



CREATIVE DESIGN & STRUCTURE LTD

UNIT 1, HENSON HOUSE
NEWTOWN ROAD, HENLEY-ON-THAMES
info@creativedesignandstructure.co.uk / www.creativedesignandstructure.co.uk

DESIGN & ACCESS STATEMENT

Single storey rear extension to Silver Stores shop

At
Silver Stores
71 Fairfield Road
West Drayton
UB7 8EZ

June 2026

1.1. Introduction

This Design & Access Statement has been prepared in support of a planning application for the rear extension at Silver stores, 71 Fairfield Road, West Drayton, UB7 8EZ.

The existing property comprises an end of terrace two storey building. Silver Stores convenience shop on the ground floor and a single flat on the first floor.

Planning History

No planning history has been found for this site.

1.2. The Location and Site

The application site is located on Fairfield Road, West Drayton. The area that is to be extended on is currently concrete hard standing. Please see the location map below and a picture of the existing site. The wooden boarding is enclosing the space in which the extension would be built.





1.3. The Proposal

The proposed scheme seeks to gain planning consent for a single storey rear extension to provide extra storage space for the convenience store (Silver Stores). The roof of the existing single storey rear part of the building will also be replaced for a new flat roof. The proposed scheme includes a new side access for the first floor flat.

The existing rear part of the building is in need of some restoration work. There is currently damp in the storage room making it difficult to safely store goods that are to be sold in the shop. This proposal will refresh the whole rear of the building and provide much needed extra storage space.

The proposal does not involve a change of use and the additional floorspace will remain ancillary to the existing convenience store.

1.4. Design, Appearance and Impact

The external walls of the proposed extension will be finished in render to match the existing rear section of the building. The proposed development is modest in scale and located to the rear of the property where it will have limited visibility from the public realm.

The extension will be positioned adjacent to the side wall of a neighbouring single-storey residential property. The section of neighbouring wall facing the proposed extension does not contain any windows serving habitable accommodation. As such, the proposal will not result in any material loss of privacy, outlook, daylight or sunlight to neighbouring occupiers.

Overall, the proposal will improve the functionality and condition of the existing premises whilst maintaining the character and appearance of the building.

1.5. Ecology/Trees

The existing site location is a concrete hard standing as previously mentioned. There are no trees.

1.6. Parking

The existing parking arrangements are unchanged.

1.7. Conclusion

In summary we are of the opinion that the proposal will not unduly harm the character and appearance of the surrounding area or neighboring amenity and the extended and restored rear part of the building will lengthen the life span of the building as a whole.

Niles Joyce

Architectural Designer, **Creative Design & Structure Ltd**

A: Henson House, Newtown Road, Henley-On-Thames RG9 1HG

E: niles@creativedesignandstructure.co.uk

W: www.creativedesignandstructure.co.uk

T: 01491 411 922