Risk Assessment & Method Statement (RAMS)

Document Reference: RAMS-WOODPECKER-01

Site Address: The Woodpecker Hotel, Kingsgate Road, Wythenshawe, Manchester, M22 1TP

Client: Georgiou Properties

Demolition Contractor: North & South Demolition (NW) Ltd

Site Manager & First Aider: Eamon Delaney

Date: October 2026

1. Project Overview & Scope of Works

This Risk Assessment and Method Statement covers the top-down mechanical demolition of **The Woodpecker Hotel**, Kingsgate Road, Wythenshawe, M22 1TP.

Operational Parameters

- **Structure:** Public house / commercial building (Top-down demolition sequence).
- **Scaffolding:** Not required.
- **Key Machinery & Plant On-Site:**
    - 360° Tracked Excavator equipped with Selector Grab and Hydraulic Breaker attachment.
    - Mobile Crusher (for down-sizing crushed concrete and masonry on-site).
    - Mobile Water Bowser with integrated spray system/hose for continuous dust suppression.
    - Hook Loader vehicle utilizing 40-yard roll-on/roll-off skips/bins.

2. Health & Safety Management & Site Setup

Key Responsibilities

- **Site Manager:** Eamon Delaney (Overall site supervision, RAMS enforcement, toolbox talks, dust control monitoring, and exclusion zone management).

- **First Aider:** Eamon Delaney (First aid box located in the site office/welfare vehicle).

General Site Rules & PPE

- **Mandatory PPE:** Hard hat, high-visibility vest/jacket (BS EN ISO 20471), steel-toe cap boots with mid-sole protection, heavy-duty demolition gloves, and eye protection (BS EN 166).
- **Task-Specific PPE:** Ear defenders (during breaking/crushing), dust mask (FFP3 rating worn near crushing, breaking, and dust generation zones).
- **Site Security:** Full perimeter security fencing (Heras type) with safety warning signage ("DANGER: DEMOLITION IN PROGRESS", "AUTHORISED PERSONNEL ONLY").

3. Detailed Method Statement (Sequence of Operations)

Phase 1: Pre-Demolition Checks & Isolation

1. **Utility Disconnections:** Verify and ensure all services (gas, electricity, water, telecoms) are fully disconnected, isolated, and certified prior to commencing physical work.
2. **Water Bowser Setup:** Position the mobile water bowser prior to works, ensuring adequate water supply and testing the pump system and hose attachments for continuous suppression.
3. **Soft Strip:** Remove all loose fixtures, fittings, doors, and timber prior to structural works using manual labour and local skip loading.
4. **Exclusion Zones:** Establish controlled exclusion zones around the structure perimeter using Heras fencing to keep unauthorized persons clear of machine operating radiuses and dust drift zones.

Phase 2: Structural Demolition & Water Bowser Dust Suppression (Top-Down Sequence)

1. **Positioning Plant:** Position the 360° excavator with selector grab at a safe distance outside the structural collapse zone.
2. **Active Dust Dousing:** Direct a constant fine water spray from the mobile bowser directly onto the point of demolition/impact before, during, and after roof/wall removal to damp down dust at the source.
3. **Roof & Upper Level Dismantling:** Work top-down, starting with roof structures and high-level walls. The selector grab will carefully pull structural timber, masonry, and roof trusses inward toward the building footprint to prevent materials falling outward.
4. **Wall Demolition:** Demolish external and load-bearing walls section by section, pushing material into the footprint while keeping stockpiles wetted with the bowser.

5. **Scaffolding Exemption:** Works are managed purely from ground level using high-reach capability of the 360° excavator; no scaffolding setup is required.

Phase 3: Slab & Substructure Breaking

1. **Attachment Change:** Switch the 360° excavator tool from selector grab to the hydraulic breaker attachment.
2. **Concrete Breaking:** Break up the concrete floor slab, ground beams, and hardstanding foundations.
3. **Targeted Dust Suppression:** Keep the bowser hose targeted at the breaker tip during concrete fracturing to mitigate airborne silica dust.
4. **Vibration & Noise Mitigation:** Operate breaking equipment with intermittent bursts to minimize noise pollution to neighbouring properties on Kingsgate Road.

Phase 4: Material Processing, Crushing & Disposal

1. **Mobile Crusher Setup:** Set up the mobile crusher in a designated flat area of the site clear of overhead services and vehicular traffic routes.
2. **Down-Sizing & Crusher Suppression:** Feed broken concrete and hardcore into the mobile crusher via the 360° excavator. Use the bowser spray at the crusher feed hopper and discharge conveyor to ensure processed aggregate is thoroughly dampened.
3. **Waste Handling:** Segregate non-crushable waste into 40-yard skips using the hook loader truck. Wet down waste skips if materials generate dust during loading.
4. **Traffic & Road Hygiene:** A dedicated banksman will manage all movements of the hook loader vehicle onto Kingsgate Road. Dampen down site egress points with the bowser as needed to prevent track-out onto the public highway.

4. Comprehensive Risk Assessment Matrix

Task / Hazard	Risks Identified	Initial Risk	Control Measures	Residual Risk
Site Entry & Traffic Movement	Collision with pedestrians, vehicles, or street furniture on Kingsgate Rd.	**HIGH**	Dedicated banksman for hook loader ingress/egress. Reversing alarms	**LOW**

Task / Hazard	Risks Identified	Initial Risk	Control Measures	Residual Risk
			and beacons required.	
Mechanical Demolition (Top-Down)	Uncontrolled structural collapse, flying debris.	**HIGH**	Strict top-down sequence. Inward pull technique. 1.5x height exclusion zones enforced. PPE mandatory.	**LOW**
Airborne Dust / Respirable Crystalline Silica (RCS)	Inhalation of nuisance dust and silica causing health risks to operatives & neighbours on Kingsgate Rd.	**HIGH**	Dedicated mobile water bowser spraying points of impact, breaking, crushing, and stockpiles. FFP3 masks mandatory in dust zones.	**LOW**
Hydraulic Breaking	High noise, Hand-Arm Vibration (HAVS), flying concrete chips, silica dust.	**HIGH**	Machine cab enclosed. Intermittent breaking. Bowser water suppression at breaker tip. Eye & ear protection (BS EN 166 / 352).	**LOW**
Mobile Crusher Operations	Dust inhalation, noise, mechanical entanglement, flying aggregate.	**HIGH**	FFP3 masks for operators. Bowser water suppression at hopper and belt. Emergency stops checked	**LOW**

Task / Hazard	Risks Identified	Initial Risk	Control Measures	Residual Risk
			daily. Exclusion zone around hopper.	
Handling 40-Yard Skips	Pinch points, falling debris, dust clouds during dumping.	**MEDIUM**	Ensure level ground for hook loader. Bowser spray over dry loads. Do not overfill bins above gunwales. Drivers to stay clear during loading.	**LOW**
Environmental & Highway Mud/Dust	Dust nuisance to surrounding properties; mud tracking onto public highway.	**MEDIUM**	Continuous bowser spraying of site haul routes. Sweep and spray site entrance daily to protect Kingsgate Road.	**LOW**

5. Emergency Contacts & Procedures

- **Site First Aider:** Eamon Delaney 07961421545
- **Emergency Services:** 999 / 112
- **Nearest Hospital A&E:** Wythenshawe Hospital, Southmoor Rd, Wythenshawe, Manchester M23 9LT