

DAVID R YEAMAN & ASSOCIATES
Chartered Architects
73 Canning Road
Harrow
HA3 7SP

DESIGN AND ACCESS STATEMENT

PROJECT : 128 FINCHLEY ROAD :
PROPOSAL : SECOND FLOOR OFFICE EXTENSION AMENDMENT :
CLIENT : MR RUSSELL AMBROSE - OPTIMAX LTD
DATE : 21 MAY 2007

1.0 AREA & SITE ANALYSES :

The site is located on Finchley Road, Hampstead, in the Conservation Area and is occupied by a 4-storey red brick detached building.

The surrounding buildings are of a mixed use, with offices, retail and residential development of similar scale and varying character.

No. 128 Finchley Road is occupied by a Laser Eye Treatment Clinic and consists typically of Treatment Rooms, Patient Reception Area Clinic, related Offices and Staff facilities.

Pedestrian access to the Main Entrance is directly from Finchley Road. Main Bus Routes pass the site and the Finchley Road Underground Station is opposite.

2.0 OBJECTIVES & PRINCIPLES :

- a) To reduce the change in floor level between the existing Offices and the proposed rear extension to 0.5m instead of the 1.0m difference in level as previously approved.
- b) To raise the approved extension by 0.5m involving raising the proposed tiled roof which provides the opportunity of making it uniform without the previously raised part over the accessway for headroom. The wall height is marginally increased, the additional height being mainly taken up in the glazed elevations.

RECEIVED
22 MAY 2007

3.0 DESIGN SOLUTION :

The Conservatory 'feel' of the extension has been maintained and we believe it relates better with the existing building than previously, in both visual terms externally and physically internally, by reducing the level difference between the existing and proposed administration areas.

The materials proposed are all as previously specified and approved.

The design revision has evolved after extensive liaison with Ms Sheri Waddell, Planning Officer.