

Specification for building new vicarage 1859

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Specification of works to be done and materials to be used in erecting and completely finishing in accordance with the drawings furnished herewith a Parsonage House and offices in the district of Stockcross in the parish of Speen, Berks for the Governors of Queen Anne's Bounty

March 1859

Preliminary Remarks

The drawings which will be referred to in the following specification have been prepared with a view of illustrating in connection with it every part of the proposed house in a complete a manner as possible. In the elevations the building is shown (except in some of the minor details) as it will appear when finished. In the interior on the contrary for the purpose of more plainly exhibiting the construction with few exceptions the Sections and Plans represent the building in its carcass state. All Sections are made exactly upon the line marked upon the plan reference to which must be made in the examination of them.

The old house to become the property of the contractor who is to pull down the same properly cleaning and stacking the bricks and stacking V carefully, preserving the rest of the materials.

The old materials so far as they are specified and are sound good and suitable for the new building and approved by the Employer or his Architect may be reused in it.

All old materials left at the completion of the work are to be removed from the ground at the cost and charge of the contractors.

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Excavator

Site The new house is to partly occupy the site of the old one but is to be brought forward to the points marked in front of the old house which are to be the starting points for setting out the new house.

Level of floor The ground floor for the new house to be the same level as that of the old house

Excavations Excavations to be made for the cellar story to the depth of the bottom of the footings of the walls and under the whole of the boarded floors where there are no cellars the surface soil is to be taken off to the depth of one foot and all vegetable soil to be removed from there.

Excavations of the necessary width and depth to be made for the foundations of all walls piers and also for all drains cesspools te.

Fill in earth The earth to be filled in next the walls and over the drains as the work is carried up and well rammed.

Old cesspool The old cesspool in the garden to be cleaned out and filled in with the superfluous earth from the various excavations to the level of the ground the rest of the superfluous earth to be put where directed on the site or carted away if required.

Superfluous Earth The line of all drains to be carefully marked at all angles and oftener where deviating from the straight line by permanent stumps fixed in the ground over them and numbered in succession.

Stumps to show line of drains All dirt and rubbish to be cleared away and the house to be left perfectly clean and the whole of the premises to be put into a neat state to the satisfaction of the Architect and Mr Adams.

Dirt, rubbish cleared away Underneath all brick tile or stone paved floors a foundation is to be prepared of rubble concrete one foot in thickness to be composed of broken bricks lime core and other refuse materials grouted together with hot lime and sand and perfectly consolidated. In the cellars this foundation is to be formed of large refuse material or stones filled in without any admixture of sand or small rubbish and not grout but to be well rammed.

Foundation under paved floors

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**Bricklayer
Old bricks**

the whole of the bricks in the old house may be used in the new one but no brick which has been used in the interior of a chimney is to be put anywhere except in the foundations the remainder of the bricks to be good sound kiln burnt bricks and are to be laid with a neat close joint in old English bond in mortar composed of clean sharp sand and the best fresh well burnt lime of the neighbourhood thoroughly well tempered and mixed in approved proportions each course to be flushed solid with mortar throughout. The fronts to be

New bricks

Facing

faced with picked bricks of a bright and uniform red colour laid with a close joint diamonds and other patterns to be worked in upon the surface with blue headers as will be directed. All headers of facing bricks where possible to bond through into the interior work.

Foundations

No foundation is to be laid upon any but the hard maiden soil or such artificial bottom of concrete as may be found necessary for its security.

Bond to

Frames

All bond and plate timbers to be added in mortar. All wood door and window frames to be bedded and pointed in lime and hair mortar

Beam filling

All necessary beam filling to be properly executed.

Brickwork

The several foundations walls piers chimneys are to be built of the height thickness and in the manner shown and figured upon the several plans and drawings together with all brickwork necessary to complete the house.

Piers

14 x 9 rough brick piers not more than 3 feet apart are to be built under all the boarded floors where required for the support of the sleepers and corresponding half piers or projections of half a brick from the face of the walls are to be built upon the side walls of such rooms for the sale purpose.

Hollow walls

The external walls where shown on plans to be built hollow to prevent the admission of damp the external and internal work to be well bonded together with four bricks in each square yard laid in cement. The bottom of the hollow over ht several window and door heads to be carried away on each side in a sloping direction and to be well cemented over to prevent damp from penetrating.

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Chimneys

The several chimneys and their shafts to be carried up and finished with projecting courses of tiles and bricks as shown the top projection and necking to be formed with a double course of tiles projecting the top course 3½ inches to the necking course 2 inches and set in cement

Flues

The flues to be carefully formed and smoothly pargetted and cored when the work is done. The flues to be isolated on the top by a course of bricks set around them. All turning angles to have easy bends. All chimney openings for fireplaces to have wrought iron

Arch bars

arch bars 2½ x ½ with the ends halved and turned up and down. The kitchen chimney to have two of these bars all properly fixed. Half brick trimmers to be turned under each hearth except where fender walls can be built if more easily applicable.

Trimmers

Gables

The gables to be coped with moulded bricks as thereon set in cement an iron stay to be built into the walls as carried up 2½ x ½ turned up at the end to keep on the coping the corbels to be built as shown. The caves cornice to be finished as shown with two projections of bricks.

**Window &
door heads**

The external window and door heads to have cut arches as shewn and the window door and arch jambs where shewn to be formed with moulded or cut splayed bricks.



Cills	Brick cills in cement to be put to kitchen and scullery windows to back passage window on chamber floor and to opening for ventilation in scullery.
Slopes of Chimneys	The slopes of Kitchen and Scullery chimneys to be coped with brick in cement with two thicknesses in plain tiles projecting two inches placed as shewn.
Interior of Porch	The interior of the porch to be finished in brickwork the same as the facings of the exterior walls but no blue headers to be used.
Relieving arches	Relieving arches to be turned over all lintels where the weight of work above requires them.
Cellar arches	Arches 9 inches thick to be turned over the larder and dairy as shewn with all proper groins where necessary
Yard Walls	The yard walls to be coped with brick on edge in cement with plain tile creasing.

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Copper & Oven	The copper to be set and the oven to be built in the best and most workmanlike manner and finished complete in every respect with proper flues. Each to be provided and fitted with doors furnace bars and other requisite iron work.
Grates	The Bricklayer to set in the best manner the several grates provided by the ironmonger.
Wine cellar Bins	Bins to be constructed in the wine cellar two tiers in height with 1¼ inch slate shelves built into the walls
Dresser shelves In larder & Dairy	The dresser shelves in larder and dairy to be of 1¼ inch rough slate supported on half brick piers. Half brick walls to be built in cement for the support of the stone sink.
Dustbin	The dust bin to be built as shewn with an oak curb on the wall in front.
Drains	The drains to be laid down according to the plan and constructed in the soundest and best manner possible. A large receiving cesspool to be built in mortar in one brick thickness where shown 8 feet diameter in the clear and 12 ft Clearwater depth with this cesspool all the drains are to be connected. The cesspool to be domed over and to have a large manhole left in the top fitted with a stone and ring. The main drain from the water closets to be formed of 8 inch drain pipes the smaller waste drains of 6 inch do and the clear water drains of 4 inch pipes all soundly jointed and made perfect in cement where connected with other drains.
Receiving Cesspool	
Rainwater pipes	At the foot of each rain water pipe a length of glazed stone ware pipe to be put for the commencement of the drain. The water closet drains to be brought through the walls with glazed pipes with perfect cement joints.
Overflow drain	100ft of 4 inch pipe to be provided for the overflow drain from large receiving cesspool to be laid in mortar in the direction which will be shown: a grate to be fixed at the point where it leaves the cesspool to prevent the escape of soil.
Traps	large traps built in cement to be put into drain from scullery and yard and in rainwater drain where shewn on plan and to be made perfect so that no smell shall come from the cesspool

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Small square Cesspool	A small square cesspool to be made for the conveyance away of surface drainage from the court yard. An iron grate 9 ins square to be fixed on the surface let into a stone and at a lower level an iron bell trap is to be fixed.
Paving	The porch hall and principal staircase are to be paved with red and black tiles 6 ins square laid diagonally in mortar on sand to a pattern which will be given.

The basement story to be paved with the old paving stones so far as they will go properly laid and to be finished with paving bricks 9ins square laid flat in sand and grouted. The old stones where worn are to be scabbled over to make them flat. The old bricks in the kitchen of the old house may be reused where good and suitable. The kitchen scullery and knife house and wood shed to be paved with 9ins paving bricks laid flat in sand and grouted. The dustbin to be paved with common red bricks.

Damp Resisting Course A course of tar lime and sand well boiled together to be laid $\frac{3}{4}$ ths of an inch thick throughout the whole of the walls just above the level of the ground to prevent damp rising

**Slater
Slates**

The whole of the roofs to be covered with best corusters slates on battens $2\frac{1}{4}$ "x $\frac{3}{4}$ " or 16 out of a 3 x 9 deal. The whole to be laid to a 3 inch cap and nailed on the battens with copper nails two to each slate. The ridge to be covered with slate ridge and roll no 2 properly secured to the ridge board.

Ridge

Old slates

the old slates may be reused if they are good and perfect.

Dormer Windows

The dormer windows to be securely slated at the sides those in central valley and on east side to be scurely slated at the sides and front. The whole of the slates to be nailed on with

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Cisterns

nails to rough boarding

A slate cistern of the size shown on plan and two feet deep to be provided and fixed in the water closet and to be supported by the walls at each end at least 4 inches.

The whole to be left sound and waterproof at the completion of the works.

Mason

All stone used to be of the best quality of its kind free from every kind of defect and the whole to be laid in the building in its natural quarry bed and to be worked and set in the soundest and most workmanlike manner with all joggles dowels plugs that may be necessary for the due completion of the work with all mortices and holes that may be required by other tradesmen.

Window cills

All window cills to be in large stones and if any joints are made they are to be impervious to wet.

Plinth

the stone plinth to be of Huick Bristol stone 6 inches wide on the bed and a splay worked on the outer edge.

Bath Stone

the weatherings to the buttress and chimneys the cills of the windows and the head of back doorway to be of Bath stone from the best quarries properly worked and set up.

Coping to external

The wall to external staircase to cellar to be coped with tooled

Staircase wall

Bristol stone coping 5 ins thick rebated for iron gratings and with hooks for same let in and leaded two on each side.

Basement stairs

The external and internal staircases to cellar to have Bristol stone treads & risers pinned into the walls at the ends the bottom steps to be solid.

Hearths

the chimney pieces in the three sitting rooms in the three best bedrooms and dressing room to have rubbed Portland stone hearths and rubbed Bristol inner hearths. All

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the others to have rubbed York hearths and inner hearths complete. The hearths in the old house may be used in the new one instead of the last mentioned where good and suitable they are to be re rubbed if necessary and made clean and perfect.

Chimney pieces the dining & drawing rooms to have marble chimney pieces value five guineas each. The study to have a solid Bath stone chimney piece splayed moulded & carved as Drawing. The chimney pieces in the sitting rooms of the old house may be re used in the Bedrooms of the new house to be repaired and made good if necessary. The chimney pieces in best bedroom and dressing room to be of solid Bath stone moulded & splayed as drawing. The Kitchen chimney piece to be of 2 inch York stone with haunched mantle & jambs. The other fire places to have 2 inch Bath stone mantles & jambs with narrow shelves.

All the stone work alluded to in the Bricklayer's work to be provided for him by the mason.

The best chimney pieces to be provided for in the contract at the prices hereinbefore stated and the others for which no price is named to be provided by the contractor of the best quality and to be fixed by him in the most secure manner. Each price stated is considered to be the prime cost exclusive of carriage & fixing.

Steps the front doorway porch & back doorway to have solid Portland stone steps bedded solid in the brick walls the steps to be slightly chamfered.

The back door in courtyard & garden door to have 4 inch tooled York sills well pinned into the wall at each end.

Sink the sink in the scullery to be of tooled York stone of the size shewn properly dished out and set on brick walls. A hole to be cut in it for waste water pipe and a brass bell trap fitted therein.

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Carpenter

The timber to be of the best quality imported from the Baltic free from sap and shakes and all defects. The timbers of the old house where sound and suitable may be re used in the new one.

Oak The oak to be of English growth free from every defect and must have been felled at least 5 years.

The whole to be framed and fixed complete in the soundest and most workmanlike manner with all furrings blockings backings bracketing fillets as necessary to complete the carcass of the building according to the Drawings and architects instructions hereafter to be given. All joists to be scribed or notched down upon the plates & sleepers and well nailed. All the roof ties to be caulked down upon the plates and well spiked. All wall plates & purlins to be in the longest possible lengths and the former to be halve & lapped pinned and spiked together at all angles and junctions.

Trimmers Trimmers trimming joists & rafters to be in all cases one inch thicker than the common joists & rafters respectively. No joists

Distance apart Of joists^{1/2} quarter or rafters to be more than 12ins apart. Whenever the bearing of the joists exceeds 8ft they are to be strutted with one row and when it exceeds 12 ft with two rows of struts all accurately fitted and securely wedged in next the walls and nailed.

Wood bricks All necessary wood bricks 3 ins thick to be provided and fixed for securing the Joiner's work as in all cases to void the necessity of plugging.

Lintels The door and window openings wherever necessary and under 4 ft in width to have lintels 4ins thick and when of greater width lintels of increased thickness of 1 inch for every foot of width of opening all to be 16" longer then there respective apertures.

Scanthings The scanthings of all timbers to hold the dimensions figured upon the drawings. Wall plates for eh roofs 5 x 4 plates & sleepers for floors 4 x 2^{1/2} templates 4 x 2^{1/2}.

The several floors to be framed and fixed....Cont'd

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.....According to the drawings and of the scantlings in figured thereon

Trusses

The trusses required for the support of the purlins in the positions shewn to be framed together with collars Kings and principals bolted together with $\frac{3}{4}$ inch bolts. The feet of the principals to be birds mouthed on to the principals & well spiked. The ends of principals and the collars visible below the ceilings in Bed rooms to be wrought and chamfered.

Roof Timbers

The purlins 6 x 4 are in all cases to be strutted where opportunity offers and to be securely framed into the valley pieces 11 x $1\frac{1}{2}$. the rafters 4 x 2 to be accurately scribed up on the bearing timbers and well nailed.

Gutters

The gutters between the roof and behind the chimney to be laid with 1 inch rough deal on strong bearers. Proper lien boards to be put at the side of all gutters and tilting fillets to all coves.

Lien boards

Tilting fillets

A dormer to be framed as shewn on side of roof for egress to the central gutter with a 1 inch rough ledged door in rebated frame 4 x 3 hung with T hinges & fastened with two iron rod bolts on the inside: the sides and front to be covered with $\frac{3}{4}$ inch rough boarding for slate the whole to be made secure & watertight.

Dormer

Ceiling joists

The ceiling joists 4 x $1\frac{1}{2}$ to be nailed to the sides of the rafters and to be supported intermediately in a firm manner wherever the bearing exceeds 7 feet.

Trap door

To roof

Trimming

A hole to be trimmed in the ceiling of passage against servants bed room for admission to the inside of the roof.

All necessary trimming to be properly executed to all rafters and joists.

Floors

The construction of the floors will be perfectly clear from the plans & sections: the joists in all cases to have at least 4 ins bearing on plates and sleepers 4 x $2\frac{1}{2}$

Partitions

The several partitions to be properly framed & braced & trussed where necessary. Heads & cills 4 x 4 door posts & heads 4 x 3 trussing braces and posts 4 x 3 Quarters 4 x $1\frac{1}{2}$. All necessary straps and ties to be provided & fixed for the same complete.

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the roof of the wood house and knife...con't

House to have rafters 4 x 2 plates 4 x $2\frac{1}{2}$

Joiner

Quality of deals

The joiners' work is to be prepared from the best deals and battens from the Baltic free from sap and all defects and well seasoned and to be wrought grooved tongued jointed rebated and beaded framed and fixed in the soundest and most workmanlike manner with all necessary casings lings stops furrings grounds capping housings mitres and other finishings incident to joiners' work and necessary to make the same complete.

the general description of certain works on each story of the House applies to all the various rooms doors windows & on the story as the case may be.

Old materials

It is to be distinctly understood that the old materials must not be used except when they are good and suitable in every respect and permitted to be used by the Architect and in using them the preference is always to be given to the worst positions. If any repairing or making good is necessary it is to be carefully executed and new fitments are to be provided wherever necessary.

Angle staff beads

Angle staff beads to be fixed to all external angles

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Casings

Casings to be provided and fixed wherever necessary for pipes of all descriptions bell wires et with fronts screwed on to allow of examination of any of them in case of defects therein.

Door frames

All door frames fixed on stone cills to be tenured into them all mouldings and skirtings to be housed in: the skirtings to be tongued at the mitres and slipped to the floors.

Hinges

In all cases where hinges are not particularly specified they are to be of the most fitting quality for the situation requiring them and proportionate to the work they have to perform.

the joiner to attend upon all other tradesmen where and whenever required and to do all jobbing work incidental to his own and requisite to the proper completion of that belonging to other tradesmen and to cut all holes form rounded corners and finish every part of the work in the best manner possible.

Floors

The whole of the boarded floors where the old floors are not used to be of rich yellow battens listed clear of sap and laid straight joint with niched borders to slabs and the whole quantity required to be cut out and horsed as soon as the foundations are begun.

Boards from Old house

The boards from the old house may be reused if they are good – they are to be laid by preference as far as they will go in the two worst bed rooms in water closets in the smaller rooms on the ground story and in back passages. If there are sufficient they may also be laid in the study but the best boards of all uniform width are to be selected for this room.

The Drawing Room dining Room & Hall: the three best bed rooms Dressing Room & landing to have new floors as above described.

Chamber Story

Skirtings

The old skirtings where good may be used in the two worst bed rooms, water closets and back passages care being taken to put skirting of one pattern in each room.

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Grounds for Skirting

Inch narrow ploughed grounds to be used throughout.

Inch skirting 6 inches high with hold mouldings on edge to be used in the three best bed rooms dressing room staircase and landing.

Trap door in Ceiling

The trap door in ceiling passage near servants bedroom to be 1 inch ledged door hung on a rebated lining and made to open upwards to be fastened when sheet with a hook & catch. A step ladder

Step ladder

to be provided by which to get into the roof to be made so that it can be laid down in the adjoining closet.

Windows

The window frames for the bedrooms dressing rooms and front staircase to be made of fir worked according to the drawings with oak cills and 2 inch sashes single hung with patent lines and iron weights each sash fastened with two brass flush bolts in the two outside lights of three light windows th sashes are to be hug – the centre light to be fixed , in dressing room one sash to be hung. The window frames for back staircase water closet and passage windows and for store room window to be of solid fir worked according to the drawings with 2 inch casement opening outwards hung on brass bolts and fastened with 2 flush bolts, to be fastened when open with proper iron stay bar complete. Inside the window frame of front & back staircase and passage windows 7/8wrought iron guard bass to be securely fixed with ornamental heads for the best staircase window, the bass to be placed angular wise and to be carried through a transom bar ½ inch thick & 1½ ins wide: the plaster to be finished up to the frames. Inch tongued lining & inch & ¼ projecting window boards and architrave moulding all round edge to

- Bedroom & dressing room windows. Inch & ¼ projecting window board to all other windows on this floor.
- Doors** The doors to passage from landing & to three principal bedrooms & dressing room to be of 1½ inch deal in 4 panels with step chamfered styles and rails: to have 1¼ inch framed & rebated linings in the 9 inch walls to correspond with the doors and in the 4½'' wall rebated linings. The old doors and linings where good and suitable may be used in the other rooms of this story and where no door will fit doors of the same description as those specified for the
- PAGE 14** principal rooms to be put. All the doors to have inch narrow ploughed grounds and architrave moulding complete & each to be hung with 3½ inch butts. The doors to principal rooms dressing room & passage to be fastened with a best 6 inch mortice lock & light wood furniture complete. All the rest of the doors to have 6 inch iron rim locks & brass furniture complete.
- Water closets** The water closet to have Honduras mahogany seat and rise and mortice clamped flap hung with brass butts in a beaded frame complete with proper paper box & holes to be cut and properly finished. A narrow half inch mahogany skirting to be fixed round the seat.
- Closets** Closets are to be formed in each bed room where shown and for this purpose the Closet fronts in bedrooms of old house may be used where suitable, all to be properly made good. A closet to be found at the top of the back stairs where shewn with 1¼ sq framing: a door to be put where indicated.
- Back staircase** The back staircase throughout to have 1 inch deal treads with rounded nosings and 1 inch risers glued blocked and bracketed to two strong fir carriages and housed at each end into 1¼ close string boards & wall strings with mouldings to match the skirting. Square 4 inch newels with stop chamfered angles and plain moulded heads & pendants. Deal plain rounded handrail & 1 inch bar balusters. 1¼sq framed panelling to be fitted into spandrel under do: one of the doors from the old house may be used at the top of the cellar staircase.
- Principal stairs** The principal staircase to have 1 inch deal treads with moulded nosings and 1 inch risers glued blocked and bracketed to two strong fir carriages: the ends of the steps to be housed into 1½inch wall strings and string boards sunk & staff beaded and finished at the top with a moulded capping: framed at the bottom and corners into newl post 5 ins square with stop chamfered angles having moulded finials and pendant: deal boldly moulded handrail 3½ ins wide and inch flat balusters about 4 ins wide cut to a profile pattern. The skirting to be boldly moulded and carried round the landing at top and round the hall
- PAGE 15** **Ground Story**
- Skirtings &** Inch ploughed skirting grounds throughout where boarded floors occur. In the three best rooms hall & best staircase inch boldly moulded skirtings 9 inches high. In the rest of the boarded rooms on this floor inch torus skirting 6 inches high.
- Doors etc** **Doors linings etc**
- In the three best rooms 2 inch 4 panel doors moulded inside stop chamfered outside hung in 1½ inch framed and stop chamfered single rebated linings inch narrow framed and ploughed grounds and bold architrave mouldings both sides. Each door to have a best 6 inch 5/8 mortice lock and best ornamental furniture complete and to be hung with 3½ inch butts.
- The door between hall & passage to be a 2 inch 4 panel moulded one side & square door skeleton framed in the upper panels and

	<p>prepared for glazing hung in 1½ inch and stop chamfered single rebated linings with inch narrow framed & ploughed grounds and bold architrave mouldings both sides and fitted with 6 inch 5/8 mortice lock & black furniture complete.</p> <p>The other doors in this story to be 1½ inch 4 panel chamfered and square framed doors in 1¼ rebated linings hung with 3½ inch butts and fastened with best iron rim locks with brass furniture complete. Plain architrave mouldings both sides.</p> <p>The old doors may be used in the portion of the house if any are perfectly good and suitable.</p>
Hall window	<p>The small window in the hall to have a solid fir frame prepared for glass with inch tongued linings & inch & ½ projecting window board rounded on the edge. A 1 inch ledged lifting shutter to be provided for do. With proper handles and top & bottom bolts.</p>
Windows	<p>Dining & drawing rooms & study</p> <p>the windows to be framed according to the Drawings of choice yellow fir with oak weathered cills moulded and put together in the best manner. 2 inch deal sashes single hung with patenet lines and iron weights each sash fastened with two brass flush bolts the lower sashes in the two outside lights in each three light window to be hung to open in the centre one the upper sash to be hung. The study window to..</p>
PAGE 16	<p>be brought down on the plinth as shown.</p>
Shutters	<p>Inside the window frame lifting shutters to be fitted with proper deal cased frames and plain soffits as drawing 1½ inch bead butt & square framed sliding shutters double lining with brass axle pulleys patent lines and iron weights and with fastenings of the best description complete.</p> <p>Inch & ¼ framed and moulded window backs or inside linings fixed flush with the architrave and with flush skirting. Inch and ¼ clamped flap to hide the shutters when shut down as a window board rounded on one edge and hung with 2½ inch brass butts to drop down in front</p> <p>Inch framed shutter flaps for the jambs hung with 2½ inch brass butts to conceal the beads and slides when the shutters are down fastened with best spring latches and light wood furniture complete. A tongues beaded capping to be fixed over the cement window back and all other beads fillets sops and casings requisite to make the shutters & complete in every respect Architrave mouldings to be the same as the doors.</p>
Architrave	
China closet	<p>China Closet</p> <p>The china closet window to have a solid fir frame and oak cill with 2 inch casement hung to open outwards hung with 2½ inch butts and fastened with two hooks and catches</p>
Stay bars	<p>proper iron stay bars to be fitted to the cills 7/8 wrought iron guard</p>
Guard bars	<p>bars 5" apart to be securely fixed inside</p>
Shelves	<p>Three tiers of shelves 11 inches and 9 inches wide are to be fitted up on one side of the china closet. A strong dresser shelf to be fitted up against the window with a cupboard underneath</p>
PAGE 17	<p>with 1¼ square framed front the doors hung folding with 2 inch butts and fastened with proper cupboard lock nick bolt and all fittings complete. One shelf to be fitted to this cupboard</p>
Water Closet	<p>The water closet to be fitted up in the same manner as in the Chamber story and with the same sort of window with casement inside to open hung & fastened as specified for the chamber story water closet with wrought iron guard bars inside</p>
	<p>The Kitchen</p>

Windows	the windows for the kitchen are to be there which are at present in the best room of the old house. They are to be removed complete with shutters etc and fitted up in the best manner all defects being made good & everything left perfect and complete.
Dresser	The kitchen to be fitted with a dresser of the best description complete where shown with drawers and furnished with lock handles and every necessary fitting and fitted up with a range of shelves sunk for plates dishes & properly supported by standards and brackets and finished on the top with a moulded fascia.
	The Scullery
Window	In the scullery the window from the old house is to be used properly repair and made good.
Openings for Ventilation	An opening for ventilation to be put in spandrel wall where shown to have inch rounded lining and inch buffer boarding capable of being closed at pleasure. Proper lines pulleys and fastenings to be provided for this purpose. 7/8 wrought iron guard bars to be put to same.
	Basement Story
Door	the doors to be 1 inch doors properly tongued and ledged hung in rebated fir frames 4 x 3 with 23 inch butts and fastened with good locks & Norfolk latches. The old doors may be used if good & suitable. The door to the wine cellar to have a good strong copper warded lock complete.
Windows	The windows to have solid fir frames and oak cills and to be prepared for lead lights – small square saddle bars to be provided & fixed to which to tie the lead lights wrought iron guard bars not more than 5 ins apart to be securely fixed inside – Each window is to have
PAGE 18	a wrought iron casement to open outwards provided with proper fastening and iron stay bar complete
External Cellar Door	The door to external staircase to be a 1½ inch framed double door hung folding in 4 x 3 rebated frame each part of the door to be panelled the upper panel in each skeleton framed and divided by sash bars into small squares and prepared for glazing 1” ledged lifting shutters to be provided and fitted inside with proper knots screws etc and handles for lifting shutters: the door to be fastened with a strong wooden bolt and 1 iron rod bolt and fitted with a Norfolk thumb latch.
Shelves	The larder and dairy to have each three tiers of shelves where shewn
Interior window	11 inches wide with proper bearers and the opening between these two rooms to have a frame 3 x 2 filled in with perforated zuie(?)
	External doors
Front door	the front door and frame to be of good yellow deal made according to the drawings the door to be a 1¼” tongued and strongly ledged & braced door the boards to be chamfer jointed: the frame 5½ x 4 to be stop chamfered and properly fitted up to the arch with bold architrave moulding carried round inside. The door to be hung with strong wrought iron ornamental hinges on proper hooks and to be fastened with the best description of lock and ornamental wrought iron, latch and handle and escutcheon finished to drawing & two 10 inch iron rod bolts and chain.
Back door	The back door to be of 1 inch deal tongued and chamfer jointed and strongly ledged and braced hung with wrought iron hinges with ornamental ends to a rebated and stop chamfered frame 5 x 3 fastened with a latch with a wrought iron handle and tow 10 ijnch rod bolts and chain: a bead to be carried round inside of frame where required to conceal the joint.

Scullery door The door from scullery to yard to a 1 inch yellow deal proper ledged door hung with 4 inch butts to a fir rebated and chamfered frame 4½ x 3 and fastened with a strong stock lock Norfolk latch and two 10 inch bolts complete.

Externally

Kitchen yard doors the kitchen yard doors to be 1 inch yellow deal.

PAGE `19 proper ledged doors hung with hinges with plain lead as shewn to fir rebated and chamfered frames with strong lintel heads and fastened with good stock locks and latches with plain escutcheons and handles

Wood & Knife House doors The wood and knife house doors to be two of the old doors hung with hook and eye hinges to fir rebated frames 4½ x 3 and fastened with good stock locks complete

Shutters to coal House & ash place Fir frames 4 x 3 with shutters hung therein fastened on the inside with iron bolts to be fixed in the opening in coal house and ash place

Knife House Window The window in the knife house to be one of the old sashes fixed in a lining 4 x 2

Plumber

Lead All the lead to be milled and all lead headed nails holdfasts etc to be provided and all joints to be formed in the most perfect manner

Laps All laps to be at least 6 inches long and lead is in no case to be laid in longer lengths than 11 ft where fastened at either end

Gutters The gutter between the roofs to be laid with 7lbs lead turning up upon the inclined sides of the roof 8 inches. A gutter of 7lb lead to be formed behind each chimney that requires it.

Valleys All valleys to be laid with 7lbs lead beaten up over tilting fillets so as to render the whole watertight

Flastings Stepped flashings of 6lbs lead to be put to all

PAGE 20 Chimneys and to the scullery roof where it abuts against the walls also to the roof over knife house and to the sides of dormer between roofs & on eastside

Force pump The force pump in the old house to be fixed in scullery against the sink with 1½ inch suction and supply pipe and stop cock all complete with ½ inch warming pipe to supply the cisterns over water closets

Water closets Each of the two water closets to be fitted with best pan water closet apparatus with white basins complete and to have 4 inch soil pipes of 6lbs lead & D traps of 10lbs lead with all necessary elbows complete. Inch service pipes from the cistern to the service boxes

Cast iron Guttering Cast iron guttering 5 ins wide to be fixed to all the eaves of the roofs where lead gutters are not shewn the joints screwed and well bedded in white lead supported on strong wrought iron brackets two to each length and having socket pipes of lead to convey the water from them in to the pipe heads

Stacks of Piping Stacks of 3 inch cast iron rain water pipes are to be provided and fixed to convey the water into the drains each with a head cast to pattern. The position and number of these is shewn upon the plan and elevations. A copper spherical rose to be provided and fixed at the mouth of each pipe from the gutter to prevent the admission of eaves or dust.

Dormers the whole of the dormer windows to have flashing at the sides and to be made good wherever necessary with lead so as to perfectly exclude the wet.

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	Plasterer
Quality	All the lime to be run with putty and the sand to be clean. The laths to be the best heart of fir and the best long hair only to be used. All cement to be perfectly fresh and to be kept free from all exposure to the damp before being used.
Chamber Ceilings	Chamber Story lath plaster float and set the ceiling and partitions and render float and set the walls
Walls	The walls of the best staircase throughout & of the landings to be finished with trowelled stucco for paint. The ceilings to be whitened
Ceilings	The ceilings of bed room over drawing room and study to be circular ceilings as shewn with a small moulding running along the sides of room only.
Walls	The walls of the back staircase to be rendered 2 coats and set. The ceiling to be lathed plastered 2 coats and set.
Ground Story Ceilings	Ground Story The ceilings of the three best rooms hall soffit of staircase to lathed plastered floated and set. The walls of these rooms to be rendered floated and set for paper those in the hall to be finished in stucco for paint those of the remainder of this story to be rendered floated and set. The ceiling of porch to be lathed plastered 2 coats and set between the joists The ceilings on the remainder of this story to be lathed plastered two coats and set. The walls of the kitchen and passages to be coloured in distemper. The walls of the scullery to twice lime whited
Walls	
Ceiling of porch	
Basement Ceilings	Basement story the ceilings throughout this story to be lathed plastered 2 coats and set. The walls to be stopped and twice limed whited

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Cement skirting	Cement skirtings 8 inches high to be run in all rooms where paved floors are specified and the walls are plastered and the backs of the windows having sliding shutters to be rendered in cement
Jambs	The internal jambs of the staircase & hall windows to be finished as the walls with straight arrises
Cornices	Plain moulded cornices to be run as follows: In the three best bed rooms and dressing room of the chamber story to girth 6 inches. On the ground floor In the drawing and dining room to girth 12 ins in the hall and study to girth 8 ins. All to be carefully run with iron moulds and all mitres to be cut in the best manner complete.
Guard bars	Smith and Ironmonger 7/8 square wrought iron guard bass to be provided and fixed in the best manner to all windows when specified in the joiners' work finished at the top by being drawn to a point except where ornamental heads are specified.
Air bricks	No 12 cast iron air bricks to be provided for in the contract and used by the bricklayers where directed.
Stoves	Stoves and grates to be provided for in the contract to the amount of £25 the price being prime cost exclusive of carriage and fixing.
External cellar Staircase grating	The external staircase to cellar to be covered with iron gratings hung folding to the stone curb & fastened with a hasp & good padlock on the underside

Glazier

**Windows
Glazed**

The windows of the whole of the house with the exception of those in the two best rooms cellar windows and windows on the outhouses to be glazed with best thick crown glass: those of the dining room and drawing room with British plate glass. The cellar windows to be glazed with glass in lead securely tied to the saddle bars. The windows in the kitchen & scullery will be the old windows as specified in joiners' work.

Old windows

All the old windows re used to be repaired and made good as necessary

**Square bedded
& back puttied**

All the squares of glass to be well bedded & back puttied and all to be left clean & perfect at the completion of the works.

Hall door

The upper panels of the door between hall and passage to be glazed with Crown glass in one sheet frosted and with ornamental pattern thereon

**External cellar
Door**

The external door in the cellar to have the upper panels glazed with Crown glass

Painter and Stainer

**Preparing for
Paint**

All the wood and other work which is to be painted to be properly knotted and prepared for the same in the best manner

Painting

The of the external & internal wood & iron work and what is usually painted except what is specified to be stained, to be painted with the best oil and colour. 4 coats throughout for the new work. All the old painted work to have 2 coats and to be properly rubbed & prepared

Staining

The whole of the wood work of the hall and principal staircase including the front door and the rafters of the porch of the dining room drawing room and study of the three bed rooms and dressing room including the trusses of the roof where visible to be stained with F Levinburns Staining Fluid No 2. The wood to be sized before application of the stain & twice varnished with the best copal varnish

**Sizing &
Varnishing**

the two last coats of paint and the varnishing

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left till the house is seasoned

Bell hanger

Bells

Bells with all necessary wires pulls cranks and every other appendage and with copper or zinc tubes for the wires where necessary to be provided & hung as follows

In the chamber story

One from each of the four best bed rooms & dressing room on the ground story one each from the drawing room & dining room with two pulls each and one from the study with one pull

From the entrance door one large bell with an ornamental wrought iron handle & drop chain

One large bell from back door

Board in passage

The bells to be fixed upon a board in the passage adjoining kitchen with numbers painted under each

Approved

We George Adey & Son of Newbury in the County of Berkshire Builders do hereby undertake engage & agree to and with the Governors of the Bounty of Queen Anne for the augmentation of the maintenance of the poor clergy to perform all and singular the works mentioned and specified in the plan specification general conditions and estimate hereunto annexed in a good substantial & workmanlike manner and with proper and fit materials: and to complete; and to complete the house and offices intended to be built for the Revd John Adams of Stockcross in the parish of Speen in the county of Berkshire and Diocese of Oxon to the satisfaction of the said Governors on or before the _____ day of _____ 1859 for the sum of (Nine hundred & ninety five) pounds of which sum is to be paid by the said Governors out of monies appropriated to the augmentation of the said Incumbency and for which sum only the Governors are to be responsible whatever may be the circumstances of the case.

Witness my hand this _____ day of 1859
Signed in the presence of _____

A note has been added at the end:

Dear Sir

As I do not know whether the whole of the money has been paid to the Goves I do not know whether to say "of which the sum of (say) £600 is to be paid by the said Goves" or to make the undertaking out as above. If you have only paid a portion to the Goves an agreement between you & the builders will be necessary besides this

Yours truly

JA