



Quod

OCMS

Hampton Pre-Prep

November 2020

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1 Introduction

- 1.1 This Outline Construction Management Statement (OCMS) has been prepared by Quod and Mackenzie Wheeler on behalf of Hampton School to set out the approach to construction at the proposed Pre-Prep School project in Hampton.
- 1.2 Given the nature of the project, with only minor works proposed, it is anticipated that any disruption experienced by neighbours and local road users would be minimal.

2 General

- 2.1 All contractors on site shall comply with all specified requirements regarding environmental pollution and protection and will follow the recommendations set out in this procedure (except where this may contradict the specification).
- 2.2 The Main Contractor on site shall comply with the current legislation and British Standard recommendations as set out below:
 - The Control of Pollution Act 1974 (in particular Part III, Sections 60 and 61).
 - Part III of the Environmental Protection Act 1990.
 - The Noise at Work Regulations 1989.
 - The Health and Safety at Work Act 1974.
 - BS5228: 1984: Noise Control on Construction and Open Sites.
- 2.3 Noise, dust and all other forms of pollution shall be minimised. Every attempt shall be made to limit the nuisance caused to the neighbours and the general public by actions involved in carrying out the work. All statutory pollution legislation shall be adhered to and any local bylaws abided by.
- 2.4 All necessary precautions shall be taken to avoid causing damage to adjacent trees, properties and roads surrounding the site. Features for preservation of aspects such as trees shall be clearly marked and/or cordoned off to prevent accidental damage.

3 Noise and Vibration

General

- 3.1 The Main Contractor shall select and utilise methods of working and items of plant and control the works so that maximum permitted noise levels specified in Schedules 1 and 2 and maximum permitted vibration levels specified in Schedules 3 and 4 of BS5228 are not exceeded.
- 3.2 Where noise and vibration limits are subject to control, the Main Contractor shall submit an Application for Consent (under Section 61 of the Control of Pollution Act 1974) to the appropriate Local Authority. The Main Contractor shall comply with any additional requirements imposed by the Section 61 Agreement on the Licence.
- 3.3 The Main Contractor shall carry out work in such a manner that maximum noise and vibration levels are not exceeded and any unnecessary noise and vibration is avoided. If for unseen reasons a construction activity has at short notice to cause agreed limits within any Section 61 Document to be exceeded, the Main Contractor shall adopt the procedure agreed in Section 61 and inform the Local Authority Environmental Health Department and take all due precautions to control the works to minimise any breach of the limits.
- 3.4 While considered unlikely, where a breach of specified and/or Section 61 limits is seemingly unavoidable, the Main Contractor shall inform the Client/Engineer, in writing, well in advance of the proposed breach and include details of the following items:
 - The date, time and duration of the works where limits may be exceeded.
 - Details of measures proposed by the Main Contractor to mitigate the noise and/or vibration.
 - Evidence that the proposed works are not practical by alternative methods or possible at alternative times.
 - Failing any response from the Client/Engineer within a reasonable time the Main Contractor shall inform the Local Authority Environmental Health Department and liaise with them directly.

Plant and Equipment

- 3.5 The Main Contractor shall use only environmentally acceptable plant and equipment, compatible with the safe and efficient construction of the works. Noise emitted by an item of plant shall not exceed the relevant values quoted in either the relevant EC Directive/UK Statutory Instrument or the relevant values quoted in BS5228: 1984. All major items of plant and equipment shall be accompanied on delivery with the relevant noise and vibration emission data.
- 3.6 All items of plant and equipment shall be operated and maintained to manufacturer's recommendations, in such a manner as to avoid causing any excessive noise or exhaust emissions. Plant and equipment in poor condition or becoming unserviceable, shall be

removed from site and replaced with equipment in a serviceable condition. Where specified, effective silencers shall be fitted to operational plant and equipment.

- 3.7 All plant operating on the site in intermittent use shall be shut down in the intervening periods between use, unless otherwise agreed.
- 3.8 All stationery plant shall be sighted (where practical) so that the noise impact at any nearby dwellings is minimised and it is enclosed or screened using the guidance and advice given in BS5228 1984, except where this is considered to be unnecessary and/or impractical.

4 Transport Vehicle Movements

- 4.1 The principal route for the transportation of material to and from the sites shall be via entrance on Wensleydale Road, with routing to avoid residential areas as far as possible. The Main Contractor shall take measures to avoid routing traffic through environmentally sensitive areas.
- 4.2 Deliveries of materials and prefabricated items shall be along the specified routes. Where there are no limitations, the Main Contractor shall ensure that all possible traffic routes to the site have been checked for bridges with weight limits and low clearances.
- 4.3 Tipping routes and transport shall be selected and loads restricted or distributed so that no unnecessary damage is caused to highways and bridges by the movement of plant and materials classed as 'Extraordinary Traffic' to and from a contract (under the Highways Act 1959, the Main Contractor shall ensure that highways are not subjected to 'Extraordinary Traffic' within the meaning of the Act). Only plant with valid current road tax shall be allowed to travel on public highways.
- 4.4 Site works vehicles should not restrict the surrounding public highways. An adequate parking area on site will be defined and provided by the Main Contractor prior to works commencement. A suitable wait and load area will be defined when required on site preventing delays on the surrounding public highways.

5 Mud and Dust Control

- 5.1 The Main Contractor shall ensure that the public highways and pavements adjacent to the site shall be kept in a clean condition at all times.
- 5.2 Vehicles travelling to and from site will avoid travelling through residential areas as far as possible to avoid the adverse impacts of mud and dust.
- 5.3 Control measures for reducing dust emissions will be based on best management practice. Details of the general dust controls are as follows:
 - A water suppression equipment will be maintained on site at all times to suppress dust during periods of dry and/or windy weather; and
 - Wind speed and direction will be taken into account when organising operations.
- 5.4 Generally, the Main Contractor shall ensure that storage locations for all materials that may create dust, including spoil and top soil, shall be:
 - Aggregated where possible, in order to avoid the creation of many stockpiles.
 - In a location that can cause no interference with the adjacent properties and public highways.
 - Adequately screened to prevent wind loss.
- 5.5 The Main Contractor shall ensure that the works do not cause any dust nuisance to the adjacent properties.
- 5.6 The Main Contractor is to ensure no dust generation effects or impairs any traffic.

6 Policy on Hazardous Waste and Materials

- 6.1 Where the existence of hazardous materials or contaminants previously unknown is suspected, works should halt within the immediate surrounding area and a physical survey of the suspected hazardous location shall be carried out to confirm or determine the extent of the material. Where tests are required to prove toxicity or otherwise, the sampling requirements shall be determined by consultation with the relevant consultant.
- 6.2 Toxic or contaminated waste shall be tipped only on sites with a current authorised license, and only following the notification of the Local Waste Disposal Authority.

7 Other Environmental Considerations

- 7.1 Where generators are required, they shall be housed in suitable acoustic enclosures.
- 7.2 All lighting shall face away from the surrounding properties and public highways and lights shall be shielded to prevent glare to any public highway users.
- 7.3 The Main Contractor shall apply to the appropriate Local Authority for the relevant authorisation permits in the event of the following:
- There is a necessity to divert public rights of way as a result of constructing the permanent works.
 - There is a necessity to provide temporary wayleaves if access is required through adjacent properties or across private rights of way.
 - It shall be the Main Contractors policy to preserve all trees, except those that are specified as required to be removed.

8 Wildlife Considerations

- 8.1 Works should not infringe upon wildlife habitats.
- 8.2 An ecologist would be required on site should works fall within the bird breeding season, and be deemed to affect any potential habitats to ensure no habitats are destroyed or adversely impacted throughout the works.

9 Site Specific Considerations

- 9.1 If required, mechanical plant used for the purpose of the works will be fitted with mufflers or silencers to minimise impact on surrounding sensitive uses.
- 9.2 The proposed hours of work for construction and other 'noisy' activities are:
- 07H00 until 18H30 Monday to Friday
 - Saturday 07H00 to 13H30
- 9.3 Quieter works (e.g. painting and decorating) will still be able to take place outside of the above hours.
- 9.4 All external storage areas will be demarcated and sufficiently cordoned off. All plant and equipment are to be provided with drip trays.
- 9.5 All lighting is to be directed away from the surrounding development, roadways and environment. Further, minimal lighting is to be used outside of the previously mentioned construction hours and what lighting, which is to be used, is to be used primarily for safety and security.