

2.2 Camden Broadway Conservation Area

Camden Broadway Conservation Area represents a unique and vibrant part of North London. It is characterised by its richly varied and dense streetscape, and a valuable heritage of local, national and international significance.

01 Camden Town

Famous for its eccentric shop fronts adorned with murals and large scale sculptures. The area has become a tourist attraction for its colourful artistic streetscape and creative atmosphere.

02 North London railway line

The east – west railway line bisects the area and has a significant presence within the conservation area. The train line is situated to the south of Rousden Street one street below St Pancras Way.

03 Typical detailing

The area's building types are broadly confined to three to four-storey Victorian terraces built in brick and render with traditional timber sash windows, with some stucco detailing at ground floor level.

04+05 Roof & rear extensions

Roof extensions are popular in the area and over time the neighbouring buildings have been extended and adapted. The front facades are generally in keeping with the appearance of the street. The rear is far more eclectic and follows no real pattern in terms of fenestration grain or extension massing. A number of the houses have been divided into flats.



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- 1 Camden Town.
- 2 Train Track.
- 3 Typical detailing.
- 4 Rear extensions.
- 5 Roof extensions, front facades.

2.3 The Existing Building



The existing building is a three storey terraced building which addresses St Pancras Way as its primary elevation. The proposal for the site is to be located to the roof of building which is currently not used and accessed from the communal stairway. The rear of the property can not be seen from public areas and is landlocked to the rear of the property.

Over the years the three storey terraces, along this section of St Pancras Way, have been extended into four storey dwellings through the addition of a traditional mansard roof. With the exception of the existing building, there are mansard roof extensions to all the properties on this terrace of buildings. The curving residential terrace, nos. 137–159 (odd), consists of twelve properties, each two windows wide. It has a cohesive architectural composition arising from uniform three-storey building height, basements, aligned window openings and a strong horizontal line of first floor iron balconies and iron railings following the back-of-pavement line.

The existing property currently contains 4 self-contained residential units. The residential use will continue on completion of the works. The proposal looks to minimise any impact on the existing property and retain its current use during the duration of the construction. The existing property has a footprint of approximately 95m². The building is set within a large plot which measures approximately 0.0268ha (268m²).

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- 1 View of the rear of 151-153 St Pancras Way.
- 2 Street Entrance to 151-153 St Pancras Way.
- 3 Looking up towards the roof from street level.
- 4 View south from the roof of 151-153 St Pancras Way.
- 5 View north from the roof of 151-153 St Pancras Way.
- 6 Looking up towards the roof from the rear of the property