

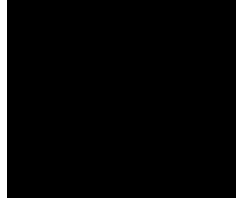
Construction Method Statement



Project: Wilbraham Road
Address: 541 Wilbraham Road, Chorlton, Manchester, M21 0AH
Description of Works: Proposed development of 9 no: apartments
Proposed commencement: June 2026

Delivery Team:

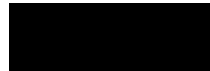
Deputy MD	Gareth Hadfield
Operations Director	Jon Murphy
Contracts Manager	Paul Roberts
Site Manager	Andrew Peters
Quantity Surveyor	Tom Lane



Whitfield & Brown (Developments) office 0151 420 1000

Out of Hours Emergency Contact:

Security	TBC	TBC
Contracts Manager	Paul Roberts	
Site Manager	Andrew Peters	



Work to be undertaken:

The general brief of this document is to outline general methods for the safe and the timely erection of the construction of a 3-storey block of 9 apartments together with an infrastructure requiring a new drainage system connecting into the current network to allow for full adoption by local authorities and all related utilities works to each dwelling.

Phasing of the Works:

Work shall be phased in accordance with a Construction Master Programme and will be measured directly against this on weekly intervals to allow for any unforeseen delay to the original programme.

All works will be sequenced to ensure the minimum disruption to the surrounding environment and will also take into consideration major holidays – i.e. extended Christmas break and Public and Bank Holidays.

Due to the constraints of the site set out and size of the site, the phasing of the works will ensure there will be no excess materials that cannot be stored safely on site in accordance with this method statement.

Standard working hours shall be restricted to:

Monday to Friday	08:00 – 18:00
Saturdays	08:30 – 14:00

No work shall be permitted on Sundays or Bank Holidays.

Delivery restrictions will also apply:

Monday to Friday	09:15 – 14:45
Saturdays	08:30 – 14:00

No deliveries shall be permitted on Sundays or Bank Holidays.

Dilapidation Survey:

Prior to the commencement of works Whitfield & Brown (Developments) Ltd shall arrange for a joint condition survey of the adopted highways. This shall be kept on file by both parties and referred back to in the later stages of the scheme.

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Construction Traffic Routes:

At the very early stages of the development, all Construction Traffic will be limited to a single entrance and exit off Corkland Road and all vehicles will access and egressing the site under the supervision of a banksman.

Once the foundations works have been completed and Superstructure works commenced, vehicle access onto site will not be possible due to the limited amount of space. Pedestrian access will be maintained but delivery vehicles will be made to offload materials from Corkland Road onto the site. To manage this in a safe manner, a footpath and partial road closure will be applied for and put in place on Corkland Road for the duration of the works or until no longer required. Pedestrian access will be made via a gate off Corkland Road and will be safely segregated from any construction works. A site office and welfare area will be established on site if possible or on a nearby off site location and all visitors/personnel will be directed safely towards the site Office where they must sign in before being inducted and allowed out onto site to proceed with their daily tasks.

The site perimeter will be clearly signed, and any major road junctions will have directional site signage to prevent heavy goods vehicles from obstructing day-to-day traffic flow during visits.

Any works requiring traffic management shall be clearly liaised with the Highways Team and approved prior to the execution of the works along with a full traffic management strategy relevant to the activity.

Entrance/exit from the site for visitors/contractors/deliveries:

The Pedestrian site entrance gate will be immediately off the existing pedestrian footpath as noted on the supporting site layout sketch and shall be clearly identifiable by 'CONTRACTOR' site signage and clearly defines the minimum requirements that are expected in regard to PPE before anyone is allowed access.

All visitors are advised by a sign on the front gate to go immediately to the Site Office, where their first action is to sign in (the visitor's book is out on the desk permanently for all visitors). All contractors and suppliers will be sent through a comprehensive set of site rules in advance of attending site with their orders that informs them of the same requirements.

Deliveries to site will be restricted to ensure that they fall outside of typical busier periods of the day as to not add to congestion on the local roads and in a residential area.

Deliveries will only be permitted:

Monday to Friday	09:15 – 14:45
Saturdays	08:30 – 14:00

No deliveries shall be permitted on Sundays or Bank Holidays

This is to ensure that disruption to the local area is kept to a minimum. In addition, all deliveries shall require advance notice of 24 hours as a minimum and will require advance notice of 20 minutes prior to actual arrival to site to ensure that the delivery vehicle can be accepted directly into the fenced off-loading area. All vehicles shall be escorted into the off loading area by means of a banksman to ensure that interaction with other road users is under closely controlled conditions. No unloading from the highway will be allowed other than from within the off load area.

These restrictions will be notified in all supply chain orders and monitored to ensure that they are adhered to.

Signage and Lighting:

Clear unambiguous signage shall be displayed to all elevations of the site.

A sign shall be erected to all elevations clearly stating the delivery team's contact details displayed predominantly advising of the methods of contact both during normal working hours and outside of normal working hours.

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On all approaches to the site signage shall be displayed advising of 'Site off load Entrance Ahead'. These shall clearly be displayed during site working hours.

A site information board shall be erected at the Wilbraham Road and Corkland Road elevation of the site with relevant information to keep the local community abreast of site activities and our involvement within the community.

Temporary lighting has been included within the site boundaries; these shall be set up and shielded to ensure that the light from this do not spill over from the site to the neighbouring properties and roads.

Schedule for large vehicles delivering/exporting materials to and from site:

There will be no heavy vehicle movement on site before 08:00. In addition to this, due to the built-up area in which the site is located. No deliveries shall be excepted outside the above time restrictions.

All suppliers and sub-contractors will have been in receipt of the site rules in advance of making deliveries and they will be given the site contact number so they can ring ahead 20-minutes before anticipated arrival on site so provision can be made for banksmen to have the entrance into the off load area ready and traffic control measures instigated to prevent standing traffic on the road once large vehicles have arrived.

All vehicle drivers will be subject to wearing all the necessary PPE to go from their vehicles to the site office to get their tickets signed before leaving.

Delivery vehicles will be organised in half hour slots by the site team whilst being ordered, they will be refused access and not allowed to sit on the highway.

Highway / Drainage Protection

During the early stages and prior to the off load area being required, any vehicles exiting the site, will have their wheels washed down by means of a on site power washer. This will ensure that site arisings are maintained within the site boundaries and shall be disposed of accordingly.

In addition, regular road sweeping process shall be employed as the site requires to ensure that any deposits of mud and debris are removed from the highway. This is not limited to a morning and afternoon schedule but on demand as the site so requires.

'Mud on Road' signage shall also be available on site and deployed if necessary.

All new and existing gullies shall be protected by the use of silt bags to ensure no pollution to water courses.

Welfare:

These will be either sited within the site boundary or off site if space is restricted and will adhere to all CDM requirements. They will be tested for electrical compliance in accordance with the Temporary Electrics Regulations and will all have the relevant firefighting equipment which will be checked and maintained for pressure under statutory requirements.

Parking for contractors:

All contractors will be actively encouraged to adopt a car share scheme where achievable with operatives from similar areas meeting up to reduce the amount of parking that is required.

It is agreed that the public highway (including access / egress to premises, and junction visibility splays), should always be kept free of obstruction. It is agreed that contractors and visitors should be advised of available off site parking and the relevant public transport options prior to arriving on site.

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A designated site notice board shall be erected to the elevations of Wilbraham Road and Corkland Road and will display information relevant to site and be updated as the construction programme advances.

Demolition:

Prior to commencement of works a detailed Demolition Method Statement shall be prepared and submitted along side a Section 80 application.

It is anticipated that demolition would be by mechanical means in a method to ensure that accidental collapse is negated with all boundaries protected to ensure that dust and debris remain within the boundary of the site.

All waste arisings shall be segregated and removed from site using covered vehicles to waste transfer stations.

Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of construction:

Any excavations will be monitored and controlled for their durations using pedestrian barriers and will be clearly defined to ensure safe passage for all workers and also overnight.

This will also determine the areas of no pedestrian access for crane lifts for the offloading and distribution of materials during construction. All operatives on site will be directed through the means of signage and physical barriers for each of these items and no visitors will be allowed to wander site without supervision to ensure they are not at risk.

Storage of materials and large / heavy vehicles / machinery on site:

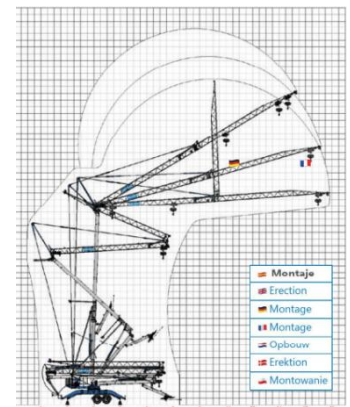
With limited storage on site due to space restrictions material storage opportunities shall be limited. We will manage just in time deliveries and where materials are stored on site they shall be within the floor plate and organised on the floor plate avoiding over-stacking or overloading weight limits of the floors. Materials shall not be stacked adjacent to the site boundaries.

Any flammable liquids will be stored in approved cylinders and these will be stored in a lockable cage externally to prevent the build-up of any potentially flammable gases.

Site machines will be locked down and any immobiliser that is fitted will be used daily, and all shutter covers will be locked properly with any loose items (i.e. – buckets peckers etc) trapped down with all compression released from the machines to prevent damage/accident, and. This will also go some way to prevent the potential for people breaking in for theft etc.

All keys will be stored by the Site Management team and issued only during work hours to ensure safe movement in a controlled manner.

Due to the limited space available beyond the footprint of the anticipated development it is proposed that a mini crane be used subject to final site surveys for final model choice and suitability.



Access Equipment:

To facilitate the construction of the timber frame and the brickwork a full perimeter scaffold shall be erected. This will be required from approximately 26-weeks commencing in late August 2026.

All scaffold shall be erected in accordance with TG20:21 and shall be debris netted on all elevations to provide privacy to the neighbouring properties.

Fire Safety:

All activities including hot works will require a Permit to Work to be issued by our Site Manager on a daily basis. Based on construction being of traditional masonry construction permits will require a 30-minute fire watch prior to the end

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of any work shift. All Permits to Work are to be signed off subject to a joint inspection between the operative and Site Manager.

Non fixed combustible materials will be kept to a minimum and the site shall be covered by a wireless fire alarm linked to our site office and monitoring station.

Site shall be protected by means of an electronic audible fire alarm system comprised of manual call points and smoke/heat detectors in accordance with a site-specific fire risk assessment that shall be completed prior to commencement.

No burning of waste will be permitted on site.

Noise:

Due to the nature of the construction, it is not feasible to carry out cutting works off site and as such noise will be monitored throughout the course of the construction works as to not cause a nuisance to neighbours. Where relevant cutting enclosures shall be established using acoustic screens around noise creating activities on site.

Contamination:

Contamination will be identified under the Site Investigation Report and will be dealt with in accordance with the site remediation strategy that will be produced.

Welfare facilities:

Toilets with hot and cold running water, soap, towels, drying room, canteen where food can be heated.

First Aid:

Appointed First Aiders and a First Aid Kit will always be present on site.

Liaison with neighbors / Community Engagement:

Together with Southway Housing a community engagement plan is being developed to:

1. Ensure clear liaison with the local neighbors and stakeholders
2. Ensure that employment opportunities are offered to the local community
3. Ensure that the site spend is spent within the local community
4. Prioritise the use of local suppliers to reduce carbon footprint of transport
5. Improve the perception of the Construction Industry

The site shall be registered under the Considerate Constructors scheme and as such we shall remain in close liaison with the residents and neighboring properties.

A site information board shall be erected to both the Wilbraham Road and Corkland Road elevations of the site with relevant information to keep the local community abreast of site activities and our involvement within the community.

An information note shall be hand delivered prior to the commencement of work to all neighbors. Thereafter, further information notes shall also be hand delivered at regular intervals to the neighboring properties advising them of any site activities that may have impact up on them. The hand delivery of these will provide a platform for engagement on a personal level. These shall be carried out at monthly intervals throughout the substructure works as these tend to be more intrusive and reduced to bi-monthly when the substructure is advanced. We should not be limited to these timescales though and the need for engagement will be reviewed at our internal delivery team meetings.

Any concerns or complaints shall be always recorded in a log and available for review by the planner should it be required. An update shall also be provided to the client as part of our monthly progress reports.

A designated project email address shall be set up for the project and displayed on the site information board. This will allow residents and other stakeholders to have direct access to the site team.

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Where a complaint or a concern is raised this shall be escalated to the Contracts Manager who will liaise with the concerned stakeholder and the site team to ensure that it is investigated and if required rectification measures are put in place. The Contracts Manager shall then advise the stakeholder of the actions of rectification and monitor this to ensure that there is no reoccurrence.

Security/Unauthorised Access:

Out of hours the site will be monitored by CCTV that is monitored by an offsite station. On the notice of any disturbance a 24-hour patrol will be dispatched to site.

To discourage any unauthorised access to site all plant and tools shall be secured or where possible removed from site each day.

Often unauthorised access can be young children accessing sites outside of normal working hours. We will liaise with local schools to provide educational talks on the dangers of construction sites.

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Risk Assessment:

Hazard	Persons At Risk	No	Risk Level	Precautions	Rev Risk Level
General Hazards from unwanted access.	General Public	All	L	Construction works will only be undertaken within well fenced off areas, suitably secured to deny access to the general public, and in particular children.	L
Slips	General Public	All	M	Wheel washes and Road Sweepers utilized when wet weather causes vehicles to cause excessive dirt and mud to cover the public carriageway.	L
Manual Handling	Workers	2	M	Rubble sacks are not overloaded and can be carried in pairs so long as both parties are wearing full PPE and have read and understood the Method Statement and Risk Assessment	L
Traffic Management	Workers	All	H	Ensure that the pedestrian barriers available are utilized to prevent plant and traffic movement encroaching into the working area. Brief all plant drivers and wagon drivers about the task and cover all aspects from tile removal to the movement across site to the lockable skip.	L
Trip / Fall	Workers	2	H	Walk the route from the tiled area to the skip prior to removal and ensure that there is a clear path with good access to the skip.	L
Dust	Workers /General Public	All	H	Dust to be suppressed at source for all cutting operations by either vacuumed extraction or wet cutting. All open vehicle movements to be covered prior to leaving site.	L
Noise	Workers / General Public	All	H	Activities generating noise to be closely liaised with residents of neighboring properties to ensure disruption kept to a minimum. Silencers to be fitted to mechanical plant and where practicable noise suppressing barriers erected. Cutting enclosure with acoustic screens to be utilised	L
Security	All	All	M	All entrances / egresses to remain secure when not in use. All visitors to report to site office and sign in as a record. Site to be monitored by CCTV with out of hours monitoring and call outs.	L
Fire	All	All	M	Permits to work to be used with a 60-minute fire watch on completion of any hot works. Mitigate the requirement for hot works using alternative construction methods. Site to utilise a linked wireless fire alarm system	L