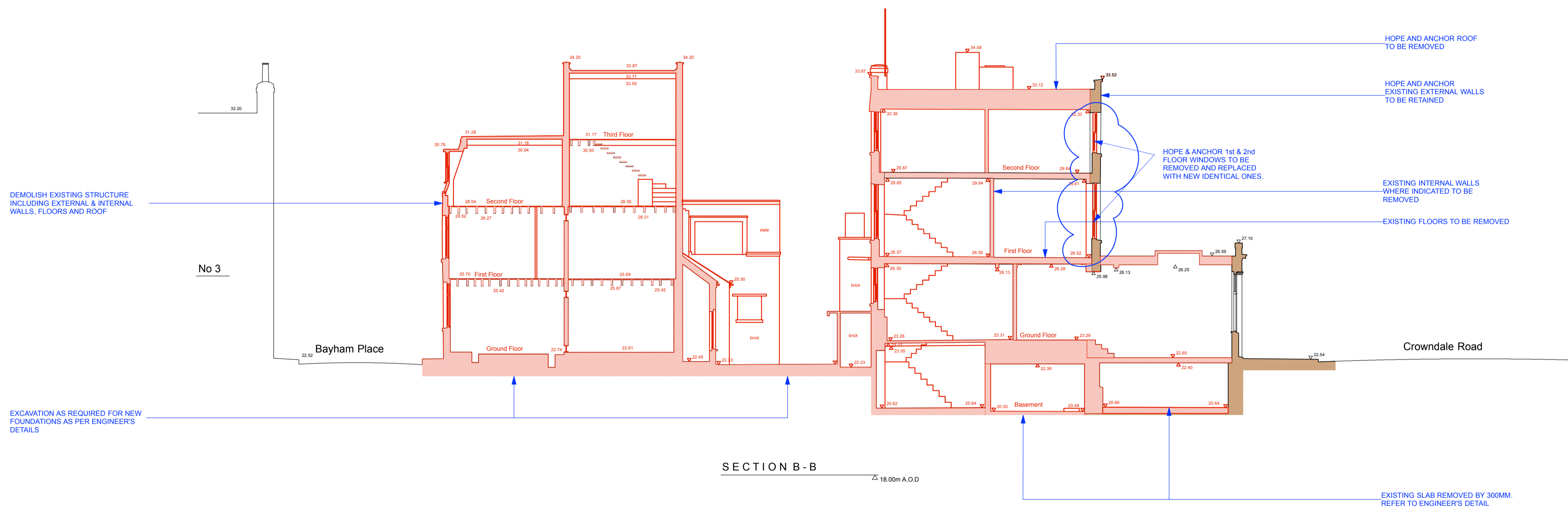
PHASE 1 (HOPE & ANCHOR + NEW BUILD) PHASE 2 (KOKO)

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drawing title	scale	date
Demolition Section AA	1:100 (BA)	13.04.17
drawing number	drawn	checked
AHA/ KKC /DM/300	FR	DA
revision		A

revision / date / amendments

A / 15/08/18 /	H & A windows (1st & 2nd Floors only) to be removed and replaced with new identical windows.
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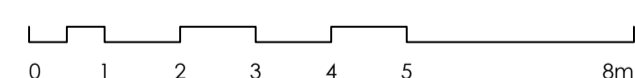


LEGEND

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DEMOLITION PHASE 2

15.08.18



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

project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	Demolition Section BB	scale	1:100 @ A1
drawing number	AHA/ KKC /DM/301	date	13.04.17
		drawn	FR
		checked	DA
		revision	A

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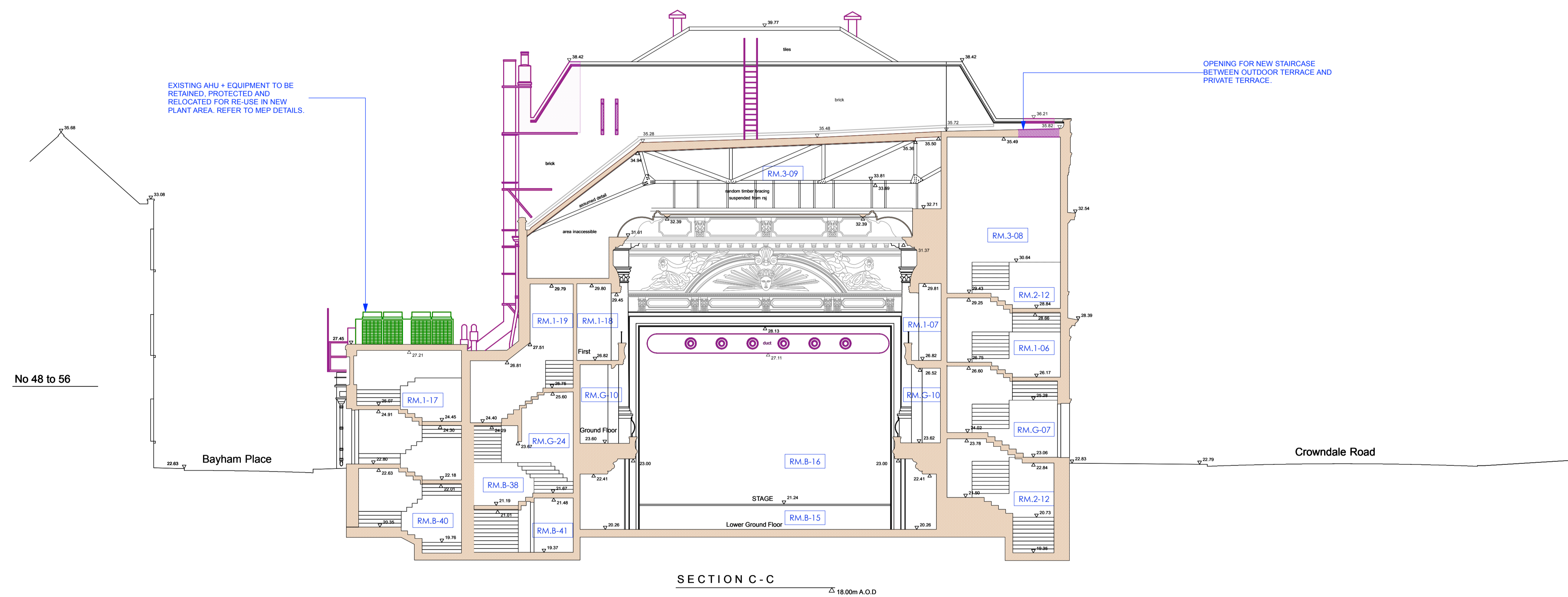
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revision / date / amendments

A 15/08/18 / - Issue for MMA

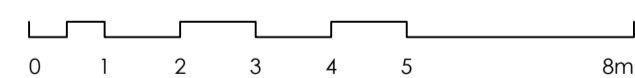


LEGEND

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DEMOLITION PHASE 2

15.08.18



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

project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	Demolition Section CC	scale	1:100 @ A1
drawing number	AHA/ KKC /DM/302	date	13.04.17
		drawn	FR
		checked	DA
		revision	A

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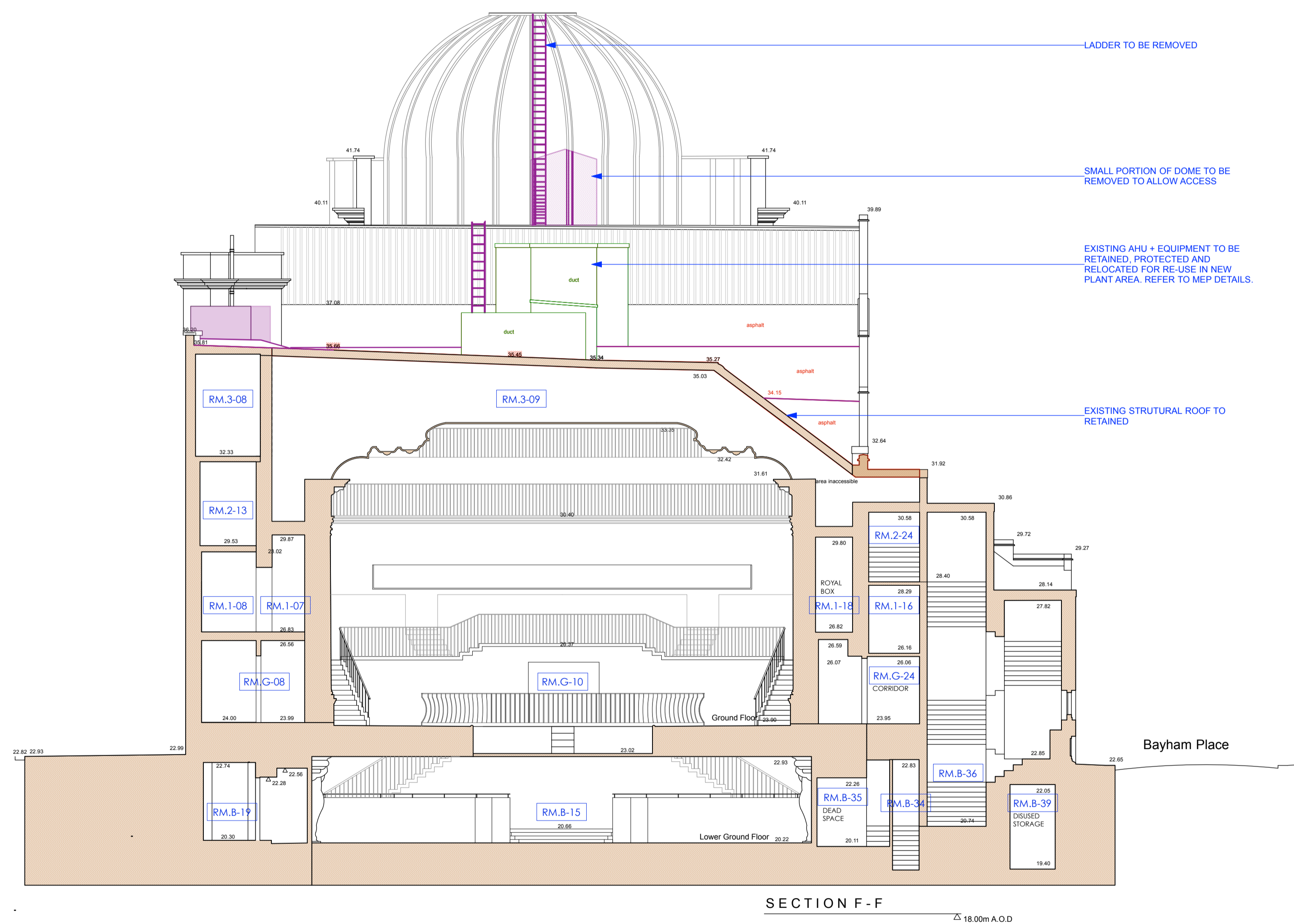
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revision / date / amendments
A / 15/08/18 / - Issue for MMA.



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DEMOLITION PHASE 2

15.08.18



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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	Demolition Section FF	scale	1:100 @ A1
drawing number	AHA/ KKC /DM/306	date	13.04.17
		drawn	FR
		checked	DA
		revision	A

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