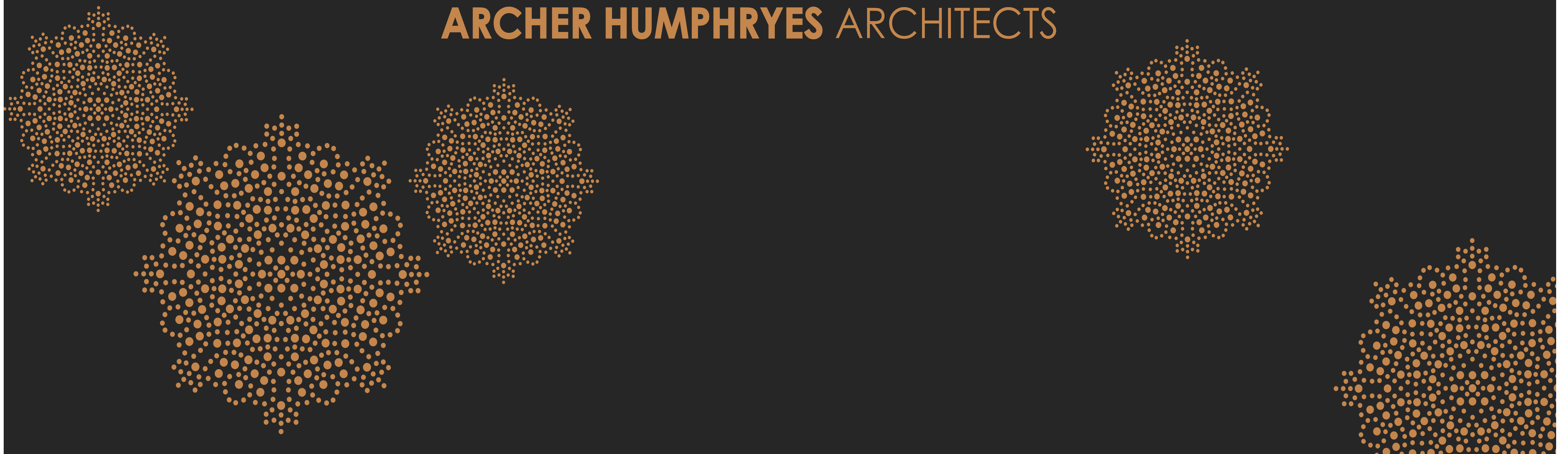


Koko Refresh and Renew, 1a Camden High street, London nwi 7je

Planning Application
September 2020

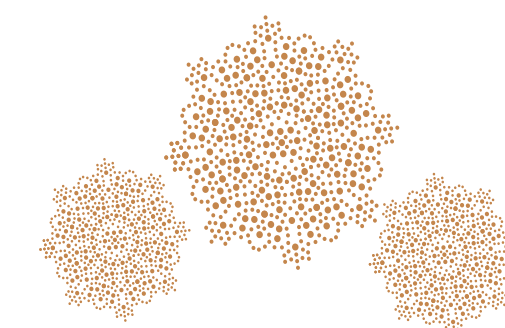
“ a great space is performance in progress.”

ARCHER HUMPHRYES ARCHITECTS



Archer Humphries Architects

Site Plan and location plan
Scale 1:1250





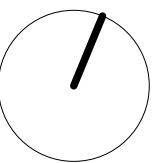
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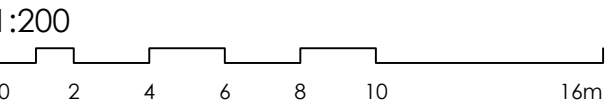
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revision	date	amendments
P1	25.09.20	FIRST ISSUE



25.09.20



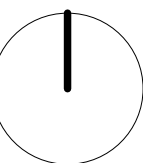
PLANNING

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
Existing Site Plan	1:200 & A1	19.08.20
drawing number	drawn	checked
AHA/KKCR/ EX /001	VR	DA
	revision	
	P1	

25.9.20



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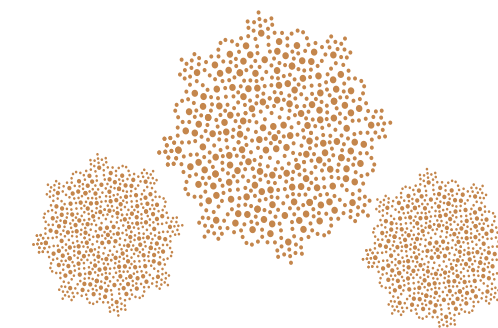
project title
KOKO + Hope & Anchor + Bayham
Place, Camden, London

drawing title Location Plan	scale 1:250 @ A1	date 25.09.20
drawing number AHA/KKCR/EX/0001	drawn VR	checked DA
	revision P1	



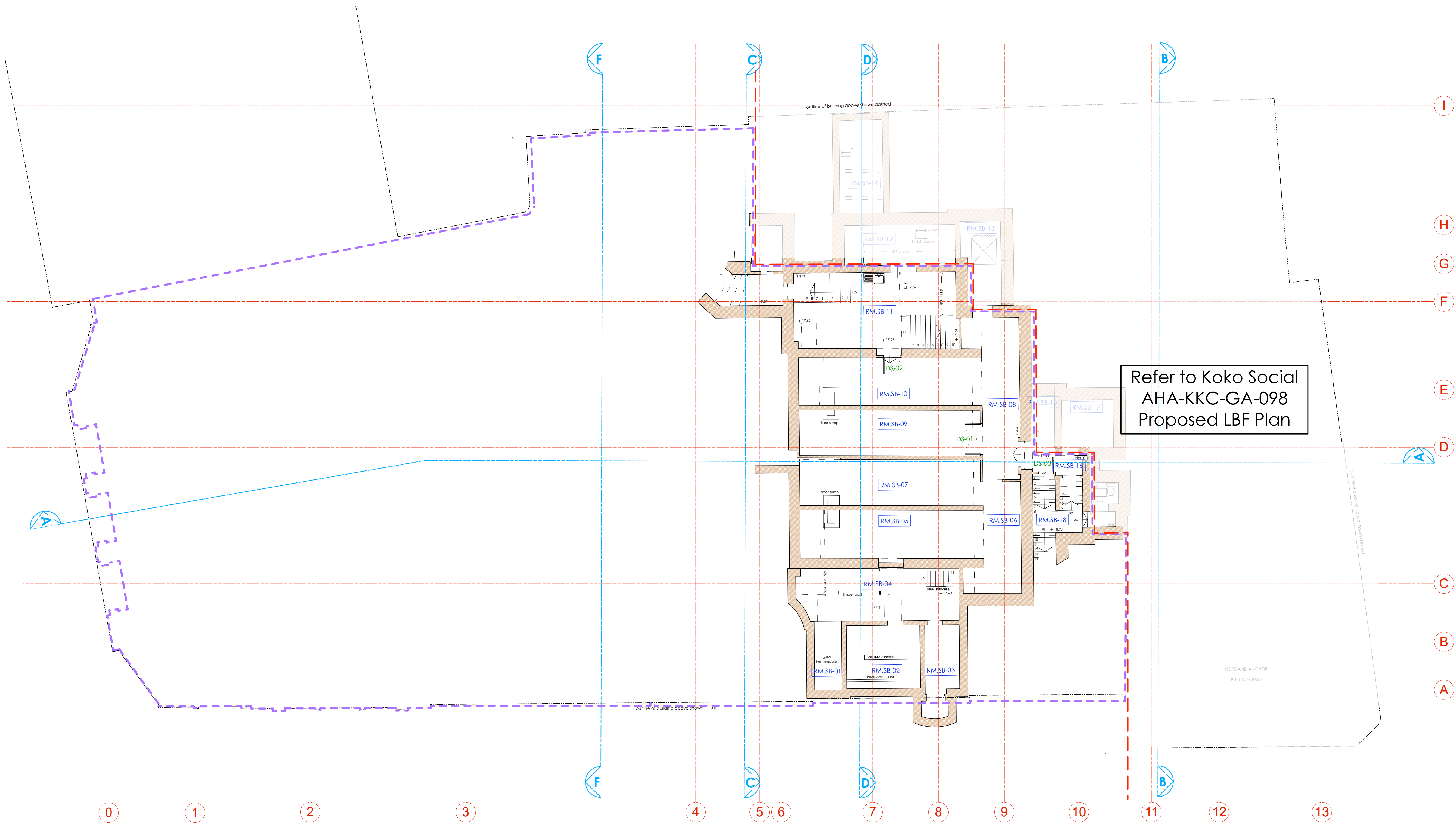
Archer Humphries Architects

Existing Drawings



revision	date	amendments
P1	25/09/20	FIRST ISSUE

EXISTING



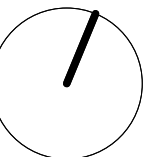
Refer to Koko Social
AHA-KKC-GA-098
Proposed LBF Plan

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)
- Proposed Koko Social Works

- RM.4-06 Room Number
- D4-02 Door Number
- D4-02 KS Proposed Door Number
- W4-05 Window Number
- W4-05 KS Proposed Window Number
- Koko R&R & Koko Social Boundary line
- Koko R&R Demise
- Koko Dome

25.09.20



1:100
0 1 2 3 4 5 6 7 8m

PLANNING

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Basement
Central House
142 Central Street
London, United Kingdom
EC1V 8AR
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project title	KOKO + Hope & Anchor + Bayham Place Camden, London
drawing title	Existing Lower Basement Floor Plan
drawing number	AHA/KKCR / EX /098
scale	1:100 (A1)
date	21.09.20
drawn	VR
checked	DA
revision	P1

1 Existing - Lower Basement Floor Plan
Scale: 1:100

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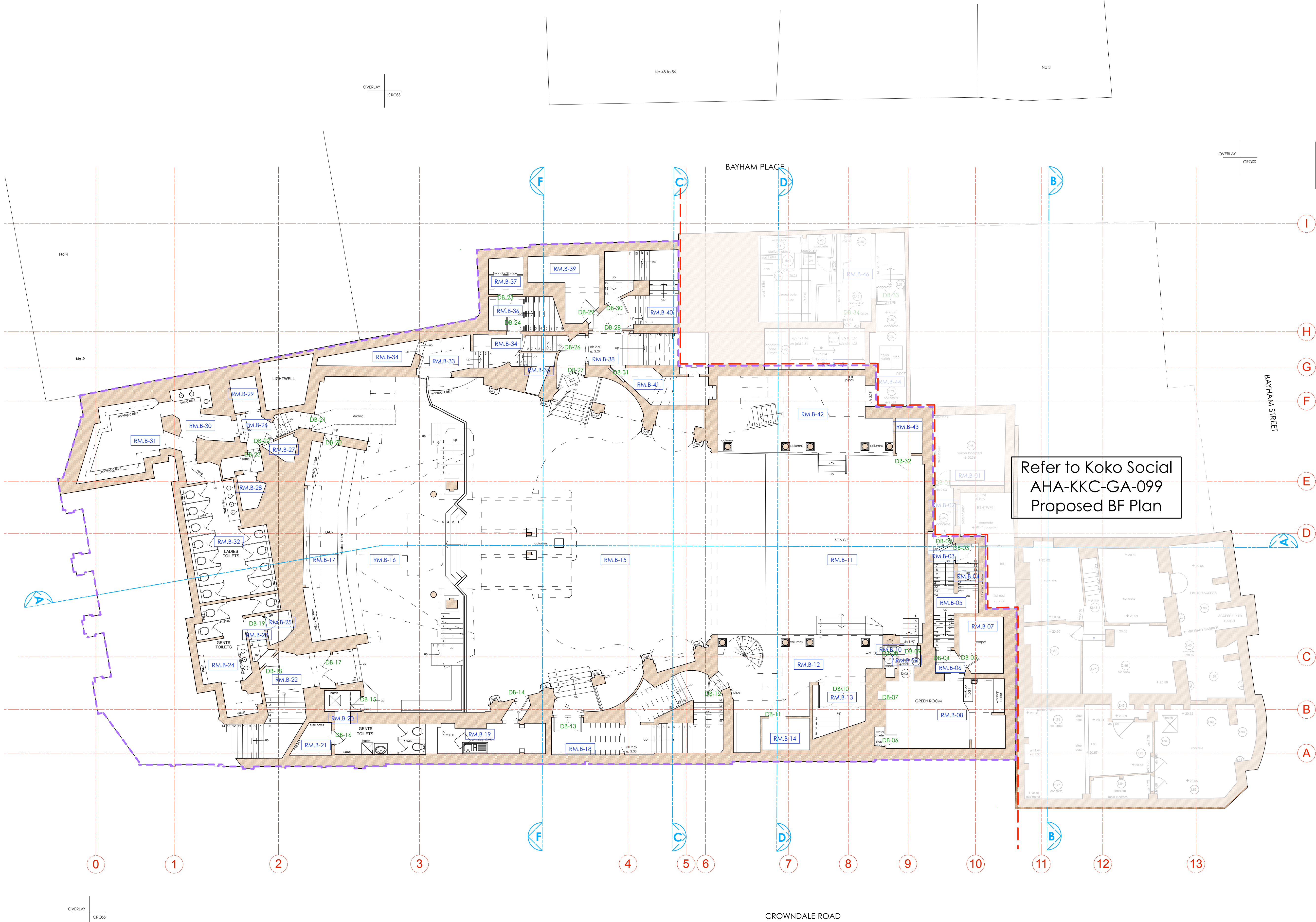
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revision / date / amendments

P1 / 25/09/20 / FIRST ISSUE

EXISTING



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)
- Proposed Koko Social Works

RM.4-06 Room Number

D4-02 Door Number

D4-02 KS Proposed Door Number

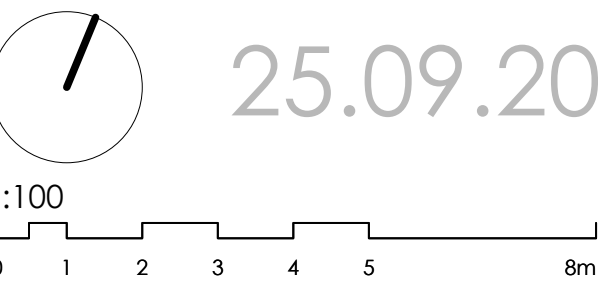
W4-05 Window Number

W4-05 KS Proposed Window Number

Koko R&R & Koko Social Boundary line

Koko R&R Demise

Koko Dome



PLANNING

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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale / date
Existing Basement Floor Plan	1:100 & A1 / 21.09.20
drawing number	drawn / checked
AHA/KKCR / EX /099	VR / DA
revision	PI

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revision / date / amendments
P1 / 25/09/20 / FIRST ISSUE

EXISTING

Refer to Koko Social
AHA-KKC-GA-100
Proposed GF Plan

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 2004)
- Proposed Koko Social Works

RM.4-06 Room Number

D4-02 Door Number

D4-02 KS Proposed Door Number

W4-05 Window Number

W4-05 KS Proposed Window Number

Koko R&R & Koko Social Boundary line

Koko R&R Demise

Koko Dome

25.09.20
1:100
0 1 2 3 4 5 8m

PLANNING

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London, United Kingdom
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project title

KOKO + Hope & Anchor + Bayham Place
Camden, London

drawing title

Existing Ground Floor Plan

drawing number

AHA/KKCR / EX /100

scale

1:100 & A1

revision

P1

date

21.09.20

checked

DA

1 Existing Ground Floor Plan
Scale: 1:100

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P1 / 25/09/20 / FIRST ISSUE

EXISTING

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)
- Proposed Koko Social Works
- Room Number
- Door Number
- KS Proposed Door Number
- Window Number
- KS Proposed Window Number
- Koko R&R & Koko Social Boundary line
- Koko R&R Demise
- Koko Dome

25.09.20
1:100
0 1 2 3 4 5 8m

PLANNING

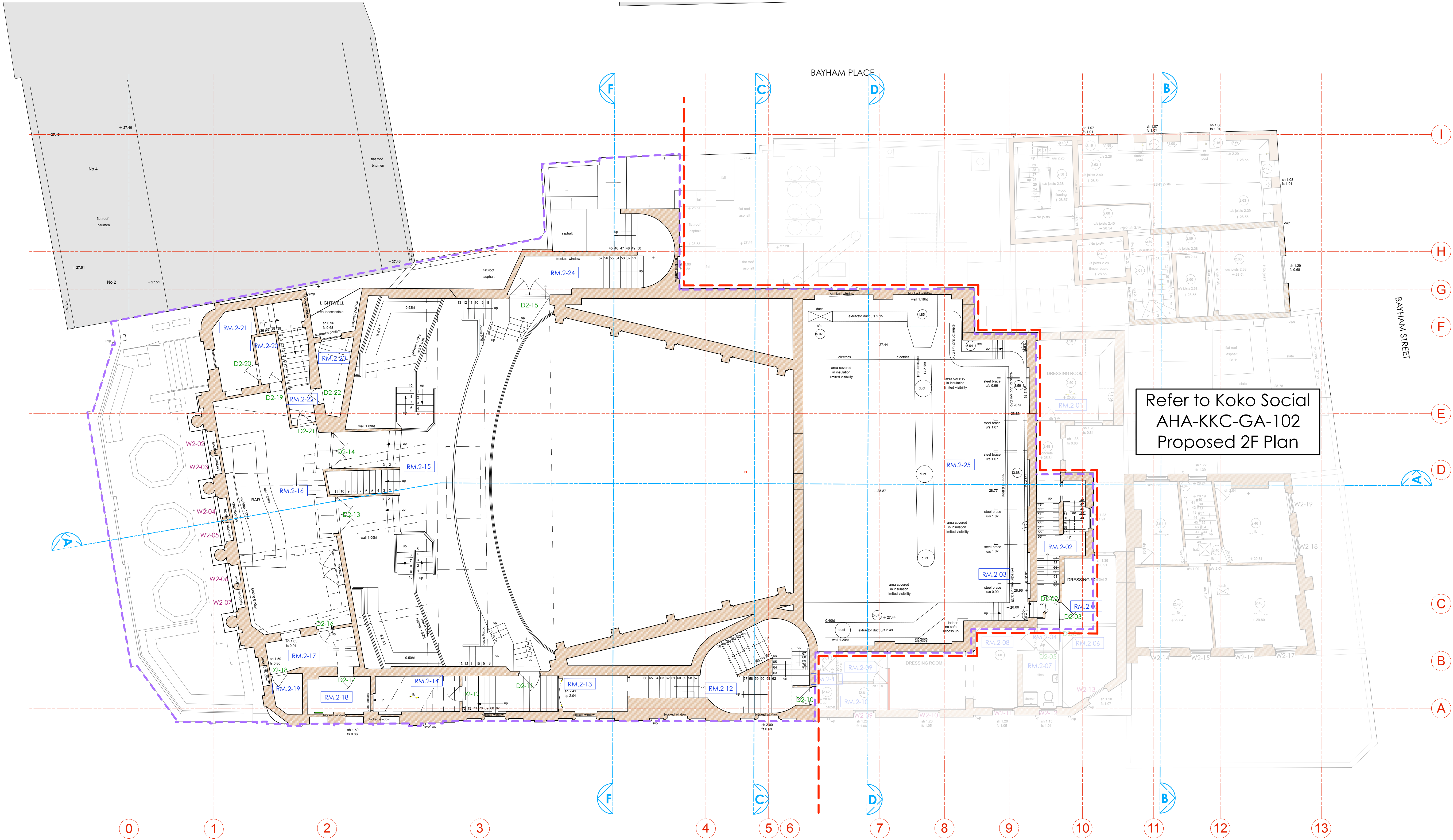
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142 Central Street
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EC1V 8AR
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project title KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title Existing First Floor Plan	scale 1:100 & A1
drawing number AHA/KKCR / EX /101	date 21.09.20
	drawn VR
	checked DA
	revision P1

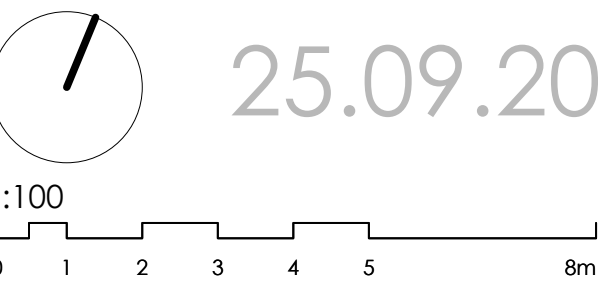
NOTE: NOT ALL AREAS RE-SURVEYED FOR R&R PROJECT. PREVIOUS SURVEY BY ONCENTRE USED

EXISTING



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)
 - Proposed Koko Social Works
- RM.4-06 Room Number
D4-02 Door Number
D4-02 KS Proposed Door Number
W4-05 Window Number
W4-05 KS Proposed Window Number
Koko R&R & Koko Social Boundary line
Koko R&R Demise
Koko Dome



PLANNING

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project title KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title Existing Second Floor Plan	scale 1:100 & A1
drawing number AHA/KKCR / EX /102	date 21.09.20
	drawn VR
	checked DA
	revision P1

1 Existing - Second Floor Plan
Scale: 1:100

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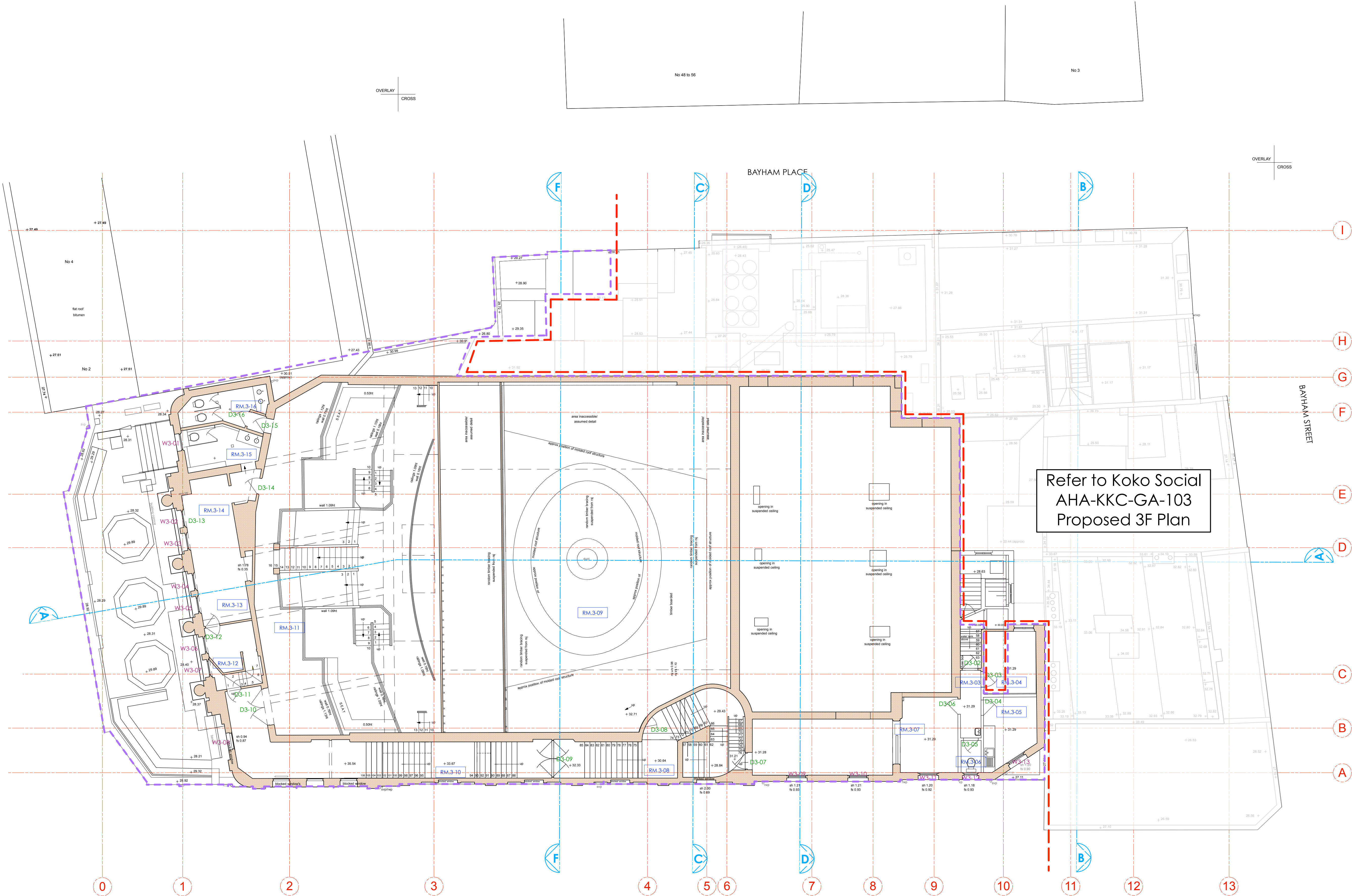
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P1 / 25/09/20 / FIRST ISSUE

EXISTING



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)
- Proposed Koko Social Works

RM.4-06 Room Number

D4-02 Door Number

D4-02 KS Proposed Door Number

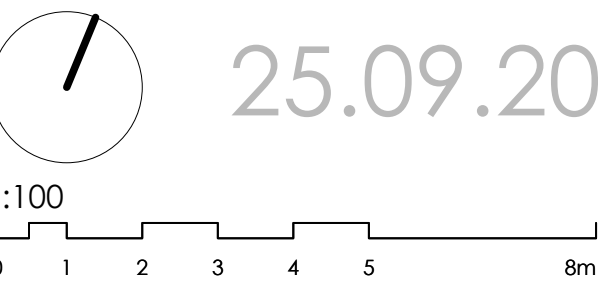
W4-05 Window Number

W4-05 KS Proposed Window Number

--- Koko R&R & Koko Social Boundary line

--- Koko R&R Demise

--- Koko Dome



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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale / date
Existing Third Floor Plan	1:100 & A1 / 21.09.20
drawing number	drawn / checked
AVA/KKCR / EX /103	VR / DA
revision	PI

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revision / date / amendments

P1 / 25/09/20 / FIRST ISSUE

EXISTING

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)
 - Proposed Koko Social Works
- RM.4-06 Room Number
- D4-02 Door Number
- D4-02 KS Proposed Door Number
- W4-05 Window Number
- W4-05 KS Proposed Window Number
- Koko R&R & Koko Social Boundary line
- Koko R&R Demise
- Koko Dome

25.09.20

1:100

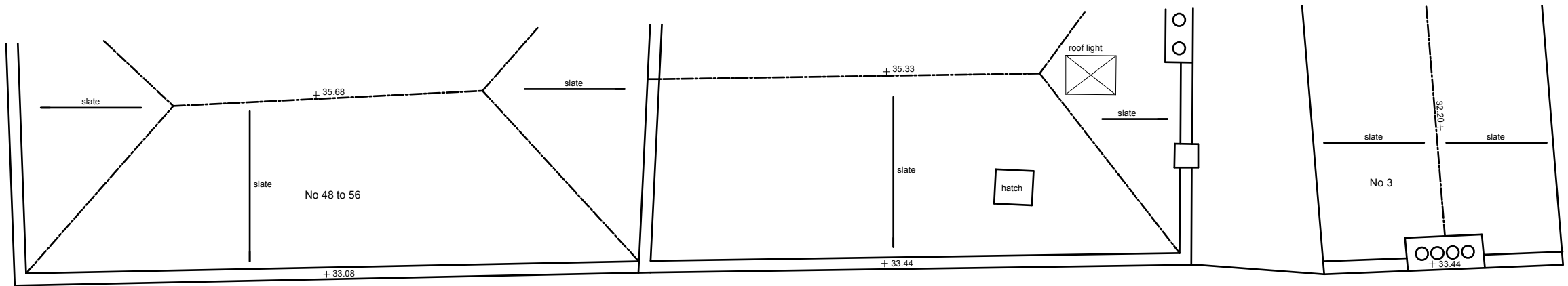
1 2 3 4 5 8m

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EC1V 8AR
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project title		
KOKO + Hope & Anchor + Bayham Place Camden, London		
drawing title	scale	date
Existing Fourth Floor Plan	1:100 & A1	21.09.20
drawing number	drawn	checked
AHA/KKCR / EX /104	VR	DA
revision		P1



OVERLAY
CROSS

OVERLAY
CROSS

BAYHAM PLACE

BAYHAM STREET

Refer to Koko Social
AHA-KKC-GA-104
Proposed 4F Plan

CROWDALE ROAD

OVERLAY
CROSS

OVERLAY
CROSS

1 Existing - Fourth Floor Plan
Scale: 1:100

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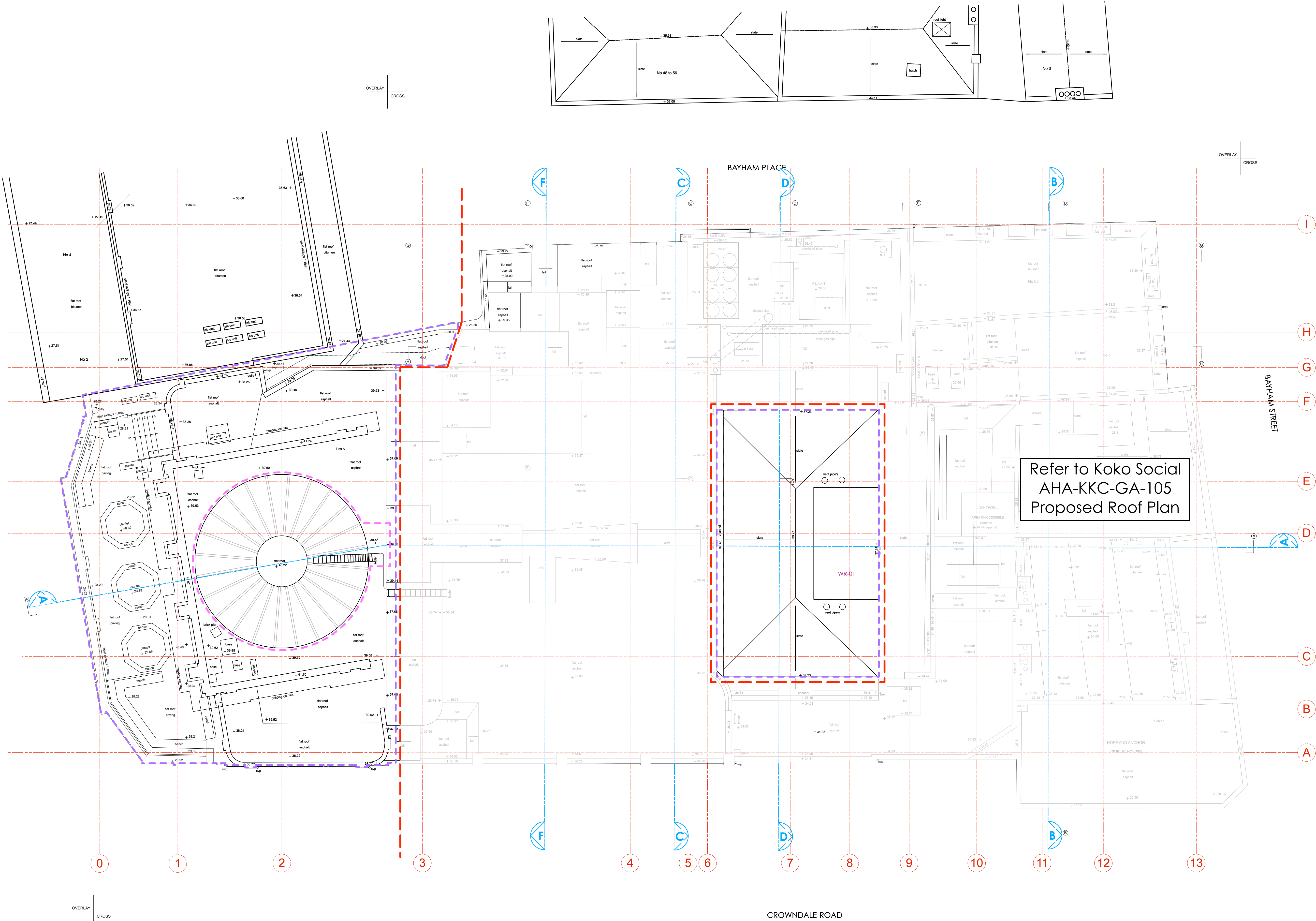
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P1 / 25/09/20 / FIRST ISSUE

EXISTING



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)
- Proposed Koko Social Works

RM.4-06 Room Number

D4-02 Door Number

D4-02 KS Proposed Door Number

W4-05 Window Number

W4-05 KS Proposed Window Number

Koko R&R & Koko Social Boundary line

Koko R&R Demise

Koko Dome

25.09.20

1:100

0 1 2 3 4 5 8m

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London, United Kingdom
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project title			
KOKO + Hope & Anchor + Bayham Place Camden, London			
drawing title	scale	date	
Existing Roof Plan	1:100 (A1)	21.09.20	
drawing number	drawn	checked	
AHA/KKCR / EX /105	VR	DA	
revision		PI	

1 Existing - Roof Plan
Scale: 1:100

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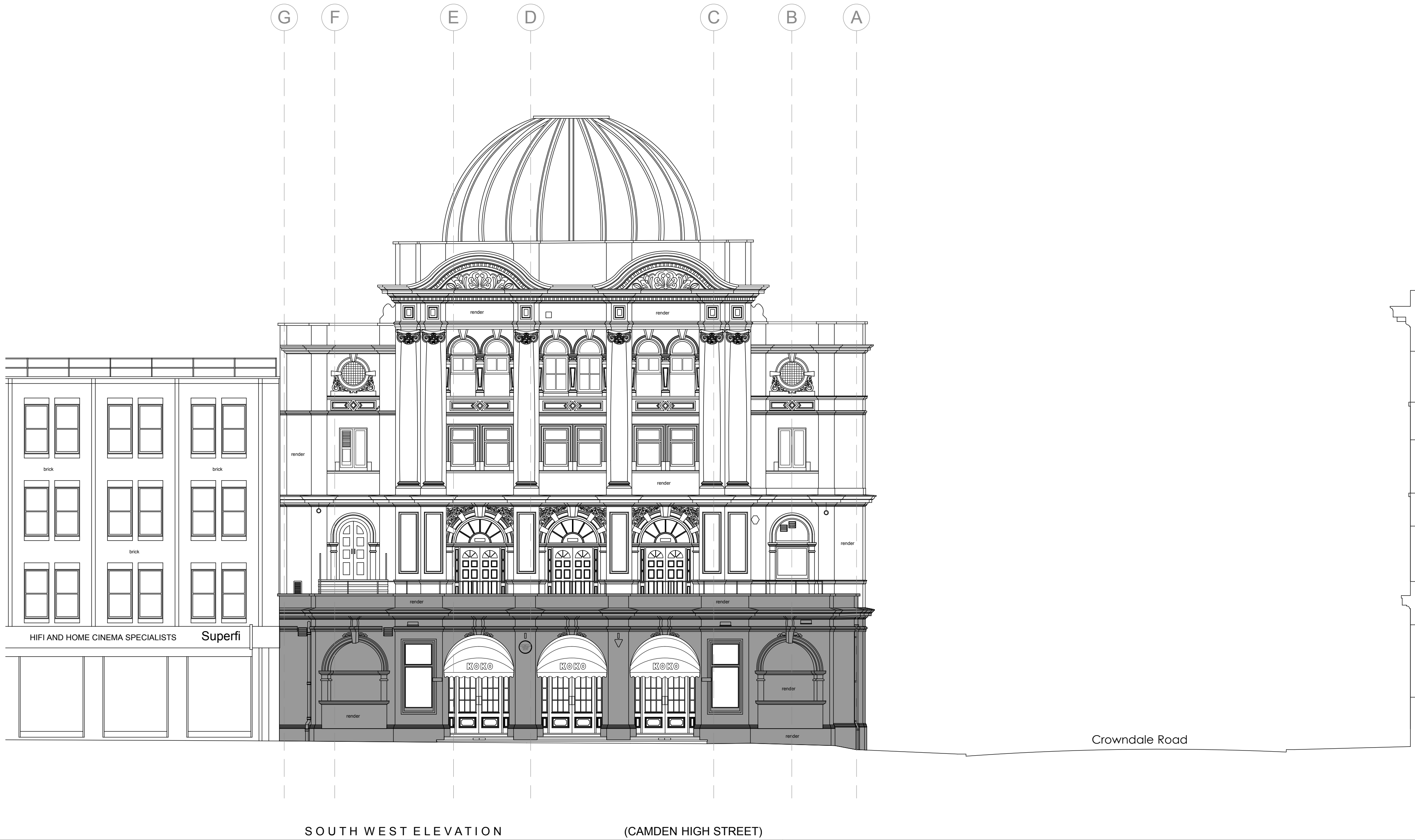
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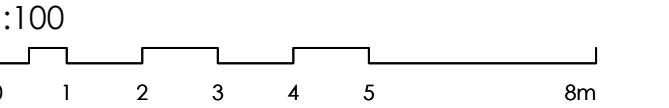
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P1	/ 25/09/20	/ FIRST ISSUE

EXISTING



25.09.20



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project title KOKO + Hope & Anchor + Bayham Place Camden, London		
drawing title Existing Koko Front Elevation	scale 1:100 (A1)	date 19.08.20
drawing number AHA/KKCR / EX /200	drawn PD	checked DA
	revision P1	

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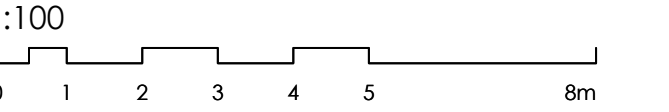
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revision / date / amendments		
P1	/ 25/09/20	/ FIRST ISSUE

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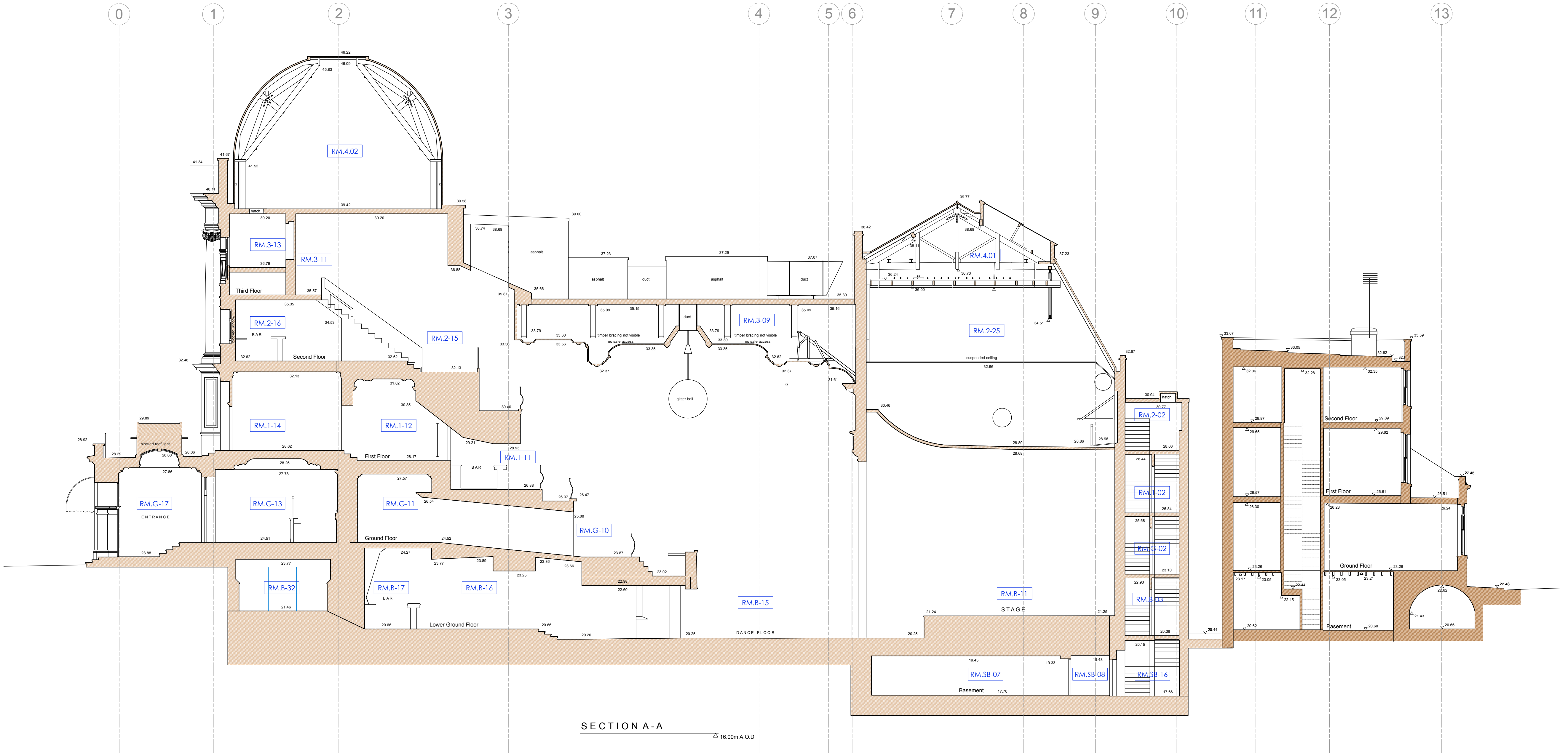
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project title		
KOKO + Hope & Anchor + Bayham Place Camden, London		
drawing title	scale	date
Existing Crowndale Road Elevation	1:100 (A1)	19.08.20
drawing number	drawn	checked
AHA/KKCR / EX /201	PD	DA
revision		P1

EXISTING



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)

RM.4-06 Room Number

D4-02 Door Number

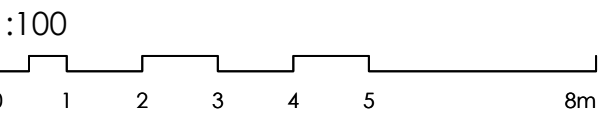
W4-05 Window Number

Hope & Anchor Demise

Koko Demise

1 Bayham Street & 65 Bayham Place Demise

25.09.20



PLANNING

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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
Existing Section AA	1:100 (A1)	19.08.20
drawing number	drawn	checked
AHA/KKCR / EX /300	VR	DA
revision		P1

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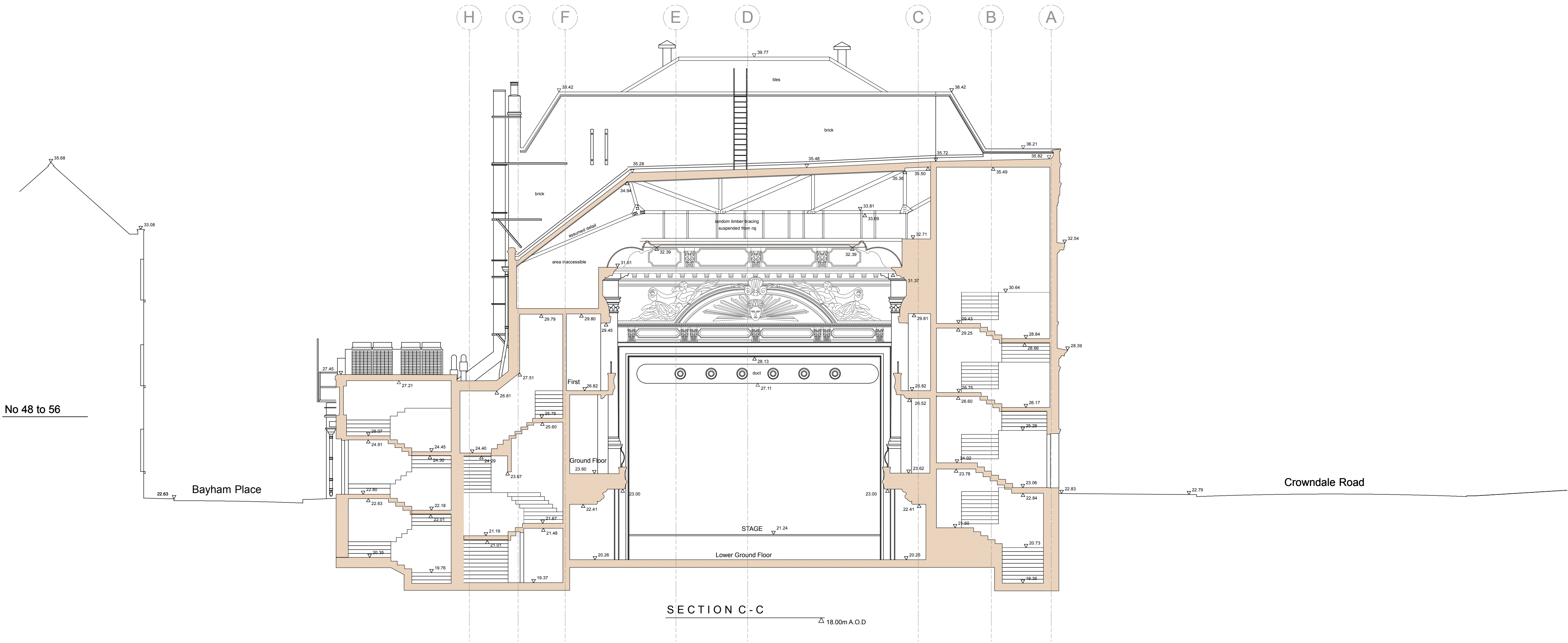
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revision / date / amendments
P1 / 25/09/20 / FIRST ISSUE

EXISTING



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)

RM.4-06 Room Number

D4-02 Door Number

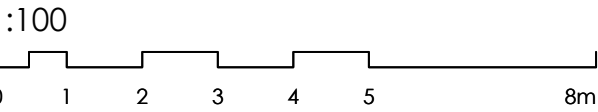
W4-05 Window Number

Hope & Anchor Demise

Koko Demise

1 Bayham Street & 65 Bayham Place Demise

25.09.20



PLANNING

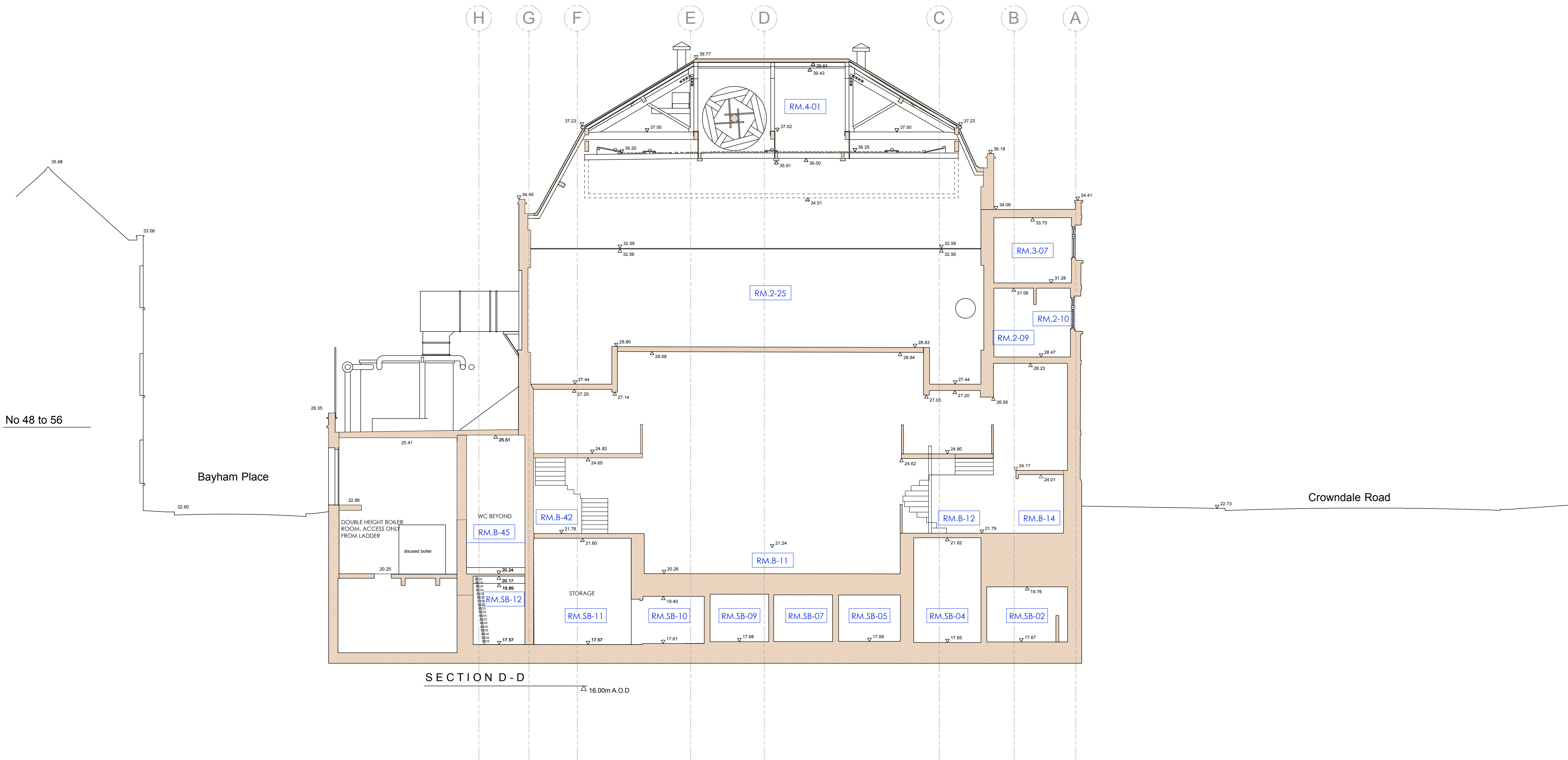
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project title KOKO + Hope & Anchor + Bayham Place Camden, London		
drawing title Existing Section CC	scale 1:100 @ A1	date 19.08.20
drawing number AHA/KKCR / EX /302	drawn VR	checked DA
revision P1		

revision / date / amendments
P1 / 25/09/20 / FIRST ISSUE

EXISTING



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)

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

25.09.20

1:100
0 1 2 3 4 5 8m

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project title	KOKO + Hope & Anchor + Bayham Place Camden, London		
drawing title	scale	date	
Existing Section DD	1:100 (A1)	19.08.20	
drawing number	drawn	checked	revision
AHA/KKCR / EX /304	VR	DA	P1

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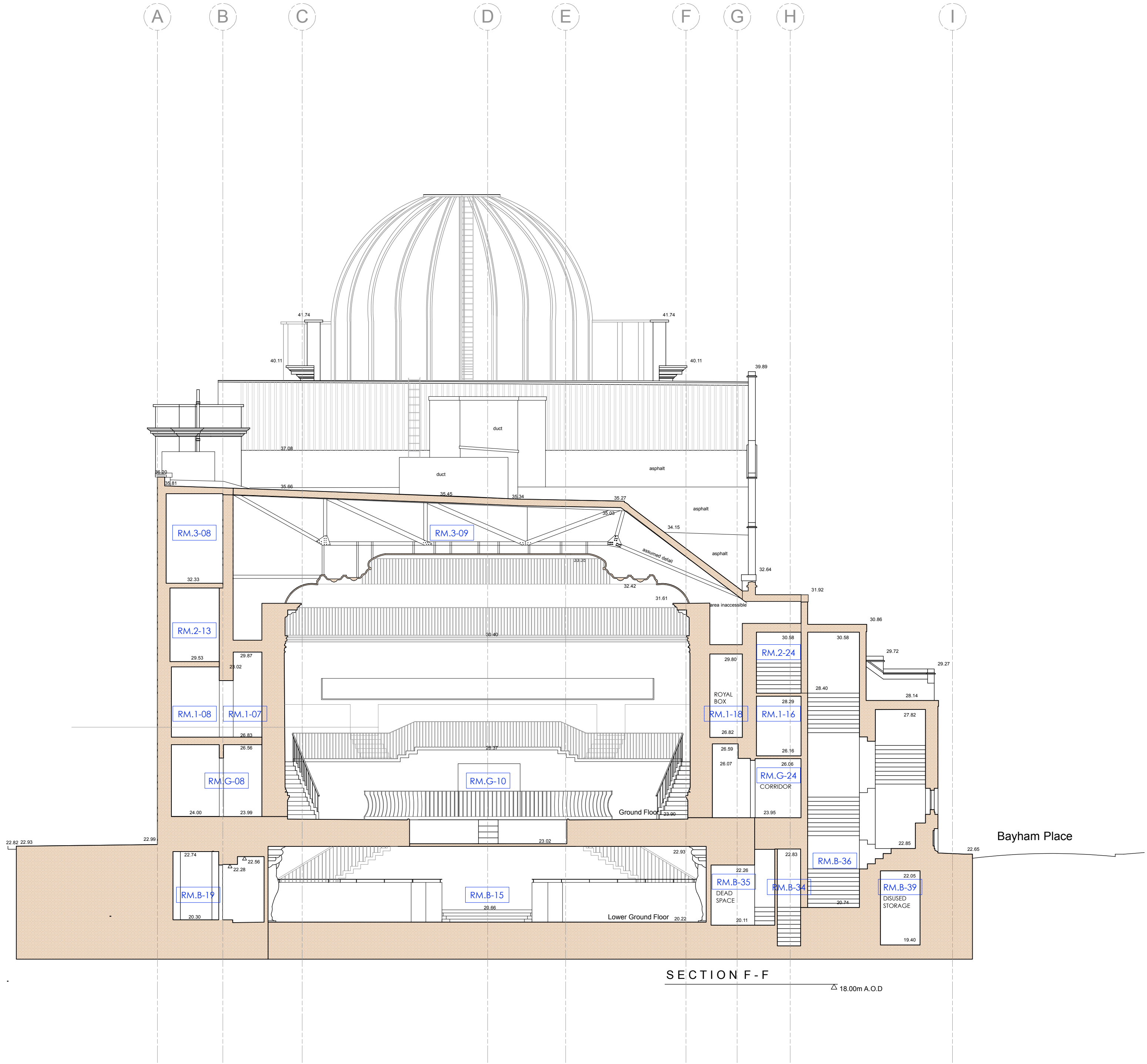
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revision / date / amendments		
P1	/ 25/09/20 /	FIRST ISSUE

EXISTING



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)

RM.4-06 Room Number

D4-02 Door Number

W4-05 Window Number

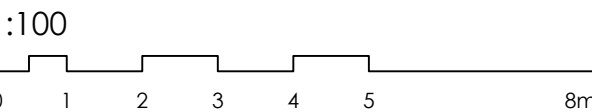
Hope & Anchor Demise

Koko Demise

1 Bayham Street & 65 Bayham Place Demise

Blue Roof

25.09.20



PLANNING

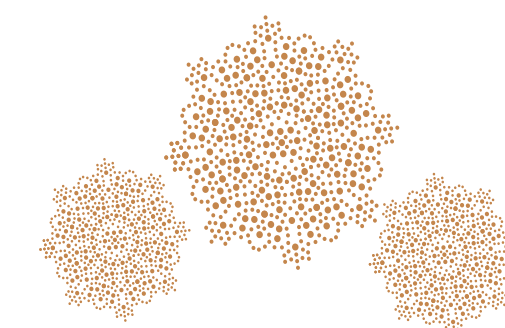
Archer Humphryes Architects

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
Existing Section FF	1:100 (B.A.)	19.08.20
drawing number	drawn	checked
AHA/KKCR / EX /306	VR	DA
revision		P1

Archer Humphries Architects

As Approved drawings



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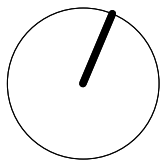
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revision / date / amendments		
H /29/01/19 /	Retrospective Planning for Dome Propping up works.	

LEGEND

- Proposed Works
- Existing Building Fabric KOKO née Camden Palace Theatre (1900)
- Existing Building Fabric Hope & Anchor (approx. 1850)
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- 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
- Room Number
- Door Number
- Window Number
- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise

25.09.20



1:100
0 1 2 3 4 5 8m

PLANNING

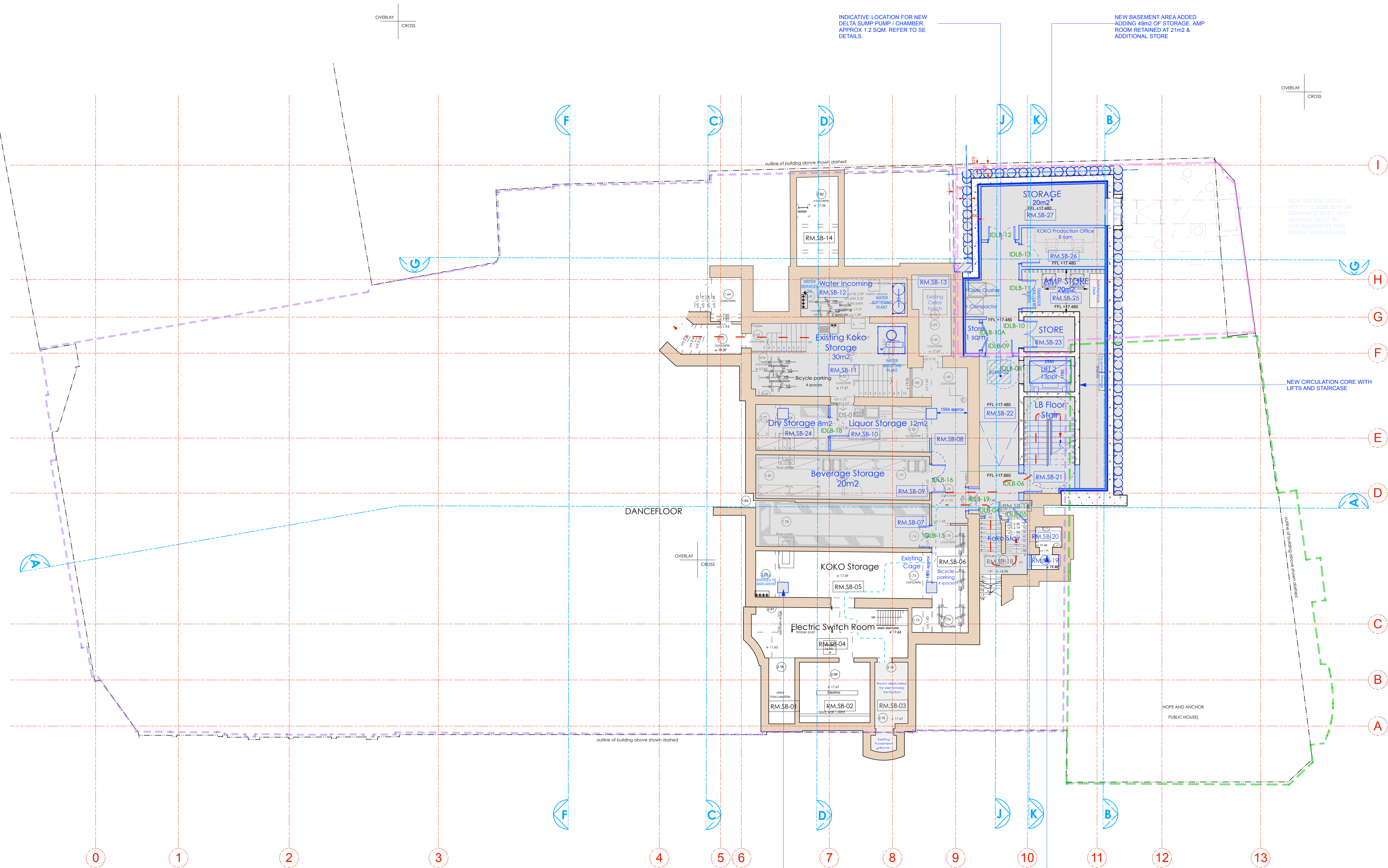
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Central House
142 Central Street
London, United Kingdom
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project title KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title Proposed Sub Basement Plan	scale 1:100 @A1 13.04.17
drawing number AHA/KKG/GA/098	date 13.04.17
	drawn FR/PC
	checked DA
	revision H

AS APPROVED

Drawing date : 29.01.19



INDICATIVE LOCATION FOR NEW DELTA SUMP PUMP / CHAMBER, APPROX 1.2 SQM. REFER TO SE DETAILS.

NEW BASEMENT AREA ADDED ADDING 49m2 OF STORAGE, AMP ROOM RETAINED AT 21m2 & ADDITIONAL STORE

OVERLAY
CROSS

OVERLAY
CROSS

OVERLAY
CROSS

PROPOSED 4NO BRICK PIERS PROVIDING STRUCTURAL SUPPORT FOR NEW 4 POST TRUSS AT STAGE LEVEL. REFER TO STRUCTURAL ENGINEER'S FOR FOOTING DETAILS.

THIS SPACE WILL NO LONGER BE USABLE DUE TO REDUCED HEAD HEIGHTS

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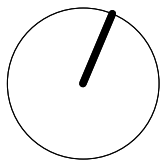
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revision / date / amendments		
J /29/01/19 /	Retrospective Planning for Dome Propping up works.	

LEGEND

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- Koko Customer Route
- Public Route
- Artist Route
- Proposed Riser
- Proposed Risers Above
- Room Number
- Door Number
- Window Number
- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise

25.09.20



1:100
0 1 2 3 4 5 6m

PLANNING

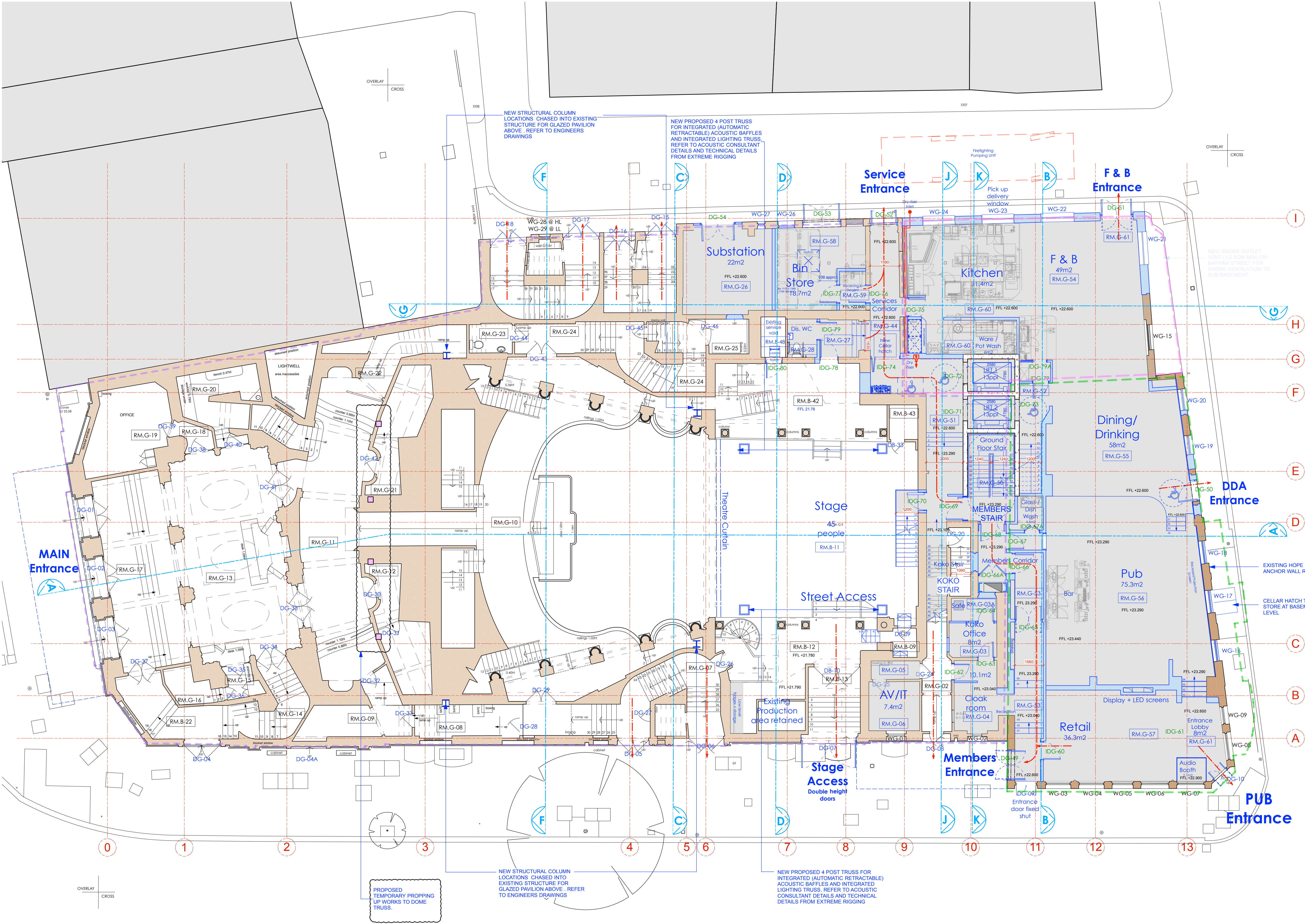
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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale / date
Proposed Basement Plan	1:100 #A1 13.04.17
drawing number	drawn / checked
AHA/KKG/GA/099	FR/PC DA
	revision
	J

AS APPROVED

Drawing date : 29.01.19



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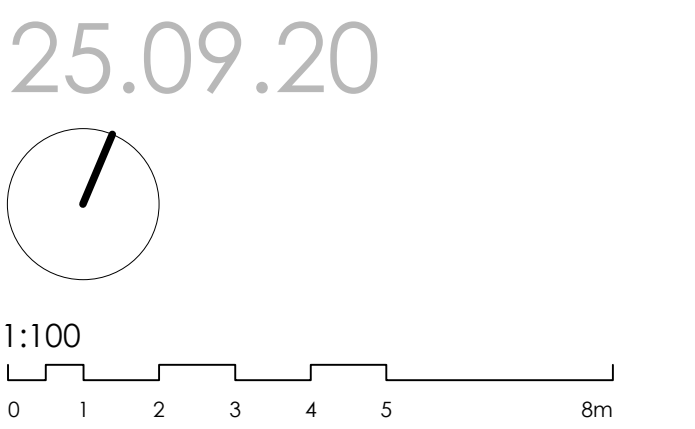
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revision / date / amendments	
H / 29/01/19 /	1. Retrospective Planning for Dome Propping up works.

- LEGEND**
- Proposed Works
 - Existing Building Fabric KOKO née Camden Palace Theatre (1900)
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 - Proposed Risers Above
 - Room Number
 - Door Number
 - Window Number
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 - Koko Demise
 - 1 Bayham Street & 65 Bayham Place Demise



PLANNING

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AS APPROVED

Drawing date : 29.01.19

project title	
KOKO + Hope & Anchor + Bayham Place, Camden, London	
drawing title	scale / date
Proposed Ground Floor Plan	1:100 #A1 13.04.17
drawing number	drawn / checked
AHA/KKC/GA/100	FR/PC DA
	revision
	H

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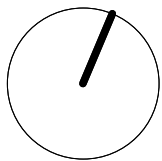
revision / date / amendments

H / 29/01/19 / Retrospective Planning for Dome Propping up works.

LEGEND

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- Koko Customer Route
- Public Route
- Artist Route
- Proposed Riser
- Proposed Risers Above
- Room Number
- Door Number
- Window Number
- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise
- Blue Roof

25.09.20



1:100
0 1 2 3 4 5 6m

PLANNING

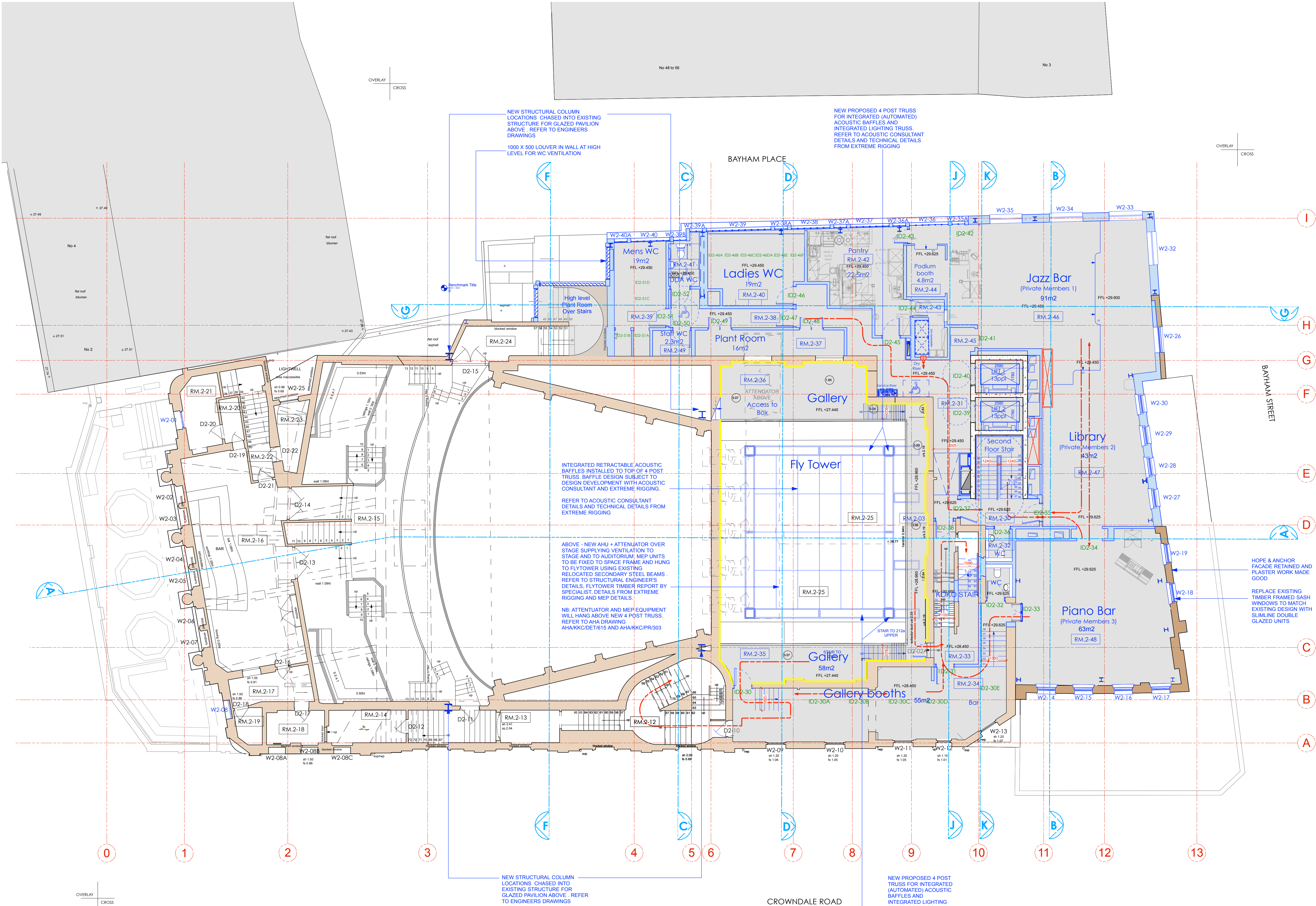
Archer Humphryes Architects

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EC1V 8AR
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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale / date
Proposed First Floor Plan	1:100 & A1 13.04.17
drawing number	drawn / checked
AHA/KKG/GA/101	FR/PC DA
	revision
	H

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Drawing date : 29.01.19



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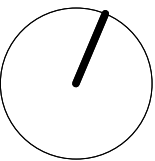
revision / date / amendments

H / 15/08/18 / Colour coding added to revised drawing RevG

LEGEND

- Proposed Works
- Existing Building Fabric KOKO née Camden Palace Theatre (1900)
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- Koko Customer Route
- Public Route
- Artist Route
- Proposed Riser
- Proposed Risers Above
- Room Number
- Door Number
- Window Number
- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise
- Blue Roof
- Original brickwork exposed

25.09.20



1:100

0 1 2 3 4 5 6m

PLANNING

Archer Humphryes Architects

Basement
Central House
142 Central Street
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EC1V 8AR
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project title	
KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title	scale / date
Proposed Second Floor Plan	1:100 A1 13.04.17
drawing number	drawn / checked
AHA/KKG/GA/102	FR/PC DA
revision	revision
	H

AS APPROVED

Drawing date : 15.08.18

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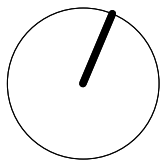
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revision / date / amendments	
1 / 15/08/18 /	Colour coding added to revised drawing Rev H

LEGEND

- Proposed Works
- Existing Building Fabric KOKO née Camden Palace Theatre (1900)
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- Room Number
- Door Number
- Window Number
- Hope & Anchor Demise
- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise
- Blue Roof

25.09.20



1:100
0 1 2 3 4 5 6m

PLANNING

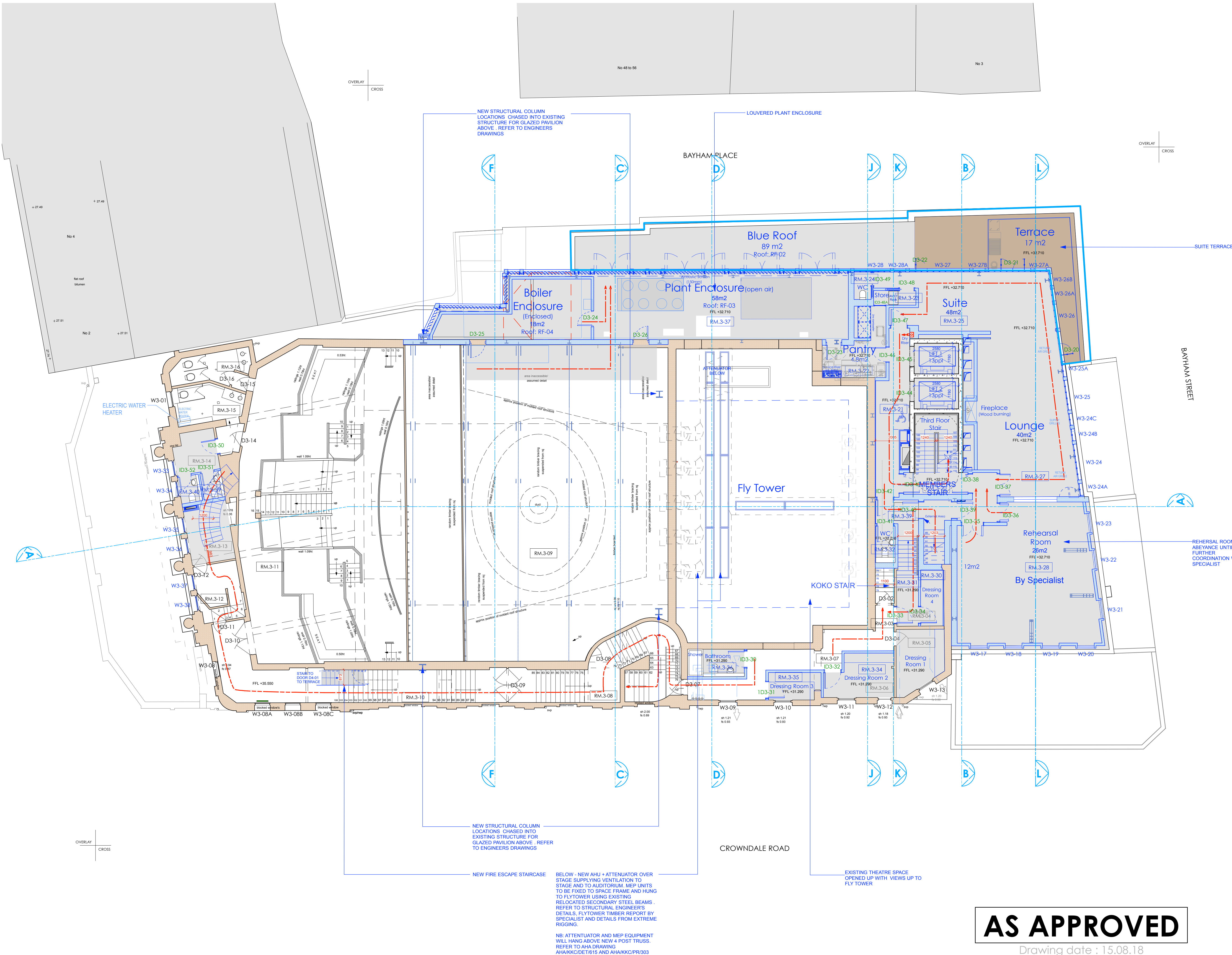
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142 Central Street
London, United Kingdom
EC1V 8AR
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project title KOKO + Hope & Anchor + Bayham Place Camden, London	
drawing title Proposed Third Floor Plan	scale 1:100 @ A1 13.04.17
drawing number AHA/KKC/GA/103	drawn / checked FR/PC DA
	revision 1

AS APPROVED

Drawing date : 15.08.18



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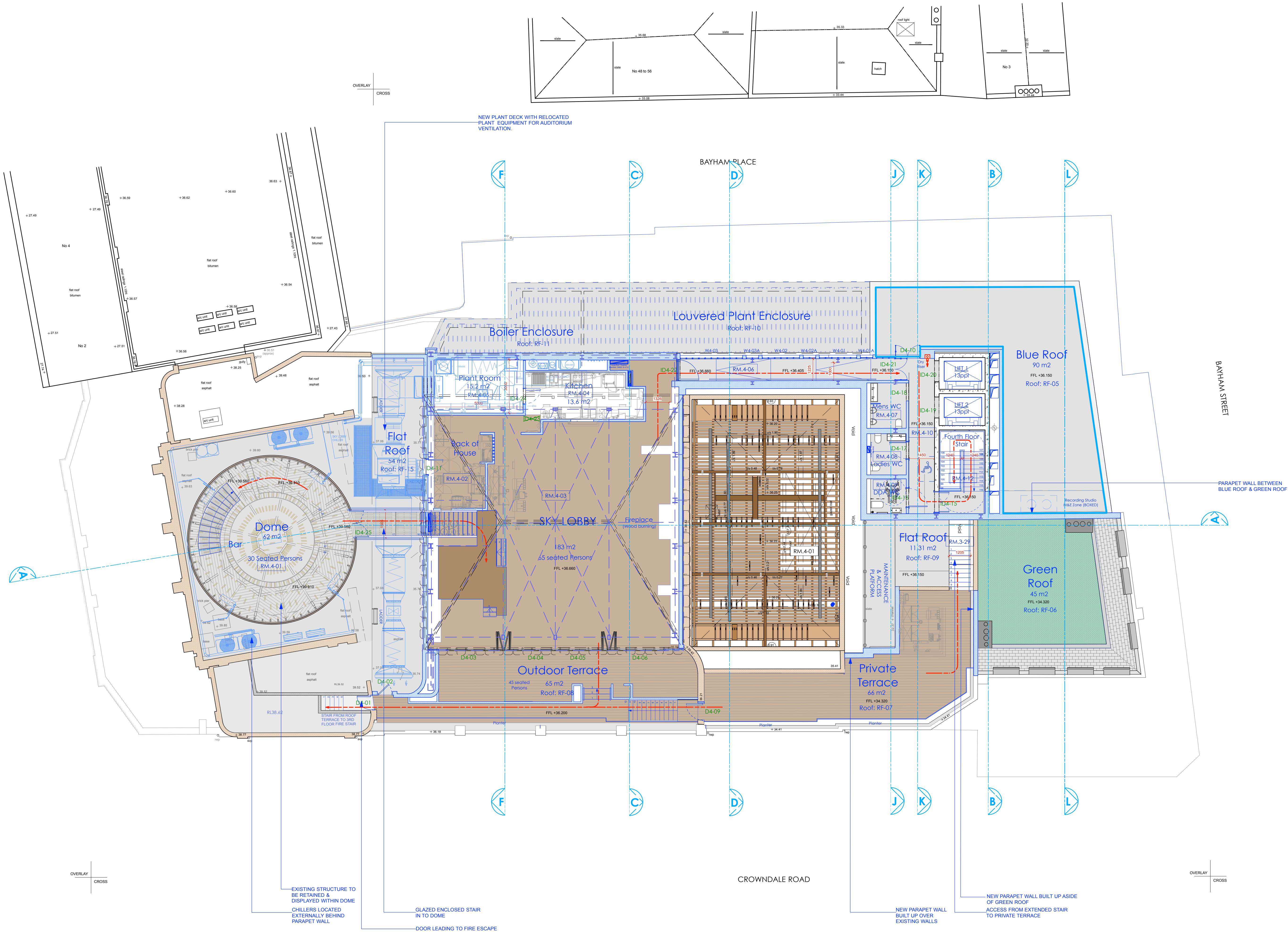
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revision / date / amendments

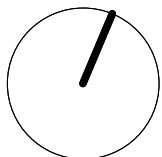
G / 15/08/18 / Colour coding added to revised drawing RevFx



LEGEND

- Proposed Works
- Existing Building Fabric KOKO née Camden Palace Theatre (1900)
- Existing Building Fabric Hope & Anchor (approx. 1850)
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- Artist Route
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- Room Number
- Door Number
- Window Number
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- Koko Demise
- 1 Bayham Street & 65 Bayham Place Demise
- Blue Roof

25.09.20



1:100

0 1 2 3 4 5 8m

PLANNING

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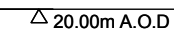
project title	KOKO + Hope & Anchor + Bayham Place Camden, London
drawing title	Proposed Fourth Floor Plan
drawing number	AHA/KKC/GA/104
scale	1:100 @ A1 13.04.17
date	13.04.17
drawn	checked
FR/PC	DA
revision	G

AS APPROVED

Drawing date : 15.08.18

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C / 15/08/18 / - Issued For Planning



Crowndale Road

New Elevations Added

Drawing date : 15.08.18

drawing title Proposed Koko Front Elevation	scale 1:100 @A1	date 13.04.17
drawing number AHA/KKC/GA/200	drawn FR/PC	checked DA
	revision	
		C

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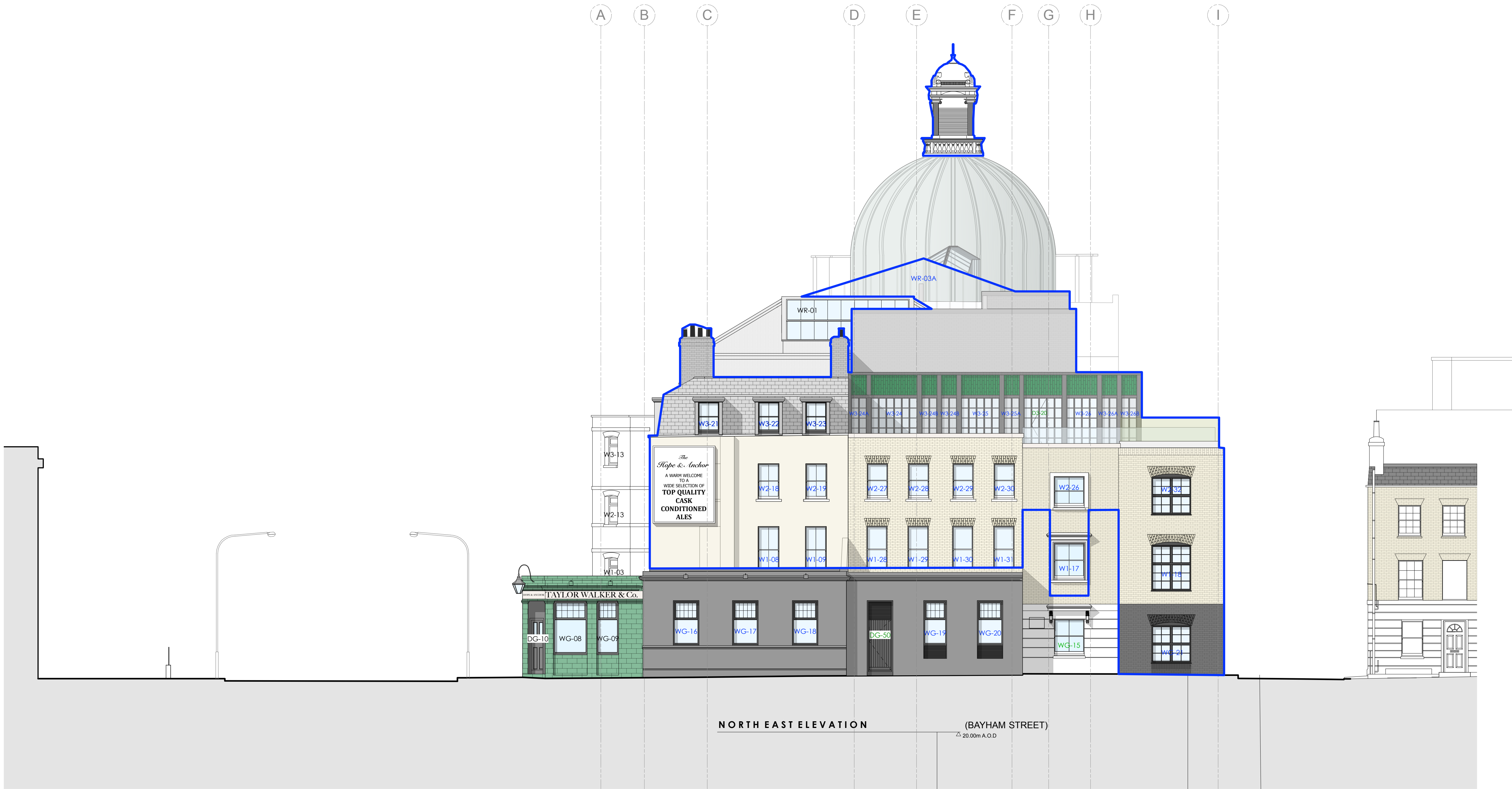
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revision / date / amendments	
D/ 15/08/18 /	Grilles Added to Elevation Colour Coding added to Revised Drawing Rev C





25.09.20

1:100

0 1 2 3 4 5 8m

PLANNING

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

project title		scale	date
KOKO + Hope & Anchor + Bayham Place		1:100 BAI	13.04.17
Camden, London		drawn	checked
		FR/PC	DA
drawing number		revision	
AHA/KKC/GA/202		D	

key

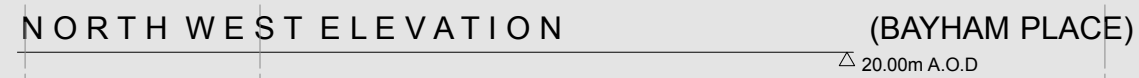
— New Elevations Added

AS APPROVED

Drawing date : 15.08.18

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D/ 15/08/18 / Colour Coding added to Revided Drawing
Rev C



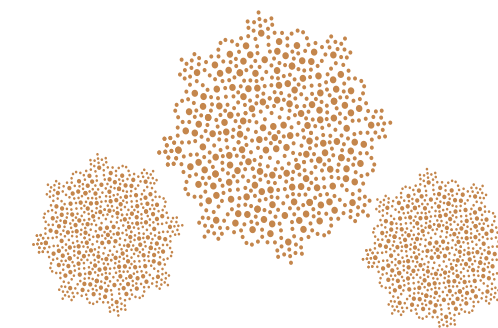
AS APPROVED
Drawing date : 15.08.18

Archer Humphryes Architects

drawing title	scale	date
Proposed Bayham Place Elevation	1:100 @ A1 drawn FR/PC	13.04.17 checked DA
drawing number	revision	
AHA/KKC/GA/203	D	


Archer Humphries Architects

Demolition GA's Drawings





25.09.20



1:100

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2

3

4

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8m

PLANNING

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Basement

Central House

142 Central Street

London, United Kingdom

EC1V 6AR

T : +44 (0) 20 7251 8555

project title









KOKO + Hope & Anchor x Bayham Place

Camden, London

drawing title	scale	date
Proposed Lower Basement	1:100 @A1	17.08.20
Demolition Plan	drawn VR	checked DA
drawing number	revision	
AHA/KKR/ DM/ 098	P1	

Refer to Koko Social
AHA-KKC-GA-099
Proposed BF Plan

PROPOSED OPENING FOR M&E SHOWN

GENERAL	
	EXISTING BUILDING FABRIC (1900)
	BUILDING FABRIC TO BE DEMOLISHED
RM.4-06	ROOM NUMBER
D4-02	DOOR NUMBER
D4-02	PROPOSED DOOR NUMBER
W4-05	WINDOW NUMBER
W4-05	PROPOSED WINDOW NUMBER
	KOKO R&R DEMISE
	KOKO R&R AND KOKO SOCIAL BOUNDARY LINE
	Proposed Riser
	Proposed openings in the ceiling
	Proposed opening in wall
	Proposed opening in slab

drawing title	scale	date
Basement Floor Demolition Plan	1:100 @A1	31.07.20
	drawn VR	checked DA
drawing number	revision	
AHA/KKCR/ DM/099	P1	