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Specification of material and labour necessary in the construction of certain alterations to the Residence at High Street, Cowbridge for the Trustees of the late Dr. Meller in accordance with plans prepared for that purpose by

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Chartered Architect.

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The Contractor will enter into Contract Agreement for the execution of the works and will pay the cost of same.

The work is to be executed to the direction and convenience of the Building Owner.

Provide all the necessary screens hoardings and partitions that may be required for the work and remove same at completion.

Give all the necessary notices to the Local Authorities.

Provide all the necessary labour and material, plant and scaffolding, water and transport for the execution of the work.

Provide a water supply for the execution of the work and pay the charges of the Water Board for same.

Clear away all debris and plant at completion and at all times keep the premises reasonably clear of debris.

Set out the works and be responsible for their accuracy.

Make good all defects during the maintainance period and leave the work in a sound condition.

During the execution of the Contract the care of the premises will be with the Contractor who will be responsible for any damage that may occur either to his or the adjacent work, and will be responsible for and pay any claim for injury to any person caused by or through these works.

Insure the premises in the sum of £800-0-0, pay the premium and deposit the policy with the Building Owner.

Pay all contributions to workmen in respect of the National Health or the Unemployment sections of the Insurance Acts.

Insure all workmen engaged in this work against the effects of accidents arising out of their employment.

Provide for all watching, lighting and other protective works necessary for the safety of the public.

Cover all open roofs and other portions of the building when exposed and protect against the effects of weather.

Demolition Work.

Cut into walls and roofs for and erect all needles and supports and shore up where necessary and remove all works and make good at completion.

All old material from the demolition work with the exceptions hereafter stated will be the property of the Contractor, and such as may be considered good and suitable by the Architect may be used in the new work.

Take down the buildings on the site of the alterations and clear away and make good to the remaining structure.

Cut into the existing walls for and bond all new work into the same in a proper manner.

Cut for all new door and window openings where shewn, and provide and fix concrete lintels over same, new concrete door steps and cement concrete fills.

Build the new quoins to the new openings with brickwork in cement mortar.

Take down the glazed deal roof over the back area and remove same and make good to the adjacent walls.

Excavator, Sanitary Engineer and Concretor.

Take up the present pavement in yard and excavate to new level and cover with a 4in. layer of cement concrete.

Make good in cement concrete to all footings and walls exposed by the excavating work.

Excavate for the foundations of the new walls and partitions to the depth shewn and carefully fill in around the concrete as the work proceeds.

Excavate for the floor levels and pavements to the depth shewn.

Take up the drains and fittings on or near the site of the works and stop up with concrete where necessary. Take down all ventilating shafts and soil and waste pipes where directed.

Excavate for and lay the new drains of the dimensions shewn of standard non-tested pipes and fittings laid with cement joints to even falls.

Cover the drains under the building or in area between walls with cement concrete.

Provide and fix where shewn glazed ware gulleys with 6in. gald. grids set on a bed of cement concrete.
 Provide and fix to each waste pipe a 4in. half round glazed ware channel set on a concrete bed with a 4in. cement concrete kerb.

Excavate for the inspection chamber where shewn and construct same of brickwork in cement mortar 2 - 3in. by 1-6in. interior dimensions of 9in. walls on a 4in. concrete bed and a 4in. concrete cover. Form channels on bed in glazed ware and flaunch up the sides of same steeply in cement mortar.
 Provide and fix double seal cast iron manhole cover and frame to level of yard.
 Stucco with cement mortar the interior of the chamber.

Cut into the existing drain and make proper connection for the new drains into same.

Test all drains and fittings at completion and obtain the Sanitary Inspectors certificate, and fill in around same when complete and well ram.

Provide and fix where shewn a 4in. cast iron soil pipe of L.C.C. pattern secured one inch clear of wall, with junction and cleaning eye and bend set on concrete bed. Carry up to height shewn with 4in. cast iron ventilating shaft similarly secured and finished with wire ballon head.

Provide and fix where shewn a 3in. cast iron waste pipe with rainwater head and toe, secured to wall as before described.

Provide and fix to Bath, lavatory basins and sinks a 1½in. lead waste pipe to empty on exterior with a lead trap and cleaning eye.

Provide and fix a 4lb. lead drain pipe connection to the first floor W.C. fitting.

Provide and fix the following sanitary fittings.

Bath including plug chain and two taps.	£ 7. 0. 0
Lavatory Basin and taps complete. 1st Floor	3. 10.0
Ground Floor	2. 15.0
Ground floor W.C. set complete.	5. 10.0
First Floor Do.	5. 10.0
Sink, brackets, taps and draining board complete.	6. 0.0
Do. Do. to Dispensary	2. 10.0

Provide and fix ½in. lead overflow pipe to all W.C. flushing cisterns.

Take down the existing W.C. fitting on first floor, and the Bath and other fittings in the bathroom. Remove all pipes and connections and make good to walls and floors.
 The fittings to remain the property of the Building Owner.

The cement to be of British Manufacture and to conform to the current specification of the British Standard Committee.

The aggregate to be mountain limestone broken to the following gauges.

The sand to be sharp clean and from approved deposits.

The concrete to be mixed to the following gauges and approved water content and in a mechanical mixer.

	Cement.	Sand.	Aggregate.	Gauge.
Foundations and floor layer	1.	2.	4.	1½" to ½"
Lintols, steps, pavements sills etc.	1.	2.	3.	½in. to ⅛in.

Each concrete lintol to have one ⅜in. hooked and cranked rod set to every 4½in. of soffit.

Each window sill to have two ½in. rods set in same.

Lay a 12in. layer of concrete under all walls and partitions 6in. wider on each face than the wall over.

Lay a 6in. layer of concrete under all floors.

Fill in the cavity brickwork with fine concrete up to one course below dampcourse.

Provide and fix 9in. cement concrete lintols to all openings with 9in. bearing.

Provide and fix 6in. cement concrete sills sunk weathered and throated to all windows set clear of cavity with rubbered apron.

Lay to all portions coloured blue a 2in. cement concrete pavement in situ with well trowelled face, and set to falls.

Mason and Bricklayer.

The bricks are to be Bryncethin or other approved common bricks sound and hard burnt and of good shape.

The mortar is to be of hydraulic lime one part and hard boiler ashes three parts well ground in a mill.

Build the exterior walls ground floor where shewn of 11in. cavity brickwork bonded with galvanised wall ties two to every yard sup.

Build all the other walls and partitions of brickwork in mortar of the width shewn.

All the exposed faces of the brickwork is to be pointed with a struck mortar joint.

Carefully bond all the other walls with the new work and do all cutting and fitting that may be necessary, and pin up in cement mortar.

Build the new chimney stack and breasts of brickwork in mortar and form the flues in fireclay tubing 12in. beyond the first floor level. Carry the flues to stack parged and cored and finish with dwarf terra cotta chimney pot set in mortar on a 9in. cement concrete head.

Lay to all walls and partitions etc. Mc. Neils No. 1 Hessian base bitumen sheet dampcourse laid with lapped joints.

Pave the floors coloured pink with 4in. by 4in. 2nd quality red encaustic tiles laid and grouted in cement mortar diagonally.

Provide and fix to these floors a 6in. encaustic tile skirting laid in cement to walls.

Provide and fix three 4in. by 1½in. steel joists to the lintol of main wall where opening is cut from first floor landing. and afterwards form the lintol round same in concrete.

Carpenter and Joiner.

The timber for the scantlings to be 4th quality archangel red deals and the joinery to be out of the 2nd quality of the same timber. all to be free from excess of sap wood and dead knots .

All dimensions in this specification to be nominal and subject to allowances for sawn and wrot faces.

All scantlings are to be set at 16in. centres.

All exposed faces of timbers are to be wrot.

Form the extension of the landing with 7in. by 2in. joists and cover with 1" T and G. flooring with Steps formed with 1in. risers. Take up the floor in the W.C. of the first floor and relay with 1in. flooring as before and make good to joists.

Repair the floor of the bathroom and make good.

Lay a 7in. deal skirting to the walls of the W.C. Bathroom and the extension of the landing.

Lay to the portions coloured brown on a bed of cement concrete floated up, 1in. red deal wood block flooring diagonally in mastic with squared border.

Repair the floor of Dining room with flooring boards to match, cut round fireplace and make good to new hearth, and take up the flooring boards and stiffen and secure the joists where shaking and replace them where defective.

Cut around the fireplace of the back bedroom and make good to new hearth.

Cut back into roofs for and intersect and make good for the new roofs.

Form the lower roof of 9in. by 3in. principal rafters and tie beams, 7in. by 3in. king posts and 4in. by 3in. struts all framed in one truss.

Provide and fix 9in. by 3in. purlins, 3in. by 2in. rafters and ceiling joists and 4in. by 3in. wall plates.

Form the dispensary roof alteration with wall plates, rafters, and ceiling joists as before described and also the roof over the landing extension.

Form the eaves to the Kitchen roof, the landing extension roof, the dispensary roof and the roof over the first floor W.C. with 7in. by 1in. fascia and bargeboards, and provide and fix to the eaves 4½in. half round eaves gutters and fittings and 2½in. downpipes and fittings all of cast iron, jointed in red and white lead and set 1in. clear of walls.

Fill in the window openings with 1½in. wrot moulded sashes double hung in ¾ in. deal cased frames with 3in. pitch pine sills and with 3in. draught bead. Fit up with strong brass sash fasteners brass axle pulleys, patent cords and brass faced axle pulleys. Line the jambs with ¾in. deal casing, and provide and fix 1in. deal window boards with rounded nosing.

Take down the door frame and mouldings to the back bedroom and fill in the opening with brickwork as shewn. Overhaul the joinery and make good and refix the door and frame in new position in bedroom. Provide and fix new 4in. butts and new lock fitting P.C. 8/6 complete.

Provide and fix 4½in. by 3in. wrot moulded and rebated door frames to all walls and 1½in. wrot and rebated linings to all partitions.

Provide and fix to the doorways in Kitchen and W.C. 1½in. four panel Woco doors hung with 4in. butts and fitted with lock fitting P.C. 8/6 each.

Provide and fix to the Scullery door to area a 1½in. four panel double moulded door hung with 4in. butts and fitted with lock fitting P.C. 8/6 and the upper panels of the door prepared for glass with loose beads.

Provide and fix to all doorways and windows 3in. moulded and mitred architraves.

Provide and fix in approved position 50 feet of 9in. by 1in. wrot deal skirting in short lengths on deal grounds with steel brackets.

Slater and Plasterer.

Cover the roofs with 24in. by 12in. best mediums Oakley old vein slates laid to a 4in. lap double at eaves secured to 2in. by 1in. battens with copper nails. Cut for verges and also for intersecting with existing slate roofs.

Provide and fix 4lb lead soakers to all roof abutments and 5lb. lead flashing or aprons set into wall and pointed and wedged.

Make good at all intersecting lines of roofs with 5lb. lead.

Render the walls of Kitchen, New W.C. Dispensary and the extension of the landing and also all surfaces where the cutting and making good need it, in cement stucco and cover with one coat of siripite plaster laid to makers directions and well trowelled up.

Colour the walls of Kitchen, dispensary and W.C. with three coats of Walpumer on a prepared face.

Stucco two coats to the wall surfaces of the fireplace and boiler recess in Kitchen finished to a well trowelled face.

Cover the ceilings of the Kitchen, W.C. dispensary, Landing extension and the back of hall, with Gyp plaster board secured to joists with gald iron clout nails. Fill in joints with gypsum plaster and cover with scrim cloth. Set the surface with gypsum plaster well trowelled and colour two coats with white Walpumer.

Plumber and Ironmonger.

Provide and fix to the Kitchen where shewn a Size C. Plain finish Sentry boiler with removeable extension hobs and extended bases complete with ashpan, tools and 4in. smoke pipe with cleaning eye.

Provide and fix in approved position a copper cylinder of 30 gallon capacity, tested to 25lbs per sq. in. and fitted with brass unions connections.

Provide and fix a 50 gallon No. 12 gauge galvanised iron open to cisternfitted with copper ball valve feed and 1in. lead over flow pipe, the cistern to be set on a 5lb. lead tray connected to the overflow.

Provide and fix wrot deal bearers and supports for the tank and cylinder.

Provide and lay a flow and return circulating service of 1in. light weight copper piping from the boiler to the cylinder, run up over tank as an expansion pipe.

Carry from the cylinder a $\frac{3}{4}$ in. service in light weight copper tubing to the bath and the sink, and a $\frac{1}{2}$ in. service to the lavatory basins, and the sink in the dispensary.

Carry a $\frac{3}{4}$ in. cold water feed to the cistern and a $\frac{1}{2}$ in. supply to the bath, and sink, and a $\frac{1}{2}$ in. service to the lavatory basins, dispensary sink and the W.C. flushing cisterns.

The whole of the piping is to be light weight copper tubing for both the hot and cold water services and the fittings to be Yorkshire fittings and the wall clips to be of similar make.

Connect up the whole of the new cold water service to the present service at one point and provide with a $\frac{3}{4}$ in. gun metal stop cock.

Provide the sum of P.C. £10.0.0 for the extension of the Electric light services to the extension, and provide all labour and material, and do all cutting for the electric wiremen and fitters.

Painter and Glazier.

The paint to be obtained ready mixed from approved makers and the contents to be used direct from containers without mixture.

Knot prime and paint three coats to all wood work both inside and outside the building where new or altered or in any way affected by these works.
Burn off the paint on joinery where refixed before priming.

Scrape down all ironwork and paint one coat in oxide paint and afterwards paint three coats in paint as before described.

The whole of the painting to finish to shade approved by the Architect.

Glaze the whole of the windows and door with 18oz. British sheet glass of 3rd quality set in putty or beads.

Sundry Work.

Dining Room.
Back of Hall.

Take out the sashes of back window and replace the sashes with new to match those removed, hang with steel butts and fit with wind stay and fastener and glaze with 24oz. glass in putty.

Prepare the walls and ceilings for and paper with wall paper at 2/6 per piece and the ceiling paper 1/6 per piece.

Burn the paint off the woodwork, stop and prepare and paint three coats and finish to approved shade in one coat of enamel.

Hall.

Take down the hall doors, remove the covering and recover the doors with green baize panelled out on both faces with brass headed nails. Rehang the doors and make good.

Paper all the walls after cleaning and stripping, including the walls at back of hall near the staircase, with wall paper at 2/6 per piece and wash down and prepare the ceiling and paper with paper at 1/6 per piece.

Burn the paint off the woodwork, prepare and paint three coats in good oil paint and finish with one coat of enamel to approved shade.

Surgery and Waiting Room.

Clean up the graining on the woodwork, touch up where necessary and varnish two coats in copal varnish.

Cut out two broken sheets of glass and replace with new in putty.

Strip and prepare walls and ceilings and paper the former with paper at 2/6 per piece and the latter with paper 1/6 per piece.

Bedroom over the Dining Room.

Prepare the walls and ceilings stop and make good.

Paper the walls with paper at 2/6 per piece and the ceilings with paper at 1/6 per piece.

Burn the paint off the woodwork and stop and paint two coats and one coat of enamel undercoating and one coat of enamel.

Take out the existing grate mantel and hearth and provide and fix new grate and mantel and hearth P.C. £8.10.0. and make good.

Take out the existing window sashes and make good to frame. Provide and fix new window sashes to match those removed and double hang in frame with sash cords, brass pullies, and brass fastener of strong pattern.

Glaze the sashes with 18oz. sheet glass in putty.

Burn the paint off the old woodwork and prepare the new work, and paint the whole inside to match the remainder of the room, and the outside three coats in good paint.

W. Front Bedroom and Bathroom and E. Front Bedroom.

Strip and prepare the walls and make good to same and clean down and stop ceilings.

Paper the walls with wall paper at 1/6 per piece and the ceilings with paper at 1/- per piece, and the Bathroom with wall paper at 3/- per piece.

First Floor Landing and Staircase including the extension
of Landing.

Wash down and prepare ceilings and walls.
Paper the ceilings with paper at 1/6 per piece and the
walls with wall paper at 2/6 per piece.

Burn off all paint on existing woodwork and prepare and
knot all woodwork.
Paint the woodwork two coats in good oil paint and one coat
of undercoating and one coat of enamel.

Front of Premises.

Generally overhaul the stucco face of front wall and point
and fill in where required and make good.
Wash down the whole of the surfaces and paint three coats
with Bitumastic paint to approved shades.

Burn the paint off all woodwork and stop and scrape down all
ironwork and paint one coat of good oxide paint.
Paint the whole of the wood and iron work three coats in a
good oil and white lead paint to finish to an approved shade.

Repair the front gate and rehang with new hangings and
fastener and make good.

Complete the whole of the work to the true intent and
meaning of the plan and this specification and provide all
labour and material to that purpose.