

Chief executive's department
Planning
Building control
PO Box 64529
LONDON SE1P 5LX

Your Ref:

Our Ref: 16/DN/01787

Contact: Peter Card

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Web Site: www.southwark.gov.uk

Date: 24/11/2016

The Occupier
148 CHARTRIDGE
WESTMORELAND ROAD
LONDON
SE17 2DA

Dear Sir/Madam

The Building Act 1984 – Section 81

NOTICE TO PERSON/COMPANY AFFECTED BY DEMOLITION

Location: 69-76, 77-105 & 106 -119 CHARTRIDGE HOUSE , WESTMORELAND ROAD LONDON
SE17 2BY

Description: Demolition of the three blocks to slab level

The council is notifying you that demolition works are going to be carried out at the above location.

Because you own or occupy a property close to the location of the demolition, the council is providing you with a copy of the conditions that have been issued to the demolition contractor.

Should any problems arise, please be aware of the following contact details:

1. Any issues with conditions (a) to (j) on the counter notice - contact Southwark Building Control on 020 7525 5500.

Any issues with the special conditions on the counter notice - contact the Southwark Council Noise team on 020 7525 5777 or 020 7525 5200.

Should you wish to discuss any issues arising from this decision, do not hesitate to contact me.

Yours faithfully



Peter Card
Head of Building Control

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Date: 24/11/2016

Steve Bennett
Erith Group
Erith House
Queen Street
Erith
Kent
DA8 1RP

Dear Steve Bennett

The Building Act 1984 – Section 81

NOTICE TO PERSON UNDERTAKING DEMOLITION

Location: 69-76, 77-105 & 106 -119 CHARTRIDGE HOUSE , WESTMORELAND ROAD LONDON SE17 2BY

Description: Demolition of the three blocks to slab level

Date Valid Demolition Notice Received: 23/11/2016

Take Notice that the Council, pursuant to Section 81 of the Building Act 1984, hereby Require you within **EIGHT WEEKS** from the date of this service of this notice on you to take the following action, that is to say:

- (a) To shore up any building adjacent to the building to which the notice relates.
- (b) To weatherproof any surfaces of an adjacent building which are exposed by the demolition.
- (c) To repair and make good any damage to an adjacent building caused by the demolition or by the negligent act or omission of any person engaged in it.
- (d) To remove material or rubbish resulting from the demolition and clearance of the site
- (e) To disconnect and seal, at such points as the Council may reasonably require, any sewer or drain in or under the building.
- (f) To remove any such sewer or drain and seal any sewer or drain with which the sewer or drain to be removed is connected.
- (g) To make good to the satisfaction of the Council the surfaces of the ground disturbed by anything done under paragraph (e) or (f) above.
- (h) To make arrangements with the relevant statutory undertakers for the disconnection of the supply of gas, electricity and water to the building.
- (i) To make such arrangements with regard to the burning of structures or materials on the site as may be reasonably required:
 - (i) If the building is or forms part of special premises, by the Health and Safety Executive and the Fire Authority; and
 - (ii) In any other case, by the Fire Authority
- (j) To carry out works of demolition in accordance with the provision of BS 6187:1982 (code of practice for demolition) and secure the site against unauthorised access to the satisfaction of the council for the duration of such works.

Before you comply with any requirement of paragraph (e) or (f), you must give at least 48 hours notice to the Council. Before you comply with paragraph (g), you must give at least 24 hours notice to the Council.

Failure to give such notice under Section 80(2) will incur liability to a fine not exceeding level 4 on the standard scale (£2,500.00).

Your attention is directed to the provisions of Section 80, 81, 82 of the Building Act 1984. Any appeal against this Notice must be made to a Magistrate Court and must be brought within 21 days from the date of the service of this notice.

You are also obliged to comply with the special conditions listed below.

Dated this day 24 November 2016



Peter Card
Head of Building Control

SPECIAL CONDITIONS

The name and registered office of the demolition contractor should be displayed in a conspicuous position on the site.

Any structure to be demolished shall be carefully examined for any asbestos content prior to any work starting on site. In the event of asbestos being found, its removal shall be in accordance with The Asbestos (Licensing) Regulations 1983 and the Control of Asbestos at Work Regulations 1987 and the appropriate Codes of Practice made thereunder. The requirements of the Control of Pollution Act 1974 should also be considered.

Adequate on-site refuse storage facilities are to be provided.

Arrangements shall be put in hand to ensure that no mud or dust is carried from site onto pavements and roads.

Demolition work should be carried out between the hours of 08.00 and 18.00 hours between Monday and Friday and between 08.00 hours and 13.00 hours on Saturdays. No work shall be carried outside these hours, including Sundays and Bank Holidays, if noise due to work is transmitted beyond the site boundary to the detriment of nearby residential properties.

All noisy work shall at all times be kept to a minimum and best practicable means are to be taken to ensure that noise does not pass beyond the boundary of the site. All plant machinery shall be properly maintained and operated so as to minimise nuisance. All works shall be in compliance with the British Code of Practice BS 5228: Parts 1-5 (Noise and Vibration Control on Construction and Open Sites).

Work to be carried out in accordance with the requirements of BS 6187 (Demolition).

Adequate precautions shall be taken to ensure that no dust or odour is released which causes public nuisance.

Where necessary, high level fine mesh screens should be erected to minimize dust drift.

In the event of contaminated material being found on site, adequate arrangements are to be made for its storage, examination and subsequent disposal.

All drains and sewers are to be properly sealed and their whereabouts properly logged and recorded. No material that could interfere with the flow of the drain/sewer shall be allowed to enter the same.

Bonfires are prohibited as a method of waste disposal

Cable burning *in-situ*, with a view to the recovery of metal, is prohibited.

You should ensure that you satisfy any other statutory provisions affecting the work and in particular, The Construction (Design and Management) Regulations 1994, as they relate to Health and Safety at Work.

INFORMATIVE

You are advised to contact the Council's noise team (020 7525 2000) for advice regarding compliance with Southwark Council's Environmental Code of Construction Practice.