



Figure 36: Painting by Spencer Gore of Mornington Crescent Underground Station and Palace Theatre in the background. 1911 British Council. Photo © Rodney Todd-White & Son



Figure 37: Mornington Crescent c.1904. Photo © Camden Local Studies and Archives Centre



Figure 38: Mornington Crescent today. The green space across the crescent was filled by the cigarette factory (seen on the RHS of this photo). The terraces have not undergone much alteration externally.

2.6 Townscape and character analysis of the Camden Town Conservation Area

The Camden Town Conservation Area is a heritage corridor of unique character, but the subject site's elements which contribute towards the townscape identity, are not necessarily confined to the conservation area or other boundaries.

The character of the environs developed over the years and, today largely derives from the presence of four distinct but interrelated elements: The Regent's Canal, the Railway viaduct, the market activities and the residential development. With the canal and railways came industry, hence the numerous warehouses dotted throughout the area.

The built environment is defined by a mix of 19th century terraced buildings, industrial buildings and entertainment and community buildings. Many of the buildings are still used for their original use, however, it was common, particularly when the population grew rapidly in the mid-19th century, that the buildings were sub-divided to accommodate more people. Furthermore, the population increase and arrival of industry spurred the construction of more shops and public houses.

Most of the buildings on Camden High Street, south of Britannia Junction, are 1820s-1830s terraces on narrow plots with late 19th century shops at the front. Britannia Junction itself was redeveloped into larger scale buildings of late Victorian/Edwardian Revival styles; reflecting the more commercial enterprises of Camden Town. Other styles in the commercial hub include the hints of Neo-Queen Anne style (parade between Greenland Street and Greenland Road) Arts and Crafts (Denmoss House on the corner of Camden High Street and Greenland Road) and French Renaissance (Natwest Bank, the

former Midwest Bank - Figure 28). This area undoubtedly contains an eclectic collection of buildings.

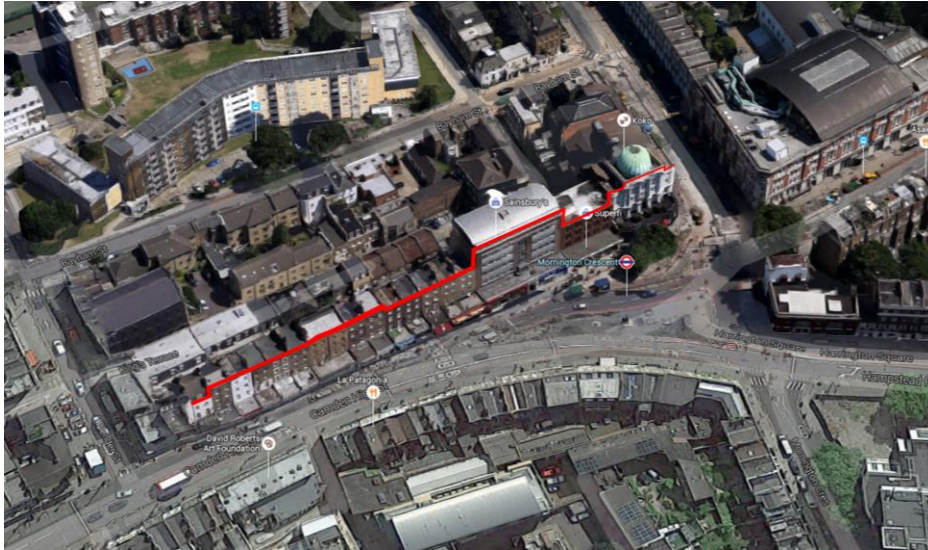


Figure 39: Roofline of south side of Camden High Street highlighted. The buildings vary in height, particularly towards the junction. The two buildings just north of KOKO are considered to have negative contribution on the townscape.

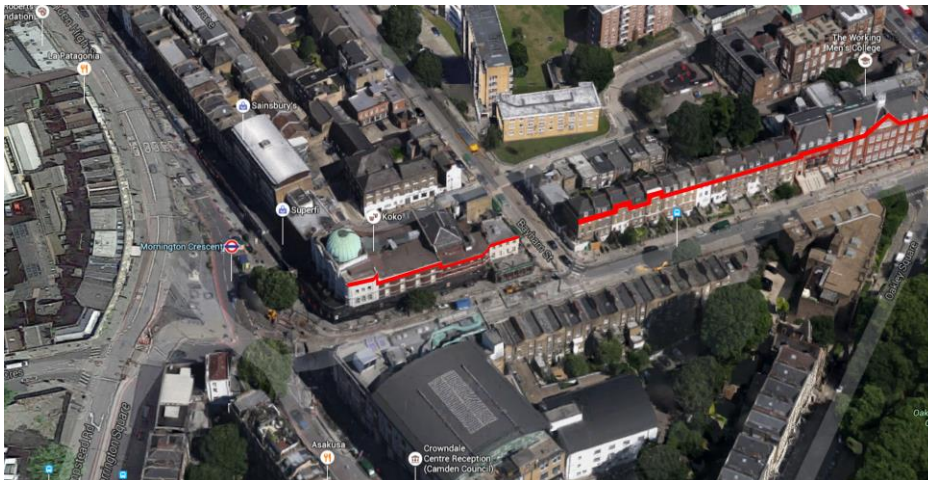


Figure 40: Roofline of Crowndale Road highlighted. Most buildings here vary between 3 and 4 storeys. Buildings in the background on Bayham Street are taller apartment blocks built relatively recently.

2.7 Local Details and Materials

Many of the industrial buildings and structures are fine examples of industrial brickwork, illustrating styles of engineering construction characteristics of the 19th and early 20th centuries and using various types of brick, some produced in London and others brought in by the railways from their respective regions. The majority of building use yellow London stock brick, occasionally stone/stucco dressings and cast iron are also represented in the area. Red brick is another prevalent material used in the later buildings towards Britannia Junction.

2.8 Uses

Following the decline of canal-related activities the wharves and warehouses were converted for the craft markets in the 1970s. This contributed greatly to the economic and physical regeneration of Camden and to the present character of the area.

The craft markets developed into one of London's top tourist attractions giving a new iconography to Camden. Today the place is mostly known for its famous market, restaurants, café and entertainment facilities but this was never part of any planned development policies. This area of markets is mostly concentrated to the north of Camden Town Conservation Area.

Camden Town has developed into a creative and music/performance hub throughout the area. The extent of this marked by KOKO at the south and by the Round House in the north, by Chalk Farm Station. There are numerous venues including clubs, pubs, and theatres etc. which have dubbed the area with international recognition as an urban cultural destination.

2.9 Contextual Photographs



Figure 41: West block of Bayham Place looking east. Mews buildings to the right have undergone alterations to the roofs



Figure 43: West block of Bayham place looking west.



Figure 42: West block of Bayham Place looking east onto Bayham Street. 1 Bayham Place is on the RHS. The major alteration is the roof extension.



Figure 44: East block of Bayham Place showing part of the original mews buildings and their 'take-in' doors for the piano trade. KOKO's dome is visible from here.



Figure 45: Plender Street looking west towards Camden High Street



Figure 47: Pratt Street looking west towards Camden High Street



Figure 46: Bayham Street looking south. From here KOKO's dome is not visible



Figure 48: Camden High Street looking south towards KOKO

3.0 CAMDEN PALACE THEATRE (KOKO) & ASSOCIATED BUILDINGS

3.1 Camden Palace Theatre

The theatre was designed by renowned architect WGR Sprague, who designed numerous other theatres in London.

Timeline of Camden Palace Theatre:

- 1900** 21st December – The Royal Camden Theatre is opened by famous actress Ellen Terry
- 26th December – The Royal Camden Theatre is officially opened to the public
- 1909** It was renamed the Camden Hippodrome and reopened as a ‘variety theatre’
- 1913** The theatre’s function changes to cinema use
- 1928** Biocolour Picture Theatres Ltd take over operation of the building
- 1930** Gaumont takes over and by 1933 the cinema is properly wired for sound
- 1940** The cinema closes during part of WWII
- 1945** The BBC takes over the building to use as a theatre for recording shows such as the ‘Goon Show’ and ‘Rhythm and Blues’
- 1970** The building was renamed ‘The Music Machine’ and became a popular live music venue

- 2004** Up until this time, the building was a popular venue, but in a poor state of repair. It was refurbished and reopened as ‘KOKO’ in 2005
- 2016** Still used as a music venue ‘KOKO’. The use as a music venue is the longest in the building’s history.

Interior

The theatre’s interior was fitted and decorated with lavish cream and gold baroque/rococo style ornament by Waring & Gillow. There are three levels: stalls and two circles originally seating up to 2,434 people. This was divided up two cantilevered tiers; the dress circle and balcony on the first tier and the amphitheatre and gallery on the second. The entrance lobby was decorated with marble fittings and decorative plasterwork in the Louis XV style; similar décor can be seen in the house and saloon.

Other notable features of the interior are the sizable corridors connecting the different sections of the house. They were designed with a generous width in order to allow large numbers of people to escape quickly if necessary. After a devastating fire at the Theatre Royal in Exeter, killing 186 people, the 1843 Theatres Act, which excluded theatres in London, was superseded by the following legislation: Section 36 of the Public Health Acts Amendment Act of 1890: "*Every building which, after the adoption of this part of this Act in any urban district, is used as a place of public resort, shall, to the satisfaction of the urban authority, be substantially constructed and supplied with ample, safe, and convenient means of ingress and egress for the use of the public, regard being had to the purposes for which such building is intended to be used, and to the number of persons likely to be assembled at any one time therein*". (<http://www.fire.org.uk/history-of-fire-safety.html>)

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.

Survey 1: Assessment of the concrete slab over the auditorium.

The aim of this was to certify the date of the slab and the trusses and the make-up of the fabric. It was inspected by Sinclair Johnston & Partners (SJP) on 11th July 2017. It was concluded that the trusses and concrete slab are likely to be from the 1930s, probably to accommodate the services loads imposed by the cinema equipment (when the building was converted in 1933 for cinema use). As stated in SJP's report:

"There are a few recorded temporary closures between 1909-1945, which would have allowed a roof refitting (1909, 1928, 1930, 1940, and 1945).

4.11 It is our opinion that the existing trusses are either a 1928 or 1930 replacement of the original ones."

The full report can be found in HTS's Structural Methodology Statement, Appendix I.

Survey 2: Assessment of the plaster ceiling over the auditorium.

Due to the proposed works in this application, the plaster ceiling is at risk of damage during and after the works. Plaster specialists Rod Pratt and Jim Thompson visited the site on 15th June 2017 to inspect the plaster ceiling from above. In summary, the ceiling is fibrous plaster and in good condition with stable supports (reinforced at the centre piece).

Fly Tower

The remaining scenography equipment in the fly tower is largely intact and contributes greatly to the building's evidential value of its use as a theatre. Remaining equipment includes the grid, pulleys (short, centre and long), cleats on the fly rail for counterweight rigging and fly gallery. A large rotation wheel, possibly a reeling drum, has also remained intact above the grid.

Exterior

The exterior was designed in a baroque pastiche style; its façade the centerpiece for the junction at Mornington Crescent. The theatre has a stucco front and was topped with sculpted statues above the parapet (these no longer exist). The roof comprises a copper dome supported by a timber structure reaching approximately 33 meters above street level. Originally the dome had a decorative cupola; this was however removed later, possibly due to bomb damage. Facing Crowndale Road, the materials of the theatre change to red brick with white rendered, possibly cement dressings.

Numerous internal alterations were carried out when the building was converted into a night club, however much of the original features and Waring & Gillow décor still exists, although inappropriately over-painted.

Camden Palace Theatre Inauguration

On the 21st December 1900, Camden Palace Theatre was opened by actress Ellen Terry, who gave its introduction:

"I have not time to generalise, and will only say a few words to — as it were — introduce to you this beautiful theatre, which Mr Sprague, the architect, has built for my friend Mr Saunders for the mutual benefit of himself and the public."

“Camden-town has been the scene of many fine representations of Shakespeare in the old days. Charles Dickens lived here in your midst; in his early, splendid, struggling days he lived within a stone’s throw of this very spot — in Bayham-street. He loved the theatre, and was a great playgoer, and it is an interesting reflection to think of the vast change that has occurred since his days in the history of the playhouse, and how it is possible that such a palatial theatre could be erected in what was, in the early forties, a very obscure London suburb. This theatre Mr Saunders [theatre manager] offers the public, which they will be attracted by on sight, and they will go on coming when they find out the kind of programme that he is putting before them in the new century. I am sure you will all join with me in wishing the Camden Theatre good luck.”

(ERA, 22nd of December 1900)



Figure 49: The Camden Theatre's Commemoration Tablet which is situated in the Theatre's Foyer - Courtesy Tim Hamper. The inscription reads:- 'Ellen Terry Dedicated this Theatre to the public on the 21st day of December 1900'.

3.2 The Architect: W. G. R. Sprague 1863-1933

WGR Sprague was the architect of Camden Palace Theatre, a suitable choice given his extensive experience designing theatres and music halls almost exclusively in London. Sprague is credited with the designs of over ten theatres.

Sprague was born in Australia, however, his family returned to London when he was still a child. His mother, Dolores Drummond, became an acclaimed actress following the family’s return to the UK.

By the age of 16, Sprague was pursuing his career in architecture. He was particularly partial to the use of the Italian Renaissance style in his frontages, which is clearly evident in his design for the Camden Palace Theatre.

The other theatres in London include:

- 1899 Wyndhams
- 1903 Albery
- 1905 Aldwych
- 1905 Novello
- 1905 Strand
- 1906 Gielgud
- 1907 Queen's
- 1913 Ambassadors
- 1916 St Martin's

Many of his theatres are still standing, however; unfortunately, none of his music halls survive.

3.3 Historical Photographs



Figure 50: Here the cupola and sculptures can be seen clearly. Unfortunately, none of them survive and the letters 'Royal Camden Theatre' are no longer visible/have been rendered over.



Figure 51: Photo taken in 1904 showing more context to the left.



Figure 52: Shortly after it was built. This shows the elevation on Crowndale Road. The Hope & Anchor is just about discernible in the background (see next figure).



Figure 53: Hope and Anchor circa 1900



Figure 54: Camden Palace Theatre in 1928 (London Metropolitan Archives)



Figure 55: Camden Palace Theatre Foyer - 1928 (London Metropolitan Archives)



Figure 56: Camden Palace Theatre Auditorium – 1928 (London Metropolitan Archives)

3.4 Photographs of KOKO in its current state



KOKO. View shows the theatre's façade and the other main elevation facing Crowndale Road



Side elevation of KOKO



Inside of the original copper dome. The duct is probably the heat extract from the early film projectors.



This room was the projection room when the building was a cinema. It sits directly under the dome.



The auditorium – LHS looking toward the balconies. This part of the building originally had a gold-cream colour scheme, however, it was painted red when it was converted into a nightclub.



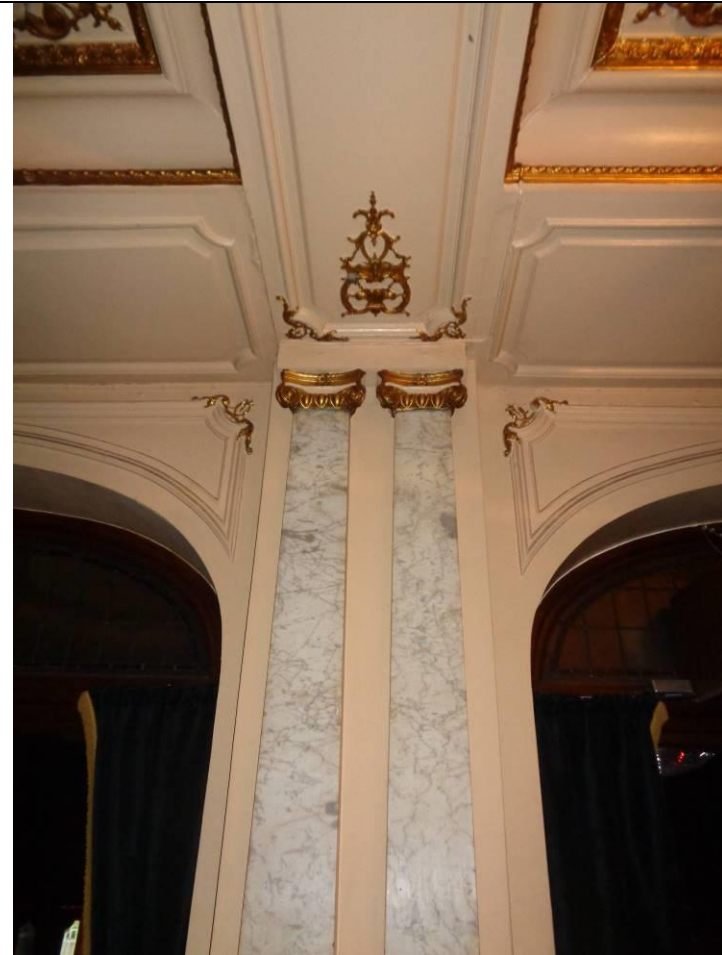
The auditorium – RHS looking toward the balconies and stage.



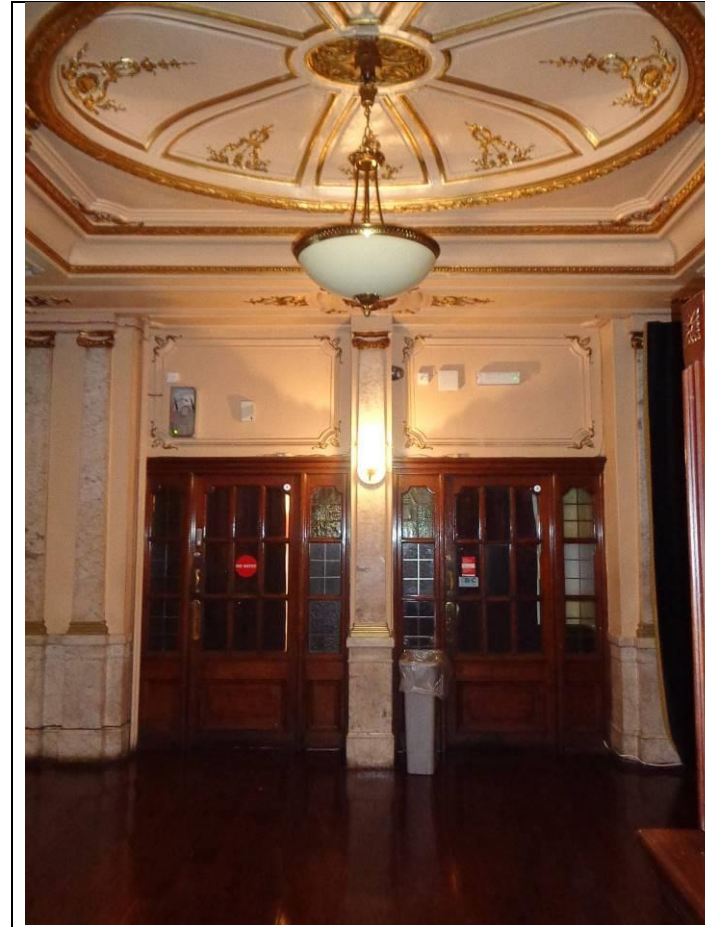
Decorative plaster corbels to the ceiling of the auditorium.



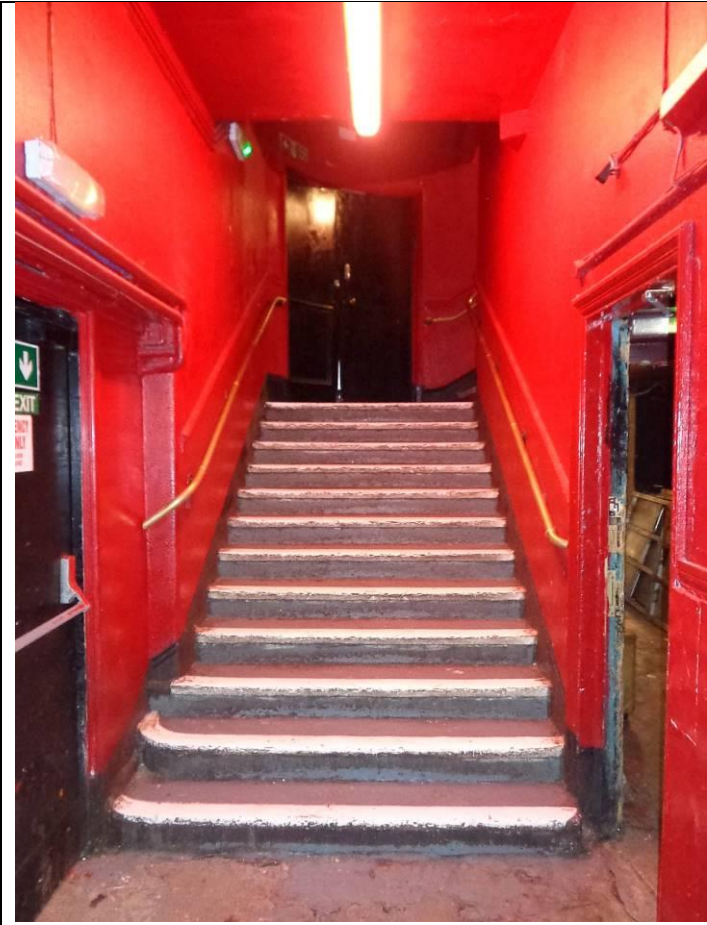
Auditorium ceiling.



Entrance lobby with original marble pilasters and decorative plasterwork painted gold and cream. This was the original colour scheme for the auditorium.



Entrance lobby



One of the side corridors, designed to be wide enough for people to escape quickly in case of fire



KOKO auditorium before it was painted red (date of photo is unknown – likely to be around when the theatre was converted into a music venue in the 1970s)



Existing original scenography equipment in the fly tower including grid and pulleys



Existing original cleats at fly gallery level



Fly tower grid

3.5 The Hope & Anchor

The pub sits on the corner of Crowndale Road and Bayham Street and is attached to the rear of KOKO.

The pub was built in the mid-19th century. Externally there is little evidence of recent alterations to the building's mass since the photo taken in 1928 – *Britain from Above, Historic England* (Figure 31).

The recessed building seen at first and second floor level appears to be an earlier building, possibly the 1804 building as seen in J.Thompson's Parish map. According to the map regression, by 1875, the later faience extension had been built.

According to the Camden Town Conservation Area appraisal, it is considered to have a positive contribution to the townscape.



Figure 57: The Hope & Anchor looking west towards KOKO on Crowndale Road.

© Stephen Levrant Heritage Architecture Ltd



Figure 58: Hope and Anchor south elevation

3.6 1 Bayham Street and 65 Bayham Place

The buildings on Bayham Street and Bayham Place comprises three/four storey buildings used as office space with two-three storey mews buildings to the rear. As seen in the map regression, the eastern block of Bayham Place first took shape in the early 1800s. The small segment of the subject site was formed by houses on Bayham Street and mews to the rear. 1 Bayham Street and 65 Bayham Place both face Bayham Place. Earliest evidence of their construction is seen in the 1875 OS map, this shows the buildings' foot print, which still exists today. 65 Bayham Place was used for carriage works, while 1

Bayham Street was a residential building used for lodgings. Eventually, the buildings were converted for office use.

Externally, there is evidence that these buildings have undergone several alterations including the mansard roof extensions and alterations to the windows.

The mews buildings to the rear (facing Bayham Place) were substantially altered when the Camden Palace Theatre was built. Their facades were retained, however, internally the layout would have been altered to accommodate the north wing of the theatre. It is also clear where the mews have been extended upwards, again for the north wing of the theatre. See appendix 2 for 1899 architectural drawings.

The east stretch of Bayham Place has retained its mews buildings. In the late 19th century, these were used for sheet metal production and piano manufacture workshops and still have their original 'taking-in' doors for moving the large instruments in and out of the buildings. Such evidence of workshops is not seen in the west stretch of Bayham Place and, to a degree, the historic character is eroded by later alterations.



Figure 59: 1 Bayham Street (the narrow building to the LHS) and 65 Bayham Place adjacent (on the RHS). The mansard roofs in both buildings are clearly visible here.



Figure 60: Bayham Place looking west. These mews buildings were altered when the theatre was built. Part of the 1900s walls are still discernible.



Figure 61: Bayham Place looking south. These mews buildings were substantially altered internally and externally when the theatre was built, though the original facades were retained.

4.0 ASSESSMENT OF SIGNIFICANCE

As recommended by NPPF (March 2012), proposals for the alteration or redevelopment of listed buildings or buildings within a Conservation Area should be considered and be based on an understanding of the site's significance.

Paragraph 128 of NPPF states that 'In determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should also be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on that significance'.

Significance is defined by Historic England as *"The sum of the cultural and natural heritage values of a place, often set out in a statement of significance"*.

This section provides an assessment of the significance of KOKO, The Hope & Anchor, 65 Bayham Place and 1 Bayham Street in order to identify, and to promote the protection and enhancement of significance and character defining features in the buildings through the implementation of future proposals for redevelopment and/or alterations to the properties.

Significance is determined on the basis of statutory designation, research and professional judgment. Our approach for determining significance builds upon professional experience and the guidelines contained in two main national documents: the DCMS 'Principles of Selection for Listing Buildings' (March 2010) and in the Historic England 'Conservation Principles Policies and Guidance' (2008). Reference will be made also to the Checklist provided by Historic England in 'Understanding Place' (2011).

The first document states that the special interest of a building is determined based on its **Architectural and Historic Interest**, assessed through the principles of **Age and Rarity, Aesthetic Merits, Selectivity and National Interest**. Historic England suggests that the aspects that reflect worth are the following values that people associate to a place: aesthetic value, communal value, evidential value and historical value.

NPPF suggests that the significance of a place can be assessed by identifying its "aesthetic, evidential, historic and communal values", corroborating the four values identified by Historic England.

Moreover, Historic England provides a checklist to identify the elements in a conservation area which may contribute to the special interest. The following questions contained in the checklist might be asked when considering the contribution made by unlisted buildings to the special architectural or historic interest of a Conservation Area.

4.1 The Significance of KOKO

4.1.1 Introduction

Although only KOKO is listed of the four subject buildings, the descriptive appraisal will evaluate all the buildings against listed selection criteria of 'Principles of Selection for Listing Buildings', DCMS, 2010. Historic England's criteria outlined in 'Conservation Principles, Policies and Guidance,' which partially overlap with the Statutory Criteria, have also been considered and encompass the following values:

- **Evidential Value** – relating to the potential of a place to yield primary evidence about past human activity;
- **Historical Value** – relating to ways in which the present can be connected through a place to past people, events and aspects of life;
- **Aesthetic Value** – relating to the ways in which people derive sensory and intellectual stimulation from a place;
- **Communal Value** – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.

4.1.2 Evidential Value

"Evidential value derives from the potential of a place to yield evidence about past human activity" (Conservation Principles Para 35).

"Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement" (Conservation Principles, Para 36).

KOKO, Hope & Anchor, 65 Bayham Place and 1 Bayham Street

KOKO was built at the turn of the 19th century. Prior to its construction, early 19th century terraces occupied the site. The terraces would not have ranked highly in terms of age and rarity. The site underwent substantial construction when the theatre was built, thereby considerably disturbing any earlier evidence of the site's earlier uses. **Evidential value is therefore low.**

4.1.3 Historical Value

"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative." (Conservation Principles Para 39).

"The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value." (Conservation Principles Para 44).

KOKO

Internally, the layout and décor remain largely intact. Original scenography equipment still exists in the fly tower and fly gallery and the baroque/rococo style is still dominant throughout the main sections of the theatre. Although the seating has long since been removed, the tiers and balconies survive and are quintessential features of a Victorian theatre. Some areas of the building have been altered, however; there are still numerous indications that give clarity to the building's original use as a theatre and how it originally functioned.

There are numerous people of historic prominence such as acclaimed actors, comedians and musicians associated with the building. As aforementioned, the inauguration involved the actress Ellen Terry, who introduced the building and its early days welcomed performances from emerging comedians like Charlie Chaplain. During the time when the BBC occupied the building, renowned comedy acts such as Monty Python's Flying Circus and The Goon Show were recorded there. More recently, when it was converted into a live music venue, there were performances by other artists and bands such as The Clash, Eurhythmics, The Cure and Madonna. Though the function evolved from theatre to cinema, then recording studio to music venue and finally night club, its adaptations is part of the historic interest of the building.

Furthermore, the adaptations have not required substantial alterations in significant areas of the building. It is still open to the public and used for entertainment. **Its historical value is therefore high.**

Hope & Anchor

The building's original function is clear from its position on the corner, its form, and its materials. The pub's use has not changed since it was built, however, its interior fixtures and fittings have been replaced. **Historic value is therefore medium to low.**

65 Bayham Place and 1 Bayham Street

To the rear of 65 Bayham Place are surviving mews façades. Albeit altered in form and use, their original utilitarian character is still apparent from the street. At 65 Bayham Place the characteristics of a workshop, such as the large arching window openings to let in natural light for the workers and a large carriage door (to the rear) still exist (see Figure 59).

Illustrative historical value has been reduced due to the substantial internal alterations when adapting building to different uses. **Historic value is therefore low.**

4.1.4 Aesthetic Value

"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place". (Conservation Principles Para 46).

"Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive." (Conservation Principles Para 47).

"Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. This embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship." (Conservation Principles Para 48).

KOKO

Internally, many original Waring & Gillow decorative features remain, such as the ionic marble pilasters and moulded ceiling in the entrance lobby and the ornamentation inside the auditorium, including rococo motifs on the balconies and the marble Corinthian columns and proscenium.

Original features of architectural merit still exist on the building's façade, including classical Italianate dressings. This comprises round arched openings, pilasters supporting architraves with keystones, ogee pediments and keyed oculi. Together, these features form a harmonious composition on the building's edifice.

Despite some lost features such as the statues on the parapet and cupola, the remaining ones have maintained their integrity and express a strong architectural language throughout the main parts of the building internally and externally. **Aesthetic value is therefore high.**

Hope and Anchor

The building's position on a corner, its form and materials contribute to the aesthetic value of the building. This pub was built circa 1875 and has maintained much of its historic character to its exterior. Features that contribute to the aesthetic value include the large windows to the pub at ground floor level, the faience facades and the retained classical proportions on the upper floors. Existing historic fittings and decorative features is unknown at this stage. Externally, **aesthetic value is medium.**

65 Bayham Place and 1 Bayham Street

The buildings in Bayham Place are described as 'positive' buildings in the Camden Town Conservation Area Appraisal. Their historic character derives from the use of yellow stock brick: a material seen throughout Camden. The buildings however, were not built with features of architectural or artistic merit and have undergone alterations, thus eroding the historic character. **Aesthetic value is therefore medium to low.**

4.1.5 Communal Value

"Communal value, derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects" (Conservation Principles, Para 54).

KOKO

To the exterior, the building's façade/box office has had almost no alterations, thus maintaining the legibility of the building's original function. Its scale, distinguishable features (such as the dome) and location on a node achieve a sense of prominence and openness to the public. To this day, the building remains a noteworthy building and a local landmark.

The building is open to the public that positively contributes to the townscape and is considered a local landmark. Furthermore, it is used for entertainment and attracts not only Londoners, but also people from outside the city. **Communal value is therefore high.**

Hope and Anchor

Though the building is currently out of use, the proposal is to reinstate the pub use. It will be open to the public who will be able to experience it. Its use

as a pub (prior to the club chain's occupation) is relatable in people's experience and memory. **Communal value is potentially medium to high.**

65 Bayham Place and 1 Bayham Street

The buildings are currently disused and derelict and do not relate to uses, past or present, that add to communal value. **It is therefore considered to have low communal value.**

4.2 Contribution to the Conservation Area

The following questions contained in the Checklist "Understanding Place" (Historic England Guidance, 2011) might be asked when considering the contribution made by unlisted buildings to the special architectural or historic interest of a Conservation Area.

A positive response to one or more of the following may indicate that the listed building makes a positive contribution provided that its historic form and values have not been eroded. In this case, the buildings that will be assessed are The Hope & Anchor and Bayham Place.

EH Guidance: "Is the building the work of a particular architect of regional or local note?"

Response:

Hope and Anchor: No

Bayham Place: No

EH Guidance: "Does it have landmark quality?"

Response:

Hope and Anchor: Yes (only local)

Bayham Place: No

Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?

Response:

Hope and Anchor: Yes

Bayham Place: No

Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?

Response:

Hope and Anchor: No

Bayham Place: No

Does it contribute positively to the setting of adjacent designated heritage assets?

Response:

Hope and Anchor: Yes

Bayham Place: Neutral

Is it associated with a designed landscape eg. a significant wall, terracing or a garden building?

Response:

Hope and Anchor: No

Bayham Place: No

Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?

Response:

Hope and Anchor: No

Bayham Place: No

Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?

Response:

Hope and Anchor: No

Bayham Place: No

Does it have historic associations with local people or past events?

Response:

Hope and Anchor: No

Bayham Place: No

Does it reflect the traditional functional character or former uses in the area?

Response:

Hope and Anchor: Yes

Bayham Place: No

Does its use contribute to the character or appearance of the area?

Response:

Hope and Anchor: Yes

Bayham Place: Neutral

4.3 Summary of Significance

In accordance with the 2011 Historic England publication Guidance on 'Understanding Place', regarding the assessment of unlisted buildings in a conservation area, it is considered overall, that the subject site and buildings make a positive contribution to the architectural or historic interest of the Camden Town Conservation Area.

The theatre has retained much of its original features, albeit in poor condition in areas, and possessed medium to high historical, aesthetic and communal value and low evidential value.

The Hope & Anchor's exterior does not appear to have undergone significant alterations since the pub was built. It therefore has medium significance.

1 Bayham Street and 65 Bayham Place have undergone numerous alterations, including alterations to the mews buildings when the theatre was built, the mansard roofs. 1 Bayham Street and 65 Bayham Place were not accessible, and, similarly to the pub, surviving interior historic fabric is unknown. Overall medium to low significance is attributed to these buildings.

5.0 PRE-APPLICATION FEEDBACK

5.0 Pre-Application

There have been three pre-application meetings with Conservation Officer, Alfie Stroud and Case Officer, David Peres Da Costa. Two meetings were held at London Borough of Camden on 21st August 2017 and 17th October 2017 and one on site on 14th September 2017. Written feedback was received on 5th October 2017.

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. They were contacted for the previously consented scheme (2016/6960/L, 2016/6959/P). The feedback and design response is the document: 'SLHA_The Hope Project_Pre-App Feedback' from the above application.

The current scheme was presented to the Conservation Officer. Following design revision and the meeting held on 17th October, it was confirmed on the 20th October 2017 that proposals would be acceptable.

The design team have worked closely with the borough to develop a satisfactory scheme that will enhance the historic environment and benefit the site and the area in terms of economic vitality.

Design and Conservation feedback from London Borough of Camden and the design team responses are outlined in the following table.

Comment Number	Sub Heading	Comment	Response
1	Theatre Elevations	The reintroduction of scalloped parapets to the theatre's main frontage would have been of benefit to its (Koko's) architecture.	These have been reintroduced into the scheme.
2	Theatre Elevations	Historic England's recommendations for colour and finishes to the historic theatre, as advised in their letter of 1 September 2016 still stands.	Noted. These recommendations will be followed.
3	Crowndale Road Elevation	Particularly regrettable is the abandonment of the extant permission's reinstatement of a double-height stage door on Crowndale Road, important for articulating the historic arrangement of the theatre within. The canopy should be reduced in length to fall short of the Hope & Anchor and allow reinstatement of the stage door.	The double doors were never taken out of the proposed scheme, however, the proposed canopy that ran the full length of the theatre (on Crowndale Road side) is reduced and terminates just before the double doors, thereby leaving them revealed.
4	Crowndale Road Elevation	The scale of signage proposed for this part of the theatre's flank is inappropriate to the character of Koko's elevations to Crowndale Road and threatens to interfere visually with the refined decorative frontages of the Hope & Anchor in views.	Crowndale Road is a key pedestrian and traffic thoroughfare in Camden and is therefore a key area for advertisement. There are numerous precedents for signage of a similar scale in other London Theatres (several of which are by Sprague in the West End). Though KOKO is no longer used as a theatre, its use as a music venue is in keeping with its historic use. The proposed signage for KOKO will be part of a separate application.
5	Theatre Elevations	The proposed fabric canopy around the principal frontages should be detailed to complement the restoration-minded approach to the historic theatre elevations.	Canopy design has a simple design that does not detract from the listed building. The brackets, design TBC, will be in keeping with the setting of the historical theatre. Fixing detail also TBC.

Comment Number	Sub Heading	Comment	Response
6	Hope & Anchor	The double door proposed for the return from the Hope & Anchor's ground-floor facade beside the stage door would not be acceptable; such a reorganisation of the pub's historic entrance sequences could begin to deactivate its original principal frontages; it would be better located in the existing doorway to be fixed shut.	The double door entrance in the return from the Hope & Anchor has been approved under applications (2016/6960/L, 2016/6959/P). As this is on the return, it will only be partially visible and have low visual impact. The existing pub door will be retained, thereby preserving the pub's historic entrance sequences.
7	Theatre internal	Proposals for minor reorganisation within the theatre's back-of-house spaces look likely to be acceptable.	Noted.
8	Theatre internal	Omission of the two levels of accommodation planned to occupy the fly tower and its retention in something closer to its original form is likely to be the greatest benefit of these revised proposals.	Noted.
9	Theatre internal	The removal of the accompanying steel frame and concrete pile foundations, the glazed vision panels above the proscenium arch, and the retention of the flytower's perimeter masonry at second-, third- and fourth-floor levels on the east and south sides facilitated by removal of the suite and need for access to the roof from the bar formerly proposed, along with the existing access from back-of-house to flytower at second-floor level, are all very welcome. The resulting void which opens up between the new core and retained flytower structure and fourth-floor level does, though, raise the question of how far back from the street this core can be pushed to further reduce its visibility.	Any movement of the core will result in further alterations to the internal layout, which may be detrimental to the existing fabric in the BOH. The proposed core will remain in this position.
10	Theatre internal	Addition of a new gallery within the interior of the flytower above the stage is welcome as a means of better revealing the original grid above, but should be explained in detailed structural drawings, as should the physical and visual consequences for the introduction of new mechanical plant.	Noted. Note: the new galleries and strengthening of the original galleries are indicated the structural drawings by HTS.
11	Hope & Anchor	The proposed retention of the existing change of levels within the ground-floor of the pub, and of some of the historic brickwork and structure within the ground floor, as shown in the proposed ground-floor plan, is a significant and welcome improvement on the extant permission.	Noted.

Comment Number	Sub Heading	Comment	Response
12	Hope & Anchor	Similarly, reduced encroachment of the new central core on the upper storeys of the Hope & Anchor footprint is very welcome allowing greater distinction across its levels between the pub and the theatre's back of house – with potential benefits for the animation and appearance of the pub from the street.	Noted.
13	Hope & Anchor	It seems that the proposals for more extensive demolition of the Hope & Anchor have emerged since submission of the July 2017 pre-application document, and would compromise much of this improvement.	The masonry was predominantly found to be weaker than that in KOKO with significantly more variability between adjacent brick samples. The timber structure and floorboards were found to be in generally poor condition throughout. The continued use of the pub would not be possible without strengthening. The removal of the existing internal structure is therefore proposed, and will be replaced with an offset steel structure. The external walls of the Hope & Anchor will be retained to preserve the historic patina of the building.
14	Hope & Anchor	<p>The location of the proposed recording studio facilities in the new mansard accommodation over the Hope & Anchor is not justified by presentation of any testing of alternative locations nor studies of the impact of the substantial engineering required to construct a professional recording studio on the historic building beneath. The location of the recording studio in the mansard raises two significant issues which are not adequately treated in the pre-application submission and are unlikely to be acceptable:</p> <ul style="list-style-type: none"> - the mansard over the Hope & Anchor must lose the dormer windows it had in the approved scheme, which threatens to make the new mass overbearing of the simple pub building and in views along Crowndale Road; - it is clear that much of the re-engineering required for the Hope & Anchor's main historic building is calculated with reference to the loads brought by the recording studio, and an alternative approach to repair and partial reconstruction of the pub to deal with past decay and already-failing materials and past re-engineering has therefore not been explored. 	The mansard will have dormer windows as per the approved scheme. The continued use of the pub will require substantial structural strengthening, irrespective of the proposed mansard roof. The new internal structure will be offset from the existing external walls, allowing for the continued original use of the building.

Comment Number	Sub Heading	Comment	Response
15	Hope & Anchor	The extant permission allows for demolition of all of the block's perimeter facing Bayham Street except the Hope & Anchor, with some reconstruction in facsimile and some replacement buildings. Positive contributors and especially groups of positive contributor buildings can make a contribution to the character and appearance of conservation areas by patina and evidence of the adaptive reuse of buildings, and the evolved quality of a townscape. The proposed total demolition of the Bayham Street frontage would do harm to the Camden Town Conservation Area additional to that identified with the extant permission.	No 1. Bayham Street façade is being retained, as per the approved scheme.
16	Hope & Anchor	Notwithstanding the pub's structural problems regardless of the top-floor use, the substantial re-engineering claimed as a justification for the demolition and reconstruction of the Hope & Anchor is generated by an arrangement which is not tested against the capacities of the site's heritage assets to sustain such uses. Alternative options and reduced engineering impacts on the Hope & Anchor should be explored.	Refer to comment 13.
17	Hope & Anchor	Annotations on the proposed Bayham Street elevation (AHA/KKC/GA/202) state that the upper storeys of the pub will be repaired and repainted, which appears to be inaccurate. The ground-floor frontage of the pub on Bayham Street is noted variously to be retained as existing, or constructed as per the extant permission, but the proposed elevation does not match the consented drawing. Retention of the existing pattern of fenestration is preferred, as is the new irregular arrangement shown for the current toilet block.	The annotations have been amended. The fenestration at ground floor level to the rear of the Hope & Anchor has been reconfigured as per the consented scheme.
19	Bayham Street views and upper storeys	The introduction of planters to the edge of fourth-floor terraces is noted but the plan should make clear that the glazed balustrades can be set on the inside of these to help reduce their visual prominence in views. The reduction in the number of lifts and the overall volume of the fourth-floor core structure above the Bayham Street/Place corner is welcome, and the loss of windows on the Bayham Street frontage seems likely to allow it to better recede as part of the cluster of rooftop structures above the centre of the block, wherever this is glimpsed.	Noted.

Comment Number	Sub Heading	Comment	Response
20	Bayham Street views and upper storeys	The amount and extent of proposed glazed balustrading remains excessive, and will increase the sense of mass and homogeneity of the whole as viewed from Bayham Street.	Reduction of terrace for private members suite as per the consented scheme.
21	Bayham Place	Accommodation of plant behind louvered screens on the third-floor level of the Bayham Place frontage would be acceptable in its visual impact, particularly given the removal of the consented condenser unit enclosures allowing retention of more of the theatre's existing back-of-house brick structures. The proposed arrangement will help to better maintain the character and limit the sense of enclosure on Bayham Place.	Noted.
22	Bayham Place	The increase in the Bayham Place frontage of the new corner building by one bay and the commensurate extension of its roof terrace threatens to pull this reimagined corner plot too far from the modest character of the existing positive contributor. As with the existing structure, (and noting the additional storey approved for the replacement building under the extant permission) either the fourth bay should vary its articulation to recede and reduce the total mass, or the proportions and detailing of the fenestration across the whole corner piece should be modified to reduce its formality and perceived scale.	The corner building has been reduced by one bay on the Bayham Place elevation.

6.0 PROPOSED WORKS AND IMPACT ASSESSMENT

6.1 Summary of Proposed Works

This chapter is to be read in conjunction with the drawings and Design and Access Statement by Archer Humphryes Architects and structural engineer's drawings by Heyne Tillet Steel.

In summary, the proposed development seeks:

KOKO:

- Restore KOKO's façade to reinstate the original openings and fenestration fronting Camden High Street. Refurbishment to improve the façade overlooking Crowndale Road;
- On Crowndale Road, a new double height stage door will be reinstated in line with the original intention of this space. Design to follow that of the original architect's drawings;
- Reconfiguration of circulation (back of house space) to the northern elevation of the site to accommodate private members' suites;
- A partial fourth floor extension over the existing KOKO roof supported on an independent steel structure;
- Conversion of KOKO's dome for entertainment use and reinstatement of the cupola;
- Repairs to the slate roof of the fly tower and copper work to the dome with glazed enclosed staircase from proposed sky lobby;
- Conversion of KOKO's fly gallery for use as a private member's suite. A small section of the grid within the fly tower is to be removed to better reveal the existing scenography equipment (which will all be retained);

- Additional signage to Camden Street and Crowndale Road facades (sought in a separate application);
- Addition of two glass canopies, one to the front elevation and one facing Crowndale Road;
- Services to be rationalised; and
- Redundant rainwater goods and services to be removed.

The Hope & Anchor:

- Retention and refurbishment of faience facades ground floor level of pub;
- Basement to be excavated to lower the floor level to provide headroom clearance;
- Refurbishment of external walls and fenestration;
- New internal structure to support the continued use of the pub and the 3rd floor extension;
- Existing lightwell between the pub and Bayham Place to be extended to accommodate lifts and a new staircase;
- A 3rd floor mansard extension to accommodate rehearsal rooms; and
- The gap above the ground floor between the pub and Bayham Place will be extended up three storeys with a recessed fourth storey, which will be used for private member's suites.

65 Bayham Place and 1 Bayham Street:

- Demolition of 65 Bayham Place;
- Glazed balustrade above both buildings;
- Demolition of 1 Bayham Street, though the façade is to be retained.
- Rebuilding of 1 Bayham Street and 65 Bayham Place within existing footprint;
- New steel Crittall windows facing Bayham Place and Bayham Street;
- The new core incorporating the 3no lifts in 1 Bayham Street/65 Bayham Place, to be clad in black engineering brick;
- Extension upwards to the rear (north side of KOKO); and
- Excavations to create basement area for plant room and storage.

6.2 Summary Impact Assessment

Within the site, KOKO and the Hope & Anchor (though not currently) are open to the public. They have been subject to change to meet operational requirements and in order to remain sustainable, welcoming and pleasing, they will continue to change. Similarly, for 65 Bayham Place and 1 Bayham Street were used for lodgings and a carriage workshop, then eventually changed to office use. The proposed scheme is driven by a need to not only conserve and enhance the site as a whole, but also to ensure a sustainable solution that safeguards the future use of all the buildings within the site.

The National Planning Policy Framework contains an express presumption in favour of sustainable development which should be considered when making planning decisions. Change is at the heart of sustainable development. The three dimensions of sustainability: economic, social and environmental, are not static; neither is the built environment. Buildings need to change in order to adapt to climate change and move towards a low carbon economy (NPPF Para 7).

Removals

Archer Humphryes Architects have produced demolition drawings which highlight all fabric that is to be removed.

The proposed removals in KOKO are concentrated to areas of low significance, where the fabric is later or where there have been substantial alterations. This has minimised the potential impact to the special interest of the listed building. The proposed removal of a section of the grid in the fly tower is mitigated by creating a new use for that space and revealing the scenography equipment such as the fly wheel. This will enhance the historic interest and allow for better appreciation of features of historic interest.

The proposed removals in the Hope & Anchor are internal. The interiors are in poor condition and have undergone later alterations. Any removals to the exterior (several windows and doors) are to be removed due to poor condition and will be replaced to match surrounding existing. Visual impact to the exterior is therefore negligible in terms of removal of fabric.

Though 1 Bayham Street and 65 Bayham Place contribute to the townscape, they are not historically significant or rare. Demolition of 65 Bayham Place is mitigated in the proposed utilisation of sympathetic materials, massing, scale and heights and the retention of 1 Bayham Street façade.

Additions

Any additional fabric introduced to the buildings is highlighted in blue in the 'as proposed' Archer Humphryes Architects drawings.

Most additions consist of internal partitions or reinstatements of original features (as per the original architect's drawings). Within KOKO, most additions are proposed at the back of house. Exterior additions comprise the reinstated cupola, scalloped parapet and reinstated windows to the façade. This will have a beneficial impact on the heritage asset. The other external addition to KOKO is the sky lobby above the auditorium and glass canopies. The sky lobby will be set back from the existing roofline and only partially visible from most views.

The new building at 65 Bayham Place visually reinforces the corner of Bayham Place/Street. The changes introduced do not diminish the aesthetic quality of the listed building or the Hope & Anchor pub.

The proposed mansard extension to the Hope & Anchor pub will have a visual impact from Crowndale Road and Bayham Street. It is considered to be appropriate in terms of mass, materials and detailing.

Further assessment of the visual impact of external additions is discussed in Chapter 7.0 Visual Impact Assessment.

Structural Alterations and Additions within the Existing Buildings

The Structural Methodology Statement by HTS contains a full description of these works.

Within KOKO, the proposal is to insert one superstructure that will support the sky lobby above KOKO's auditorium. Within the main auditorium the proposed addition is a steel structure with four columns located in discreet corners of the space to support the sky lobby above. The columns will extend down to sub-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. The existing walls will be chased approximately 200mm on each level to accommodate the new columns.

The fabric removal where the walls will be chased will be localised in discreet locations of low 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.

Impact on the fabric is minor and there is no harm to any significant or decorative features.

- Fly Tower and Gallery:

The original fly galleries will have additional steel brackets for support, which will allow for them to be used safely.

- Dome:

The timber structure within the dome is proposed to be altered to house a new entertainment space. An opening to link the proposed sky lobby and dome is proposed, which requires local removal of structural timber elements in the dome. Minor adverse impact on the existing fabric is mitigated by the optimisation of the space.

Alterations

Some of the proposed alterations to the buildings within the subject site would be visible from public realm. Visual impact on KOKO is mainly caused by the proposed roof extension that forms the sky lobby. This will mainly affect the side elevation facing Crowndale Road. As the sky lobby is set back, and behind the dome, it will not be visible from KOKO's main elevation facing Camden High Street.

The alterations to KOKO's interior have been localised to areas previously altered, or with lower significance, such as the north circulation wing. The proposed internal alterations have been formulated to ensure the historic, architectural and communal values are not reduced.

General

The mixed uses are characteristic of the area and relate to other buildings in the wider context.

A leading objective of the proposed design is to create a sympathetic contemporary interface with the existing buildings whilst maintaining a clear distinction between the new development and the historic significance of the listed building, the pub and their surroundings.

Overall, the proposed works are considered to have a minor to moderate impact on the buildings and the Camden Town Conservation Area as a whole, with benefits arising including the reinstatement of KOKO's cupola, the repair and restoration of the windows on the KOKO façade and the opportunity to sustain the historic assets for posterity.

For the above reasons, it is considered that the proposals would be acceptable in the context of the setting of the grade II listed building and other listed/positive buildings in the immediate surroundings and the Camden Town Conservation Area. The significance of the conservation area and other heritage assets in the vicinity of the site is not challenged. Impact, per se, does not necessarily induce "harm". Any adverse impacts are mitigated through the benefits which include the restoration of KOKO's façade and the optimisation of existing space, which will contribute to a sustainable future.

6.3 Impact Assessment Criteria

The impact assessment on the special interest of the heritage assets considers whether the proposals cause any harm by altering or eroding the authenticity and of the heritage values identified in the significance assessment (Chapter 4.0).

For the purposes of assessing the likely impact to result from the proposed development on the fabric of the buildings within the subject site and its subsequent impact on the setting, established criteria have been employed. The impact of proposals can be grouped into three categories: **neutral**, **beneficial** or **adverse**.

Within the three categories there are four different levels that can be given to identify the intensity of impact:

- **"negligible"** – impacts considered to cause no material change.
- **"minor"** - impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
- **"moderate"** - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
- **"substantial"** - impacts considered to cause a fundamental change in the appreciation of the resource.

6.4 Impact Assessment

(Refer to Impact Assessment table in the following pages).

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
External – (refer to AHA elevations)				
AHA/KKC/PR/200 AHA/KKC/GA/201	Addition of glass canopies to Koko frontage and Crowndale Road elevation (first floor level). 3m in depth.	Fixings of the metal brackets at regular intervals. The steel mullions will terminate at a beam that abuts the building face, which in turn will be attached at intervals to the existing building. Details and drainage TBC.	Neutral – Adverse / Minor	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.
AHA/KKC/GA/201 AHA/KKC/GA/202	Pub door on the corner of Bayham Street and Crowndale Road to be made usable.	N/A to listed building	Beneficial / Minor	Historic sequence of entrances to pub will be partially reinstated.
AHA/KKC/PR/200	New signage to front façade of Koko and Crowndale Road elevation.	Minor fixings at regular intervals to attach the signs.	Neutral – Adverse / Minor	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. The proposed signage to Crowndale Road elevation will have a visual impact, however, it is still consistent with the original and existing use of the listed building.
AHA/KKC/PR/200 AHA/KKC/GA/201	New timber cupola to match architect's original drawings with lead roof.	N/A	Beneficial / Moderate - Substantial	--

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
AHA/KKC/PR/200	Reinstate original scalloped parapet on the front façade.	Remove portion of existing parapet and wall below, create new scalloped parapet to match original architect's drawings.	Beneficial / Moderate	--
AHA/KKC/PR/200	New casement windows (3 rd storey and 2 nd storey) and new doors to match architect's original drawings.	Removal of existing windows.	Beneficial / Moderate	--
AHA/KKC/PR/200	Existing joinery at ground floor (front and Crowndale Road elevations) to be stripped back to timber finish.	Removal of existing paint from joinery.	Neutral / Minor	--
AHA/KKC/PR/200	Render to front façade to be made good and repainted in a light shade.	Repair works.	Beneficial / Moderate	--
AHA/KKC/GA/201	Fresh air grille to provide air to catering kitchen to basement floor level – located on Crowndale Road elevation ground floor.	Small opening created within an original signage detail.	Adverse / Minor	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.
AHA/KKC/GA/201	Reinstatement of original double height stage doors to Crowndale Road elevation as per architect's original drawings.	Removal of existing, unoriginal fabric.	Beneficial / Moderate	--
AHA/KKC/GA/202	New glass pavilion on 4 th floor level above KOKO's auditorium. To be constructed with patent glazed roof system and steel mullions to walls	Excavation of new footings in sub basement for 4 new columns, which will support the sky lobby. Chasing in existing	Adverse / Minor	Visual impact is minimised through setbacks and use of 'light materials'. This is further explored in the visual impact assessment in the following chapter. Impact to the fabric will be minimal and located in

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
	and doors. New structural glazed balustrade facing Crowndale Road.	fabric on various floors within KOKO's auditorium. These will be located within circulation spaces or the niches within the 'artist boxes'.		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.
AHA/KKC/GA/201 AHA/KKC/GA/202	Glazed enclosed tread staircase up to link dome and glass pavilion.	Removal of portion of dome and internal structure.	Adverse / Minor	The opening of the dome has been situated on a side that cannot be experienced from street level, minimising the visual impact. The loss of fabric is negative, but the new use for the dome would allow it to be experienced and appreciated, allowing the significance of the theatre to be better understood.
AHA/KKC/GA/202	1 Bayham Street - Demolition of existing structure including internal walls and floors. Façade to be retained.	New structure behind retained façade. Extended brick facing façade to match existing. New window W1-15 added. Window details to match existing.	Adverse / Minor	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. Furthermore, 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.
AHA/KKC/GA/202	Hope & Anchor – New infill building between no.1 Bayham Street and the Hope & Anchor.	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	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

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
				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.
AHA/KKC/GA/202 AHA/KKC/DM/101 AHA/KKC/DM/102 AHA/KKC/DM/103	Hope & Anchor - Removal of part existing external wall and windows	New internal layout and walls added.	Adverse / Minor	Minor/Adverse Mitigation: The external wall is currently visible from street level; however, it does not possess any features which make it of outstanding quality and thus does not contribute to the significance of the building.
AHA/KKC/GA/201 AHA/KKC/GA/202	Hope & Anchor - existing facades to Bayham Street and Crowndale Road retained, cleaned and repaired. Existing windows to be retained, protected, eased, cleaned and redecorated. Chimney stack to be rebuilt like for like to accommodate new height. Original/ early timber signage to be retained and made good. Green glazed brick to be retained and	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.

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
	cleaned.			
AHA/KKC/GA/201 AHA/KKC/GA/202 AHA/KKC/DM/103	Hope & Anchor - removal of flat roof to Bayham Street and addition of mansard extension with slate roof and dormer windows.	New flat roof added	Negligible	--
AHA/KKC/GA/202	Bayham Street elevation, ground floor level, new door DG-01 and new windows W G-12 and WG-13.	Formation of new openings in existing fabric.	Negligible	Negligible impact to the setting of the listed building. The new openings will have a minor impact on the townscape; they are in keeping with the historical fenestration in the Hope & Anchor.
AHA/KKC/GA/202 AHA/KKC/PR/203	No. 65 Bayham Place to be rebuilt in reclaimed London stock brick with black engineering brick plinth. New structural glazed balustrade for roof terrace.	No. 65 Bayham Place will be demolished (taking care to retain no.1 Bayham Street next door).	Refer to Visual Impact Assessment	Refer to Visual Impact Assessment
AHA/KKC/GA/202 AHA/KKC/PR/203	Additional storey above Bayham Street elevation with new steel Crittall windows.	New build.	Refer to Visual Impact Assessment	Refer to Visual Impact Assessment
AHA/KKC/GA/202 AHA/KKC/PR/203	New core clad in black engineering brick. Set far back from the Bayham Street elevation.	New build.	Refer to Visual Impact Assessment	Refer to Visual Impact Assessment

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
AHA/KKC/PR/203	Existing wall rendered and painted to underside of existing sills	Minor redecoration.	Beneficial / Minor	--
AHA/KKC/PR/203	Dry riser inlet in existing wall on Bayham Place	New build.	Negligible	--
AHA/KKC/PR/203	Ribbed glass	Refer to Visual Impact Assessment	--	--
AHA/KKC/PR/203	Rainscreen louvers to kitchen / store	Refer to Visual Impact Assessment	--	--
AHA/KKC/PR/203	New w20 steel Crittall windows	Refer to Visual Impact Assessment	--	--
AHA/KKC/DM/205	Removal of the ladder	--	Beneficial / Minor	
General Internal				
All floors (see AHA demolition plans and proposed plans).	<p>Sky Lobby and Steel Superstructure</p> <p>The proposed sky lobby will be supported on four steel columns, which will extend to sub-basement level.</p> <p>These will be located in discreet corners of the auditorium space to support the sky lobby above.</p>	<p>The fabric removal where the walls will be chased will be localised in discreet locations of low significance.</p> <p>The existing walls will be chased about 200mm on each level to accommodate the new columns.</p>		<p>The columns will extend down to sub-basement level and will not be seen from the auditorium. Visual impact is therefore negligible.</p> <p>Fabric that will be removed to accommodate the columns is not decorative or of particular significance.</p> <p>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</p>

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
				into the existing fabric.
	<p>Hope & Anchor</p> <p>Façade retention of the Hope & Anchor with offset structure to support the pub use and proposed mansard. New floors will have the same levels as existing. The new frame</p>	<p>Demolition of the internal walls and floors. The existing chimney breasts will be removed to accommodate the new structure.</p>	<p>Minor / Adverse</p>	<p>The condition of the fabric within the pub is very poor and would not support the continued use irrespective of the additional mansard.</p>
Internal				
<p>Sub Basement</p> <p>AHA/KCC/DM/098</p> <p>AHA/KCC/GA/098</p>	<p>Proposed excavation for new staircase / lift core as required as per engineer's details.</p>	<p>Excavation below existing no.1 Bayham Street.</p>	<p>Adverse / Minor</p>	<p>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.</p>
<p>Basement</p> <p>AHA/KCC/DM/098</p> <p>AHA/KCC/GA/098</p>	<p>Removal of internal walls within Hope & Anchor basement.</p>	<p>Part demolition of internal walls.</p>	<p>Negligible (to listed building and conservation area)</p>	<p>--</p>
	<p>Existing amp store to be demolished as part of phase 1. Temporary amp store to be constructed for use by KOKO until KOKO shutdown. Details tbc.</p>	<p>Part demolition of internal walls.</p>	<p>Negligible (to listed building and conservation area)</p>	<p>--</p>
	<p>Remove section of floor and section of wall to allow new access from</p>	<p>Part removal of existing fabric</p>	<p>Negligible</p>	<p>This proposal is in an area of low sensitivity and will allow for improved use and access to the Green</p>

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
	green room to side of stage.	(small opening).		Room.
	New catering kitchen.	Removal of dividing wall in existing WCs	Negligible	There will be removal of possibly early fabric, however, the area is of very low/no significance.
	New gents WCs in RM.B.31	New fittings and pipework installed for new WCs	Adverse / Minor	Minimal disruption in the existing fabric for the installation of new pipework. Existing runs to be used where possible.
	Reconfigured Green Room.	Minor later partition removals.	Negligible	--
	New bar to side of the stage.	Minor later partition removals.	Negligible	--
	New access staircase to back of stage.	Insertion of new staircase.	Adverse / Minor	This will have minor visual impact on the stage area. This is minimised by its location at the back of the stage.
Ground Floor AHA/KKC/DM/100 AHA/KKC/GA/100	New access stair to the fly gallery between ground floor and 1st floor with single door opening to BOH at ground floor level.	Opening between Koko stage and BOH will require the removal of original fabric to create a single door opening.	Adverse / Minor	The removal of fabric is located in an area of low significance and will enable permeability and ease of use of the function rooms on the ground floor. Access from Koko to the function room above the pub will facilitate the use of that space by the artists/private members.
	New access from green room to side of stage.	Removal of section of wall to create new opening.	Adverse / Minor	Minor alteration that will have minor adverse impact due to removal of fabric. It is negligible in term of affecting heritage values.
	Removal of later partition in RM.B.14 to create new bar.	--	Negligible	--
	New double door entrance in the Hope & Anchor return (abutting	Removal of Hope & Anchor wall to create opening. Edges to be	Adverse / Minor	The fabric to be removed is located in a discreet area (off the main elevation to Crowndale Road)

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
	KOKO).	made good with matching brick, properly toothed in.		and will not disturb the visual sequence of entrances of the original pub.
	New opening between box office and Hope & Anchor.	Partial removal of existing wall between the properties to create opening.	Adverse / Minor	This 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.
	Minor reconfiguration of the space to the north of the stage. These spaces will accommodate a bin store, AV/IT store and pantry. Immediately off the stage will be a disabled access WC.	Minor removal of existing walls to allow for new openings.	Adverse / Minor	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.
First Floor AHA/KKC/DM/101 AHA/KKC/GA/101	Minor reconfiguration of interiors to the south of the stage to form the artists' gallery and function room.	Removal of sections of walls (some are later partitions).	Negligible Adverse / Minor	This is in an area of low significance and the space will be optimised.
	New doorway between Hope & Anchor and KOKO's BOH for improved access between circulation core, private members' area and stage.	Opening between KOKO BOH circulation area and the Hope & Anchor will require the removal of original fabric to create a single door opening.	Adverse / Minor	This is in an area of low significance and will enable permeability and ease of use of the function rooms on the ground floor and first floors. Access from KOKO to the function room above the pub will facilitate the use of that space by the artists/private members.
	Minor reconfiguration of interiors to the north of the stage for new kitchen and plant room.	Removal of sections of walls (some are later partitions).	Negligible Adverse / Minor	This is in an area of low significance and therefore suitable for utilitarian use.

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
Second Floor AHA/KKC/DM/102 AHA/KKC/GA/102	New galleries over the stage for private members and a new gallery bar.	New steel platform and columns to side of the stage area.	Beneficial Adverse / Minor	The addition of gallery space will better reveal the scenography equipment and grid above. The area has not been assessed and details of how the new built will join onto the fabric are TBC.
	Minor reconfiguration of interiors to the south of the stage to form the artists' gallery, bar and function room.	Removal of sections of walls (some are later partitions).	Negligible Adverse / Minor	This is in an area of low significance and the space will be optimised.
	New WCs to the north of the stage.	MEP equipment / plant to be retained, protected and relocated to new plant area for re-use. Partial removal of existing fabric to form new openings between stage galleries and WCs.	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.
	New doorway between Hope & Anchor and KOKO's BOH for improved access between circulation core, private members' area and gallery.	Opening between KOKO BOH circulation area and the Hope & Anchor will require the removal of original fabric to create a single door opening.	Adverse / Minor	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.
	Careful removal of ceiling over the stage.	--	Beneficial / Substantial	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.
	New structural brackets added below the fly galleries. This will	--	Beneficial (moderate) –	This impact will have an adverse impact on the fabric where the new brackets will be attached to

Appendix 7: Hope and Anchor Planning Documents

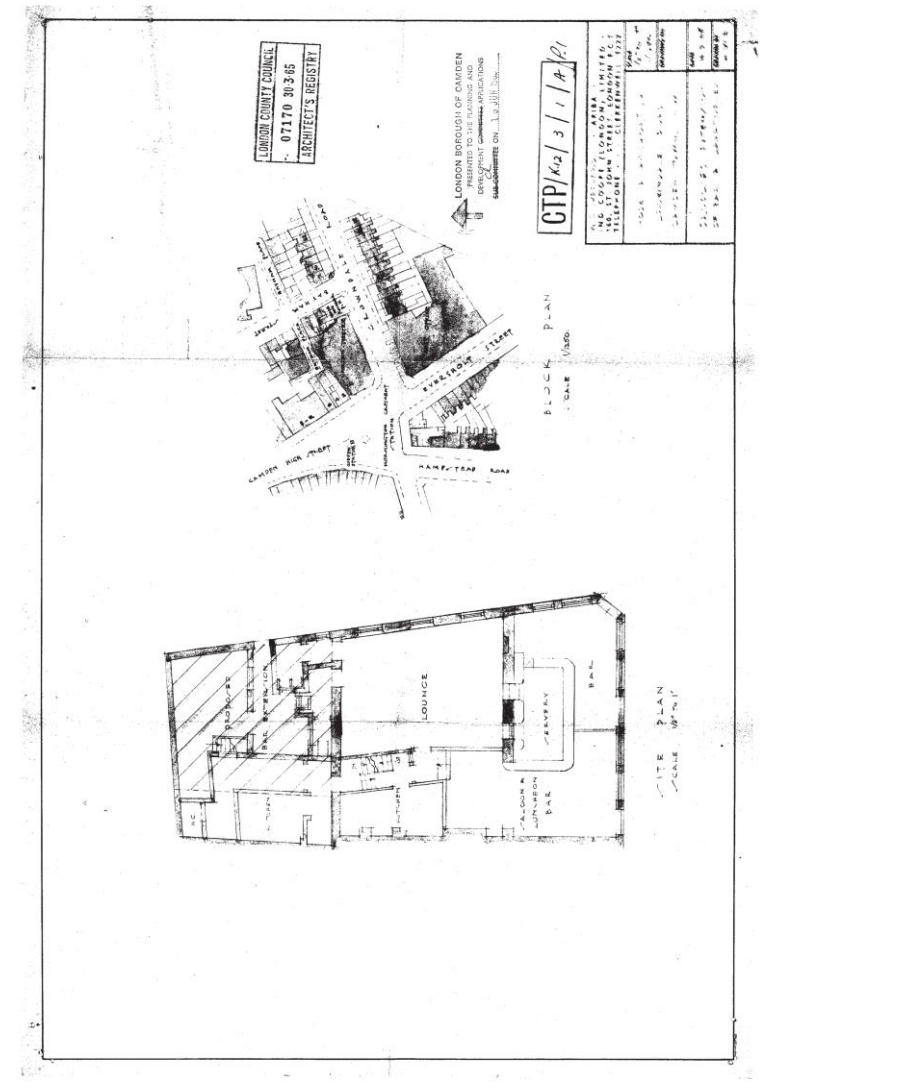


Figure 92: 1965 Planning application drawing of floor plan – proposal for a bar extension to the rear of the building

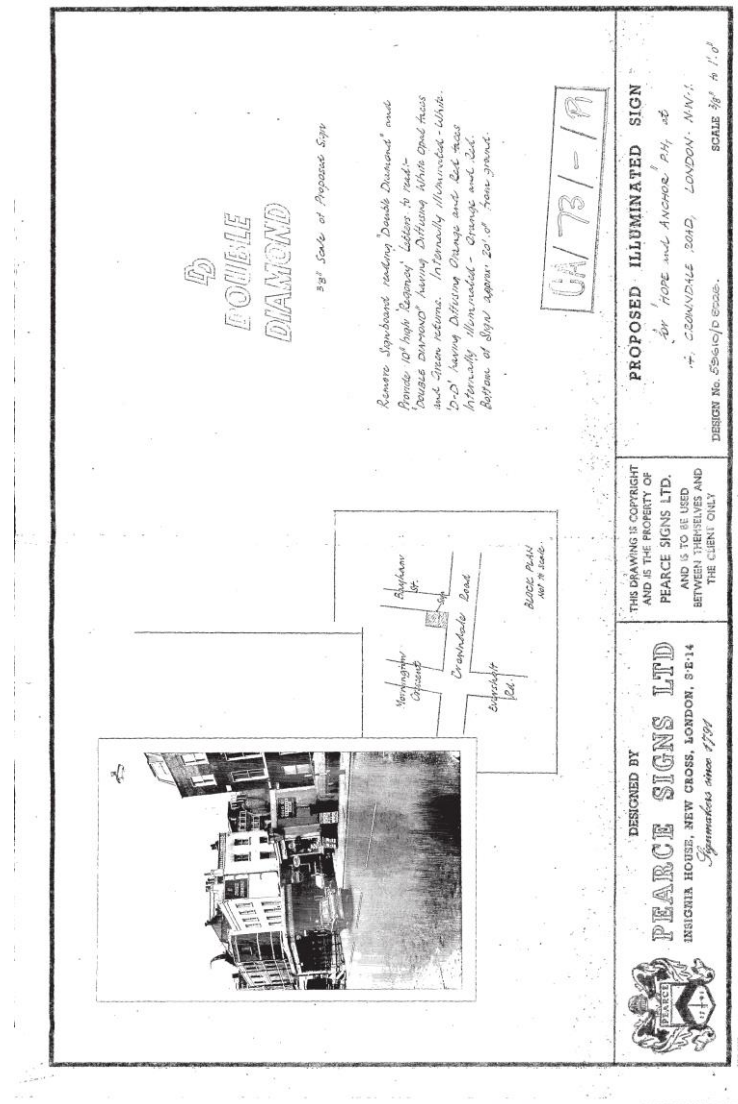


Figure 93: 1962 Planning Application to replace signage

Furthermore, the adaptations have not required substantial alterations in significant areas of the building. It is still open to the public and used for entertainment. **Its historical value is therefore high.**

Hope & Anchor

The building's original function is clear from its position on the corner, its form, and its materials. The pub's use has not changed since it was built, however, its interior fixtures and fittings have been replaced. **Historic value is therefore medium to low.**

65 Bayham Place and 1 Bayham Street

To the rear of 65 Bayham Place are surviving mews façades. Albeit altered in form and use, their original utilitarian character is still apparent from the street. At 65 Bayham Place the characteristics of a workshop, such as the large arching window openings to let in natural light for the workers and a large carriage door (to the rear) still exist (see Figure 59).

Illustrative historical value has been reduced due to the substantial internal alterations when adapting building to different uses. **Historic value is therefore low.**

4.1.4 Aesthetic Value

"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place". (Conservation Principles Para 46).

"Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive." (Conservation Principles Para 47).

"Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. This embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship." (Conservation Principles Para 48).

KOKO

Internally, many original Waring & Gillow decorative features remain, such as the ionic marble pilasters and moulded ceiling in the entrance lobby and the ornamentation inside the auditorium, including rococo motifs on the balconies and the marble Corinthian columns and proscenium.

Original features of architectural merit still exist on the building's façade, including classical Italianate dressings. This comprises round arched openings, pilasters supporting architraves with keystones, ogee pediments and keyed oculi. Together, these features form a harmonious composition on the building's edifice.

Despite some lost features such as the statues on the parapet and cupola, the remaining ones have maintained their integrity and express a strong architectural language throughout the main parts of the building internally and externally. **Aesthetic value is therefore high.**

Hope and Anchor

The building's position on a corner, its form and materials contribute to the aesthetic value of the building. This pub was built circa 1875 and has maintained much of its historic character to its exterior. Features that contribute to the aesthetic value include the large windows to the pub at ground floor level, the faience facades and the retained classical proportions on the upper floors. Existing historic fittings and decorative features is unknown at this stage. Externally, **aesthetic value is medium.**

65 Bayham Place and 1 Bayham Street

The buildings in Bayham Place are described as 'positive' buildings in the Camden Town Conservation Area Appraisal. Their historic character derives from the use of yellow stock brick: a material seen throughout Camden. The buildings however, were not built with features of architectural or artistic merit and have undergone alterations, thus eroding the historic character. **Aesthetic value is therefore medium to low.**

4.1.5 Communal Value

"Communal value, derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects" (Conservation Principles, Para 54).

KOKO

To the exterior, the building's façade/box office has had almost no alterations, thus maintaining the legibility of the building's original function. Its scale, distinguishable features (such as the dome) and location on a node achieve a sense of prominence and openness to the public. To this day, the building remains a noteworthy building and a local landmark.

The building is open to the public that positively contributes to the townscape and is considered a local landmark. Furthermore, it is used for entertainment and attracts not only Londoners, but also people from outside the city. **Communal value is therefore high.**

Hope and Anchor

Though the building is currently out of use, the proposal is to reinstate the pub use. It will be open to the public who will be able to experience it. Its use

as a pub (prior to the club chain's occupation) is relatable in people's experience and memory. **Communal value is potentially medium to high.**

65 Bayham Place and 1 Bayham Street

The buildings are currently disused and derelict and do not relate to uses, past or present, that add to communal value. **It is therefore considered to have low communal value.**

4.2 Contribution to the Conservation Area

The following questions contained in the Checklist "Understanding Place" (Historic England Guidance, 2011) might be asked when considering the contribution made by unlisted buildings to the special architectural or historic interest of a Conservation Area.

A positive response to one or more of the following may indicate that the listed building makes a positive contribution provided that its historic form and values have not been eroded. In this case, the buildings that will be assessed are The Hope & Anchor and Bayham Place.

EH Guidance: "Is the building the work of a particular architect of regional or local note?"

Response:

Hope and Anchor: No

Bayham Place: No

EH Guidance: "Does it have landmark quality?"

Response:

Hope and Anchor: Yes (only local)

Bayham Place: No

Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?

Response:

Hope and Anchor: Yes

Bayham Place: No

Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?

Response:

Hope and Anchor: No

Bayham Place: No

Does it contribute positively to the setting of adjacent designated heritage assets?

Response:

Hope and Anchor: Yes

Bayham Place: Neutral

Is it associated with a designed landscape eg. a significant wall, terracing or a garden building?

Response:

Hope and Anchor: No

Bayham Place: No

Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?

Response:

Hope and Anchor: No

Bayham Place: No

Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?

Response:

Hope and Anchor: No

Bayham Place: No

Does it have historic associations with local people or past events?

Response:

Hope and Anchor: No

Bayham Place: No

Does it reflect the traditional functional character or former uses in the area?

Response:

Hope and Anchor: Yes

Bayham Place: No

Does its use contribute to the character or appearance of the area?

Response:

Hope and Anchor: Yes

Bayham Place: Neutral

4.3 Summary of Significance

In accordance with the 2011 Historic England publication Guidance on 'Understanding Place', regarding the assessment of unlisted buildings in a conservation area, it is considered overall, that the subject site and buildings make a positive contribution to the architectural or historic interest of the Camden Town Conservation Area.

The theatre has retained much of its original features, albeit in poor condition in areas, and possessed medium to high historical, aesthetic and communal value and low evidential value.

The Hope & Anchor's exterior does not appear to have undergone significant alterations since the pub was built. It therefore has medium significance.

1 Bayham Street and 65 Bayham Place have undergone numerous alterations, including alterations to the mews buildings when the theatre was built, the mansard roofs. 1 Bayham Street and 65 Bayham Place were not accessible, and, similarly to the pub, surviving interior historic fabric is unknown. Overall medium to low significance is attributed to these buildings.

5.0 PRE-APPLICATION FEEDBACK

5.0 Pre-Application

There have been three pre-application meetings with Conservation Officer, Alfie Stroud and Case Officer, David Peres Da Costa. Two meetings were held at London Borough of Camden on 21st August 2017 and 17th October 2017 and one on site on 14th September 2017. Written feedback was received on 5th October 2017.

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. They were contacted for the previously consented scheme (2016/6960/L, 2016/6959/P). The feedback and design response is the document: 'SLHA_The Hope Project_Pre-App Feedback' from the above application.

The current scheme was presented to the Conservation Officer. Following design revision and the meeting held on 17th October, it was confirmed on the 20th October 2017 that proposals would be acceptable.

The design team have worked closely with the borough to develop a satisfactory scheme that will enhance the historic environment and benefit the site and the area in terms of economic vitality.

Design and Conservation feedback from London Borough of Camden and the design team responses are outlined in the following table.

Comment Number	Sub Heading	Comment	Response
1	Theatre Elevations	The reintroduction of scalloped parapets to the theatre's main frontage would have been of benefit to its (Koko's) architecture.	These have been reintroduced into the scheme.
2	Theatre Elevations	Historic England's recommendations for colour and finishes to the historic theatre, as advised in their letter of 1 September 2016 still stands.	Noted. These recommendations will be followed.
3	Crowndale Road Elevation	Particularly regrettable is the abandonment of the extant permission's reinstatement of a double-height stage door on Crowndale Road, important for articulating the historic arrangement of the theatre within. The canopy should be reduced in length to fall short of the Hope & Anchor and allow reinstatement of the stage door.	The double doors were never taken out of the proposed scheme, however, the proposed canopy that ran the full length of the theatre (on Crowndale Road side) is reduced and terminates just before the double doors, thereby leaving them revealed.
4	Crowndale Road Elevation	The scale of signage proposed for this part of the theatre's flank is inappropriate to the character of Koko's elevations to Crowndale Road and threatens to interfere visually with the refined decorative frontages of the Hope & Anchor in views.	Crowndale Road is a key pedestrian and traffic thoroughfare in Camden and is therefore a key area for advertisement. There are numerous precedents for signage of a similar scale in other London Theatres (several of which are by Sprague in the West End). Though KOKO is no longer used as a theatre, its use as a music venue is in keeping with its historic use. The proposed signage for KOKO will be part of a separate application.
5	Theatre Elevations	The proposed fabric canopy around the principal frontages should be detailed to complement the restoration-minded approach to the historic theatre elevations.	Canopy design has a simple design that does not detract from the listed building. The brackets, design TBC, will be in keeping with the setting of the historical theatre. Fixing detail also TBC.

Comment Number	Sub Heading	Comment	Response
6	Hope & Anchor	The double door proposed for the return from the Hope & Anchor's ground-floor facade beside the stage door would not be acceptable; such a reorganisation of the pub's historic entrance sequences could begin to deactivate its original principal frontages; it would be better located in the existing doorway to be fixed shut.	The double door entrance in the return from the Hope & Anchor has been approved under applications (2016/6960/L, 2016/6959/P). As this is on the return, it will only be partially visible and have low visual impact. The existing pub door will be retained, thereby preserving the pub's historic entrance sequences.
7	Theatre internal	Proposals for minor reorganisation within the theatre's back-of-house spaces look likely to be acceptable.	Noted.
8	Theatre internal	Omission of the two levels of accommodation planned to occupy the fly tower and its retention in something closer to its original form is likely to be the greatest benefit of these revised proposals.	Noted.
9	Theatre internal	The removal of the accompanying steel frame and concrete pile foundations, the glazed vision panels above the proscenium arch, and the retention of the flytower's perimeter masonry at second-, third- and fourth-floor levels on the east and south sides facilitated by removal of the suite and need for access to the roof from the bar formerly proposed, along with the existing access from back-of-house to flytower at second-floor level, are all very welcome. The resulting void which opens up between the new core and retained flytower structure and fourth-floor level does, though, raise the question of how far back from the street this core can be pushed to further reduce its visibility.	Any movement of the core will result in further alterations to the internal layout, which may be detrimental to the existing fabric in the BOH. The proposed core will remain in this position.
10	Theatre internal	Addition of a new gallery within the interior of the flytower above the stage is welcome as a means of better revealing the original grid above, but should be explained in detailed structural drawings, as should the physical and visual consequences for the introduction of new mechanical plant.	Noted. Note: the new galleries and strengthening of the original galleries are indicated the structural drawings by HTS.
11	Hope & Anchor	The proposed retention of the existing change of levels within the ground-floor of the pub, and of some of the historic brickwork and structure within the ground floor, as shown in the proposed ground-floor plan, is a significant and welcome improvement on the extant permission.	Noted.

Comment Number	Sub Heading	Comment	Response
12	Hope & Anchor	Similarly, reduced encroachment of the new central core on the upper storeys of the Hope & Anchor footprint is very welcome allowing greater distinction across its levels between the pub and the theatre's back of house – with potential benefits for the animation and appearance of the pub from the street.	Noted.
13	Hope & Anchor	It seems that the proposals for more extensive demolition of the Hope & Anchor have emerged since submission of the July 2017 pre-application document, and would compromise much of this improvement.	The masonry was predominantly found to be weaker than that in KOKO with significantly more variability between adjacent brick samples. The timber structure and floorboards were found to be in generally poor condition throughout. The continued use of the pub would not be possible without strengthening. The removal of the existing internal structure is therefore proposed, and will be replaced with an offset steel structure. The external walls of the Hope & Anchor will be retained to preserve the historic patina of the building.
14	Hope & Anchor	<p>The location of the proposed recording studio facilities in the new mansard accommodation over the Hope & Anchor is not justified by presentation of any testing of alternative locations nor studies of the impact of the substantial engineering required to construct a professional recording studio on the historic building beneath. The location of the recording studio in the mansard raises two significant issues which are not adequately treated in the pre-application submission and are unlikely to be acceptable:</p> <ul style="list-style-type: none"> - the mansard over the Hope & Anchor must lose the dormer windows it had in the approved scheme, which threatens to make the new mass overbearing of the simple pub building and in views along Crowndale Road; - it is clear that much of the re-engineering required for the Hope & Anchor's main historic building is calculated with reference to the loads brought by the recording studio, and an alternative approach to repair and partial reconstruction of the pub to deal with past decay and already-failing materials and past re-engineering has therefore not been explored. 	The mansard will have dormer windows as per the approved scheme. The continued use of the pub will require substantial structural strengthening, irrespective of the proposed mansard roof. The new internal structure will be offset from the existing external walls, allowing for the continued original use of the building.

Comment Number	Sub Heading	Comment	Response
15	Hope & Anchor	The extant permission allows for demolition of all of the block's perimeter facing Bayham Street except the Hope & Anchor, with some reconstruction in facsimile and some replacement buildings. Positive contributors and especially groups of positive contributor buildings can make a contribution to the character and appearance of conservation areas by patina and evidence of the adaptive reuse of buildings, and the evolved quality of a townscape. The proposed total demolition of the Bayham Street frontage would do harm to the Camden Town Conservation Area additional to that identified with the extant permission.	No 1. Bayham Street façade is being retained, as per the approved scheme.
16	Hope & Anchor	Notwithstanding the pub's structural problems regardless of the top-floor use, the substantial re-engineering claimed as a justification for the demolition and reconstruction of the Hope & Anchor is generated by an arrangement which is not tested against the capacities of the site's heritage assets to sustain such uses. Alternative options and reduced engineering impacts on the Hope & Anchor should be explored.	Refer to comment 13.
17	Hope & Anchor	Annotations on the proposed Bayham Street elevation (AHA/KKC/GA/202) state that the upper storeys of the pub will be repaired and repainted, which appears to be inaccurate. The ground-floor frontage of the pub on Bayham Street is noted variously to be retained as existing, or constructed as per the extant permission, but the proposed elevation does not match the consented drawing. Retention of the existing pattern of fenestration is preferred, as is the new irregular arrangement shown for the current toilet block.	The annotations have been amended. The fenestration at ground floor level to the rear of the Hope & Anchor has been reconfigured as per the consented scheme.
19	Bayham Street views and upper storeys	The introduction of planters to the edge of fourth-floor terraces is noted but the plan should make clear that the glazed balustrades can be set on the inside of these to help reduce their visual prominence in views. The reduction in the number of lifts and the overall volume of the fourth-floor core structure above the Bayham Street/Place corner is welcome, and the loss of windows on the Bayham Street frontage seems likely to allow it to better recede as part of the cluster of rooftop structures above the centre of the block, wherever this is glimpsed.	Noted.

Comment Number	Sub Heading	Comment	Response
20	Bayham Street views and upper storeys	The amount and extent of proposed glazed balustrading remains excessive, and will increase the sense of mass and homogeneity of the whole as viewed from Bayham Street.	Reduction of terrace for private members suite as per the consented scheme.
21	Bayham Place	Accommodation of plant behind louvered screens on the third-floor level of the Bayham Place frontage would be acceptable in its visual impact, particularly given the removal of the consented condenser unit enclosures allowing retention of more of the theatre's existing back-of-house brick structures. The proposed arrangement will help to better maintain the character and limit the sense of enclosure on Bayham Place.	Noted.
22	Bayham Place	The increase in the Bayham Place frontage of the new corner building by one bay and the commensurate extension of its roof terrace threatens to pull this reimagined corner plot too far from the modest character of the existing positive contributor. As with the existing structure, (and noting the additional storey approved for the replacement building under the extant permission) either the fourth bay should vary its articulation to recede and reduce the total mass, or the proportions and detailing of the fenestration across the whole corner piece should be modified to reduce its formality and perceived scale.	The corner building has been reduced by one bay on the Bayham Place elevation.

6.0 PROPOSED WORKS AND IMPACT ASSESSMENT

6.1 Summary of Proposed Works

This chapter is to be read in conjunction with the drawings and Design and Access Statement by Archer Humphryes Architects and structural engineer's drawings by Heyne Tillet Steel.

In summary, the proposed development seeks:

KOKO:

- Restore KOKO's façade to reinstate the original openings and fenestration fronting Camden High Street. Refurbishment to improve the façade overlooking Crowndale Road;
- On Crowndale Road, a new double height stage door will be reinstated in line with the original intention of this space. Design to follow that of the original architect's drawings;
- Reconfiguration of circulation (back of house space) to the northern elevation of the site to accommodate private members' suites;
- A partial fourth floor extension over the existing KOKO roof supported on an independent steel structure;
- Conversion of KOKO's dome for entertainment use and reinstatement of the cupola;
- Repairs to the slate roof of the fly tower and copper work to the dome with glazed enclosed staircase from proposed sky lobby;
- Conversion of KOKO's fly gallery for use as a private member's suite. A small section of the grid within the fly tower is to be removed to better reveal the existing scenography equipment (which will all be retained);

- Additional signage to Camden Street and Crowndale Road facades (sought in a separate application);
- Addition of two glass canopies, one to the front elevation and one facing Crowndale Road;
- Services to be rationalised; and
- Redundant rainwater goods and services to be removed.

The Hope & Anchor:

- Retention and refurbishment of faience facades ground floor level of pub;
- Basement to be excavated to lower the floor level to provide headroom clearance;
- Refurbishment of external walls and fenestration;
- New internal structure to support the continued use of the pub and the 3rd floor extension;
- Existing lightwell between the pub and Bayham Place to be extended to accommodate lifts and a new staircase;
- A 3rd floor mansard extension to accommodate rehearsal rooms; and
- The gap above the ground floor between the pub and Bayham Place will be extended up three storeys with a recessed fourth storey, which will be used for private member's suites.

65 Bayham Place and 1 Bayham Street:

- Demolition of 65 Bayham Place;
- Glazed balustrade above both buildings;
- Demolition of 1 Bayham Street, though the façade is to be retained.
- Rebuilding of 1 Bayham Street and 65 Bayham Place within existing footprint;
- New steel Crittall windows facing Bayham Place and Bayham Street;
- The new core incorporating the 3no lifts in 1 Bayham Street/65 Bayham Place, to be clad in black engineering brick;
- Extension upwards to the rear (north side of KOKO); and
- Excavations to create basement area for plant room and storage.

6.2 Summary Impact Assessment

Within the site, KOKO and the Hope & Anchor (though not currently) are open to the public. They have been subject to change to meet operational requirements and in order to remain sustainable, welcoming and pleasing, they will continue to change. Similarly, for 65 Bayham Place and 1 Bayham Street were used for lodgings and a carriage workshop, then eventually changed to office use. The proposed scheme is driven by a need to not only conserve and enhance the site as a whole, but also to ensure a sustainable solution that safeguards the future use of all the buildings within the site.

The National Planning Policy Framework contains an express presumption in favour of sustainable development which should be considered when making planning decisions. Change is at the heart of sustainable development. The three dimensions of sustainability: economic, social and environmental, are not static; neither is the built environment. Buildings need to change in order to adapt to climate change and move towards a low carbon economy (NPPF Para 7).

Removals

Archer Humphryes Architects have produced demolition drawings which highlight all fabric that is to be removed.

The proposed removals in KOKO are concentrated to areas of low significance, where the fabric is later or where there have been substantial alterations. This has minimised the potential impact to the special interest of the listed building. The proposed removal of a section of the grid in the fly tower is mitigated by creating a new use for that space and revealing the scenography equipment such as the fly wheel. This will enhance the historic interest and allow for better appreciation of features of historic interest.

The proposed removals in the Hope & Anchor are internal. The interiors are in poor condition and have undergone later alterations. Any removals to the exterior (several windows and doors) are to be removed due to poor condition and will be replaced to match surrounding existing. Visual impact to the exterior is therefore negligible in terms of removal of fabric.

Though 1 Bayham Street and 65 Bayham Place contribute to the townscape, they are not historically significant or rare. Demolition of 65 Bayham Place is mitigated in the proposed utilisation of sympathetic materials, massing, scale and heights and the retention of 1 Bayham Street façade.

Additions

Any additional fabric introduced to the buildings is highlighted in blue in the 'as proposed' Archer Humphryes Architects drawings.

Most additions consist of internal partitions or reinstatements of original features (as per the original architect's drawings). Within KOKO, most additions are proposed at the back of house. Exterior additions comprise the reinstated cupola, scalloped parapet and reinstated windows to the façade. This will have a beneficial impact on the heritage asset. The other external addition to KOKO is the sky lobby above the auditorium and glass canopies. The sky lobby will be set back from the existing roofline and only partially visible from most views.

The new building at 65 Bayham Place visually reinforces the corner of Bayham Place/Street. The changes introduced do not diminish the aesthetic quality of the listed building or the Hope & Anchor pub.

The proposed mansard extension to the Hope & Anchor pub will have a visual impact from Crowndale Road and Bayham Street. It is considered to be appropriate in terms of mass, materials and detailing.

Further assessment of the visual impact of external additions is discussed in Chapter 7.0 Visual Impact Assessment.

Structural Alterations and Additions within the Existing Buildings

The Structural Methodology Statement by HTS contains a full description of these works.

Within KOKO, the proposal is to insert one superstructure that will support the sky lobby above KOKO's auditorium. Within the main auditorium the proposed addition is a steel structure with four columns located in discreet corners of the space to support the sky lobby above. The columns will extend down to sub-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. The existing walls will be chased approximately 200mm on each level to accommodate the new columns.

The fabric removal where the walls will be chased will be localised in discreet locations of low 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.

Impact on the fabric is minor and there is no harm to any significant or decorative features.

- Fly Tower and Gallery:

The original fly galleries will have additional steel brackets for support, which will allow for them to be used safely.

- Dome:

The timber structure within the dome is proposed to be altered to house a new entertainment space. An opening to link the proposed sky lobby and dome is proposed, which requires local removal of structural timber elements in the dome. Minor adverse impact on the existing fabric is mitigated by the optimisation of the space.

Alterations

Some of the proposed alterations to the buildings within the subject site would be visible from public realm. Visual impact on KOKO is mainly caused by the proposed roof extension that forms the sky lobby. This will mainly affect the side elevation facing Crowndale Road. As the sky lobby is set back, and behind the dome, it will not be visible from KOKO's main elevation facing Camden High Street.

The alterations to KOKO's interior have been localised to areas previously altered, or with lower significance, such as the north circulation wing. The proposed internal alterations have been formulated to ensure the historic, architectural and communal values are not reduced.

General

The mixed uses are characteristic of the area and relate to other buildings in the wider context.

A leading objective of the proposed design is to create a sympathetic contemporary interface with the existing buildings whilst maintaining a clear distinction between the new development and the historic significance of the listed building, the pub and their surroundings.

Overall, the proposed works are considered to have a minor to moderate impact on the buildings and the Camden Town Conservation Area as a whole, with benefits arising including the reinstatement of KOKO's cupola, the repair and restoration of the windows on the KOKO façade and the opportunity to sustain the historic assets for posterity.

For the above reasons, it is considered that the proposals would be acceptable in the context of the setting of the grade II listed building and other listed/positive buildings in the immediate surroundings and the Camden Town Conservation Area. The significance of the conservation area and other heritage assets in the vicinity of the site is not challenged. Impact, per se, does not necessarily induce "harm". Any adverse impacts are mitigated through the benefits which include the restoration of KOKO's façade and the optimisation of existing space, which will contribute to a sustainable future.

6.3 Impact Assessment Criteria

The impact assessment on the special interest of the heritage assets considers whether the proposals cause any harm by altering or eroding the authenticity and of the heritage values identified in the significance assessment (Chapter 4.0).

For the purposes of assessing the likely impact to result from the proposed development on the fabric of the buildings within the subject site and its subsequent impact on the setting, established criteria have been employed. The impact of proposals can be grouped into three categories: **neutral**, **beneficial** or **adverse**.

Within the three categories there are four different levels that can be given to identify the intensity of impact:

- **"negligible"** – impacts considered to cause no material change.
- **"minor"** - impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
- **"moderate"** - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
- **"substantial"** - impacts considered to cause a fundamental change in the appreciation of the resource.

6.4 Impact Assessment

(Refer to Impact Assessment table in the following pages).

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
External – (refer to AHA elevations)				
AHA/KKC/PR/200 AHA/KKC/GA/201	Addition of glass canopies to Koko frontage and Crowndale Road elevation (first floor level). 3m in depth.	Fixings of the metal brackets at regular intervals. The steel mullions will terminate at a beam that abuts the building face, which in turn will be attached at intervals to the existing building. Details and drainage TBC.	Neutral – Adverse / Minor	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.
AHA/KKC/GA/201 AHA/KKC/GA/202	Pub door on the corner of Bayham Street and Crowndale Road to be made usable.	N/A to listed building	Beneficial / Minor	Historic sequence of entrances to pub will be partially reinstated.
AHA/KKC/PR/200	New signage to front façade of Koko and Crowndale Road elevation.	Minor fixings at regular intervals to attach the signs.	Neutral – Adverse / Minor	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. The proposed signage to Crowndale Road elevation will have a visual impact, however, it is still consistent with the original and existing use of the listed building.
AHA/KKC/PR/200 AHA/KKC/GA/201	New timber cupola to match architect's original drawings with lead roof.	N/A	Beneficial / Moderate - Substantial	--

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
AHA/KKC/PR/200	Reinstate original scalloped parapet on the front façade.	Remove portion of existing parapet and wall below, create new scalloped parapet to match original architect's drawings.	Beneficial / Moderate	--
AHA/KKC/PR/200	New casement windows (3 rd storey and 2 nd storey) and new doors to match architect's original drawings.	Removal of existing windows.	Beneficial / Moderate	--
AHA/KKC/PR/200	Existing joinery at ground floor (front and Crowndale Road elevations) to be stripped back to timber finish.	Removal of existing paint from joinery.	Neutral / Minor	--
AHA/KKC/PR/200	Render to front façade to be made good and repainted in a light shade.	Repair works.	Beneficial / Moderate	--
AHA/KKC/GA/201	Fresh air grille to provide air to catering kitchen to basement floor level – located on Crowndale Road elevation ground floor.	Small opening created within an original signage detail.	Adverse / Minor	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.
AHA/KKC/GA/201	Reinstatement of original double height stage doors to Crowndale Road elevation as per architect's original drawings.	Removal of existing, unoriginal fabric.	Beneficial / Moderate	--
AHA/KKC/GA/202	New glass pavilion on 4 th floor level above KOKO's auditorium. To be constructed with patent glazed roof system and steel mullions to walls	Excavation of new footings in sub basement for 4 new columns, which will support the sky lobby. Chasing in existing	Adverse / Minor	Visual impact is minimised through setbacks and use of 'light materials'. This is further explored in the visual impact assessment in the following chapter. Impact to the fabric will be minimal and located in

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
	and doors. New structural glazed balustrade facing Crowndale Road.	fabric on various floors within KOKO's auditorium. These will be located within circulation spaces or the niches within the 'artist boxes'.		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.
AHA/KKC/GA/201 AHA/KKC/GA/202	Glazed enclosed tread staircase up to link dome and glass pavilion.	Removal of portion of dome and internal structure.	Adverse / Minor	The opening of the dome has been situated on a side that cannot be experienced from street level, minimising the visual impact. The loss of fabric is negative, but the new use for the dome would allow it to be experienced and appreciated, allowing the significance of the theatre to be better understood.
AHA/KKC/GA/202	1 Bayham Street - Demolition of existing structure including internal walls and floors. Façade to be retained.	New structure behind retained façade. Extended brick facing façade to match existing. New window W1-15 added. Window details to match existing.	Adverse / Minor	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. Furthermore, 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.
AHA/KKC/GA/202	Hope & Anchor – New infill building between no.1 Bayham Street and the Hope & Anchor.	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	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

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
				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.
AHA/KKC/GA/202 AHA/KKC/DM/101 AHA/KKC/DM/102 AHA/KKC/DM/103	Hope & Anchor - Removal of part existing external wall and windows	New internal layout and walls added.	Adverse / Minor	Minor/Adverse Mitigation: The external wall is currently visible from street level; however, it does not possess any features which make it of outstanding quality and thus does not contribute to the significance of the building.
AHA/KKC/GA/201 AHA/KKC/GA/202	Hope & Anchor - existing facades to Bayham Street and Crowndale Road retained, cleaned and repaired. Existing windows to be retained, protected, eased, cleaned and redecorated. Chimney stack to be rebuilt like for like to accommodate new height. Original/ early timber signage to be retained and made good. Green glazed brick to be retained and	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.

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
	cleaned.			
AHA/KKC/GA/201 AHA/KKC/GA/202 AHA/KKC/DM/103	Hope & Anchor - removal of flat roof to Bayham Street and addition of mansard extension with slate roof and dormer windows.	New flat roof added	Negligible	--
AHA/KKC/GA/202	Bayham Street elevation, ground floor level, new door DG-01 and new windows W G-12 and WG-13.	Formation of new openings in existing fabric.	Negligible	Negligible impact to the setting of the listed building. The new openings will have a minor impact on the townscape; they are in keeping with the historical fenestration in the Hope & Anchor.
AHA/KKC/GA/202 AHA/KKC/PR/203	No. 65 Bayham Place to be rebuilt in reclaimed London stock brick with black engineering brick plinth. New structural glazed balustrade for roof terrace.	No. 65 Bayham Place will be demolished (taking care to retain no.1 Bayham Street next door).	Refer to Visual Impact Assessment	Refer to Visual Impact Assessment
AHA/KKC/GA/202 AHA/KKC/PR/203	Additional storey above Bayham Street elevation with new steel Crittall windows.	New build.	Refer to Visual Impact Assessment	Refer to Visual Impact Assessment
AHA/KKC/GA/202 AHA/KKC/PR/203	New core clad in black engineering brick. Set far back from the Bayham Street elevation.	New build.	Refer to Visual Impact Assessment	Refer to Visual Impact Assessment

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
AHA/KKC/PR/203	Existing wall rendered and painted to underside of existing sills	Minor redecoration.	Beneficial / Minor	--
AHA/KKC/PR/203	Dry riser inlet in existing wall on Bayham Place	New build.	Negligible	--
AHA/KKC/PR/203	Ribbed glass	Refer to Visual Impact Assessment	--	--
AHA/KKC/PR/203	Rainscreen louvers to kitchen / store	Refer to Visual Impact Assessment	--	--
AHA/KKC/PR/203	New w20 steel Crittall windows	Refer to Visual Impact Assessment	--	--
AHA/KKC/DM/205	Removal of the ladder	--	Beneficial / Minor	
General Internal				
All floors (see AHA demolition plans and proposed plans).	<p>Sky Lobby and Steel Superstructure</p> <p>The proposed sky lobby will be supported on four steel columns, which will extend to sub-basement level.</p> <p>These will be located in discreet corners of the auditorium space to support the sky lobby above.</p>	<p>The fabric removal where the walls will be chased will be localised in discreet locations of low significance.</p> <p>The existing walls will be chased about 200mm on each level to accommodate the new columns.</p>		<p>The columns will extend down to sub-basement level and will not be seen from the auditorium. Visual impact is therefore negligible.</p> <p>Fabric that will be removed to accommodate the columns is not decorative or of particular significance.</p> <p>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</p>

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
				into the existing fabric.
	<p>Hope & Anchor</p> <p>Façade retention of the Hope & Anchor with offset structure to support the pub use and proposed mansard. New floors will have the same levels as existing. The new frame</p>	<p>Demolition of the internal walls and floors. The existing chimney breasts will be removed to accommodate the new structure.</p>	<p>Minor / Adverse</p>	<p>The condition of the fabric within the pub is very poor and would not support the continued use irrespective of the additional mansard.</p>
Internal				
<p>Sub Basement</p> <p>AHA/KCC/DM/098</p> <p>AHA/KCC/GA/098</p>	<p>Proposed excavation for new staircase / lift core as required as per engineer's details.</p>	<p>Excavation below existing no.1 Bayham Street.</p>	<p>Adverse / Minor</p>	<p>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.</p>
<p>Basement</p> <p>AHA/KCC/DM/098</p> <p>AHA/KCC/GA/098</p>	<p>Removal of internal walls within Hope & Anchor basement.</p>	<p>Part demolition of internal walls.</p>	<p>Negligible (to listed building and conservation area)</p>	<p>--</p>
	<p>Existing amp store to be demolished as part of phase 1. Temporary amp store to be constructed for use by KOKO until KOKO shutdown. Details tbc.</p>	<p>Part demolition of internal walls.</p>	<p>Negligible (to listed building and conservation area)</p>	<p>--</p>
	<p>Remove section of floor and section of wall to allow new access from</p>	<p>Part removal of existing fabric</p>	<p>Negligible</p>	<p>This proposal is in an area of low sensitivity and will allow for improved use and access to the Green</p>

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
	green room to side of stage.	(small opening).		Room.
	New catering kitchen.	Removal of dividing wall in existing WCs	Negligible	There will be removal of possibly early fabric, however, the area is of very low/no significance.
	New gents WCs in RM.B.31	New fittings and pipework installed for new WCs	Adverse / Minor	Minimal disruption in the existing fabric for the installation of new pipework. Existing runs to be used where possible.
	Reconfigured Green Room.	Minor later partition removals.	Negligible	--
	New bar to side of the stage.	Minor later partition removals.	Negligible	--
	New access staircase to back of stage.	Insertion of new staircase.	Adverse / Minor	This will have minor visual impact on the stage area. This is minimised by its location at the back of the stage.
Ground Floor AHA/KKC/DM/100 AHA/KKC/GA/100	New access stair to the fly gallery between ground floor and 1st floor with single door opening to BOH at ground floor level.	Opening between Koko stage and BOH will require the removal of original fabric to create a single door opening.	Adverse / Minor	The removal of fabric is located in an area of low significance and will enable permeability and ease of use of the function rooms on the ground floor. Access from Koko to the function room above the pub will facilitate the use of that space by the artists/private members.
	New access from green room to side of stage.	Removal of section of wall to create new opening.	Adverse / Minor	Minor alteration that will have minor adverse impact due to removal of fabric. It is negligible in term of affecting heritage values.
	Removal of later partition in RM.B.14 to create new bar.	--	Negligible	--
	New double door entrance in the Hope & Anchor return (abutting	Removal of Hope & Anchor wall to create opening. Edges to be	Adverse / Minor	The fabric to be removed is located in a discreet area (off the main elevation to Crowndale Road)

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
	KOKO).	made good with matching brick, properly toothed in.		and will not disturb the visual sequence of entrances of the original pub.
	New opening between box office and Hope & Anchor.	Partial removal of existing wall between the properties to create opening.	Adverse / Minor	This 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.
	Minor reconfiguration of the space to the north of the stage. These spaces will accommodate a bin store, AV/IT store and pantry. Immediately off the stage will be a disabled access WC.	Minor removal of existing walls to allow for new openings.	Adverse / Minor	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.
First Floor AHA/KKC/DM/101 AHA/KKC/GA/101	Minor reconfiguration of interiors to the south of the stage to form the artists' gallery and function room.	Removal of sections of walls (some are later partitions).	Negligible Adverse / Minor	This is in an area of low significance and the space will be optimised.
	New doorway between Hope & Anchor and KOKO's BOH for improved access between circulation core, private members' area and stage.	Opening between KOKO BOH circulation area and the Hope & Anchor will require the removal of original fabric to create a single door opening.	Adverse / Minor	This is in an area of low significance and will enable permeability and ease of use of the function rooms on the ground floor and first floors. Access from KOKO to the function room above the pub will facilitate the use of that space by the artists/private members.
	Minor reconfiguration of interiors to the north of the stage for new kitchen and plant room.	Removal of sections of walls (some are later partitions).	Negligible Adverse / Minor	This is in an area of low significance and therefore suitable for utilitarian use.

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
Second Floor AHA/KKC/DM/102 AHA/KKC/GA/102	New galleries over the stage for private members and a new gallery bar.	New steel platform and columns to side of the stage area.	Beneficial Adverse / Minor	The addition of gallery space will better reveal the scenography equipment and grid above. The area has not been assessed and details of how the new built will join onto the fabric are TBC.
	Minor reconfiguration of interiors to the south of the stage to form the artists' gallery, bar and function room.	Removal of sections of walls (some are later partitions).	Negligible Adverse / Minor	This is in an area of low significance and the space will be optimised.
	New WCs to the north of the stage.	MEP equipment / plant to be retained, protected and relocated to new plant area for re-use. Partial removal of existing fabric to form new openings between stage galleries and WCs.	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.
	New doorway between Hope & Anchor and KOKO's BOH for improved access between circulation core, private members' area and gallery.	Opening between KOKO BOH circulation area and the Hope & Anchor will require the removal of original fabric to create a single door opening.	Adverse / Minor	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.
	Careful removal of ceiling over the stage.	--	Beneficial / Substantial	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.
	New structural brackets added below the fly galleries. This will	--	Beneficial (moderate) –	This impact will have an adverse impact on the fabric where the new brackets will be attached to

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
	allow for the safe use of the original galleries by private members/artists. Details tbc by structural engineer.		Adverse (minor)	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.
Third Floor AHA/KKC/DM/103 AHA/KKC/GA/103	New staircase in RM.3-13 – RM.3.14 for access to the dome (for access to the new bar).	Removal of partition and part of the floor to create an opening for the stairs.	Adverse / Minor	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.
	New fire escape staircase (stair to roof terrace)	Partial removal of floor above to allow for opening into the floor above.	Adverse / Minor	This is mitigated by the improvement in the building safety and its location in a discreet area of low significance.
	Minor reconfiguration of interiors to the south of the stage to form new dressing rooms and bathroom.	Removal of sections of walls (some are later partitions).	Negligible Adverse / Minor	This is in an area of low significance and will enable the optimised use of the space.
Fourth Floor AHA/KKC/DM/104 AHA/KKC/GA/104	New bar to be located within the dome. There will be new flooring, glass balustrade and exposed timber structure.	Insertion of fittings and M&E.	Adverse (minor) / Beneficial (moderate)	This was originally not a space that was intended for use, however, the new bar will allow for the optimisation of the space and for members to appreciate more of the original theatre's architecture and historic interest.
Fourth / Fifth Floor AHA/KCC/GA/600	New axial fan to be located within the dome/cupola.	A small section of fabric will be removed (this is later fabric from when the cupola was removed). This is to provide	Negligible	--

AHA or HTS Drawing No.	Description and rationale	Extent of Works	Impact / Magnitude	Mitigation
		space for the new fan.		

7.0 VISUAL IMPACT ASSESSMENT

7.1 Baseline Views

THE SITE

The detailed visual appraisal of the impact of proposed development has been made using 3D Studio Max with VRay, compiled by Archer Humphries Architects. A description of the baseline view is provided to identify the importance of the assets and of the view itself. The value/ importance (receptor sensitivity) of individual heritage assets identified within the view and the value/ importance of the view as a whole are measured as being high, moderate or low.

BASELINE VIEWS- COMMENTARIES

The baseline views have been carefully selected for assessing the potential visual impact of the new buildings on the streetscape. Specific points have been chosen where the construction might impact on streetscape, scale, height, urban grain, natural topography, significant skyline views, landmark buildings, listed buildings and conservation areas including backdrops, and important local views, prospects and panoramas.

7.2 Significance Criteria

Each baseline view will be given values in terms of: Levels of **Importance**, **Heritage** and **Townscape**.

Level of Importance

- International
- National

- Regional
- District
- Local

HERITAGE

In terms of heritage, the baseline views will be given levels of importance according to criteria set out in Historic England's *Seeing History in the View: A method for assessing heritage significance within views*, 2011. They are described in the following tables:

VALUE/ IMPORTANCE	DEFINITION
High	The view is likely to be a nationally or regionally important view (e.g. views in the LVMF; a view identified in a World Heritage Site management plan or designed views within grade I or II* historic parks or gardens) and/or contain heritage assets such as World Heritage Sites, grade I or II* listed buildings, scheduled monuments, grade I or II* historic parks or gardens or historic battlefields whose heritage significance is well represented in the view and which benefit from being seen in combination with each other.
Medium	<p>The view is likely to be of importance at the county, borough or district level (e.g. Metropolitan Views defined by London boroughs or designed views within grade II historic parks or gardens) and/or contain heritage assets such as grade II listed buildings, grade II historic parks or gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose heritage significance is well represented in the view and which benefit from being seen in combination with each other.</p> <p>It may also be a view that contains heritage assets such as World Heritage Sites, grade I or II* listed buildings, scheduled monuments, grade I or II* historic parks or gardens, or historic battlefields whose heritage significance is clearly readable, but not best represented, in this particular view.</p>
Low	The view is likely to be a locally valued view and contain heritage assets such as grade II listed buildings, grade II historic parks or gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose heritage significance is clearly readable, but not best represented, in this particular view.

Figure 62: Table 1 Describes value/ importance of the view as a whole

MAGNITUDE OF IMPACT	DEFINITION
High beneficial	The development considerably enhances the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Medium beneficial	The development enhances to a clearly discernable extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Low beneficial	The development enhances to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Imperceptible/None	The development does not affect the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Low adverse	The development erodes to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Medium adverse	The development erodes to a clearly discernable extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
High adverse	The development severely erodes the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.

Figure 63: Table 2: Criteria for determining magnitude of impact on heritage significance within a view

	WITH HIGH VALUE	WITH MEDIUM VALUE	WITH LOW VALUE
With high magnitude of impact	Major effect	Major effect	Moderate effect
With medium magnitude of impact	Major effect	Moderate effect	Minor effect
With low magnitude of impact	Moderate effect	Minor effect	Negligible effect
Negligible/neutral impact	Negligible effect	Negligible effect	Negligible effect

Figure 64: Table 3: Overall impact: magnitude of impact against value/Importance

TOWNSCAPE

As mentioned before, the baseline views will also be given a value in terms of townscape. Factors to take into consideration include greenspace, skyline, streetscape, roads, traffic/ roads, materials and pedestrian thoroughfares. The townscape value can be:

- **High:** The view is likely to be valued at a local level and likely to contain greenspace, uniformity of materials and/or a prominent skyline and streetscape whose significance are well represented from this perspective.
- **Medium:** The view is likely to contain greenspace and prominent skyline and streetscape and are legible, but not best represented from this perspective.

- **Low:** The view does not contain a legible streetscape or skyline, nor does it contain good representations of significant buildings such as landmarks or secular buildings.

7.3 Computer Generated Imagery (CGIs)

Montage views have been created by Archer Humphryes Architects to assess the visual impact of the new development. Three dimensional images of the site with proposed works were produced in 3D Studio Max with VRay, a programme that can accurately produce 3D images using the specified measurement in the architectural drawings. The 3D perspectives were then taken in line with the chosen baseline views.

CRITERIA

The evaluation of significance of built form includes individual buildings as well as groups within relevant vistas; and ranges from sites or features with no significant value or interest, through to conservation areas or townscapes/landscapes of positive character, unlisted buildings of merit, listed buildings and scheduled ancient monuments.

The impact will be summarised through criteria set out in the following paragraphs:

The overall impact:

- **adverse;**
- **minor adverse;**
- **neutral;**
- **beneficial**

The magnitude of the change:

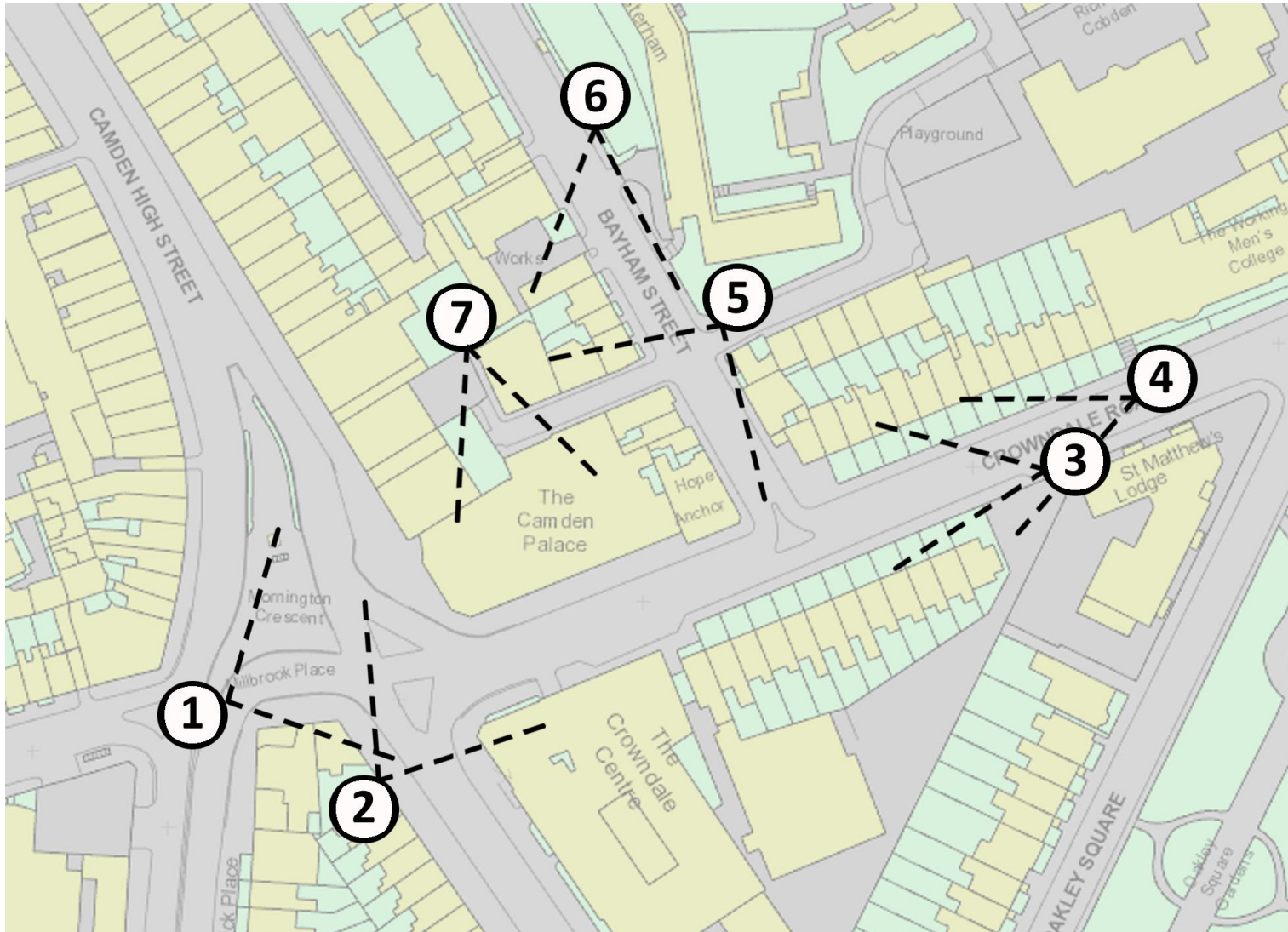
- **negligible:** no material change
- **minor:** changes that only make a small difference to the ability to understand and appreciate the context or setting;
- **moderate:** a change that makes an appreciable difference to the ability to understand the context or setting;
- **substantial:** a fundamental change in the appreciation of the resource and context or setting.

On site visibility evaluation:

- **highly visible;**
- **visible;**
- **partially visible;**
- **not visible**

These impacts are listed at the end of each verified view commentary.

7.4 Views Map





VIEW 01 – Baseline View

This view is taken from Mornington Crescent station looking east towards KOKO with Crowndale Road to the right. KOKO’s façade clearly dominates this view, which is further highlighted by its position on a corner and pedestrian/traffic node. Across Crowndale Road are grade II listed nos. 31-53 Crowndale Road terrace (only partly visible in the background) and part of the grade II listed Mornington Crescent Underground Station.

This view demonstrates the open nature of the immediate space around KOKO in contrast with the denser urban appearance further north of Camden High Street. Due to the location of this view on a significant pedestrian route and at a junction and an underground stop in conjunction with the ability to appreciate the heritage assets, this view has high sensitivity.

Level of Importance: **National**
 Heritage Value/Importance: **High**
 Townscape: **High**



CGI View

The proposed development visible in this view comprises the cupola, windows scalloped parapet and painted façade at ground floor level. Historic records were adhered to for the proposed reinstatement for the cupola and windows and are in keeping with the design ethos of KOKO’s façade. Benefits that accrue from the proposed works to KOKO’s façade and dome include the rationalisation of the fenestration and creating a greater prominence as a landmark from the height increase. Consequently, the originally balanced composition will be reinstated, thus enhancing KOKO’s historic character.

The proposed development to KOKO’s roof, 1 Bayham Street and 65 Bayham Place are not visible from this view.

The overall impact: **Beneficial**
 The magnitude of the change: **Moderate**
 On site visibility evaluation: **Highly visible**

**VIEW 02 – Baseline View**

This view is taken from opposite corner of Eversholt Street looking north-east down Camden High Street (north) and Crowndale Road (east). KOKO's façade and the Crowndale Road elevation are both clearly visible and strong contributors to the townscape character of the immediate and surrounding area. This photo was taken from the pavement on the other side of Mornington Crescent Underground Station, which is considered an integral part of one of the more prominent pedestrian and traffic junctions in the Camden area. The buildings adjacent to KOKO are not listed nor of any special architectural merit. Across Crowndale Road (to the right) part of the corner building, The Crowndale Centre, can be seen. This is listed as a 'positive building' in the Camden Town Conservation Area appraisal. KOKO is divided into sections and is clearly legible in the roof line which successively steps down three levels towards Bayham Street. This is a significant characteristic that enables legibility of the building's function as a theatre; external features reflecting the division of internal spaces.

Level of Importance: **National**
 Heritage Value/Importance: **High**
 Townscape: **High**

**CGI View**

Like View 1, the benefits of reinstating original features are clearly visible on KOKO's façade and dome. The elevation facing Crowndale Road is not altered and the succession of floor levels is still legible. The proposed canopy is seen clearly in this view; its lightweight design does not detract from KOKO's architectural features. The proposed development at fourth floor level is only just visible behind the front section of KOKO (the first three bays on Crowndale Road). The fourth floor extension is stepped back from the Crowndale Road elevation, thereby minimising the visual impact considerably.

The overall impact: **Beneficial (KOKO's façade and dome) / Minor Adverse (fourth floor extension)**

The magnitude of the change: **Moderate**

On site visibility evaluation: **Highly visible (KOKO's façade and dome) / Partly visible (fourth floor extension)**