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28 March 2022

BY EMAIL

Dear Sir/Madam,

Maple House, 149 Tottenham Court Road, London, W1T 7NF

On behalf of our client, Lazari Properties 7 Limited, please find enclosed an application for the following development:

Alterations to the rear vehicular entrance comprising a new secure pedestrian and cycle entrance from Beaumont Place.

In support of this application, please find enclosed the following documentation:

- Site Location Plan, by Gibson Thornley;
- Existing and Proposed Drawings, by Gibson Thornley;
- Design & Access Statement, by Gibson Thornley;
- Basement Tunnel Lighting RCP, by Studio 29;
- Basement Tunnel Lighting Plan, by Studio 29;
- Detailed Luminaire Schedule, by Studio 29.

The Site

Maple House is an island site surrounded by Tottenham Court Road to the west, Beaumont Place to the north and east and Grafton Way to the south. The Site is arranged over four principal buildings around the perimeter of the block with a large central courtyard at first floor level.

Block A (the western block fronting onto Tottenham Court Road) and Block B (the northern block fronting Beaumont Place) are in office use at upper levels with retail and active uses fronting Tottenham Court Road at ground floor level. The southern block along Grafton Way is in residential use, whilst the eastern block contains a mixture of residential use and UCLH functions.

The Site is not located within a Conservation Area and is not statutorily or locally listed. Fitzroy Square Conservation Area is located to the west of the Site, on the opposite side of Tottenham Court Road, and Bloomsbury Conservation Area is located to the south of Grafton Way.

Proposed Development

The entrance to the basement car park within Maple House is accessed from Beaumont Place, on the building's eastern façade. The ramp down to basement level comprises a 2-way car and vehicular roadway. At the head of the ramp a manually operated car barrier, affording some control of vehicular access and egress. The carpark entrance and ramp to basement level is low grade and in need of renovation.

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