



Mr D Peres Da Costa
Planning Department
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

Our Ref: 62261817

2 June 2020

Dear David,

The Hope Project, Camden, London, NW1

On behalf of our client, the Hope Lease Ltd, we are pleased to submit applications for a minor material amendment to planning permission ref. 2017/6058/P, as varied by 2018/4035/P, and Listed Building Consent at the above site for the following:

- Dome reinstatement;
- Concrete slab replacement; and
- External paint stripping from the south and west elevations.

In addition to this cover letter, the application submission package comprises the following documents:

- Design and Access Statement, prepared by AHA Architects;
- Existing plans, prepared by AHA Architects;
- As Approved plans, prepared by AHA Architects;
- Proposed plans, prepared by AHA Architects;
- Structural Report, prepared by Heyne Tillet Steel (“HTS”);
- Acoustic Report, prepared by Scotch and Partners;
- Dome Historic Timber Structure: Post-fire Inventory Report, prepared by Stephen Levrant Heritage Architecture (“SLHA”);
- Dome Construction and Joinery Details drawing set, prepared by SLHA;
- Elevation plans set for paint-stripping, prepared by SLHA;
- Heritage Statement prepared by SLHA; and
- Completed Community Infrastructure Levy forms.

The application for a minor material amendment requires a fee of £234 to be paid. This has been paid online via Planning Portal.

BACKGROUND AND JUSTIFICATION

By way of background, planning permission and listed building consent was granted on 2 May 2018 under refs. 2017/6058/P and 2017/6070/L, respectively, for part-redevelopment and the erection of a private members club (“the 2018 Consents”). The approved description of development states:

“Redevelopment involving change of use from offices (Class B1) and erection of 5 storey building at the corner of Bayham Street and Bayham Place to provide pub at ground floor and private members club (Class Sui Generis) on upper floors following demolition of 65 Bayham Place, 1 Bayham Street (façade retained) and 74 Crowndale Road (façades retained), including enlargement of basement and sub-basement, retention of ground floor and basement of Hope & Anchor PH (Class A4), change of use at 1st and 2nd floor from pub (Class A4) to private members club (Class Sui Generis), mansard roof extension to 74 Crowndale Road, creation of terraces at 3rd and 4th floor level, relocation of chillers and air handling unit to 3rd floor plant enclosure with additional plant (5x a/c condensers and 1 cooling unit) at roof level, erection of glazed canopy to Camden High Street and Crowndale Road elevation and erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to private members club (Sui Generis).”

Planning permission was later granted on 8 March 2019 for a minor material amendment to 2017/6058/P for a basement extension under LPA ref. 2018/4035/P. A corresponding application for listed building consent was granted on 13 March 2019 under ref. 2018/4037/L.

During a site inspection by the appointed Structural Engineers (Heyne Tillett Steel – “HTS”) on 12 June 2018, it became apparent that the existing truss which supported the dome and western roof of KOKO had suffered from “severe corrosion” owing to water ingress over the life of the building to such an extent that the truss was at risk of failing.

Temporary props were designed by Contractor Design Solutions (“CDS”) and were installed by Tower Demolition between end of July and mid-October to support the loads from the dome and roof. The props were installed as an emergency remediation to prevent risk to life and public safety. A site visit was subsequently arranged with LB Camden Conservation (Colette Hatton), where it was agreed that the temporary measures could be dealt with by an application for retrospective listed building consent.

A retrospective application for listed building consent to allow for the installation of emergency temporary propping was duly approved under ref. 2019/0695/L on 13 May 2019 on the understanding that a separate application for the permanent solution would follow.

HTS have continued to routinely monitor the building and full details relating to the defective condition of the existing dome truss can be found in the documents listed above. The HTS surveys demonstrate that the existing dome truss is at the end of its design life and no longer structurally sound, a conclusion accepted by officers in the determination of application ref. 2019/0695/L.

HTS have also investigated the piers on KOKO’s main (west) elevation to better understand the building’s structural configuration. These investigations have revealed that these elements are purely masonry and do not contain any supporting steel columns. HTS concluded that the masonry piers in their previous condition could not be shown to safely carry either the existing, or the increased loading generated by the dome bar approved by the 2018 Consents.

Options were fully explored to consider an alternative load path, whilst ensuring minimal physical and visual impact to the listed building. The proposed solution was the installation of parallel flange channel (“PFC”) steel posts to the inside face of the piers between first floor and roof level.

In addition, an independent condition survey of the copper dome was undertaken on 18 March 2019 by a technical consultant of the Federation of Traditional Metal Roofing Contractors



(“FTMRC”). This concluded that the existing copper dome had similarly reached the end of its design life and was beyond repair.

An application for listed building consent to allow the installation of a replacement dome roof truss and the removal of the temporary propping, the installation of the additional PFC steel posts to the piers between first floor and roof level, the replacement of copper cladding to the dome and associated works was duly approved under ref 2019/4009/L on 4 November 2019.

Further to the above consents, it has become necessary to install further structural supports to the consented propping. Additionally, whilst undertaking the works, the repositioning of a consented column to support the originally approved sky lobby was necessary due to site constraints. The column has been repositioned by 80mm.

A number of other emergency works have also been undertaken and two applications, one for a minor material amendment to the original permission LPA ref. 2017/6058/P as amended by LPA ref. 2018/4035/P (LPA ref. 2020/1362/P) and the other for listed building consent (LPA ref. 2020/1783/L) respectively, are currently under consideration by the Council.

The historic dome feature was unfortunately severely damaged by fire on 6 January 2020. Following discussions and an inspection at site with LB Camden Conservation and Historic England on 15 January, Stephen Levrant Heritage Architecture have been leading on the urgent works required in close collaboration with LB Camden Conservation and have devised a strategy for the dome reinstatement works.

This application therefore seeks the like for like reinstatement of the dome structure, the structural replacement of the concrete slab, together with external paint stripping on the south and west elevations following fire damage to the listed building.

PROPOSAL SUMMARY

Further to the above consents, and the applications for planning permission and listed building consent currently under consideration, it has become necessary to undertake additional works as a result of the damage to the original timber dome and the subsequent extensive water damage to the interiors and external elevations.

A list of proposed plans and demolition plans submitted with these applications is set out below.

Proposed plans and demolition plans for approval
AHA/KKC/GA/103DR P
AHA/KKC/GA/104DR L
AHA/KKC/GA/105DR G
AHA/KKC/PR/200DR B
AHA/KKC/PR/201DR F
AHA/KKC/PR/202DR F
AHA/KKC/GA/203DR F
AHA/KKC/PR/300DR H
AHA/KKC/DM/200DR A
AHA/KKC/DM/201DR B

AHA/KKC/DM/202DR B
AHA/KKC/DM/203DR B
AHA/KKC/DM/300DR A
AHA/KKC/DM/103DR B
AHA/KKC/DM/104DR B
AHA/KKC/DM/105DR A

The proposals and their potential impact on the historic fabric and special character of the Grade II listed building are set out in greater detail within the enclosed 'Heritage Statement' and 'Dome Historic Timber Structure: Post Fire Inventory Report', both prepared by Stephen Levrant Heritage Architecture.

Dome reinstatement

The requirements of Historic England and the Local Planning Authority are a like-for-like reinstatement of the dome, of identical dimensions, materials and details as that which was severely damaged on 6 January, subject to building control. The structural engineers and lead architects have used historically accurate information and adapted this where necessary to meet current Building Regulations. Most of the original arrow-head wrought iron bracing from the main trusses have been salvaged and will be retained and reused. The one missing pair will be made of wrought iron to match the salvaged ones on a like-for-like basis.

Concrete slab replacement

It was identified early in the design programme that the capacity and condition of the existing filler joints did not meet the requirements associated with the consented use of the area as a bar. Strengthening is therefore required to allow for the additional loading and for robustness. The original strengthening method proposed in the 2018 Consents included large steel beams running below the slab to reinforce it, however an alternative and less intrusive option (in conservation terms) is now proposed. The proposed solution requires significantly less deviation from the historic design by replacing the existing slab with a new lightweight reinforced slab. This reduces the need for large and complex steelwork and temporary works.

As set out within the enclosed Heritage Statement, SLHA consider that this proposal is more sympathetic than that previously approved as it respects the historic structure by retaining the existing aesthetic. Further details can be found within the enclosed Structural Report, prepared by Heyne Tillet Steel.

External paint stripping from the south and west elevations

As a result of extinguishing the fire to the dome, extensive water damage has affected the building's fabric and is causing its deterioration. SLHA have identified that the painted surfaces in particular are restricting the drying out of the brick substrate; and in most instances, is retaining moisture within the building fabric. For the building to efficiently dry out, removal of the existing paint on the external front elevations is recommended and proposed as part of these applications.

Overall, the proposals forming the subject of these applications are essential in allowing the dome to be returned to its former glory in light of the recent fire and subsequent water damage. The



works have carefully considered the historic fabric of the building and have incorporated strategies to mitigate and minimise the loss of fabric of significance.

The works undertaken will restore the listed building and enable the continued safe enjoyment and occupation of the approved development once completed. The proposal will not have any impact on the setting of nearby heritage assets, or on the character and appearance of the conservation area as a whole. The proposals are therefore considered to accord with the spirit of the national and local conservation principles, including those guiding the determination of applications for consents relating to all heritage assets.

Noise

An Acoustic Report has been prepared by Scotch Partners LLP in support of the proposals for the dome's reinstatement. By way of background, Condition 20 attached 2017/6058/P (as varied by 2018/4035/P) states the following:

“The external noise level emitted from entertainment at the private members club and public house use hereby approved shall meet the minimum that can be achieved under Amber noise criteria set in The Camden Local Plan, Table D at the nearest and/or most affected noise sensitive premises.”

The proposals include the incorporation of acoustic lining to the underside of the dome, formed of an acoustic plasterboard hung from the structure. This allows for increased internal noise levels, whilst remaining compliant with the planning and expected licence criteria. It will also reduce the noise break-in from the air source heat pumps surrounding the dome. The proposals will therefore result in a more pleasant environment for guests and for neighbours in accordance with the noise criteria set down within the Local Plan (2017).

CONCLUSION

Whilst the proposed works will result in an overall 'negligible' degree of 'less than substantial harm' to the listed building, the dome structure and associated elements are beyond repair following the fire on 6 January 2020. As set out above, and within the enclosed Heritage Statement, the proposed works are unavoidable if the key architectural elements of the existing building (pre-fire) are to be restored to their former glory.

In heritage terms, the proposed works will not fundamentally affect the special architectural or historic significance of the building. SLHA consider that the proposed works are all necessary to secure the long-term preservation and future of the listed building and this cultural institution. The overall impact is considered to be 'moderate beneficial' and will cause no harm to the special interest of the listed building or the character and appearance of the conservation area.

In terms of amenity, the submitted acoustic report confirms that the proposals will accord with the planning and licensing noise criteria as set out in Camden guidance and will therefore have no detrimental impact on the amenity of neighbours.

We trust that the proposals are clearly outlined, but if you have any queries on the application, please do not hesitate to contact me. In the meantime, we look forward to receiving confirmation of the registration and validation of the applications.



Yours sincerely

A handwritten signature in black ink, appearing to read 'Nadia Shojaie'. The signature is fluid and cursive, with a prominent initial 'N' and a long, sweeping tail.

Nadia Shojaie
Planner