

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

Listed Building Application- Schedule of Works

Revision D

Part three of three

August 2018

" a great space is performance in progress."

ARCHER HUMPHRYES ARCHITECTS



Part Three

Schedule of Works - Proposed Drawings
Archer Humphries Architects

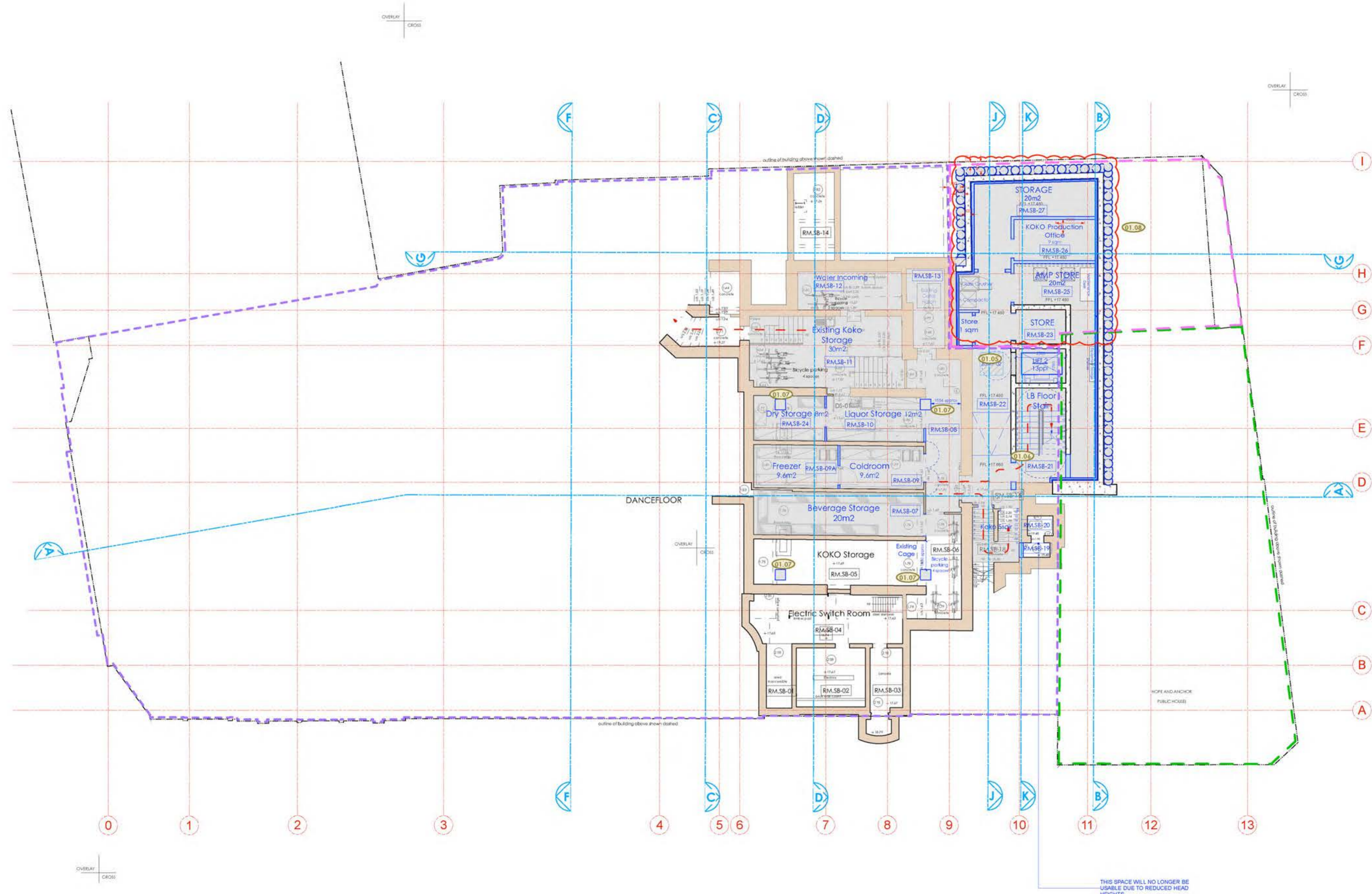
ARCHER HUMPHRYES ARCHITECTS



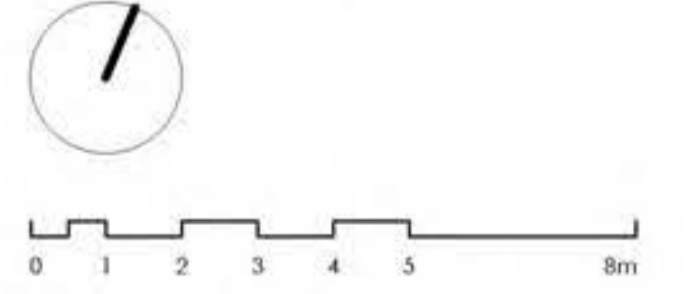
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revision / date / amendments	First Issue
A / 06/12/17 /	- Existing color hatch reinstated with bicycle store relocated.
B / 23/03/18 /	1. Tender Addendum (1). Indication of 4 post truss beam of stage level for integrated automatic retractable acoustic baffles and integrated lighting rig. 2. Tender Addendum (2). New AHU + Attenuator over stage to be hung to existing relocated secondary beams in Hyloover.
C / 01/04/18 /	- Listed Building Application. Refer to item 1.07.
D / 15/08/18 /	- New sub-basement extension to accommodate additional B&H areas. - base for Listed Building Application.

- 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
 - RM.4-06 Room Number
 - D4-02 Door Number
 - W4-05 Window Number
 - Hope & Anchor Demise
 - Koko Demise
 - 1 Bayham Street & 65 Bayham Place Demise
 - XX.XX Schedule of works Annotations



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

project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Proposed Sub Basement Plan Schedule of Works	1:100 WALL	15/08/18	
drawing number	drawn	checked	
AHA/KKC/GA/0985W	FR/PC	DA	
	revision		
	D		

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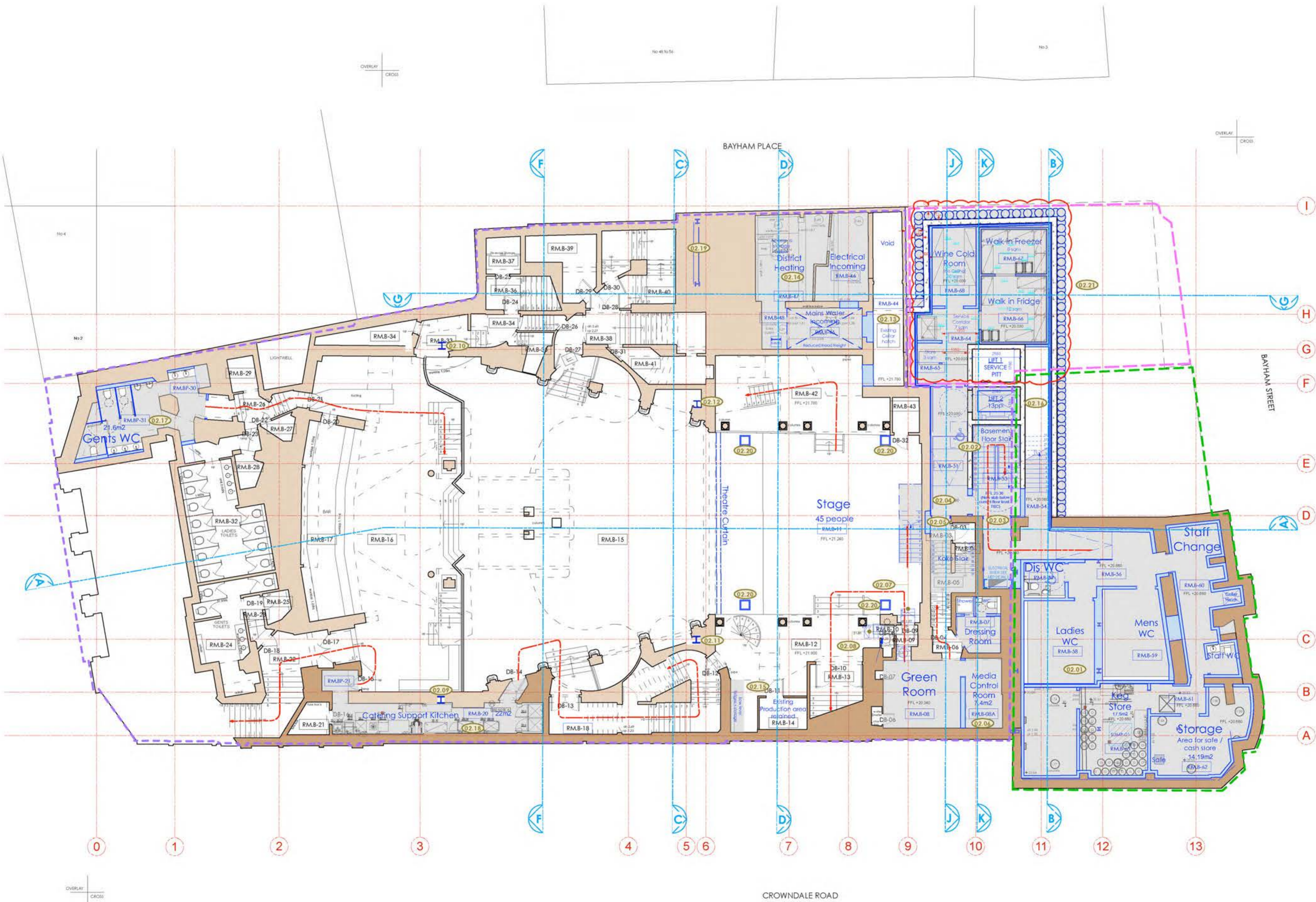
revision / date / amendments	revision / date / amendments
- / 23/10/17 / - First Issue - Planning	- First Issue - Planning
A / 06/12/17 / - Existing Colfax hatch reinstated - Planning	- Existing Colfax hatch reinstated - Planning
B / 23/03/18 / - Stage 4	- Stage 4
	1. Tender Addendum (1), Indication of 4 post brass feet of 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 / 01/04/18 / - Listed Building Application, Refer to item 2.20.	- Listed Building Application, Refer to item 2.20.
D / 15/08/18 / - New basement extension to accommodate additional Bath areas.	- New basement extension to accommodate additional Bath areas. - base for Listed Building Application.

- 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
 - RM.4.06 Room Number
 - D4.02 Door Number
 - W4.05 Window Number
 - Hope & Anchor Demise
 - Koko Demise
 - 1 Bayham Street & 65 Bayham Place Demise
 - (X.X.X) Schedule of works Annotations

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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Proposed Basement Plan	1:500 A1	15/08/18	
Schedule of Works	DAW	FR/PC	DA
drawing number	revision		
AHA/KKC/GA/0995W	D		

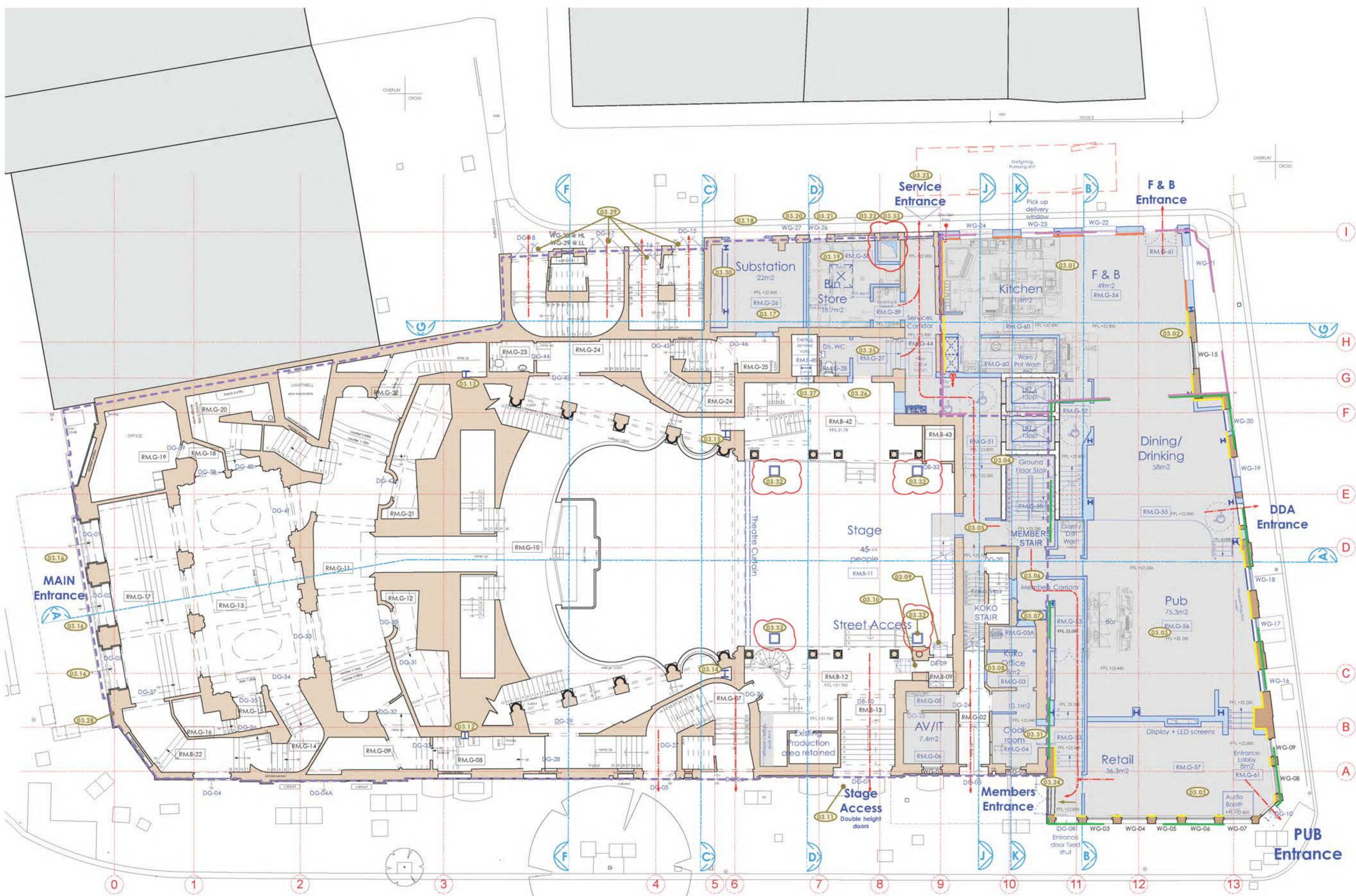


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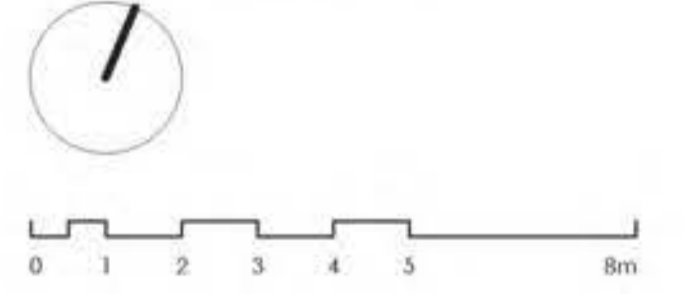
revision / date / amendments
 A / 24/10/17 / - Window numbers updated - Planning.
 B / 25/10/17 / - Wall removed in Hope and Anchor under structural grounds - Planning.
 C / 06/12/18 / - Addition of substation, relocation of bin store and new celtic hatch connection - Planning.
 D / 23/03/18 / - Slope 4
 1. Tender Addendum (1). Indication of 4 post bus feed of 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.
 E / 01/06/18 / - Listed Building Application. Refer to item 3.32.
 F / 15/08/18 / - New opening for ventilation - Item 3.33
 - Issue for Listed Building Application.

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
- RM.G-06 Room Number
- D4-02 Door Number
- W4-05 Window Number
- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise
- Original brickwork exposed
- New brickwork exposed
- (X.X.X) Schedule of works Annotations



15.08.18



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project title		KOKO + Hope & Anchor + Bayham Place, Camden, London	
drawing title	Proposed Ground Floor Plan Schedule of Works	scale	date
drawing number	AHA/KCC/GA/1005W	drawn	checked
		revision	DA

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revision / date / amendments
 A / 24/10/17 / - Window numbers updated - Planning.
 B / 25/10/17 / - Wall removed in Hope and Anchor under this level 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 bus 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.
 E / 01/06/18 / - Listed Building Application. Refer to Item 4.26.
 F / 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.

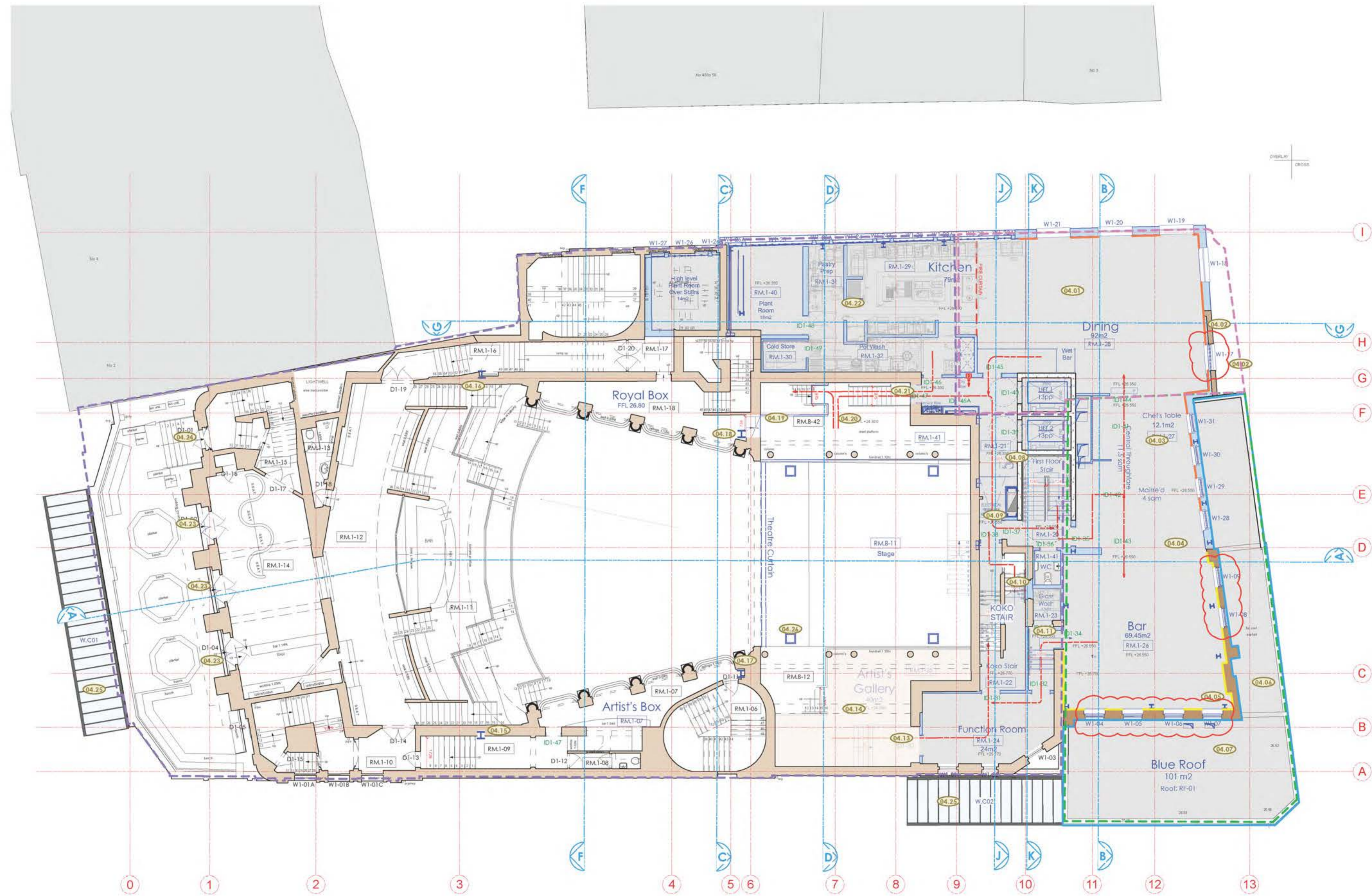
- LEGEND**
- Proposed Works
 - Existing Building Fabric KOKO née Camden Palace Theatre (1900)
 - Existing Building Fabric Hope & Anchor (approx. 1850)
 - Existing Building Fabric Bayham Place (from 1875)
 - Existing Modern Building Fabric Bayham Place (from 2006)
 - Building Fabric to be demolished
 - 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
 - RM.4.06 Room Number
 - D4.02 Door Number
 - W4.05 Window Number
 - Hope & Anchor Demise
 - Koko Demise
 - 1 Bayham Street & 65 Bayham Place Demise
 - Blue Roof
 - Original brickwork exposed
 - New brickwork exposed
 - XX.XX Schedule of works Annotations

15.08.18

STAGE 4
 Archer Humphryes Architects

Basement
 Central House
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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	SCOPE	date	
Proposed First Floor Plan	100% AI	15/08/18	
Schedule of Works	Drawn	Checked	DA
drawing number	revision		
AHA/KKC/GA/1015W	F		



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revision / date / amendments	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 /	- Slope 4 1. Tender Addendum (1). Indication of 4 post bus 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.
E / 01/06/18 /	- Listed Building Application, Refer to Item 5.26.
F / 13/08/18 /	- H&A 2nd floor windows to be removed and replaced with new identical windows. - Window W2-26 to be removed and replaced with new identical window. - Listed Building Application

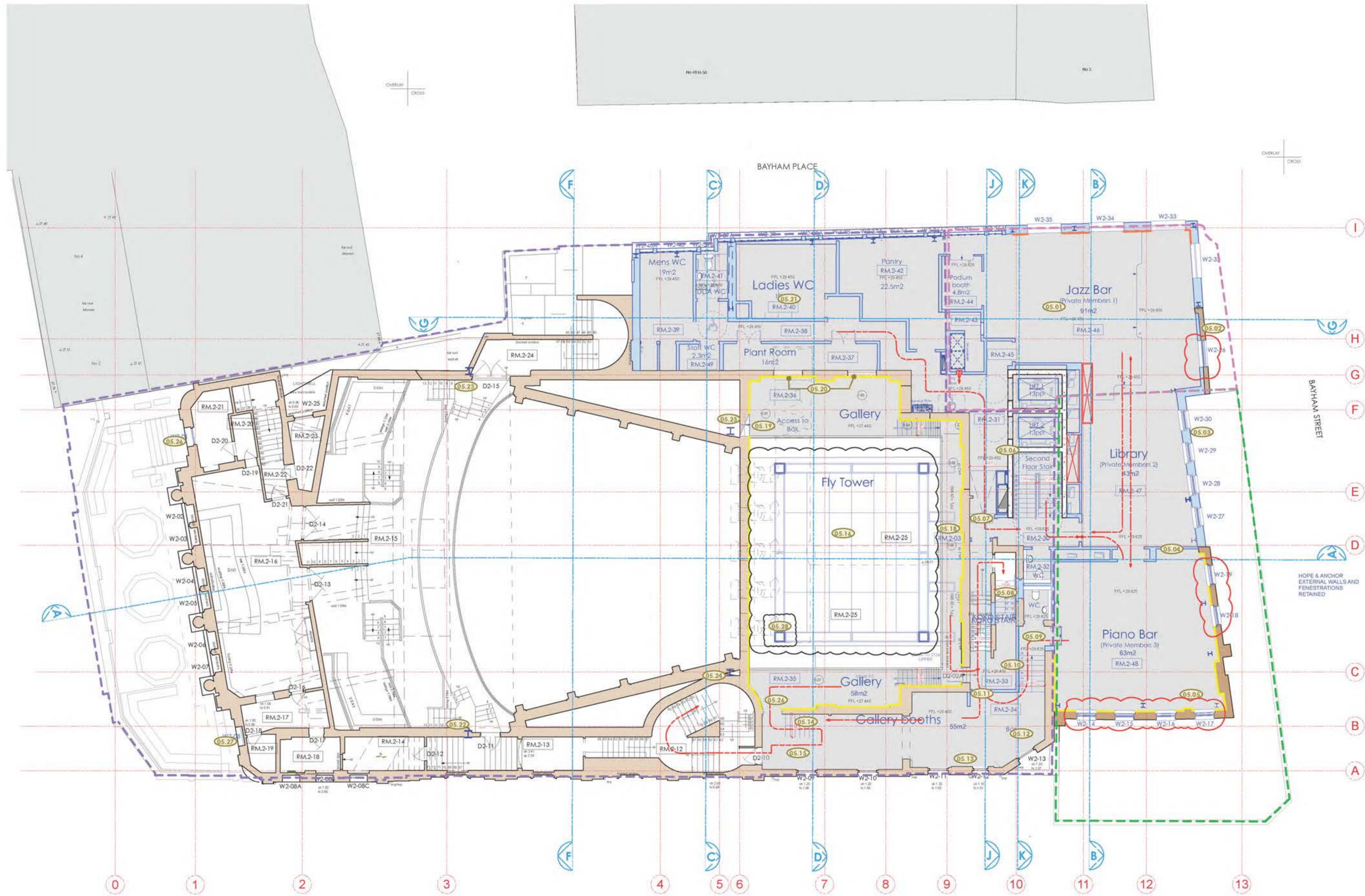
- LEGEND**
- Proposed Works
 - Existing Building Fabric: KOKO née Camden Palace Theatre (1900)
 - Existing Building Fabric: Hope & Anchor (approx. 1850)
 - Existing Building Fabric: Bayham Place (from 1875)
 - Existing Modern Building Fabric: Bayham Place (from 2006)
 - Building Fabric to be demolished
 - 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
 - RM.4.06 Room Number
 - D4.02 Door Number
 - W4.05 Window Number
 - Hope & Anchor Demise
 - Koko Demise
 - 1 Bayham Street & 65 Bayham Place Demise
 - Original brickwork exposed
 - Original brickwork exposed
 - New brickwork exposed
 - Schedule of works Annotations

15.08.18

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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Proposed Second Floor Plan	1:100 (A1)	13/08/18	
Schedule of Works	drawn	checked	
	FB/PC	DA	
drawing number	revision		
AHA/KKC/GA/1025W	F		



OVERLAY CROSS

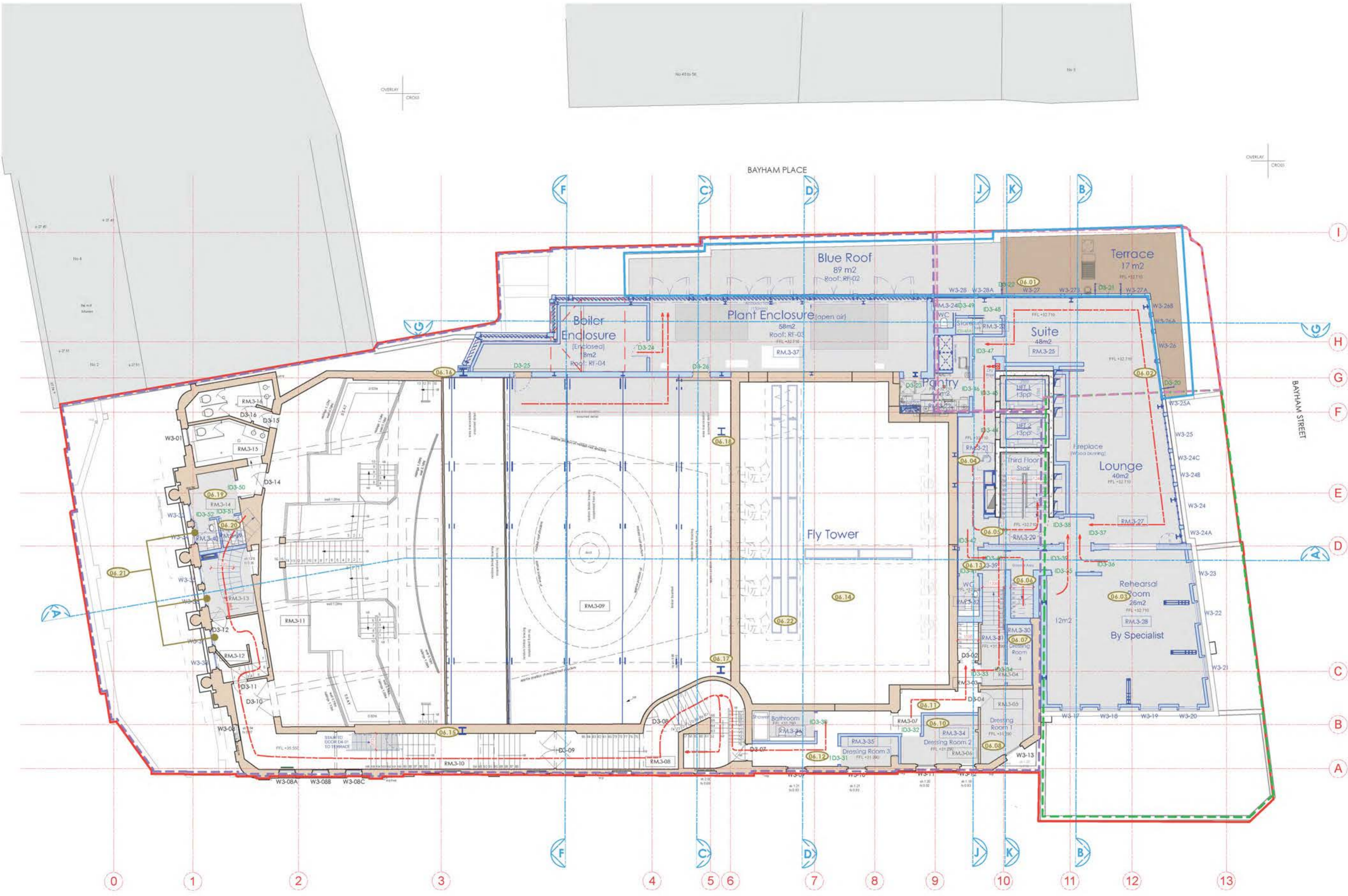
BAYHAM PLACE

CROWDALE ROAD

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revision / date / amendments
A / 24/10/17 / - Room numbers updated - Window numbers updated
B / 23/03/18 / - Stage 4 1. Tender Addendum (1), Indication of 4 post bruss fixed of stage level for integrated automatic retractable acoustic baffles and integrated lighting riser. 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 6.22.
D / 15/08/18 / - Issue for Listed Building Application.

- 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
 - RM.4.06 Room Number
 - D4.02 Door Number
 - W4.05 Window Number
 - Hope & Anchor Demise
 - Koko Demise
 - 1 Bayham Street & 65 Bayham Place Demise
 - Blue Roof
 - OX.XX Schedule of works Annotations



15.08.18



0 1 2 3 4 5 6m

STAGE 4

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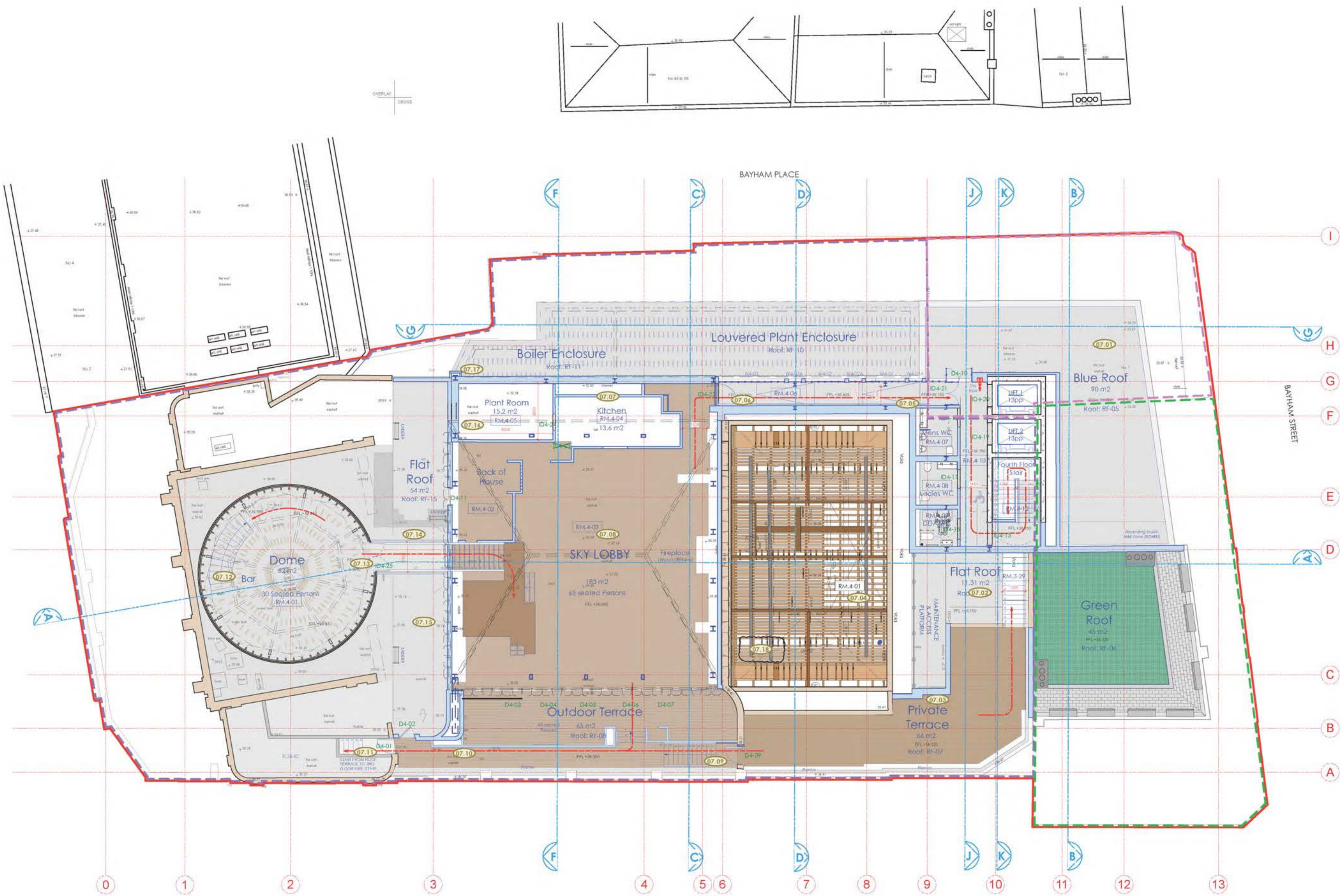
project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scope / date
Proposed Third Floor Plan Schedule of Works	1304.17 / 1304.17
drawing number	drawn / checked
AHA / KCC / GA / 103SW	FB/PC / DA
	revision
	ID

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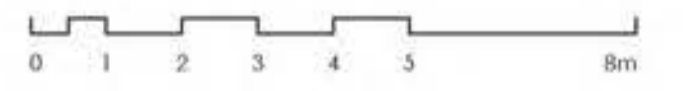
revision / date / amendments

A / 24/10/17 /	- Room numbers updated - Planning - Window numbers updated - Planning
B / 03/01/18 /	- Amendment to wall adjacent to Sky Lobby - Planning
C / 23/03/18 /	- Stage 4 1. Tender Addendum (1). Indication of 4 post buss fixed at stage level for integrated automatic retractable acoustic baffles and integrated lighting fig. 2. Tender Addendum (2). New AHU + Attenuator over stage to be hung to existing relocated secondary beams in Flytower.
D / 01/06/18 /	- Listed Building Application. Refer to item 7.18.
E / 15/08/18 /	- Issue for Listed Building Application.

- 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
 - RM.4.06 Room Number
 - D4.02 Door Number
 - W4.05 Window Number
 - Hope & Anchor Demise
 - Koko Demise
 - 1 Bayham Street & 65 Bayham Place Demise
 - Blue Roof
 - 07.XX Schedule of works Annotations



15.08.18



STAGE 4

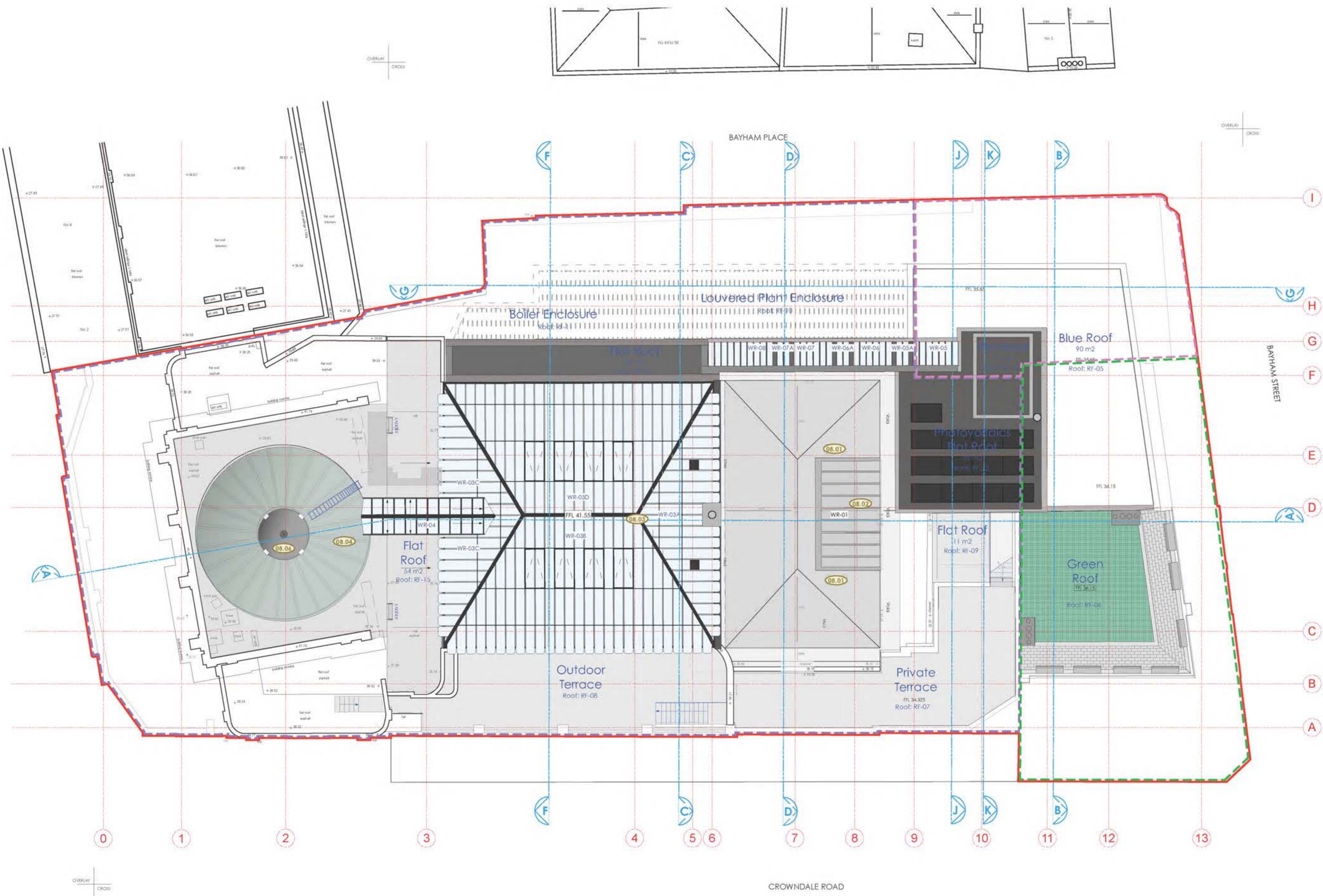
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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	SCOP	date	
Proposed Fourth Floor Plan	1300-041	13/04/17	
Schedule of Works	Drawn	Checked	
drawing number	FR/PC	DA	
AHA/KCC/GA/104SW	revision		
	E		

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revision / date / amendments	
A / 24/10/17 /	- Window numbers updated - Planning.
B / 04/12/17 /	- 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.
E / 15/08/18 /	- Issue for listed Building Application.



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
- RM.4-06 Room Number
- D4-02 Door Number
- W4-05 Window Number
- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise
- Blue Roof
- Schedule of works Annotations

15.08.18

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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/KCC/GA/1055W	FRP/PC DA
revision	revision
	E

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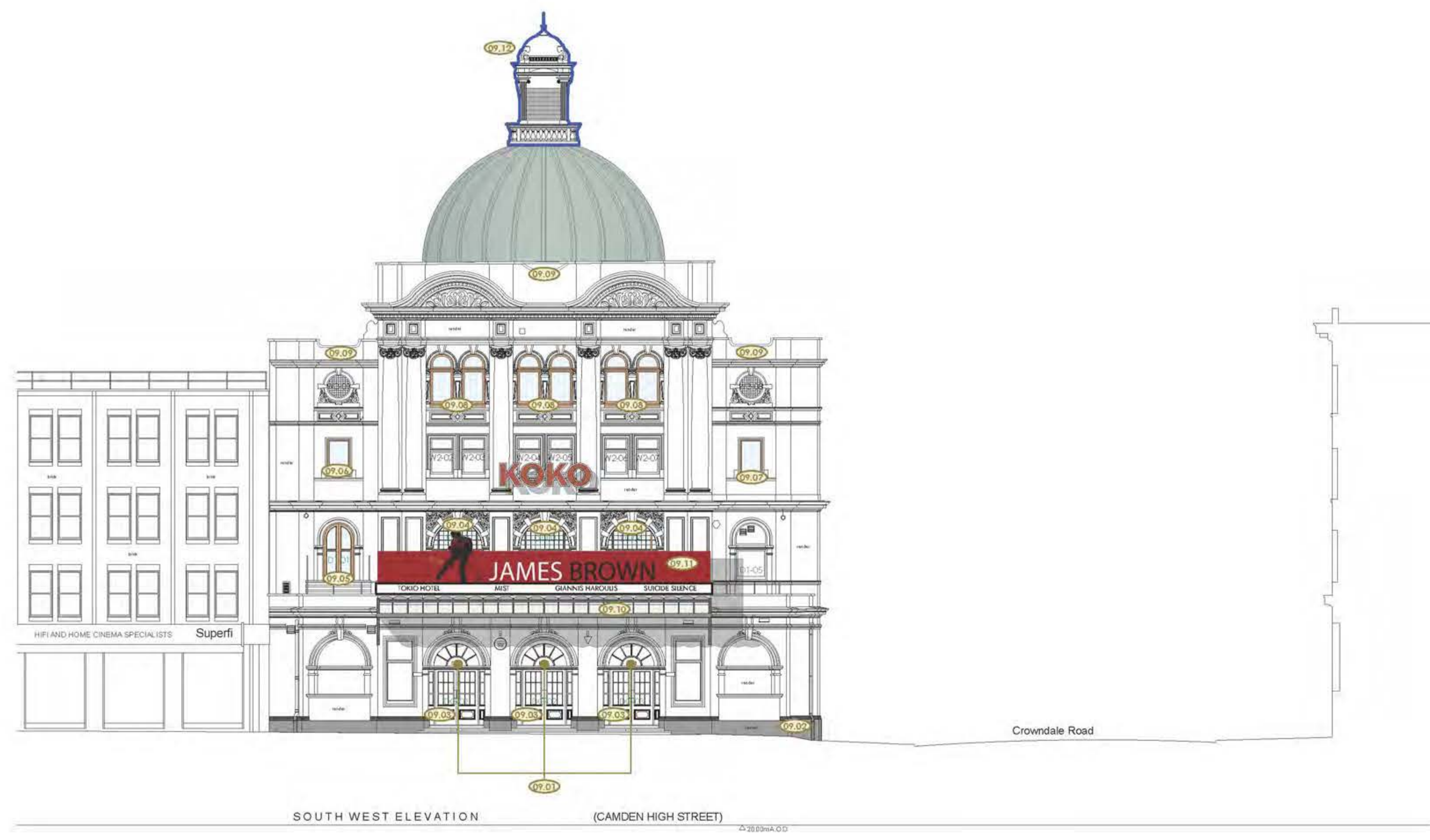
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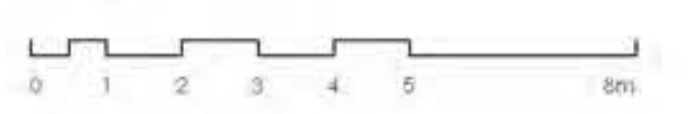
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revision / date / amendments
A / 24/10/17 / - Window numbers updated - Planning
B / 23/03/18 / - Stage 4
C / 15/10/18 / - Issue for Listed Building Application



Schedule of works Annotations

15.08.18



STAGE 4

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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale / date
Proposed Koko front Elevation Schedule of Works	1:100 (B.A.) / 15.08.18
drawing number	revision
AHA/KKC/ PR / 2025W	C
drawn	checked
FR/PC	DA

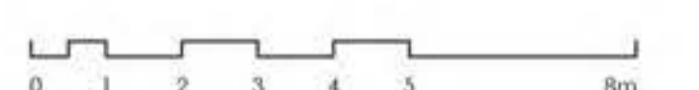
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revision / date / amendments
 A / 24/10/17 / - Window numbers updated - Planning
 B / 03/01/18 / - Amendment to wall adjacent to Sky Lobby - Planning.
 C / 23/03/18 / - Stage 4
 D / 15/08/18 / - 1. H&A windows to be removed (1st & 2nd fl) and replaced with matching new windows to be 4.05 x 5.05.
 - 2. Openings for ventilation - RAL of louvers to match exterior elevation - 10.19.
 - Issue for Listed Building Application.



- ▽ Dome roof Level 46.22
- ▽ Roof Level 41.55
- ▽ Roof Level 39.25
- ▽ Fourth Floor terrace 36.15
- ▽ Third Floor 32.85
- ▽ Second Floor 29.75
- ▽ First Floor 26.35
- ▽ Ground Floor 22.60

15.08.18

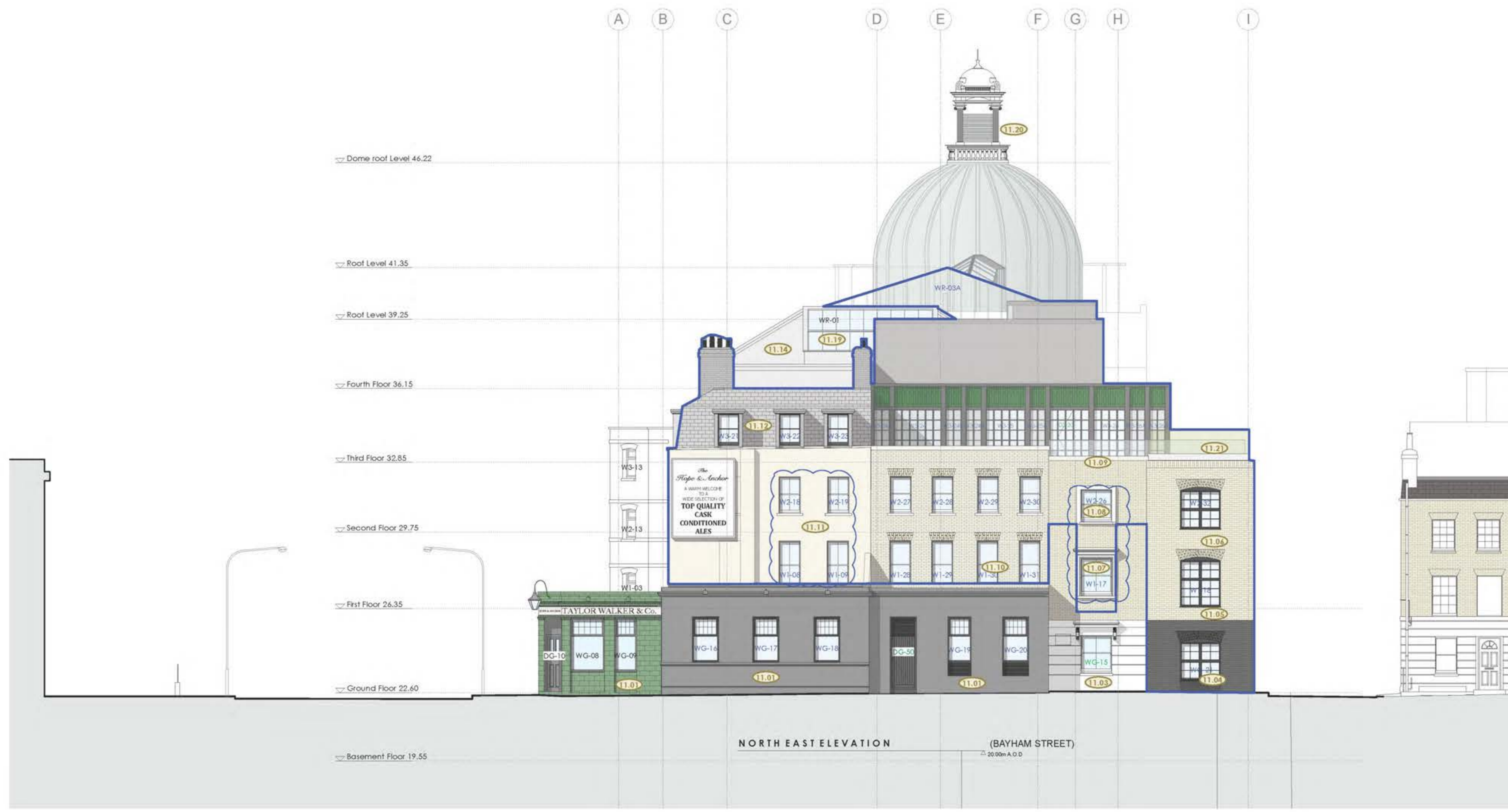


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project title		KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale	date	
Proposed Crowndale Road Elevation - Schedule of Works	1:100 (B.A.I.)	13/04/17	
drawing number	drawn	checked	
AHA/KKC/GA/2015W	ENH/FR	DA	
	revision		
	1		

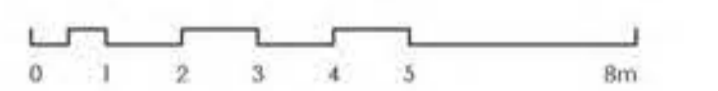
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 This drawing is to be read in conjunction with the Architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.
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revision / date / amendments
A / 24/10/17 / - Update of notes grid ref: A-D - Updated window numbers.
B / 23/03/18 / - Stage 4
C / 15/08/18 / - H&A windows to be removed (1st & 2nd fl.) and replaced with new identical windows. - Windows W1-17 and W2-26 to retained facade to be removed and replaced with new identical windows. - Limited alteration to facade for repositioning of window openings to accommodate new FF1. - Issue for listed Building Application.



Schedule of works Annotations

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

project title		
KOKO + Hope & Anchor + Bayham Place Camden, London		
drawing title	scale	date
Proposed Bayham Street Elevation Schedule of Works	1:100 (BA1)	13/04/17
drawing number	drawn	checked
AHA/KKC/GA/2025W	FR/PC	DA
	revision	
	C	

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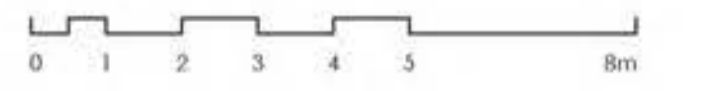
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revision / date / amendments
A / 24/10/17 / - Updated window numbers - Planning.
B / 06/12/17 / - Window (WG25- omitted for new double doors (DG-32) added to relocated bar store - Planning.
C / 23/03/18 / - Stage 4
D / 15/08/18 / - Now openings for ventilation - 12.28, 12.29, 3.33. - base for Listed Building Application.



15.08.18



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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale / date
Proposed Bayham Place Elevation Schedule of Works	1:500 (BA1) / 13.04.17
drawing number	revision
AHA/KKC/GA/2035W	D