

**Stephen Levrant Heritage Architecture
Heritage Statement
Appendix 8**

Archer Humphryes Architects: Schedule of Works

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
Sub Basement	1.1	Gridlines B, 3 - Excavation	Excavation for new footings for proposed columns	Negligible
refer to drawings: AHA-KKC-EX-098 Existing Lower BF Plan	1.2	Gridlines G, 3 - Excavation	Excavation for new footings for proposed column	Negligible
AHA-KKC-DM-098 Demolition LBF Plan	1.3	Gridlines C, 6 - Excavation	Excavation for new footings for proposed column	Negligible
AHA-KKC-GA-098 Proposed LBF Plan	1.4	Gridlines F, 6 - Excavation	Excavation for new footings for proposed column	Negligible
AHA-KKC-EX-300 Existing Section AA	1.5	Room SB-04, gridline C - Excavation	Excavation for new footings for proposed column	Negligible
AHA-KKC-DM-300 Demolition Section AA	1.6	Room SB-04 - Demolition of wall between Rooms SB-04 and SB-05	New opening to link Room SB-04 with rest of the sub-basement	Negligible
AHA-KKC-PR-300 Section AA	1.7	Room SB-04 - Removal of steel staircase and adjacent wall	Floors and walls made good to match existing, new opening allows access into storage space	Negligible
AHA-KKC-EX-304 Existing Section DD	1.8	Room SB-06, gridline C - Excavation	Excavation for new footings for proposed column	Negligible
AHA-KKC-DM-303 Demolition Section DD	1.9	Room SB-08 - Excavation	Excavation for new footings for proposed column	Negligible
AHA-KKC-PR-303 Section DD	1.10		New door DS-04 between Rooms SB-08 and SB-15	Negligible
	1.11	Room SB-11 - Excavation	Excavation for new footings for proposed column	Negligible
	1.12	Room SB-13 - Demolition of wall	New opening to proposed service lift	Minor/Adverse Mitigation: Segments of early fabric will be removed, however, the area is of low significance and a will enable to space to be utilised for a key functional element of the running of the venue and hotel.

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	1.13	Gridlines 9-10, E-H - Excavation	Excavation for lift access and adjacent lift pits	Negligible
	1.14	Demolition of redundant stair and wall between SB-11 and SB-08	New opening allows access to storage space, floors and walls made good to match existing	Negligible
	1.15	Demolition of wall between SB-14 and SB-12	New door between SB-14 and SB-12	Minor/Adverse Mitigation: A segment of early fabric will be removed, however, it is not significant fabric. The opening will allow for access into that space at that level.
	1.16	Demolition of wall between SB-12 and SB-13	New opening allows access to storage space	Minor/Adverse Mitigation: A segment of early fabric will be removed, however, it is not significant fabric. The opening will allow for access into that space at that level.
Basement	2.1	65 Bayham Place - Excavation	Excavation for new basement	Negligible
refer to drawings:	2.2	1 Bayham Street - Excavation	Excavation for new basement	Negligible
AHA-KKC-EX-099 Existing BF Plan				
AHA-KKC-DM-099 Demolition BF Plan	2.3	Hope & Anchor - Existing floor structure and basement walls removed	Excavation for new basement	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the public house on a non-principle level, therefore, their significance is limited. The historic character of the building is attributed to its exterior; much of the interior has been altered over the years and therefore has limited significance.
AHA-KKC-GA-099 Proposed BF Plan				
	2.4	Room B-01 - Existing floor structure and walls, door DB-01 removed	Excavation for new basement and lift core, door DB-35 added	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the public house on a non-principle level, therefore, their significance is limited. The historic character of the Hope & Anchor is attributed to its exterior; much of the interior has been altered over the years and therefore has limited significance.
AHA-KKC-EX-300 Existing Section AA				
AHA-KKC-DM-300 Demolition Section AA	2.5	Gridlines E, D, 10, 11 - Courtyard walls and floor removed	Excavation for new basement and stair core, door DB-35 added	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas on a non-principle level, therefore, their significance is limited and impact is minor.
AHA-KKC-PR-300 Section AA				

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	2.6	Room B-02 - Part existing wall and previously blocked up window removed	Demolition required to allow for access to new stair core, DB-46 added	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre on a non-principle level, therefore, their significance is limited. The significance of the building will still be understood.
AHA-KKC-EX-301 Existing Section BB				
AHA-KKC-PR-301 Section BB	2.7	Room B-02 - Door DB-02 removed	5no. steps added to resolve difference in levels between Room B-02 and Room B-03	Negligible
AHA-KKC-EX-304 Existing Section DD	2.8	Room B-08 - Opening to Room B-09 amended	Head height of opening increased to allow for construction of proposed steps	Negligible
AHA-KKC-DM-303 Demolition Section DD				
AHA-KKC-PR-303 Section DD	2.9	Form hole through floor at grid ref C-9, Room B-10	To allow new steel column supporting new structure above to pass through	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.
	2.10	Room B-09 - Existing stairs to Room B-11 (Stage) removed	New stairs to replace existing to rationalise riser heights and floor levels	Negligible
	2.11	Room B-10 - Part existing wall between Room B-10 and Room B-12 and adjacent flooring removed	New opening and steps added to link Room B-09 and Room B-12 and allow access from Green Room to side of stage via new stair	Minor/Adverse Mitigation: Whilst the new opening affects the original circulation of the space, these are service areas for the theatre and not a principal level; therefore, the significance of the theatre will still be read and understood.
	2.12	Form hole through floor at grid ref C-9, Room B-12	To allow new steel column supporting new structure above to pass through	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.

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	2.13	Chase wall and form hole through floor at grid ref C-6, Room B-15	To allow new steel column supporting new structure above to pass through	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location that will not be visible from the main auditorium. Visual impact is therefore negligible. Impact on the fabric is minor and there is no harm to any significant or decorative features.
	2.14	Chase wall and form hole in floor at grid ref B-3	To allow new steel column supporting new structure above to pass through	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location that will not be visible from the main auditorium. Visual impact is therefore negligible. Impact on the fabric is minor and there is no harm to any significant or decorative features.
	2.15	Form hole through floor at grid ref G-3, Room B-34	To allow new steel column supporting new structure above to pass through	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.
	2.16	Chase wall and form hole in floor at grid ref F-6, Room B-41	Demolition required to allow for new column to be chased into existing structure	Minor and adverse Mitigation: The fabric removal will be localised in a discreet location that will not be visible from the main auditorium. Visual impact is therefore negligible. Impact on the fabric is minor and there is no harm to any significant or decorative features.
	2.17	Form hole through floor at grid ref F-6, Room B-42	Demolition required to allow for new structure to support floors above	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	2.18	Form hole through floor at grid ref F-9, Room B-43	Demolition required to allow for new structure to support floors above	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.
	2.19	Room B-44 - Demolition of existing floor structure and walls, excavation, removal of doors DB-33	Excavation for new access corridor and bike store	Minor and adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre on a non-principle level, therefore, their significance is limited. The significance of the building will still be understood.
	2.20	Room B-45 - Removal of DB-34	Opening to be filled in	Negligible
	2.21	Room B-46 - Existing floor structure removed, excavation	Excavation for new bike and bin stores	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre on a non-principle level, therefore, their significance is limited. The legibility of the significant areas of the building will still be understood.
	2.22	Demolition of wall between B-19 and B-20 and remove all non-original internal fittings and fixtures in this room	New galley catering kitchen created in this space	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre on a non-principle level, therefore, their significance is limited. The legibility of the significant areas of the building will still be understood.
	2.23	Demolition of wall between B-45 and B-46	New low level opening creating additional bin storage	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre on a non-principle level, therefore, their significance is limited. The legibility of the significant areas of the building will still be understood.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	2.24	Demolition of wall between room B-28 and B-32	creating new access into the ladies bathroom with new wall enclosing space from new men's bathroom	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre on a non-principle level, therefore, their significance is limited. The legibility of the significant areas of the building will still be understood.
	2.25	Demolish all non-original fittings and fixtures	Fit out as new men's bathroom with new door D-52	Minor/Beneficial
	2.26	Remove flooring and floor structure	New floor slab at lower level to allow flat access into new bin store	
		General: New partitions and lining of walls in back of house	Reconfiguration of layout to accommodate plant room, WCs, lift shafts, utility areas and storage areas.	Minor/Adverse Parts of the original layout of the back of house will be removed. The layout will be reconfigured, however, the proposed layout will optimise the use of the space. Overall impact is minor as the area has low significance and will not erode the character of the theatre.
Ground Floor	3.1	65 Bayham Place - Demolition of existing structure including external and internal walls and floor	New building to be constructed in its place - refer to proposal drawings.	Minor/Adverse Mitigation: It has been established that 65 Bayham Place has limited significance, which is concentrated largely on its townscape value; therefore, its loss will not diminish the ability to appreciate or understand the adjacent heritage assets. The spacial values of the building are very inflexible and the building has undergone numerous alterations, including removal of the original windows and internal partitions. The proposed building will possess a similar bulk, mass and materiality to the previous building. However, its detailing will be contemporary in order to demarcate the historic build from contemporary. The proposed building will also create a greater sense of place and mark the Bayham
	3.2	1 Bayham Street - Demolition of existing structure including internal walls and floors. Bayham Street façade to be retained. Window WG-15 retained.	New structure behind retained existing brick façade to be extended to match existing.	Minor/Adverse Mitigation: It has been established that 1 Bayham Street has limited significance, which is concentrated largely on its townscape value; therefore, its loss will not diminish the ability to appreciate or understand the adjacent heritage assets. The internal layout has largely been altered and the top floor is a later addition. Only the original front elevation contributes to the historic and townscape character of the site and the conservation area. It is therefore proposed to be retained with the new build behind it. Impact is therefore minor and any adverse impact of the historic fabric is justified by the optimised use of the space.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	3.3	Hope & Anchor - Demolition of existing floors and internal walls. Portions of external façade to Bayham Street to be removed to allow for new openings. Doors DG-09, DG-10, DG-11 and windows WG-10, WG-11, WG-12, WG-13, WG-14 removed. Windows WG-03, WG-04, WG-05, WG-06, WG-07, WG-08 and WG-09 to be retained.	New building to be constructed behind retained facade - refer to proposal drawings. Existing glazed tiles to façade on Crowndale Road and Bayham Street to be cleaned and retained. New doors DG-52, DG-53 and associated joinery added. New windows WG-16, WG-17, WG-18, WG-19 and WG-20 added	Minor/Adverse Mitigation: It has been established that the Hope & Anchor has limited significance, which is concentrated largely on its townscape values as well as its continued use as a public house; therefore, the loss of the internal fabric will not diminish the ability to appreciate or understand the adjacent heritage assets, including the Conservation Area. Furthermore, its use as a public house will be retained, therefore communal value is preserved.
	3.4	Room G-01 - Existing floor structure and walls, door DG-19, window WG-16 removed	New floor and lift core added. Door DG-75 added.	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre, therefore, their significance is limited. The significance of the building, including the principal theatre space, will still be legible.
	3.5	Room G-02 - Existing floor structure and walls, window WG-17 removed	New floor and wall added. Room G-30 added. Door DG-76 added.	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre, therefore, their significance is limited. The significance of the building, including the principal theatre space, will still be legible.
	3.6	Gridline 10 - Window WG-18 removed	Infill to opening to provide separation between existing KOKO stair core and new stair core Room G-39	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre, therefore, their significance is limited. Furthermore, the new use of the buildings behind have made the window redundant.
	3.7	Room G-03 - Window WG-19 removed	Infill to opening to provide separation between existing Room G-03 and new stair core Room G-39	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre, therefore, their significance is limited. Furthermore, the new use of the buildings behind have made the window redundant.
	3.8	Room G-03 - Removal of non-original internal fittings	New internal layout	Negligible

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	3.9	As item 2.9	As item 2.9	<p>Minor/Adverse</p> <p>Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.</p>
	3.10	As item 2.11	As item 2.11	<p>Minor/Adverse</p> <p>Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.</p>
	3.11	Removal of doors DG-07	New door DG-49 and joinery added, with overclad panel above door	<p>Negligible</p>
	3.12	As item 2.12	As item 2.12	<p>Minor/Adverse</p> <p>Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.</p>
	3.13	As item 2.13	As item 2.13	<p>Minor/Adverse</p> <p>Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.</p>

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	3.14	As item 2.14	As item 2.14	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location that will not be visible from the main auditorium. Visual impact is therefore negligible. Impact on the fabric is minor and there is no harm to any significant or decorative features.
	3.15	Removal of 3 no. canopies over external doors DG-01, DG-02, DG-03 at ground floor level Removal of paint finish to existing joinery of doors DG-01, DG-02, DG-03 at ground floor level	Existing 3 no. windows over doors DG-01, DG-02, DG-03 to be revealed Existing joinery to doors DG-01, DG-02, DG-03 stripped back to reveal timber finish	Major and beneficial
	3.16	As item 2.15	As item 2.15	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location that will not be visible from the main auditorium. Visual impact is therefore negligible. Impact on the fabric is minor and there is no harm to any significant or decorative features.
	3.17	As item 2.16	As item 2.16	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location that will not be visible from the main auditorium. Visual impact is therefore negligible. Impact on the fabric is minor and there is no harm to any significant or decorative features.
	3.18	As item 2.17	As item 2.17	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location that will not be visible from the main auditorium. Visual impact is therefore negligible. Impact on the fabric is minor and there is no harm to any significant or decorative features.
	3.19	Room G-26 - Removal of wall finishes, all non-original fittings	Internal layout changed. Ground floor level to be raised so EDF substation is level with pavement	Negligible
	3.20	Room G-27 - New structural door opening between Room G-27 and Room B-42	New opening added to link Room G-27 and Room B-42. Door DG-73 added	Minor/Adverse Mitigation: Whilst the new opening affects the original circulation of the space, these are service areas for the theatre and not a principal level; therefore, the significance of the theatre will still be read and understood.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	3.21	Wall between Room G-27 and Room G-28 removed. Doors DG-47 and DG-48 removed. Floor structure and all non-original fittings and fixtures removed.	New floor structure constructed. Internal layout changed. Doors DG-71 and DG-72 added.	Negligible
	3.22	As item 2.19	Excavation for new access corridor and bike store	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre on a non-principle level, therefore, their significance is limited. The significance of the building will still be understood.
	3.23	Room B-46 - Removal of steel catwalk at ground floor level	New floor structure installed. Internal layout changed, Rooms G-29, G-40 added. Doors DG-68, DG-69 added.	Minor/Adverse Parts of the original layout of the back of house will be removed. The layout will be reconfigured, however, the proposed layout will optimise the use of the space. Overall impact is minor as the area has low significance and will not erode the character of the theatre.
	3.24	Bayham Place - Removal of external door DG-12	Window WG-24 added. Wall infill below cill to be rendered and painted to underside of cill.	Minor/Adverse Mitigation: The opening is original and will be mostly retained (the outline of the opening will still be legible). The door is a later addition; its removal is therefore negligible. This proposal will allow for the internal space to be used as offices.
	3.25	Bayham Place - Removal of external door DG-13	Window WG-25 added. Wall infill below cill to be rendered and painted to underside of cill.	Minor/Adverse Mitigation: The opening is original and will be mostly retained (the outline of the opening will still be legible). The door is a later addition; its removal is therefore negligible. This proposal will allow for the internal space to be used as offices.
	3.26	Bayham Place - Removal of external door DG-14	Window WG-26 added. Wall infill below cill to be rendered and painted to underside of cill.	Minor/Adverse Mitigation: The opening is original and will be mostly retained (the outline of the opening will still be legible). The door is a later addition; its removal is therefore negligible. This proposal will allow for the internal space to be used as offices.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	3.27	Bayham Place - Removal of part existing external wall to Room G-26	New door DG-56 and joinery added to provide access and ventilation into EDF substation	Minor/Adverse Mitigation: The loss of original external fabric will have an impact; however, this elevation is part of a utilitarian building and the wall was associated with internal service areas to the theatre (originally mews), therefore, the ability to understand and appreciate the significance of the theatre will not be reduced.
	3.28	Room G-04 - Part existing party wall between Room G-04 and Hope and Anchor removed	New opening added to link Room G-04 (Box Office) with Room G-35 (Hope and Anchor F+B) for ticket sales	Minor and adverse Mitigation: Original party wall fabric will be removed, however, it is limited to a modest sized opening and will not impede upon the ability to understand and appreciate the theatre's significance and the contribution the Hope and Anchor makes to the Conservation Area. This proposal will facilitate the joint management of the site as a whole.
	3.29	As item 2.18	Demolition required to allow for new structure to support floors above	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.
	3.30	-	Render to Koko ground floor façade facing Camden High Street to be patched and made good where required. Render to receive new paint finish.	Major/Beneficial
	3.31	Bayham Place - Re-opening of existing blocked up window, grid ref I-7	Window WG-27 added. Wall infill below cill to be rendered and painted to underside of cill.	Major/Beneficial
	3.32	Room G-24 and Grid 4H - chase walls as required for new structure	To allow new steel column supporting structure above to pass through	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location that will not be visible from the main auditorium. Visual impact is therefore negligible. Impact on the fabric is minor and there is no harm to any significant or decorative features.

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	3.33	Fire stair near Grid H3 chase walls as required for new structure	To allow new steel column supporting structure above to pass through	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location that will not be visible from the main auditorium. Visual impact is therefore negligible. Impact on the fabric is minor and there is no harm to any significant or decorative features.
	3.34	Form hole through floor to allow for steel column	To allow new steel column supporting structure above to pass through	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location that will not be visible from the main auditorium. Visual impact is therefore negligible. Impact on the fabric is minor and there is no harm to any significant or decorative features.
	3.35	Remove non original doors, replace with new hardwood doors		Negligible
First Floor	4.1	As per item 3.1	As per item 3.1	Minor and adverse Mitigation: It has been established that 65 Bayham Place has limited significance, which is concentrated largely on its evidential and townscape value; therefore, its loss will not diminish the ability to appreciate or understand the adjacent heritage assets, including the Conservation Area. The proposed building will possess a similar bulk, mass and materiality to the previous building and will make a positive contribution to the townscape.
	4.2	1 Bayham Street - Demolition of existing structure including internal walls and floors. Bayham Street façade to be retained. Removal of window W1-10	New structure behind retained façade. Extended brick facing façade to match existing. New window W1-15 added. Window details to match existing.	Minor and adverse Mitigation: It has been established that 65 Bayham Place has limited significance, which is concentrated largely on its evidential and townscape value; therefore, its loss will not diminish the ability to appreciate or understand the adjacent heritage assets, including the Conservation Area. Furthermore, the Bayham Street facade will be retained. The proposed building will possess a similar bulk, mass and materiality to the previous building and will make a positive contribution to the townscape.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	4.3	Hope & Anchor - Demolition of existing floors, roof and internal walls.	New infill structure between gridlines D and F to be constructed in reclaimed London Stock brick with new painted timber sash windows to match existing.	<p>Moderate and adverse</p> <p>Mitigation: The Hope and Anchor has been determined to make a positive contribution to the townscape and the Conservation Area, thus, its external walls will be retained. Part of its value also lies in the fact it has been used as a public house since its construction. The internal walls and floors will be demolished in order to accommodate the new building. The new building, however, will retain the pub use, thus preserving the communal value of the property. The new infill structure following aspects of the existing pub, but containing variations in the window detailing and materials. There will also be a shadow gap to distinguish the pub from the infill building, thereby creating an honest addition to the site while being respectful of the existing design ethos.</p>
	4.4	Hope & Anchor - Removal of part existing external wall and windows	New internal layout and walls added.	<p>Minor/Adverse</p> <p>Mitigation: The external wall is currently visible from street level; however, it does not possess any features which make it of outstanding quality and thus does not contribute to the significance of the building.</p>
	4.5	Hope & Anchor - existing facades to Bayham Street and Crowndale Road retained. Demolition of all internal walls, fittings and fixtures. Windows W1-04, W1-05, W1-06, W1-07, W1-08, W1-09 retained	Retained façade repaired and repainted. New floors and internal partitions constructed behind.	<p>Major/Beneficial</p> <p>The Hope and Anchor has retained much of its original character on the outside, including the faience facades and classical proportions. It makes a positive contribution to the Conservation Area and will continue to do so.</p>
	4.6	Hope & Anchor - removal of flat roof to Bayham Street	New flat roof added	Negligible
	4.7	Hope & Anchor - removal of flat roof to Crowndale Road	New flat roof added	Negligible
	4.8	Room 1-01 - Partial removal of existing floor structure and external walls. Door D1-06, window 1-11 removed	New floor to Room 1-01 and lift core added. Door D1-22 added.	<p>Minor/Adverse</p> <p>Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre, therefore, their significance is limited. The significance of the building will still be understood.</p>

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	4.9	Room 1-02 - Partial removal of external wall. Window W1-12 removed	Infill of courtyard for new floor to Room 1-01 and stair core Room 1-24 added. Door D1-22 added.	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre, therefore, their significance is limited. Furthermore, the new use of the buildings behind have made the window redundant.
	4.10	Gridline 10 - Window W1-13 removed	Infill to opening to provide separation between existing KOKO stair core and new stair core Room 1-24	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre, therefore, their significance is limited. Furthermore, the new use of the buildings behind have made the window redundant.
	4.11	Room 1-04 - window W1-14 removed. Removal of non-original internal fittings	Infill to opening to provide separation between existing Room 1-03 and new stair core Room 1-24	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre, therefore, their significance is limited. Furthermore, the new use of the buildings behind have made the window redundant.
	4.12	Room 1-19 - Wall between Room 1-05 and Room 1-19 removed. Door D1-09 removed. All non-original internal fittings and fixtures removed.	Internal layout changed to Room 1-19. Door 1-26 added	Negligible
	4.13	Room 1-05 - Removal of door D1-10. All non-original internal fittings and fixtures removed.	Internal layout changed to Room 1-05. Door 1-23 added	Negligible
	4.14	As item 2.9	As item 2.9	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	4.15	As item 2.12	As item 2.12	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.
	4.16	As item 2.13	As item 2.13	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.
	4.17	As item 2.14	As item 2.14	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.
	4.18	Camden High Street - removal of external door D1-05	New door D1-47 and joinery added to match Architect's original drawings	Moderate/Beneficial
	4.19	Camden High Street - removal of external doors D1-02, D1-03, D1-04	New doors D1-44, D1-45, D1-46 and joinery added to match Architect's original drawings	Moderate/Beneficial
	4.20	Camden High Street - removal of external door D1-01	New door D1-43 and joinery added to match Architect's original drawings	Moderate/Beneficial
	4.21	Camden High Street - removal of non-original planters and seating on first floor terrace		Moderate/Beneficial

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	4.22	As item 2.15	As item 2.15	<p>Minor/Adverse</p> <p>Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.</p>
	4.23	As item 2.16	As item 2.16	<p>Minor/Adverse</p> <p>Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.</p>
	4.24	As item 2.17	As item 2.17	<p>Minor/Adverse</p> <p>Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.</p>
	4.25	As item 2.18	As item 2.18	<p>Minor/Adverse</p> <p>Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.</p>

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	4.26	Room 1-18 - Partial removal of external wall	New opening to allow for access between Royal Box and hotel rooms	Minor/Adverse Mitigation: Original party wall fabric will be removed, however, it is limited to a modest sized opening and will not impede upon the ability to understand and appreciate the theatre's significance and its contribution to the Conservation Area.
	4.27	Bayham Place, gridlines 5-9 - removal of roof and external mechanical equipment	New rooms R1-33, 1-34, 1-35, corridor Room 1-20 and stairwell Room 1-19 added	Negligible
	4.28	Chase walls and form hole in floor for new steel column	To allow new steel column supporting structure above to pass through	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.
	4.29	As item 3.34	As item 3.34	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location that will not be visible from the main auditorium. Visual impact is therefore negligible. Impact on the fabric is minor and there is no harm to any significant or decorative features.
	4.30	Rm 1-17 chase walls to allow new steel column	To allow new steel column supporting structure above to pass through	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	4.31	Chase walls and form hole in floor for new steel column	To allow new steel column supporting structure above to pass through	<p>Minor/Adverse</p> <p>Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.</p>
Second Floor	5.1	As per item 3.1	As per item 3.1	<p>Minor and adverse</p> <p>Mitigation: It has been established that 65 Bayham Place has limited significance, which is concentrated largely on its evidential and townscape value; therefore, its loss will not diminish the ability to appreciate or understand the adjacent heritage assets, including the Conservation Area. The proposed building will possess a similar bulk, mass and materiality to the previous building and will make a positive contribution to the townscape.</p>
	5.2	1 Bayham Street - Demolition of existing structure including internal walls and floors. Bayham Street façade to be retained. Removal of window W2-20	New structure behind retained façade. Brick façade to match existing. New window W2-31 added	<p>Minor and adverse</p> <p>Mitigation: It has been established that 1 Bayham Street has limited significance, which is concentrated largely on its evidential and townscape value; therefore, its loss will not diminish the ability to appreciate or understand the adjacent heritage assets, including the Conservation Area</p>
	5.3	Hope & Anchor - Roof to be removed	As item 4.3	<p>Moderate and adverse</p> <p>Mitigation: The Hope and Anchor has been determined to make a positive contribution to the townscape and the Conservation Area, thus, its external walls will be retained. Part of its value also lies in the fact it has been used as a public house since its construction. The internal walls and floors will be demolished in order to accommodate the new building. The new building, however, will retain the pub use, thus preserving the communal value of the property. The new infill structure will be built in matching materials with matching elements such as timber frame sash windows, which will contribute positively to the townscape and Conservation Area, as well as relate with the host building.</p>

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	5.4	Hope & Anchor - Removal of part existing external wall and windows	As item 4.4	Minor/Adverse Mitigation: The external wall is currently visible from street level; however, it does not possess any features which make it of outstanding quality and thus does not contribute to the significance of the building.
	5.5	Hope & Anchor - existing facades to Bayham Street and Crowndale Road retained. Demolition of all internal walls, fittings and fixtures. Windows W2-14, W2-15, W2-16, W2-17, W2-18, W2-19 retained	As item 4.5	Major/Beneficial The Hope and Anchor has retained much of its original character on the outside, including the faience facades and classical proportions. It makes a positive contribution to the Conservation Area and will continue to do so.
	5.6	Room 2-01 - Removal of existing floor structure and external walls. Door D2-01, window 2-21 removed	New floor structure to Rooms 2-01, 2-45 and lift core added. Doors D2-41, D2-42 added.	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre, therefore, their significance is limited. Furthermore, the new use of the buildings behind have made the window redundant.
	5.7	Room 2-02 - Partial removal of existing floor structure and external walls. Window 2-22 removed	Infill of courtyard for new floor to Room 2-29 added. Infill to opening to provide separation between existing KOKO stair core Room 2-02 and new stair core Room 2-29	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre, therefore, their significance is limited. Furthermore, the new use of the buildings behind have made the window redundant.
	5.8	Gridline 10 - Window W2-23 removed	Infill to opening to provide separation between existing KOKO stair core Room 2-02 and new stair core Room 2-29	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre, therefore, their significance is limited. Furthermore, the new use of the buildings behind have made the window redundant.
	5.9	Room 2-05 - window W2-24 removed. Removal of non-original internal fittings	Infill to opening to provide separation between existing Room 2-05 and new stair core Room 2-29	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre, therefore, their significance is limited. Furthermore, the new use of the buildings behind have made the window redundant.
	5.10	Room 2-07 - Wall between Rooms 2-07 and 2-08 removed. All non-original internal fittings and fixtures removed.	Internal layout changed to Room 2-07. New internal walls added to give separation between Rooms 2-07, 2-08 and 2-46	Negligible

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	5.11	Room 2-09 - Walls between Rooms 2-09, 2-10 and 2-122 removed. Doors D2-08, D2-09 removed. All non-original internal fittings and fixtures removed.	Internal layout changed to Room 2-09.	Negligible
	5.12	Form holes in floor between C8/C9 for new structural column	Allow new structural steel column supporting new structure to pass through	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.
	5.13	-	Steel structure passing through space	
	5.14	Chase walls and form openings in ceiling below C6	Allow new structural steel column supporting new structure to pass through	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location that will not be visible from the main auditorium. Visual impact is therefore negligible. Impact on the fabric is minor and there is no harm to any significant or decorative features.
	5.15	As item 2.14	As item 2.14	Minor and adverse Mitigation: The fabric removal will be localised in a discreet location that will not impede upon the ability to understand the significance of the space.
	5.16	Camden High Street, gridlines B, 1 - Removal of window W2-08	New casement window 2-26 added to match Architect's original drawings	Major/Beneficial
	5.17	Camden High Street, gridline 1 - Removal of paint finish to existing joinery of windows W2-02, W2-03, W2-04, W2-05, W2-06, W2-07	Existing joinery to windows W2-02, W2-03, W2-04, W2-05, W2-06, W2-07 stripped back to reveal timber finish	Major/Beneficial
	5.18	Camden High Street, gridlines F, 1 - Removal of window W2-01	New casement window 2-25 added to match Architect's original drawings	Major/Beneficial
	5.19	As item 2.15	As item 2.15	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location that will not impede upon the ability to understand the significance of the space.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	5.20	As item 2.16	As item 2.16	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location that will not impede upon the ability to understand the significance of the space.
	5.21	Form openings in floor at F6 to allow for new structural steel	Allow new structural steel column supporting new structure to pass through	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location of low significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thus reducing the amount of harm to the historic fabric and its significance. This method is also much more reversible than adding new structures embedded into the existing fabric.
	5.22	As item 2.18	As item 2.18	Minor and adverse Mitigation: The fabric removal will be localised in a discreet location that will not impede upon the ability to understand the significance of the space.
	5.23	Room 2.25 - Removal of metal brackets	Removal of brackets provides sufficient headroom within proposed Rooms 2-41, 2-42 and 2-45	Negligible
	5.24	Room 2-25 - Removal of mechanical equipment	New floor structure and subdividing internal walls to create Rooms 2-43 and 2-44. Doors D2-44, D2-48, D2-49, D-50 added	Negligible
	5.25	Room 2-25 - Partial removal of external wall	New opening to allow access from Room 2-44 to Room 2-45 and service lift 1 via new door D2-51	Minor/Adverse Mitigation: Whilst this wall is an external wall to the roof of the portion of the theatre on Bayham Place, it is from a non-principal level/space of the theatre and will not diminish the significance of the building or its place in the townscape/Conservation Area.
	5.26	RM 2-25 Remove existing ceiling below room	New ceiling proposed to stage	Negligible
	5.27	Bayham Place, gridlines 3-5 - roof to be removed. Stair and internal walls to be retained.	Stair core to be extended. Room 2-27 added. Room 2-26 for condensing unit added. Acoustic louvres added to Bayham Place façade.	Minor/Adverse Mitigation: The removal of the roof will not impede the ability to understand and appreciate the significance of the building.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	5.28	Grid ref 6-D - form 3 no. new internal window openings through existing implied plaster panels above proscenium arch.	New windows W2-41, W2-42 and W2-43 to openings within implied plaster panels to provide views over stage to dancefloor.	Minor/Adverse Mitigation: This will allow people in that space to view and appreciate the auditorium from a high level. The panels above the proscenium arch are not decorated inside; their removal will therefore have a minor impact. The replacement material will be discreet; anyone in the auditorium will not be able to notice the infill panels are not plaster.
	5.29	-	New steps added to provide change in levels to allow views from proposed windows W2-41, W2-42, W2-43	Negligible
	5.30	-	New stairs added to provide access from Room 2-43 suite in fly tower to Room 3-25 suite in main building (Ref. Item 6-12)	Negligible
	5.31	-	New stairs added to provide access from Room 2-42 suite in fly tower to Room 3-24 suite in main building (Ref. Item 6-11)	Negligible
	5.32	-	New stairs added to provide access from Room 2-43 suite in fly tower to Room 3-26 suite in fly tower	Negligible
	5.34	-	New air handling duct to bring fresh air to stage and KOKO dancefloor	Negligible
	5.35	-	Repositioned vertical duct	Negligible
	5.36	Removal of existing ceiling to stage	New ceiling to stage and floor to Rooms 2-25, 2-43 and 2-44	Moderate/Beneficial

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
Third Floor	6.1	65 Bayham Place - Demolition of existing structure including roof, external and internal walls and windows	As item 3.1	<p>Minor/Adverse</p> <p>Mitigation: It has been established that 65 Bayham Place has limited significance, which is concentrated largely on its townscape value; therefore, its loss will not diminish the ability to appreciate or understand the adjacent heritage assets. The spacial values of the building are very inflexible and the building has undergone numerous alterations, including removal of the original windows and internal partitions. The proposed building will possess a similar bulk, mass and materiality to the previous building. However, its detailing will be contemporary in order to demarcate the historic build from contemporary. The proposed building will also create a greater sense of place and mark the Bayham Street/Bayham Place corner with a stronger presence, which is a key element of the proposed entrance to the hotel.</p>
	6.2	1 Bayham Street - Demolition of existing structure including roof, external and internal walls and floors.	New structure and Room 3-36 added at third floor level. Doors D3-46, D3-45 added. Windows W3-28, W3-29 added.	<p>Minor/Adverse</p> <p>Mitigation: It has been established that 1 Bayham Street has limited significance, which is concentrated largely on its townscape value; therefore, its loss will not diminish the ability to appreciate or understand the adjacent heritage assets. The internal layout has largely been altered and the top floor is a later addition. Only the original front elevation contributes to the historic and townscape character of the site and the conservation area. It is therefore proposed to be retained with the new build behind it. Impact is therefore minor and any adverse impact of the historic fabric is justified by the optimised use of the space.</p>
	6.3	Hope & Anchor - Removal of existing roof	New floor level added. Proposed Rooms 3-22, 3-30, 3-31, 3-32, 3-33, 3-33 added. Proposed doors D3-28, D3-29, D3-30, D3-31, D3-32 added. Proposed windows W3-17, W3-18, W3-19, W3-20, W3-21, W3-22, W3-23, W3-24, W3-25, W3-26, W3-27 added.	<p>Minor/Adverse</p> <p>Mitigation: It has been established that the Hope & Anchor has limited significance, which is concentrated largely on its townscape values as well as its continued use as a public house; therefore, the loss of the internal fabric will not diminish the ability to appreciate or understand the adjacent heritage assets, including the Conservation Area. Furthermore, its use as a public house will be retained, therefore communal value is preserved.</p>
	6.4	Gridlines D-F, 10 - removal of existing roof	New floor structure to Rooms 3-01, 3-20, 3-23 (stair core) and lift core added. Doors D3-23, D3-26 added.	<p>Negligible</p>

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	6.5	Gridlines D, 10 - Window W3-16 removed	Infill of courtyard for new stair core Room 3-23. Infill to opening to provide separation between existing KOKO stair core Room 3-01 and new stair core	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre, therefore, their significance is limited. Furthermore, the new use of the buildings behind have made the window redundant.
	6.6	Gridline 10 - Window W3-15 removed	Infill of courtyard for new stair core Room 3-23. Infill to opening to provide separation between existing KOKO stair core Room 3-01 and new stair core.	Minor/Adverse Mitigation: Whilst early fabric is being removed, it is associated with the service areas of the theatre, therefore, their significance is limited. Furthermore, the new use of the buildings behind have made the window redundant.
	6.7	Room 3-04 - Wall between Rooms 3-04 and 3-05 removed. Window W3-14 removed. Door D3-03 removed. All non-original internal fittings and fixtures removed.	Infill to opening to provide separation between proposed Room 3-24 and new stair core Room 3-23. Internal layout changed to created Room 3-24	Negligible
	6.8	Room 3-05 - Wall between Rooms 3-05 and 3-06 removed. Door D3-04 removed. All non-original internal fittings and fixtures removed.	Internal layout changed to created Room 3-24	Negligible
	6.9	Room 3-03 - Wall between Room 3-03 and 3-05 removed. All non-original internal fittings and fixtures removed.	Internal layout changed. Wall added to provide separation between Rooms 3-03 and 3-24. Door D3-38 added	Negligible
	6.10	Room 3-06 - Wall between Room 3-06 and 3-07 removed. Door D3-05 removed. All non-original internal fittings and fixtures removed.	Internal layout changed to created Room 3-24	Negligible
	6.11	Room 3-07 - Removal of part existing walls on north and western walls. Internal wall removed. Door D3-06 removed.	Proposed opening for new stairs added to provide access from Room 2-42 suite in fly tower to Room 3-24 suite in main building (Ref. Item 5-31) Internal wall and door D3-39 added to provide separation and access between proposed Rooms 3-24 and 3-25.	Negligible
	6.12	Room 3-07 - Removal of part existing wall	Proposed opening for new stairs added to provide access from Room 2-43 suite in fly tower to Room 3-25 suite in main building (Ref. Item 5-30)	Minor/Adverse Mitigation: This is a key proposal for the access into the proposed suite and general permeability between the rooms on that floor.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	6.15	As item 2.13 through ceiling	As item 2.13	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location that will not impede upon the ability to understand the significance of the space.
	6.16	As item 2.14	As item 2.14	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location that will not impede upon the ability to understand the significance of the space.
	6.17	Removal of windows W3-02, W3-03, W3-04, W3-05, W3-06, W3-07	New casement windows 3-34, 3-35, 3-36, 3-37, 3-38, 3-39 added to match Architect's original drawings	Major/Beneficial
	6.18	Room 3-13 - Removal of wall between Room 3-13 and 3-14. Non-original internal finishes, fittings and fixtures and raised floor removed	New stairs added to provide access from Room 3-13 to Room 4-03 in dome. Internal layout amended and subdivision of space to create Rooms 3-39 and 3-40	Negligible
	6.19	Room 3-14 - Door D3-13 removed. Staircase removed. Non-original internal finishes, fittings and fixtures and raised floor removed	Internal layout changed.	Negligible
	6.21	Room 3-15 - Removal of wall between Room 3-15 and 3-16. Non-original internal finishes, fittings and fixtures removed	Infill of existing opening to provide separation between Rooms 3-15 and 3-16	Negligible
	6.22	Room 3-16 - Removal of internal walls. Non-original internal finishes, fittings and fixtures removed	Internal layout changed. New door D3-20 added.	Negligible
	6.23	As item 2.15	As item 2.15	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location that will not impede upon the ability to understand the significance of the space.
	6.24	As item 2.16	As item 2.16, through ceiling	Minor/Adverse Mitigation: The fabric removal will be localised in a discreet location that will not impede upon the ability to understand the significance of the space.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	6.26	Removal of 1950W x 1050H portion of brickwork between fly tower and roof space above dancefloor	New opening to allow Koko air conditioning ducting to run for the air handling unit to above the stage for distribution	Minor/Adverse Mitigation: The removal of original fabric is negative, however, it will not be experienced by visitors and therefore would not impede on the significance of the building.
	6.27	Gridlines C-F, 6-9 - Existing suspended ceiling removed	New floor structure installed for proposed Rooms 3-20, 3-21, 3-26, 3-27, 3-28, 3-29, 3-41	Negligible
	6.28	Gridlines D-F, 9 - Removal of part existing external wall	Area incorporated into proposed Rooms 3-20, 3-21, 3-41 and stair from Room 2-43 to Room 3-26	Minor/Adverse Mitigation: The partial removal of the existing wall would affect the original plan form of this level of the building, however, it is not a principal level and will not affect the ability to read and understand the theatre space.
	6.29	Gridlines F, G, 8 - Removal of part existing external wall	Proposed opening incorporated into Room 3-19. New stairs added to address level change between Rooms 3-19 and 3-20.	Minor/Adverse Mitigation: The partial removal of the existing wall would affect the original plan form of this level of the building, however, it is not a principal level and will not affect the ability to read and understand the theatre space.
	6.30	Gridlines G, 8 - Removal of part existing external wall	Proposed opening to allow access between Rooms 3-19, 3-36 and 3-37. New doors D3-35 and D3-36 added	Minor/Adverse Mitigation: The partial removal of the existing wall would affect the original plan form of this level of the building, however, it is not a principal level and will not affect the ability to read and understand the theatre space.
	6.31	Gridlines G, 6-7 - Removal of part existing external wall	Proposed opening to allow access between Rooms 3-19 and 3-38. New door D3-37 added.	Minor/Adverse Mitigation: The partial removal of the existing wall would affect the original plan form of this level of the building, however, it is not a principal level and will not affect the ability to read and understand the theatre space.
	6.32	Bayham Place, gridlines 3-4 - Roof to be removed. Stair and internal walls to be retained.	Stair core to be extended. Room 3-17 added. Room 3-18 external enclosure for condensers added. Acoustic louvres added to Bayham Place façade.	Negligible

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
Fourth Floor	7.1	1 Bayham Street - Removal of existing roof	Proposed hotel roof terrace added	Negligible Although the existing fabric will be removed, the roof terrace will bring usable space to this part of the building.
	7.2	Gridlines D, 10 - Remove existing roof to stair core	New floor structure added for Room 3-41	Negligible
	7.3	Gridlines B, 9 - Remove existing external store room	Area incorporated into Suite terrace	Negligible
	7.4	Removal of existing sloped roof	Areas incorporated into proposed Rooms 3-19, 3-20, 3-41	Negligible The existing fabric has a limited contribution to the significance of the building.
	7.5	Removal of part of existing roof and parapet and wall	New opening for windows W4-01 and W4-02 and allow access to Room 3-26 Suite	Minor/Adverse Mitigation: The existing fabric has a limited contribution to the significance of the building. This proposal will allow for permeability of the rooftop scheme, which is a key part of the entire proposal.
	7.6	Part removal of timber joinery	Every second plank to be set aside for possible future reinstatement in area underneath skylight allowing users to see through the structure to the retained theatre equipment above.	Moderate/Adverse Mitigation: The purpose of this proposal is to better reveal the original scenography equipment in the fly tower. The features will be better displayed and appreciated by anyone using that space. The historic interest will be greatly enhanced.
	7.8	Removal of part existing external wall	New opening to allow access for dumb waiter from Room 3-27 Pantry Kitchen	Minor/Adverse Mitigation: The existing fabric has a limited contribution to the significance of the building. This is a key operational requirement to render the proposed sky lobby fully functional. This proposal will not be seen from the public realm and has negligible visual impact.
	7.9	Removal of external mechanical equipment	Area incorporated into Room 4-03 Rooftop lobby	Negligible
	7.10	Removal of part of existing sloped roof	Area incorporated into Rooms 4-05, 4-06, 4-07.	Negligible The existing fabric has a limited contribution to the significance of the building.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	7.11	Removal of portion of dome and internal structure	New opening to allow access from Room 4-03	Minor/Adverse Mitigation: The opening of the dome has been situated on a side that cannot be experienced from street level, minimising the visual impact. The loss of fabric is negative, but the new use for the dome would allow it to be experienced and appreciated, allowing the significance of the theatre to be better understood.
	7.12	Room 4-02 - Removal of part of existing floor structure and joists	New opening for access stair from floor below	Minor/Adverse Mitigation: Whilst this requires the loss of some existing fabric; it will create access to the dome space, which was not previously experienced by the public. The new use for the dome would allow it to be experienced and appreciated, allowing the significance of the theatre to be better understood.
	7.13	Removal of part of roof behind parapet wall	New opening in roof to allow for future ventilated plant enclosure	Minor/Adverse Mitigation: This will not be seen from the public realm or from any significant spaces within the theatre. Impact is therefore minor and justified for the improved services of the building.
	7.14	Removal of part of roof below parapet	New window skylight W4-03 added over Room 2-42	Minor/Adverse Mitigation: This will not be seen from the public realm or from any significant spaces within the theatre. Impact is therefore minor and justified for the improved services of the building.
	7.15	Gridlines B, 6 - Removal of part of roof and parapet	New roof structure installed. New opening for access from suite terrace to F+B terrace via new door D4-22	Minor/Adverse Mitigation: The existing parapet wall will be minimally altered, but still perceivable from street level. Impact is therefore minor and justified for the improved services and of the building.
	7.16	Removal of part of existing roof	To allow mechanical services to penetrate roof to transition into ducting running between existing ceiling and roof levels	Minor/Adverse Mitigation: This will not be seen from the public realm or from any significant spaces within the theatre. Impact is therefore minor and justified for the improved services of the building.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
Fifth Floor	8.1	Removal of part of existing sloped roof	New opening to allow access to Room 3-26 Suite	Minor/Adverse Mitigation: The existing fabric has a limited contribution to the significance of the building and will have minimal visual impact.
	8.2	Removal of existing roof	Replace with new slate tiles to match existing. Note new penetrations for supply and return air ducts and dumb waiter	Negligible The existing fabric has a limited contribution to the significance of the building.
	8.3	Access ladder to be removed	New access ladder to be installed in adjacent position	Negligible
	8.4	-	New timber cupola added to match Architect's original drawings	Major/Beneficial
	8.5	-	Lead roof to be installed to new cupola (ref: item 8.4)	Major/Beneficial
	8.6	Existing window skylight WR-01 to be removed	Skylight to be removed and replaced to match existing	Negligible
	8.7	remove portion of copper dome and structure	open for access from rooftop lobby to dome	Minor/Adverse Mitigation: The opening to the dome has been situated on a side that cannot be experienced from street level, minimising the visual impact. The loss of fabric has a negative impact, but the new use for the dome would allow it to be experienced and appreciated and experience as one unit at the roof level, allowing the architectural interest of the building to be better understood and appreciated.
Front Elevation (to Camden High Street)	9.1	As item 3.15	As item 3.15	Major and beneficial
	9.2	As item 3.30	As item 3.30	Major and beneficial
	9.3	As item 4.18	As item 4.18	Major and beneficial
	9.4	As item 4.19	As item 4.19	Major and beneficial
	9.5	As item 4.20	As item 4.20	Major and beneficial
	9.6	As item 5.16	As item 5.16	Major and beneficial
	9.7	As item 5.17	As item 5.17	Major and beneficial
	9.8	As item 5.18	As item 5.18	Major and beneficial

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	9.9	As item 6.17	As item 6.17	Major and beneficial
	9.10	As item 8.4	As item 8.4	
	9.11	As item 8.5	As item 8.5	
	9.12	Remove portion of existing parapet and wall below, create new scalloped parapet to match original architects drawings	Reinstate original detail on the front façade	Moderate/Beneficial
Crowndale Road Elevation	10.1	As item 3.30	As item 3.30	Major and beneficial
	10.2	Downpipes removed	-	Negligible
	10.3	As item 3.11	As item 3.11	Negligible
	10.4	As item 3.3 Door DG-09 removed	As item 3.3 New door DG-50 added	Minor and adverse Mitigation: It has been established that the Hope and Anchor has limited significance, which is concentrated largely on its evidential and townscape values as well as its continued use as a public house. The new door would match existing.
	10.5	Wall mounted cigarette bin removed	-	Negligible
	10.6	As item 3.3 Door DG-10 removed	As item 3.3 New door DG-51 added	Minor and adverse Mitigation: It has been established that the Hope and Anchor has limited significance, which is concentrated largely on its evidential and townscape values as well as its continued use as a public house. The new door would match existing.
	10.7	As item 4.5	As item 4.5	Major and beneficial The Hope and Anchor has retained much of its original character on the outside, including the faience facades and classical proportions. It makes a positive contribution to the Conservation Area and will continue to do so.
	10.8	As item 6.3	As item 6.3	
	10.9	As item 6.3	As item 6.3 New chimneys added	
	10.10	-	New structural glazed balustrade added to suite terrace	

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	10.11	As item 7.5	As item 7.5	
	10.12	As item 7.3	As item 7.3	
	10.13	Existing chimneys removed	Areas affected to be patched and made good	Negligible
	10.14	Existing roof removed	New roof added with slate tiles to match existing	Minor and beneficial Although this constitutes the loss of earlier fabric, the new roof and slate tiles will match the existing and provide better protection from the elements.
	10.15	-	New structural glazed balustrade added to F+B terrace	
	10.16	As item 7.9	As item 7.9 New glass pavilion constructed with patent glazed roof system and steel mullions to walls and doors. Doors D4-03, 4-04, 4-05, 4-06 and 4-07 added Windows W4-05 and WR-03 added	
	10.17	As item 8.4	As item 8.4	
	10.18	As item 8.5	As item 8.5	
Bayham Street Elevation	11.1	As item 3.3	As item 3.3	
	11.2	As item 10.2	As item 10.2	
	11.3	As item 3.2	As item 3.2	
	11.4	As item 3.1	As item 3.1 New black engineering brick facing façade	Minor and adverse Mitigation: It has been established that 65 Bayham Place has limited significance, which is concentrated largely on its evidential and townscape value; therefore, its loss will not diminish the ability to appreciate or understand the adjacent heritage assets, including the Conservation Area. The proposed building will possess a similar bulk, mass and materiality to the previous building and will make a positive contribution to the townscape.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	11.5	As item 4.1	As item 4.1 New English bond facing red brick façade. Brick to match existing red brick of theatre with matching vertical and horizontal mortar joints	Minor and adverse Mitigation: It has been established that 65 Bayham Place has limited significance, which is concentrated largely on its evidential and townscape value; therefore, its loss will not diminish the ability to appreciate or understand the adjacent heritage assets, including the Conservation Area. The proposed building will possess a similar bulk, mass and materiality to the previous building and will make a positive contribution to the townscape.
	11.6	As item 5.1	As item 5.1 New English bond facing red brick façade. Brick to match existing red brick of theatre with matching vertical and horizontal mortar joints	Minor and adverse Mitigation: It has been established that 65 Bayham Place has limited significance, which is concentrated largely on its evidential and townscape value; therefore, its loss will not diminish the ability to appreciate or understand the adjacent heritage assets, including the Conservation Area. The proposed building will possess a similar bulk, mass and materiality to the previous building and will make a positive contribution to the townscape.
	11.7	As item 4.2	As item 4.2	Minor and adverse Mitigation: It has been established that 65 Bayham Place has limited significance, which is concentrated largely on its evidential and townscape value; therefore, its loss will not diminish the ability to appreciate or understand the adjacent heritage assets, including the Conservation Area. Furthermore, the Bayham Street facade will be retained. The proposed building will possess a similar bulk, mass and materiality to the previous building and will make a positive contribution to the townscape.
	11.8	As item 5.2	As item 5.2	Minor and adverse Mitigation: It has been established that 65 Bayham Place has limited significance, which is concentrated largely on its evidential and townscape value; therefore, its loss will not diminish the ability to appreciate or understand the adjacent heritage assets, including the Conservation Area. Furthermore, the Bayham Street facade will be retained. The proposed building will possess a similar bulk, mass and materiality to the previous building and will make a positive contribution to the townscape.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	11.9	As item 6.2	As item 6.2 Doors D3-46, D3-45 added. Windows W3-28, W3-29 added.	Minor and adverse Mitigation: It has been established that 65 Bayham Place has limited significance, which is concentrated largely on its evidential and townscape value; therefore, its loss will not diminish the ability to appreciate or understand the adjacent heritage assets, including the Conservation Area. Furthermore, the Bayham Street facade will be retained. The proposed building will possess a similar bulk, mass and materiality to the previous building and will make a positive contribution to the townscape.
	11.10	As items 4.3, 5.3	As items 4.3, 5.3	
	11.11	As item 4.5	As item 4.5	
	11.12	As item 6.3	As item 6.3 New chimneys added	
	11.13	As item 7.3	As item 7.3	
	11.14	As item 7.4	As item 7.4	
	11.15	As item 6.3	As item 6.3 New chimneys added	
	11.16	-	New structural glazed balustrade added to terrace to Room 3-05	
	11.17	-	New structural glazed balustrade added to hotel roof terrace	
	11.18	-	New black engineering brick added to lift core and Rooms 4-11, 4-12. Doors D4-17, D4-18, D4-19 added	
	11.19	As item 8.6	As item 8.6	
	11.20	As item 8.4	As item 8.4	
	11.21	As item 8.5	As item 8.5	
	11.22	As item 10.13	As item 10.13	
	11.23	As item 10.14	As item 10.14	
Bayham Place Elevation	12.1	As item 3.1	As item 3.1	
			s	
	12.2	As item 4.1	As item 4.1	

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	12.3	As item 5.1	As item 5.1	
	12.4	As item 6.2	As item 6.2	
	12.5	As item 3.24	As item 3.24	
	12.6	As item 3.25	As item 3.25	
	12.7	As item 3.26	As item 3.26	
	12.8	As item 3.31	As item 3.31	
	12.9	As item 3.27	As item 3.27	
	12.10	As item 4.27	As item 4.27	
	12.11	As item 7.4	As item 7.4	
	12.12	As item 10.14	As item 10.14	
	12.13	As item 10.13	As item 10.13	
	12.14	Removal of all signage and sundries from external façade. Redundant fixings to be removed	Brickwork to be carefully patched and made good	
	12.15	As item 5.27	As item 5.27	
	12.16	As item 6.32	As item 6.32	
	12.17	As item 7.9	As item 7.9	
	12.18	As item 7.10	As item 7.10	
	12.19	As item 8.4	As item 8.4	
	12.20	As item 8.5	As item 8.5	
	12.21	As item 11.16	As item 11.16	
	12.22	As item 6.31	As item 6.31	
	12.23	As item 11.17	As item 11.17	
	12.24	As item 11.18	As item 11.18	
	12.25	As item 6.30	As item 6.30	

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	12.27	As item 7.9	As item 7.9 New glass pavilion constructed with patent glazed roof system and steel mullions to walls and doors. Windows WR-03 added	
	12.28	-	Existing wall rendered and painted to underside of existing cills	
	12.29	As item 3.35	As item 3.35	
	13.2	As item 2.3	As item 2.3	
	13.5	As item 3.3	As item 3.3	
	13.7	As item 4.5	As item 4.5	
	13.8	As item 4.6	As item 4.6	
	13.10	As item 4.19	As item 4.19	
	13.11	As item 4.21	As item 4.21	
	13.12	As item 5.36	As item 5.36	
	13.13	As item 5.17	As item 5.17	
	13.14	As item 5.28	As item 5.28	
	13.15	As item 5.33	As item 5.33	
	13.16	As item 5.24	As item 5.24	
	13.17	As item 5.32	As item 5.32	
	13.18	As item 5.23	As item 5.23	
	13.20	As item 5.5	As item 5.5	
	13.21	As item 6.3	As item 6.3	
	13.24	As item 6.27	As item 6.27	
	13.25	As item 7.4	As item 7.4	
	13.26	As item 7.9	As item 7.9	
	13.27	As item 8.06	As item 8.06	
	13.28	As item 6.17	As item 6.17	

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	13.29	As item 7.11	As item 7.11	
	13.30	As item 7.12	As item 7.12	
	13.31	As item 8.4	As item 8.4	
	13.32	As item 8.5	As item 8.5	
Section BB	14.1	As item 2.1	As item 2.1	
	14.2	As item 2.2	As item 2.2	
	14.3	As item 2.3	As item 2.3	
	14.4	As item 3.1	As item 3.1	
	14.5	As item 3.2	As item 3.2	
	14.6	As item 3.3	As item 3.3	
	14.7	As item 4.1	As item 4.1	
	14.8	As item 4.2	As item 4.2	
	14.9	As item 4.3	As item 4.3	
	14.10	As item 4.4	As item 4.4	
	14.11	As item 4.5	As item 4.5	
	14.12	As item 4.7	As item 4.7	
	14.13	As item 5.1	As item 5.1	
	14.14	As item 5.2	As item 5.2	
	14.15	As item 5.3	As item 5.3	
	14.16	As item 5.4	As item 5.4	
	14.17	As item 5.5	As item 5.5	
	14.18	As item 6.1	As item 6.1	
	14.19	As item 6.2	As item 6.2	
	14.20	As item 7.1	As item 7.1	
	14.21	As item 6.3	As item 6.3	

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
Section CC	15.1	Air handling system removed	New air handling system installed (ref: item 5.34)	
	15.2	As item 4.27	As item 4.27	
	15.3	As item 5.28	As item 5.28	
	15.4	As item 7.8	As item 7.8	
	15.5	As item 7.7	As item 7.7	
	15.6	remove portion of existing wall	allowing new access from lifts to sky lobby	Negligible
	15.7	As item 7.15	As item 7.15	
	15.8	As item 10.13	As item 10.13	
	16.2	As item 2.26	As item 2.26	
	16.3	As item 3.26	As item 3.26	
	16.4	As item 3.23	As item 3.23	
	16.5	As item 4.27	As item 4.27	
	16.7	As item 5.36	As item 5.36	
	16.8	As item 5.24	As item 5.24	
	16.9	As item 5.11	As item 5.11	
	16.11	As item 6.27	As item 6.27	
	16.12	As item 7.4	As item 7.4	
	16.13	As item 8.2	As item 8.2	
	16.14	As item 7.5	As item 7.5	
	16.15	As item 10.14	As item 10.14	
	16.16	As item 10.13	As item 10.13	
	16.17	As item 10.10	As item 10.10	
Section FF	17.1	As item 5.27	As item 5.27	
	17.2	As item 6.32	As item 6.32	
	17.3	As item 7.9	As item 7.9	

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	17.4	As item 7.10	As item 7.10	
	17.5	As item 7.11	As item 7.11	
	17.6	As item 8.3	As item 8.3	
	17.7	As item 10.15	As item 10.15	
	17.8	As item 8.4	As item 8.4	
	17.9	As item 8.5	As item 8.5	