



To whom it may concern

Ref: 2017/6070/L & 2017/6058/P - Koko and adjoining buildings

The London & Middlesex Archaeological Society (LAMAS) promotes London's archaeology, local history and historic buildings. The LAMAS Historic Buildings & Conservation Committee reviews applications for listed building consent and seeks to ensure a sustainable future for vital aspects of London's built heritage.

The Committee studied the documents for the above application at its meeting on Tuesday, 28 November 2017 and made the following observations:

Much of the application relates to the partial demolition of two houses and a disused public house which adjoin the side of Koko, running along Crowndale Road, and also front Bayham Street and Bayham Place to Koko's rear.

The plan is apparently to rebuild behind two- retained façades of the ex-pub, but also to increase its height with an extra mansard storey plus what would appear (from the architect's drawings) to be some form of attic storey above that. This would bring the new construction significantly above the height of the existing central block of Koko, and advantage is thereby taken to propose a whole run of fresh development such as 'creation of terraces at 3rd and 4th floor level', extensive air conditioning plant works, and also, and most obtrusively a '4th floor glazed extension above roof of Koko to provide restaurant and bar to private members club....' also 'conversion of Koko dome to private bar, erection of glazed canopy to Camden High Road and Crowndale Road elevations'.

It is the view of this committee view that these proposed alterations are far too extensive for a large Listed building that has an impressive architectural coherence. Whilst the exact front view of Koko is not significantly changed, as one moves round towards Eversholt Street and then into Crowndale Road the proposed 'greenhouse' structure kills the pleasing effect of the dome. It is understandable that the owners should wish to replace the disused public house, behind retained façades, with something appropriate and useful, but this is not an excuse for raising its height and using this as a pretext to increase the height of the main building with a collection of disparate roof-top add-ons. It is also the case, in our view, that the architect's 'Existing' and 'Proposed' drawings of the aspect of the whole building from Crowndale Road do not give a genuine picture of the impact of the proposed works, which seem to us likely to be far more obtrusive, and also taller, than these neat drawings suggest.

This present application should be rejected. A much more modest proposal, minus in particular the '4th floor glazed extension above roof', might be more acceptable.