

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

**DESIGN AND ACCESS STATEMENT
&
FIRE STRATEGY**

Erection of a single-storey extension to the side/rear for use as an ancillary annexe for a wheelchair user

79 FAIRHOLME CRESCENT, HAYES, UB4 8QU



RTPI
mediation of space - making of place

Members of the Royal Town Planning Institute
Registered in England 7911049 at 32 Woodstock Grove, Shepherds Bush, London W12 8LE

CONTENTS

- 1 SITE AND SURROUNDINGS
- 2 PROPOSAL
- 3 RELEVANT PLANNING HISTORY
- 4 PLANNING POLICY
- 5 COMMENTS:
 - LAYOUT & SCALE
 - CHARACTER & APPEARANCE
 - NEIGHBOURING AMENITY
 - ACCESSIBILITY & INCLUSIVITY
 - FIRE SAFETY
- 6 CONCLUSION

1 SITE AND SURROUNDINGS

- 1.1 The land and property at 79 Fairholme Crescent (hereafter referred to as the site) comprise a two-storey semi-detached
- 1.2 The site is not listed and is not within the vicinity of any Listed Buildings. The site is also not within a Conservation Area.
- 1.3 The site is in Flood Zone 1, meaning that the site has a low probability of flooding. The surrounding area is residential in character.

2 PROPOSAL

- 2.1 The proposal seeks planning permission for:

'Erection of a single-storey extension to the side/rear for use as an ancillary annexe for a wheelchair user'

The applicant seeks to provide ancillary accommodation that meets the specific needs of a wheelchair user while preserving the character and appearance of the host property, street scene and surrounding area.

3 RELEVANT PLANNING HISTORY

- 3.1 An online review of the historical records relating to the site reveals the following relevant applications:
 - An application for full planning permission (ref. 53556/APP/2021/393) was granted on 26.03.2021 for a '*Part two-storey, part single-storey rear extension*'
 - An application for full planning permission (ref. 53556/APP/2021/2242) was granted on 28.07.2021 for a '*Part single storey, part two-storey rear extension*'

- An application for full planning permission (ref. 53556/APP/2022/1860) was granted on 24.08.2022 for 'Erection of two-storey extension to the side and rear'

4 PLANNING POLICY

- 4.1 MHCLG's National Planning Policy Framework (2024)
- 4.2 MHCLG's National Planning Practice Guidance (2021)
- 4.3 The London Plan (2021)
- 4.4 Hillingdon Local Plan: Part 1 Strategic Policies (2012)
- 4.5 Hillingdon Local Plan: Part 2 Development Management Policies (2020)

5 COMMENTS

LAYOUT & SCALE

- 5.1 The proposed single-storey side extension will occupy a smaller footprint than the previously approved two-storey side extension (ref. 53556/APP/2022/1860) and will be reduced in height to a maximum of 3m as opposed to a two-storey extension.
- 5.2 The side extension will have a width of 2.9m at the front, extending to 4m at the rear, maintaining the appropriate distances from boundaries in line with local planning policy.
- 5.3 The total floor area of the proposed ancillary annexe will be 37.6m², which provides appropriate space for an ancillary annexe as set out in the London Plan (2021).

CHARACTER & APPEARANCE

- 5.4 Several properties on Fairholme Crescent and within the immediate vicinity benefit from side extensions. There are existing side extensions at 1, 75, 110 and 117 Fairholme Crescent. In addition to this, there are also approved side extensions at 2 and 23 Leamington Place and 246/247 Lansbury Drive. As such, the proposed development for a 2-

storey side extension is complementary to the character of the immediate surrounding area. The proposal also makes efficient use of the land available on the site.

- 5.5 The external appearance of the proposal will match the materiality of the original house,
- 5.6 The single-storey side extension will not disturb the street scene on this section of Fairholme Crescent.

NEIGHBOURING AMENITY AND PARKING

- 5.7 The proposed development will include one obscure window for the bathroom and a double window for the kitchen, which will not result in any undue overlooking. The rear windows will also not result in any overlooking.
- 5.8 The rear garden is south-facing. 77 Fairholme Crescent is east of the site, meaning that the single-storey side extension (for the site) will not adversely affect the sunlight/daylight enjoyed at the neighbouring property. The reduced height of the extension (3m maximum) compared to the previously approved two-storey extension will further minimise any potential impact on neighbouring amenity.
- 5.9 As the proposal constitutes an ancillary annexe accommodation, it is not anticipated to generate additional demand for on-street parking provision. The existing car parking area at the front of the property will be retained, maintaining consistency with the current parking arrangements on site.

ACCESSIBILITY & INCLUSIVITY

- 5.10 The proposed ancillary annexe has been specifically designed to accommodate a wheelchair user, with careful consideration given to spatial requirements, circulation, and access. The internal layout will provide a total floor area of 37.6m², exceeding minimum space standards. The entrance will feature a clear opening width of 0.9m for the front door, allowing easy wheelchair access

- 5.11 All rooms will provide sufficient turning space to allow wheelchair manoeuvrability. Bathroom facilities will be designed to comply via a fully accessible wet room with handrails throughout. Kitchen fixtures and fittings will be set at appropriate heights with knee space under worktops. Electrical sockets, switches, and controls will be positioned at accessible heights. The design will include easy-to-operate door handles and window controls.
- 5.12 The layout has been ergonomically designed to ensure all facilities are accessible to a wheelchair user, with particular attention paid to space to approach and use fixtures and fittings from a wheelchair. The design incorporates accessible storage options within reach ranges and adequate space for transfers to and from the wheelchair to bed and sanitary facilities.
- 5.13 The external levels will be regraded to remove any need for a ramp as an entrance to the annexe. This approach aligns more closely with urban design best practices and enhances adherence to the Secured by Design principle by reducing the risk of targeted hate crime.

FIRE SAFETY

- 5.14 The proposed development will comply with all current fire safety regulations. The Fire Evacuation Area for the site is understood to be located at the front of the property on Fairholme Crescent. The proposed studio will feature mains-powered smoke and heat detection systems, a dedicated fire escape route to the external front door with a 0.9m clear opening width, fire-resistant materials and construction methods, and appropriate fire separation between the studio and main dwelling.
- 5.15 The design has prioritised the safety needs of a wheelchair user with particular attention to emergency egress. This application, therefore, is compliant with Policy D12A (Fire Safety) of the London Plan.

6 CONCLUSION

- 6.1 This application seeks planning permission for the 'Erection of a single storey extension to the side/rear for use as an ancillary annexe for a wheelchair user'.
- 6.2 The development complies with Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part 1 Strategic Policies (2012). The development also complies with Policy DMHB 11 (Design of New Development) of the Hillingdon Local Plan: Part 2 Development Management Policies (2020). The development is also supported by Paragraph 130 of the NPPF.
- 6.3 The proposed ancillary annexe provides appropriate space and incorporates design features that specifically address the needs of a wheelchair user, in compliance with the London Plan Policy D5 (Inclusive Design) and Building Regulations Part M.
- 6.4 Additionally, the proposal is a fraction of the size of the approved two-storey extension which was granted in 2022, ref: 53556/APP/2022/1860.
- 6.5 The proposal presents a sustainable and inclusive form of development that will preserve the character and appearance of the host property and the street scene on Fairholme Crescent while providing much-needed accessible accommodation.
- 6.6 The Council is respectfully requested to grant planning permission for the proposed development on the site.