



HEALTH & SAFETY RISK ASSESSMENT

505-511 Archway Road Demolition Risk Assessment

Item	Project-Specific Detail
Document Ref	RLR-RA-ARCHWAY-001 Rev 01
Project / Site	505-511 Archway Road, London, N6 4HX
Client	London Borough of Haringey / Haringey Council
Demolition Contractor	RLR Demolition Ltd
Assessment Title	Planning-stage demolition risk assessment to support the DMP
Associated DMP	RLR-DMP-ARCHWAY-001 Rev 01 - 505-511 Archway Road
Prepared by	Phillip Shelley
Date	04-06-2026
Review Status	Draft for client / Principal Contractor / LPA planning review. Must be reviewed before construction once surveys, isolations, permits and planning conditions are confirmed.

Planning-stage limitation: This risk assessment has been prepared to support the Demolition Management Plan and planning discussions. It must not be treated as a final construction issue risk assessment until the mandatory hold points are closed out, including asbestos R&D survey, service isolations, GPR/CAT checks, ground investigation/contamination/UXO review, ecology/tree checks, traffic management arrangements and confirmation of the Principal Contractor/CDM arrangements.

1. Information Reviewed and Basis of Assessment

Item	Project-Specific Detail
Pre-Construction Information	Simply CDM Pre-Construction Information, issue no. 1 dated 10/11/25 for 505-511 Archway Road. Used to identify site constraints, client management requirements, services, ground, UXO, contamination, asbestos, adjacent land uses and significant design/construction hazards.
RLR tender / quotation	RLR Demolition Ltd tender letter for 505-511 Archway Road, dated 09-01-2025. Used to define current tendered demolition scope: mechanical demolition, limited vegetation removal, foundations to 1m BGL, 100mm hardstanding removal and waste disposal.
Planning condition extract	Client-supplied extract requiring DMP content for noise, dust, wheel cleaning, vehicle emissions, ecological safeguards, seasonal restrictions, site manager details and complaints procedure.
RLR Demolition Management Plan	RLR-DMP-ARCHWAY-001 Rev 01 prepared to support planning. This risk assessment is to be read with that DMP and the final approved LPA requirements.



2. Scope, Exclusions and Mandatory Hold Points

Scope covered: Planning-stage risk assessment for RLR Demolition's proposed demolition and site-clearance activities at 505-511 Archway Road. It supports the DMP and identifies controls required before works can be finalised for site use.

Exclusions: This assessment does not authorise licensed asbestos removal, structural/temporary works design, service isolations, utility diversions, environmental remediation, archaeological/ecological licences, council permits, highways licences or detailed UXO/ground investigation works unless separately instructed and assessed.

Item	Project-Specific Detail
H1 - DMP / LPA approval	Final DMP/planning condition response accepted in writing where required before demolition starts.
H2 - CDM dutyholder confirmation	Client/Principal Contractor arrangements, F10 status, CPP, site rules and permit systems confirmed before mobilisation.
H3 - Services	Service records, disconnections/isolations, GPR survey, CAT/Genny checks and trial holes completed before intrusive works.
H4 - Asbestos	R&D asbestos survey completed, reviewed and all ACMs removed/protected/excluded before disturbance.
H5 - Ground / contamination / UXO	Ground investigation, contamination assessment and UXO risk assessment reviewed before foundation or hardstanding removal.
H6 - Ecology / trees	Ecologist/arboricultural checks completed, including bat roost, nesting bird, vegetation and root protection constraints.
H7 - Traffic and logistics	Access route, one-way constraints, delivery/waste timings, banksman positions and road-cleaning controls agreed.
H8 - Boundaries / retained structures	Hoarding, public segregation, retained boundary structures and any temporary works/structural review closed out.
H9 - Construction issue RAMS	This planning-stage RA to be reviewed and issued for construction once final information is available.

3. Risk Scoring Method

Item	Project-Specific Detail
Likelihood (L)	1 = Rare, 2 = Unlikely, 3 = Possible, 4 = Likely, 5 = Almost certain.
Severity (S)	1 = Minor, 2 = First aid / minor injury, 3 = Lost-time injury, 4 = Major injury / serious environmental breach, 5 = Fatality / life-changing injury / major incident.
Initial Risk	Initial L x S before controls are applied.
Residual Risk	Residual L x the same Severity. Severity is not reduced; controls reduce likelihood only.
RAG rating	Green 1-4: acceptable with controls. Amber 5-9: proceed with supervisor control, briefing and monitoring. Red 10-25: do not proceed until further controls and reassessment are completed.

4. Risk Assessment

4.1 A. Planning, Competence and Project Release

Activity / Task	Hazard	Risk	Initial L	S	Initial Score	Control Measures	Residual L	Residual Score	RAG
Pre-start planning and document review	Incomplete or conflicting information	Wrong scope, missing controls or unsafe sequencing	3	5	15	Review the PCI, RLR tender, DMP, planning condition extract, surveys, drawings and client instructions before works. Supervisor to brief the agreed scope, constraints and hold points. Stop and seek instruction if information conflicts with site conditions.	1	5	Amber
DMP / planning condition approval	Works starting before LPA written approval	Planning breach, enforcement, stoppage or unplanned environmental impact	3	4	12	Do not commence demolition until the final DMP/traffic/noise/dust/ecology arrangements are submitted and accepted where required. Keep the approved DMP on site and brief the workforce on relevant controls.	1	4	Green
Principal Contractor / CDM confirmation	Dutyholder role not confirmed	Poor coordination, gaps in welfare, site security, emergency arrangements or permits	3	5	15	Client/PC role to be confirmed before mobilisation. F10 status, CPP, site rules, welfare, permit systems and interface arrangements to be agreed in writing before works commence.	1	5	Amber
Competence and briefing	Untrained or unbrieffed personnel	Poor work method, plant interface incident, service strike or environmental breach	3	5	15	Only competent, inducted and task-briefed operatives, plant operators and banksmen to work. RAMS/DMP briefing to be signed. Plant competency, permits and supervision arrangements to be verified.	1	5	Amber
Change control	Sequence, plant, scope or site constraints change without review	Controls become unsuitable, leading to injury, damage or non-compliance	3	4	12	Supervisor to stop and review if conditions change. Significant changes require RAMS/RA/DMP review, client/PC agreement where needed and workforce re-briefing before continuation.	1	4	Green

4.2 B. Site Establishment, Public Interface and Logistics

Activity / Task	Hazard	Risk	Initial L	S	Initial Score	Control Measures	Residual L	Residual Score	RAG
Site establishment and hoarding	Inadequate boundary control	Public access to demolition area, injury or complaint	4	5	20	Secure site boundary with suitable hoarding/fencing/gates, warning signage and controlled signing-in. Gates to be secured when unattended. Daily boundary inspections to be recorded.	1	5	Amber
Public and residential interface	Pedestrian walkways, highways and nearby residents/commercial users	Struck-by injury, nuisance, complaints or third-party damage	4	5	20	Maintain exclusion zones inside site boundary. Banksman to control vehicle/plant movements. Works to stop if segregation is compromised. Complaints route and site contact details to be displayed.	1	5	Amber

Activity / Task	Hazard	Risk	Initial L	S	Initial Score	Control Measures	Residual L	Residual Score	RAG
Traffic and logistics planning	One-way/narrow surrounding roads and constrained access	Vehicle collision, obstruction, unsafe reversing or highway complaint	4	5	20	Final traffic/logistics plan to confirm access route, delivery slots, banksman positions, skip/RoRo locations and emergency access. Deliveries and collections to be pre-booked and supervised.	1	5	Amber
Deliveries and waste collections	Uncontrolled vehicle movements and loading operations	Collision, crushing, falling loads or road blockage	4	5	20	All deliveries/collections under supervisor or logistics manager control. Banksman to be used for reversing and tight movements. No unauthorised waiting on the highway. Loads sheeted/secured.	1	5	Amber
Parking and access	No suitable on-street parking or poor parking control	Blocked routes, neighbour complaints or emergency access obstruction	3	4	12	Parking to be within the site where possible or otherwise agreed in the traffic plan. Keep emergency access clear. Brief operatives and suppliers on permitted routes/parking.	1	4	Green

4.3 C. Services, Asbestos, Ground Conditions and Unknowns

Activity / Task	Hazard	Risk	Initial L	S	Initial Score	Control Measures	Residual L	Residual Score	RAG
Service information review	Existing service records not provided or incomplete	Electric shock, gas release, fire, flood, service damage or injury	4	5	20	Treat all services as live until proven isolated. Client/PC to provide disconnection certificates and service drawings. No intrusive works until status is verified and recorded.	1	5	Amber
GPR/CAT scanning and trial holes	Unidentified underground services, chambers, voids or drainage	Service strike, plant instability, flooding or explosion	4	5	20	Complete GPR survey, CAT/Genny scanning and hand-dug trial holes where required. Permit-to-dig/break ground to be used. Unknown services or chambers to be protected and reported.	1	5	Amber
Asbestos R&D survey	No R&D survey currently confirmed	Uncontrolled disturbance of ACMs, exposure or contamination	4	5	20	R&D asbestos survey to be completed before intrusive works. Review register and remove/protect/exclude ACMs before demolition. Licensed ACMs by licensed contractor only. RLR not to disturb unassessed materials.	1	5	Amber
Unexpected suspect asbestos	Hidden ACM uncovered during strip-out, demolition or excavation	Fibre release, contamination and regulatory breach	3	5	15	Stop works immediately, leave material undisturbed, cordon area, notify supervisor/client and obtain competent asbestos advice/sampling. Do not restart until assessed and RAMS reviewed.	1	5	Amber
Contaminated land	Vehicle-maintenance use and unknown ground conditions	Exposure to hydrocarbons/chemicals, contaminated waste or environmental release	4	4	16	GI/contamination assessment to be reviewed before excavation. Watch for staining, odours, tanks, interceptors or suspect soils. Stop, isolate and seek specialist advice if contamination is found.	1	4	Green



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Activity / Task	Hazard	Risk	Initial L	S	Initial Score	Control Measures	Residual L	Residual Score	RAG
UXO risk	Moderate to high mapped UXO risk noted in PCI	Explosive incident during intrusive ground works	3	5	15	Detailed UXO risk assessment to be completed as part of GI before intrusive ground works. Follow UXO briefing/permit controls. Stop and evacuate if suspect ordnance is found.	1	5	Amber

4.4 D. Mechanical Demolition, Plant and Excavation Activities

Activity / Task	Hazard	Risk	Initial L	S	Initial Score	Control Measures	Residual L	Residual Score	RAG
Mechanical demolition	Uncontrolled collapse or incorrect sequence	Crushing, fatal injury, falling debris or damage to adjacent property	4	5	20	Controlled top-down mechanical demolition by competent operator under supervisor control. Exclusion zone sized to collapse/drop radius. No persons in drop zone. Sequence to be reviewed against existing structure and retained boundaries.	1	5	Amber
Two-storey brick building / boundaries	Structure runs into western/northern boundary walls	Instability, wall collapse or damage to neighbouring property	4	5	20	Pre-demolition structural/boundary review to confirm what is retained and what can be removed. Do not undermine, push, pull or load retained walls. Temporary works/design input if stability is uncertain.	1	5	Amber
Falling debris and ejection	Debris projected beyond controlled area	Struck-by injury, highway impact or property damage	4	5	20	Demolish in small controlled sections, pull materials inward, reduce drop heights and maintain debris within footprint. Stop works if debris cannot be contained or weather increases risk.	1	5	Amber
Plant/person interface	Operatives, visitors or banksman entering machine radius	Collision, crushing, entrapment or fatal injury	4	5	20	Define plant zones and pedestrian routes. No entry into operating radius until machine stopped and operator acknowledges. Use banksman/radios where required and high-vis PPE.	1	5	Amber
Plant set-up and ground bearing	Unsuitable slab, soft ground, voids, chambers or edge loading	Machine instability, overturning or collapse into void	3	5	15	Inspect hardstanding/ground before plant use. Maintain stand-off from edges, trenches, chambers and unsupported slabs. Use suitable plant mats/platforms if required. Stop if cracking/voids/soft spots are found.	1	5	Amber
Foundation removal to 1m BGL	Excavation, buried obstructions and unstable sides	Collapse, fall into excavation, service strike or plant instability	4	5	20	Only proceed after service/GI/UXO/contamination hold points. Excavate progressively under machine control. Keep personnel out of excavation. Barrier/sign open excavations and backfill/level progressively where possible.	1	5	Amber
Hardstanding breakout 100mm	Breaking concrete/asphalt and hidden services/drainage	Flying debris, vibration, silica dust, service damage or hand-arm vibration	4	4	16	Permit-to-break-ground. Use suitable attachment, water suppression, eye/hearing/RPE controls as required. Maintain exclusion zone and stop if services/drainage/contamination are exposed.	1	4	Green



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4.5 E. Environmental and Planning Condition Controls

Activity / Task	Hazard	Risk	Initial L	S	Initial Score	Control Measures	Residual L	Residual Score	RAG
Dust and silica control	Demolition, breaking, loading and stockpiling	Respiratory harm, reduced visibility, nuisance or LPA complaint	4	4	16	Use water suppression/misting where practicable, dampen loads, reduce drop heights, avoid unnecessary processing and stop works in unsuitable wind if dust cannot be controlled. RPE to be used where required.	1	4	Green
Noise management	Excavators, breakers, loading and vehicle movements	Hearing damage, nuisance, complaints or breach of planning controls	4	4	16	Work within permitted hours only. Maintain plant/attachments, use effective silencers, avoid unnecessary revving/drop impacts and use hearing protection where required. Noise monitoring if required by LPA/client.	1	4	Green
Vibration	Mechanical breaking/demolition near boundaries/neighbours	Damage to retained structures, services or complaints	3	4	12	Use controlled methods and minimise breaker use where practicable. Review nearby structures/boundaries, monitor visual effects and stop if cracking/movement or excessive vibration is observed.	1	4	Green
Wheel cleaning and road cleanliness	Mud, debris or dust leaving site	Highway hazard, complaints or enforcement	3	4	12	Inspect vehicle wheels before exit. Use wheel-cleaning/manual road-cleaning/road sweeper where required. Keep haul routes clear and remove debris promptly.	1	4	Green
Vehicle emissions and idling	Engines left running and poorly maintained plant	Air quality nuisance, fumes or planning breach	3	3	9	No unnecessary idling. Maintain plant/vehicles, use low-emission equipment where practicable and plan logistics to minimise congestion. Burning of waste is prohibited.	1	3	Green
Waste segregation and disposal	Mixed, contaminated or unauthorised waste streams	Environmental breach, rejected loads or exposure	3	4	12	Segregate metal, timber, general, inert, hazardous and suspect contaminated/asbestos waste. Use licensed carriers/facilities and retain transfer/consignment notes. Do not allow waste to accumulate as a hazard.	1	4	Green
Drainage and runoff	Silt, wash water, fuel or contaminated material entering drains	Pollution incident or enforcement	3	5	15	Identify and protect drains. No discharge of silt/fuel/wastewater to surface water or highway drainage. Spill kits available. Contaminated runoff to be contained and specialist advice obtained.	1	5	Amber



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4.6 F. Ecology, Trees and Third-Party Interfaces

Activity / Task	Hazard	Risk	Initial L	S	Initial Score	Control Measures	Residual L	Residual Score	RAG
Limited vegetation removal	Active nests, roosting bats or protected species	Wildlife offence, work stoppage or ecological harm	3	5	15	Ecologist to confirm constraints before vegetation/building demolition. No tree/vegetation clearance or building removal during Mar-Sep nesting period unless preceded by qualified ecologist check and release.	1	5	Amber
Bat / roost safeguards	Potential roosts in existing buildings	Protected species offence or harm to bats	3	5	15	Qualified ecologist to check any building/roof/void/vegetation with roost potential before disturbance. Stop works if bats or evidence are found and follow ecologist/client instructions.	1	5	Amber
Trees and root protection	Damage to retained trees/root protection areas	Tree damage, planning breach or third-party claim	3	4	12	Arboricultural/tree constraints to be confirmed before mobilisation. No storage, tracking, excavation or fuel handling in root protection areas unless agreed and protected. Retained trees to be fenced/marked.	1	4	Green
Adjacent fuel station	Fuel station northwest of site	Fire/explosion interface, third-party damage or emergency escalation	3	5	15	Confirm boundary/interface arrangements. No hot works or fuel storage near fuel station boundary without permit and fire precautions. Keep plant, waste and dust within site. Report any impact or incident immediately.	1	5	Amber
Rail/depot proximity	Highgate Depot / rail infrastructure north of site	Unauthorised encroachment or damage to third-party infrastructure	3	5	15	Do not encroach outside site boundary. Confirm any rail/depot protection requirements with client/PC if work or plant could affect the boundary. Maintain barriers and exclusion zones.	1	5	Amber



4.7 G. Fire, Emergency, Welfare and General Site Risks

Activity / Task	Hazard	Risk	Initial L	S	Initial Score	Control Measures	Residual L	Residual Score	RAG
Hot works and cutting	Use of cutting gear or ignition sources	Fire, burns, smoke or property damage	3	5	15	Hot works only under permit, with fire watch, extinguishers, combustible clearance and post-work checks. Consider alternative cold methods first. No hot works near suspect ACMS, fuel, gas or unknown services.	1	5	Amber
Fuel storage and refuelling	Diesel, oils and spill risk	Fire, pollution or slips	3	4	12	Store fuel in bunded containers away from drains/ignition/public areas. Refuel by trained persons with spill kit available. Report and contain spills immediately.	1	4	Green
Fire and emergency arrangements	Poor emergency planning or blocked routes	Delayed evacuation or escalation of incident	3	5	15	Fire risk assessment/emergency plan to be in place. Maintain escape routes, muster point, alarm/communication method, fire extinguishers and clear emergency access. Brief all operatives at induction.	1	5	Amber
First aid and A&E	Delayed treatment or unclear route	Worsening injury outcome	3	4	12	Adequate first-aid provision on site. Serious injuries: call 999. Supervisor to brief nearest A&E route and verify route at start of works. Emergency details displayed on noticeboard.	1	4	Green
Welfare and hygiene	Insufficient welfare or poor hygiene	Illness, poor standards or non-compliance	3	3	9	Welfare to include WC, washing, drinking water, mess/rest area and drying provision. Facilities to be maintained clean. Eating/drinking only in welfare area.	1	3	Green
Manual handling and sharp materials	Heavy, awkward, sharp or unstable materials	Cuts, strains, trapped fingers or dropped loads	4	3	12	Use mechanical handling where practicable. Reduce materials to manageable sizes, team lift where required, wear gloves/eye protection and maintain clear handling routes.	1	3	Green
Slips, trips and housekeeping	Debris, uneven ground, cables, hoses and poor lighting	Falls and minor/serious injuries	3	3	9	Maintain clear routes, tidy workfaces and progressive waste removal. Hoses/cables routed away from walkways. Inspect housekeeping throughout shift and at end of day.	1	3	Green
Adverse weather	High winds, heavy rain, ice, heat or poor visibility	Unsafe demolition, reduced control, slips or heat/cold stress	3	4	12	Check forecast and live conditions. Stop high-level, dusty or unstable works in unsuitable weather. Secure plant/materials at end of shift and provide weather-appropriate PPE/rest breaks.	1	4	Green

5. Emergency Arrangements

Item	Project-Specific Detail
Emergency number	999 for fire, ambulance or police. Use 112 where appropriate.
Nearest A&E	Whittington Hospital Emergency Department / Urgent Treatment Centre, Magdala Avenue, London N19 5NF. Emergency Department access is via Highgate Hill. Main switchboard: 020 7272 3070.
Indicative travel time	Approx. 1.5 to 2.0 miles from site; travel time subject to traffic and final route. Supervisor to verify live route before works start.
Serious injury	Do not rely on self-transport for serious injury, crushing injury, electrocution, major bleeding, suspected spinal injury, collapse, fire, major service strike or chemical/asbestos incident. Call 999.
Asbestos / contamination emergency	Stop work, avoid further disturbance, isolate area, account for personnel, notify client/PC/RLR management and obtain competent specialist advice before re-entry or restart.



6. Sign-Off and Briefing Record

Item	Project-Specific Detail
Assessment prepared by	Phillip Shelley Signature: _____ Date: 04-06-2026
Reviewed / approved by	RLR Demolition Ltd / Client / Principal Contractor Signature: _____ Date: _____
Briefing requirement	All operatives, plant operators, banksmen and supervisors must be briefed on this risk assessment, the DMP and the construction issue method statement before starting work.

Name	Role	Signature	Date	Comments / Restrictions