

**APPLICATION TO PRESTON CITY COUNCIL FOR PLANNING  
PERMISSION FOR THE DEMOLITION OF EXISTING PREMISES**

**The Boars Head Public House  
724 Garstang Road, Barton PR3 5DR**

**RISK ASSESSMENT EXERCISE**

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## USE OF PLANT

### Potential risk to employees; third parties

All operatives to be fully competent and trained with appropriate certification available for inspection on site. All plant, owned or hired, will be currently fit for purpose. Appropriate documentation will be available on site. Great care will be exercised at all times whilst using plant.

Given the existence of the public footpath crossing the site, there will be an identified route passage across the site in accordance with the un-interrupted adopted lineage of the footpath which will be physically be demarcated by white linage. Signs will be placed along the passage of the public footpath identifying that demolition is in process on the land and that therefore great care is to be undertaken and for walkers to only pass along the the identified route of the footpath.

High risk potential but limited by trained competence of operatives and exclusion zones.

## LOW / POOR LIGHTING CONDITIONS

### Potential risk to employees

Greater dangers to contractors would occur in internal areas that are poorly lit; ample provision for providing artificial light from portable lighting in all working areas, as powered by inverter generators, will occur.

Medium risk potential.

## STRUCTURAL DEMOLITION

### Potential risk to employees; visiting operatives; third parties

The structure of the building is formed by masonry with a slated roof. It is proposed to demolish the building predominantly by hand.

Helas type steel fencing of a type as illustrated in the Method Statement shall separate the site from those areas of the working site from the public domain and where members of the public might pass.

Given that this is a part 2 storey building, and in good practice, the demolition team will work commence work on all the two storey elements upon scaffolding that is 2m above working height. The scaffolding shall extend around all the 2 storey elevations. The works shall reduce down from roof level to at least single storey level before any further work or phase is undertaken. The roof of the 2 storey element shall be removed prior to commencing work upon the masonry. Throughout, the overall stability of the walls shall be maintained and no unsupported walls shall be left in circumstances where the contractors have left the site overnight or for the weekend. The site shall not be left unattended during working hours.

Despite the great care that will be undertaken hard hats and protective footwear shall be worn to protect employees against the risk of any falling masonry or debris from the carcass of the building being demolished.

Great care to be presented at all times to minimise falling debris and risk of injury to operatives. A policy of verbal communication and warning to be operated between colleagues during a potential risk of debris dropping.

A site banksman will be appointed at the outset and the banksman will assist in the vigilance of the work near the public highway and public footpath.

High risk potential but limited with appropriate safeguards.

## BROKEN GLASS

### Potential risk to employees

As advised in the companion method statement every effort will be taken to remove windows and other glazed items whole for the avoidance of danger through cuts. Operatives will wear eye protectors / goggles whilst working with glass. In the event of breakage, broken glass will be swept up by operatives wearing protective gloves to ensure the safest possible working environment is maintained.

Medium Risk potential

## ENVIRONMENTAL ISSUES

### Potential risk to employees; visiting operatives; third parties

Dust ought to be of a minimum quantity given the practice of working by hand on this operation but there will be occurrences when brick and mortar are evident from hammering out. Water sprays would be utilised if necessary, while groups working in areas of dust creation minimised. The demolition contractors would utilise face masks as the need arose until any possible dust was contained.

Noise is not deemed to be a major issue in this operation other than externally where necessary with hammer banging or hand drilling to dislodge tiles, timber work and masonry as necessary. All demolition staff will wear ear protectors as necessary and appropriate signage displayed on site.

All waste will be removed to a local accredited licensed facility by the demolition contractors or a party employed on their behalf. Recycling will be undertaken with appropriate items applicable. Information will be available on site upon the transfer arrangements of waste, debris etc from the site foreman.

At any stage, any potential complaints about apparent environmental harm from members of the public or the City Council will be dealt with swiftly by the site foreman.

Medium risk potential

## REFUELLING PLANT OR EQUIPMENT

### Potential risk to employees / third parties

Certain items of equipment may require refuelling during the course of the demolition exercise on site and certain procedures need to be followed for the avoidance of the potential of explosion and fire; these periods of refuelling will be undertaken by a single experienced and competent person in a designated area outside of the subject building; personal protection equipment shall be utilised as shall protective gloves; any spillage shall be mopped up immediately; fuel can[s] shall be kept in a secure, designated area.

See further under 'risk of fire & explosion' - below.

## FIRE RISK / EXPLOSION

### Potential risk to employees; third parties

Live utility services could cause severe risk of fire or explosion though potential damage to cables or pipes. Gas and electricity will be required to have been turned off prior to the commencement of any works in the structural demolition process. Subsequently the risk from fire or explosion from damage to cables / pipes is therefore removed and there will be as such a safe working environment with no potential harm to passing members of the public. No timber will be burned on site and as such no fires would be lit on the site.

In the unlikely event of fire, the site foreman will undertake a pre-organised emergency drill procedure inclusive of calling 999 for the fire service. However, in addition, hand fire extinguishes will be available on site and can be utilised in modest fire situations only. Otherwise the Fire Service should be left to tackle the fire.

Also see 'refuelling of equipment' - above.

A very high risk potential BUT which should realistically be eliminated given that services will have been turned off prior to commencement.

## RISK FROM THE USE OF SCAFFOLDING / LADDERS

### Potential risk for employees; third parties

Risk from scaffolding collapse OR from falling from scaffolding. Only approved, competent and experienced scaffolding contractors to undertake scaffolding erection, modification and disassembly, whilst all operatives using the scaffolding will be experienced in such use. Guard rails shall be fitted to the scaffolding. Large and unprotected gaps shall be avoided. The structure of the scaffolding will be continually monitored for the safety and rigidity of the erected scaffolding throughout the period of time that it is in use and especially after it might have been modified in form, height and size.

Ladders only to be used for low rise work and shall be appropriately stabilised to the ground before use.

There shall be no working on the scaffolding or on ladders in poor light, at dusk or after dark.

Potential high risk that would be reduced by the use of a skilled, experienced scaffolding contractor.

## HARM FROM FALLING MASONRY & ASSOCIATED DEBRIS

### Potential risk for employees; third parties

Risk from falling elements, mainly during the 2 storey elements of the demolition process; work will commence at the highest level of the building working downwards and with job practice on this demolition being for hand work only without walls being pushed over en masse. Work shall be within the rigid barrier screen that has been erected. Communication shall be maintained between operatives during any incidences of droppings that could be significant and harmful to parties. Knocked out debris shall be undertaken in a way that it is inwards away from the public domain.

High risk potential, but only when demolishing the upper reaches of the building.

## TEMPORARY INSTABILITY OF THE STRUCTURE

During the demolition process whilst taking down the roof areas of the building and then the upper sections of the two storey building without its roof, the walls might become less stable with the outside possibility of collapse. Exclusion zones will have already been established by the erection of the rigid steel fencing. The contractors as trained operatives shall check the remaining structure at regular intervals and ensure that work proceeds safely and with care. In any event no two storey wall will be left exposed and unsupported whilst there are no personnel in attendance on site either overnight or at weekends.

High risk potential but limited with appropriate safeguards.

## HARM FROM MANUAL HANDLING & USE OF HAND TOOLS

### Potential risk to employees

Handling of removed items in the demolition process will be undertaken in individual or group practice. Appropriate strong protective gloves will be worn by the demolition contractors at all times to protect against finger and hand damage. They will be fully experienced with a hand demolition and will have been trained in these processes. Team lifting will be used where necessary and discussed in advance of the necessity for such a procedure as the demolition process is on going and will be reviewed by the site foreman as necessary. No on going bouts of heavy team lifting will be practiced, and there will be regular breaks or a rest session from that nature of work.

Medium risk potential

#### HAZARD FROM HYPODERMIC NEEDLES

##### Potential risk to employees

Given the nature of the use of the premises by the general public, and the fact that the premises have now been vacated for a short period, the contractors must be vigilant at all times against contact with needles, syringes and any other related items whilst clearing general debris particular from floors or from the ground. Looking for such will be undertaken at the outset, but operatives will continue to be reminded of such care at all times during the demolition process. Personal protective equipment would be worn.

Any needles found shall only be picked by with work gloves and placed in an appropriate medical waste container that will be available on site at all times.

Medium to low risk potential

#### HAZARD CLOSE TO PUBLIC FOOTPATHS

##### Potential risk to third parties / members of the public

Site boundaries to the demolition area will have been delineated prior to the commencement of works on site by rigid unbroken steel fencing; 'danger' signage will have been erected upon the 'facades' to the fencing warning of the dangers from the demolition works and of entry to the closed area which would be expressly unauthorised. Safe working practices to employed at all times to avoid any dangers to the public from the demolition of the building. As already identified the appointed banksman will offer extra vigilance in safeguarding the general public and his own colleagues.

Potential high risk

#### HAZARD FROM TRIPS OR FALLS ON SITE

##### Potential risk to employees

Possible injury to operatives from fallen or uncleared debris and liquid spillage. Good and vigilant staff housekeeping is required at all times. The on-going clearance of debris, as emphasised elsewhere, and the early wiping / mopping / soaking up of spilt liquid is necessitated at all times.

Medium risk potential

## HAZARD FROM LEPTOSPIROSIS

### Potential risk to employees

Given the nature of the premises as only just vacated from everyday use and that the site has not been abandoned and that there has been no fly tipping, the risk for vermin and vermin related disease is limited. Yet the premises were involved in the preparation of food and the operators responsible for the subsequent disposal of waste food, rigorous hygiene has to be displayed in clearing the kitchen areas and outside waste storage areas. Personal protective equipment would be worn.

Medium risk potential