

# Koko + Hope & Anchor, 1 Bayham St and 65 Bayham Place

## Planning Submission - Schedule of Works

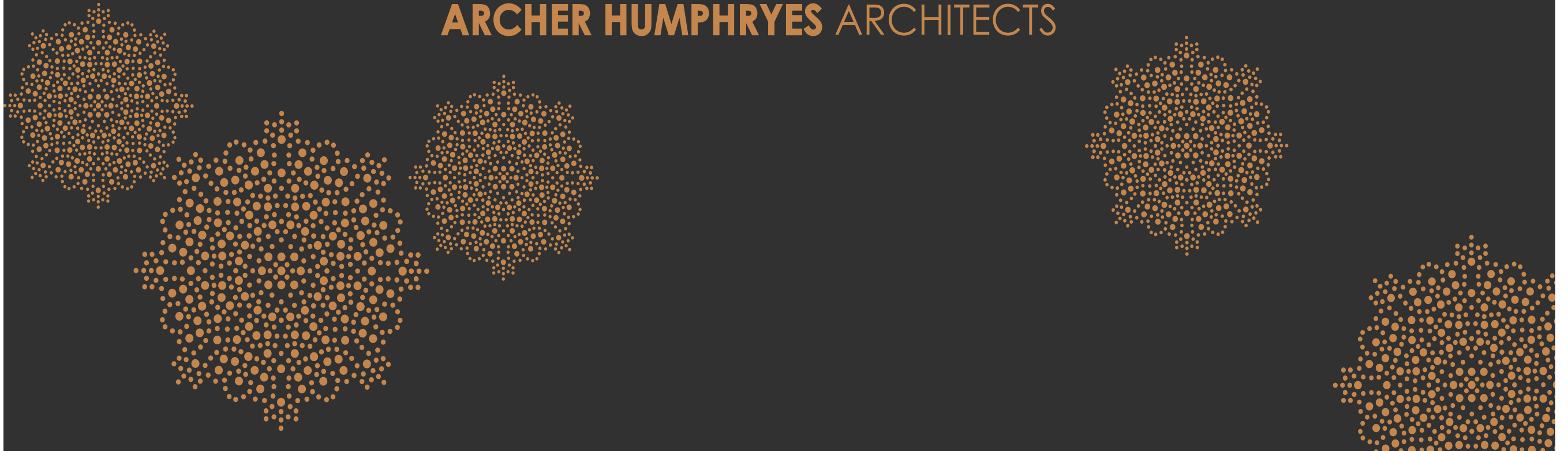
Part one of two

October 2017

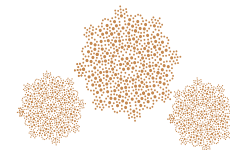
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“ a great space is performance in progress.”

**ARCHER HUMPHRYES** ARCHITECTS



Part One  
Schedule of Works  
Archer Humphries Architects



Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
<b>Sub Basement</b>	<b>1.01</b>	Gridlines B, 3 - Excavation	Excavation for new footings for proposed columns Refer to engineers details	Negligible
refer to drawings:  AHA-KKC-EX-098 Existing Lower BF Plan AHA-KKC-DM-098 Demolition LBF Plan	<b>1.02</b>	Gridlines G, 3 - Excavation	Excavation for new footings for proposed column Refer to engineers details	Negligible
	<b>1.03</b>	Gridlines C and 5-6 - Excavation	Excavation for new footings for proposed column Refer to engineers details	Negligible
AHA-KKC-GA-098 Proposed LBF Plan	<b>1.04</b>	Gridlines F and 5-6 - Excavation	Excavation for new footings for proposed column Refer to engineers details	Negligible
	<b>1.05</b>	Gridlines E-F and 4-5 - Excavation	Excavation for new to lift and stair core and amp store. Refer to engineers details	Negligible
	<b>1.06</b>	Gridlines 9-12 and D-G - Excavation. Removal of existing rooms SB-15 and SB-17.	Excavation for new lift access and adjacent lift pits.	Adverse / Minor  Mitigation: Impact on the listed building is minor, as the extension to the sub-basement level will not be visible from any of the spaces that are of historic interest.
<b>Basement</b>	<b>2.01</b>	Hope & Anchor - Existing floor structure (slab) and internal basement walls (as indicated) removed.	Excavation for new replacement slab and new partitions forming WC and back of house facilities. Refer to engineer's details	Adverse / Minor  Mitigation: The condition of the fabric within the pub is very poor and would not support the continued use irrespective of the additional mansard.
refer to drawings:  AHA-KKC-EX-099 Existing BF Plan AHA-KKC-DM-099 Demolition BF Plan	<b>2.02</b>	Room B-01 - Existing floor structure and walls, door DB-01 removed	Excavation for new stair and lift core. Refer to engineer's details.	Negligible  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-GA-099 Proposed BF Plan	<b>2.03</b>	Gridlines E, D, 10, 11 - Courtyard walls and floor removed	Excavation for new stair and lift core. Refer to engineer's details.	Negligible
	<b>2.04</b>	Room B-02 - Area removed including existing wall and previously blocked up window removed	To allow for access to new stair core and connection to KOKO staircase.	Negligible  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-300 Existing Section AA AHA-KKC-DM-300 Demolition Section AA	<b>2.05</b>	Door DB-02 leading to Room B-03 removed.	To allow for access to new stair core and connection to KOKO staircase.	Negligible
AHA-KKC-PR-300 Section AA	<b>2.06</b>	Room B-08 - Removal of internal partitions and all non original fixtures and fittings.	Formation of new Media Control room (B-08A) with new operable glazed doors.	Negligible
AHA-KKC-EX-301 Existing Section BB AHA-KKC-PR-301 Section BB	<b>2.07</b>	Room B-09 - Existing stairs to Room B-11 (Stage) removed.	New stairs to replace existing to rationalise riser heights and floor levels	Negligible  This proposal is in an area of low sensitivity and will allow for improved use and access to and from the Green Room.

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AHA-KKC-EX-304 Existing Section DD	2.08	Room B-10 - Part existing wall between Room B-10 and Room B-12 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	Negligible  This proposal is in an area of low sensitivity and will allow for improved use and access to and from the Green Room.
AHA-KKC-DM-303 Demolition Section DD AHA-KKC-PR-303 Section DD	2.09	Chase wall and form hole in floor at grid ref B-3	To allow for new column to be chased into existing structure	Adverse / Minor  Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	2.10	Chase wall and form hole in floor at grid ref G-3	To allow for new column to be chased into existing structure	Minor / Adverse  Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	2.11	Chase wall and form hole in floor at grid ref C, 5-6	To allow for new column to be chased into existing structure	Adverse / Minor  Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	2.12	Chase wall and form hole in floor at grid ref F, 5-6	To allow for new column to be chased into existing structure	Adverse / Minor  Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	2.13	Room B-44 - Removal of existing step leading to street as well as removal of fixtures + fittings.	New slab will be formed over Room B-44 to street level creating void under.	Adverse / Minor  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.
	2.14	Room B-46 - Removal of disused MEP services and existing door to Room B-45 removed.	New Room B-47 assigned for District Heating area within existing space. Existing doorway infilled. Refer to MEP details.	Negligible
	2.15	Room B-14 - Removal of internal partitions	New open bar area location.	Negligible
	2.16	Gridlines E-F and 4-5 - Excavation	Excavation for new to lift and stair core and amp store. Refer to engineers details	Adverse / Minor  Mitigation: Impact on the listed building is minor, as the extension to the basement level will not be visible from any of the spaces that are of historic interest.
	2.17	Demolish all non-original fittings and fixtures	Fit out as new gents bathroom.	Adverse / Minor  Mitigation: Minimal disruption in the existing fabric for the installation of new pipework. Existing runs to be used where possible.
	2.18	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	Negligible  There will be removal of possibly early fabric, however, the area is of very low/no significance.

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	2.19	Gridlines H-I, 5-6 - Partial excavation	Excavations required to allow for cross bracing columns supporting sky lobby. Refer to engineer's details.	Adverse / Minor  Mitigation: Impact on the listed building is minor, as the cross bracing will not be visible from any of the spaces that are of historic interest.
<b>Ground Floor</b>	<b>3.01</b>	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.	Negligible  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, including the conservation area.
	3.02	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.	Negligible  No.1 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.
	3.03	Hope & Anchor - Demolition of existing ground 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-13 and WG-14 removed. WG-10, WG-11, WG-12 to be replaced.  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 and associated joinery - new door for Private Members (gridlines A, 10-11).  New windows WG-16, WG-17, WG-18, WG-19 and WG-20 added  Door DG-50 and joinery added to replicate existing and fixed shut.  New pub door entrance and joinery to replace existing (grid ref: A-13).	Adverse / Minor  Mitigation: The condition of the fabric within the pub is very poor and would not support the continued use irrespective of the additional mansard.  Beneficial / Moderate  Historic sequence of entrances to pub will be partially reinstated.
	3.04	Room G-01 - Existing floor structure and walls, door DG-19, window WG-16 removed	New floor, stair + lift core added.	Adverse / Minor  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.
	3.05	Room G-02 - Existing floor structure, window WG-17 and wall to WG-17 removed.  Section of wall to stage removed.	To allow for access to new stair core and connection to KOKO staircase.  New doorway providing direct access to stage area (down via new staircase) from new core.	Adverse / Minor  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.  The new opening will allow for the stage area to be used for dining when it is not in use for music events. This will optimise the use of the space and enable guests to appreciate and experience the original fly tower and fly galleries above.

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	3.06	Gridline 10 - Window WG-18 removed	Infill opening to provide separation between existing KOKO stair core and Private Members entrance corridor.	Negligible
	3.07	Room G-03 - Window WG-19 removed	Infill opening to provide separation between existing Room G-03 and Private Members entrance corridor.	Negligible
	3.08	Room G-03 - Removal of non-original internal fittings	New internal layout with new Room G-03A added including 2no new doors as part of KOKO office.	Negligible
	3.09	As item 2.07	As item 2.07	Negligible  This proposal is in an area of low sensitivity and will allow for improved use and access to the Green Room.
	3.10	As item 2.08	As item 2.08	Negligible  This proposal is in an area of low sensitivity and will allow for improved use and access to the Green Room.
	3.11	Removal of doors DG-07	New door DG-49 and joinery added, with overclad panel above door	Beneficial / Moderate
	3.12	As item 2.09	As item 2.09	Adverse / Minor  Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	3.13	As item 2.10	As item 2.10	Adverse / Minor  Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	3.14	As item 2.11	As item 2.11	Adverse / Minor  Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	3.15	As item 2.12	As item 2.12	Adverse / Minor  Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	3.16	Removal of 3 no. canopies over external 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	Major / Beneficial
		Removal of paint finish to existing joinery of doors DG-01, DG-02, DG-03 at ground floor level	Existing joinery to doors DG-01, DG-02, DG-03 stripped back to reveal timber finish	Beneficial / Moderate
	3.17	Room G-26 - Removal of floor, wall finishes, internal wall and ceiling.	Internal layout changed for new bin store.	Adverse / Minor  Mitigation: The alterations are part of the reconfiguration and improvement to KOKO's operation. They are located in an area of low significance.

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	3.18	Bayham Place - Removal of part external wall with 2no blocked up windows to Room G-26	New door and joinery added to provide access and ventilation into bin store.	Negligible  Adverse / Minor  Mitigation: The removal of fabric in the original wall north of the stage will have a minor adverse impact, however, it will not reduce the appreciation of the heritage value of the building and the alteration is proposed in an area of low significance.
	3.19	Room B-46 - Removal of floor, wall finishes, internal wall and ceiling + removal of steel catwalk at ground floor level	New slab to be added for new AV/ I.T. room and Back of house pantry and incoming electrical.	Adverse / Minor  Mitigation: The alterations are part of the reconfiguration and improvement to KOKO's operation. They are located in an area of low significance.
	3.20	Bayham Place - Re-opening of existing blocked up window, grid ref I-7	New window added. Wall infill below cill to be rendered and painted to underside of cill.	Adverse / Minor  Mitigation: Whilst an early door will be removed that accessed service areas of the building, the opening will be replaced with a window, allowing the earlier opening to still be understood
	3.21	Bayham Place - Removal of external door grid ref I-7	New window added. Wall infill below cill to be rendered and painted to underside of cill.	Adverse / Minor  Mitigation: Whilst an early door will be removed that accessed service areas of the building, the opening will be replaced with a window, allowing the earlier opening to still be understood.
	3.22	Bayham Place - Removal of external door grid ref I-8	New window added. Wall infill below cill to be rendered and painted to underside of cill.	Adverse / Minor  Mitigation: Whilst an early door will be removed that accessed service areas of the building, the opening will be replaced with a window, allowing the earlier opening to still be understood.
	3.23	Bayham Place - Removal of external door grid ref I-9.	New door and joinery added for service entrance.	Minor / Beneficial
	3.24	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 Private Members Entrance Lobby.	Adverse / Minor  Mitigation: The fabric to be removed is located in a discreet area (off the main elevation to Crowndale Road) and will not disturb the visual sequence of entrances of the original pub.
	3.25	Partition walls between Room G-27, Room G-28 and Room B-44 removed. Doors DG-47 and DG-48 removed. Floor structure and all non-original fittings and fixtures removed. Grid ref G-H, 7-8.	New floor structure constructed. Internal layout changed to form new lobby, new staircase and disabled WC.	Adverse / Minor  Mitigation: This is to allow disabled access from the stage it is located in an area of low significance.
	3.26	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. New door added.	Adverse / Minor  Mitigation: This is to allow disabled access from the stage. The other alterations are part of the reconfiguration and improvement to KOKO's operation. They are located in an area of low significance.

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	3.27	Void beside Room G-27 to have opening in wall facing Room B-42.	To provide maintenance access into basement below.	Adverse / Minor  Mitigation: Is part of the maintenance and located in an area of low significance.
	3.28	-	Render to Koko ground floor façade facing Camden High Street and Crowndale Road to be patched and made good where required. Render to receive new paint finish.	Beneficial / Moderate
	3.29	Existing doors grid ref I, 3-5 to be removed.	New replacement doors and joinery to match existing	Beneficial / Moderate
	3.30	Gridlines H-I, 5-6 - Partial demolition through floor	To allow for cross bracing columns supporting sky lobby. Refer to engineer's details.	Adverse / Minor  The columns will extend down to basement level and will not be seen from the auditorium. Visual impact is therefore negligible.  Fabric that will be removed to accommodate the columns is not decorative or of particular significance. Creating an independent structure from the existing is the least intrusive method of adding new structures within the theatre; thereby 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.
	3.31	Removal of party walls grid ref: B, 8-10	Opening provides Box office service for Private Members.	Adverse / Minor  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.
<b>First Floor</b>	4.01	As per item 3.01	As per item 3.01	As per item 3.01
	4.02	1 Bayham Street - Demolition of existing structure including internal walls and floors. Bayham Street façade to be retained. Retain window.	New structure behind retained façade. Extended brick facing façade to match existing. New window at 2nd floor, details to match existing.	Negligible  No.1 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
	4.03	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.	Adverse / Minor  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.
	4.04	Hope & Anchor - Removal of part existing external wall and windows	New internal layout and walls added.	Adverse / Minor  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.
	4.05	Hope & Anchor - existing facades to Bayham Street and Crowndale Road retained. Demolition of all internal walls, floors 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.	Beneficial / Minor - Moderate  The Hope & 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.
	4.06	Hope & Anchor - removal of flat roof to Bayham Street	New flat blue roof added	Negligible
	4.07	Hope & Anchor - removal of flat roof to Crowndale Road	New flat blue roof added	Negligible
	4.08	Room 1-01 - Partial removal of existing floor structure and external walls. Door D1-06, window 1-11 removed	To allow for access to new stair core and connection to KOKO staircase.	Adverse / Minor  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.
	4.09	Room 1-02 - Removal of external walls and partial removal of floor structure. Window W1-12 removed	To allow for access to new stair core and connection to KOKO staircase.	Adverse / Minor  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.
	4.10	Gridline 10 - Window W1-13 removed, partial removal of floor structure and removal of partition wall. grid ref 10, C-E.	To allow for access to new stair core and connection to KOKO staircase	Adverse / Minor  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.

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	4.11	Room 1-04 - window W1-14 removed and removal of non-original internal fittings  Partial removal of existing wall.	Infill opening to provide separation between existing and new WC (grid ref C-D, 10)  To create direct access between Hope & Anchor and new function room.	Negligible  Adverse / Minor  Mitigation: This is in an area of low significance and will enable permeability and ease of use of the function rooms on first floor. Access from KOKO to the function room above the pub will facilitate the use of that space by the artists/private members.
	4.12	Partition wall between Room 1-19, Room 1-04, Room 1-05 removed. All doors in these rooms to be removed. All non-original internal fittings and fixtures removed.	Internal layout creating larger function room	Adverse / Minor  Mitigation: This is in an area of low significance and will enable permeability and ease of use of the function rooms on first floor. Access from KOKO to the function room above the pub will facilitate the use of that space by the artists/private members.
	4.13	Room 1-05 - Partial removal of wall.	New opening for new staircase to artist's gallery.	Adverse / Minor  Mitigation: This is in an area of low significance and will enable permeability and ease of use of the function rooms on first floor. Access from KOKO to the function room above the pub will facilitate the use of that space by the artists/private members.
	4.14	Room B-12 - Removal of balustrade at high level	New infill floor connecting stage balcony to new function room via new staircase (see. 4.13).	Adverse / Minor  Mitigation: This is in an area of low significance and will enable permeability and ease of use of the function rooms on first floor. Access from KOKO to the function room above the pub will facilitate the use of that space by the artists/private members.
	4.15	Chase wall and form hole in floor at grid ref B-3	To allow for new column to be chased into existing structure	Adverse / Minor  Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	4.16	Chase wall and form hole in floor at grid ref G-3	To allow for new column to be chased into existing structure	Adverse / Minor  Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	4.17	Chase wall and form hole in floor at grid ref C, 5-6	To allow for new column to be chased into existing structure	Adverse / Minor  Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	4.18	Chase wall and form hole in floor at grid ref F, 5-6	To allow for new column to be chased into existing structure	Adverse / Minor  Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.

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	4.19	Room 1-18 - Partial removal of external wall	New opening to allow for access between Royal Box and Flytower gallery at second floor.	Adverse / Minor  Mitigation: This is in an area of low significance and will enable permeability for private members between the Royal box and the Hope & Anchor. The fabric removal will be localised and will not impede upon the ability to understand the significance of the space.
	4.20	Room B-42 - Removal of balustrades at high level. Grid ref 7-8, E-F	New infill floors connecting side of stage gallery to new stair and lift core.	Minor / Beneficial  Mitigation: This is in an area of low significance and will enable permeability and ease of use for private members to side of stage and Royal Box access. The fabric removal will be localised and will not impede upon the ability to understand the significance of the space.
	4.21	Grid ref 8-9, F-G, Partial removal of wall	New connection to new stair and lift core (see. 4.20)	Adverse / Minor  Mitigation: This is in an area of low significance and will enable permeability and ease of use for private members to side of stage and Royal Box access. The fabric removal will be localised and will not impede upon the ability to understand the significance of the space.
	4.22	Bayham Place, gridlines 5-9 - removal of roof and external mechanical equipment	New rooms for kitchen plant, kitchen and back of kitchen facilities. MEP equipment to retained and re-used. Refer to MEP details.	Negligible  Adverse / Minor  The removal of fabric in the original wall north of the stage will have a minor adverse impact, however, it will not reduce the appreciation of the heritage value of the building and the alteration is proposed in an area of low significance.
	4.23	Camden High Street - removal of external doors D1-02, D1-03, D1-04. Grid ref 1-B-E.	New doors and joinery added to match Architect's original drawings	Neutral / Minor
	4.24	Camden High Street - removal of external door D1-01. Grid ref 1-F.	New door and joinery added to match Architect's original drawings	Neutral / Minor
	4.25	-	New glazed canopy to Front elevation and to Crowndale Road elevation near the Private Members entrance. Details and drainage tbc.	Adverse / Minor  Mitigation: Impact on the historic fabric is minor, however, the visual impact is moderate. Canopies in theatres are common and seen throughout London, particularly the West End. Though the canopy was not part of the original design, it is considered to be an appropriate addition to the façade and will aid business operations during open hours.
<b>Second Floor</b>	5.01	As per item 3.01	As per item 3.01	As per item 3.01
	5.02	1 Bayham Street - Demolition of existing structure including internal walls and floors. Bayham Street façade to be retained. Window retained - grid ref G-H, 13.	New structure behind retained façade. Brick façade to match existing.	As per item 3.02
	5.03	Hope & Anchor - Roof to be removed. Grid ref D-G, 10-13.	As item 4.03	As item 4.03

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	5.04	Hope & Anchor - Removal of part existing external wall and windows	As item 4.04	As item 4.04
	5.05	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 4.05	As item 4.05
	5.06	Room 2-01 - Removal of existing floor structure and external walls. Door D2-01, window 2-21 removed	To allow for access to new stair core and connection to KOKO staircase.	Adverse / Minor  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.
	5.07	Room 2-02 - Partial removal of existing floor structure and external walls. Window removed, grid ref D-E, 9-10	To allow for access to new stair core and connection to KOKO staircase.	Adverse / Minor  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.
	5.08	Room 2-02 - Partial removal of existing floor structure and external walls. Gridline 10 - Window W2-23 removed	Infill opening to provide separation between existing KOKO stair core and new WC.	Negligible
	5.09	Room 2-05 - window removed. Removal of non-original internal fittings and partial removal of party wall.	Infill opening to provide separation between KOKO staircase and new WC.  New opening provides access between Private Members to gallery bar and access to Flytower gallery.	Negligible  Adverse (Minor) / Beneficial - (Moderate)  Mitigation: There is some reduction in the legibility of the original layout of the rear of KOKO. This is in an area of low significance and will enable permeability and ease of use of the private members' spaces.  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.
	5.10	Room 2-05 - partial removal of floor structure	To allow for access to new stair core and connection to KOKO staircase.	Adverse / Minor  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.
	5.11	Room 2-04 - Partition wall and adjoining door to be removed. All non-original internal fittings and fixtures removed.	To allow for access to new stair core and connection to KOKO staircase.	Adverse / Minor  Mitigation: This is in an area of low significance and will enable the optimised use of the space. 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.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	5.12	Room 2-06 - Partition walls, door and all non-original internal fittings and fixtures removed.	New gallery bar area connecting private members from Hope & anchor to the flytower gallery.	<p>Adverse (Minor) / Beneficial - (Moderate)</p> <p>Mitigation: The benefit of this proposal is that the original gallery will be usable, allowing for the appreciation and understanding of the historic use of the building.</p> <p>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 and improved.</p>
	5.13	Room 2-07 - Partition walls, all doors and all non-original internal fittings and fixtures removed.	New gallery bar area connecting private members from Hope & anchor to the flytower gallery.	<p>Negligible</p> <p>Adverse / Minor</p> <p>Mitigation: This is in an area of low significance and will enable the optimised use of the space</p>
	5.14	Room 5-14 - Partition walls, doors and all non-original internal fittings and fixtures removed.	New gallery bar area connecting private members from Hope & anchor to the flytower gallery.	<p>Negligible</p> <p>Adverse / Minor</p> <p>Mitigation: This is in an area of low significance and will enable the optimised use of the space</p>
	5.15	Room 5-15 - Partition walls, doors and all non-original internal fittings and fixtures removed.	New gallery bar area connecting private members from Hope & anchor to the flytower gallery.	<p>Negligible</p> <p>Adverse / Minor</p> <p>Mitigation: This is in an area of low significance and will enable the optimised use of the space</p>
	5.16	Removal of existing ceiling over stage	Opened up views of the Flytower from stage level.	<p>Beneficial / Substantial</p> <p>Mitigation: The removal of this later ceiling will reveal the original scenography equipment above thereby creating a fundamental improvement in the appreciation of the heritage value.</p>
	5.17	Room 2-25 - Removal of mechanical equipment	New replacement equipment providing fresh air to above stage. Refer to MEP details.	<p>Beneficial / Substantial</p> <p>Mitigation: The removal of this will reveal the original scenography equipment above thereby creating a fundamental improvement in the appreciation of the heritage value.</p>
	5.18	Room 2.25 - Removal of metal brackets	Removal of brackets provides sufficient headroom for Flytower gallery access. Refer to MEP details.	<p>Beneficial (Moderate) – Adverse (Minor)</p> <p>Mitigation: This impact will have an adverse impact on the fabric where the new brackets will be attached to the existing fabric. This is however, minor and reversible. The benefit of this proposal is that the original gallery will be usable, allowing for the appreciation and understanding of the historic use of the building.</p>

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	5.19	Partial removal of wall. Grid ref. 6-F	New opening to allow for access between Flytower gallery and Royal Box in KOKO at first floor.	Adverse / Minor  Mitigation: This is in an area of low significance and will enable permeability for private members to and from the Royal box. The fabric removal will be localised and will not impede upon the ability to understand the significance of the space.
	5.20	Existing blocked arched windows on the external to be unblocked. Grid ref F, 6-8.	For easy connections for MEP equipment over stage area to new plant room on third floor.	Adverse / Minor  The removal of fabric in the original wall north of the stage will have a minor adverse impact, however, it will not reduce the appreciation of the heritage value of the building and the alteration is proposed in an area of low significance.
	5.21	Bayham Place, gridlines 5-9 - removal of roof and external mechanical equipment	New WC facilities and plant room.	Adverse / Minor  Mitigation: The area north of the stage will have a minor adverse impact, however, it will not reduce the appreciation of the heritage value of the building and the alteration is proposed in an area of low significance.
	5.22	Chase wall and form hole in floor at grid ref B-3	To allow for new column to be chased into existing structure	Adverse / Minor  Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	5.23	Chase wall and form hole in floor at grid ref G-3	To allow for new column to be chased into existing structure	Adverse / Minor  Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	5.24	Chase wall and form hole in floor at grid ref C, 5-6	To allow for new column to be chased into existing structure	Adverse / Minor  Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	5.25	Chase wall and form hole in floor at grid ref F, 5-6	To allow for new column to be chased into existing structure	Adverse / Minor  Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	5.26	Camden High Street, gridlines E-F, 1, 1 - Removal of window W2-08	New casement window added to match Architect's original drawings	Beneficial / Moderate
	5.27	Camden High Street, gridlines B-1 - Removal of window W2-01	New casement window added to match Architect's original drawings	Beneficial / Moderate
<b>Third Floor</b>	<b>6.01</b>	65 Bayham Place - Demolition of existing structure including roof, external and internal walls and windows	As item 3.01	As item 3.01

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	6.02	1 Bayham Street - Demolition of existing structure including roof, external and internal walls and floors.	New structure with new rooms for Private Members Suite with new windows. Refer to proposed drawings.	As item 3.02
	6.03	Hope & Anchor - Removal of existing roof and chimneys.	New floor level added for Rehearsal room.	Minor / Adverse  Mitigation: The condition of the fabric within the pub is very poor and would not support the continued use irrespective of the additional mansard.
	6.04	Gridlines D-F, 10 - removal of existing roof	New floor structure to new stair + lift core and connection to KOKO staircase.	Adverse / Minor  The removal of fabric will have a minor adverse impact, however, it will not reduce the appreciation of the heritage value of the building and the alteration is proposed in an area of low significance.
	6.05	Gridlines D, 10 - Window W3-16 removed.	Infill of courtyard for new stair + lift core and connection to KOKO staircase.	Negligible
	6.06	Gridline 10 - Window W3-15 removed	Infill of courtyard for new stair + lift core and connection to KOKO staircase.	Negligible
	6.07	Room 3-04 - Wall between Rooms 3-04 and KOKO stair core removed as well as partial removal of floor structure.  Window W3-14 removed. Door D3-03 removed.  All non-original internal fittings and fixtures removed.	New partition walls and doors installed separating new corridor to KOKO staircase and new dressing room no 4.	Adverse / Minor  Mitigation: The removal of fabric will have a minor adverse impact, however, it will not reduce the appreciation of the heritage value of the building and the alteration is proposed in an area of low significance.
	6.08	Room 3-05 - All non-original internal fittings and fixtures removed.	Location of dressing room no.1.	Negligible  Adverse / Minor  Mitigation: This is in an area of low significance and will enable the optimised use of the space.
	6.09	Room 3-03 - Wall between Room 3-03 and 3-05 removed. All non-original internal fittings and fixtures removed.	Internal layout changed. Partition walls added to provide separation between new corridor and access to dressing rooms.	Negligible  Adverse / Minor  Mitigation: This is in an area of low significance and will enable the optimised use of the space.
	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. Partition walls added to provide separation between new corridor and access to dressing rooms.	Negligible  Adverse / Minor  Mitigation: This is in an area of low significance and will enable the optimised use of the space.
	6.11	Room 3-07 - Removal of part existing wall. Internal wall removed. Door D3-06 removed.	Internal layout changed. Partition walls added to provide separation between new corridor and access to dressing rooms.	Negligible  Adverse / Minor  Mitigation: This is in an area of low significance and will enable the optimised use of the space.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	6.12	Room 3-07 - Removal of all non-original internal fittings and fixtures removed.	Internal layout changed. Partition walls added to provide separation between new corridor and access to dressing rooms and new bathroom.	Negligible Adverse / Minor Mitigation: This is in an area of low significance and will enable the optimised use of the space.
	6.13	Removal of partition walls and steps. Grid ref C-D, 9-10.	Connection to new stair + lift core and connection to KOKO staircase.	Adverse / Minor Mitigation: The removal of fabric will have a minor adverse impact, however, it will not reduce the appreciation of the heritage value of the building and the alteration is proposed in an area of low significance.
	6.14	Gridlines C-F, 6-9 - Existing suspended ceiling removed. Refer to Engineer's details.	Opening up for views of the Flytower from stage.	Beneficial / Substantial Mitigation: The removal of this ceiling will reveal the original scenography equipment above thereby creating a fundamental improvement in the appreciation of the heritage value.
	6.15	Chase wall and form hole in floor at grid ref B-3	To allow for new column to be chased into existing structure	Adverse / Minor Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	6.16	Chase wall and form hole in floor at grid ref G-3	To allow for new column to be chased into existing structure	Adverse / Minor Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	6.17	Chase wall and form hole in floor at grid ref C, 5-6	To allow for new column to be chased into existing structure	Adverse / Minor Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	6.18	Chase wall and form hole in floor at grid ref F, 5-6	To allow for new column to be chased into existing structure	Adverse / Minor Mitigation: The fabric removal will be localised in a discrete location that will not impede upon the ability to understand the significance of the space.
	6.19	Room 3-14 - Door D3-13 removed. Staircase removed. Non-original internal finishes, fittings and fixtures removed	Internal layout changed with infilled door opening	Negligible Adverse / Minor Mitigation: This is in an area of low significance and will enable the optimised use of the space and connection to the Dome.
	6.20	Room 3-13 - Removal of wall between Room 3-13 and 3-14. Non-original internal finishes, fittings and fixtures removed.  Partial removal of floor	New stairs added to provide access from Room 3-13 to Room 4-02 in dome. Internal layout amended and subdivision of space to create Rooms 3-39 and 3-40 with new doors.	Negligible Adverse / Minor Mitigation: This is in an area of low significance and will enable the optimised use of the space and connection to the Dome.



Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	6.21	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	Beneficial / Moderate
<b>Fourth Floor</b>	<b>7.01</b>	1 Bayham Street - Removal of existing roof	Proposed flat blue roof added	Negligible
	7.02	Gridlines D, 10 - Remove existing roof to stair core	New stair + lift core and connection to KOKO staircase.	As per item 3.02
	7.03	Gridlines B, 9 - Remove existing external store room	Area incorporated into Private terrace	Negligible  Adverse / Minor  Mitigation: This is in an area of low significance and will enable the optimised use of the space.
	7.04	Partial 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 from lower floors.	Beneficial / Substantial  Mitigation: The selective removal of planks will reveal the original scenography equipment above thereby creating a fundamental improvement in the appreciation of the heritage value.
	7.05	Partial removal of parapet.	New stair + lift core to 4th floor with WC facilities	Adverse / Minor  Mitigation: Visual impact is minimised through setbacks and use of 'light materials'. Impact to the fabric will be minimal and located in areas of lower significance.
	7.06	Removal of parapet wall and chimney	New glazed walkway connecting sky lobby and stair + lift core.	Adverse / Minor  Mitigation: Visual impact is minimised through setbacks and use of 'light materials'. Impact to the fabric will be minimal and located in areas of lower significance.
	7.07	Partial removal of parapet. Refer to engineer's details.	To allow for new structural connections	Adverse / Minor  Mitigation: Visual impact is minimised through setbacks and use of 'light materials'. Impact to the fabric will be minimal and located in areas of lower significance. Areas where columns will be chased through historic fabric are discreet; they will not affect the decorative features of the auditorium.
	7.08	Removal of external mechanical equipment. Refer to MEP details.	Equipment to be retained, re-used and relocated. Refer to MEP details. Location of New glazed Sky Lobby with connecting glazed enclosed staircase to Dome.	Adverse / Minor  Mitigation: Visual impact is minimised through setbacks and use of 'light materials'. Impact to the fabric will be minimal and located in areas of lower significance. Areas where columns will be chased through historic fabric are discreet; they will not affect the decorative features of the auditorium.
	7.09	Removal of part of roof structure and partial removal of wall.	Roof structure to accommodate new staircase and door between Private terrace and Outdoor terrace.	Adverse / Minor  Mitigation: This is mitigated by the improvement in the building safety and its location in a discreet area of low significance.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	7.10	Area of uneven roof to be removed and made good.	Area to be part of new Outdoor terrace for Sky Lobby.	Adverse / Minor  Mitigation: Visual impact is minimised through setbacks and use of 'light materials'. Impact to the fabric will be minimal.
	7.11	Removal of part of roof structure and partial removal of wall.	Area for new fire escape staircase to from 4th floor connecting to 3rd floor fire escape staircase.	Adverse / Minor  Mitigation: This is mitigated by the improvement in the building safety and its location in a discreet area of low significance.
	7.12	Room 4-02 - Removal of part of existing floor structure and joists	New opening for access stair from floor below	Adverse / Minor  Mitigation: The staircase is located in an area of low sensitivity and will not impact any significant decorative features. This proposal will allow for the optimised use of the space within the dome, in turn allowing for more people to appreciate and understand the heritage values of the building.
	7.13	Removal of portion of dome and internal structure	New opening to allow access from Sky Lobby to Dome.	Adverse / Minor  Mitigation: The staircase is located in an area of low sensitivity and will not impact any significant decorative features. This proposal will allow for the optimised use of the space within the dome, in turn allowing for more people to appreciate and understand the heritage values of the building.
	7.14	Opening into auditorium to be potentially made larger. Refer to MEP details.	Relocated MEP equipment for auditorium supply. Opening to be reviewed with engineer and MEP consultant.	Adverse / Minor  Mitigation: Impact to the fabric will be minimal and located in areas of lower significance. Areas through historic fabric will be discreet and will not affect the decorative features of the auditorium.
	7.15	Gridlines C-D, 3, Removal of access ladders.	Area to be used for relocated MEP equipment.	Negligible
	7.16	Area of uneven flat roof to be removed and made good.	Area to be used for new kitchen to Sky Lobby.	Adverse / Minor  Mitigation: Visual impact is minimised through setbacks and use of 'light materials'. Impact to the existing fabric will be minimal.
	7.17	MEP equipment to be relocated. Refer to MEP details.	To allow for clear Bayham Place elevation.	Beneficial / Moderate  Mitigation: The removal of MEP unit will not reduce the appreciation of the heritage value of the building and the alteration is proposed in an area of low significance.
<b>Fifth Floor - Roof Plan</b>	<b>8.01</b>	Remove vent pipes from flytower roof	Make good openings	Beneficial / Moderate
	<b>8.02</b>	-	Making good of skylight	Beneficial / Moderate
	<b>8.03</b>	As item 7.08	As item 7.08	As item 7.08
	<b>8.04</b>	Access ladder to be removed	New access ladder to be installed in new locations. Grid ref: C-D, 2-3 and E-F, 2-3.	Beneficial / Minor

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	8.05	Opening in flat roof	New timber cupola (with integrated ventilation unit) added to match Architect's original drawings.	Beneficial / Moderate - Substantial
	8.06	N/A	Lead roof to be installed to new cupola (ref: item 8.05)	Beneficial / Moderate - Substantial
<b>Front Elevation (to Camden High Street)</b>	<b>9.01</b>	As item 3.16	As item 3.16	As item 3.16
	9.02	As item 3.38	As item 3.38	As item 3.38
	9.03	As item 3.16	As item 3.16	As item 3.16
	9.04	As item 4.23	As item 4.23	As item 4.23
	9.05	As item 4.24	As item 4.24	As item 4.24
	9.06	As item 5.27	As item 5.27	As item 5.27
	9.07	As item 5.26	As item 5.26	As item 5.26
	9.08	As item 6.21	As item 6.21	As item 6.21
	9.09	Partial removal of parapets	3no Scalloped parapet detail to match Architect's original drawings	Beneficial / Moderate
	9.10	-	New glazed canopy to Front elevation and to Crowndale Road elevation near the Private Members entrance. Details and drainage tbc.	Neutral  Adverse / Minor  Mitigation: Impact on the historic fabric is minor, however, the visual impact is moderate. Canopies in theatres are common and seen throughout London, particularly the West End. Though the canopy was not part of the original design, it is considered to be an appropriate addition to the façade and will aid business operations during open hours.
	9.11	-	New signage. Details to be confirmed.	Neutral  Adverse / Minor  Mitigation: The front façade signage is consistent with the original configuration in terms of dimensions and location. The proposal on this elevation is therefore considered appropriate in terms of the building's original and continued use.
	9.12	-	New timber cupola (with integrated ventilation unit) added to match Architect's original drawings.	As item 8.05 + 8.06
<b>Crowndale Road Elevation</b>	<b>10.01</b>	As item 3.28	As item 3.28	As item 3.38
	10.02	Downpipes removed	Refer to MEP details for new and re-routed connections	Beneficial / Minor

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	10.03	As item 3.03	As item 3.03 New door and joinery added to replicate existing and fixed shut. Grid ref: 11	Beneficial / Minor  Historic sequence of entrances to pub will be partially reinstated.
	10.04	Wall mounted cigarette bin removed	-	Beneficial / Minor  Historic pub façade will be reinstated.
	10.05	As item 3.03 Door removed	As item 3.03 New pub door entrance and joinery to replace existing (grid ref: A-13).	Beneficial / Minor  Historic sequence of entrances to pub will be partially reinstated.
	10.06	As item 3.03	As item 3.03	As item 3.03
	10.07	As item 6.03	As item 6.03 New chimneys added	As item 6.03
	10.08	Partial removal of window for new ventilated louvred screen. Refer to MEP details.	New ventilated louvred screen. Refer to MEP details.	Adverse / Minor  Mitigation: The vent has been located within an original decorative detail, which will reduce its visual impact. The vent is part of the operational requirements for KOKO.
	10.09	As item 7.03	As item 7.03 New chimneys added	As item 7.03
	10.10	As item 8.01	As item 8.01	As item 8.01
	10.11	-	Flytower roof structure to be retained. Existing slates to be retained, overhauled and made good.	Beneficial / Moderate
	10.12	As item 7.08	As item 7.08 New glazed Sky Lobby constructed with patent glazed roof system and steel mullions to walls and doors.	As item 7.08
	10.13	As item 7.10	As item 7.10 Made good as necessary.	As item 7.10
	10.14	As item 8.05 + 8.06	As item 8.05 + 8.06	As item 8.05 + 8.06
	10.15	Removal of blocked window. Grid ref A, 4-5.	New louvred screen and joinery to match colour of new doors on Crowndale Road.	Adverse / Minor  Mitigation: The vent has been located within an original decorative detail, which will reduce its visual impact. The vent is part of the operational requirements for KOKO.
	10.16	As item 3.11	As item 3.11	As item 3.11
	10.17	-	New structural glazed balustrade added to terrace	Adverse / Minor  Mitigation: Visual impact is minimised through setbacks and use of 'light materials'. Impact to the existing fabric will be minimal.
	10.18	As per item 4.25	As per item 4.25	As per item 4.25

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
Bayham Street Elevation	11.01	As item 3.03	As item 3.03	As item 3.03
	11.02	As item 10.02	As item 10.02. Refer to MEP details for new and re-routed connections	As item 10.02
	11.03	As item 3.02	As item 3.02	As item 3.02
	11.04	As item 3.01	As item 3.01 New black engineering brick facing façade	As item 3.01
	11.05	As item 4.01	As item 4.01 New English bond facing red brick façade. Brick to match existing red brick of theatre with matching vertical and horizontal mortar joints	As item 4.01
	11.06	As item 5.01	As item 5.01 New English bond facing red brick façade. Brick to match existing red brick of theatre with matching vertical and horizontal mortar joints	As item 5.01
	11.07	As item 4.02	As item 4.02	As item 4.02
	11.08	As item 5.02	As item 5.02	As item 5.02
	11.09	As item 6.02	As item 6.02	As item 6.02
	11.10	As items 4.03 + 5.03	As items 4.03 + 5.03	As items 4.03 + 5.03
	11.11	As item 4.05 + 5.05	As item 4.05 + 5.05	As item 4.05 + 5.05
	11.12	As item 6.03	As item 6.03 New chimneys added	As item 6.03
	11.13	As item 7.03	As item 7.03	As item 7.03
	11.14	As item 10.11	As item 10.11	As item 10.11
	11.15	As item 6.03	As item 6.03 New chimneys added	As item 6.03
	11.16	As item 8.01	Make good openings	As item 8.01
	11.17	As item 7.13	As item 7.13	As item 7.13
	11.18	As item 7.05	As item 7.05	As item 7.05
	11.19	As item 8.02	As item 8.02	As item 8.02
	11.20	As item 8.05 + 8.06	As item 8.05 + 8.06	As item 8.05 + 8.06
	11.21	-	New structural glazed balustrade added to terrace to Private Members suite	Adverse / Minor  Mitigation: Visual impact is minimised through setbacks and use of 'light materials'. Impact to the existing fabric will be minimal.

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	11.22	-	New black engineering brick added to stair + lift core with openings for ventilation at low level.	Adverse / Minor  Mitigation: Visual impact is minimised through setbacks and use of 'light materials'. Impact to the fabric will be minimal.
<b>Bayham Place Elevation</b>	12.01	As item 3.01	As item 3.01	As item 3.01
	12.02	As item 4.01	As item 4.01	As item 4.01
	12.03	As item 5.01	As item 5.01	As item 5.01
	12.04	As item 6.02	As item 6.02	As item 6.02
	12.05	As item 3.23	As item 3.23	As item 3.23
	12.06	As item 3.22	As item 3.22	As item 3.22
	12.07	As item 3.21	As item 3.21	As item 3.21
	12.08	As item 3.20	As item 3.20	As item 3.20
	12.09	As item 3.18	As item 3.18	As item 3.18
	12.10	As item 4.22	As item 4.22	As item 4.22
	12.11	As item 10.11	As item 10.11	As item 10.11
	12.12	As item 10.11	As item 10.11	As item 10.11
	12.13	As item 8.01	As item 8.01	As item 8.01
	12.14	Removal of all signage and sundries from external façade. Redundant fixings to be removed	Brickwork to be carefully patched and made good	Beneficial / Moderate
	12.15	As item 5.21	As item 5.21	As item 5.21
	12.16	As item 7.07 + 7.16	As item 7.07 + 7.16	As item 7.07 + 7.16
	12.17	As item 7.08	As item 7.08	As item 7.08
	12.18	As item 6.15, 6.16, 6.17 and 6.18.	Existing roof to be retained with openings for columns for Sky Lobby above	As item 6.15, 6.16, 6.17 and 6.18.
	12.19	As item 5.20	As item 5.20	As item 5.20
	12.20	As item 10.02	As item 10.02	As item 10.02
	12.21	As item 7.06	As item 7.06	As item 7.06
	12.22	As item 3.29	As item 3.29	As item 3.29
	12.23	As item 8.05 + 8.06	As item 8.05 + 8.06	As item 8.05 + 8.06
	12.24	As item 7.17	As item 7.17	As item 7.17
	12.25	-	New glass pavilion constructed with patent glazed roof system and steel mullions to walls and doors with connecting glazed enclosed staircase to Dome..	Beneficial / Moderate

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	12.26	-	New glazed staircase enclosure	Adverse / Minor  Visual impact is minimised through setbacks and use of 'light materials'. Impact to the fabric will be minimal and located in areas of lower significance.
	12.27	-	Existing wall rendered and painted to underside of existing cills	Negligible  Adverse / Minor  Mitigation: The removal of fabric in the original wall north of the stage will have a minor adverse impact, however, it will not reduce the appreciation of the heritage value of the building and the alteration is proposed in an area of low significance.
<b>Section AA</b>	13.01	As item 2.01	As item 2.01	As item 2.01
	13.02	As item 3.03	As item 3.03	As item 3.03
	13.03	As item 4.04	As item 4.04	As item 4.04
	13.04	As item 4.06	As item 4.06	As item 4.06
	13.05	As item 5.04	As item 5.04	As item 5.04
	13.06	As item 6.03	As item 6.03	As item 6.03
	13.07	As item 5.16	As item 5.16	As item 5.16
	13.08	As item 5.17	As item 5.17	As item 5.17
	13.09	As item 5.18	As item 5.18	As item 5.18
	13.10	As item 6.14	As item 6.14	As item 6.14
	13.11	As item 10.11	As item 10.11	As item 10.11
	13.12	As item 8.02	As item 8.02	As item 8.02
	13.13	As item 7.04	As item 7.04	As item 7.04
	13.14	As item 7.08	As item 7.08	As item 7.08
	13.15	As item 7.13	As item 7.13	As item 7.13
	13.16	As item 8.05 +8.06	As item 8.05 +8.06	As item 8.05 +8.06
	13.17	As item 7.12	As item 7.12	As item 7.12
	13.18	As item 6.21 + 9.08	As item 6.21 + 9.08	As item 6.21 + 9.08
	13.19	As item 4.23 + 9.04	As item 4.23 + 9.04	As item 4.23 + 9.04
	13.20	As item 3.16	As item 3.16	As item 3.16
	13.21	As item 7.14	As item 7.14	As item 7.14
<b>Section BB</b>	14.01	As item 3.01	As item 3.01	As item 3.01

Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	14.02	As item 3.02	As item 3.02	As item 3.02
	14.03	As item 3.04 + 3.06	As item 3.04 + 3.06	As item 3.04 + 3.06
	14.04	As item 3.01 + 3.02	As item 3.01 + 3.02	As item 3.01 + 3.02
	14.05	As item 3.01 + 3.02	As item 3.01 + 3.02	As item 3.01 + 3.02
	14.06	As item 3.04 + 3.06	As item 3.04 + 3.06	As item 3.04 + 3.06
	14.07	As item 3.03	As item 3.03	As item 3.03
	14.08	As item 4.01 + 4.02	As item 4.01 + 4.02	As item 4.01 + 4.02
	14.09	As item 4.01 + 4.02	As item 4.01 + 4.02	As item 4.01 + 4.02
	14.10	As item 4.03	As item 4.03	As item 4.03
	14.11	As item 4.04	As item 4.04	As item 4.04
	14.12	As item 4.05	As item 4.05	As item 4.05
	14.13	As item 4.07	As item 4.07	As item 4.07
	14.14	As item 5.01	As item 5.01	As item 5.01
	14.15	As item 5.01 + 5.02	As item 5.01 + 5.02	As item 5.01 + 5.02
	14.16	As item 5.03	As item 5.03	As item 5.03
	14.17	As item 5.04	As item 5.04	As item 5.04
	14.18	As item 5.05	As item 5.05	As item 5.05
	14.19	As item 6.01	As item 6.01	As item 6.01
	14.20	As item 6.02	As item 6.02	As item 6.02
	14.21	As item 7.01	As item 7.01	As item 7.01
	14.22	As item 6.03	As item 6.03	As item 6.03
<b>Section CC</b>	<b>15.01</b>	Air handling system removed	New air handling system installed (ref: item 5.17) as replacement.	Beneficial / Moderate  Mitigation: New air handling system installed with minimal ducting within existing location minimising impact on historic fabric.
	15.02	As item 4.22 + 5.21	As item 4.22 + 5.21	As item 4.22 + 5.21
	15.03	As item 7.06	As item 7.06	As item 7.06
	15.04	As item 8.01	As item 8.01	As item 8.01
	15.05	As item 7.09	As item 7.09	As item 7.09
<b>Section DD</b>	<b>16.01</b>	As item 2.14	As item 2.14	As item 2.14
	16.02	As item 3.17 + 3.19 + 3.30	As item 3.17 + 3.19 + 3.30	As item 3.17 + 3.19 + 3.30



Location	Item	Demolitions	Proposed	Impact Assessment on the Historic Fabric
	16.03	As item 3.21	As item 3.21	As item 3.21
	16.04	As item 4.22	As item 4.22	As item 4.22
	16.05	As item 5.20	As item 5.20	As item 5.20
	16.06	As item 5.16	As item 5.16	As item 5.16
	16.07	As item 5.17	As item 5.17	As item 5.17
	16.08	As item 5.14 + 5.15	As item 5.14 + 5.15	As item 5.14 + 5.15
	16.09	As item 6.14	As item 6.14	As item 6.14
	16.10	As item 7.04	As item 7.04	As item 7.04
	16.11	As item 10.11	As item 10.11	As item 10.11
	16.12	As item 8.01	As item 8.01	As item 8.01
<b>Section FF</b>	17.01	As item 7.16	As item 7.16	As item 7.16
	17.02	As item 7.08	As item 7.08	As item 7.08
	17.03	As item 7.15	As item 7.15	As item 7.15
	17.04	As item 7.13	As item 7.13	As item 7.13
	17.05	As item 7.15	As item 7.15	As item 7.15
	17.06	As item 7.10	As item 7.10	As item 7.10
	17.07	As item 7.11	As item 7.11	As item 7.11
	17.08	As item 8.05 + 8.06	As item 8.05 + 8.06	As item 8.05 + 8.06