

Design & Access Statement

For demolition due to fire damages

Proposal:

Demolition of the unstable building elements damaged by fire to ensure stability of remaining structures and minimise the danger it poses on health and safety

Site address: 7 Gloucester Road, Croydon CR0 2DH

Applicant: Mr Alex Sun

Drawings and Design & Access Statement prepared by:
Office for Architectural Culture Ltd
268 Bath Road, Slough, SL1 4DX

25.03.2024

Summary of proposed works

This Design and Access Statement for Planning application relates to following proposed works at the Site address 7 Gloucester Road, Croydon CR0 2DH:

- Demolition of the unstable building elements damaged by fire to ensure stability of remaining structures and minimise the danger it poses on health and safety

The proposed demolition is to respond to the local authority's request in January 2024 to remove unstable building elements and structures that may pose danger to the property itself and the general public.

Another reason to propose the demolition of damaged building parts was the local residents have alerted us to the danger of the fire damaged building falling down and what such could do to unsuspecting passers-by.

The said property was severely damaged by fire occurred on 31.08.2023, along side a fire at the former Windmill pub on St James' Road at the same time.

We were advised by Planning Enforcement Officer Mr Michael Wuche that a planning permission for such a demolition is needed.

The proposed demolition is urgently necessary in the interests of health and safety of the adjoining properties and their occupants, as well as of general public.

Site and Contextual description:

The site at 7 Gloucester Road comprises a vacant detached two storey building with loft level and with basement, situated on the western side of Gloucester Road.

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The existing building, formerly in use as a public house, formerly known as Drum & Monkey but has been derelict, with dwelling accommodation above at the first and loft floors, has a front-to-back gabled roof and small dormer windows on the northern and southern roof slopes.

The site is a plot of c. 364 m² and it currently contains a two-story detached building with a Public House on the ground floor and an ancillary flat on the first floor and the loft.

The site is not located within a Conservation Area and the building is not a Listed Building.

A single storey extension with flat roof is situated to the rear along with a detached, brick built single storey outbuilding with a single pitched roof, set within a small garden of the public house. A vehicular access (right of way) runs along the southern boundary. There is a gated side pedestrian access adjacent to the northern edge of the plot.

The site has a Public Transport Accessibility Level (PTAL) rating of 2 and is approximately a 13-15 minute walk from/to East Croydon Railway Station. The site is within a Controlled Parking Zone and within an area at low risk of surface water flooding.

The surrounding area is largely residential. Terraced two storey properties line the eastern side of Gloucester Road, with a mixture of terraced properties and flatted development on the western side. Some commercial / light industrial development is situated to the northwest and southwest.

Fire damage & Proposed demolition:

A fire occurred to the existing building on 31.08.2023, along side a fire at the former Windmill pub on St James' Road at the same time. London Fire Brigade's website <https://www.london-fire.gov.uk/incidents/2023/august/fire-at-derelict-pub-croydon/> states:

Six fire engines and around 40 firefighters tackled a fire at a derelict pub on Gloucester Road in Croydon.

The whole of the first and second floors of the building were destroyed by fire. There were no reports of any injuries.

The Brigade's 999 Control Officers used 999Eye to live stream the blaze from a smart phone to screens in the Control Room, allowing for greater visibility of the incident.

When a 999 call is received by the Brigade, the caller may be asked if they would like to provide a live video stream of the scene using their smartphone. The Control Officer will send a text message with a secure, one-time-use link that opens a live stream direct from the phone to the Control Room. 999Eye provides better situational awareness and allows us to offer the best advice based on live footage.

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The Brigade was called at 0624 and the fire was under control by 0729. Fire crews from Addington, Tooting, Purley, Forest Hill and Bromley fire stations attended the scene.

The cause of the fire is under investigation.

The damaged parts of the building include:

- Roof structures
- Loft level walls, windows and floor structures
- First floor walls and windows, as well as floor structures
- Ground floor internal damages

The above fire damages have made the building structures unstable.

Structurally, because the fire damages to the loft level floor structures and first floor structures along with visible damages to the walls at various areas at the first floor and loft level, only demolishing the roof and loft level structures would result in structural instability because of the loss of lateral / sheer support on the first floor external walls that was provided for by the first floor and loft level floor structures prior to the fire.

As a result, to eliminate structural instability, structurally all of the first floor's external walls, which are loading bearing, will need to be demolished along with the roof structures and loft level walls and floors.

Access:

The proposal will not have any implication on the vehicular or pedestrian access to/from the property to/from the public road.

The proposal will cause no impact to local parking provisions, as there is no existing parking space within the property.

The proposed extensions will result in no change or impact to the access from/to the public road/realm or the public access for the pedestrian / vehicular members of the general public.