

2 Building Research & Archives

2.1 The site

The site is located in the London Borough of Camden, NW1 on the corner of Camden High Street and Crowndale Road. Covering approximately 0.16 hectares, the site is enclosed to the north and east by Bayham Place and Bayham Street, respectively, and is within the Camden Town Conservation Area. The site is currently occupied by a series of buildings including KOKO, The Hope & Anchor Pub, 1 Bayham Street and 65 Bayham Place.

2.2 Site History

The earliest historic maps (1870-1873) show the proposed development with a number of terraced residential properties and The Hope & Anchor Pub. The surrounding area was predominately terraced residential properties with the existing road system in place. By 1900, the site was redeveloped into its existing configuration with The Camden Theatre (now KOKO) opened on Boxing Day. The site has remained unchanged throughout its developed history, with the theatre being renamed to the Camden Hippodrome, The Camden Palace and then KOKO in 2004 following a refurbishment. Dating from the 1800's, the buildings at 65 Bayham Place and 1 Bayham Street were used for sheet metal production during the late 19th to early 20th century.

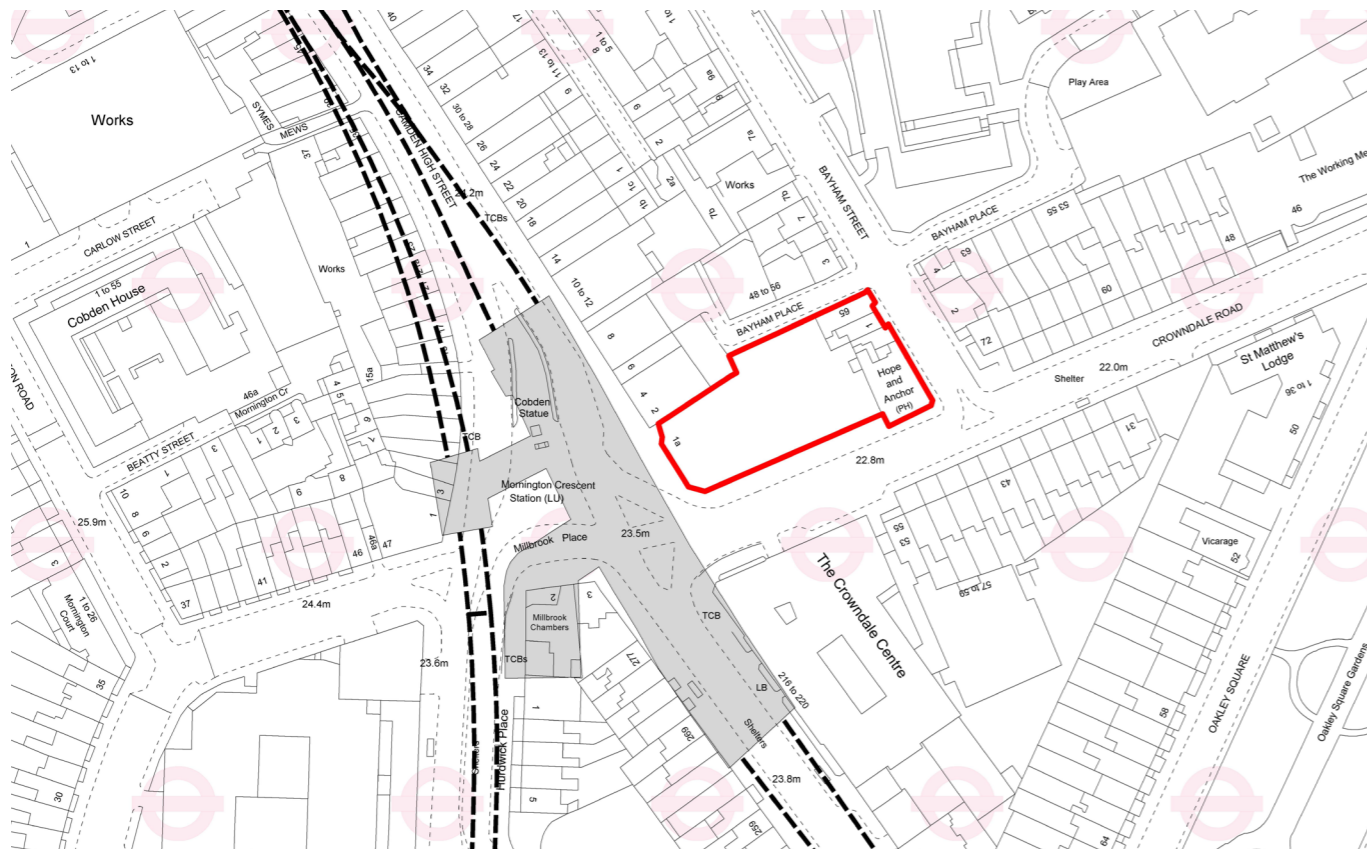
2.3 Unexploded Ordnance

A Preliminary UXO Risk Assessment was carried out by 1st Line Defence (Ref EP3439-00, dated May 2016). The report concluded that there are no records of any strikes within the site boundary or on structures immediately adjacent to the site and that the site was occupied by a theatre and a Public House during WWII. The report considers that the risk of encountering UXO during the proposed works is minimal and that no further action is necessary.

2.4 Underground Infrastructure

The Northern line tunnel runs below the western part of the site along Camden High Street and is within 50m of the site. It is located approximately 16m below existing ground level. LUL information can be found in Appendix G. It is understood that the Mornington Crescent Station 'box' is located directly beneath Camden High Street which KOKO fronts. Two tunnels enter the station, one 10m southwest of the site and the other 55m southwest of the site. The two sets of tracks represent two branches of the Northern Line; the Bank branch and the Charing Cross branch.

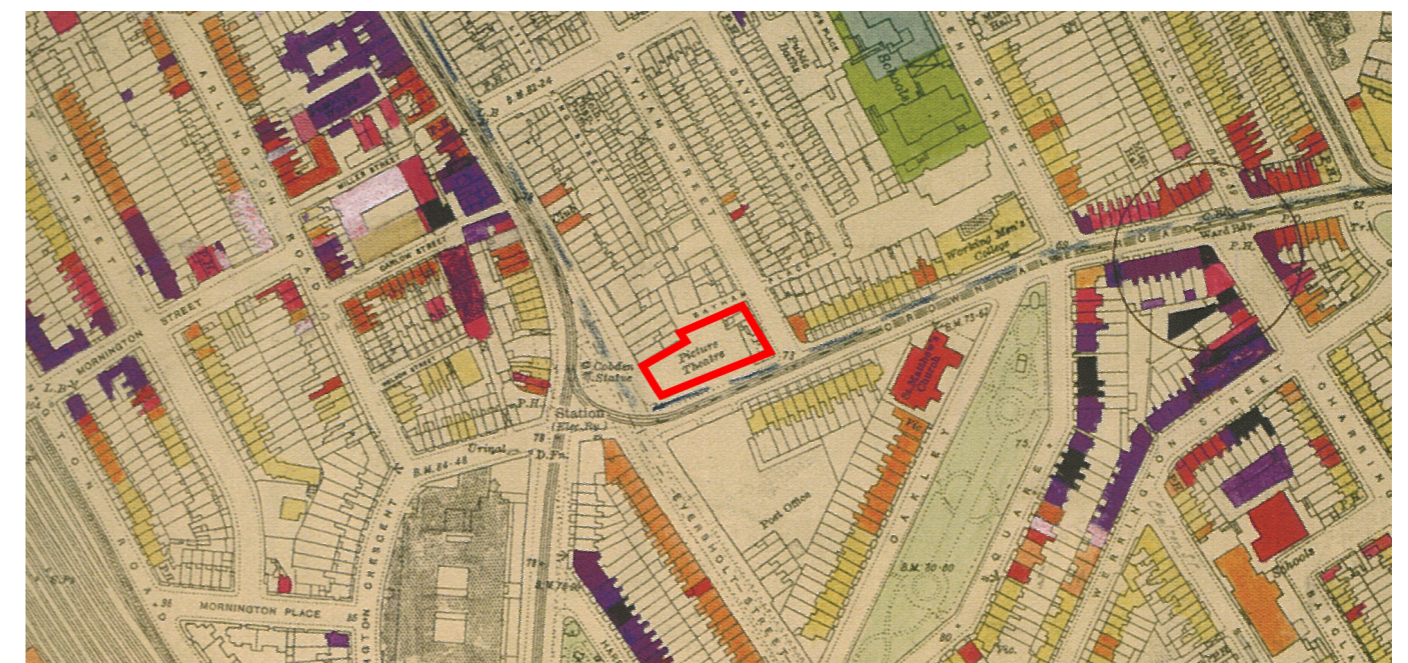
A meeting has been held with London Underground Infrastructure Protection who confirmed that the proposed works do not appear to be of concern to their assets due to the location, type and construction of the substructure works. LUL have recommended that an asset survey is undertaken prior to the commencement of works on site.



Location of the Northern Line and Mornington Crescent Underground Station -LUL



Archive map - 1916



WWII bomb map