

Design and Access Statement
In relation to the Listed Building Application
At

12-13 Moorcroft, Harlington Road,
Hillingdon, UB8 3HD



Our Ref: 2522

Date: 30 March 2026

Prepared By: Ben Anderson MRICS



Our Ref: 2401WC

1.0 INTRODUCTION

- 1.1 The Design and Access Statement has been prepared by Anderson Surveying & Project Management in support of a Listed Building Application. We act on behalf of the property owner as independent consultants and are instructed to assist with dealing with an incident of severe dry rot to the subject property.
- 1.2 The Statement should be read in conjunction with the Schedule of Works and Structural Engineers splice repair detail drawing.
- 1.3 This Statement follows the guidance of the Design Council and the CABE publication 'Design and Access Statements – How to write, read and use them'. Where applicable it also takes guidance from Historic England advice Note 12 'Statements of Heritage Significance in Heritage Assets'.

2.0 PLANNING HISTORY

- 2.1 2014 application for glazing changes to rear conservatory.
- 2.2 No others known.

3.0 HERITAGE AND SETTING

- 3.1 The Site is an established office building, forming part of an earlier wider conversion of similar buildings to provide office accommodation.
- 3.2 There is no direct impact to the adjacent buildings or general appearance of the Site and surrounding area resulting from the proposed works.

4.0 USE

- 4.1 The Site is occupied as an office and will continue to do so. No changes are proposed in this regard.

5.0 LAYOUT

- 5.1 Unchanged.

6.0 AMOUNTS

- 6.1 Unchanged from existing.

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7.0 SCALE

7.1 Unchanged from existing

8.0 LANDSCAPING

8.1 Unchanged from existing.

9.0 APPEARANCE

9.1 Unchanged from existing

10.0 ACCESS

10.1 Unchanged from existing.

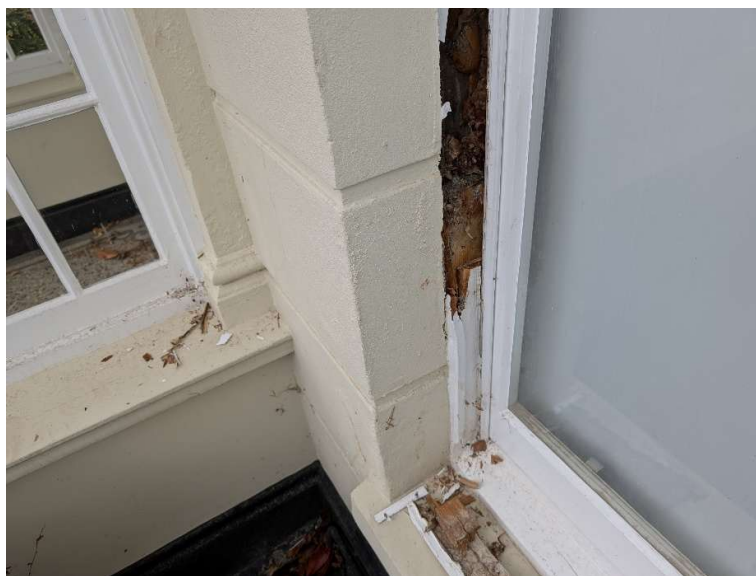
11.0 PHOTOS

The following images have been taken to show the damage to the property caused by dry rot, plus joist renewal works undertaken to date:



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