



## View 3: Bayham Place

### Existing

- 5.15 This viewpoint is at the north-east end of the eastern leg of Bayham Place, looking south-west towards the Site. The foreground to the left (facing) and the middleground are within the Camden Town Conservation Area.
- 5.16 The foreground to the left comprises the late 19th century mews on Bayham Place. To the right is the large apartment block Westerham (on the Westerham estate), which is set back from the street and rises up to 6 storeys high.
- 5.17 In the middleground no. 3 Bayham Street can be seen towards the centre of the image (with nos. 5 and 7 to the right screened by the silver birch trees). The Site is just visible to the left, with an oblique view of the south facade facing the north side of Bayham Place. Beyond is the rear elevation of no. 4 - 6 Camden High Street (with its plant room), and above part of the Site and no. 3 Bayham Street is the modern roof extension and escape stair of no. 8 -12 Camden High Street (both Camden High Street buildings are identified in the Council's' Appraisal as negative elements in the conservation area).
- 5.18 This view image includes the repair and restoration works done to the building. These have been rendered in this image (see introduction) and include the replacement of three ground floor doors with windows (to match the pattern of openings above), the removal of render and paint from the ground floor frontage and general repairs to the brickwork.

View 3: Bayham Place

**Approved scheme**





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### Proposed

- 5.19 The Proposed Developed will be visible behind no. 3 Bayham Street, screening views of the upper floors of no. 8 to 12 Camden High Street.
- 5.20 The design of the 3rd floor will match that of the floors below. The top two floors will appear lightweight and of an appropriate character for a roof addition. The light silver colour of the metal panels will blend with the colour of the sky. The modest projection of the upper level beyond the southern building line, and articulation of the window openings add interest and articulate the form.
- 5.21 The approved scheme for nos. 3, 5 & 7 Bayham Street ref 2016/6394/P, currently being implemented on Site, has been rendered in this image.



## View 4: Crowndale Road

### Existing

- 5.22 This viewpoint is on the south-east side of Crowndale Road, looking west in the direction of the Site. The view is of the Camden Town Conservation Area. Left of centre of the image (facing) is the grade II listed Koko with its copper clad dome and long return to Crowndale Road; and beyond this, but screened by traffic in this photograph, is the grade II listed Mornington Crescent London Underground Station.
- 5.23 The foreground is dominated by traffic, road markings and street clutter. To the right is the end of the terrace on the north west-side of the street (that opposite (not in this image) is listed grade II).
- 5.24 In the centre of the image at the junction with Bayham Street (and in front of the grade II listed Koko) is the boarded up Hope and Anchor pub. To the right of this is no. 2 Bayham Street, and between the two there is a glimpsed view across the Site of the upper floors of no. 8 – 12 Camden High Street (identified in the Council's Appraisal as a negative element in the conservation area).

View 4: Crowndale Road

Approved scheme





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### Proposed

- 5.25 There will be glimpsed views of parts of the upper floors of the Proposed Development, as indicated by the yellow wireline outline. The light silver colour of the metal panels will blend with the colour of the sky. There will be a minimal effect on this view.
- 5.26 The grey shaded block model indicates the extent of the redevelopment proposed on the Koko Site.



## View 5: Eversholt Street

### Existing

- 5.27 This viewpoint is on the south-west side of Eversholt Street, looking north in the direction of the Site. The view is of the Camden Town Conservation Area. Koko (former Camden Palace Theatre), to the right, and the statue of Richard Cobden (obscured by the traffic lights), are listed grade II.
- 5.28 The busy highway and the former post office building (now Council offices, to the far right) are prominent in the foreground. Beyond is the stucco faced principal facade of Koko topped with the copper clad dome followed by nos. 2 to 6 and 8 to 12 Camden High Street, two post-war commercial buildings identified in the Council's Appraisal as negative buildings.