

**Specification and Estimate for Building a new Mansion House at Beckett, in the
County of Berks for the Honourable Mr W.K. Barrington**

That is to say

To take the old buildings now left standing and all the walls of the sunk fence and garden on the opposite side of the water with walls of the present yard and all the material thereunto belonging and to make use of the same in the new building as above stated, so far as the said old materials are sound good and fit for use, and to find all the sand lime and stone of every sort with all carriage of the same of good sound weather stone for the moulded base, the window and door work, the cornices, copings, jarrets, pinnacles, chimney shafts and capps, lables, quoines etc, and bricks for the chimneys, cellar arches and interior works, together with external and internal paving for the same and hard stone pilchings as required or best approved with all sorts of carriage for the same and all excavations, drains and bogholes, cesspools, gratings etc, as such Mansion may require to be done and is necessary likewise the masons work setting all the coppers, grates, stoves, bathes, sinks, drain stones etc and the hotair stoves for the best appartments as designed and stove chimney pieces for all the house except where marble is used, with landings and steps of grand staircases, slabs, jambs and mantles to all the building of best quality stone and all sorts of carriage to the above and stone pillars in the hall as by design.

Slatting of above.

To be slatted with the best Dutches pale blue or lead coloured slates on deal battens and pointed under to the pin, the ridges and valleys to be leaded in the best manner and all carriage to the same

The Carpenters Work

To be of best Oak, Battie Fir and Elm Timber with ringpost roofs, beams, principles, purloins, roof plates, rafters and ceiling joists, all Battie Fir, the naked floors of each bedroom story to be likewise of Battie Fir as beams to be boxed with Oak casings in the Walls at each end, bridging and ceiling joist and wall plates and Bondtimbers all of Battie Fir and the sleepers, wall plates, lintles, floor joists, templates etc, all of good English Oak, the Battens of Battie Fir, the batchelor bedrooms in attic and the batten. Housekeepers and Ladies Maids in that story and the rooms of the principal story, to be all battened and the other parts of the offices walls not battened but finished plain and carriage.

Joiners Work

The Saloon to be laid with the best Foreign Oak and door wainscot of the same to match the work of the doors to the middle rail of the library and dining room of the same 3 feet round the wall all the other floors of best Yellow Deal and all the best bedrooms the same, the batchelors attics best White Deal and all the servants rooms Elm without s... all the doors and sashes of (the best rooms) of the principal architraves and angle beads of best Oak with the Gothic work on the doors the same as designed by the architect and jamb bindings to match between doors of Deal for painting, as well as all the other joiners work the sashes of the conservatory and best bedrooms best Oak the sashes to be double hung with alleys and lines. All other windows are marked on the plans with leaded lights and a iron casement to each window and shutters to all but attic windows all the best apartments with window shutters, architraves, bane mouldings and skirting angle beads etc in the best manner for painting. The Servants Offices to be finished plain and carriage

Plasters Work

The Hall, Grand Staircase, Library, Billiard, Dining Room, Breakfast Room and Mr Barrington's Room and passages adjoining to be all Stuccoed and all the other rooms and Bedrooms to be troweled smooth for paper or hangings. The entrance hall to be angle

ground and pendant centre. All the other rooms and passages etc. The cornalls, ornaments etc to be allowed for extra plain walls and ceiling only accounted for, as before stated and servants offices to be finished plain but all well executed and all carriage of lime, sand etc.

Painters Work

The whole of the word work to be twice painted in oil.

Plumbers & Glazier

The Gutters and Hatts to be seven and a half pound to the foot of cast lead and the ridges and valleys and flashings five and a half pounds to the foot of milled lead, with good and sufficient pipes to which Baths, Water Closets, Cisterns, Housekeeper's and Butler's Rooms, House Maid's Closets, Brew and Washhouse, with good proper Water Cocks to the above, the Sashes to be glazed with the best Crown Gloss and the offices and all the leaded lights as marked of the Plan with a red X to be good second Crown Glass and all Carriage to the above.

Smith's Work & Iron monger

All the Irons for the roofs, trussed partitions, floors, Chimneys, ... grates, door and window bars, hinges for doors and shutters and knobs for all those back straps and sash fasteners and all the locks of every sort for every part of the house of the best manufactory and all carriage all the rooms to be provided with tubes for Bellhangers in the walls.

NB. All the before names works to be executed to the plans and elevations as are designed by the Honourable Mr Liddell in the soundest best masterly manner for the sum of Twenty one thousand and five hundred pounds

For Richard Pace & Son

Lechlade, Gloucestershire

R. Pace, Senior

Note by Neil Maw. This quote was within the Barrington Documents, ref as above.

Richard Pace and Son were architects from Lechlade and designed many of the Regency period buildings around the area. They also designed the Vicarage at Shrivenham in 1805 for the Rev Edward Berens. (*From the book, 'Creating Paradise,' by Richard Wilson & Alan Mackley. Page 230, and a letter by Edward Berens in Br Lib MS 73757*) This quote was for the plans of Thomas Liddell. The quote isn't dated. Richard Pace was hired but it isn't certain as to the extent his quote was taken up.