

# Koko

## Dome Reinstatement

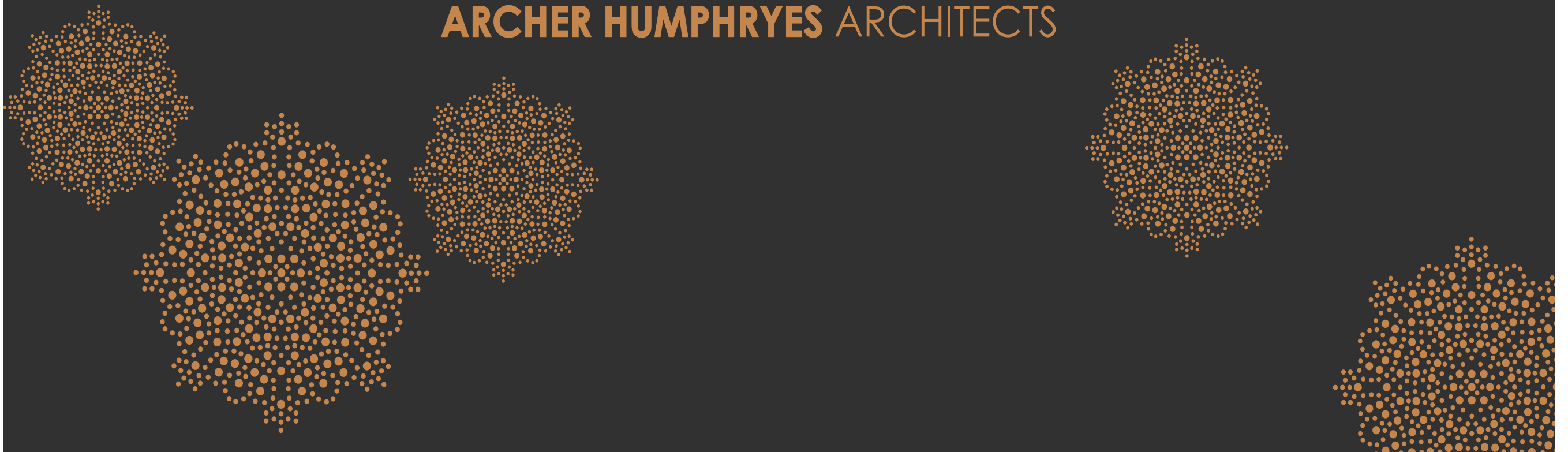
Architectural Report - Design + Access Statement

Planning + Listed Building Submission  
June 2020

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“ a great space is performance in progress.”

**ARCHER HUMPHRYES** ARCHITECTS



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## **Appendix 1**

**Stephen Levrant Heritage Architecture Ltd: Koko, Dome, Historic Timber Structure -Post Fire Inventory Report.**

## **Archer Humphryes Architects**

### **Design and Access Statement**

#### **Koko, Hope and Anchor, 1 Bayham St, 65 Bayham Place**

#### **Dome Reinstatement**

### **1.1 Introduction**

The development of Koko, The Hope and Anchor and the premises known as 1 Bayham Street and 65 Bayham Place were consented in October 2017 under applications reference, 2017/6070/L and 2017/6058/P. The works provide for a new 4-storey building creating a new private members club, a recording studio, ground floor dining and a retail area and a glazed roof pavilion. The consented proposals were designed to ensure longevity of the live music venue and allow for the listed grade II building's refurbishment and maintenance. The works were specifically designed to be of the highest quality and result in a significant enhancement of the building's relationship and contribution to the character of the surrounding streetscape.

Works commenced on receipt of consent and progressed as planned until interrupted by the event of a fire on the 6<sup>th</sup> January 2020 causing loss of fabric and damage to the original building. This application specifically addresses the loss of the dome structure at 4<sup>th</sup> floor level and its proposed "like for like" replacement. The removal of the previously supporting clinker slab and its replacement with a reinforced concrete solution which will carry the replacement and its revised loadings while meeting the exigencies of current building regulations. Also included are the required removal and replacement of the existing paint finish to the Koko theatre rendered elevations.

### **1.2 Proposals**

The fire damage resulted with the loss of the theatre's dome structure. The dome was formed by means of an octagonal timber structure formed with eight trusses with outer timbers and boarding creating the circular plan and arched section. The exterior was copper clad with rolled joints. The fire damage was largely limited to the dome structure although the lower floors including the theatre's public areas and foyers simultaneously suffered severe water damage as the fire was successfully contained and extinguished. The loss of fabric and damage incurred on the lower floors will be addressed within a separate and forthcoming application.

The design of the replacement dome structure has been developed through the extended appointments of the existing professional design team. It is proposed that the dome will be replaced with a "like for like" construction while being subject to the required submittals and consents under current building regulations. The proposed use of the dome within the previous consent providing public access and use as the venues "Dome Bar" also has a bearing on the application as the proposed design will meet the requirements of the now proposed loadings as illustrated within the accompanying structural engineers' report and drawings.

The study and development of the design of the historic joinery and metal work detailing are addressed within the dual reports commissioned from the projects' heritage consultants and conservation architects Stephen Levrant Heritage Architecture Ltd. Their initial report developed following studying the available remains of the existing fabric, referring to the survey work carried out on the dome prior to the fire, and also referring to the available original architect's drawings provides a detailed picture and understanding of the construction and nature of the original. (Refer to: KOKO, Dome, Historic Timber Structure – Post Fire Inventory Report, April 2020.) The second document provides reference to the required detailed proposed construction details for reinstatement, which are referenced within the AHA drawings of the overall development, refurbishment and interior fit out.

In addition to the proposed reinstatement of the dome's joinery elements, exterior copper cladding and cupola accompanying works are required to the supporting structure. The original dome was supported by means of a concrete slab with further support being provided by steels below. The combined weight of the new dome, live load for public use and the required accompanying mechanical and ventilation systems require significant strengthening to the supporting structure. HTS the appointed project structural engineers have provided a number of detailed solutions. It is proposed to remove and replace the existing concrete slab allowing a new reinforced slab to distribute the load directly to the surrounding masonry structure. The proposal retains the existing steel members located below the existing slab as well as the existing filler joists that spanning between the original steels. This proposal has been studied by SLHA and is recommended as having the lesser impact on the overall design and historic character of the theatre.

In addition to the replacement of the dome structure, the increased scope of works has an impact on the project holistically. This includes some adjustments to the proposed design. These include the revised setting out of the consented connecting stair staircase between the dome and the upper circle. The stair is rotated, while maintaining identical details in regards to risers, goings and handrails. The revised location is adjusted in order to prevent the opening in the slab to involve the removal and replacement of the existing steel structure, with the revised aperture being trimmed out within the proposed new construction.

The execution of the design of the reinstated cupola has been adjusted within the proposals. (Ref: AHA/KKC/GA/103, AHA/KKC/GA/104, AHA/KKC/GA/105)

Within the planning consent provided reference 2017/6058/P it is important to note the covering conditions. These include condition 20 that address noise break out across the project. In order to address this specific measures have been taken within the proposed detailing of the wall linings of the dome to allow for the introduction of acoustic insulation. (Refer-AHA-KKC/GA/600) This will have a beneficial affect both on noise break out as well as reducing the loading on the proposed mechanical systems.

### **1.3 Access**

Access to the dome remains as previously consented (REF- AHA/KKC/GA/104). This is either via the glazed bridge link which connects to the 4<sup>th</sup> floor glazed pavilion or via the revised staircase that drops down to a lobby at 3<sup>rd</sup> floor level and opens into the rear of the venue's upper circle and connects directly to the means of egress exiting the building via the staircases along the buildings south elevation. External maintenance access to the copper dome will be via ladders / anchor points.

### **1.4 Security**

Following the loss of the dome, which was in fact the second time the dome had suffered fire damage and in line with current guide lines and building regulations the dome timbers will be treated to meet Class 1 spread of flame as well as being fitted with the required smoke alarm systems and CCTV.



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