

THE
SPECIFICATION
OF THE
REPAIRS AND ALTERATIONS

TO BE DONE AT THE

Chapel of Highgate,

FOR

THE GOVERNORS

THEREOF.

SAMUEL WARE, SURVEYOR.

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1818.
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LONDON:

PRINTED BY BARNARD AND FARLEY, 57, SKINNER-STREET.

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THE Contractor, at his own expence, is to provide all materials, tools, tackle, scaffolding, ladders, cartage, and labour, of every kind, necessary to perform and complete the works as set forth in this Specification, and shewn in the drawings. The scaffolding to the inside is to be strong double scaffolding.

To take down, repair, and refix the clock and organ, with all the apparatus thereto; these works are to be executed by such person as the Governors of the Chapel shall direct, to the extent of fifty pounds. To cover the monuments and inscription stones, which are not to be taken down, railing to the communion, and fronts of the galleries, with double matting, straw, and tarpaulings, or other

cloths, to be laid on temporary sloping wood work. To take down the font, hatchments, stained glass, iron work for chandeliers, and lay these, with all the hassocks, cushions, and furniture, belonging to the Chapel, in a place provided by the governors. These things are to be repaired and refixed in their proper places, and the cushions and hassocks are to be stuffed and new lined as at present. The clothing to the pulpit, the cushions to it, and the clothing to the communion table, and books, are to be placed where to be directed; such repairs as may be required to them, will be done by the Governors. An inventory of all these articles is to be made out, signed, and delivered to the Surveyor, before any work is commenced. To make good all damage which may be done to the parsonage house, and to the doors, monuments, stones, walls, and other parts belonging to the burial ground.

All the old materials (except bricks) of every trade, which are fit and proper (in the judgment of the Surveyor) for the works, are to be used again, and the deficiency is to be made good with new of the same sort. To clean out and cart away all refuse materials, earth and rubbish, which may arise in doing this work, and leave the premises clean at the finish. To take off the roof, and take down such of the walls as are to be rebuilt. To take down all the pewing and seats, as well in the galleries, as in the body of the Chapel. To take up all the paving and flooring.

BRICKLAYER.

ALL the mortar is to be a composition of Dorking stone lime, and clean sharp sand, $\frac{1}{3}$ rd lime and $\frac{2}{3}$ ds sand. All the bricks and tiles are to be hard, well-burnt, and sound; there are to be no samelly or cracked bricks or tiles used. The bricks are to be of a proper length, so that the works may be of the thickness figured in the drawings, and to be new; to be brought from Cowley, or that neighbourhood, and to be the best quality of common stocks. All the old bricks are to be removed from the ground immediately they are taken down. All the joints are to be well flushed with mortar, and the bricks laid English bond, with a neat flat joint and jointed. No joint is to exceed one quarter of an inch in height. All the brick work is to be grouted with hot lime liquid and clean sharp sand, every course. To clean off, after the work is finished, any grout that may have run through the joints in front. To dig out and cart away, fill in and level, all manner of rubbish, soil, and earth, which may be required during the progress of these works. To cut chases in the walls and parjet them, splays round the windows, and other cutting required. The foundations are to be 10 feet below the level of the Chapel paving. To cut out all the samelly, decay-

ed, and cracked bricks in the walls, to remain and make good the same with new stocks. To take out the arches, and take down such parts of the north, east, and west fronts, and walls of the tower porches, and vestry, not shewn to be new in the drawings, as may require it, and rebuild the same with piers, turning the arches as shewn in the drawings. To rebuild the parapets in their present thicknesses; to build a parapet round the vestry building. To work projections with bricks cut to receive the stucco of the weather mouldings. To rake all the joints of the old walls, and point the same, where raised and repaired, so that each part may have a uniform appearance, with a neat flat joint in blue mortar. To take down the south front, and so much of the north, east, and west fronts, as is tinted of a light colour in the drawings, and rebuild the same with buttresses, and on footings of the thicknesses shewn in the drawings. To tile with plain tiles to a 7 inch gauge laid in Dorking lime mortar, all the roof below the kirb, ^{and} the vestry roof, with double fir laths, every tile to be pinned. To erect a horizontal flue with 16 inch square Welch bricks, and bricks flat, well grouted on the outside, and pargetted within, and carry up a flue in the vestry wall, 12 inches square, as shewn in the drawings. The horizontal flue to stand on, and be enclosed, with 9 inch walls, as shewn in the drawings, and rebuild with it the shaft of the present

vestry flue, to be finished with plain tile flaunching, and fix two of the largest size chimney pots thereon. To raise the walls at the east and west ends in their present thickness, to form gables for the new roofs. The walls above the roofs to be in one and half brick. To raise the tower with battlements, in one and half brick. To repair all the brickwork to the present vaults, and turn new arches over where the present are defective, equal to ten rods of reduced brickwork. To erect vaults between the buttresses in the south front, as shewn in the drawings. To erect 5 cross walls to receive the sleepers of the pew floors, and perform digging to the same; the walls are to be in one brick thick, standing on four courses of footings; the bottom course 18 inches wide, the whole 2 feet 9 inches high; where the iron columns are, there are to be piers erected 18 inches square, with like footings. To perform 25 rods of reduced brick-work, and four hundred yards cube of digging, in underdepths, and in vaults as to be directed. To make 100 feet run of 9 inch barrel drain, the top to be below the floor of the new vaults in the south front.

CARPENTER.

To perform all shoreing, wedging, centering, furring, and bracketing, and fix all beads, stops, fillets, and bearers required. All the new timber to be the best new Memel fir, except where mentioned to be Oak, and that to be the growth of this country, cut die square. All the new deals to be the best yellow dry Christiana. All the timber and deals to be free from sap, loose knots, shakes, and other defects. The timbers to be framed in the strongest manner, and dovetailed, and secured to their bearings. The rafters, furrings, bridgings, joists, and quarters, are not to exceed 12 inches asunder. All the bond and wall plates to be well lapped, and spiked, and crossed at the angles. All the floors, linings, and framings, which shrink more than 1-16th of an inch, within six months, from the time the works are finished, are to be reframed and relayed, and all deficiency and damage made good at the expence of the Contractor. All wood work, in sight, when finished, is to be wrought. The pitch of the roof to be plain-tiled, to be one horizontal to one perpendicular; that to be leaded, to be one perpendicular and four horizontal. To frame a roof over the Chapel, in which may be used so much of the old timber, which is sound, and fit for the purpose, and the Surveyor shall approve, with

8 trusses, as shewn in the drawings, composed of struts framed together, scantling of those marked A 12+8, of the others 9+8, to be furred out, the furrings spiked, and bracketed to receive lathing. To frame knee-pieces, between the trusses, 9+7, and pole plates 9+5, to receive the rafters, and wall-plates of the same scantling all round, crossed and lapped together, the pole-plates to return 6 feet in the end walls. Common rafters 7+2½ framed into diagonal struts 6+2½ edgeway furred. Bridgings 7+2½. Ridge piece 10+11. To board the part of the roof to be lined with lead, with 1½ deal edges, shot. To fix rolls rounded 2½+1½, and one do, at the eaves, 4 inches diameter, to receive the lead work. To repair the boarding to the present lead flats, and the cornices round the porches. To lay new whole deal bridged gutters, with strong bearers, to the roof of the Chapel and Vestry building, to be laid with a ¼ of an inch current to each foot in length, with 2 inches drips, 9 inches wide in the narrowest part. To refix the floors to the pews on joists 5+2½, and fix plates on the walls to receive the sleepers of oak 4+3. To refix all the partitioning to the pews, and linings against the walls. Repair the wainscoatings, seats, linings, shelves, and desks. To fix new treads to the staircases, and wedge up the framings, and repair the railing and mouldings, and fix new ½ deal beaded skirting, and not less than 500 feet, superficial, of

new pewing, and 200 feet of lining in place of the old. All the broken or split pannels to be cut out and glued. To ease, piece, fit and rehang all the doors, and rework all the rebates. To fix a new mahogany capping, according to the drawing, of hard Honduras mahogany, to all the pewing on the ground story, and deal the same, as at present, to the gallery pewing.

To erect a gallery on the south side of the Chapel, with strong timber framing, bressummers 10+9, framed into binders 9+10, bridgings 7+2½, ceiling joists 5+2½, wall plates 9+5; whole deal yellow floor and steps, and dado front, partitioning, staircase, skirtings, seats, doors, and pewing, to answer in every respect the gallery on the north side; to line the thickness of the floors with inch deal, beaded next the windows. To take down and refix the organ with strong timber carriage, where shewn in the plan, and erect, on each side, elevated stages for the children, as shewn in the drawings, with quartering uprights and struts 5+2½, whole deal yellow steps, risers, and flooring. To take off and repair all the doors and frames to the Chapel tower, and to the bone-house. To repair the floor, linings, skirtings, and other wood work to the Vestry, and fix a new deal cased frame, oak sunk sill, inch outside, and ½ inch inside, lining 2 inches deal ovalo sashes ½ bars; brass cased pulleys, best lines and iron weights; and restore the bars, chimney-

pieces, closets, shelves, and other things as at present. To repair and strengthen the carriage and machinery to the belfry, and refix the same, fixing such struts and sleepers as may be required, and splice the column, secured with proper bolts, L's, and other iron work. To frame 200 feet cube of fir, where shall be directed more than before described. To repair and make perfect the several sides of the pulpit, and fix it on a column, where shewn in the plan. To erect a clean whole deal staircase, moulded, and return nosings risers and treads, mitred to the string board, strong glued and blocked carriage, and 2 inch clean deal string sunk and beaded. Iron pannels and mahogany moulded handrail. The reading and clerk's pews to be refixed with steps, as shewn in the section; the shelves for the books to be of a proper width and length, so as to hold them all open. To repair the carving and other parts of the altar. To make thirty-two benches of inch $\frac{1}{2}$ deal, each two feet long, braced, to stand in the middle of the aisles.

PLUMBER.

To line, turning over the rolls, the upper part of the roof, the roofs of the turret, porches, and communion, with new milled lead, 8lbs. to the foot, superficial, in sheets, not wider than 3 feet 6 inches. To line all the gutters, the ridge and hips of the vestry, with lead of the same thickness. All the lead to turn up 6 inches against the walls, and 7 inches against the rafters, that on the ridge and hips to be 18 inches wide. To make sinks in the gutters and fix 4 inch socket pipes into the cistern heads. To fix flashings of lead 6lb. to the foot, superficial, round all the walls and down the gables, six inches wide. To fix new iron cistern heads, not less than 15 inches wide, with new 4 inch iron pipes, with proper flanges and elbows into the drain.

MASON.

To square and relay the monument stones, in their present situations, and provide new instead of those which may be broken in the performance of these works, and pave the remainder of the Chapel and the porches with 3 inch Yorkshire, rubbed and squared, which is to be level throughout. To take up and relay the paving and steps in the communion, squaring, rubbing, and making good the deficiency with new. To cover the walls and flues with rubbed Yorkshire, 5 ft. 2 inches wide, and 4 inches thick. To fix Yorkshire rubbed steps at the doorway and porch entrances. To fix water stones in the buttresses, of Portland stone, as shewn in the drawings, where the setts-off are above the level of the ground. To lay coping on the gables and parapets, securing the same with a cramp to each stone run with lead, providing new of the same sort as the present, as may be required. To fix Portland stone sills to the large windows, 13 inches wide, 6 inches thick, weathered and throated, to project 2 inches before the stucco reveals all round. To take down such of the mural monuments as may be required, and refix them in such places as shall be directed. To repair, scrape, wash, and clean them all, and black the letters; to cope the battlements with Portland, moulded, as shewn in the

drawings, with one stone on each. To fix moulded corble stones under the wood trusses, and bases under the iron columns, the latter 18 inches square, 12 inches thick. To fix Portland stone, to serve as bondstones through the buttress and wall within the church, as shewn in the drawing. To fix 50 feet cube of wrought Portland, more than before described, in manner hereafter to be directed. To cover the vaults to be erected in the south front, between the buttresses, with 4 inches Yorkshire landing; to lie on the setts-off, each covering to be in two stones.

To fix water stones in the buttresses, of Portland stone, as shewn in the drawings, where the setts-off are above the level of the ground. To lay coping on the gables and parapets, securing the same with a cramp to each stone run with lead, providing new of the same sort as the present, as may be required. To fix Portland stone sills to the large windows, 18 inches wide, 6 inches thick, weathered and threated, to project 2 inches before the stone reveals all round. To take down such of the mural monuments as may be required, and reset them in such places as shall be directed. To repair, scrape, wash, and clean them all; and black the letters; to cope the battlements with Portland, moulded, as shewn in the

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To take out the iron-work in the present windows, and make good the same, and form iron-work for the new windows, with iron of the same scantling. To fix saddle bars across, not less than $\frac{5}{8}$ inch square, one to every other quarry of glass. To fix 2 new casements to each window, with water bars, spring latch, and long handle, to be made to shut close, and to lap to keep the water out. The iron work of the windows to be worked in with the brick-work, as it is proceeded with. The whole of the iron-work to be framed and lapped together in the best manner. To refix the irons in the ceilings to receive the chandeliers. To fix the straps and bolts in the several trusses, as described in the drawings. Straps $2\frac{1}{2} \times \frac{1}{2}$ with iron wedges, bolts inch diameter, with heads and nuts. To fix 8 hundred weight of iron more than before described, in tiers plates, nuts, screws, bolts, and staples. To fix iron columns, with ornamented capitals, to support the new gallery, similar to those at present in the Chapel, and to stand opposite to them. To clean, repair, and fix all the locks, bolts, and latches, and such new ones as may be required. To provide a key to each lock. To repair and refix the hinges, and fix new ones of the same sort required.

To repair and refix the iron-work to the weather-cock. To fix stay irons as shall be necessary in fixing the pewing and pulpit, to render the whole stiff. All the iron to be the best wrought Welch iron. To fix in the stone over the flue, 7 brass ventilators, to cost each 20 shillings. To alter the present stove, making thereto an arm for a descending flue; all the old iron allowed to be used again to be reforged.

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PLASTERER.

To knock down all the present lath, plaster, rendering, and stucco. To lath, plaster, float, set, and white the ceilings, and strings of stairs. To lath, float, and stucco, and joint the furrings and bracketings. To rough stucco the walls. To stucco, smooth for paint, the elliptical dome over the altar. To run stucco mouldings on the furrings, bracketings, and walls, and fix flowers, as shewn in the drawings. To stucco the sides and jaumbs of the windows, and doors of porches, inside and out, and run a weather stucco moulding on the outside only, as shewn in the drawing, to make good the same after the glass is fixed. The stucco to be composed of fresh Dorking lime, and road stuff, well washed in tubs, with sieves, so that the same may be bright and clean. To colour with a stone wash, of a composition to be prescribed by the Surveyor, all the stucco mouldings, and the stucco walls inside, and joint the mouldings and jaumbs inside and out. To work a stucco blocking course over the frontispiece of the Communion, smooth for paint.

GLAZIER.

To take out all the glass in the windows, and new lead all the windows with the strongest church lead, and secure the same with strong bands. To glaze the same well, cemented with glass, the same size as the present, and make good the deficiency with new. To pin the casements. All the work to be left perfect, and each part to be cleaned off at the finish of the works. To refix the coloured glass with wire work, where to be directed.

PAINTER.

To paint all the wood and iron-work which has been painted before, three times in oil and white lead, and the new four times. To pumice, putty, knot and stop each part in the best manner. The ceiling, walls, frontispiece, Creed, Lord's Prayer, and Commandments, and the frontispiece including the railing of the Communion, are to be painted and gilt as at present; this work to be done by an Artist to be appointed by the Surveyor, and one hundred pounds is to be allowed for the same. To paint the dial of the clock, and gild the hands and letters. To gild the whole of the weather-cock. To paint a black ground for a number on each of the pew doors, and gild a number on it. And paint and gild the columns as at present.

IN CASE any materials, which the Surveyor may think not conformable to the Contract, shall be upon the ground at any time, and the Contractor doth not immediately, at the request in writing of the Surveyor, take them away, five pounds per day shall be deducted from the sum contracted for, from the date of such notice, for so many days as they may remain on the ground after such notice. All variations from the drawings, and specification, unless warranted by the Surveyor, by writing under his hand, shall be altered and made agreeable thereto by the Contractor at his expence. If the Surveyor order, in writing, any work more than herein contracted for, to be done, or any work to be omitted, the same shall be immediately complied with; such alterations, whether extras or omissions, are to be measured and valued, and added to or deducted from the sum contracted for, in proportion to the prices hereinafter agreed upon, so that alterations shall not break or vacate this Contract. The Contractor to give such security by bondsmen or otherwise for the fulfilling his Contract in every respect, as shall be approved of, and to deliver in the names of the persons undertaking to be bondsmen, and the sum each will be responsible for, or the nature of the security at the time of his delivering his tender.

If the buildings or walls are injured by settlements or defects which may appear, whether arising from any insufficiency of the works, or of the foundations, from frost, accident, or otherwise, during the progress of the works, or within six months after the completing the works, they are to be made perfect at the expence of the Contractor, or such sum as shall be awarded against him in manner hereinafter mentioned, as damages, shall be deducted from the sum contracted for. And that the Contractor may not be deceived with respect to this particular, and the performance of the works herein mentioned, he is desired to take notice, that the letter of this particular will be observed with exactness, and required to be performed. The persons proposing to contract must deliver their proposals, sealed up, directed to Mr. SAMUEL WARE, 5, John Street, Adelphi, Surveyor to these works, on or before the 10th day of June next, at 12 o'clock, endorsed, "*Tender for Alterations and Repairs at Highgate Chapel.*" No proposal can be received after that hour, and each person must fix the lowest terms in his proposal, as no one can be withdrawn, nor the sum altered after the proposal is delivered.

Note. The specifications had at the Surveyor's office, must be returned with all the blanks filled up, signed by the person making the proposal, and witnessed, which is to be the form of proposal.

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The Contractor is to receive his money during the progress of the works, after the rate of £75. per Cent. on the works performed, in payments, as after mentioned, and the remainder when nine months have expired from the time the whole works are complete. The first payment to be made when the walls and buttresses are ready for the corble stones, which are to be so on or before the 1st day of August next. The second, when the roof is ready to receive the boarding. The third, when the works are complete, which are to be so on or before the 29th day of September next.

All the works are to be done to the satisfaction of SAMUEL WARE, the Surveyor to these works, and in the best and most workmanlike manner. No part of the works are to be let out as taskwork to journeymen or taskmasters; nor any Contract to be made for performing the same, otherwise than with one master workman of each respective trade, without the consent of the Surveyor first had and obtained in writing, under his hand, but the Contractor is to be fully accountable for the due performance of the whole of the works. The Con-

tractor is not to receive any Payment without a Certificate from the Surveyor, that he is intitled to the same. The Contractor shall keep a foreman on the ground until the completion of the works. If, in the opinion of the Surveyor, he shall be incompetent, or act improperly, the Surveyor shall have liberty to discharge him, and put another in his stead, at such weekly payment as he may think proper to be paid out of the sum contracted for. The Surveyor shall be at liberty to discharge any man from the works, and he shall not be again introduced upon the ground without leave from him. In case any difference arise between the Surveyor and Contractor, the Surveyor shall be at liberty to nominate three Architects or Surveyors, out of which the Contractor shall choose one to settle, finally, without appeal on either side, such difference, and all expences attending such reference shall be deducted from the amount of the Contract, and the Arbitrator shall not be at liberty to consider such expence in his award.

I propose to perform the whole of the works mentioned in this specification, shewn by the drawings, provided and to be provided in explanation thereof, by the Surveyor, and in the manner before described, and to be subject to all the particulars and conditions for the sum of

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And in case any work shall be done more than mentioned in this specification, or any work shall be omitted, the same shall be valued at the following prices:—

Fir timber, framed, per foot, cube....	0" 4" 7	} Of qualities described in this specification, including all labour in working and fixing.
Inch deal, rough, and nails, per foot, superficial.....	0" 0" 6	
Brickwork, per rod, superficial, reduced	18" 10" 0	
Portland stone, per foot, cube	0" 6" 0	
Four inches Yorkshire landings, per foot, superficial	0" 3" 8	
Iron, per lb.....	0" 0" 5 1/2	
Milled lead, per cwt.	1" 12" 0	
Best Newcastle glass, per foot, superficial.....	0" 1" 6	
Plain Stucco moulding, per foot, superficial	0" 1" 0	

And other works in proportion thereto. As
Witness my Hand, this 13th day of June, 1818.

Accepted and agreed to, as Witness our Hands,
this day of 1818.

WITNESS.

J. Hardman