



OUR
TOWN
HALL
PROJECT

Title – Technical Submittal of Removal Lime Plaster

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Issue History:

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P01	Document created	27/09/22	SS	



OUR
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Our Town Hall
Works Technical Submission



Works Package Name:

Terrix Lime Plaster

Task/Activity:

Existing Plaster Removal

Works Package Number:

WP 42074.02

Location:

Lower Ground Floor & Various Other Floors

Date: 27th September 2022

Start Date of Activity: 3rd October 2022

Scope/Overview:

To remove existing heritage plaster on brickwork walls as identified for removal on the Purcell drawings.

Briefing outlined scope includes:

- Room and heritage asset protection (detailed below)
- Setting up access equipment and dust extraction / dust control
- Establishing and undertaking clean cut lines on the plaster
- Removal of plaster using hand tools
- Removal of waste and transportation to the skips

Location of works:

- Lower Ground Floor and various other locations

Sequence (incl. hold/inspection points):

Sequence summary:

- All operatives to read and understand the technical submission prior to work commencing.
- CLM Supervision to identify plaster removal locations / areas to the operatives using the Purcell design information and review the works areas as part of the daily SMART Starts before works commence
- Room by Room Dilapidation survey carried out by CLM prior to commencing and will be documented on Sablono.
- Install protection within the rooms/ areas
- Set up access equipment, exclusion zones and dust extraction
- Verify cut lines and depths of plaster
- Carefully removal using hand tools
- All arising's generated will be bagged up within the room and placed into sealed receptacles, ready to be transported along the designated logistical routes.
- Areas of work completed are to be inspected, handed back over and signed off by CLM and Lendlease Site managers.
- Decant area.

Step 1 -

Protection of the Room and any Heritage Assets:

Doors including fan lights – all doors to be protected All doors and frames highlighted for protection during the pre-inspection will be protected using 3mm LPS1207 Polypropylene Boards.



Sealed door unit to room - this is double zipped and double entrance and sealed fully back to original door opening to allow dust control and stop any dust escaping the work area, there should be no dust in the work area as a Hilti cube air cleaner will be set up in the work area.
The sealed door unit is a secondary dust control.



Floors including skirting boards – to be protected using sheets of 3mm LPS1207 Polypropylene Boards and sealed together with duct tape making sure full coverage of the floor is achieved.



On top of the sheets of 3mm LPS1207 Polypropylene Boards CLM will place plywood sheets to the base of the work area to avoid damage to the floor boards by falling plaster

Windows – to be protected using sheets of 3mm LPS1207 Polypropylene Boards and low tack tape, full window including cill to be protected



Decorative plaster (cornice and dados) - to be protected using flame retardant visqueen and low tack tape



Completed areas of adjacent Terrix top coat plaster - to be protected using sheets of 3mm LPS1207 Polypropylene Boards where necessary

Other heritage assets to be protected include.



Chimney inspection points, cabinets, coat hooks, switches, sinks, telephones, firefighting equipment, hooks, door cleats, hat hooks, bells, mirrors, radiators, safes, clocks, bookcases etc.

All items will be protected using a combination of 3mm and 4mm Correx LPS 1207 boards. Where possible boxes will be constructed and taped together using flame retardant tape. No materials to be fixed to the assets

Step 2 -

Access Equipment & Dust Extraction / Control: Access equipment will be erected by a PASMA qualified competent person and signed off every time the equipment is moved if parts have been altered.

Dust extraction is via a VC60 Hoover attached to the multi tool and an added Hilti dust cube air cleaner is situated in the room accepting the dust and offering fresh air outwards



HOLD POINT to check Step 1 and 2 are in place and LL agree to proceed to Step 3

Step 3 -

Plaster Removal Method and Sequence:

NOTE: If you are unclear about the Purcell marked-up areas of plaster to be removed then consult with Lendlease to clarify

1. Identify / mark out cut lines in existing plaster with Lendlease – **HOLD POINT** until LL agree to proceed with cut.
2. Verify the depth of the plaster using a bit and brace hand drill, taking care not to damage the brickwork behind. This is undertaken to understand depth gauge on the multitool to undertake the cut lines on the plaster
3. Use of multi-tool to undertake clean cut lines (photo below)



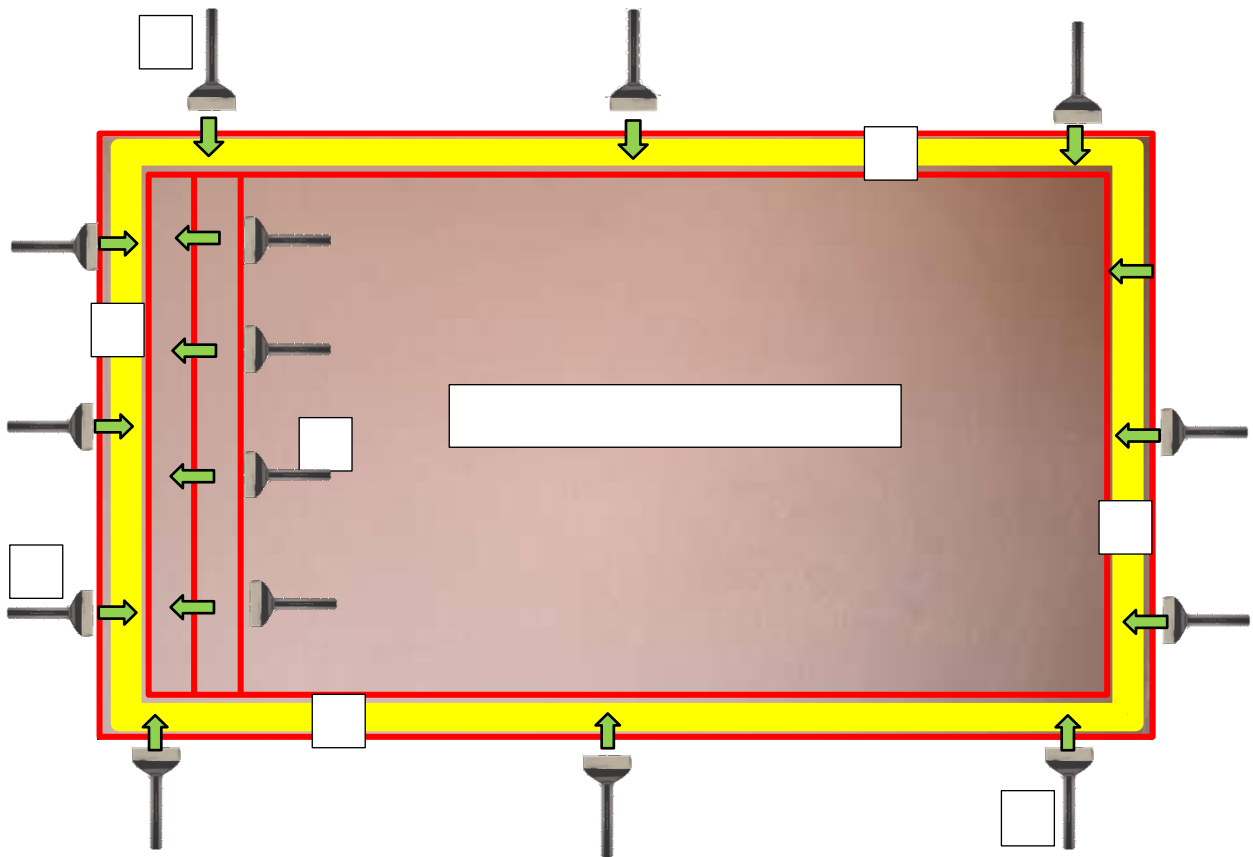
NOTE: Plastered corners or mouldings to doors, window reveals and recesses within areas of plaster marked for removal should be retained. As this is casting plaster. Removal of adjacent plaster to be set out 100mm clear of plaster corners or mouldings to door, window reveals and recesses.

4. Operatives will cut the plaster along outer edges first towards the area to be removed, working away from the plaster to remain.
5. Once cut lines are undertaken (red lines shown below) the plaster will be removed by wide blade bolster chisel and nylon mallet. Operatives to minimise force when striking the chisel to prevent damage to the existing brickwork.

NOTE: the Carlite plaster and cement render has the potential to be difficult to remove. CLM to review and stop if providing to challenging using the approved method.

Step 4 -

Removal of Waste - waste will be put into double rubble sacks and removed to hazardous waste skip via internal hoist, the rooms will then be hoovered and cleaned down to a good standard



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Benchmark/Samples:

N/A – not required with this package

Heritage Considerations:	Controls:
Materials: (New, existing and waste streams)	• Protection materials to be used as above • No new materials for the works to be used in this scope. • Waste to be double bagged using rubble sacks and transported to the LL skip area by hand.
Protection: (Exceptions to project strategy)	• Using sheets of 3mm LPS1207 Polypropylene Boards and low tack tape • Use of flame retardant visqueen / polyethylene sheets and low tack tape • Door box to be situated at the door area, door box is built up of box frame and 2nr zipped doorways either side of box, sealed back to original doorway to control dust • Protection of the floorboards with 18mm ply on top of the correx floor protection •
Building Impact: (Vibration, dust, noise etc.)	• Dust to be suppressed with dust suppression hoover connected to the multi tool • Hilti dust cube air cleaner to be situated in the work area • Room to be fully sealed and excluded • No power tools / breakers / kango's / jack hammers to be used • Cut lines with multitool instead of Hilti saw blade to prevent scoring the brickwork
Tools/Equipment: (Type, use and calibration)	• Nylon Mallets • Hammers • Wide Blade Bolsters • VC60 hoover • Makita Multi tool • Hilti dust cube air cleaner • Shovels • Water tank for dampening down walls • Wet Vacuum
Storage: (During works for reinstatement, long term off site)	N/A

Discovery: (Type to be expected and visual signs)	• Back to clean brickwork
Workforce Awareness: (Tool box talks and briefing by design consultants prior to works)	• Protection in general • Protection of heritage assets • Control of dust • Working at height

Project Team Approval to Commence Works			
Organisation	Name	Signature	Date
MCC			
Purcell			
ARUP			
Ramboll			
Planit			
Lendlease			
Works Contractor			