PLANNING ITEM 8

TMT to provide illustrated document to provide context to wall finishes being proposed to include photographs and commentary where required.

METHODOLOGY

Metal Stud Wall with Single Plasterboard Each Side, Tape & Jointing, Decoration Finish

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1. Scope of Works

To supply and install a non-loadbearing metal stud partition wall system, complete with:

- Galvanized metal track and stud framing
- Single layer plasterboard fixed to both sides
- Tape and joint finish
- Final decoration (mist coat + 2 finish coats)

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2. References & Standards

- Project drawings and specifications
- Manufacturer's installation guidelines
- Relevant building regulations
- Fire/acoustic requirements (if applicable)

- Health & Safety regulations

3. Materials

- Galvanized steel floor and head tracks
- Galvanized steel C-studs (typically 50mm / 70mm / 92mm as specified)
- Plasterboards (12.5mm standard unless otherwise specified)
- Drywall screws (appropriate length)
- Joint tape (paper or fibre mesh)
- Jointing compound (base + finishing compound)
- Angle beads (where required)
- Sealant / acoustic mastic (if required)
- Primer (mist coat)
- Emulsion paint (2 coats)

4. Tools & Equipment

- Tape measure
- Laser level / spirit level
- Chalk line
- Screw gun / impact driver
- Tin snips
- Board lifter (if required)
- Trowels / taping knives
- Sanding tools
- PPE (gloves, goggles, dust mask)

5. Sequence of Works

5.1 Setting Out

1. Review drawings and confirm wall position.
2. Mark wall line on floor using chalk line.
3. Transfer line vertically to ceiling using laser or plumb bob.
4. Mark door openings and service penetrations (if applicable).
5. Confirm dimensions and alignment before installation.

Inspection Hold Point:	Supervisor approval of setting out.

5.2 Installation of Floor & Head Tracks

1. Cut track sections to required length.
2. Apply acoustic sealant beneath track (if required).
3. Fix floor track to slab at maximum 600mm centres using suitable fixings.
4. Fix head track directly above floor track, ensuring plumb alignment.
5. Fix vertical abutment tracks to adjoining walls.

Quality Check:	

- Tracks straight and aligned
- Fixings secure
- Acoustic seal continuous

5.3 Installation of Metal Studs

1. Cut studs 10–15mm shorter than floor-to-ceiling height.
2. Insert studs vertically at 400mm or 600mm centres (as specified).
3. Ensure studs are oriented consistently.
4. Install additional studs at:
    - Door openings
    - Board joints
    - Service points
5. Install noggins/supports if required.

Quality Check:

- Stud spacing correct
- Wall plumb and straight
- Frame rigid

5.4 First Side Plasterboard Installation

1. Lift boards into position vertically (unless specified otherwise).
2. Ensure board edges land on centre of studs.
3. Fix boards using drywall screws at:
    - 300mm centres on studs
    - 200mm centres at board edges
4. Keep screws 10–15mm from board edges.
5. Stagger vertical joints where possible.
6. Leave 10mm gap at floor (to be sealed/skirting covered).

Quality Check:

- Screw heads slightly recessed (not breaking paper)
- Boards tight to framing
- No excessive gaps

5.5 Services Installation (If Applicable)

1. Coordinate with M&E trades.
2. Install insulation (if required).
3. Ensure no damage to first board side.

5.6 Second Side Plasterboard Installation

1. Repeat same fixing procedure as first side.
2. Ensure joints are staggered from opposite side.
3. Maintain consistent screw spacing.

Inspection Hold Point:	Supervisor inspection before jointing.

5.7 Tape & Jointing

Stage 1 – Taping

1. Apply first coat (base compound) over joints.
2. Embed joint tape centrally.
3. Apply compound over screw heads.
4. Allow to dry fully.

Stage 2 – Second Coat

1. Apply wider coat over joints.
2. Feather edges.
3. Allow to dry.

Stage 3 – Final Coat

1. Apply finishing coat.
2. Feather wider for smooth transition.
3. Allow to dry completely.

Sanding

1. Lightly sand to smooth finish.
2. Remove dust.

Quality Check:

- Smooth surface
- No visible ridges
- No cracking
- Screw heads invisible

5.8 Decoration

Mist Coat

1. Apply diluted emulsion (mist coat).
2. Allow to dry fully.

Finish Coats

1. Apply first full coat.
2. Lightly sand if required.
3. Apply second finish coat.

Quality Check:

- Even coverage
- No roller marks
- Uniform finish
- No flashing at joints

6. Tolerances

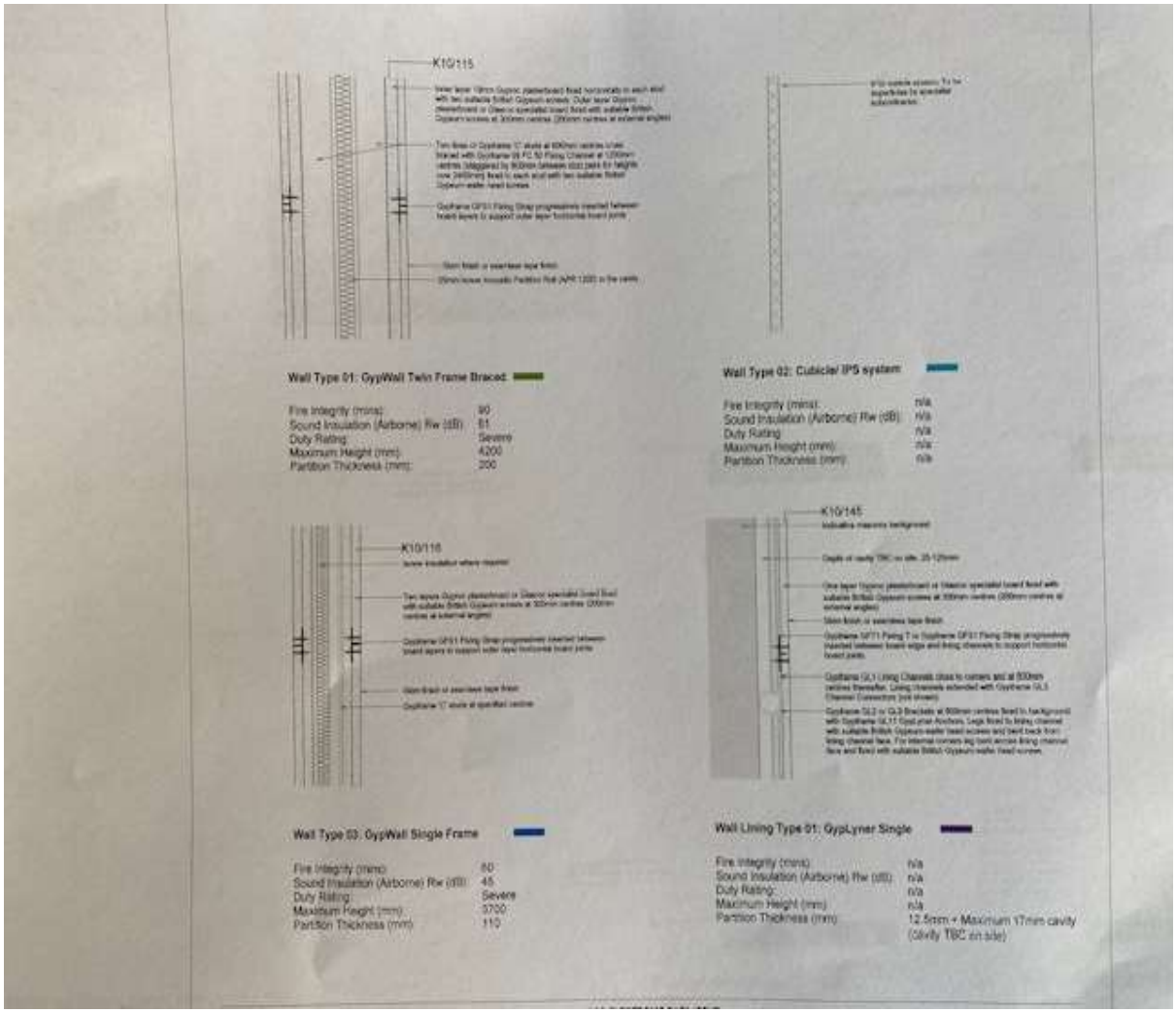
- Maximum deviation from plumb: 3mm over 2m
- Maximum deviation from straight: 3mm over 2m
- Stud spacing tolerance: ±5mm

7. Health & Safety

- Wear PPE at all times
- Use mechanical aids for lifting boards
- Control dust during sanding
- Ensure safe use of power tools
- Maintain clean working area

REDFERN – NOMA

WALL TYPES



REDFERN – NOMA

WALL CONSTRUCTION AND TAPE / JOINTING



REDFERN – NOMA

FINISHED DECORATED WALL WITH DULUX EMULSION RAL 9010 REFERRENCE



REDFERN – NOMA

COLUMN ENCASEMENT SYSTEM

HERITAGE COLUMN ENCASEMENT
NON-INTRUSIVE WEDGE SYSTEM
NO FIXING TO COLUMN

METHODOLOGY – SEQUENCE

1 SURVEY & PROTECT
- Survey column and surrounding heritage fabric.
- Protect existing finishes if adjacent.

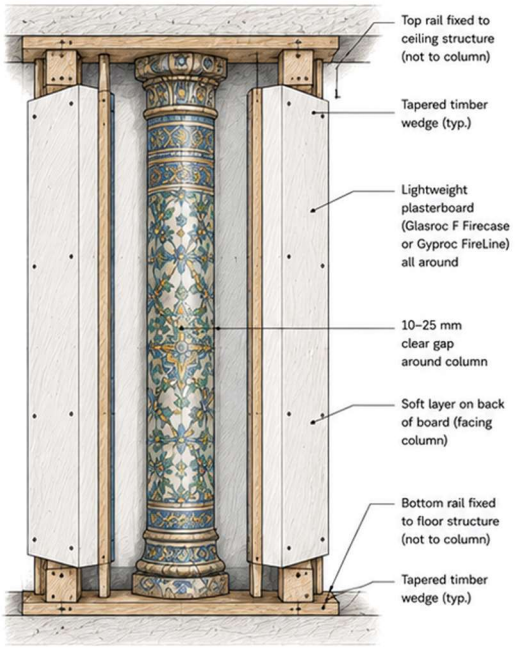
2 INSTALL TOP & BOTTOM RAILS
- Fix timber or metal rails to ceiling and floor structure only.
- Fixings kept away from heritage fabric.

3 INSERT WEDGES (VERTICAL)
- Insert tapered hardwood/Rubber wedges between the rails.
- Create even compression to achieve vertical stability.

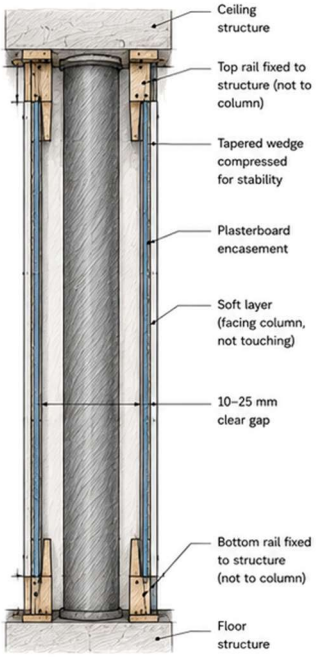
4 FIX PLASTERBOARD PANELS
- Fix lightweight plasterboard to timber battens on all sides.
- Keep board clear of column by 10–25 mm.

5 FINISH & PROTECT
- Tape and finish joints as required.
- System is fully reversible and does not touch the column.

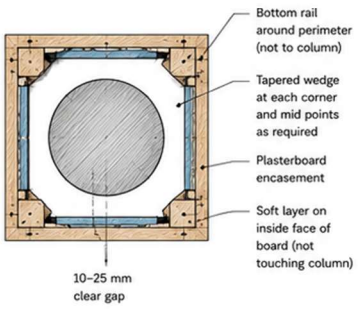
ELEVATION (TYPICAL)



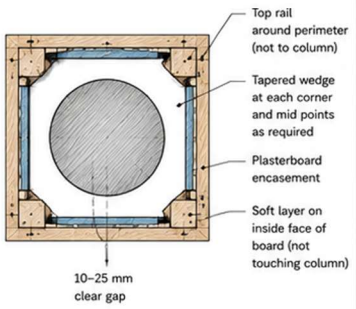
VERTICAL SECTION



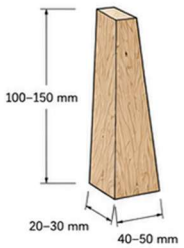
PLAN VIEW (AT BASE)



PLAN VIEW (AT TOP)



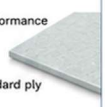
WEDGE DETAIL (TYPICAL)



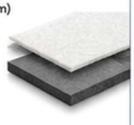
- Tapered hardwood or rubber wedge.
- Inserted between rails and compressed to form a rigid system.
- Do not overtighten.
- Easily removable.

LIGHTWEIGHT PLASTERBOARD OPTIONS (BEST)

✓ **GLASROC® F FIRECASE**
- Non-combustible board with excellent fire performance
- High strength to weight ratio
- Recommended thickness: 12.5 mm
- Lighter and better fire performance than standard ply

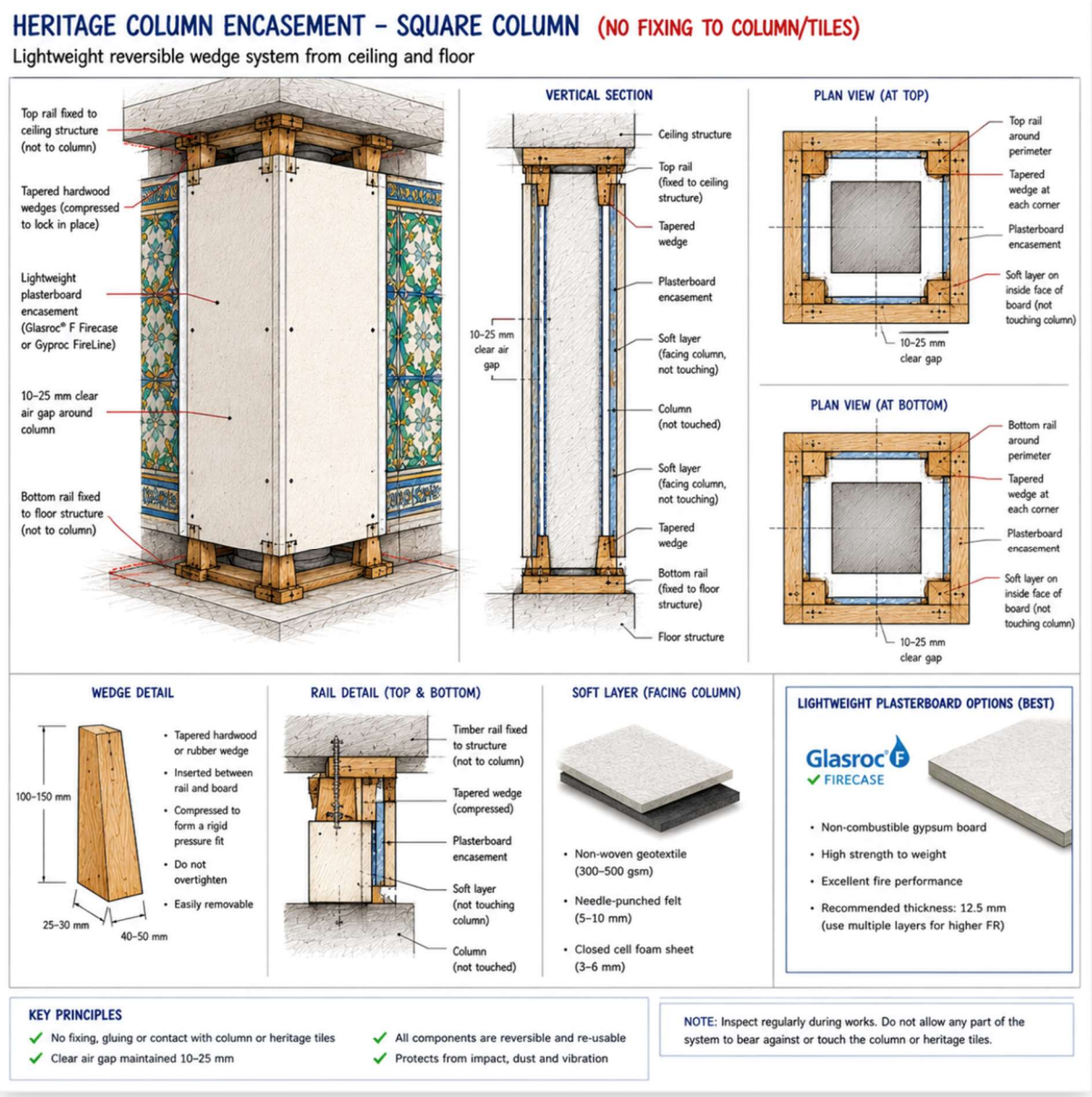


SOFT LAYER OPTIONS (FACING COLUMN)
- Non-woven geotextile (300–500 gsm)
- Needle-punched felt (5–10 mm)
- Closed cell foam sheet (3–6 mm)



KEY PRINCIPLES
- No fixing, gluing or contact with the column or glazed tiles.
- All components are reversible.
- Clear air gap 10–25 mm maintained.
- Protects from impact, dust and vibration.
- Suitable for sensitive heritage environments.

NOTE: Inspect regularly during works. Maintain wedges and rails. Do not allow any part of the system to bear against or touch the column.



REMEDIATION OF EXPOSED BRICKWORK

2-Coat Plaster Patching System on Open Brickwork

(Traditional lime system or compatible gypsum system depending on specification)

1. Preparation

- Remove all loose or delaminated plaster to firm edges.
- Brush down brickwork with a stiff (non-metallic) brush.
- Dampen the brickwork with clean water until **matte-damp**.
    - Prevents suction and ensures even curing.
- Rake joints 5–10 mm if required for mechanical key (heritage permitting).
- Apply a **suction-control mist spray** if the bricks are highly porous.

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2. Scratch Coat (1st Coat)

Material Options

- **Lime plaster (NHL 2 + sand)** — for traditional/heritage walls.
- **Lime putty plaster** — more flexible, best for historic substrates.
- **Gypsum bonding coat** — only for dry internal environments.

Application

- Thickness: **8–12 mm** typically.
- Work the plaster firmly into joints and pores for good adhesion.
- Score a **horizontal scratch key** (not vertical) at 5–8 mm depth.
- Allow to set and carbonise/dry depending on material type:
    - Lime: 24–72 hours depending on humidity.
    - Gypsum: 1–2 hours initial set.

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3. Float Coat (2nd Coat)

Material

- Lime float coat (lime:sand 1:2.5–3).
- Or gypsum **Hardwall**, **Browning**, or **MultiFinish**, depending on environment.

Application

- Thickness: **3–6 mm**.
- Apply over the scratch coat once it is set but still receptive (for lime: “green hard”).
- Use a straightedge to rule the surface flat.
- Compact with a wooden/PU float to close the surface.
- For lime, compress with a steel trowel only at final stages.

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4. Final Finish Options

- **Lime putty finish** (best for heritage): 1–2 mm.
- **Gypsum MultiFinish**: 2 mm.
- Keep finishes vapour-permeable where required.

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5. Key Conservation Principles

- Match the **original plaster type**.
- Minimise plaster thickness to avoid stress on old brickwork.
- Ensure appropriate **vapour permeability** for heritage walls.
- No cement-based materials unless specified (too rigid for old buildings).
- Avoid over-wetting which can mobilise salts.

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6. Optional Reinforcement

- If edges around the patch are irregular:
    - Apply **lime scrim** or **fibreglass mesh** embedded into the first coat.
    - Overlap existing plaster by 25–40 mm.

