



Ms Colette Hatton
Planning Department
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

30 September 2020

Dear Ms Hatton,

**THE HOPE PROJECT (KOKO) 1A CAMDEN HIGH STREET, NW1 7JE
APPLICATION FOR LISTED BUILDING CONSENT**

On behalf of our client, The Hope Lease Limited, we are pleased to submit an application for Listed Building Consent at the above site for the 'repairs and restoration' of the Grade II listed theatre building following January's fire. The proposals comprise the reinstatement of the building's interiors and finishes, new internal alterations, and retrospective and ongoing strip out and drying out works.

In addition to this cover letter, this application comprises:

- Heritage Statement, prepared by Stephen Levrant Heritage Architecture;
- Design and Access Statement, prepared by Archer Humphryes Architects;
- Existing plans, prepared by Archer Humphryes Architects;
- As approved plans, prepared by Archer Humphryes Architects;
- Proposed plans, prepared by Archer Humphryes Architects;
- Demolition plans, prepared by Archer Humphryes Architects;
- Existing, strip out and proposed plans, prepared by Archer Humphryes Architects and Red House Design;
- Reinstatement drawings, prepared by Stephen Levrant Heritage Architecture;
- M&E plans, prepared by SVM;
- Condition Survey, prepared by Locker and Riley;
- Paint Report and Survey (for information only), prepared by Stephen Levrant Architects.

We note that there is no fee associated with an application for Listed Building Consent.

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:

Aldermary House
10-15 Queen Street
London
wsp.com

“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.

Further applications for Listed Building Consent seeking structural enhancements to the theatre building have also been approved.

The historic dome feature was unfortunately severely damaged by fire on 6 January 2020; with the internals of the historic theatre building suffering from significant water ingress associated with the considerable efforts to extinguish the fire at roof level. Following discussions and an inspection at site with LB Camden Conservation and Historic England on 15 January, Stephen Levrant Heritage Architecture and Archer Humphryes Architects 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 (subject of separate application ref. 2020/2428/L) and the repairs and restoration of the water damaged internals.

PROPOSAL SUMMARY

All elements that were damaged by the fire event will be stripped back including bar areas, lighting, flooring, and plasterwork; allowing the building to be dried out where possible so that historic fabric can be reinstated in their original location.

Mechanical and Electrical (“M&E”) will be replaced and upgraded to meet the modern requirements of the KOKO/ Hope venue. Details of the new M&E scheme can be found on the submitted M&E plans.

The opportunity has also been taken to re-design and upgrade all bar areas and interiors to meet the music venue’s requirements. The proposed reinstatement will ensure that any interiors proposed for removal are replaced like-for-like. Further enhancement will also be achieved through adding back missing skirting, handrails, and dado rails that were likely lost during the building’s historic uses and operations.

Hutton and Rostron have been instructed by the applicant to oversee and advise throughout this process.

The proposed works to each floor can be summarised as follows:

The proposed external works include:

- Externally, layers of paint will be removed on the west and returns along Crowndale Road and replaced with breathable paint;
- M&E equipment at fourth floor roof level to be replaced, as well as being internally stripped and replaced; and
- Remove existing ceiling and wall plaster and re-plaster with lime plaster.

The proposed works to the basement areas include:

- Remove existing early plasterboard ceiling and suspended ceiling including timber supporting structure and provide new suspended ceiling with new supporting structure;
- Remove existing wall plaster and re-plaster with lime plaster;
- Remove and replace modern suspended ceiling including supporting metal ceiling structure. Re-plaster concrete slab with lime/ cement plaster (as existing);
- Remove and replace existing floorboards like-for-like;
- Removal of modern fixed furniture and replace with new shelving;
- Remove and dispose of modern ply boxing, bar counter, timber nosings, modern plywood lining, modern flooring;
- Remove and replace modern wall finishes, skirting, etc including plaster and provide new wall plaster and wall finishes. Re-plaster walls in lime/ cement plaster (as existing);
- Remove existing wall plaster from all walls and re-plaster walls with lime plaster; and
- New partition walls and WC layout.

The proposed works to the ground floor areas include:

- Reinstated fireplace;
- Remove and replace timber nosing from stair treads;
- Remove existing ceiling and wall plaster and re-plaster with lime plaster;
- In certain areas, remove existing historic decorative plaster ceiling divided into five bays decorative cornice and other moulded details; remove existing historic timber structure (framework) supporting the ceiling. Provide new decorative plaster ceiling (matching to the existing) including new timber structure in this area;
- Remove and discard modern plywood lining and shelving;
- Remove and replace timber floorboards, and modern floor finishes and in certain areas, removing existing asbestos insulation boards underneath;
- Remove historic moulded timber skirting, store off site and reinstate in original location after drying out; and
- Remove dado rails and door frames to dry out and reinstate in original location.

The proposed works to the first floor areas include:

- New fixed seating, bar facility and replacement mezzanine;
- Remove existing ceiling and wall plaster and re-plaster with lime plaster;
- Remove and replace timber floorboards, and modern floor finishes and in certain areas, removing existing asbestos insulation boards underneath;
- Remove and dispose of modern bar counter including backbar and other associated features/ details;
- Remove and replace modern suspended ceiling;
- Remove existing dado tiles and underlying plaster without damaging the masonry walls. In areas, remove historic timber dado rail, store off site and reinstate in original location after drying out;
- Re-plaster the walls with cement plaster and provide new wall finishes;
- Remove and replace modern plyboard wall lining and sanitary fittings in WC;
- Remove and replace timber nosing from stair treads;
- Remove and discard modern plywood lining;

- Strip out material blocking historic window opening to allow for natural ventilation and provide new filler material;
- Remove and dispose of modern raised floor with rubber floor tiles and provide new floor finishes;
- Remove existing historic plain plaster ceiling with small decorative band at east end; remove existing historic timber structure (framework) supporting the ceiling. Provide new plain plaster ceiling; and
- Remove and dispose of modern fixed seating in the balconies including all fixing details.

The proposed works to the second floor areas include:

- New access staircase, partition wall, fixed seating, bar installation and WC facilities;
- Remove existing ceiling and wall plaster and re-plaster with lime plaster;
- Remove existing early plasterboard ceiling including timber supporting structure and provide new suspended ceiling with new supporting structure;
- Remove modern plywood boxing around columns and beams and provide new boxing;
- Remove and dispose of all modern dado rails and provide new timber dado rails;
- Temporarily remove, repair and reinstate early timber skirtings;
- Remove and dispose of modern bar counter including backbar and other associated features/ details;
- Remove and dispose of modern plywood boxing around beams, modern plain timber skirting, modern plywood cill in hatch and fixed furniture and provide new boxing for beams, plain timber skirting; and
- Remove existing plywood flooring and provide new flooring.

The proposed works to the third floor areas include:

- Strip out and reinstate historic decorated plaster ceiling and walls (north and south side) with moulded sections in area over the second-floor balcony. Decorative plaster ceiling over auditorium to be protected in situ;
- Remove existing ceiling and wall plaster and re-plaster with lime plaster;
- Strip out plyboarding supported by timber framing over the clinker slab- in all areas (including raised floor areas). Reinstate timber floorboards matching to historic Strip out modern enclosed seating area made of plyboard in the raised floor sections. Replace with new modern enclosed seating;
- Remove and replace modern timber skirting, flooring, suspended ceiling, modern wall finishes and WC enclosure and sanitary fittings; and
- Strip out material blocking historic window opening to allow for natural ventilation and provide new filler material.

To note, the paint stripping associated with the drying out of the facades do not form part of this application and form part of the current dome reinstatement application currently before the Council (ref. 2020/2428/L). These are referenced in this application for information purposes to understand the full scope of the reinstatement works. Details of the proposed repainting of the Camden High Street and Crowndale Road elevations can be found in the submitted Design and Access Statement.

The full scope of the proposed internal works that form this application, and the associated detailed impact assessment for each element, can be found in the submitted Heritage Assessment prepared by Stephen Levrant Heritage Architecture.

JUSTIFICATION

Plaster

The sub-basement was inundated with water during the firefighting efforts and so the ceiling, wall structure and finishes became damp. The plaster strip out is essential for the drying out of the ceilings and where required, care will be taken not to damage the glazed tiles/bricks.

Given the plaster finish is plain, SLHA do not consider this to hold any historic significance, and so their strip-out will have no impact on the special architectural or historic interest of the listed building. Further details on the plaster removal and re-plaster proposals in individual areas of the building are discussed and assessed in the Heritage Statement.

Asbestos removal

Asbestos was discovered in different parts of the building under the historic floorboards, which require removal and disposal due to the extent of the water damage. A phased asbestos removal programme is underway and is incorporated into the strip out proposals forming part of this application. With the asbestos insulation boards removed, the historic floorboards will be replaced with new floorboards, matching the historic type.

An Asbestos Survey Report can be found appended to the submitted Heritage Statement.

New interior design

The reinstatement works post-fire will allow for the complete reinstatement of interior walls and ceilings, following the strip-out which is vital to enable the drying out of the building. The opportunity has also been taken to reinvigorate the interior design of the KOKO theatre building from basement level up to third floor level; including the upgrade of bar areas, lighting and flooring. Details are shown on the proposed strip out and proposed plans, prepared by Archer Humphryes Architects and Red House Design and the reinstatement drawings, prepared by Stephen Levrant Heritage Architecture.

The like-for-like reinstatement of all the interiors is intended to preserve and enhance the building's areas of significance; with further enhancement enabled by the reinstatement of missing skirting, handrails and dado rails that were likely lost during the previous reconfigurations of the building.

SLHA have assessed the proposals and the potential impact to the listed building and have assessed that overall, the proposed works would have a beneficial impact on the special architectural and historic interest of the building.

M&E modernisation

The existing M&E is to be stripped to allow the building to dry out as part of the wider phased ventilation and drying strategy.

The proposed upgrade to the building's M&E has been sensitively arranged to preserve the existing historical decorative plasterworks in the building, whilst ensuring these services meet current regulations. The proposals will ensure that all reinstated elements are sensitive to the historic past of the building to preserve its character and history, whilst enabling a significantly improved approach to the modern integration of bars, lights, floors, seating and M&E befitting the overall vision for the KOKO/ Hope venue.

Paint

The removal of the layers of paint from the south and west elevations along Crowndale Road and Camden High Street are vital to the overall refurbishment of Koko to reduce the risk of dry rot, as the existing paint layers are not breathable to allow natural drying out of the walls. The elevations will then be re-painted with a breathable paint to ensure that the porous stucco exterior is retained and renewed to aid the long-term conservation of the heritage asset.

The careful removal of the existing paint will be carried out using approved paint stripping methods, to be approved by the Council and Conservation Architect).

CONCLUSION

Following the fire that broke out in the historic timber dome of the building on 6 January 2020, part of the building was destroyed and the event resulted in significant water damage to the building's historic internals. This application sets out a detailed and thoroughly considered programme of strip out, drying out and fire reinstatement works, which are partially commenced.

Whilst the proposals would result in some loss of irreparable historic fabric; where this occurs, these have been extensively documented and are proposed for reinstatement like-for-like and overall, SLHA have assessed that the proposed impact on the special architectural and historic interest of the listed building.

We trust that the proposals are clearly outline, 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 faithfully



Nadia Shojaie
Planner