

55 Tottenham Court Road and 16-24 Whitfield Street, Fitzrovia

Minor Material Amendment Statement
February 2025

Introduction

This document has been prepared by Hale Brown Architects on behalf of Mayhunt Properties Limited ('the Applicant') in support of a minor material amendment for 55 Tottenham Court Road & 16-24 Whitfield Street (Application ref: 2023/3808/P), which was given consent in 05 June 2024.

The document outlines the proposed changes from the consented scheme and provides the reasons behind these changes.



CGI image of consented scheme, viewed from Tottenham Court Road

1.1



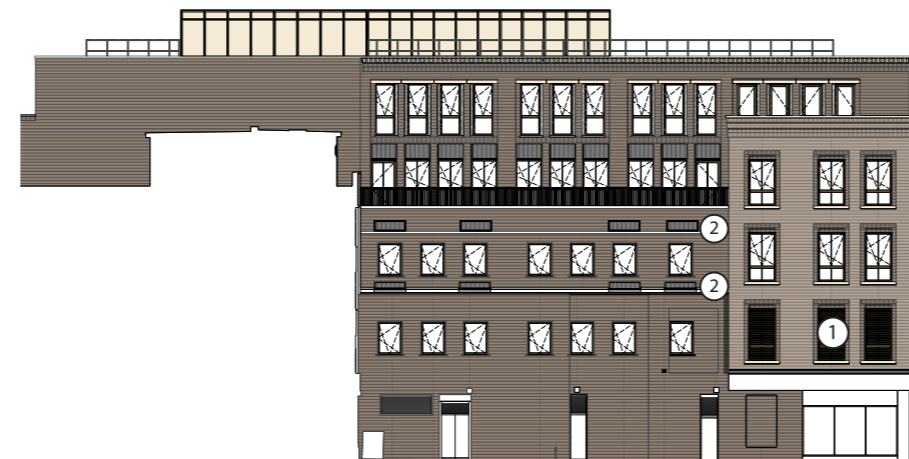
Consented Tottenham Court Road elevation



Proposed Tottenham Court Road elevation



Consented Kirkman Place elevation



Proposed Kirkman Place elevation

Proposed changes Tottenham Court Road & Kirkman Place Elevations

① Louvres in lieu of glazing to first floor. The louvre will be made of aluminium and PPC finish to Interpon D1035 SW268JR Scuro Matt to match the material and finish of the window frames.

Reasons for the change:

The M&S plant currently occupies the eastern portion of first floor facing onto the Tottenham Court Road facade and South-east corner of the Kirkman Place facade. The original intention was to relocate the M&S plants to the newly formed roof plant.

However, the M&S plants are anticipated to remain in-situ in the short to medium term while on-going discussion regarding the tenancy agreement between the client and M&S takes place. Therefore louvres are re-introduced to meet the ventilation requirement of the M&S plants. The louvres are proposed to be glazed into the proposed new window frames. The louvres will be replaced internally with glazing at the time when a settlement between the client & M&S is agreed and the M&S plants are to be relocated onto the main roof plant.



Louvre present on first floor in the existing building

② Louvres and cowls relocated

Reasons for the change:

The louvres and cowls have been relocated following detailed MEP design development and coordination. As this change is situated at a side elevation, with the louvres set back from the main elevation and the cowls located on a pitched roof, the visual impact of this change is minimal from the main Tottenham Court Road.

1.2

Proposed changes Tottenham Court Road & Kirkman Place Elevations



Consented scheme



Proposed scheme showing louvres glazed into first floor windows



View of the proposed scheme when viewed front on from Tottenham Court Road

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