Wokingham, RBWM and West Berkshire Council Building Control teams are known as Building Control Solutions

DEMOLITION OF BUILDINGS - BUILDING ACT 1984

Demolition Notice is required for the demolition of:

1. Any building with a capacity of 1750 cu. Feet or more (approx. 50m³).
2. An internal part of an unoccupied building.
3. An extension with a capacity of 1750 cu feet or more (approx. 50m³) other than extensions that are greenhouses, conservatories, sheds or prefabricated garages.

Notice by person undertaking demolition

1. The person undertaking the demolition must give notice to Building Control Solutions. That notice should specify the building and the extent of the intended demolition.
2. Copies of this notice must be given to:
   a. The occupier of any adjacent buildings.
   b. National Grid UK.
   c. Southern Electric Contracting Ltd 55 Vastern Road Reading Berkshire RG1 8BU.

Demolition work should not commence until the Local Authority has issued the Demolition Notice or six weeks has passed from the date of your notification.

It is an offence with a maximum £2500 fine to fail to notify the Local Authority.

Method of working

All works are to be carried out in accordance with the guidance contained within BS6187:2011

Scaffolding and Hoarding

Where the building is within 3m (or 6m in the case of a building exceeding 8m high) of a public highway then a scaffold and/or hoarding must be erected for the full height of the building. Scaffolds must include a full height drape or hoarding. Where the scaffold or hoarding is to be erected on the public highway, a licence must be obtained from Building Control Solutions prior to erection. Perimeter guarding must be provided to prevent children entering the site.

Asbestos

Your attention is drawn to the Control of Asbestos Regulations 2012 which defines your obligations if asbestos is present on site. Further information is available from the Health and Safety Executive (HSE) website at: www.hse.gov.uk.

Water Sprinklers
Water sprinklers should be provided and kept in operation during the course of the demolition work; and when loading material onto lorries for removal from site. This will prevent flying dust.

**Burning on site**

Bonfires must be sited at least 15m from all site boundaries. Before igniting the fire the contractor should make arrangements with the Divisional Commander (Fire Prevention) The Royal Berkshire Fire & Rescue Service Fire Safety Officer East Division Bridge Road Maidenhead (01628 771222) for RBWM and Wokingham or Hawthorn Road, Newbury (01635 48112) for West Berks. Bonfires must be tended at all times and must be put out at the end of each working day. Rubber and other material likely to give off black smoke must not be burnt on site. For additional information on burning on site see The Royal Berkshire Fire and Rescue Service guidance note (BOFP B/2/A1). If the building, is or forms part of premises to which the Regulatory Reform (Fire Safety) Order 2005 applies; the regulations of the Health and Safety Executive must also be met.

**Loading of Vehicles and Cleaning of Vehicle Wheels**

All loading should take place on site. As vehicles enter or leave site a 'look-out-man' should be stationed at the access. Provision for cleaning of wheels of vehicles leaving the site should also be made, in order to prevent the possibility of fouling the highway.

**Planning permission**

Planning permission may be required for the demolition of residential buildings, buildings within a conservation area or listed buildings. Further advice may be obtained from the Planning Department Wokingham Borough Council (0118 974 6282). For RBWM, please email planning.maidenhead@rbwm.gov.uk. For West Berks, please email planapps@westberks.gov.uk.

**Note – Avoidance of nuisance to neighbours**

The best practicable means must be taken to ensure that no statutory nuisance is caused to occupiers of neighbouring land by demolition works. Such nuisance may be caused by unreasonable levels of dust, smoke and/or noise being created, and by working at unreasonable hours, such as evenings and weekends.

Enforcement action will be taken by the Environmental Health team if a statutory nuisance occurs; requiring those responsible to abate the nuisance; possibly holding up progress of works.

For advice on how to avoid nuisance, please contact the Environment Health team: 01635 519192. – Wokingham/West Berks or 01628 683520 - RBWM

**Drains / sewers**

To assess the site drains / sewers and carry out such works to remove / seal / make good as necessary. Section 82 (3) of the Building Act 1984 refers.
To ensure that the site is left in such a condition that it is not to be detrimental to the public.