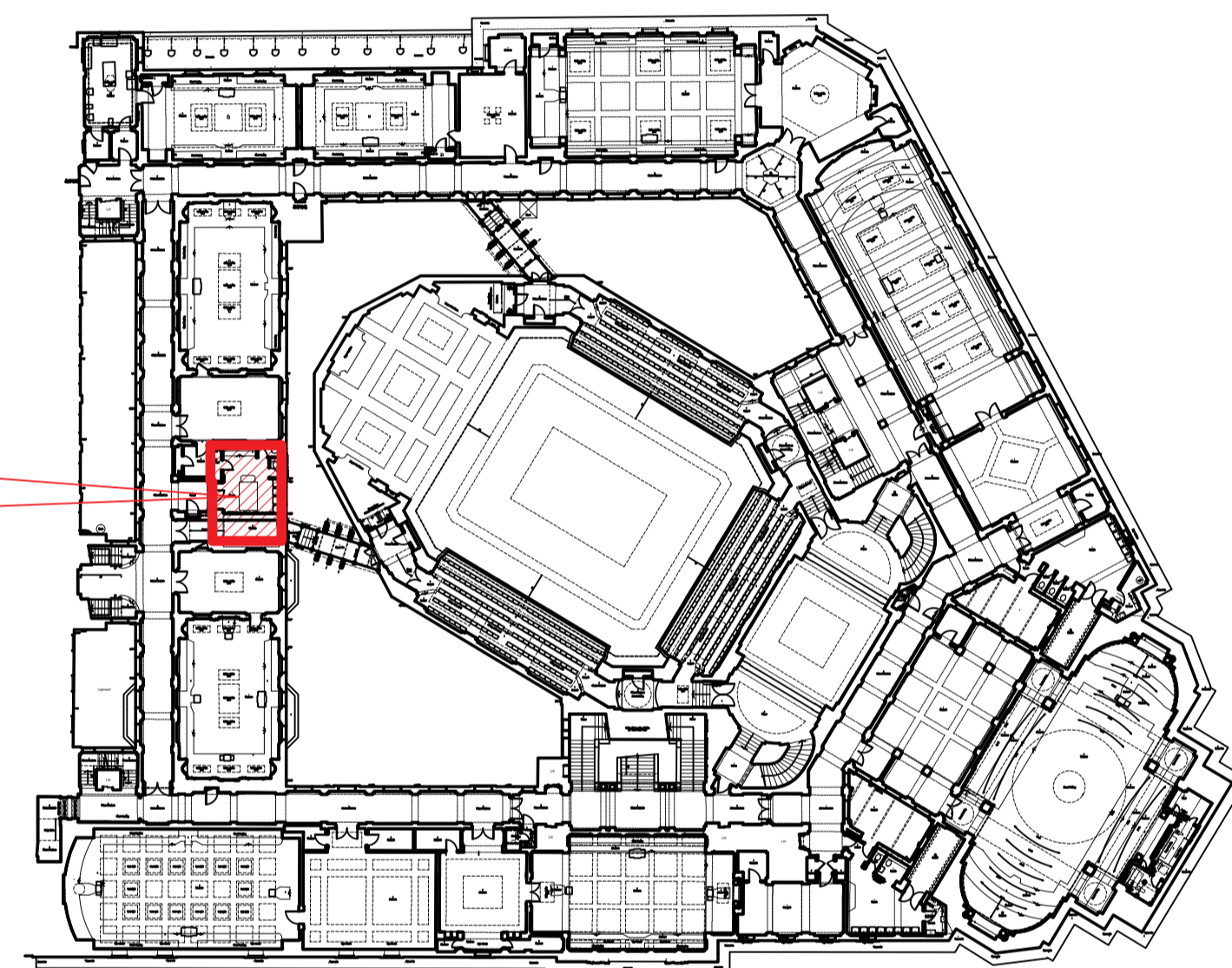
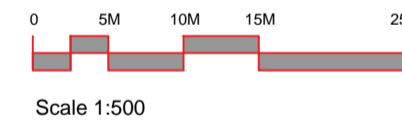


**SITE PLAN**



**SITE LOCATION PLAN**



revisions	date	no.

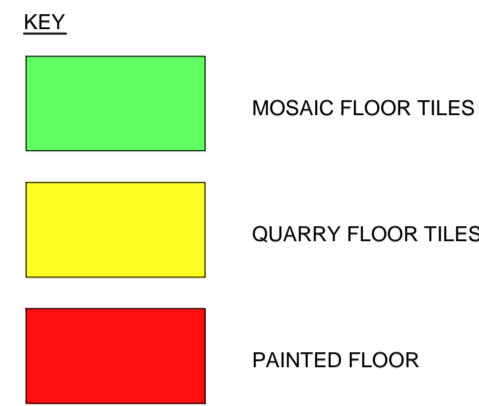
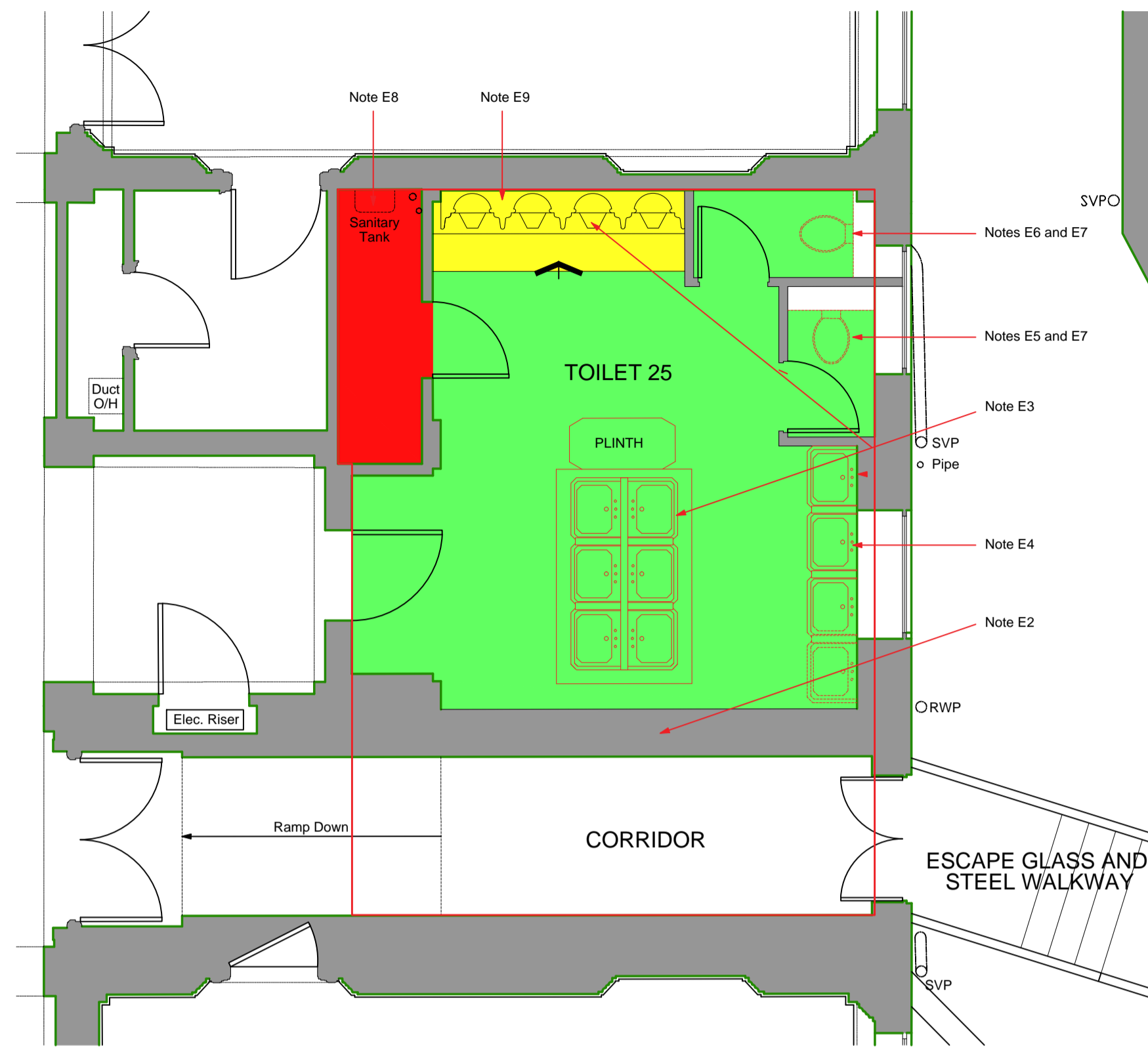


job title  
 Freemasons' Hall  
 Great Queen Street  
 London  
 WC2B 5AZ

dwg title  
 SECOND FLOOR TOILET 25 - Site plan  
 and site location plan.

scales  
 1:50 and 1:500 at A1

dwg no 1064.01	date November 2020	drawn PA
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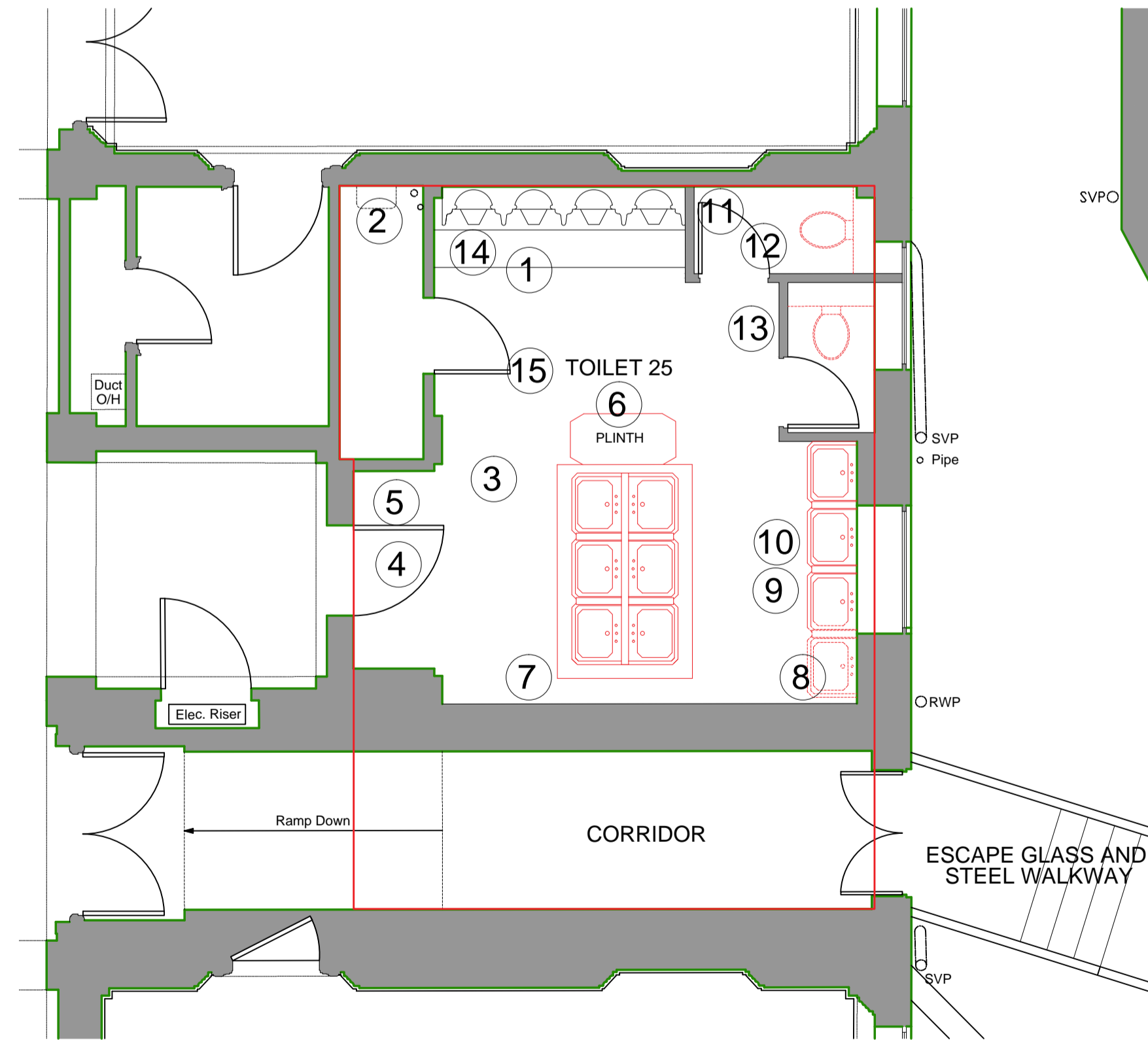
**NOTES AND WORK SCHEDULE**

- E1. Perimeter walls and partitions finished in terrazzo to approx. 2.5M above FFL and painted above (except the modern wall adjoining the corridor (see photo - 1, drawing 1064.04).
- E2. The wall adjoining the corridor is a "retro-fitted" blockwork wall, finished in plaster and painted in colours to match the remaining terrazzo wall. The wall is approx. 2.5M high then enclosed by a plaster false ceiling (over the corridor). This is currently finished with timber boarding over it (within toilet 25).
- E3. All waste pipes and traps to the urinals and central wash hand basins are buried within the floor below floor tiles.
- E4. China wash basins have lead traps and waste pipes.
- E5. WC pan within the cubicle adjacent to the urinals is cracked.
- E6. The access panel cover within the WC cubicle adjacent to urinal is timber.
- E7. Concealed cisterns to WC's are cast iron.
- E8. The cast iron cistern for the urinals is located within the cleaners cupboard.
- E9. The urinals are the original china urinal, currently concealed by casing, with lead waste and traps.
- E10. There are 2no. existing decorative mirrors mounted to the wall over the row of wash basins (see Photo - 2, drawing 1064.04).

**EXISTING GENERAL ARRANGMENT PLAN**

**Existing Fixtures, Fittings and Finishes Locations**

Item No.	Photograph	Description	Item No.	Photograph	Description	Item No.	Photograph	Description
①		Existing urinals covered by protective boxing.	⑥		Granite plinth located at end of central wash hand basins.	⑪		Existing mosaic floor tiles in cubicle.
②		Urinal cistern located in cleaners cupboard.	⑦		Existing partition wall current decorated with no terrazzo covering.	⑫		Existing WC pan and surrounding terrazzo wall covering.
③		Existing mosaic tiled floor.	⑧		Existing decorative mirrors.	⑬		Positioning of both cubicles in corner of W.C.
④		Stained timber entrance door.	⑨		Original ceramic wash hand basins.	⑭		Existing urinal ceramic lining on raised plinth from main floor.
⑤		Terrazzo wall covering.	⑩		Steel paneling located under wash hand basins.	⑮		Existing decorated ceiling with pendant light fittings.



revisions	date	no.

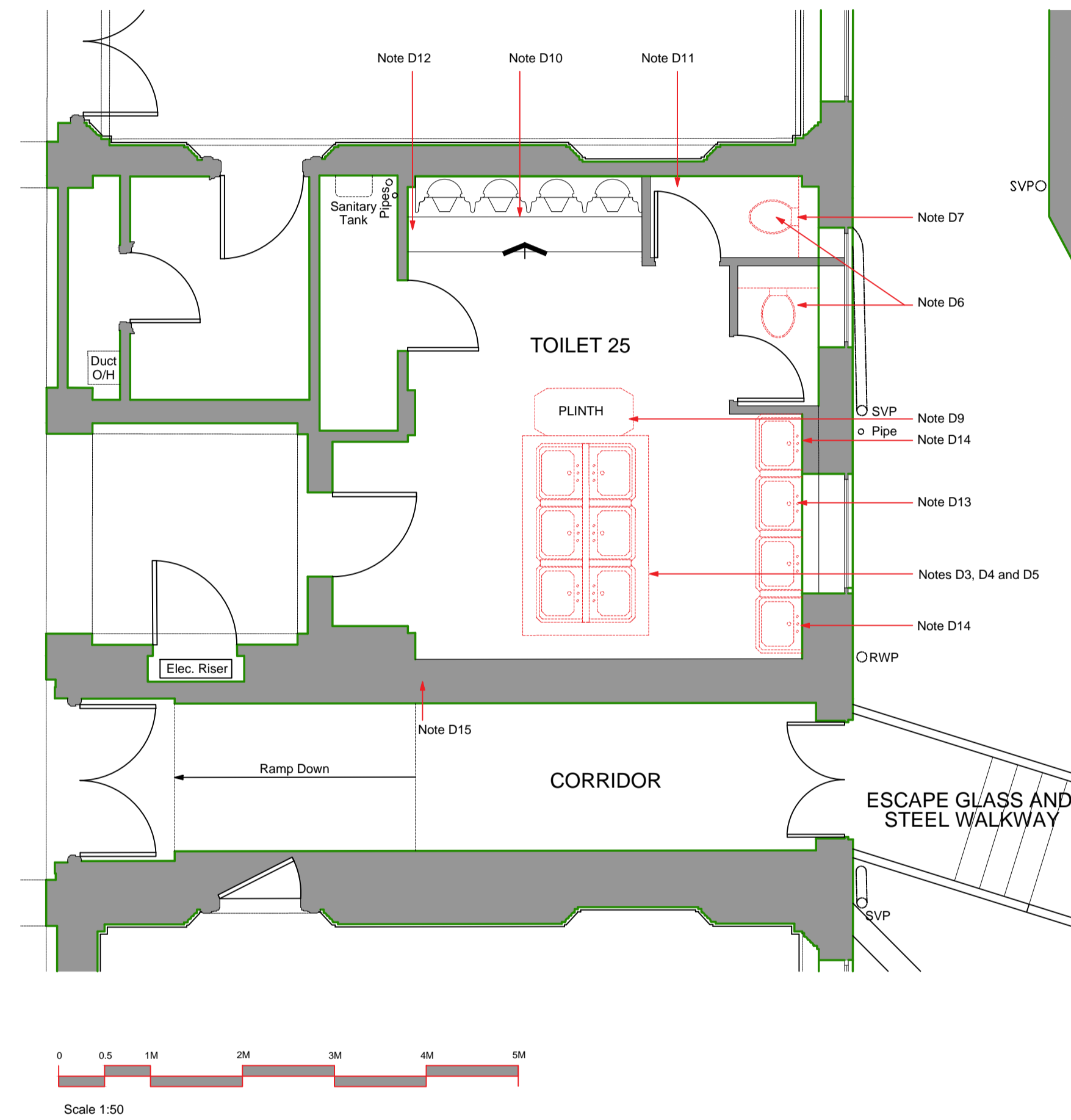


job title  
 Freemasons' Hall  
 Great Queen Street  
 London  
 WC2B 5AZ

dwg title  
 SECOND FLOOR TOILET 25 - Site plan showing fixtures, fittings and finishes locations.

scales  
 1:50 at A1

dwg no 1064.02	date November 2020	drawn PA
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**NOTES AND WORK SCHEDULE**

- D1. Remove mini trunking to ceiling.
- D2. Investigate existing electrical cable running horizontally over door to room. Remove if found to be redundant and make good to adjacent surfaces to match existing.
- D3. Remove temporary enclosure to central wash basins (see Photo - 6).
- D4. Cap off water supply, waste pipes and traps to central wash hand basins.
- D5. Carefully remove china wash hand basins and supporting structure. retain all components in useable condition for reuse/relocation.
- D6. Existing WC pan pipework to be removed.
- D7. Carefully remove WC pans, seats and cisterns, retaining all salvageable components.
- D8. Carefully remove timber cistern cover to WC cubicle (see Photo - 3, drawing 1064.04).
- D9. Carefully remove existing terrazzo plinth and retain all components in useable condition for reuse/relocation (see Photo - 6 above).
- D10. Remove temporary enclosure to the urinals (see Photo - 7 above).
- D11. Existing pipes and traps from urinals (to external cast iron waste pipe) left in position buried within floor. External pipework (where connected to cast iron waste pipe) removed and external surfaces repaired.
- D12. Remove existing PIR control and leave wiring ready for new sensor in new location.
- D13. Cap off and remove existing lead pipes and traps below wash hand basins, remove existing metal cladding, carefully remove china wash hand basins and supporting structure. Retain all components in a useable condition.
- D14. Carefully remove and set aside for reuse 2no. ornate mirrors and leave surfaces ready to receive refurbished mirrors (see Photo - 2, drawing 1064.04).
- D15. Carefully remove the boarding to the head of the corridor wall and leave ready to receive new terrazzo edge detail.

revisions	date	no.



job title  
 Freemasons' Hall  
 Great Queen Street  
 London  
 WC2B 5AZ

dwg title  
 SECOND FLOOR TOILET 25 - General  
 Arrangement - Demolition

scales  
 1:50 at A1

dwg no 1064.03	date November 2020	drawn PA
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## Toilet 25 - Mirrors

Building Element:	Fixtures / Fittings
Product/Material:	Mirror
Description:	The original mirrors comprise of bevelled glass of two sizes colour of glass. This style consists of three large clear glass backing panes with decorative blue glass bevelled edgings. The mirrors are complete with blue glass rosettes.
Statutory:	The original mirrors are covered by the Grade II* listing of the principal building. There is no doubt that these form part of the listed building.
Defects:	<ul style="list-style-type: none"><li>■ Soiled glass edgings and glass backing panes.</li><li>■ Cracked glass edgings and backing panes.</li><li>■ De-laminated metal foil coating to rear of edgings and backing panes.</li><li>■ Defective and missing glass rosettes.</li></ul>
Scope of Remedial Works / Specification	Mirrors are to be repaired as follows: <ul style="list-style-type: none"><li>■ Deep clean existing glass edgings and backing panes.</li><li>■ Repair cracked edging with UV bonding.</li><li>■ Replace cracked backing panes.</li></ul>

## Toilet 25 – Face Plates & Controls

Building Element:	Electrical
Product/Material:	Face plates / controls
Description:	Brass face plates, toggle light switches and blanking plates installed throughout the WC's. The brass faceplates are in keeping with the design and style throughout the building.
Statutory:	Covered by the Grade II* listing of the principal building. There is no doubt that these form part of the listed building.
Defects:	<ul style="list-style-type: none"><li>■ Soiled brass surface to all face plates and switches.</li><li>■ Redundant blanking plates.</li><li>■ Minor scratches to blank plates.</li></ul>
Scope of Remedial Works / Specification	<ul style="list-style-type: none"><li>■ Deep clean / refurbish existing brass face plates, toggle light switches.</li><li>■ Remove redundant fittings / blank plates and restore terrazzo wall covering beneath.</li><li>■ Like for like replica fittings for new WC refurbishment.</li><li>■ Bench mark sampling of cleaning method.</li><li>■ Bench mark sampling of new fittings.</li></ul>
Note:	<p><b>General Note:</b></p> <p>To all brass face plates and light switches: undertake a thorough deep clean in order to restore to original colour.</p> <p>To all brass blank plates and redundant fittings: remove fittings and all associated fixings and prepare surfaces for repair to match existing.</p>

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## Toilet 25 – Lighting

Building Element:	Electrical
Product/Material:	Pendant lighting
Description:	<p>Pendant mounted metal light fittings with frosted glass diffusers. The light fittings vary in shape and size but are in keeping with the design and style throughout the building.</p> <p>There are currently no emergency light fittings.</p>
Statutory:	Covered by the Grade II* listing of the principal building. There is no doubt that these form part of the listed building.
Defects:	<ul style="list-style-type: none"><li>■ Soiled and damaged fittings.</li><li>■ Soiled and damaged diffusers.</li><li>■ Defective bulbs / wiring as some lights are not in working operation.</li></ul>
Scope of Remedial Works / Specification	<ul style="list-style-type: none"><li>■ Clean and refurbish existing light fittings.</li><li>■ Clean and refurbish diffusers.</li><li>■ Repair / replace defective bulbs.</li><li>■ Like of like replacement of existing fitting and diffuser.</li><li>■ Provide a complete replacement light fitting capable of housing LED bulbs.</li><li>■ Bench mark sampling required.</li></ul>
Note:	<p><b>General Note:</b></p> <p>To all existing lighting: allow to deep clean and overhaul and put into working operation converting to LED operation.</p> <p>To all existing lighting: replace all defective metals housings/brackets and blown glass diffusers to match existing style and design.</p> <p>To new WC's: supply and install new lighting to match existing style and design.</p> <p>To all WC's: supply and install new emergency lighting to match existing style and design.</p>

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## Toilet 25 – Plastered Surfaces

Building Element: Walls

Product/Material: Plaster with decorative finish

Description: Painted plastered surfaces including ceiling and walls.

Statutory: Not assumed part of the listed status of the building.

Defects:

- Soiled painted surfaces.
- Damp affected plaster to the ceilings and walls with spalling and flaking decorations.
- Minor cracking/crazing to plastered surfaces.

Scope of Remedial Works / Specification

- Redecorate all plastered surfaces to match existing.
- Cut out and replace damp affected plaster.
- Fill open cracks and crazing.
- Like for like replica finishes for new WC refurbishment.

Note: To all defective, cracked and crazed painted plastered ceiling and wall surfaces: hack off all loose, defective and damp affected plaster, prepare substrate and re-plaster with a 'Thistle Renovating' and 'Thistle Multi Finish' top coat (or similar).

Ensure that all surfaces are finished flush with existing and left ready to receive decoration.

To new WC walls: supply and install new plasterboard coverings with a 'Thistle Multi Finish' topcoat (or similar).

Ensure that all surfaces are finished flush with existing and left ready to receive decoration.

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## Toilet 25 – Taps

Building Element: Sanitaryware

Product/Material: Taps

Description: Basin mounted polished brass pillar tap body with cross handle and spout including brass fixtures and fittings, mounted on a circular brass base. Hot and cold water supplied by a mixture of lead, copper and steel pipework.

All pillar tap cross handles are inscribed with either H or C indicating hot and cold water supply to the wash hand basins.

### Brass Taps

Height of tap = 125mm

Diameter of tap = 50mm

Spout projection = 80mm

Statutory: Covered by the Grade II\* listing of the principal building. There is no doubt that these form part of the listed building.

Defects:

- Surface staining/discolouration to brass surface and joints between tap base and basin.
- Corrosion to fixtures and fittings.
- Defective taps with worn seals and loose fittings.

Scope of Remedial Works / Specification

- Deep clean/polish to existing tap surfaces.
- Localised repairs to areas of damage.
- Like for like replacement for damaged taps and associated fixtures and fittings.
- Like for like replica taps and associated fixtures and fittings for new WC refurbishment.
- Benchmark sampling required for cleaning and new replacement taps.

Note: To the original brass taps to each wash hand basin: carefully remove so as not to cause damage to the ceramic basin, overhaul and restore back into full working operation, replate and refix to wash hand basin.

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## Toilet 25 – Terrazzo Wall Coverings

Building Element:	Walls
Product/Material:	Terrazzo covering
Description:	<p>Most walls and division panels between the main WC cubicles are clad in a decorative Terrazzo covering comprising of 3 colours (two shades of blue and one shade of red). All sections of terrazzo have been protected with a sealant coating which may have been applied after the building was completed.</p> <p>All wall coverings are covered at the base between the wall/floor junction.</p>
Statutory:	The original terrazzo is covered by the Grade II* listing of the principal building. There is no doubt that these form part of the listed building.
Defects:	<ul style="list-style-type: none"><li>■ Surface staining/discolouration.</li><li>■ Mixture of minor and moderate surface cracking throughout.</li><li>■ Fixing holes/penetrations remain.</li><li>■ Poor repairs have been undertaken previously.</li></ul>
Scope of Remedial Works.	<ul style="list-style-type: none"><li>■ Deep clean/polish to all existing coverings.</li><li>■ Localised repairs to surface cracking/fixing holes.</li><li>■ Localised repairs to cracked/defective substrate.</li><li>■ Like for like replacement of damaged sections.</li><li>■ Like for like replica coverings for new WC refurbishment.</li><li>■ Like for like replica coverings for all WC cistern enclosures/boxing throughout.</li><li>■ Bench mark sampling required.</li></ul>

#### Specification

- Cleaning:
  - To all terrazzo wall and floor coverings: remove existing protective coating, undertake a professional chemical clean and re-seal.
  - To all terrazzo wall and floor coverings: remove existing protective coating, undertake a professional mechanical honed clean and re-seal.
- Repairs:
  - To all cracks up to 3mm within the terrazzo wall and floor coverings: remove all loose and defective material, clean cracks and undertake a resin repair. Ensure that all surfaces are finished flush with existing.
  - To all cracks over 3mm within the terrazzo wall and floor coverings: remove all loose and defective material, clean cracks and undertake a resin repair. Ensure that all surfaces are finished flush with existing.
  - To all cracks up to 30mm within the terrazzo wall and floor coverings: remove all loose and defective material, clean cracks and undertake a resin repair. Ensure that all surfaces are finished flush with existing.
  - To all areas in need of repair up 300mmx300mm within the terrazzo wall and floor coverings: remove all loose and defective material, clean cracks and undertake a resin repair. Ensure that all surfaces are finished flush with existing.

#### New Works

- To all new walls, cubicles and WC enclosures: allow to supply and install new terrazzo covering to match existing style, appearance and colour and apply sealant. Ensure that all surfaces are finished flush with existing.



## Toilet 25 – Urinals

Building Element: Sanitaryware

Product/Material: Urinals

Description: Bespoke wall mounted ceramic china urinals with matching ceramic china connector/privacy divider sections. The design comprises two different colours of white and medium blue in keeping with the main bathroom designs throughout the building.

Each urinal and connector section has curved edges and with bevelled bowl to base of main urinal section complete with two different styles of waste trap grilles. Surface mounted copper pipes feeding each urinal flush.

### Main Urinal Section

Height = 915mm

Width = 410mm

Depth = 385mm

### Connector Section

Height = 960mm

Width = 170mm

Depth = 385mm

Statutory: Covered by the Grade II\* listing of the principal building. There is no doubt that these form part of the listed building.

Defects:

- Surface staining/discolouration to ceramic surface and joints between connector sections.
- Corrosion to fixtures and fittings.
- Localised crazing, cracking and impact damage to ceramic sections.

Scope of Remedial Works / Specification

- Deep clean/polish to existing ceramic surfaces to retained areas.
- Like for like replacement for damaged ceramic sections and associated fixtures and fittings.
- Like for like replica sections and associated fixtures and fittings for new WC refurbishment.
- Benchmark sampling required.

Note:

**General Notes:**

**Clean –**

To all existing ceramic urinals and connector sections throughout: deep steam clean all ceramic sections and rake out and renew all mastic joints.

**New Works -**

To all cracked and damaged ceramic urinals and connector sections throughout: supply and install new ceramic sections to match existing style, design and colour.

**Contractor Notes:**

**Urinal Slab -**

Large slab urinal, manufactured in china clay. The main task with the existing product is the amount of crazing and discolouration to the surface.

Recommended replacement product would be produced in a fine fire clay.

Urinal casts can produce approximately 120 units.

**Urinal Dividers -**

Infill between urinals, manufactured in china clay. Original pieces are in relatively good condition however there is a risk of damage during removal.

Recommended replacement product would be produced in a fine fire clay.

There are three different types of urinal dividers; Left End, Centre and Right End.

Urinal divider casts can produce approximately 120 units.

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## Toilet 25 – Wash Hand Basin

Building Element: Sanitaryware

Product/Material: Wash Hand Basin

Description: A combination of wall hung and frame mounted bespoke ceramic china wash hand basins with ceramic china connector / infill sections to adjacent basins. The design comprises two different colours of white and blue in keeping with the main bathroom designs throughout the building.

Each basin has bevelled edges, a raised back and recessed soap bar holders with drainage holes to the basin in each corner adjacent to each tap. Each basin is complete with plug and chain which is fixed centrally.

### Basin Section

Height = 200mm  
Width = 620mm  
Depth = 520mm

### Connector Section

Height = 200mm  
Width = 75mm  
Depth = 500mm

Statutory: Covered by the Grade II\* listing of the principal building. There is no doubt that these form part of the listed building.

Defects:

- Surface staining/discolouration to ceramic surface and joints between connections.
- Localised impact damage to ceramic finish.
- Moderate cracking and crazing basins and connection/infill sections.

Scope of Remedial Works / Specification

- Deep clean/polish to existing ceramic surfaces.
- Localised repairs to areas of impact damage.
- Removal of soap dispenser brackets and make good.
- Like for like replacement of damaged sections.
- Like for like replica sections for new WC refurbishment.
- Benchmark sampling required.

Note:

**Ceramic Wash Hand Basins -**

The unusual aspect of this product is the anti-splash bowl, which requires the mould to be loose pieced allowing the formation of a lip around the circumference of the bowl.

Additional fittings will be required to replicate the two tone design. The above product will be made in vitreous china or a fine fireclay, tests are advised to be undertaken to ascertain the most suitable material.

Aesthetically the basin will be a direct replacement with all the existing features. Glazed two tone blue a white can be colour matched in line with the existing.

WHB casts can produce approximately 120 units.

**Ceramic connector/side arm and back slab/brick -**

Ceramic arm that runs between the basins giving a hygienic and aesthetically pleasing join between products (one type).

Back stanchion that gives a wall for the back of the basins to butt up against. Left and right brick plus centre (left and right sections are reversible)

To be manufactured in vitreous china or fine fireclay, once original product is removed the best material can be ascertained.

Aesthetically the connectors will be a direct replacement with all the existing features. Glazed two tone blue a white can be colour matched in line with the existing.

Connector casts can produce approximately 120 units.

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