

HERITAGE STATEMENT

To support Full Application for
Planning and Listed Building
Consent for:

The Hope Project

Koko - 1A Camden High Street, Hope and
Anchor Public House- 74 Crowndale Road, 1
Bayham Street and 65 Bayham Place

October 2017



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The Hope Project, Camden, London – Heritage Statement

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1.0 INTRODUCTION

1.1 Aim of this Report

This report has been prepared to support the proposed development to KOKO, the Hope & Anchor Public House, 1 Bayham Street and 65 Bayham Place. It accompanies a submission for full application in respect of Planning Permission and Listed Building Consent, under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Koko, originally named Camden Palace Theatre, is a grade II listed building located within the Camden Town Conservation Area, in the London Borough of Camden. The buildings at Bayham Street and Bayham Place and The Hope & Anchor pub are part of the proposals under this application. The buildings are adjacent to the rear of the theatre. They are not included in the grade II listing, but are 'positive contributors' in the Camden Town Conservation Area Appraisal, 2007.

Koko is an internationally renowned music venue and a significant contributor to Camden's cultural identity. The Hope & Anchor closed some time ago and is currently vacant.

In December 2016, listed building consent (2016/6960/L) and planning (2016/6959/P) applications were submitted and consented in October 2017. These applications were for the following development:

“Erection of 4 storey extension above north west side of 1A Camden High Street (Koko) and erection of 5 storey building with basement following demolition of 65 Bayham Place and 1 Bayham Street (retention of façade) to provide 32 bedroom hotel, mansard roof extension to 74 Crowndale Road,

conversion of flytower to recording studio and hotel use (with retention of original theatre equipment), creation of terraces at 3rd and 4th floor level, erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to hotel, minor reconfiguration to circulation space within Koko, conversion of Koko dome to a private bar and refurbishment and restoration of Koko.”

This report has been produced to inform a new scheme, which is for the following development:

“Demolition of 65 Bayham Place, 1 Bayham Street (retention of façade) and rebuilding to provide private members club (sui generis) with extension to the rear and basement; retention (external walls) and refurbishment and internal demolition of the Hope & Anchor Public House (Use Class A4), minor reconfiguration to circulation space within KOKO. Use of the Flytower by the private members club with retention of original theatre equipment. Installation of fourth floor extension to provide amenity space with terrace restaurant and bar. The proposals also include for the conversion of the KOKO dome to a private bar and general refurbishment and restoration to the building, along with the installation new plant.”

This report sets out:

- An historical background of the building, the site and the surrounding area;
- An appraisal of the historical significance of the site and the contribution (or otherwise) it makes to the Camden Town Conservation Area;
- An assessment of the impact of the proposed works upon the significance of the site, surrounding heritage assets and the Camden Town Conservation Area;

- A visual impact assessment; and
- A justification statement in accordance with the NPPF and relevant local policies.

1.2 Summary of Proposed Works

KOKO

- Reinstatement of the original openings and fenestration on KOKO's façade fronting Camden High Street;
- Reinstatement of the cupola over KOKO's dome;
- Refurbishment to improve the façade overlooking Crowndale Road;
- Reconfiguration of circulation (back of house space) to optimise the space to use of private members;
- A partial fourth floor extension to form a sky lobby over the existing KOKO roof;
- A new glass canopy to Koko's front façade and a small one outside the private members' entrance;
- Conversion of KOKO's dome to a private bar; and
- Conversion of KOKO's fly tower for use by private members. The existing scenography equipment is to be retained and will be revealed for the first time.

The Hope & Anchor

- Retention of faience façade at ground floor level of the pub and external walls on 1st and 2nd floor;
- A new structural frame to support the use as a pub and the proposed additional 3rd story mansard;

- Refurbishment and upgrade of existing pub to provide supporting restaurant/bar facilities; and
- Addition of a fourth floor to accommodate a rehearsal room. These will be set back from the existing roof line facing Crowndale Road and Bayham Street.

65 Bayham Place and 1 Bayham Street

- Demolition of existing building, with construction of new building within existing footprint to provide new suites for private members and
- Retention of façade of 1 Bayham Street, with rebuild to provide new suites for private members, plant room,

The design brief for this scheme will bring the buildings together cohesively making more efficient use of the space available and opening more of the buildings up for public use.

1.3 Reference to other documentation

This report is to be read in conjunction with the Design and Access Statement and drawings prepared by Archer Humphryes Architects, the Planning Statement by Indigo Planning, structural drawings by Heyne Tillett Steel and M&E drawings by RTKA.

1.4 Authorship

This heritage statement has been prepared by Stephen Levrant Heritage Architecture Ltd, which specialises in the historic cultural environment.

- Stephen Levrant – Principal Architect
- Francesca Cipolla – Senior Associate and Architect
- Josephine Roscoe – Senior Architectural Conservation Consultant

1.5 Summary

- The subject site at 1A Camden High Street is a grade II listed building in the Camden Town Conservation Area. It was originally a theatre; then it became cinema; and it is now a music venue.
- The building, situated at a junction, is a local landmark; and thus, it is a positive contributor to the historic character and townscape of the conservation area.
- An assessment of the significance of the site concludes that, despite having been altered over the years, Koko possesses high historical, evidential, aesthetic and communal value. The Hope & Anchor and Bayham Place possess medium to low historical, evidential, aesthetic and communal value, with exception of the Hope & Anchor, which has high communal value.
- The overall impact on the new proposals is considered to be mostly negligible, as much of the work is limited to the new build. The impact on the historic fabric is generally minimal and there are numerous omissions in this proposal that are considered to be an improvement from the previous scheme. This will be discussed in further detail in the impact assessment.

1.6 Methodology Statement

This assessment has been carried out gathering desk-based and fieldwork data.

The methods used in order to undertake the study were the following:

Literature and Documentary Research Review

The documentary research was based upon primary and secondary sources of local history and architecture, including maps, drawings and reports. Attention was given to the Camden Archives and Local Studies Library.

Dates of elements and construction periods have been identified using documentary sources and visual evidence based upon experience gained from similar sites.

Area Surveying

A survey of the surrounding areas was conducted by visual inspection to analyse the site and identify the relevant parts of the Camden Town Conservation Area that would be most affected by the proposed works.

Consideration has been given to its historical development; to the building types and materials of the key buildings which contribute to the identity of the built form; and the special character of the area.

Two surveys were carried out as part of the assessment of the historic fabric of the listed building. This was to ascertain the provenance of the fabric and its condition. Further details are in Chapter: 3.1 Camden Palace Theatre.

1.7 Pre-application Advice

A number of pre-application meetings were held at London Borough of Camden and on site. There has also been consultation with relevant heritage amenity societies, which included: Historic England, Theatres Trust, Victorian Society and the Camden Town Conservation Area Advisory Committee. Further details of their feedback are in Chapter: 5.0 Pre-Application Feedback.

1.8 Planning Policy Guidance and Legislation

The assessment of the impact of the proposed development on the Conservation Area and the identified heritage assets has been prepared taking into account the information contained in:

- The Planning (Listed Building and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF), 27 March 2012. Planning Practice Guidance (PPG)
- Conservation principles, policies and guidance for the sustainable management of the historic environment, Historic England, April 2008
- Understanding Place: Conservation Area Designation, Appraisal and Management, Historic England, Guidance, 2011
- Historic Environment Good Practice Advice in Planning, Historic England, March 2015:
 - Planning Note 1: The Historic Environment in Local Plans
 - Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment
 - Planning Note 3: The Setting of Heritage Assets
- Camden Local Plan, adopted on 3rd July 2017
 - Policy D1 Design
 - Policy D2 Heritage
 - Policy D4 Advertisements
- The Camden Town Conservation Area Appraisal and Management Strategy, October 2007

2.0 SETTING AND HISTORIC INFORMATION

2.1 Location

The subject site is divided into three sections: KOKO, The Hope & Anchor and Bayham Place.

KOKO

KOKO is located on a traffic and pedestrian junction. It is the first building to the south of Camden High Street, and is opposite Mornington Crescent Underground Station. The building's prominence and location on a node makes it a landmark. Furthermore, it is a renowned night club and live music venue. The site is bounded by Crowndale Road to the south, Camden High Street to the west and Bayham Street to the east, and is within walking distance to Regent's Park and Camden Market. Recent roadway alterations have created a plaza to the front of the building which now forms part of its setting and includes the Grade II listed Cobden Statue.

The Hope & Anchor Pub

The Hope & Anchor pub is part of the subject site and situated at the corner of Crowndale Road and Bayham Street.

Bayham Place

65 Bayham Place, 1 Bayham Street and associated mews buildings are two adjacent buildings to the rear of KOKO and also part of the subject site.

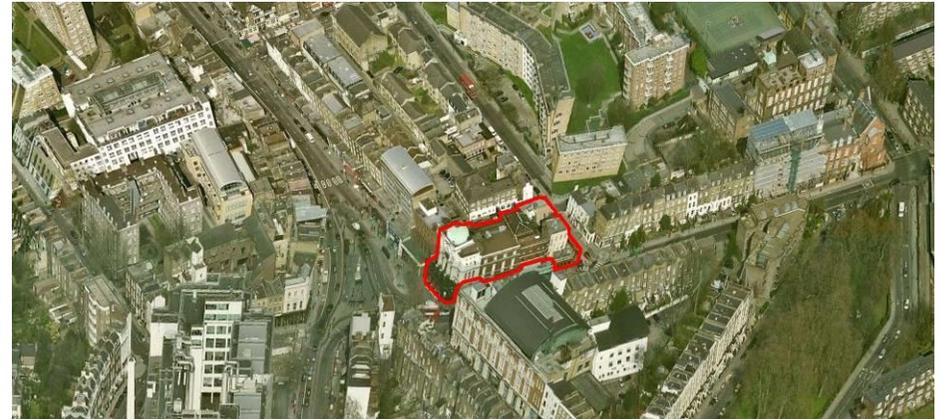


Figure 1 The subject site, KOKO, Bayham Place and The Hope & Anchor pub – outlined red. View from the south (Bing Maps).

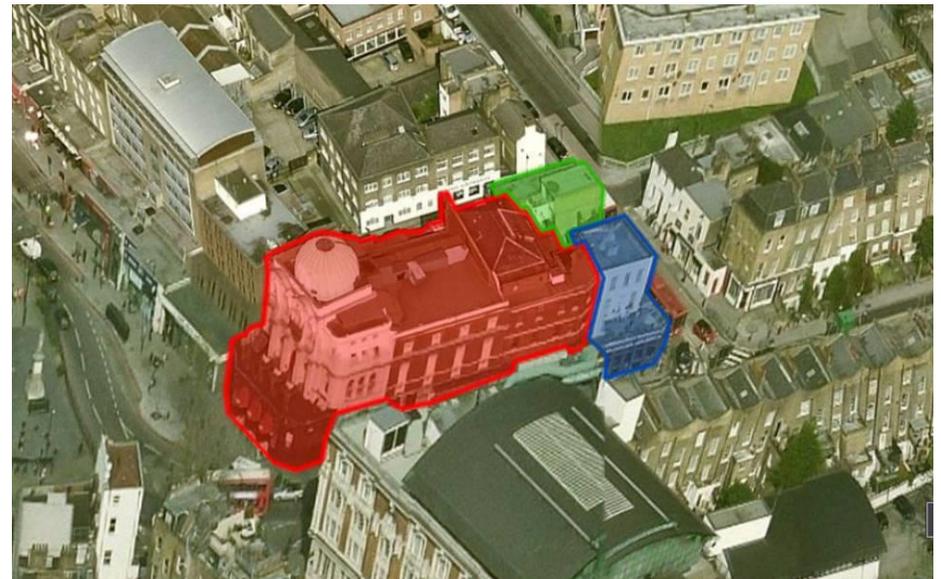


Figure 2: KOKO – RED, Bayham Place- GREEN and The Hope & Anchor- VIOLET.



Figure 3: The subject site, KOKO, Bayham Place and The Hope & Anchor pub – outlined red. View from the west (Bing Maps).

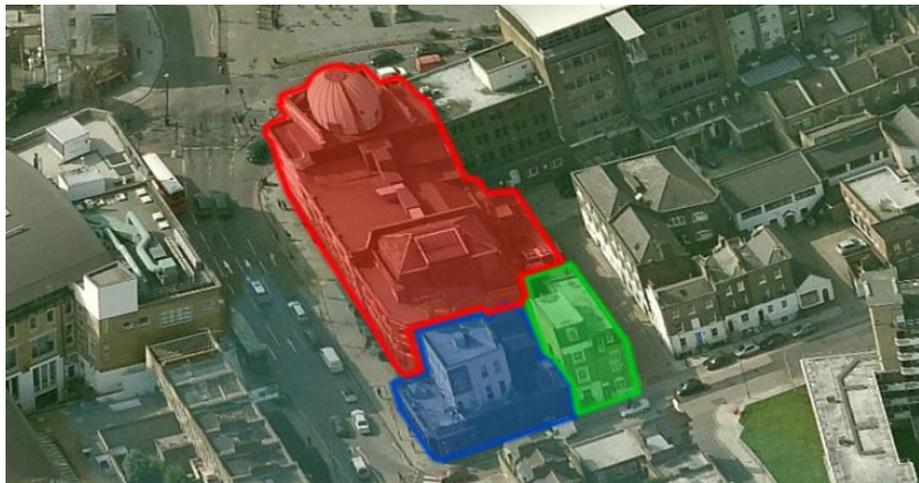


Figure 4: KOKO – RED, Bayham Place- GREEN and The Hope & Anchor- VIOLET.



Figure 5: Site boundary. KOKO – RED, Bayham Place- GREEN and The Hope & Anchor- VIOLET.

2.2 Statutory Site

2.2.1 Conservation Area

The site is within the Camden Town Conservation Area in the London Borough of Camden. The Camden Town Conservation Area is bounded to the Regent’s Park Conservation Area to the west (separated by the railway tracks), Regent’s Canal Conservation Area to the north and Primrose Hill Conservation Area to the northwest.

2.2.2 Heritage Assets

Figure 8 shows that there are a number of buildings on the statutory list in close proximity to the site, namely Mornington Crescent Underground Station, the Cobden Statue and nos. 31-53 Crowndale Road, all grade II listed. Many buildings that are considered to have a positive contribution to the townscape surround the site, however, there are also a number of ‘negative’ buildings on Camden High Street; one of them adjacent to KOKO and two

others further north on Camden High Street. The subject site is very central in views of Camden High Street.

2.2.3 Designated Views

Camden Core Strategy and the London View Management Framework – designated views in the London Plan identify a number of views of local and national significance. These are panoramic views towards the city and include:

- Parliament Hill to Central London
- Kenwood to Central London
- Primrose Hill to Central London

As the subject building is a local landmark within the foreground of these designated views, it effectively provides a unique vantage point, thus contributing to the legibility, composition and character of the townscape.

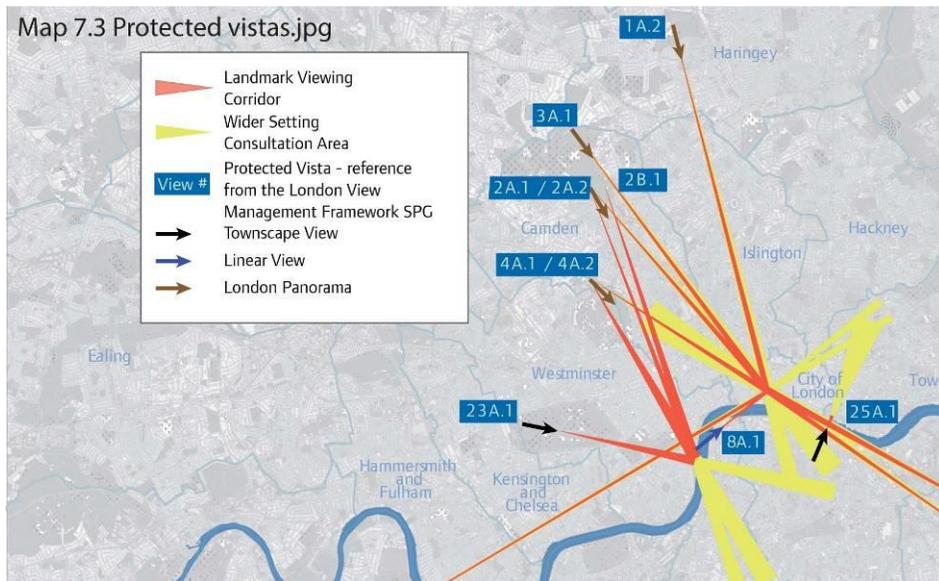


Figure 6: KOKO is within views 2A.1/2A.2, 2B.1, 3A.1 and 4A.2.

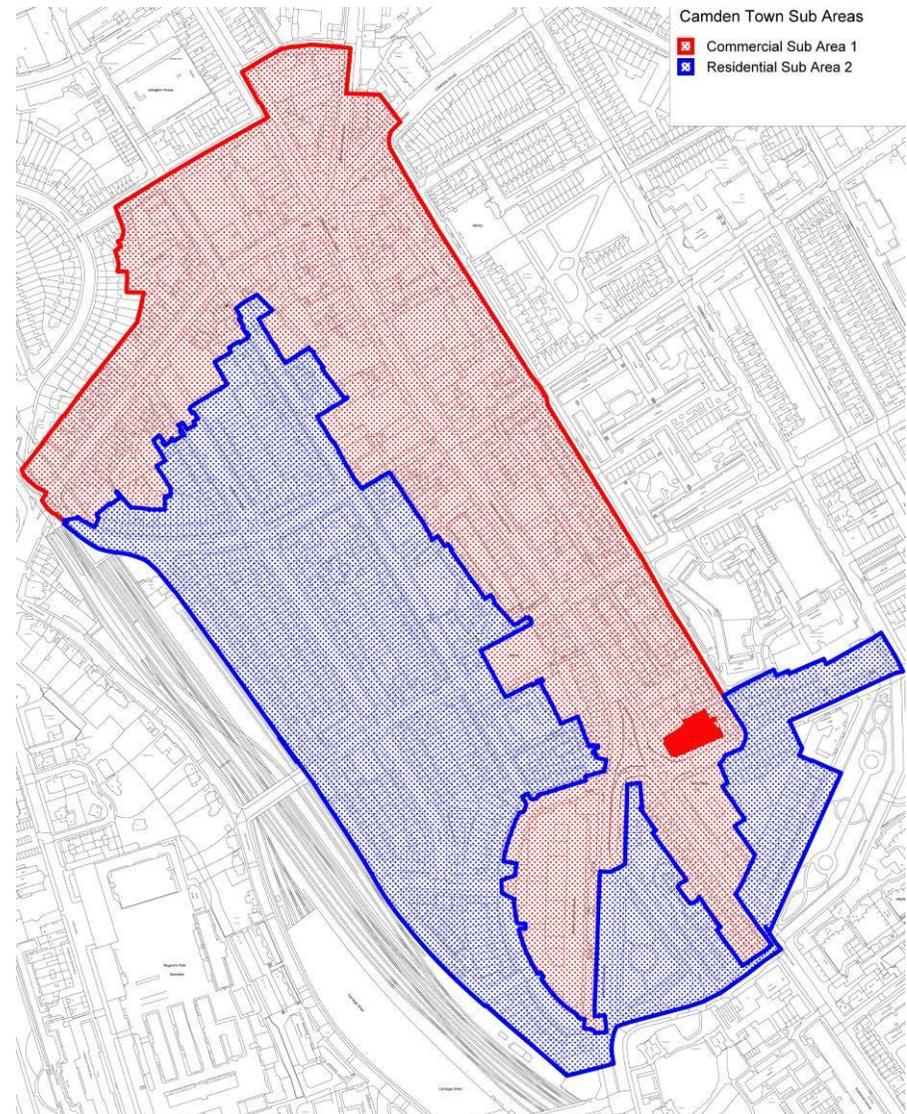


Figure 7: Map of the Camden Town Conservation Area with the subject site highlighted red.

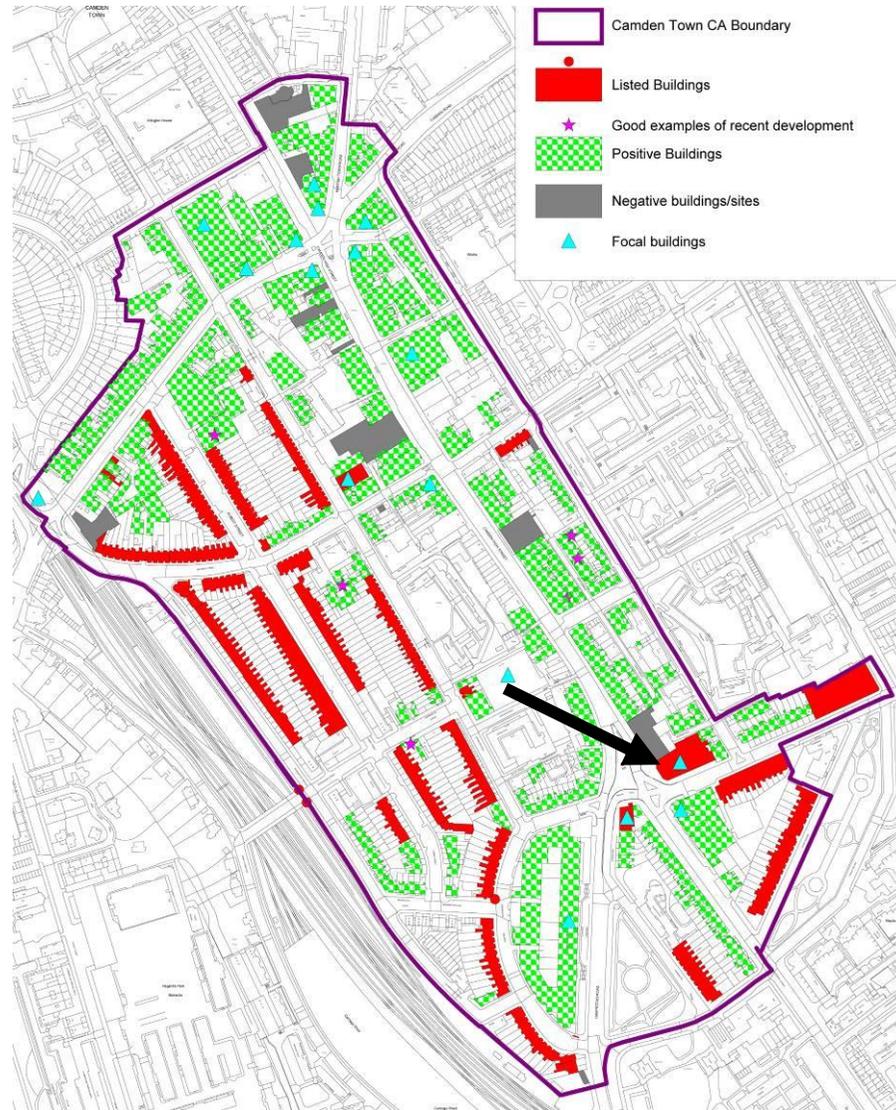


Figure 8: The location of listed buildings in proximity to KOKO. KOKO is also considered to be a focal building. There are numerous positive buildings on Camden High Street, including The Hope & Anchor Pub, Bayham Place.

2.3 Camden Town Conservation Area

The Camden Town Conservation Area was designated in November 1986. It was extended in 1997 to include Camden Town Underground Station. Its location is central to the Borough of Camden.

There is an appraisal and management plan available for the Camden Town Conservation Area, as adopted in October 2007. The appraisal divides the conservation area into two sub-areas. Sub-area one consists of mostly retail and commercial buildings, and sub-area two is mainly residential.

Sub-area one contains the main commercial hub of the Camden Town Conservation Area and wider Borough of Camden, including Britannia Junction (a traffic and pedestrian focal point) and two underground stations, Mornington Crescent and Camden Town. The area has an eclectic urban feel and buildings vary in style and function. The townscape character of Camden is further enhanced by the variety of restaurants, street markets, stalls and signs, creating a bustling multi-use hub. There is a historically rich streetscape with buildings that exhibit architectural developments over the past 200 years. Plot sizes in sub-area one conforms to a looser grain, relative to sub-area two. This is particularly apparent at junctions and larger late 19th and 20th century buildings. Originally, the buildings were mostly residential, comprising flat fronted terraces, most of which have been converted and now have shop frontages. Many were demolished to make way for larger scale 19th and 20th century buildings.

Sub-area two consists of late 18th – 19th century residential developments forming a series of tree lined terraces with narrow plots, one crescent formed on a regular tight grid. Generally, buildings are two-four storey flat

fronted terraces with yellow London stock brick and some with stucco frontages.

Both areas have a strong sense of historic and urban character and contain numerous listed buildings and 'positive' buildings (Figure 8).

2.3.1 Brief History of Camden Town Conservation Area

During Camden Town's early development towards to end of the 18th century, the land owners Charles Pratt, the Earl of Camden, and Charles Fitzroy, Baron Southampton sold many of their leases for the development of residential buildings, mostly terraced houses on narrow plots. This development can be seen in Thompson's Parish map, 1801/1804 and some of the buildings still survive today as shops.

Prior to the area's development during the 19th century, it was used chiefly for pasture. There are records from the late 17th century of development where the road fork diverges (Britannia Junction), leading to either Hampstead or Highgate. These are known today as Chalk Farm Road and Kentish Town Road. A number of buildings existed in the 18th century, namely: a tavern (The Old Mother Red Caps, seen in Rocque's Map, 1746), The Britannia Hotel, Public House (1777) at the Britannia Junction and a coaching inn at the Mornington Crescent Underground Station corner. These establishments catered for travellers in and out of London.

Camden started out as a wayside hamlet, and developed gradually off the main road (now Camden High Street). As seen in Thompson's parish map (Figure 10), by the 1800s, the high street between the two underground stations (which had not yet been built); and Gloucester Place (now Crowndale Road) had terraces with narrow plots, though the surrounding land still consisted of open fields.

London expanded rapidly in the 19th century and by c. 1850, the open fields in Camden had transformed into a series of terraces and crescents branching off from Camden High Street. The London & Birmingham Railway was constructed in 1837, creating a physical division between Camden Town and the more prestigious Regent's Park. This division had a fundamental influence on the development of Camden Town and inhibited its chances of reaching the same class as the Regent's Park area.

Industry and activities associated with the canals and railway drew in middle class workers in high numbers. This spurred the development of Arlington Road, Albert Street, Mornington Terrace and Delancey Street, providing homes for the working families. In the 1860s, there was a huge influx of people, displaced from the impoverished area of Somers Town due to the construction of Midland Railway towards St. Pancras. Housing at that time generally consisted of three storey buildings with basement and attics (for servants). However, the displacement of people meant that the houses were soon converted into apartments. Overcrowding became a problem, and with the nearby railway, the buildings soon became soot-stained. As a result, the area went into decline.

Building Types

One of the principal industries in Camden Town was piano manufacturing. The canals allowed for the easy transportation of timber, and subsequently there was a piano workshop on almost every street in Camden Town. One of the more distinguished piano manufacture warehouses was in Bayham Place. Another notable piano warehouse, outside the Camden Town Conservation Area, was the Camden Works Rotunda on Gloucester Crescent and Oval Road.

By the 1840s, numerous shops had been built into the existing front gardens of the High Street terraces. Hotels and public houses were also built to serve the working class moving into the area. Camden Town soon had a reputation for its Bohemian atmosphere and cheap lodgings and entertainment, attracting craftsmen, artists and writers. In the late 19th century, numerous buildings on the High Street, particularly around Britannia Junction were redeveloped to provide larger shops.

The two underground stations within the Camden Town Conservation Area were opened in 1907 as part of the Northern Line. Both buildings display a number of features of architectural interest, including giant arches with keystones flanked by 'lugged architrave sashes', modillion cornices and maroon glazed faience. By the time the underground stations were built, Camden Town had evolved from a quiet middle-class London suburb into a busy inner-London hub with multi-use buildings.

In more recent history its popularity with architects and designers grew due to their interest in industrial and mews buildings. In the 1970s, the area to the north of Camden Town Underground Station was a popular hub for young visitors and soon developed into a bustling area with markets, shops and music venues, attracting Londoners and tourists alike.



Figure 10: 1801 – Thompson Parish Map. Terraces built on narrow plots have been built along the high street between the Britannia Junction and Mornington Crescent (not yet built at this time). Some of these buildings on the high street still exist and have been converted into shops.

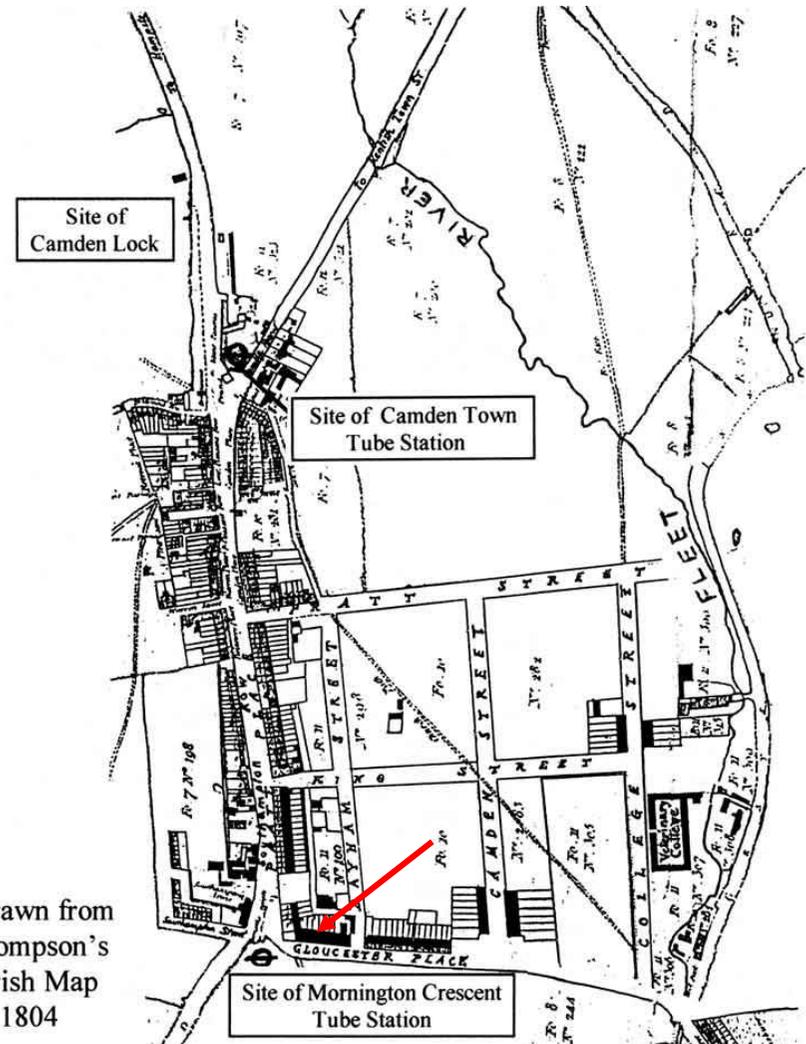


Figure 11: 1804 – Thompson Parish Map (Redrawn). By this time, some of the streets as seen today have formed around the high street. The buildings at the junction at Mornington Crescent were small terraces on narrow plots and no longer exist.



Figure 12: New Plan of London and Westminster with the Borough of Southwark, 1825. Regent's Park and Regent's Canal were built.

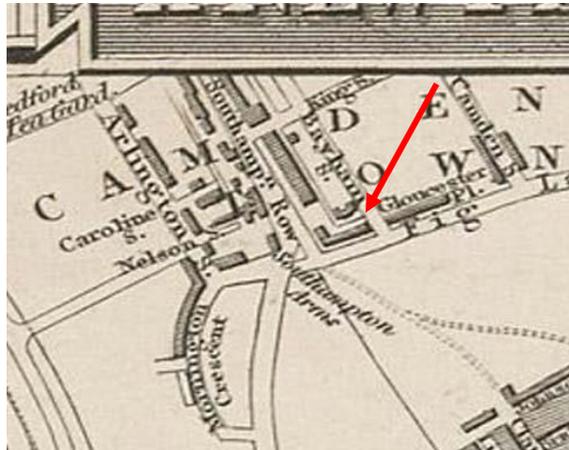


Figure 13: New Plan of London and Westminster with the Borough of Southwark, 1825. The early development of Mornington Crescent is evident here. Early formation of Bayham Place is evident here.



Figure 14: Camden Town 1875 OS map. The site is made up of terraced houses with associated mews buildings to the rear (Bayham Place). The pub (Hope and Anchor) on the corner of Crowndale Road can be seen clearly here. This is the first map to show the existing footprint of the Hope & Anchor. The building footprint on Bayham Street and Bayham Place differ in footprint to what exists today. By this time the Cobden Statue exists.



Figure 15: Charles Booth poverty map 1889. Black is extreme poverty, Red is 'middling' and yellow is wealthy. Camden is considered to be middle class at the time the survey was done for this map. Here we can see the London Birmingham Railway, constructed in 1837. Camden Town has developed significantly since 1825; the area between Regent's Park and the high street has been built up as well as the junction at Mornington Crescent. By this time, the roads are as we know them today.

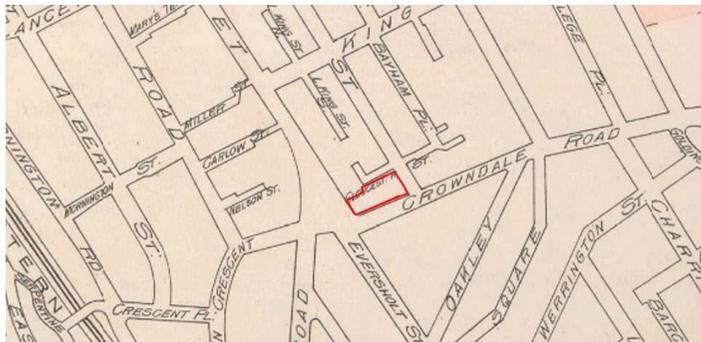


Figure 16: Insurance Plan of London North West 1891. Street pattern has not changed since previous map.



Figure 17: OS 1894 – here the outlines on The Hope & Anchor, Bayham Place are clear. Not much development occurred between 1875 and 1894. KOKO's site and the corner of Crowndale Road and Everholt Street are still occupied by residential buildings. By this time the Bayham Street and Bayham Place buildings have the same footprint to what is seen today. The rear of Bayham Place is still not infilled (what would later be the addition of the theatre).

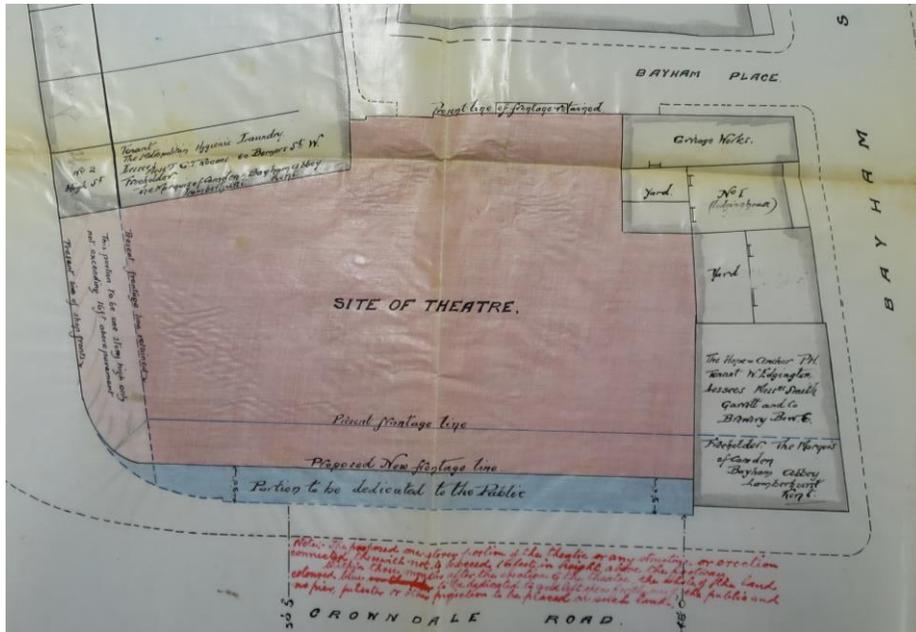


Figure 18: Site plan by WGR Sprague, 1899. This shows the proposed outline site of the theatre and the existing Hope & Anchor, 1 Bayham Street (lodging at the time) and 65 Bayham Place (Carriage workshop). Here the gap between the Hope & Anchor and 1 Bayham Street has been infilled. ‘Present line of frontage to be retained’ on the north elevation – the existing building frontage still remains mostly intact with a few alterations.

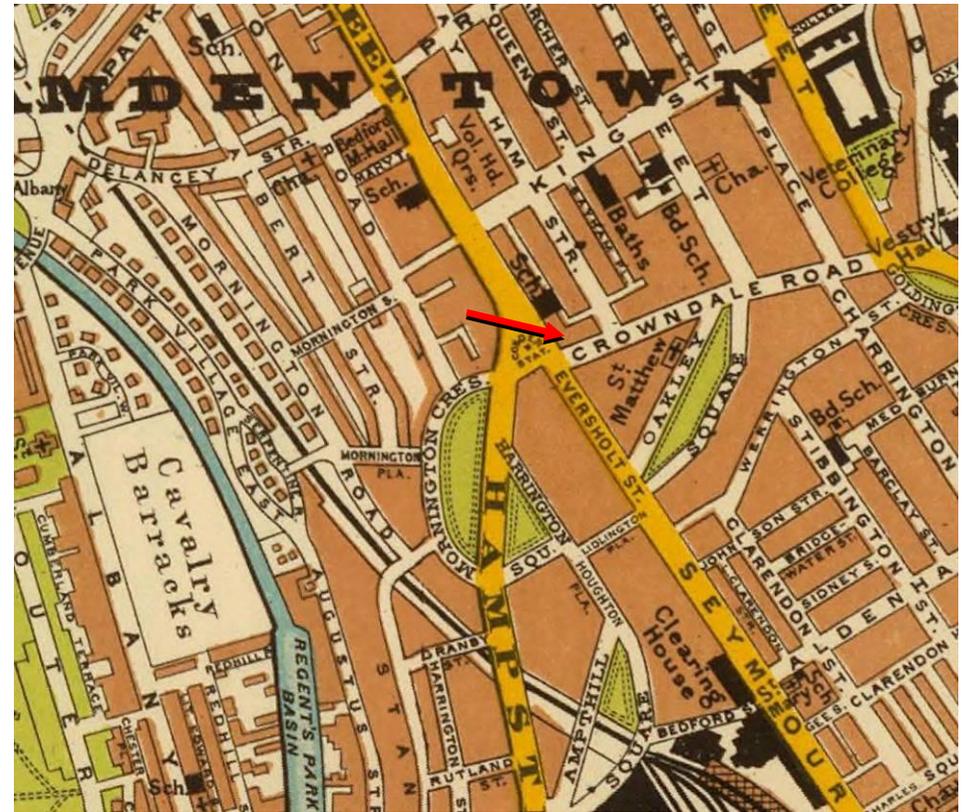


Figure 19: 1901 – Stanford Map. Changes from previous map are not discernible, however, by this time Royal Camden Theatre is built.



Figure 20: 1914 OS - Camden Town. This is the first map showing the Camden Palace Theatre (KOKO). The terraces at the corner of Crowndale Road no longer exist and have been replaced with the large corner building on Crowndale Road and Eversholt Street. No changes to The Hope & Anchor or Bayham Place. The mews buildings in Bayham Place are no longer perceivable, however, according to Sprague's proposed site plan, the frontages were retained.



Figure 21: 1935 OS – Camden Town. No change from the previous map.

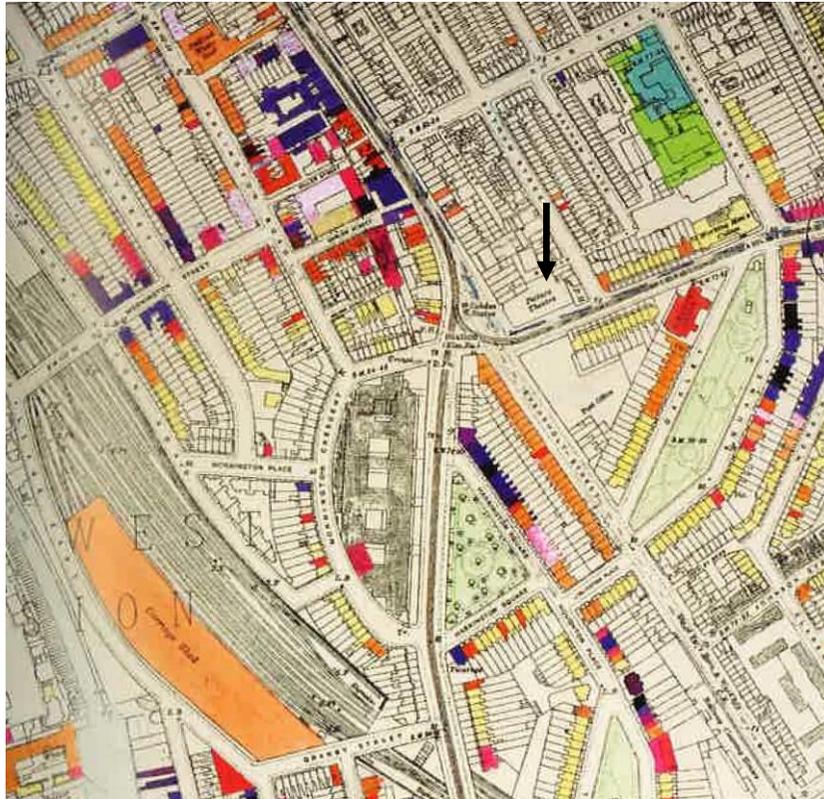


Figure 22: 1945 Bomb damage map – the subject site shows no damage

- Black – Total Destruction
- Purple – Damage Beyond Repair
- Dark Red – Seriously Damaged, Doubtful if Repairable
- Light Red – Seriously Damaged, repairable at cost
- Orange – General Blast Damage, minor in nature
- Yellow – Blast Damage, Minor in Nature.

2.5 Historic photographs of Camden Town Conservation Area

The following photographs were sourced from the Camden Local Studies and Archives, Tate Gallery Website and Britain from Above, Historic England.



Figure 23: Camden High Street, 1904, just north of the Camden Town Underground Station. The shops to the right no longer exist and is now the site of an open air market.



Figure 24: Camden High Street 1903 showing the carriages transporting goods and extended shopfronts.



Figure 25: 1904 - South side of Camden High Street showing Cobden Statue and some of the 18th and 19th century buildings that still exist today. Those on the RHS were adjacent to KOKO and no longer exist.



Figure 26: 2016- South side of Camden High Street showing Cobden Statue in its original position. Adjacent to KOKO are two 1960s-1970s office blocks, considered 'negative' buildings. Since 1904 the buildings in the background (further north up Camden High Street) have mostly remained the same externally. Alterations to the pavement has created a small piazza in front of KOKO.



Figure 27: Britannia junction, c.1930s with Camden Town Underground Station to the left.



Figure 28: Camden Town Underground Station in the 1950s. The station has been repaired following the bomb damage and a new building for Midland Bank.



Figure 29: 1928 - The Carreras Cigarette Factory and environs, Camden Town. Britain from Above, Historic England. There is also a clear view of the railway and Mornington Crescent behind the factory.



Figure 30: Same view as above – 2012 (Google maps)



Figure 31: As Figure 29 showing KOKO and the rear buildings. The Hope & Anchor is also discernible; its massing has not changed since this photo was taken.



Figure 32: 1928 - The Carreras Cigarette Factory and environs, Camden Town. Britain from Above, Historic England. There is also a clear view of the railway and Mornington Crescent behind the factory.



Figure 33: 1915 - east block of Bayham Place (across from the site) showing part of the piano manufacturing warehouse.



Figure 34: East block of Bayham Place today. The two buildings that flanked the warehouse are now gone. The remaining buildings have largely been kept intact externally.

Figure 35: 1915 - King's Yard looking onto Bayham Place (the east side)