

R. Townley Parker Esq?

Notley Hall

Chorley

Lancashire

Albany 23rd April 1816.


Sir,

I had the honor to receive your letter, and I am happy to say it afforded me a great deal of useful information, as well as much satisfaction, to find you so fully enter into all the minor details of the plan, a proper attention to which, contributes so much to the comforts of a house, and which few Gentlemen are disposed to give themselves the trouble to understand, or to interfere in - I perfectly comprehend your explanations, and I am anxiously waiting for the sketches and dimensions of the present buildings and ground, to enable me to make out the working drawings, the only part I have any doubt about, is, whether you retain your wish to exchange the situations of the Servants hall & Kitchen, and enlarging the Ladies Maids rooms over a brick arcade; if you abandon these intentions, I think you will not afterwards disapprove the former, without being too far from the Dining room, will have many advantages as it is design'd, and the latter without giving a greater number of rooms, will I fear only add to the expence, in every other respect I will as far as possible endeavour to attend to your suggestions. —

The list of prices you were so good as to send me, appears to be very high, particularly the wages, which (excepting the Joiners & Pl. day) are as much as is given in London —

Reductions now, both in wages and materials are every where taking place, and I should hope that Benson or your Steward would inform themselves, and find out that there must have been some mistake — I think it possible, as the war duties are likely to be continued, that timber and deals may be bought cheaper this Spring than they are likely to be, from the immense stock on hand, both in the foreign and home markets, and if judiciously selected, will be better for your buildings, and by being laid in soon, will of course be the better season'd for work — Your idea of Wainscot floors, doors, sashes, shutters, Architraves, base and Subbase mouldings, in the principal rooms, and wainscot Staircase, I approve of very much, and if it was desirable to indulge in a larger extent of it, I think it wd. rather be in the Library, including the bookcases, and in the Staircase; in forming an estimate the quantities can be pretty accurately ascertain'd, and I suppose you are desirous that it should be done —

The materials in Chorley Hall I think will be found of a description most applicable to the Office buildings, where the intermixture of various styles of mouldings and work will be of less consequence, and they will have the advantage of being better season'd ready for immediate use — I would venture to recommend, after the drawings are sent down, that Benson, sh^d. endeavour to appropriate them before he makes his inventory, and dispose of them as he can convert them to the best advantage —

As I had no intention of altering the form of the present roof upon the House, I suppose there can be no objection to their putting it into , but I am afraid it will be found to require to be entirely strip'd, in which case it may be better to cover it with strong slate, and the Lead & gutters must also be taken up & exchanged for new, the chimney stacks & parapets repaired & part rebuilt, in ~~which~~ doing which it may be proper to use some of The Roman Cement.

I hope you will excuse my troubling you with so much of the detail — and I have the honor to be,

Sir Your mo: obed^t. humble Servant
Lev. Wyatt

Calculation of the probable expense
of the buildings at Courden taken
by the square of 10 feet sup^d. upon
the surface of the ground Plan.

	L. 2 . 6 . 0 . 0
viz: House -----	7680. 0. 0
Terrace walls &c. -----	320. 0. 0
	8000. 0. 0
New Offices -----	2100. 0. 0
Sheds Court walls &c. -----	400. 0. 0
	2500. 0. 0
altering the pres ^t build ^g . -----	1500. 0. 0
	12000. 0. 0
Add 10 p ^{ct} . for contingencies -----	1200. 0. 0
	L. 13200. 0. 0
Dot. for materials on hand. -----	2000. 0. 0
	L. 11200. 0. 0

Lew. Wyatt.
Albany 8. March / 18.

Dec.
Albany Nov. 6th 1816.

Sir

Mr West, the person who made your Estimates, will leave Town to morrow, to measure some of the works at Lyme and Stockport, where he will probably be detained 10 days or a fortnight - He will take with him the working drawings for the new Building at Guerdon, the Estimates for the House and Offices, and an account of the Material wanted for the former - I call'd at Scimmer's to have deliver'd these papers, but was inform'd that you had just left Town - In writing to apprise you of my sending them by this opportunity, I have to request you will allow Benson to give Mr West the meeting during his stay at Lyme, as exclusive of the business which he will have to transact with him, relative to Stockport, he will be able to obtain much useful information respecting the Estimates -

I took the liberty of shewing your drawings to Mr. Lester
Parker

P. Townley Esq. Esq.

10
Walton Gate

Scimmer's Hotel

Conduit Street

London

CHURCH
STREET

who appear'd to be much pleas'd with the apparent comfort and character of the House, and as I hope it will meet with your approbation, I promise myself much pleasure in pursuing the design -

I have received from Benson his returns, and working drawings from which he fram'd the partitions and floors of offices - they were made out in a strong workmanlike manner, and as he stated, principally out of old materials, it is possible that the scantlings of some of the Timbers might be a little more than was absolutely necessary. I am afraid the intermixture of old and new work and materials in the offices, may not appear quite so creditable as Benson perhaps would wish, but as the object is to make them plain and comfortable, I hope he will use them with as much judgment as the difficulties attending such works will permit - In our future works in the new building I trust we shall be more successful, and be able to introduce a more economical system, than by employing

Master Tradesmen so generally, and also to keep down the price of wages, which I am sorry to see kept up in that part of the country - I have refus'd sanctioning any allowance to Benson more than what

I had propos'd, I hope he may be deserv'ing of your confidence, and whatever you may think proper to give him besides, it may be well to let him know that it is gratuitous, and depending upon his good conduct - I have the honor

to be Sir,

Yours most obed^t

Humble servant

Lew^d. Wyatt

Albany 12th June 1816.

Sir

I had the honor to receive your letter yesterday, and I immediately proceeded according to the direction to enquire about the oak carving advertized for sale — It had been disposed of but the day previous, to a broker of the name of Bentley, as they informed me, for a gentleman, and it unfortunately was removed; but from the account which I have received from a person, who is very capable of judging both of the merit of the work and the value, it does not appear to have been of the description exactly to have suited your purpose, and as there was scarcely a sufficient quantity for a room 12 feet square, perhaps it might have occasion'd a greater sacrifice and more expense

R. Tomlinson Esq.

As they walk

& Chorley

Sanctus

than it was worth - I am happy to find
that you have adopted a feeling so characteristic
of the style of building, which I had proposed
for your house at Cwerden - and if any oppor-
tunity should offer of making a similar
purchase to what you had intended, I will not
neglect to inform you of it - indeed, I had no
knowledge of this, till I received your letter -

With respect to any of the works connected
with your improvements, I shall always feel a
pleasure and an interest, in contributing my
assistance to the best of my ability -

I have the honor to be

Sir, your mo. Serv^t.

humble Serv^t.

Lew^d. Wyatt

Albany 7th May 1816.

Sir,

The working Plans of the Ground and Bedchamber floors of Offices will be sent by the Manchester and Bolton Mails this evening, and will enable the Workmen to proceed for a short time, till I can supply them with the Elevations & Sections, and which I hope to do in the course of next week -

I will write to Benson upon the subject to-morrow, and I suppose he will receive your instructions to be at Cuerden the latter end of this week, in order to make arrangements for beginning on Monday - If I have not strictly adhered to the precise form of your alterations, or omitted any thing that you should wish otherwise, I beg you will have the goodness to point it out to Benson, who will either correct it, or write to me, if any

E. Townley Esq. Esq.

Asst. Secy. of the

Leicester

Lancashire



further drawings are necessary —

Mr. Dempsey's letters are satisfactory as giving the prices of the Liverpool Markets, but I think not quite sufficiently so to decide upon, until we can obtain the prices from Hull, and before any thing is order'd it may be perhaps as well that either Your Steward or Benson (after calculating the quantities) to go over to mark & look them out; and at the same time to agree, as to price, time, & quantity, of Yorkshire stone for flooring; These appear to be the most material things to be speak in time, and if you are well supplied with good Materials & plenty of workmen, the greater part of the Offices, (which is quite plain straight forward work) may be done this year — I have heard from my Clerk of the Works at Lyme, that the

Tradesmen at Manchester intend to call a meeting for the purpose of lowering the Workmens wages — The wages at present to Carpenters & Masons is from 24/- to 27/- p. week (six days) — the former sum I should think quite ample for every class of workmen ~~and~~ viz: 4/- p. day. and 2/- or 2/9 p. day for Labourers.

I have the honor to be

Sir
Your mo: obed: humble Serv^t.

Lew: Wyatt

Albany 29th April 1816.

Sir

I beg to acknowledge the receipt of your letter and the different drawings and papers contained in the parcel, you were so good as to send me - I have look'd them over, and have no doubt but we shall be able to understand them, but I could have wish'd they had been more explicit in figuring the dimensions, instead of depending upon the measurements from so small a scale - I hope in the course of this week, I shall be able to send you the working plan of the Officers, adopting your judicious improvements, in the mean time, it may be better perhaps to let the Workmen be employed upon the repair of the roof, till the plans arrive for laying the foundation.

I have also look'd over the letters of the L^d Pool Merchants, contain^g the prices of Timber and deals,

and

R. Townley Parker Esq^r

Astley Hall

Le Horley

Lancashire



I cannot but think them high in comparison
with the London prices - I do not know how you are
situated as to the Hull markets, they are said to
be low, and it may not be amiss if your Steward
was to write to some of the Merchants there, we had
some very good Dantzick Swainest Logs from Messrs.
Barkworth & Co. of Hull for Mr. Legh's buildings at
Lyme - I have the honor to be

Sir, your most obed^t. humble serv^t.

Lew^d. Wyatt.

possessing perhaps the comforts & advantages of both,
I hope you will not have occasion to repent or be disap-
pointed - If I have enter'd too largely into technical
explanation, or, for want of knowing to whom I might
apply for such information, you will I am sure excuse it.

Albany 5th April 1816

Sir,

I had the honor to receive your letter,
and I am the more gratified to find, that in ex-
pressing your approbation of my design for your house,
you were pleased to point out such alterations as you
seem desirous should be effected, if they can be made
without any detriment to the more essential comforts -

I shall of course give these a more serious consideration
when I come to make out the working drawings, and which
I shall be able to begin upon early in the following week,
at present I have only to remark that one is decidedly
preferable, viz: the alteration of the fire place in your room
to the opposite side - I find upon looking over the copies of
my drawings, that it will be necessary before I can proceed
far, either with the working plans, or Estimate, that I
should be furnished as accurately as possible with the
greater part of the following information and particulars,
not only to facilitate the proper drawings and instructions,
but to enable me so to arrange and connect them in the best
manner

To R. Townley Parker Esq.
Dorchester Lodge
Northwich
Cheshire

I have the honor to be, Sir
Your most obed: humble Servant,
Lew^d. Wyatt

with the buildings and grounds about the house, as they now exist — viz: The plans of each story, Elevation and Sections, of the house as it is at present, marking the situations of all the openings, and more particularly figuring the dimensions of the rooms, openings, thicknesses of walls and floors, and heights of stories, elevations &c. Also shewing the direction of the rain water pipes & drains, and reporting the state of them.

In addition to the above, I would recommend a similar plan and dimensions to be made of the outline of the house, taking in the Stables and out-buildings, and marking the outlines of the new plantations about them.

The larger Trees (particularly those on the East side) the shrubs, or shrubberies, gravel walks, and roads, and the points of the compass — such plans are always wanting to be referred to, and if laid down accurately and the dimensions figur'd, will be of the most essential service. The levels of the ground with the floor of the house, I sh^d. also mention as of the greatest importance.

Now the whole of these I should think might be done

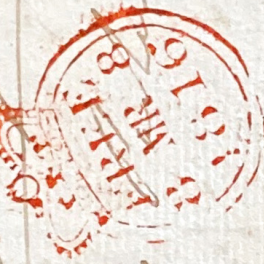
in the roughest manner, and without any great time or expence, by Mr Paper, or some other persons at Preston, or if you thought proper, Benson might go over for a few days to assist them — I shall likewise require the price of all the different materials — delivered — viz: Bricks per thousand — Stone ft. foot cube — Fir and oak timber — d — Lime Sand according to the measures in the country — Slate ft. Ton — Lead — d — and the different workmen and Labourers wages. Land and water carriage —

If the whole of what I have enumerated, are accurately furnish'd me, I can with little delay or difficulty proceed with the different arrangements, and inform you more correctly the expence, and I shall be very happy if I find, that I have in my late calculations, been too profuse in the amount — In the execution of the building I will spare no pains to make it correspondent with the effect convey'd by the drawings, and if you can reconcile it with modern customs, to live in a new house characterized as one of an earlier period, tho' neither Grecian or Gothic, but

R. Townley. Parker Esq.
Davenham Lodge
Northwich.

London March 18th 1819

Esq



R. Townley

Davenham Lodge

W. Gorton
Northwich
Cheshire

P. S. The house being plac'd on
the South side of the center of the
present buildings it will be found
by staking it out to leave more
of the adjoining trees - eastward
& North of it. - if required -