

OUR TOWN HALL PROJECT

Works Technical Submission – Lime Plastering

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Issue History:

Revision Nr	Details	Date	Created By	Check by
P01	Works Technical Submission Lime Plastering	11/04	Emma Luty	
P02	Amendments made	4/5	Emma Luty	



Our Town Hall Works Technical Submission

Works Package Name: Lime Plastering	Task/Activity: Lime Plastering
Works Package Number: 42074.01	Location: Whole building, starting on level 02

Date: 03/05/2022	Start Date of Activity: 11/04/2022
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Scope/Overview:

Protection Works

- Protection of flooring, windows, skirting, architraves, and plaster cornice & beams

Full Terrix System Works

- Preparation of brick work background by means of dampen down the area and allow to soak in. Do not over-wet which kills suction or allow to dry out which draws moisture from the plaster. Dependent on the porosity of the substrate and surrounding plaster and ambient environmental conditions one or two applications may be required. Take care that no water collects or pools on any edges. Pat dry with a clean cloth or sponge if necessary.
- Two coat plaster process build out 30mm for base coat. – Terrix RN-LP
- Final third coat giving smooth finish approximately 2mm to 3mm – Terrix PL-SX-S
- Sand Wall giving flat smooth finish

Topcoat Over Spray Works

- Scarify wall exposing sufficient background to allow breathability of 40%
- Fill holes after 'wetting down' with Terrix RD-LB Levelling Coat
- Once dry spray over with Terrix PL-SX-S
- Sand Wall giving flat smooth finish

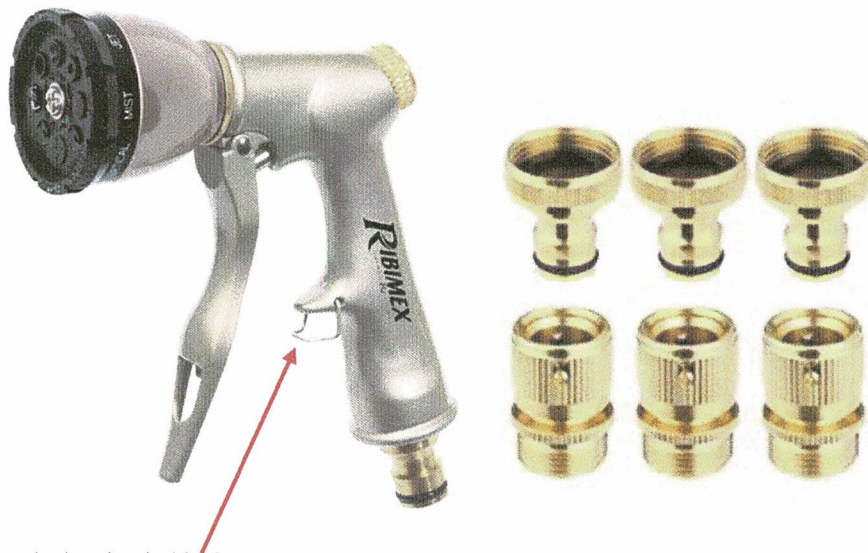
Hold points and quality managed through Sablono. When a room is accepted damp areas and any loose decorative plaster to be identified and raised with Purcell.

Sequence (incl. hold/inspection points):

- Fully protect wood flooring with agreed Correx (or similar) flame retardant board to be agreed and changed when required.
- Ensure all skirting, architraves, windows and cornice is masked off using an agreed low tack tape and retardant masking material (Visqueen).

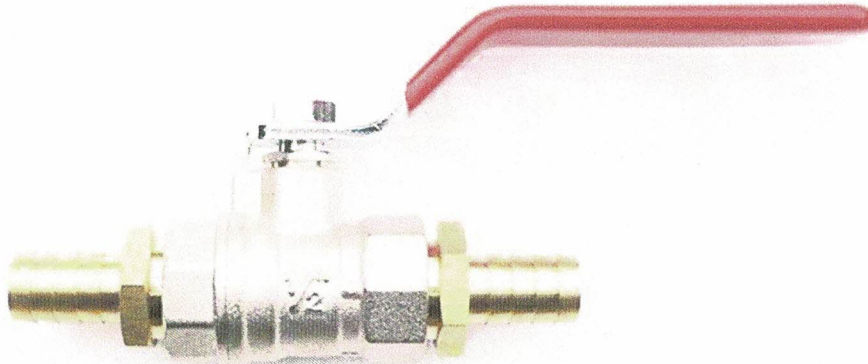


- **Hold Point** and invite Lendlease site team to inspect prior to commencing plastering works.
- Dampen down walls to a minimum using spray hose pipe with safety Brass fittings only or similar ends to prevent spillage and leaks.



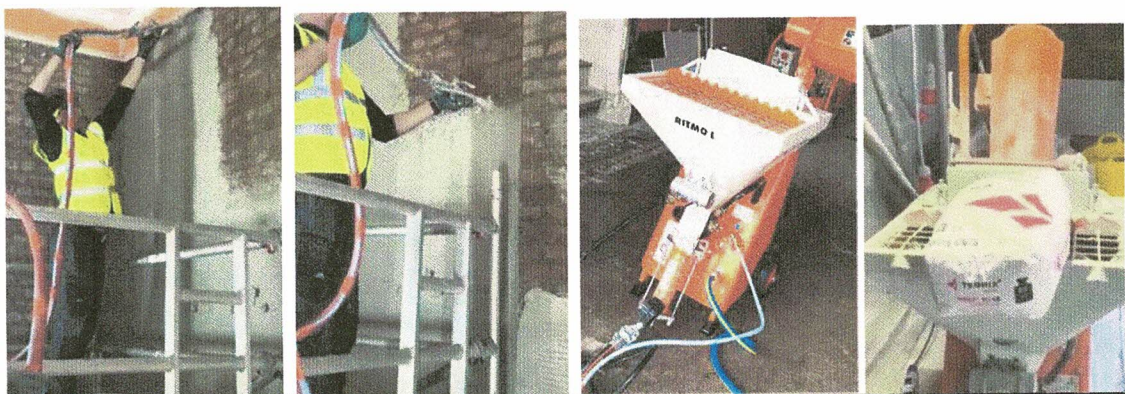
- Any device that holds the water on permanently to be removed so gun can only be operated by hand.
- Ensure hose is turned off and left outside at the end of every shift.
- Ball valve with brass hose tails to be located at the window attached to a plywood window box protector so water can be turned off locally from the room.
- A spill kit, wet vac and a mop and bucket to be used in the rooms to manage the water when using a hose for spraying the brick walls and dampening down.

- At the end of each shift (day) the water will be isolated at the stop tap by CLM.
- All water hoses and fittings that pass-through the windows to undertake the works will be removed ensuring the building is secure at the end of each day.



Backing coat

- First coat of base coat plaster approximately 10 to 15mm using RITMO L Plaster Pump to apply to the wall. Allow 5 to 6 hours to dry before applying next coat. Plaster pumped on to wall from approximately 100mm away. After each application smooth over and compress with handheld steel trowel. First coat applied thickness is to be approximate, second coat is gauged by the existing timber guides still in place.
- For the majority of the works the machine will be located outside on scaffold to minimise any risk. For isolated locations where this is not possible (for instance - central locations) and the machine has to be brought inside the building, this will be agreed with Lendlease and MCC prior to undertaking any of these works.
- The area on the scaffold around machine will be barriered and protected using correx sheeting. The correx sheeting will be weighted down, or cable tied. This includes correx sheeting on the scaffold platform to prevent anything dropping to the lift below and correx sheeting against the façade to prevent damage/ mess to the masonry. Housekeeping will be monitored by CLM site supervision to ensure the scaffold is not overloaded, work area is tidy, and housekeeping is in order.
- Cleaning out of machine pipe work (delivery equipment) at the end of each shift into buckets. Buckets to have lids on to prevent spillage and removed from site. Typically, 1 bucket per shift.



- Check first coat is 'touch dry' before applying second coat, then again using RITMO L Plaster Pump to apply to the wall the second coat. Plaster pumped on to wall from approximately 100mm away. Second coat is gauged by the existing timber guides still in place. Once correct thickness is achieved, application is smoothed to flat finish with handheld steel trowel.

Topcoat

- Once second coat is dry apply the final coat with GRACO Pro Contractor Kit MK V after a minimum of 7 days. Trowel and float off to smooth finish. Product comes ready mixed (wet) in closed tubs



- There is minimal risk of over spray due to the application being controlled and areas being protected. Trowelling of the plaster to the tight areas by hand prevents over spray. As a secondary control measure, we will mask of any materials such as skirting and architraves.

Scarifying

- All scarifying works requires operatives to undertake regular blood tests and have medical consents due to removing lead-based paint. See separate CLM RAMS.
- Sample areas within rooms 02-012 and 02-013 will be undertaken and offered for inspection to Lendlease, Purcell and Terrix before any top coat plastering work is undertaken.
- When tying into existing/patching we will strip back the original plaster and paint to give a minimum of 40% breathability for the new plaster using Hilti (or similar) Cordless Hand Held machine with dust suppression kit fitted. Dust controlled by connection of DGH 150 to Vacuum system.

Hold-point

Lendlease and Purcell approval required for all areas before topcoat commences



Sanding

- Once dry use Flex GE5 Giraffe® Wall & Ceiling Sander & M Class Safety Vacuum Cleaner to sand any slight imperfections out of the wall. Any sanding adjacent to decorative plaster to be done by hand to remove risk of damage. Sander head is enclosed so cannot touch adjacent plaster see picture below. All dust from surface to be removed with a vacuum in preparation for painting.



- Hold point** - Invite Lendlease, Purcell, MCC and Terrix to inspect the final quality and sign off. Ensuring rooms are complete to the specified standard.
- Once approved, rooms are to be left in a clean, tidy and dry state. CLM will remove all their protection installed to the skirting, architraves, windows, cornice and beams. Lendlease and CLM will review whether the correct floor protection remains for follow on trades. This will be reviewed on a room-by-room basis.

Heritage Considerations:	Controls:
Materials: (New, existing and waste streams)	Waste to be kept to a minimum. All movement of materials/waste and/or equipment will be made via the protected Centre block staircase and lift using a combination of team lifts, plasterboard trolleys, wheeled skates and bogies all wheels to be of plastic/rubber/nylon construction. Only protected routes are to be used. Do not manoeuvre over unprotected surfaces. Spraying machines to be positioned outside on the scaffold unless agreed with Lendlease and MCC in certain locations.
Protection and Housekeeping: (Exceptions to project strategy)	Fully protect wood flooring with agreed Correx (or similar) flame retardant board Ensure all skirting, architraves, windows and cornice is masked off using low tack tape and agreed flame retardant masking material. Materials will be stored and mixed outside, reducing waste and dust inside. CLM inspection of all work areas daily to ensure housekeeping is maintained to a good standard CLM will have designated labourers on site to clean up daily after the spray plaster works.
Building Impact: (Vibration, dust, noise etc.)	RITMO L Plaster Pump Spraying machines to be positioned outside on the scaffold to reduce dust and water within the building, unless agreed with Lendlease and MCC in certain locations. When sanding walls use Flex GE5 Giraffe® Wall & Ceiling Sander & M Class Safety Vacuum Cleaner Water management. Containers to have lids on if inside building. Where possible keep barrels outside on scaffold preventing water spillage. Logistics and movement around the building to use protective routes only including stairs. Nothing to be carried above shoulder height. Long items to be carried in pairs.
Tools/Equipment: (Type, use and calibration)	Stainless Steel Trowel RITMO L Plaster Pump Flex GE5 Giraffe® Wall & Ceiling Sander & M Class Safety Vacuum Cleaner Hosepipe brass fittings and head. GRACO Pro Contractor Kit MK V Wet vac Spill kit
Storage: (During works for reinstatement, long term off site)	Materials to be brought to site, stored and protected externally and loaded using the hoist on to the scaffold progressively to where the spray plaster machine is located. In any locations where access is challenging and the machine and materials have to be brought inside the building this will be agreed with Lendlease & MCC prior to works commencing. Tools and equipment such as mobile towers, wet vacuums, hand tools etc will be stored within rooms locally to works.

Discovery: (Type to be expected and visual signs)	Where works are being undertaken areas will be marked with the relevant signage warning of the possible dangers. No signs will be fixed to the building fabric.
Workforce Awareness: (Tool box talks and briefing by design consultants prior to works)	Toolbox talks to be carried out on protection of existing building and distribution of material through building. SMART start each morning

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