A study into the progressive incorporation of technology and the consequent use of space in “low status” housing in England and Wales 1914 to 1975

A study into the progressive incorporation of technology and the consequent use of space in “Low Status” housing in England and Wales 1914 to 1975

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A thesis submitted in fulfilment of the requirements of

The University of West London

School of Computing and Engineering

for the degree of

Doctor of Philosophy

June 2021

Declaration

I hereby declare that the work presented in this thesis has not been submitted for any other degree or professional qualification, and that it is the result of my own independent work.

Name: John Barclay McGuinness

Date: 1st June 2021

Abstract

The period 1914 to 1975 was a period of significant house building, while at the same time there were significant developments in the provision of public utilities, construction methods, materials and services.

A major social change in this period was the levelling up of the spending power between many hourly paid manual workers and the majority of junior salaried staff. It is this change which rendered the classic description of houses as “working class”, or a similar phrase, unsuitable, and has led to the selection of the phrase “low status” as being an all-embracing description.

A significant number of studies into the architectural, social, political and economic influences on the design of housing, houses and homes have been published. What has not received the attention of researchers is the effect that technical and technological developments had on house design, layout and use in “low status” housing.

This thesis has analysed the nature of the technical and technological developments that took place, together with the changes made in government legislation, byelaws and reports, and compared the results with the design, layout and service provision and thus the uptake and incorporation of developing technologies in the houses as built by differing classes of developer, each of which had different objectives in building houses.

This research has differed from earlier research by reason of the background of the researcher. Unlike most research into “low status” housing which, in the past, has been done either by historians into other aspects of housing or by architects, interested in the development of their discipline, this research has had the benefit of the specialist knowledge and experience of a builder and construction professional.

For the purposes of comparison, the period has been divided into five periods namely, WW1, 1919-1922, 1923-1939, 1945-1960 and 1961-1975, which approximate to major changes in the housing environment. In addition, the houses considered have been divided between the principal types of developer namely 1) state-sponsored or local authority houses, 2) those built by private enterprise for sale and 3) those built for industrial organisations.

Fundamental to this research is the extraction of the details of houses, as proposed or built, from documents readily available. The nature of the evidence found varies from source to source. However, by gathering details from a significant number of records it has been possible to establish common ground.

By dividing the evidence into the groups described above it has been possible to deduce the nature of a typical house for each time period and developer type. For each group, the technical details of the typical house have been compared to the state of technical

developments and that of government recommendations and research. From these comparisons, it has been possible to answer the Research Questions 1. “Was there a direct association between the incorporation of building techniques and technologies, especially building services and domestic appliances and the manner in which the internal space of “low status” houses was organised and used?” and 2. “Was the public sector significantly slower to adopt the advances in technology than the private and industrial sectors?”.

By considering the effect of developing technologies and the rate of their incorporation into “low status” housing had on the use of space this research has enlarged the understanding of house design and development over the research period. This research has further considered the changes in house design both progressively over the research period and between developer types, thereby making a significant addition to knowledge.

This has been achieved by collecting details of houses as designed and as built and their analysis has involved both quantitative and qualitative methods.

Publications associated with this research

1. 'Workers'/affordable housing and the development of construction systems', *Industrial Archaeology Review,* November 2017 Vol 39 number 2 P129-146.
2. 2019, 'Some drainage and sanitary provisions for 19th/early 20th century British housing'*, Water, Doors and Buildings, Studies in the History of Construction*, The Construction History Society 2019
3. 'WC versus the dry closet: The great debate!' *The Construction Historian,* Issue April 2019
4. 2020, 'The use of light-weight steel sections etc. in low status housing in England'*, Iron, Steel and Buildings, Studies in the History of Construction*, The Construction History Society 2020
5. 'Myths in the history of working-class housing', *The Construction Historian,* Issue August 2020
6. '13 amp plugs and other developments in domestic electrical installations', *GLIAS Newsletter,* No 312, February 2021

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Acknowledgements

I would wish to record my gratitude to the University of West London for the opportunity to study for the degree of Doctor of Philosophy.

I acknowledge the significant help and guidance received in the preparation of this thesis from my supervisors; Dr. Mahtab Farshchi, Dr. Elizabeth Darling and Prof. Maddie Ohl. It is only through their guidance that the result is of academic significance. In addition, I am indebted to the helpful comments and suggestions from Prof. Jeremy Strong.

I also acknowledge the help received from the staff of the university including those in the graduate school, the library and IT services.

I would also wish to put on record my gratitude to my wife, Kathleen, who has had to put up with my many hours of separation and the piles of books and papers that have accumulated in my work room.

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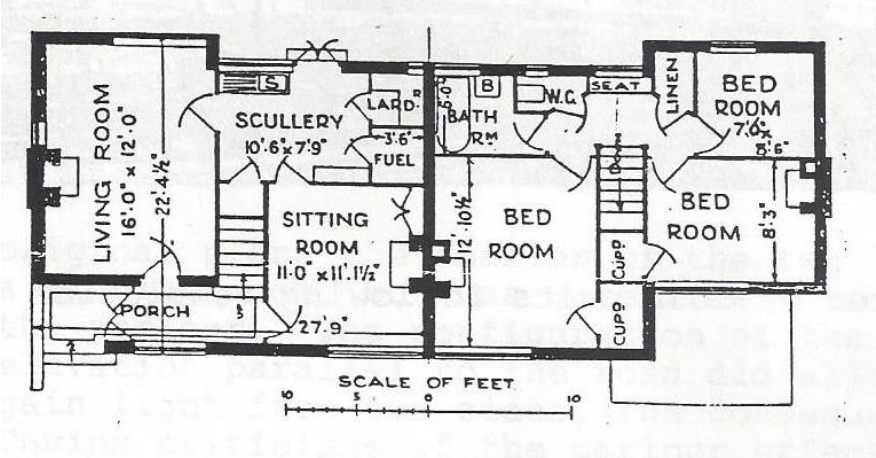

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Chapter 1: Introduction

1.1 Background

This thesis has critically examined the effects of technical and technological advances[1] on the design and layout of "low status" housing from WW1 to the end of the post WW2 housing drive and slum clearance programmes. The major changes in the social status and earning capacity between 'blue and white collar' workers during the 20th century has meant that phrases, such as "working class housing", no longer have the significance they had in earlier centuries. This is evident from early writings found on the narrowing gap of income of the above working categories. For example, Stevenson (1984 p341) suggested that division by trade and profession was no longer credible and gave as an example that "*a clergyman living in a poor country parish might well have had an annual income less than that of a skilled printer*". It is for this reason that the phrase "low status" housing has been selected. The thesis claims that this phrase, more accurately describes any house or dwelling which when built, was intended for occupation by low income working people, including staff below senior manager level and lower paid professional people. For a further discussion on the use of the term "low status" see Appendix 1.

The history of housing in this period has interested many researchers, such as: Burnett (1978), Bullock (2002), Darling (2007), Edwards (1981), Swenarton (1981 and 2008), Finn (2007) and Ravetz (2001) who came from a range of disciplines principally architectural, social, political and economic ones. What has not been seriously researched is the effect that the technical developments in mains services, building construction, internal services and domestic equipment, had on the nature and layout of houses and the home. Further, such studies have not looked at developments with the benefits of a builder's and/or a

[1] In this thesis the words technology and technical developments are intended to include the developments in all materials, equipment, services, fixtures, fittings and construction procedures, which were available at the relevant times.

construction historian's point of view. This thesis, in seeking to address this aspect of housing history has added to the knowledge and understanding of housing developments during this period.

This thesis has argued that the social, economic and political factors, discussed by other researchers, were not the only factors driving change in the design of "low status" housing. A major factor was the advancements in technological and technical developments of building services, materials and construction methods. These developments had a significant effect on both the design of houses and the use of space within them in England and Wales. The rate at which these were incorporated will be considered by reviewing designs from five periods, as listed at 1.3.1 below.

1.2 Statement of the problem and justification for this research

1.2.1 Background

The design of "low status" housing and houses developed at varying speeds during the period between WW1 and 1975. Many factors have been shown to have impacted on the design of both the house and the estate in which it was situated. These include social, economic, political, regulatory, architectural, technological and financial and many impacted on the way the space within the building was used. Furthermore, the importance of housing provision for the lower classes in society historically became important because infectious diseases, social unrest and other factors identified in the rest of this thesis made it necessary for the state, private developers and the like to pay more attention to its provision and quality. The rest of this section has reviewed the existing literature and shows the way this thesis has filled the gap in knowledge by amplifying and identifying the impact of technological advances on the design of the "low status" housing in England and Wales. Housing for the lower classes of the population was generally provided by one of three main categories of provider, namely, the state (generally through local authorities),

private developers and industrial organisations. There has been no understanding as to how each category of developer of “low status” housing responded to the technological advances that affected the building industry in general and, in particular, the design/space layout of the houses.

It is strongly argued that an examination of the development of “low status” housing has not previously been attempted either from the viewpoint of the technical developments or from that of a building historian, as opposed to the study of the buildings and their architecture. Consequently, this thesis is considered to have made a significant contribution to knowledge and to our understanding of the history of the housing of this period. As already discussed, previous studies have in general looked at the history of housing from the point of view of the historian of social (Ryan 1997 and 2018), political (Swenarton 1981 and 2008), economic (Bowley 1945) or architectural (Darling 2007 and Bullock 2002) perspectives.

1.3 Rationale for the research

At the start of WW1, and for a significant period thereafter, many houses even in urban areas did not have access to the basic mains services of water, sewerage, electricity or gas. Even when such services were available, for economic or other reasons, they were not installed within the house or not to the maximum extent possible. Housing construction in many ways also failed to take advantage of developments in building methods and the use of new materials. Moreover, with the middle classes finding it more difficult to obtain and/or afford domestic help, they resorted to domestic appliances, or as Ryan (2018) put it “the servant-less house” became a priority. It is probable that these were not expected to be used by the working classes since they had never had the benefit of servants and could be expected to continue in the old ways. Consequently, little or no provision was made for their use in houses for that class of occupant.

Following considerable review of the technological trends during the period between 1914 and 1975, four elements of technology have been identified in this thesis, namely:

1) mains services
2) house construction
3) internal building services
4) domestic appliances

These are not generally apparent from photographs, house elevations or plans and this difficulty in finding the relevant evidence may, in part, be the reason for them having been largely ignored by housing historians to date. Another potential cause for their exclusion in historical studies may be that they do not have a significant place in either the major government reports on house design or in the building byelaws.

This thesis has examined the way and the extent to which the technical developments related to the design and construction of houses and their use as homes, affected the houses as designed during the period from the outbreak of WW1 up to the end of the mass housing drive in England and Wales after WW2. By way of reviewing the evidence found in published reports, technical publications and articles, builders' advertisements, histories of housing both general and of specific developments, locations and class, this thesis has explored the impact of technical and technological developments affecting the design of dwellings for low status occupants which were built by three main types of developers during this period by examining the following:

1. the nature of the technology in question (i.e., development of the technology),
2. the impact of regulatory and institutional context in enforcing the technological change as manifested in recommendations made in government reports and the requirements of the building byelaws and
3. the recorded evidence of design of low status dwellings by categorising the nature of the houses as designed or built by the differing developers.

As already argued this study has made the case for the analysis of the impact of technological development on design after careful consideration of other factors identified by previous studies. For example, during the period under consideration there were, in addition to technical developments, a number of external influences, which affected the way and the extent to which technical developments were incorporated into new houses. Towards the end of the interwar-period, architectural thinking was significantly influenced by the developments on Continental Europe (Darling 2007 and Bullock 2002), which, as has been shown, supported a very different design philosophy from that of suburban England and Wales. The thesis has argued that those influences proved to be largely unsuitable for housing in England and Wales.

Another major factor in the emerging design of the internal layout and spatial configuration of low status dwellings was the extensive destruction of housing as a consequence of the aerial bombardment in WW2, when as many as four million houses were damaged or destroyed, which equated to a third of the housing stock; of this 475.000 were totally destroyed (Stevenson 1984). The resultant housing crisis led to major council housing estates being developed with houses designed by the pre-WW2 speculative builders, many of whom had developed non-traditional construction systems while, at the same time, government imposed severe restrictions on private or speculative house building (Holloway 1949: 25). It has therefore been rational to explore the differences in the layout and design of “low status” housing depending on the type of developer.

This research has been enriched by extensive insights and technical knowledge of the author as a professional builder and an experienced building historian, in contrast to other researchers who have critically benefited from their academic endeavours. The ability to interpret construction plans, technical reports and textbooks on building construction and services is the province of the professional builder.

1.3.1 The thesis timeline

The thesis has argued the fundamental reasons for the differing rates of uptake for these technologies by the state, private developers and industrial concerns. For a more effective response to the changes in the socioeconomic and technological context the above timeline is divided into the following five periods:

- **Period 1** - WW1, when house building was strictly limited and mainly for munition workers.
- **Period 2** - 1918-1922 The period of high building costs, government subsidies.
- **Period 3** - 1923-1939 a period of reduced costs, speculative house building and continental influence on architectural ideas.
- **Period 4** - 1945-1960 a period of council house building to recover the post-war housing shortage.
- **Period 5 -** 1961-1975 a period of slum clearance and system-built houses and flats.

1.4 Outline of key research

As an interdisciplinary subject, over the years, a significant body of literature has been produced looking at the history of “low status” housing from a variety of different social science disciplines. Some indication of the extent of literature is given below. In many of these studies, the various fields of study have overlapped as there are normally different factors that interact in ways that are rarely possible to single out just one housing feature as being the driving influence. Overall, publications referring to “low status” housing have concentrated on several aspects, namely:

Table 1-1 – Selected list of previous studies considered in this thesis

Authors and date of publication	Topic of study
• Bowley1945	The economic effects on housing were discussed in detail by
• White 1965 • Finnimore 1989 • Blanchet and Zhuravlyova 2018 • Stevenson 2003	The development of prefabrication and system building has been described in detail Emergency housing and Prefabs
• Gauldie 1974. • Chapman 1975 • Tarn 1969	The development of nineteenth century slums
• Caffyn 1986 • Nevell 2017	Archaeological investigations – Derwent Valley Manchester
• Swenarton 1981 and 2008. • and others	The effect of Parliamentary legislation
• Oliver, Davis and Bentley 1981 • Jackson 1973 • Bentley 1981	The private sector houses
• Muthesius 1982	The terraced house
• Ravetz 2001 • Burnett 1978 • Darling 2007 • Friedman 1938	The development of council housing Social housing 1815-1970 Pre WW2 housing in London Flats municipal and private
• Bullock 2002	Post WW2 housing
• Jensen 2007; Scott 2013, • Jackson 1973	The semi-detached house
• Tuffrey 2013	Park Hill in Sheffield
• Ryan 1997, 2018. • Hanley 2007	Social aspects of housing
• Edwards 1981 • Richards 1973 • Scott 2013	Suburbia

• Matthews 2019 • Ravetz 1974, Mitchell 1990 • Chinn 1999 • Deakin 1989 • Young 1934	Particular towns or cities for example Nottingham Quarry Hill, Leeds Birmingham Wythenshawe, Manchester Becontree and Dagenham
• Thompson 1903 • Savage 1915 • Allen 1919 • Sheppard 1946 • Whittick and Schreiner 1947 • Gloag and Wornum 1946	Contemporary details of good practice

1.5 Aim and objectives

The aim of this research has been to examine the extent by which the developments in the design of “low status” housing - in each of the five periods from WW1 up to the end of the post WW2 housing drive and slum clearance programme - were influenced by:

1) the technical developments in the supply of mains services, building construction, internal services and the availability of domestic appliances

2) whether the incorporation of these technologies, in turn, affected the use of space within the home and the description of the rooms.

By answering these research aims this thesis has made a significant contribution to knowledge.

By way of background to this research, an examination into the theories associated with housing and its design has been made. This has considered the extent to which the theories, as developed, are relevant to the use and design of the house when considered as a subset of the wider element housing. The following objectives have therefore been considered in this thesis:

1. An historical analysis of the social, economic and political context of the development of “low status” housing from the start of WW1 to 1975, identifying the

contribution of each category of developer namely state sponsored, private developer and commercial organisations.

2. Evaluation of the technological developments and advancements and their impact on housing and house design.
3. Development, testing and analysis of a theoretical/conceptual framework for the analysis of the factors which affect the use of space and its impact on the design of "low status" houses.
4. Comparison of the five historical periods by the type of developer and factors driving the design of "low status" houses.

1.6 Research questions

The research questions based on the above are:

RQ1. Was there a direct association between the incorporation of building techniques and technologies, especially building services and domestic appliances and the manner in which the internal space of "low status" houses was organised and used?

RQ2. Was the public sector significantly slower to adopt the advances in technology than the private and industrial sectors?

1.7 Research design and method

Given the nature of the study, this thesis is the result of a desk-based research using documents only. Using convenience sampling of a significant number of documents to hand, which has enabled the extraction of a body of in excess of three hundred items for analysis. Their analysis has involved the grouping of the data both by the nature of the developer and time periods. This also involved research in the following three fields:

A thorough review the earlier published research and literature to establish the current state of research into the development of the design of "low status" housing in this period, the incorporation of the technical developments and the resultant use of space.

An examination, on a time related basis, of the relevant technical developments. This has included the four areas of technical development, namely mains services, building construction, internal services and domestic appliances. The examination of the technical literature has helped define the technologies available at various times during the relevant periods of study.

A critical examination of published house plans and specifications, and their analysis, having regard to the available technology and its application to, and/or incorporation in, the house design has been used to create housing record sheets that have been used in the analysis.

1.8 Structure of the thesis

This thesis has explored the relationship between the general advances in technology and construction methods on the design and spatial configuration of low status housing built by public, private sector developers and industrial concerns over a selected time horizon. The gap in our knowledge about how technological change was incorporated in the low status housing has been shown to be a worthwhile effort as previous studies have failed to consider the specific impact of technology on design. Furthermore, the initial observations of the state, private and industrial developers have justified further investigation to establish why the uptake of new methods of construction or use of available technologies were different between the public and private developers. To achieve the aim of the research it has critically examined the development of “low status” housing from both the technical and the building historian’s perspective and in so doing, this thesis has made a significant contribution to the history of housing.

The paragraphs above have outlined the three main sources of evidence examined in the research for this thesis, namely, having first reviewed the research and conclusions reached by other researchers, secondly, by a review of the technical literature to establish a time-line for technical developments so as to examine the extent to which these

developments were reflected in government reports, and third, by a study of a significant sample of published house plans, specifications and other documents, which have been recorded in the HRSs.

Chapter 2 presents a review of the published literature to establish the extent of research into the development of “low status” housing, the incorporation of technical developments and the resultant use of the space in the house and, by default, demonstrates the lack of research into the rate of incorporation of technical developments into the houses, as built, and the effect of such incorporation on the internal layout.

Chapter 3 discusses the major research methodologies available and has considered their suitability for this research. It has then described the methods adopted.

Chapter 4 has critically reviewed the design theories for housing, as applied to houses and estates. It has identified the differing factors relevant to the nature of the developer.

Chapter 5 has offered a professional interpretation of the way the construction industry in the UK was organised during the identified time period and by applying the author’s own experience has extended the analysis of the three main types of developers.

Chapter 6 has reviewed and analysed the evidence, from four different perspectives.

1. A review by period comparing the houses constructed by the differing developer types
2. An analysis of house space names
3. An analysis by construction method
4. An analysis by facility

These have been used to consider research the research questions.

RQ1. Was there a direct association between the incorporation of building techniques and technologies, especially building services and domestic appliances,

and the manner in which the internal space of “low status” houses was organised and used?

and

RQ2. Was the public sector significantly slower to adopt the advances in building technology than the private and industrial sectors?

Chapter 7 has drawn together the analyses and conclusions, identifying both the weaknesses in the research and the further work to be done.

1.9 Other important information

Throughout the documents referred to and the published literature, there have been differences in both the use of words to describe locations and rooms, and in the use of punctuation. In some instances, the use of a different word may indicate a change of use. For example, the use of the word scullery on one plan and kitchen on another may indicate a definite change of use between houses on the same development. Whereas, when used on plans for different developments, it may have been intended to indicate a similar use.

The use of hyphens and the joining of words differs between writers. The phrase living room, for example is frequently written as living-room. WC is similarly written as w. c. There are similar differences when using units of measurement. It has been the intention, when either quoting from a document or referring to one, that the words and punctuation of that document have been adopted. Otherwise, what is considered to be the current standard has been adopted.

Chapter 2: Historical background to “low status” housing: literature review

2.1 Introduction

This chapter has reviewed the scope and fields of research covered by the literature. It has further looked at the literature from three perspectives.

Section 2.2 gives, by way of background, an overview of the state of housing for the poor and low-income groups since the 18th century when there was a surge of migration from the countryside to urban areas and, consequently, there were many mass housing developments, mainly in areas of industrial development. Most of these developments were built without even the basic services of water and drainage. Further, they became overcrowded since development generally did not keep up with demand. The resultant filthy and disease-ridden estates justified some action by the state to rectify the situation and to control the future building of “low status” housing.

Section 2.3 has reviewed and organised the extant literature, to show the state of knowledge in and understanding of the development of “low status” housing, from differing aspects. This has revealed the gap in knowledge in the way house design changed as a result of changes in building construction technology and the development of building services and domestic appliances in particular.

Sections 2.4-2.6 have considered “low status” housing from the historical perspective identifying the major relevant literature sources and describing the researchers’ fields of research. By way of background to the period of this research this review has been widened to understand the state of development of “low status” houses at the start of the research period.

2.2 History of low status housing since 18th century

The fourth quarter of the 18th century was the start of a period of migration from the English countryside to the developing centres of industry, initially water-powered and later steam driven. The housing, of the poorest in the countryside at that time, has been described as no more than hovels. These would generally have been a single roomed cottage with at best a half loft at eves’ level. Burnett (1978 p31) for example quoted William Cobbett as having described dwellings at Cricklade in Wiltshire as “little better than pig-beds” and those in Leicestershire as “miserable sheds”. In order to attract workers to the new centres of industry, attractive houses had to be provided by the industrialists. At Coalbrookdale, the iron company provided several rows of two storey cottages, with two rooms on the ground floor. The second room was described by Muter (1979) as a pantry but because of their size are more likely to have been used as an additional bedroom. In the Derwent Valley, houses were provided for cotton workers at Cromford, Belper, Milford and Darley Abbey. These varied considerably but were generally two or three story with up to six rooms (Lilley 2017). As the industrial centres grew housing was built at ever increasing densities. One method of achieving this was by building terraces of Back-to-Back houses. Even where through houses were constructed, they were frequently inhabited by more than one family. This was certainly true of the railway workers’ houses in Swindon (Cattell and Falconer 1995). Perhaps worse than the problem of overcrowding was the lack of water and sanitation. While this may not have been a very severe problem in the countryside where house density was low and existing springs and wells were regarded as common property, things were very different in the densely packed developments in towns and cities when they were frequently made more difficult due to the discharge of sewerage directly into streams and rivers and by industrial pollution of the water courses and contamination of wells by poorly constructed and/or overflowing cesspools. Hole (1866 p154) in his section

on “The disposal of Town Refuse” referred to “water contamination with sewage is well known to be a prolific source of disease”.

During the middle third of the nineteenth century the situation in the cities and large towns was causing concern. Solving the problem was hampered by a lack of knowledge of the way disease was transmitted and the lack of technical knowledge as to the methods for purifying water and treating sewerage further suitable pipes for both water supply or drainage were not available. However, during the final third of the century major technical developments took place coupled with a significant body of legislation intended to remove slums and to provide “sanitary” housing for the lowest in society. As a result, the start of the twentieth century saw the construction of a significant body of improved housing, for which significant records exist, while at the same time there remained an unacceptable amount of poor quality over-crowded and insanitary housing, from the previous century and a half (Swenarton 1981). The twentieth century was to see not only the gradual destruction of the Victorian slums but also a general improvement in housing standards due to improvements in technology both regarding built-in services but also the availability of domestic appliances and equipment (Burnett 1978).

2.3 State of the art literature on low status housing

The general focus of researchers into the development of low status housing has been on the houses built for workers at the time of the ‘Industrial Revolution’ and nineteenth century. Little research is known which has considered development of “low status” houses in the twentieth century. A number of studies relate to specific developments such as Quarry Hill in Leeds (Mitchell, 1990) and Park Hill and Hyde Park in Sheffield (Tuffrey, 2013). Both these studies examined the failure of state sponsored, architect designed houses, which at

the time they were built, were considered to be state of the art and socially progressive. In both cases the authors have concentrated on what went wrong rather than on the detail of the accommodation provided to the tenants. Other recent studies have looked at the nature of post First World War houses (Swenarton, 1981 and 2008) and (Oliver, Davis and Bentley 1981) and post Second World War houses (Bullock, 2002). Swenarton traced the changes of the Government’s approach to housing for the less well off. Starting with the desire to provide “homes for heroes” and then seeking economy, in state provided houses. In contrast Oliver et al. (1981) examined speculatively developed houses and considered the concept that state houses were well designed and well-built while speculative houses were both badly designed and poorly constructed. Grindrod (2013) reviewed post Second World War state developments and identified many failures, including their early demolition, but again did not discuss the interior arrangements. Sheffield Corporation (1962) described in some detail 12 developments constructed between 1953 and 1963. This was essentially a self-praising report and while it gave several house plans there was no suggestion that these had had special consideration regarding service provision or otherwise. Sir J Tudor Walters (1927) described in some detail the organisation and methods of construction for the development of housing estates for the newly developed coal mines. The book contained house elevations, street layouts and some house plans. Whilst the book concentrated on the contractual arrangements there are some references to the layout of rooms and services. In particular, it was stated that, where there were no pithead baths, there was a benefit for having the bath in the downstairs scullery adjacent to the back door.

Another group of books have been produced by current residents of estates. These have tended to concentrate on the social history of the estate. Such books include Port Sunlight, A pictorial history 1888 to 1953 (Boumphrey and Hunter 2002), New Earswick, A pictorial history (Murphy1987), Letchworth Garden City 1903-2003 (Pierce 2002), Tea & Memories,

growing up in Roe Green Village (Nyman 2018) and the origins and evolution of the Progress Estate, Eltham’s garden suburb (Billinghurst 2017). Young (1934) described the development of the large state sponsored Becontree estate but gave little detail of the houses themselves let alone gave any reason for those designs. By way of contrast Rumsey, in her little booklet of unknown date included a number of house-plans for differing house types on the Bata estate at East Tilbury. Whilst all these examined and considered the nature of the houses constructed in the period, most did not consider the use of the space in the house, nor did they consider the reasons behind the houses’ interior layout. In contrast, the study of the introduction of technology into buildings has concentrated on the country house (Barnwell and Palmer 2012; Palmer and West 2016). As a consequence, these studies involved sites where there had been no mains services and thus included the provisions for water sourcing, sewage treatment and disposal, gas production and electric generation. In addition, many of the devices were for use in conjunction with the employment of domestic servants and, consequently, of little relevance to this study.

Mass-Observation (1943) conducted interviews with a significant number of the inhabitants of houses divided into four types a) Old Houses, b) Garden Cities, c) Municipal Housing Estates and d) Flats. The twelve estates were given pseudo-names. This report described, in detail, the features that tenants found unsatisfactory and those they would have liked to have. Other books have been written by people actually living in houses or on estates and described in varying amounts of detail the problems experienced. Such books include Making Space (Matrix 1984) and Estates, an intimate history (Hanley 2007). Both were written by women and identified both defects and needs in their housing experience. While both books, from different perspectives, identified problems with their home there were few suggestions as to how they could have been better designed. A major issue identified was

that what is a good arrangement at one period of family development is not necessarily good at another time.

In the making of home (Flanders 2014) described the development of houses over a 500-year period and compared the way that happened in different countries in Europe and North America. An interesting observation she made was that, to a noticeable extent, the introduction of improved technology had a dual effect. First it had tended to eliminate the domestic chores carried out by the man and secondly in many cases increased the women’s work. Two examples include the introduction of the WC. The job of removing soil from the earth closet and its use as fertilizer had been a male occupation but the job of keeping the WC clean became women’s work. Another example was the change to a coal fired range, from a wood burning fire had a double effect. There was no longer the male task of cutting and chopping wood, but the filling of coal buckets fell to women. Further the use of a range enabled a wider variety of cooking needing a number of pans and other cooking equipment, all of which required regular cleaning, whereas with an open fire only one cooking pot had been used.

The growth over the past 50 years in the history and archaeology of industry has led to the sturdy of industrial workers housing, generally as part of the industrial landscape. The fact, that the design and layout of housing whether for industrial workers or others changed with the development of construction technology has not in general led to investigations by industrial historians. Groups of houses built for industrial workers have been recorded by researchers such as Palmer and Neaverson (1992) who identified houses built for industrial workers in the East Midlands and Crosby, Garwood and Corder-Birch (2008), who identified a number of industrial housing developments over a significant period of time throughout the

county of Essex. While they commented on the various architectural styles, they made hardly any reference to the facilities within the houses or their internal layout.

Other researchers have concentrated on studies of the houses of the 19th century and earlier. Timmins (2013) examined back-to-back houses in Lancashire. He identified the different types of arrangement and found that they occurred in rural situations as well as urban. He found that in Lancashire they had been outnumbered by through houses. In Lancashire this type of house had, in general, ceased to be constructed by the period of this research. Harrison (2017) also looked at the development of back-to-back houses but this time in Leeds. Despite the introduction of legislation aimed to prevent the building of back-to-back houses she showed that in Leeds houses of this type continued to be built well into the twentieth century. Nevell (2017) has used archaeological methods to investigate the development of urban residential areas. While his conclusions challenged the idea that all industrial housing of the industrial revolution was “Jerry” built his work was related to developments prior to the period of this research. Lilly (2017), in contrast, has looked at houses that still exist and as a result has been able to record the situation as can be seen today. She has relied on the visible fragments of what may have been in the houses when built. In reviewing four developments in the Derwent Valley, she sought to demonstrate how each developed differently and the reasons for this.

2.3.1 Government sponsored reports and textbooks

In addition to the literature that examined estates and houses as built there is a large range of reports and books describing what could or should be built. Probably the most frequently referred to, from an earlier age, are Loudon first published in 1846 and later Hole (1866) both of these covered a wide range of construction issues from house design to the disposal of domestic soil. Thompson (1903), surveyor to Richmond Town Council, was referred to with approval by Cornes. To what extent this was because of Thompson’s reference to

Cornes’ apparatus is open to conjecture. This was not a construction textbook, but a review of housing as then built with comments. The first of several reports commissioned by government into housing standards is generally accepted to be that chaired by Sir Tudor Walters (1918). This significant report covered all aspects of housing for the working classes, from estate layout and density of housing to construction details and internal facilities. The report set out not only what was considered the ideal that could be provided, having regard to the finances of the working-class family, but also set the minimum that all families should have.

The devastation caused by the ‘Blitz’ on British towns and cities led to a significant number of reviews and reports for the post-war reconstruction of those areas destroyed. One such was prepared by The Bournville Village Trust (1941). This review, which was solely related to Birmingham, looked at the history, researched the nature of the city and its population and drew conclusions, which included the following.

> All enterprises having as their end object the organisation of human life under optimum conditions of health and happiness must link idealism with realism, for the past, if it teaches us anything at all, teaches us that idealism, divorced from realism, ends in wrecked hopes and shattered projects (p122).

From the builder’s perspective the report by Boot (1943) is of interest. His report strongly advocated the use of non-traditional methods of construction. This is perhaps not surprising since his system of building had been a leading one in the inter-war years. Boot also wrote a report to the First National Housing Trust Ltd. in October 1943. Needless to say, a number of architects and other professionals also had views as to how post-war housing should be designed. Madge (1943) and his fellow professionals looked at all aspects of house design from not only the method of construction but at other issues such as lighting, heating and electrical equipment.

In 1944 the Ministry of Health and the Ministry of Works, jointly produced their housing manual in two parts. The manual included a range of “plan arrangements”, while the technical appendices covered those aspects of construction, which included materials and construction, cooking and heating and sewerage amongst others.

Another source of technical knowledge and advice were the series of post-war building studies which ran to 27 separate studies, from 1944 to 1947. While these covered more than just housing they covered all aspects from the construction of houses to service provision. One significant outcome of these studies was the encouragement of the electrical industry to develop a universal domestic electrical installation, which led to the development of the ring main and square pinned fused plugs, we all know today.

The last, in the tradition of government sponsored reports on the proper form of state provided homes is that produced under the chairmanship of Sir Parker Morris (The Department of the Environment 1961). His report concentrated on the “new patterns of living” and sought to identify the needs of differing types of occupants from families with children to single and elderly people.

In order to understand the development of “low status” housing it is necessary to understand the state of technical knowledge at the time. Thus, a major source of literature is the textbooks and other publications of the relevant period. Almost certainly, the most well-known of building textbooks is Mitchel, whose first edition was in 1888 and has been updated ever since. Another book of significant importance was Rivington’s notes on

building construction which were first published in 1875. Neither of these works considered such matters as water supply and distribution, heating or cooking appliances.

Early books on building services include Hasluck (1900) on the use of gas in homes including as well as lighting a chapter on gas heating and cooking. Allsop (1892) is probably the first textbook on domestic electricity. This also includes uses other than for lighting, such as the electric cigar lighter and probably more useful items such as the electric saucepan and flat iron, to be distinguished from the electric curling iron. Hellyer first published in 1877 deals mainly with domestic sanitation drawing attention to bad practice and providing solutions to those defective installations.

2.4 Historical background to the development of the “low status” house

The majority of “low status” housing was built to accommodate people in low paid employment. This meant, until the availability of low-cost urban transport, that such housing needed to be within walking distance of the place of work. In many cases this led to very dense housing which frequently became overcrowded, and in many cases, was poorly maintained (Gauldie 1974). Further, in many instances the houses were built without any or, at best, only rudimentary services and facilities (Ball 1971). The inevitable result was that these houses became insanitary, and the inhabitants suffered poor health and high death rates. From the second third of the nineteenth century the situation became the concern of social reformers and government commissions. For this reason, the early legislation and philanthropic initiatives main concern was for the provision of ventilation and waste disposal (Curl 1983 and Harper 1985). Coupled with the desire for ventilation was the need to ensure good space around houses. Early legislation also sought to ensure that houses were dry. This was done by specifying the thickness of external walls and the provision of damp proof courses (Knight 1890). In addition to the need to provide healthy, sanitary housing there was a desire by many philanthropists to encourage improved morals and sobriety. This

encouraged the building of three bedroomed houses to ensure that children and young adults of different sexes could sleep in different rooms. Coupled with these social concerns a number of industrialists created model estates for their workers. Examples of such estates are Saltaire, New Earswick (Photo 2-1 New Earswick, York.) and Port Sunlight (Gaskell 1987).

Photo 2-1 New Earswick, York.

Houses built for workers at the Rowntree factory (Author July 2019)

So, by the start of WW1, the standard “low status” house was a three bedroomed house with a living room and, possibly, a parlour for entertaining, as well as a scullery for all wet domestic activities. Cooking would have been done in the living room, possibly on a built-in range. The sink, probably the only source of water would be in the scullery. If there was a WC and not an earth closet, it would be accessed from the open air. The scullery would also contain a copper, which generally comprised a large cast iron container built into a brick structure with a fire underneath.

Shortages of both bricks and bricklayers during WW1 led, in several cases, to houses being built using concrete blocks. The post war inflation discouraged the building of houses for rent, despite the considerable need. Government under Lloyd George sought to build a significant number of subsidised houses, “Homes for Heroes”. The design of these houses was influenced by the government commissioned Tudor Walters’ report, together with the associated book entitled “Type plans and elevations of houses” (Ministry of Health 1920).

One feature of the report was the provision of a permanent bath. Later legislation required a separate bathroom (Swenarton 1981).

The spread of both gas and electricity mains services enabled, first, the provision of improved lighting and, later, both alternative cooking and heating arrangements. Although the Tudor Walters’ report made no recommendation for the use of non-traditional building methods, it was reported that some 44,423 houses using non-traditional construction systems were built in the latter part of the interwar period (Ministry of Works 1944).

In the latter part of the interwar period, state-sponsored housing became influenced by housing developments on the continent. This led to several unsuccessful developments built both before and after WW2. These were initially praised as ideal but later fell into disrepute and were demolished. These included Quarry Hill in Leeds (Mitchell 1990) and Park Hill Sheffield (Tuffrey 2013 and photo 2-2).

Photo 2-2 Park Hill, Sheffield

Blocks of abandoned flats (Author 2017).

After WW2 there was an enormous shortage of houses, partly due to wartime destruction and partly due to the increase in the number of families in the country, in addition to the slum housing that was due for demolition. There was also a shortage of building materials,

especially bricks and timber. Consequently, housing other than council housing, was limited. Private housing was, as a result, limited to working people in specific trades. In addition, there were a large number of damaged houses that needed permanent repairs. A total of 475,000 houses had either been destroyed or made uninhabitable (Burnett 1978). As a result, much of the post-war housing in estates of low-rise houses and flats, was built using non-traditional methods. The first post WW2 high rise flats were not built until 1950, in Newcastle-upon-Tyne (White 1965).

About 1960 the housing drive came to an end and state housing switched to slum clearance. Much of the replacement housing was high rise. The government encouraged the use of precast systems “the house from the factory” (Finnimore 1989). The use of these systems came to an end following the Ronan Point disaster (Bullock 2002).

2.5 The breakdown of the timeline pre-WW1 to 1975 to six periods for analysis

This historical review has traced these developments through six principal time periods, being the significant time periods of the first part of the twentieth century, namely:

1. The pre-first world war
2. The wartime
3. The interwar 1919-1922
4. The interwar 1923-1939
5. The post second world war 1945-1960
6. The post second world war 1961-1975

For each of the time periods described above specific topics have been identified, as typical of the period and developer. While each is specific to the period, they are very different in nature. The Cheap Cottages Exhibition was a collection of individually designed dwellings to a common brief constructed in the same location. The 12,000 houses constructed under the guidance of Sir J Tudor Walters is the study of a number of significant developments

scattered across the country, but all intended for colliery workers. The post WW2 emergency houses were constructed using materials readily available and labour not traditionally used in the construction of housing. In addition to the period of this research being a period of major technical development it was also an era of major social change. In particular it saw the rise in the social status of skilled workmen. While at the same time a decrease in the availability of domestic help meant that women of the middle classes had an ever-increasing involvement in domestic work (Ravetz 2001).

2.6 The role of developers and during the timeline pre-WW1 to 1975

In reviewing the literature describing the historical development of “low status” houses in England and Wales, these observations have, so far as possible, be grouped to reflect the nature of the developer, as seen by writers who specifically considered houses built for a specific class of client. Each of the three classes of client, namely the state/local authorities, private developers and industrial organisations is considered separately. Some of the significant issues are set out in Table 2-1.

Table 2-1 An outline of the changes in the major development issues during the period

Historic period	State or local authority development	Private, speculative developer	Developments by industrial concerns
Pre WW1	1. Removal of insanitary houses 2. Early model bylaws 3. First Council houses	1. “Low status” housing included back-to-back, two down two up. Later three-bedroom houses 2. Development of garden suburbs and cities.	1. Building of model villages such as Saltaire, Port Sunlight and Bournville
WW1	1. Housing limited to war industries. 2. Original intention that these should be temporary cheap housing	1. No speculative developments	1. Houses built to provide housing for war workers, frequently using non-traditional methods of construction

1918-1922	1. Major housing drive, “Homes for Heroes”. 2. State subsidies to local authorities under the Addison act 3. Design review and recommendations under the Tudor Walters’ report	1. Building costs high and this deterred speculative building because of the risk of equity loss.	1. No need for industry to provide housing
1923-1939	1. Government priorities shifted to housing those most in need. 2. Provided subsidies to commercial developers.	1. The fall in building costs coupled with the development of public transport and the availability of cheap money from building societies, encouraged home ownership. 2. The three bedroom- semi became the basis for speculative development for a large number of working people.	1. Housing for industrial workers include estates connected with new coal mines, Crittall at Silver End and Bata at East Tilbury.
1945-1960	1. Major housing drive to house homeless, largely due to the destruction of houses during the war. 2. Largely low-rise housing. 3. Significant use of non-traditional building methods.	1. Initially the building of speculative houses severely limited and restricted by government. 2. Published designs aimed at a higher income group.	1. No need for industrial houses
1961-1975	1. Slum clearance. 2. Government inducements to use factory produced system-built housing. 3. Large number of high-rise flats.	1. Period of limited speculative “low status” housing.	

2.6.1 State sponsored housing

The involvement of the state in the provision of low status housing evolved from the middle of the nineteenth century. Initially, state sponsorship was in conjunction with various charitable organisations and only towards the end of the century through the local authorities. The history of state sponsored housing has been recorded by a large number of writers, many of whom have looked at the subject from a limited perspective. Only a few, such as Ravetz (2001) and Nuttgens (1989), have considered the subject over a long period. Other writers have studied housing of a limited period such as Swenarton (1981 and 2008), Darling (2007) and Bullock (2002). Still others have written about a specific place or development; Birmingham, Chinn (1999), Nottingham, Matthews (2019), Leeds, Quarry Hill, Ravetz (1974) and Sheffield, Park Hill, Tuffrey (2013). In addition, there are general books on housing by Burnett (1978) and Scott (2013) and, finally, there are books which are highly critical of specific developments such as by Grindrod (2013), Hanley (2007) and Mitchell (1990). Bowley (1945) wrote of the interwar housing from an economic perspective and later looked at the economic effects of the developments in building materials (Bowley 1960).

2.6.1.1 Pre WW1

From the middle of the 19th century, society started to take an interest in improving the state of houses occupied by many of the poorest and of those wishing to live near their work in the inner cities. To a large extent this concern had been made urgent by the Cholera epidemics of that century. Government’s priorities were to clear away the worst dwellings, without any thought as to what would become of those people displaced (Gauldie 1974 and Swenarton 1981). A number of organisations were established to build homes for “working” men and “artisans”. Each of these organisations set out to be profit making, seeking a return on capital of 4-5 per cent and, as a result, they could only attract the better-off

tenants and those with a steady income (Curl 1983). Many of these early developments were designed by the architect Henry Roberts. In 1851 Roberts was involved with Prince Albert in designing a block of Model cottages for the Great Exhibition and which came to be a standard design used in many places throughout the country (Figure 2-1).

Figure 2-1 Model house by Roberts exhibited at the Great Exhibition 1851.

The front of the Hertford Model Houses in 1978

The rear of the Hertford Houses in 1978

The Model houses to the design produced by Roberts in conjunction with Prince Albert and erected at the Great Exhibition 1851 (Curl 1983)

By the outbreak of WW1, a significant number of councils had been building municipal housing schemes. Many of these were recorded by contemporary writers. These included Thompson (1903), Cornes (1905) and Technical Journals Ltd (C1919) although, of those recorded by Technical Journals Ltd, only a few specifically give the client as a local authority. It is probable that the local authority which built most houses was the London County Council (LCC). These have been described in detail by Beattie (1980).

2.6.1.2 WW1

During WW1 house building became very restricted due to the need to use such resources for war work. However, a significant number of estates were sponsored directly by the

Ministry of Munitions, which, in its history, recorded funding some 29 sites in England and Wales, comprising 164,812 houses and flats (Ministry of Munitions 1920). While some of the estates were constructed under the direct control of the Ministry, the vast majority were built under the direction of the company for whose workers they were intended (Pepper and Swenarton 1978 and Stratton and Trinder 2000).

2.6.1.3 The interwar period (periods 2 & 3)

The end of WW1 saw the country extremely short of houses and, in addition, a very significant number of houses were considered to be unfit for habitation. The situation was so bad that the government feared a revolution unless urgent action was taken. A promise to instigate a housing drive was summed up in the prime minister, Lloyd George’s slogan “homes fit for heroes” (Swenarton 1981).

This promise was supported by two further actions. First, the issue of the Tudor Walters’ Report (1918) which set out in significant detail the type of housing recommended for construction under state sponsorship. The other was the 1919 Housing Bill, usually referred to as the Addison Act, named after Christopher Addison, who had been appointed President of the Local Government Board, (Swenarton 1981 p80).

The Tudor Walters’ report was a comprehensive one, which ran to 352 paragraphs. It had been heavily influenced by the principles set out before the war for garden cities. A significant part of the report dealt with estate layout and contained a large number of house plans. The strengths and weaknesses of this report has been critically considered later.

The speed with which council housing got underway proved to be disappointing. The hope had been to build 500,000 houses (Swenarton 2008) which was an increase from the

300,000 that the Housing Advisory Panel had earlier predicted as necessary. Addison’s own target was said to have been 200,000 a year for 3 years (Ravetz 2001).

However, in 1922 a new Minister of Health put a stop to the building of further houses under the Addison subsidy arrangements, by which time only 214,000 houses had been approved. In 1923 a new housing act was introduced by Neville Chamberlain. This act was intended to encourage private enterprise to build houses with a subsidy provided by the Treasury. Under this act, a total of 438,000 houses were built, of which only 75,000 were built by local authorities. House standards, however, under this act were reduced mainly in terms of the house size and in the lack of rear access. One improvement introduced by the Act, which was the requirement for a fixed bath which, the next year, had to be “in a bathroom”. However, the provision of a boiler for water heating was reduced to that of a copper and the connection to the bath to that of a rotary pump or syphonic apparatus, see House Record Sheet No 25B (Burnett 1978).

Burnett, referring to the 1927 “Housing Manual”, noted the change in terminology from tenement to flat. He went on to say that “Every flat had its own WC and bath, a scullery which was growing into a kitchen, a larder and a coal-store. A dust-chute was provided on each floor. There were two types of flat; “normal” and “simplified”. In the “normal” flat the kitchen was described as “particularly well fitted up” but had a bath with table-top and a coal-fired copper which “was something of an anachronism”. Cooking was by gas-stove and no range was provided in the living-room. The “simplified” version only had a small scullery and WC. A separate washhouse, which contained both bath and copper, was shared by two or three flats” (Burnett 1978 p229).

In the late 1930s, architects of council housing were being influenced by Continental thought and practice, which were perceived as advanced and socially ideal. These ideas not only concerned the architectural style but also the methods of construction and grouping of dwellings and public facilities. In addition, they also referred to the layout and facilities in the dwelling themselves. Houses designed to these principles were in sharp contrast to those advocated by the Tudor Walters’ report (1918) and the associated “Type Plans” of the Ministry of Health (1920). Walter Gropius at the Bauhaus was advocating a new architecture (Gropius 1965). Le Corbusier in France published his “Vers une Architecture” (Le Corbusier 1923) in which he referred to a house as “a machine for living in” (Etchells 1989). He subsequently designed the Unité d’Habitation at Marseilles (Spring 1987). In England, a group of architects had formed “The Modern Architectural Research Group” (Darling 2007).

Darling described at length the development of new architecture in England, with particular reference to specific blocks of flats, Lawn Road Flats, Kent House and Kensal House in Ladbroke Grove. The Kensal House development incorporated a nursery school and social meeting rooms and workshops. It was suggested that women could come together for communal activities and “the exercise of the life of the mind and spirit”. It was claimed that this was possible because of the labour-saving nature of the flats (Darling 2007).

2.6.1.4 Post WW2 (periods 4 & 5)

The destruction of more than 200,000 houses because of aerial bombardment during WW2 (Blanchet and Zhuravlyova 2018), coupled with a significant increase in the number of family units had, by that time, created an enormous housing shortage. This was in addition to a vast number of slum houses that needed replacement. Kynaston (2007) stated that

about seven million dwellings lacked a hot-water supply, some six million an inside WC and almost five million a fixed bath.

As early as 1943, the Burt Committee did two things in order to be ready to start the provision of the number of houses required as soon as war ended. On the one hand, they looked at possible non-traditional methods of building. The other action was to look at the possibility of temporary houses (Blanchet and Zhuravlyova 2018).

Precisely how many proposals for non-traditional methods were submitted for consideration is uncertain. White (1965) stated that 680 designs had been submitted to the Committee for the Industrial and Scientific Provision of Housing in 1938, of which 290 were scrutinized in detail, but only 153 had been used with success. Whittick (1947) recorded that nearly 1,400 methods of construction had been submitted to the Ministry of Works by the end of 1945. The technical group decided which designs should be built at the Ministry of Works test ground at Northolt (Photo 2-3).

Photo 2-3 A block of non-traditional houses at Northolt, Middlesex

A block of non-traditional houses constructed at the Ministry of Works test site at Northolt, Middlesex; by author: September 2017)

Ultimately, 156,623 temporary houses were built between 1945 and 1947. These were of several designs, but all based on a similar layout, with two bedrooms, living room, kitchen and bathroom. A common plumbing unit, which contained a boiler and both hot and cold-water storage tanks and basic plumbing, was incorporated into all designs. All the houses were factory prepared requiring the minimum of onsite work. Prototypes were built and exhibited, inspected and lived in, before full production commenced. The four original designs were known as Portal, Arcon, Uni-Seco and Tarran. Eventually the Portal type, which was steel, was replaced by the AIROH, which used the surplus capacity of both the aluminium and the aircraft industries which, with the end of the war, had resulted from the reduced need for aircraft, (Stevenson 2003, Photo 2-4).

Photo 2-4 Prefab design

Two different prefab designs, on the left the Uni-Seco house at Duxford, Cambridgeshire and on the right the ‘Universal House Mark 3’, manufactured by the Universal Housing Co. Ltd., Rickmansworth, Hertfordshire, at the Chiltern Open Air Museum (Author: 2020 and 2017).

In the immediate post war period, the traditional tradesmen of the building industry were largely employed in the repair of those houses damaged, but not destroyed, by enemy action. Later they were employed to improve some of the existing substandard housing (Chinn 1999). There was, therefore, a strong need to use non-traditional methods for new house construction. It had been anticipated that non-traditional methods might prove

cheaper that traditional ones. However, while this proved not to be the case, it did enable the use of semi-skilled labour with the associated increased output of dwellings. The use of steel for house construction clashed with a need for steel for the export drive, which was necessary to stabilise the national finances and balance of payments. With a change of government in 1951 the housing drive received a boost and, with it, the use of non-traditional building systems (Blanchet and Zhuravlyova 2018).

A further factor was the shortage of trained architects. Even after this lack was resolved by, first, the return of young architects from the armed forces and, later, with newly trained ones graduating from the universities and colleges, there was still a reluctance, on their part, to be involved in the unglamorous council house sector of the profession (Bullock 2002).

2.6.2 Speculatively built houses

Fewer published works are known specifically relating to speculatively built “low status” houses. The book by Oliver, Davis and Bentley (1981) and that by Jackson (1973) provided differing viewpoints as to the quality and success of speculatively built houses. Both Scott (2013) and Jensen (2007) looked at housing in general but had a significant amount to say on speculatively built houses. Edwards (1981) described in detail the development of Suburbia over two centuries. Many other books looked at the higher price range and status of largely purpose-designed houses such as McGrath (date unknown).

2.6.2.1 The interwar period

In 1919, while there was a housing shortage, there was also a shortage of the materials and the skills needed to build houses, while the government provided subsidies to councils to build houses for rent, two factors deterred speculative house building. First, building costs had increased several fold, which meant that if the development was to be profitable, rents would have to have been similarly inflated. It was anticipated that, in time, building costs would fall back to near their pre-war level and therefore any houses built in the period of

high cost would lose value when building costs fell. A further factor was that a rent freeze had been imposed during the war to restrict exploitation of the housing shortage. The downside of a rent freeze was the reluctance of tenants to move, when they would then be charged a much higher commercial rent.

Swenarton (2008 p86) noted that rent controls had been imposed in most of the combatant countries of WW1 and stated that, as long as there remained housing shortages, it was politically impossible to remove such restrictions. However, as long as building costs remained high there would be no profit for private enterprise in large-scale house building. A decade on and the situation had changed dramatically, building costs had fallen almost to the pre-war level and, in addition, building societies had cash to loan at competitive rates. There was, however, a limit to the market for home ownership and this was becoming saturated by the late 1930s. In order to continue trading speculative builders started to construct smaller and, consequently, cheaper houses (Oliver, Davis and Bentley 1981 and Scott 2013).

The suburban house was not an invention of the 1930s speculative builder. Edwards (1981) identified the first suburb as being Park Village built in 1824, which was intended to occupy what is now Regent’s Park. He then looked at other nineteenth century developments including the Eyre Estate, St John’s Wood and Brentford Park.

Suburban developments which were frequently given the nickname “Dunroamin”, or “Metro-land”, which was the name given to the developments served by the Metropolitan Railway, were different form previous developments because of the class of people for whom the

houses were built. These were, in general, the middle to lower middle class and the higher paid working class. These people were attracted, not just by the concept of owning their own house, but by the claims of the developers’ advertising. Most advertisements purported to give benefits which ranged from; the claims of clean air, access to country walks and other leisure activities, and to claims that the houses were “superior”, had “good road, main drainage, gas, water and electricity”. There was also reference to good schools and tennis courts on the estate, such as was claimed in an advertisement for the Cuckoo Hill Estate built by W A Telling Ltd in the 1930s (Edwards 1977 p69). Other advertisements stressed the house features such as “beautifully timbered” and situation “charmingly situated and is within a few minutes’ walk of Pinner village and the Metropolitan Railway Station”, also of the early 1930s, taken from an advertisement for the Cecil Park Estate (Edwards 1977 p66, HRS 515). A significant amount of the literature describing the speculatively built houses and suburbs is scathing in its condemnation of both the estates and the houses on them. However, in all the literature there is little reference to the interior design and the modern convenience of the houses, as built. One reason for this lack of commentary on the interior facilities is possibly the difficulty in finding the necessary evidence. Ryan (1997) has carried out a significant examination of contemporary material, which included builders’ advertisements, magazine articles and photographs.

There is, not surprisingly, little written evidence as to whether the purchasers found their house fulfilled the claims made by the developer and/or their expectations. Jackson (1973) supports his condemnation of the speculative house and his claim that they were badly built, by reference to a few reported legal cases of claims against the builder for defective work. However, considering the thousands of speculatively built houses in the 1920/30s it would require a vast quantity of such reported cases to support a claim that these houses were, in general, poorly, let alone badly, constructed. Davis (2007) quoting a Stanley Ramsay,

recorded that while there had, in fact, been very little “Jerry-building” there had been a great deal of “Jerry-designing”.

There is, in the literature, significant condemnation of the architectural style of the pre-war WW2 speculative house, which were variously described as “By-Pass Variegated”, “Mock-Tudor”, “Debased Arts and Crafts” and later as “bogus-modern”. Critics referred to the layout of estates with words such as “bleak ugliness of the suburb”, “a squalid antechamber of the city” and “a reproach to the city it surrounds” (Oliver, Davis and Bentley 2007). These comments solely addressed the perceived collective appearance of the speculatively built housing developments. What those sentiments failed to address was the reason for their popularity and market success. What can be shown is that, in fact, these estates generally provided houses built to modern standards with the facilities regarded as necessary for 20th century living.

2.6.2.2 Post WW2 (periods 4 & 5)

In the first years after WW2, speculative house building was virtually impossible because of restrictions on the availability of materials. Jensen (2007) found that private building was on the rise from the mid-fifties. He went on to claim that for a number of reasons, partly because of the available materials, the design style of houses built in both the public and private sectors became similar. The major distinction between them remained the building of semi-detached houses in the private sector as compared to short terraces in the public. Another difference was the provision of garages, which were frequently linked between pairs of houses. Both Edwards (1981) and Jensen (2007) made reference to the “Anglo-Scandinavian” style. This style incorporated wide bands of window at both ground and first floor levels, which were separated by a light-weight structure frequently clad with tile hanging or prefinished panels. This style was very suitable for use with precast concrete

cross wall construction, such as was used by Laing with their 12M Jespersen System (Figure 2-2).

Figure 2-2 Jespersen houses

A block of Jespersen houses showing the lightweight elevational panels of the Anglo Scandinavian style (John Laing Construction 1966).

While this was basically an architectural style, it created a new method of house building, namely the cross wall, by eliminating the traditional brick external wall. This is perhaps an exceptional example where architectural style required or facilitated new building systems.

2.6.3 Housing estates built by industrial organisations

The construction of houses for workers goes back to the early days of the Industrial Revolution, largely created by the significant migration of the population from the country to the industrial areas (Guuldie1974). There is a considerable amount of literature which has investigated both the early estates, such as those built for the textile workers in the Derwent Valley (Lilley 2015), and those for Iron workers at Coalbrookdale (Muter 1979). Late nineteenth and early twentieth century estates included Port Sunlight by Leaver Brothers (Leaver 1905 and Boumphrey and Hunter 2002), Bournville by Cadbury Brothers (Harvey 1906, Photo 2-5) and New Earswick for Joseph Rowntree (Murphy1987).

Photo 2-5 Houses on the Cadbury, Bournville estate, Birmingham

A pair of houses on the Cadbury, Bournville estate, Birmingham (Author: September 2018)

2.6.3.1 WW1

During WW1, general house building ceased but a number of estates were constructed and/or authorised for use by munition workers. Both permanent and temporary sites were listed in the Official History of the Ministry of Munitions in its Appendix I (Ministry of Munitions 1920). Because of shortages of materials and skilled labour, many of the estates were constructed using non-traditional methods. While some reference has been made to individual sites by writers, such as Swenarton (1981), Stratton and Trinder (2000) and a fairly comprehensive review of the contemporary reports was compiled by Pepper and Swenarton (1978), no general account of the estates built for industrial organisations is known.

2.6.3.2 The interwar period

However, three significant and different developments built in the interwar period are; that built for Crittall at Silver End (Mead 1989 and Blake1989), the many estates built for The Industrial Housing Association (Tudor Walters 1927 and Hay and Fordham 2017) and the Bata Estate at East Tilbury (Rumsey, date unknown). Prior to the move by the Crittall

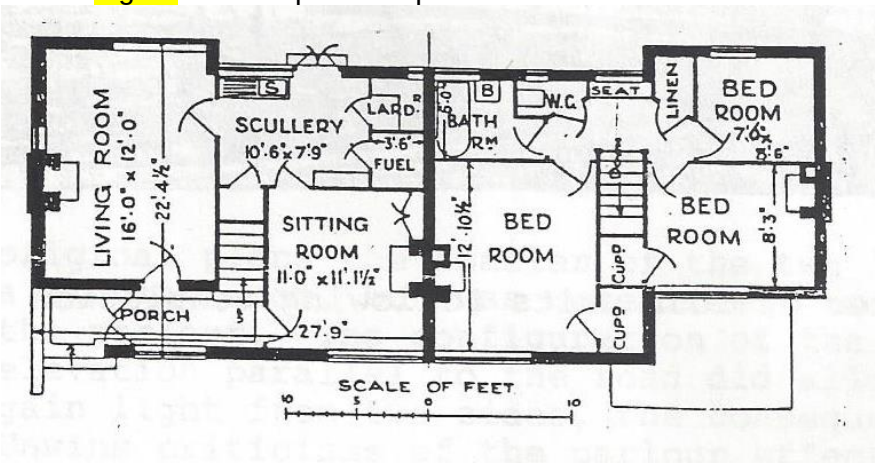
Company to its new village of Silver End, Crittall had built a small estate of 56 houses at Braintree in Essex. These were constructed of concrete blocks, described as the “Unit-built” System, see 6.2.3.3.3 below. This estate still exists and was, at the time, referred to with enthusiasm by the Women’s Housing Sub-Committee, (Ministry of Reconstruction 1918).

In the interwar period, there was a significant expansion of the coal industry with the opening of a number of new pits, which required the construction of new houses and facilities for the miners. The mine owners set up a cooperative, “The Industrial Housing Association Limited”. The benefits of the cooperative were described as, in the first place, being able to attract capital by being able to offer security that a single employer could not do. Then they had the benefit of scale. By constructing twelve thousand houses, it had the advantage of securing large contracts which would not have been available to smaller developments. One result was that the Association was, at peak, completing a hundred houses per week (Walters 1927).

It was recorded that consideration was given to the benefit, or otherwise, of using concrete for the house construction. After considering “a large number of schemes of new construction”, the decision to use brick was recorded as being on two accounts. First, and perhaps the more significant, was that a by-product of some coal mines was the production of bricks, production of which could be increased, and priority given to the Association’s housing. Secondly, while the decision did not imply “any condemnation of either concrete houses or steel”, concrete construction was more apt where there was an ample supply of suitable aggregate. Further, there was no evidence that there would be any saving in using concrete construction (Walters 1927).

While Tudor Walters has left us with a comprehensive record of the construction of the Industrial Housing Association’s estates, Hay and Fordham (2017) have given a comprehensive survey of those estates nearly a century later, and several decades after the industrial organisation for which they were created, has vanished. One fact is certain that the houses as built have proved to have been substantially constructed. Despite some lack of maintenance, it has been claimed that “overall the IHA houses have stood the test of time” (Hay and Fordham 2017). In complete contrast to the largescale construction of the IHA, Crittall at Silver End was constructing a single factory complex, with associated housing for all, including the factory owners. The vast majority of the village was brick built and differed in appearance very little from a large council estate of the period. However, what makes Silver End so interesting is the dramatic change in architectural style for the later part of the development. By 1927 the architects Thomas Tait and Frederick Macmanus were designing houses which either “send architectural critics into raptures of enthusiasm or arm waving horror” (Mead 1989 p43). These included twelve semi-detached houses with double vee windows, as well as terraces and individual houses such as Wolverton and Craig Angus. However, despite the very modern exterior, there is no suggestion from the house plans that they incorporated modern services. For example, the plan of the semi-detached parlour/sitting room house shows a scullery with no identifiable cooking facility, so it must be assumed that cooking was done on a range in the living room (see Figure 2.3)

Figure 2-3 The plan of a pair of houses at Silver End.



In this drawing despite the very modernistic architectural style of the houses, there is no suggestion of the incorporation of up-to-date cooking or laundry facilities (Mead 1989).

The Bata estate was developed from the early 1930s until after WW2. The estate comprised various house types, most are semidetached with flat roofs. Some were three bedroomed, with living room and bathroom downstairs. Some two bedroomed houses had the bathroom upstairs but had both dining room and living room in addition to a kitchen, where one of the downstairs rooms could have been used as a third bedroom. Larger four bedroomed houses with integral garages were for senior managers and the doctor (Rumsey, date unknown; Photo 2.6).

Photo 2-6 Houses on the Bata estate at East Tilbury, Essex

A pair of flat-roofed houses on the Bata estate (Author: October 2017).

2.7 Conclusions of chapter 2

This literature analysis has shown that several topics are well covered. Those include the effect on council housing of changing government policy, including the desire to build houses following both world wars. Post WW1, the “Homes for Heroes” promise, the Tudor Walters’ report and the Addison Act were significant. Post WW2, the temporary housing initiative, which was followed by the housing drive and later the slum clearance programme, dominated the house building market.

Historians referring to speculatively built houses and the “Urban sprawl” have identified a number of issues including the desire for social separation between speculative and council developments, the concept of the “servant less house” and the insinuation of “Jerry” building.

The literature supports the thesis that, by the 1930s, speculative builders were seeking to refer to the incorporation of technology in their promotional literature. In contrast to Architects, local government officers and councillors were looking to Europe as leaders in good social housing. In many instances this proved to be unsatisfactory.

The literature also supports the conclusion that, post WW2, much housing was built using house designs and non-traditional systems developed by the pre-war speculative builders. One consequence of speculative builders being the builders of council housing was that a differential architectural style ceased to exist, or only to a minor extent, between them.

To summarise, existing studies of low status housing have looked at a large range of issues such as density of development, estate layout and elevational treatment, with some highly critical comments on speculative and builder designed housing. They have also discussed the effect of legislation, including government finance, building and other regulations. However, when questions are asked such as why was the access to the toilet only from outside? Why was the bath placed in the scullery? Why was the water heated by a boiler in the kitchen or at the back of the living room fire? Why do some houses have separate dining rooms? What was the purpose and origin of the serving hatch? Then there is no known research that has addressed these matters. The answers to questions such as these will be of significance to both the social historian and the construction historian and will represent one of the key contributions to the knowledge and understanding of early twentieth century “low status” housing that this thesis will make

In order to understand the reasons why there is only scant literature on the concept of “low status” housing it is necessary to understand the nature and content of the published literature. While there is a significant body of literature dealing with “low status” housing over the period this has virtually ignored the effect or lack of effect of technical developments on the design of these houses.

This chapter has investigated the written sources describing the nature and provision of “low status” housing to ascertain the extent to which this considered the introduction of technology into the design and the resultant use of space. In reviewing the literature describing the historical development of the “low status” house in England and Wales, these observations have, so far as possible, been grouped to reflect the nature of the developer,

as seen by writers who specifically considered houses, built for a specific class of developer.

This investigation has examined a significant number of the wide range of printed histories, papers and reports related to housing, each of which have considered the subject from the author’s viewpoint whether social, architectural, economic or political. In many cases this will have influenced the conclusions they reached.

It has also demonstrated that much of the literature is prejudiced against the speculative builder and has failed to consider the extent to which each category of developer responded to the technical developments taking place during these periods. The history of those technical developments has been investigated and is analysed later.

What is demonstratively absent, from the existing literature as reviewed, is any discussion of the introduction of technology into “low status” houses or the lack of such incorporation, as has been done for the country house (Palmer and West 2016). Probably the writer who comes nearest to considering the advancement of technology and “low status” housing is Ryan (1997, 2018). However, her interest relates mainly to the introduction of domestic appliances and the desired interior décor. As a result, her studies relate almost exclusively to the interwar speculatively built house and its home-owner’s wishes and requirements.

There is no known study into the progressive incorporation of building services into “low status” housing. Nor has there been any direct comparison between those houses built by differing developer types. This research has sought to address this gap in knowledge.

Chapter 3: Methodology

3.1 Introduction

This chapter lays out an overview of the methodological stance of the thesis. As part of this overview, it will seek to identify those methods relevant to the study of housing and justify those that have been selected. The chapter will conclude by outlining the methods to be used in this research.

3.2 Research methodology

Research can be defined as the systematic practice of gathering, analysing and making inferences about a set of data in order to give meaning to a particular phenomenon or to answer the research question/s of interest (Leedy and Ormrod 2010) and with the aim of contributing to a particular body of knowledge. In order to achieve our research aims and objectives and answer the research question it has been identified that we need to consider the relationship between philosophy and our research practice, and this leads us to identify which research paradigm provides the best fit for the proposed investigation. Two broad approaches exist, Positivist and Interpretivist. Berg (2007) identified them as either inductive or deductive in method. In the inductive approach, the researcher seeks evidence to support the thesis. Consequently, the research is potentially subject to bias by the researcher who is primarily seeking to support the thesis. Conversely, with the deductive approach, which - to test established theories - relies on the collection of data for analysis. A key threat to validity of the conclusions could be that the researcher may deselect data that appears irrelevant, which might in fact not be so.

Fisher (2007 p123) referred to a conceptual framework and distinguished between a structured and a grounded approach. The structured approach required a preliminary theory, concept or hypothesis, while the grounded approach required the collection of

material “without prejudice” and with “no preliminary conceptual thoughts”. Fisher went on to discuss the emergence of the grounded theory and referred to the work by Glaser and Strauss (1967) and concluded that they reinforced the importance of the point in time in the research process that theory should play a role. Fisher also concluded that there was no intermediate position between the extremes of the need to start from a theoretical position and the alternative that “everything should be done to prevent any prior theorising from distorting the emergence of theory from the research material” (Fisher 2007 p123 Exhibit 3.3).

In this study, the structured approach has been adopted and will seek material defining house types for each of the identified periods and developer type.

3.3 Documentary research methods

In his review of documentary research, Fisher (2007) identified two research methods, the open and the pre-coded (Fisher 2007 p161). These procedures are specifically relevant when analysing written documents. In the open method the researcher is trying to understand the text and what the writer is trying to convey. The pre-coded approach seeks out specific words or references. In the building context, the open approach would be seeking to establish what the builders were aiming to create, while in the pre-coded approach this would be purely analytical such as, how often was a reference made to a specific design concept or technical development.

In the context of this research, the assembly of data was pronominally by the pre-coded method. In extracting information from the primary data, the researcher looked for specific features, such as the incorporation of services, the method of construction or the provision

and location of cooking facilities and other fixtures. However, the analysis of the data also used the open method, since the researcher sought to understand the reason for the selection of the design features or activity location. Fisher (2007 Ch5) looked at how data should be interpreted and considered the use of an interpretative grid. He postulated that people of different cultures or at differing periods in time might review the same topic from a very different perspective. In his example, he cited a town map which for some had been a diagram of streets but for people of another culture had been a record of history or historical development. Such a map exists at the National Trust property of Nuffield Place, where there is a street map of Oxford which features many of the historically influential residents of the city. It therefore combines both historical and geographical details.

Fisher (2007 p274) identified three possible grids namely universalism, realism and nominalism. In considering the idea of universalism, he considered a chair. He identified the distinction between a specific chair and the concept of “a chair”. While a specific chair can be described in detail, the concept of “a chair” is very open. The concept of a chair is abstract. In much the same way, the concept of house or home can be defined as where one lives, whether it be a one room damp bed-sit or well-built three bedroomed house, however the concept of home is abstract and may suggest a cosy fireside in a dry, secure building with adequate facilities for quality living or an improvised shelter in the wilds.

Fisher (2007 p276) considered realistic grids. He claimed that this should be more properly referred to as an Epistemological realist approach. In describing this concept, Fisher was referring to management studies and to Human Resource Management in particular. He defined Epistemological realism as “the belief that the structure of the real world is ‘cognitively accessible’ to those that investigate it”. However, in applying this

concept to housing the suggestion that an abstract concept such as home can, in fact, be measured and defined is unrealistic.

The concept of Nominalism is less clear. What was being advanced is not that the objects being researched are unreal but that the names given to the subjects being researched are unreal. While such a concept may be relevant when dealing with purely abstract ideas, such as staff management, it does appear to have less relevance to the study of tangible things such as houses, their construction, services and layout.

However, when considering houses, it is true that the names of rooms and spaces have changed without any major change in their use. What did change was the nature of the room, the fittings and fixtures. These, in many cases, became more user-friendly and attractive.

However, there is some relevance when considering the naming of space within the house. Manifestly, while the activities carried on in any identifiable space are real, the name given to that space may be less real. For example, a term such as “kitchen” may identify a space in which several activities in addition to cooking are carried out, such as clothes washing and the eating of food.

What is not of much importance, is the name ascribed to the space within the house. For the purpose of this research, what was of significance are the activities carried on in each part of the house and the extent to which these changed over time and also the extent to which such changes were influenced by developments in technology.

3.4 Data collection

An essential part of the research process is the collection of data. When appropriate this may be sourced from records and archives, from questionnaires and interviews, sources may therefore be either historic or current. Whether the data is historic or current it can be both extractive and/or deductive. Berg (2007) used alternative words, on page 267 he used literal and latent and on page 290 he discussed the concept of considering the general, as well as the specific, implications of documents and other data. Extractive data will flow from what is actually contained in the source. A plan showing a bath will allow the extraction of that item of data, i.e., that the house had a bath in that location. However, an elevational drawing which shows no chimney over the kitchen area may imply that there was no fire or boiler in that location and that, therefore, there was no hot water supply or that hot water was from a local heater.

Data can be acquired in a number of ways. Saunders et al. (1997 p72) described data collection as either positive or phenomenologist. The fundamental difference being the aim of the researcher. In the positivist approach the researcher's main aim, as discussed earlier, is to prove a point i.e., to support a thesis. While the phenomenologist's aim is to amass as much data as possible and to develop a thesis from the accumulated data. This leads to the question; top down (driven by the research questions) or bottom up (driven by the data)?

In the positivist approach, the researcher has a set goal which defines the nature of the evidence that he/she seeks. Once, the researcher is satisfied that he/she has the amount and range of data sufficient reasonably to support his/her thesis, the research can be

concluded, and the data analysed. This approach is likely to produce early or timely results.

In contrast the phenomenologist's approach has no defined goal, which means that the researcher will be uncertain when to consider he/she has enough data to lead to a convincing conclusion after analysis.

3.5 Triangulation of data

Berg (2007 p5) considered the concept of triangulation in research methodology. The concept envisaged that by following research from three angles that the situation where they converged would identify a factual situation. He stated that for many researchers' triangulation was restricted to the use of multiple data-gathering techniques. He then quotes from Denzin (1978), who claimed that triangulation actually represented varieties of data, investigators, theories and methods. These were outlined as:

1) Data triangulation having three subtypes, time, space and person,

2) Investigator triangulation required the use of several observers of the same subject,

3) Theory triangulation required the use of multiple rather than simple perspectives and

4) Methodological triangulation, which could entail within-method triangulation and between-method triangulation.

In this research, data was extracted from three major sources. Primarily from the examination of the primary data such as house plans, specifications etc., secondly, a review of the relevant technical developments over time and, thirdly, the evidence from government reports, byelaws and guidance notes.

3.6 Data coding

Fisher (2007 p161) Identified two methods of documentary research, namely, open or pre-coded. In the open method, the researcher is looking for any item of data which is of interest and relevance to the research, while in the pre-coded method relevant phrases or words are selected as likely to identify relevant data, so a search is made for those selected words and phrases. While the open method is more painstaking, it is likely to be the more thorough. The pre-coded method may prove to be the better where there are lengthy documents that need to be examined. The pre-coded method may enable the use of "electronic document files or electronic textual databases to count the frequency and context of the appearance of certain key words or phrases" (Fisher 2007 p161). Fisher (2007 p165) also used the terms open and pre-structured and listed four scenarios. He suggested which method he considered to be most appropriate in each case.

1) Where the kind of answer that will result from either respondents or sources is unknown, then the open method is best.

2) If looking for new ideas then, again, the open method will be most suitable.

3) If the research material is to be quantified then he suggested the pre-coded method.

4) Where it is intended to compare the views or experiences of a large number of people, then the pre-coded approach was advised.

Berg (2007 p23) sets these two approaches as a linked sequence i.e., the theory before research or the research before theory (Figure 3-1).

Figure 3-1 Approaches to theory

Idea →Theory →Design →Data collection → Analysis →Findings.

or

Idea →Design →Data collection →Theory →Analysis →Findings.

The likely situation is that the process will, in practice, be much more complex. Berg (2007 p24) stated that it is possible that at each stage the theoretical assumptions should be re-examined and adjusted as appropriate. This could lead to a situation where, for every two steps forward, there was one step backward. He described this as “spiralling forward never actually leaving any stage behind completely”.

As suggested by Berg (2007) above it has not been possible to stick with one of the suggested approaches. This research started with an indicative theory that the introduction of technology changed the use of space in “low status” houses and that speculative developers were quicker to introduce new technologies that the state. However, the evidence from the collected of data has led to a revision of the theory, particularly as to the use of non-traditional building structures and the provision of services on large estates.

In this research, the pre-coded method was adopted by identifying from the start the major construction features, fixtures and fittings and services incorporated into each of the buildings examined. While the aim of this research has been considered to be pre-structured, as data was collected and preliminary assessments made, so the anticipated conclusions were revised.

3.7 Sampling in documentary research

Certainly, when using a large range of documentary sources for data collection, there is likely to be a need to be both selective and restrictive. Berg (2007 p41) describes various sampling strategies as Probability sampling, Convenience samples, Purposive samples, Snowball samples and Quota samples. Probability sampling requires a schedule of the

relevant population, from which a detailed examination is made of those subjects randomly selected. A sub-set of this method, described as stratified random sampling, which requires the population to be grouped into types and then, for the selection to be made randomly from each group.

Convenience sampling is sometimes referred to as accidental or availability sampling. As implied by the names, this method involves using data sources readily to hand. Manifestly the size of such a population of data will vary considerably, with the resultant limit to the reliability of the conclusions drawn by the researcher. It was suggested that this is an ideal method for preliminary investigations. However, where the data sources are of significant size there may need to be a further sampling for manageable analysis.

Purposive sampling is also referred to as judgemental sampling. For some research, it is desirable to exclude or only to consider certain classes of the population. For the purposes of the current research, it will be necessary to select samples that fall into the fields of the research both for time and for developer type.

Snowballing sampling is a technique particularly useful when studying people, with certain characteristics. It requires access to a number of subjects who, in turn, are invited to name others of their class for possible investigation. This is possibly related to the method frequently used when carrying out a literature review, when the references in one document, lead to others dealing with the relevant topic.

Quota sampling is a method that requires the researcher to identify several criteria and thereby to create a kind of matrix or table. It might, for example, divide all houses by size

and date. This method enables the samples to be sub divided and sub divided again, until there remains a population size that can be easily analysed.

The researcher has opted for convenience sampling as the most appropriate because of the substantial resource which was readily to hand. While it is acknowledged that this has provided more data for some areas of the research and less for others, it is not anticipated that this has adversely affected the ability to reach balanced conclusions. Only once all the data from this source had been assembled, did it become apparent where there was a significant deficiency in the amount of data available. Government restrictions due to the COVID-19 pandemic prevented any further investigations to seek further data. The extent to which this has affected the conclusions reached has been noted in the conclusions.

3.8 Data analysis

Having selected the data to be used, it is necessary to decide the best method of analysis or review either to support the thesis or to produce a conclusion. The two principal methods are Quantitative and Qualitative. Berg (2007 Ch1) discussed the relative merits of each. In practice, he stated that qualitative and quantitative are not distinct. He did, however, consider that qualitative analysis would both take longer and require greater clarity of goals during the design stage.

Berg (2007 p8) classed qualitative techniques as possibly leading to researchers believing in a procedure that led them to believe in nominal, rather than in numerical, sorts of data. He stated that qualitative analysis answered questions by examining the various social settings and the individuals who inhabit those settings. He further stated that qualitative techniques allow the researcher to choose their procedures. They were to keep in mind

the problems that might arise in the specific research setting and in the unique research circumstances. This then requires the researcher to identify both its research setting and the research circumstances.

In identifying the research setting, a major factor will be the time frame of the research. For many researchers of buildings, the main source of data will be the evidence from a recent or current survey or archaeological investigation of the building or buildings being researched (for examples see the journals of organisations such as the Vernacular Architectural Society, The Construction history Society and, to a lesser extent, the Association for Industrial Archaeology). This will identify and record the details of the building at the time of survey or archaeological investigation, and not the detail of the building as built. Conversely, drawings and specifications of the intended building will only show what was proposed. Architectural reviews and other reports are more certain to refer to the building as built, rather than that which was intended.

The research circumstance will depend on the nature of data available. The researcher of an historic building may have to rely solely on survey data. What is found will be factual, but interpretation of the survey will be conjectural. The study of contemporary drawings will demonstrate intention but will not confirm construction, whereas technical reviews are likely to reflect the building as built.

To understand the historic past requires a knowledge of what went before the development occurred (Berg 2007 p266). Berg also made the point that “researchers must seek to understand both literal and latent meaning and documents … definitions and

connotations for terms change over time". In the building context, a good example is the use of the words, "lavatory" and "lavatory basin". In the past a lavatory was a place or room for washing. Until very recent times a lavatory basin was a small basin in which hands were washed. Similarly, words such as "toilet" and "WC" may apply to the location or to the sanitary fitment.

A researcher investigating, for example, the development of carpet cleaning equipment can see examples in museums and possibly be allowed to carry out tests on those appliances. What is certain, is that those museum items will be the genuine article, as supplied at that time. For a researcher into the development of houses, the converse will be the case. Whilst the original house structure may remain, it is highly likely that it will have been added to, or altered, over time. Services that did not exist at the time of building will have been subsequently installed and possibly, further replaced. Rooms intended for specific use may have become used for a different purpose. For all these aspects research into the history of houses requires a different approach. Research, as reported in journals such as that of the Vernacular Architectural Group, demonstrates this and shows that housing research requires more than merely an indicative approach but a deductive one as well.

Historical research has its own specific requirements. Berg (2007 p264) considered the nature of historical research. He described history as "an account of some past event or series of events." He then went to describe Historiography as "a method for discovering from records and accounts what happened at some past period". He then stated that historical research was not only creative nostalgia but that "in contrast to nostalgia, *historical research* attempts to systematically recapture the complex nuances … that have

influenced the past". Nostalgia, however, is the retelling of "comfortable past pleasantries, events or situations". Jones (2019) described this in different words, stating "the ability and willingness to historicise (and so 'correct') national myths is central to what historians do".

This research has demonstrated that Jones' view is more relevant than that of Berg. Far from seeking creative nostalgia, this research sought to demonstrate that the myths postulated by many historians are just such and that the record needs to be corrected. The stigma of alleged "Jerry building" by commercial developers needs to be corrected and the suggestion that architect designed developments were universally satisfactory, to be challenged.

Saunders et al. (1997 p340) suggested that there is no standardised approach to the analysis of qualitative data. They did, however, identify four possible stages in the process of analysis as: 1) categorisation, 2) 'unitising' data, 3) recognising relationships and developing the categories and 4) developing and testing hypotheses.

3.8.1 Categorisation of data

Categorisation, as the name suggests, involves dividing the data into meaningful groups or categories. These must be devised as part of a coherent set, to provide a structure for analysis. Having identified the categories, the units of data are extracted from the original documents and brought together for subsequent analysis. At the third stage, Saunders et al (1997 p343) accepted that the first attempt at categorisation may require alteration or adjustment. This is an interactive process which can assist the researcher to arrive at a set of data suitable to meet the research aims and objectives and shed light on the

research questions of interest. Finally, it was envisaged that the categorisation process would enable a hypothesis to be developed and/or tested.

Saunders et al. (1997 p345), however, made the point strongly that the collection of data and its analysis is very much an interactive process. Analysis occurs during the data collection process while, at the same time, helping to shape the direction of data collection. The interactive nature of this process allows the researcher “to recognise important themes, patterns and relationships” as data are collected. This process requires careful time management but will clearly require a decision as to when sufficient data collection has been achieved to justify the drawing of the final conclusions of the research.

Mies (1993) discussed the methodology for feminist research and claimed that value free research had to be replaced by conscious partiality**,** because women’s contribution to history in written records did not exist as far as historical science went. She claimed that the virtual exclusion of women from the bulk of research could be “adequately epitomised in Bertolt Brecht’s phrase: ‘One does not see those who are in the dark’.” (Mies 1993 p65).

The concept, that a whole section of society has been excluded from history, has become recognised with regards to the significance of women in history. It is suggested that this applies equally to other branches of society. When considering the history of construction, and of housing in particular, the role and achievements of the builders has similarly been ignored or underplayed. Many successful builders and contractors have had company histories written and published, such as Laing (1997). However, few historians of buildings and construction works have made studies of the builders and

contractors, choosing to concentrate on the architect or engineer. By way of an exception is Hobhouse (1971) and her history of Thomas Cubit.

This approach could be relevant to the study of builders and building construction, since the history of building and buildings has almost exclusively concentrated on the architects and architectural features to the exclusion of the builders and the construction methods. For this reason, when considering the history of buildings and building it is relevant to consider Mies' research methodology and, by analogy, substitute architect and architectural for men and male and, builder for women.

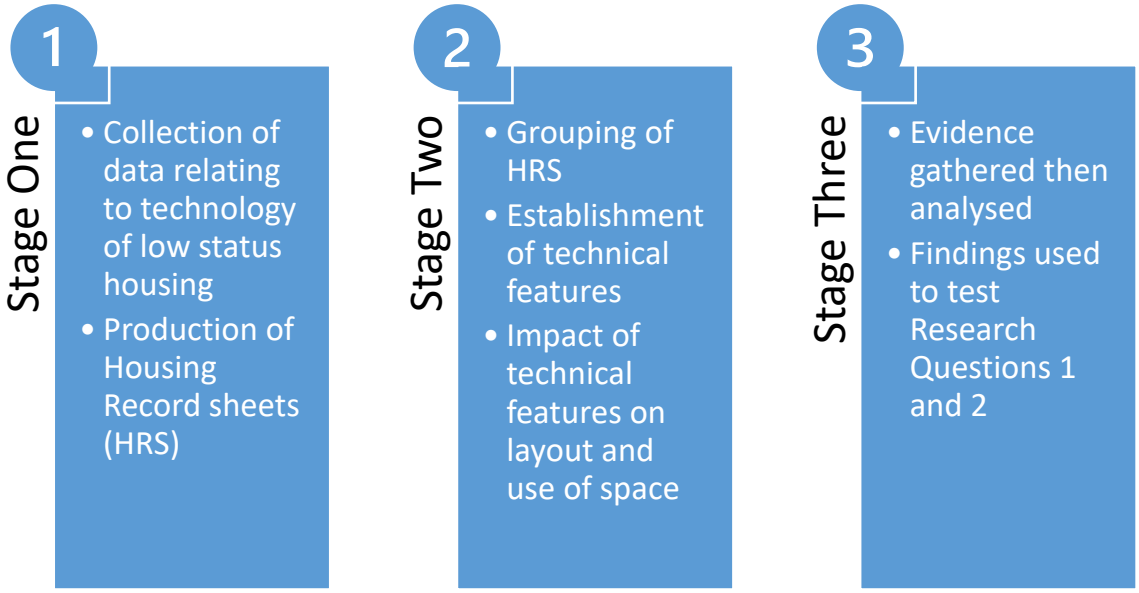
This research has examined the data available from three main sources, namely, evidence of the technologies available at each time interval, the advice contained in Government reports and the requirements of the building byelaws and compared these with the layout and design of houses both as designed and as built. This involved principally a qualitative and, to a lesser extent, a quantitative approach to the evidence. The varied nature and extent of the data means that any purely analytical approach was not possible.

3.9 Method of data collection and analysis

In researching how the introduction of technology and the influence of Government affected the development of low status housing, it was necessary to examine three distinct fields of data. First, the technical developments that had taken place before the design. Second, the nature of government reports, byelaws and guidance notes that might have influenced the design. And, finally, the plans of buildings as recommended and/or as built. In order to consider each of these major fields, data was collected from both primary and

secondary sources and both concurrent to the development and retrospective to it. **Error! Reference source not found.** refers to the stages of research adopted in this thesis.

Figure 3-2 Stages of research



Stage 1: - The collection of data relating to the technology of "low status" housing. This involved the investigation of three distinct areas: -

- The collection of house details in the form of published plans, specifications, etc. and the recording of these on House Record Sheets (HRSs).
- A review of technical books and other sources to establish the state of technology at the relevant time periods
- The extraction of technical information from government reports and byelaws

Stage 2: - This involved the grouping of the HRSs by developer and time period into spreadsheets. Each group was then analysed to establish the general state of the incorporation of technical features and the resultant effect on the house layout and use of space.

Stage 3: - Reviewed the research questions set out in Chapter 1 against the evidence collected at stage 1 above and drew conclusions.

This thesis was based on a “documents only” research approach and involved both extractive and deductive use of documents. The range of source documents available included primarily; drawings, plans, specifications and photographs of buildings as built or intended to be built, government reports and the associated housing manuals, other contemporary books, articles and reports and, finally, secondary sources such as the views of historians and others writing retrospectively.

Unlike many, if not most, researchers into housing and houses, this research did not involve either site visits or surveys such as in the work of Lilley (2015) and Hind (2014) or archaeological investigations, such as reported by Nevell (2017). The benefit of using design drawings is the certainty that they represent the intentions of the designers or, if record drawings, the building as built.

However, the downside is that such drawings may only show a limited amount of detail. The absence of a feature on a room plan may indicate that such a feature was not incorporated into the building or that it was to be supplied by the occupant. As an example, over an extended period, cooking facilities have oscillated from the use of built-in ranges to the use of a freestanding gas or electric cooker and back to hobs and ovens incorporated into the kitchen fitments. While a few drawings specifically refer a type of cooking appliance, many merely show a large hearth place of a square shape on plan.

The volume of potential data is vast, so a selection was made on a convenience sampling basis, using documents readily to hand. As a second stage, these samples were grouped

conforming to the quota principle selecting a matrix of both time periods and developer type.

The samples collected, represent the three major classes of developer, namely government sponsored, private developer and industrial organisation, and have then been subdivided over the following selected time periods.

1) 1914-1918 WW1,
2) 1919-1922 Homes for heroes,
3) 1923-1939 Urban developments and the European influence,
4) 1945-1960 Post WW2 housing drive and
5) 1960-1975 slum clearance, high rise and the Scandinavian influence.

By the analysis of the data assembled for each group, the general house design and the incorporation of technology for each house group related to period and developer, was established. A number of examples which did not conform to the norm were identified and these anomalies were also considered.

The review of the technical literature has sought to identify, as far as possible, to ascertain the state of technical advances by or in the relevant study periods. This review concentrated on those technologies that have affected the use of space within the house and home.

Alongside the technical developments over the period, this study conducted a review of government reports, housing manuals, model byelaws and demonstration houses. This review and analysis enabled a comparison to be made between the changes in

government policy for the design of “lower status” housing, against the recorded houses of the periods identified above.

While the main effect of the review was to identify trends for each of the above groups, a secondary effect has identified exceptions. These exceptions indicated different trends in different parts of the country and/or in houses for specific groups.

The final stage was to seek an answer to the two research questions, as set out in chapter 1, against the evidence to reach a conclusion or conclusions.

To demonstrate that; there is a direct association between the incorporation of building techniques and technologies, especially building services, and the way the internal space of “low status” houses was organised.

To consider whether; “low status” housing built by the public sector was significantly slower to adopt the advantages in building technology than the private and industrial sectors.

This was done using a form of triangulation, by comparing the houses as designed for each group against the state of technical development and the guidance of government reports and byelaws.

3.10 Conclusions of the chapter

Following a review of philosophies of research this chapter focused on the specific philosophical and methodological standpoints adopted in this study and outlined the specific methods relevant to the analysis of historical data regarding low status housing

design. The key issues of concern for any researcher are to ensure reliability and trustworthiness of their conclusions. This was achieved by the analysis and review of the data from four distinct standpoints, namely:

1. By reviewing the houses constructed by the different developer types on a period basis.
2. By the analysis of the use of space names.
3. By the analysis of construction methods.
4. By an analysis of facility types.

Chapter 4: Theories and concepts

4.1 Scope of the Chapter

The aim of this chapter is to establish a framework for the analysis of historic data on the development of “low status” housing in the selected period for study. The chapter will focus on the development of the concept of housing as viewed by authors from a wide range of backgrounds such as design (architecture), economics, planning and so on to demonstrate how this concept has emerged and developed throughout. The theories of housing and the house design will create the framework for the analysis of the historic data that has been compiled for this study.

4.2 Background to theories of housing

The theory or theories, the concepts and principles relating to the design of “low status” housing are subject to a significant number of conflicting opinions, intentions and requirements. These requirements or aims differ between the agencies involved and it is necessary to have, at least, an outline understanding of these arrangements in order to understand the theory, concepts and principles of house design.

Many writers, such as Swenarton (2008), have reviewed the development of architectural theories relating to the design of “low status” housing. Others, such as Gould (1977), McGrath and Carter (1937), have considered the designs of individual “high status” houses. None of these writers has considered, in detail, the requirements of the house and home to suit the needs and requirements of those intended to live in them. Different designers and developers have approached their task in different ways. Since housing design can be considered from at least three perspectives, namely, as housing, houses or as a home a designer may start by designing the estate or regard the home as the

fundamental element. The term housing relates to the design of an estate, including the arrangement of the dwelling units, road layouts, provision for recreation and social amenities, and may also consider the architectural style to be adopted. The design of houses will, in addition to defining the architectural style, include the method of construction, room layout, the provision of fixtures and fittings and the provision and location of services. The home relates to those matters specific to the occupier and may include interior decoration, furniture and soft furnishings and can also include the use of the garden, its layout and design.

The agencies involved in the design and construction of “low status” housing and the ultimate product may differ, depending on the promoter of the housing development and the ultimate user. However, these agencies will include some of the following a professional architect, local authority, industrial concern or independent builder/developer, the builder and its subcontractors, the tenant or purchaser and, in many cases, an independent financier such as a building society or bank. These are discussed more fully below.

This chapter seeks to identify and discuss the theory or theories for housing, as well as the major conceptual issues and the fundamental principles of house design, as described and/or defined in the literature.

4.3 Theoretical/conceptual considerations in the study of housing design

In order to explain the development of “low status” housing and to explore factors that affected the provision, style, layout and use of technology it must be acknowledged that housing comprises a large range of issues. These may interrelate and/or conflict in their

aims. As a multidisciplinary concern, theories relating to housing are rooted in social sciences and as such it is clear, that a significant volume of literature exists. This range of issues identified by various authors include:

1. **Cost (economic) issues**, which range from the need to provide a house that the potential purchaser can afford. Where the house is for rent, then an economical rent must be one the occupier can afford. The cost of housing will include an element of profit for the builder, which may be offset by subsidies from Government of other agencies.

2. **Political issues** including the decision of Government to become involved in the supply of houses, and to direct the design and provision of houses for those unable to afford suitable homes.

3. **Social issues** included the location of the house and the need to have regard to the local amenities such as work, shops and places of entertainment.

4. **House designers** may be influenced more by conceived good practice or the desire to create something that will be noticed, rather than concentrating on the needs and desires of the potential occupier.

The main concern for theory in this thesis was about the provision of housing under different providers of housing namely the public sector, the private developer and the industrial developers that were prevalent in this period and to explain why these providers had different attitudes towards the uptake of technology in their buildings.

This research argues that, in addition to the abstract concepts associated with house design, there has been a large range of practical matters which the designer needed to consider. Some of these have remained relevant over the period covered by this research, while others have become of little importance as a result of developments in technology, still others have become of significance as a result of changes in social and other habits etc. Some of these are listed below:

- Design so as to be affordable or to subsidise the rent for a “reasonable” quality (Gaskell 1987, Ravetz 2001, Sayle 1924).
- Separation of the sexes and the need for a third bedroom (Gaskell 1987: 115, Parker Morris 1975: Para35).

- Ventilation, (Savage 1915) as against thermal insulation (Parker Morris 1975).
- The removal of WCs from direct contact with the habitable space (Mitchell 1947).
- The benefit of a “Parlour” against a larger living room Allen (1919), Tudor Walters (1919).
- Privacy as against communal living (Parker Morris 1975: Para24).
- Mixing of houses of differing status or separation (Scott 2013: Ch9)
- The provision of washing and bathing facilities, artificial lighting and good heating (Tudor Walters 1919, Dudley 1944, Parker Morris 1975).

The rest of this chapter will examine the various influences that are documented to have an impact on the design (layout) and use of technologies in the “low status” housing during the selected timeline. In order to explain the way “low status” housing was designed internally (as an individual unit) and externally (as a collection of units as a housing estate or block of flats) we need first to discuss the roles of the public and private sectors in their attempts to respond to market needs and/or to the policies created by the state.

4.4 Organisation of construction activities

There is a significant body of theory and opinion that local authority and other government sponsored housing should be constructed by direct labour departments. The basis of this theory is twofold. First, that by using direct labour there was no profit to be paid to a building contractor, thereby making a saving. Second, that the builder, driven by the profit motive, was likely to skimp on the construction and consequently required supervising by an officer of the council, which thereby incurred an additional expense. A further concern, held by many union activists, was that a building contractor would use improper or undesirable employment practices, such as the “lump”, a term given to self-employed tradesmen who might not be paying full taxes. (The Direct Labour Collective 1978).

When not under government pressure to build large quantities of houses, a local authority could plan its construction programme to provide a steady and constant workload. Under

such circumstances it might become beneficial to establish a direct labour organisation (DLO). The benefits and otherwise have been discussed in several papers such as that of The Direct Labour Collective (1978). These have included the non-profit making nature of the DLO, which should reduce the cost of construction work to the Local Authority. The contrary argument holds that, in the absence of competition, there is a distinct likelihood that a DLO will become inefficient and liable to give way to unjustifiable demands by the workforce (The Direct Labour Collective 1978). The use of DLOs had been supported by the first Labour Government and its Minister of Health, John Wheatley (Ravetz 2008 p87).

4.4.1 Design for the future

In attempting to consolidate theories of house design, researchers need to look at the possibilities for the future, rather than looking at the design solutions of the past. Of significance is for designers to study the developing trends in family life, rather than the living standards that were common in the past. This was of particular significance where families were to be relocated to a more spacious house or to a new location. It was a mistaken assumption made by many designers of “low status” housing, that families relocated from confined slums would wish for the same social life as before. For the above reasons, it is suggested that the primary theory for house design is that houses must be designed for the future not for the past.

There was a further risk that the professional designer will form his/her design theory based on what he/she has experienced and/or would wish for in a house and fail to consider and understand the needs and wishes of the potential end user. This risk was increased when the designer belonged to a different social group to the expected occupier. J M Richards, editor of the Architectural Review, made this point forcibly when he stated

that if public participation was excluded from the building process, then, “instead of offering the suburban man the refuge he has enjoyed in the past, we were offering something like a prison”. This would, instead of providing an outlet for his creative instincts, lead him to believe that “creation is not for him” (Richards 1973 p10).

A further problem is that the end user may simply wish for what is seen as “a better” house not knowing if, or why, that arrangement would fulfil his/her needs. The fact is, that a house dweller will know what is problematic in the house in which they live but may not know what features might improve it. The research organisation Mass-observation conducted an extensive research into the needs of working people and drew several conclusions. A study of these indicates that, in general, the interviewees could only envisage a small step change (Mass-observation 1943).

A common misconception by many housing historians is that “cheap” means substandard and/or poor quality, frequently referred to as “Jerry” built. Any theory for the design and construction of “low status” housing should incorporate the principle that good design is, in part, an economic design. Thus, the use of unnecessarily expensive materials or a design that requires excessive amounts of labour, will be a poor, if not a bad, design. For example, the availability of plasterboard was regarded by many architects as a cheap substitute for lath and plaster, but its advantages were recognised by speculative builders in the 1930s (Yeomans 1997 p47).

4.5 The influence of the developer type on the design and layout of low status housing

The three groups of developer identified are the state/local authorities, private developers and industrial organisations. Discussed below are the differing aims, objectives and methods adopted by the differing sections of the housing sector and the resultant design and construction processes used.

4.5.1 Local authorities

In the case of state sponsored or council housing, the aim of the architect designer will generally be to create a development that will be highly regarded by its peers and the architectural press while, at the same time, satisfying the requirements of the employer. The requirements, desires and wishes of the tenant will come low down his/her concerns. The state authority and/or the council will be seeking a design that will be suitable for the intended tenant. This will need to be for a cost that will enable the house to be let to the intended tenants at, or as near as possible to, an economic rent. At the same time, the authority will be looking for a low maintenance development. These intentions are reflected in both the various government sponsored reports and the housing acts. From the perspective of the tenant, they will primarily be looking for a rent that will leave them with sufficient income to provide a reasonable standard of living for them and their family. In this arrangement the builder, having priced the design provided by the architect, must manage the work so as to make a reasonable profit, otherwise the builder will fail and cease trading.

While local authorities had freedom to provide the type of housing, they considered appropriate, they were restricted both by government guidelines, such as the three major government reports Tudor Walters, Dudley and Parker Morris, and the associated housing

manuals. In addition, there were government grants which were dependent on design approval by the relevant government department.

Things were not made easy for local authorities by changes in government policy. After both world wars the aim of government had been to house all who were without a house. Later, it was to house those that could not afford an economic rent and, later still, to house those cleared from slum areas (Ravetz 2001).

While some larger authorities, such as the LCC, had their own design departments, many of whose designs were highly regarded, other authorities had to resort to architects in private practice, who might or might not be experienced in the design of “low status” housing. Whether an employee of the local authority or not, there was natural professional desire to design a development that would be well received. This aim was, in many cases, supported by the elected members of the council and many local authorities sent deputations to the Continent to investigate housing developments there. A significant example was the Quarry Hill development in Leeds, which was designed and constructed following a visit to the Karl Marx Hof development in Vienna (Ravetz 1974, photo 4.1).

Photo 4-1 The Karl Marx Hof, Vienna

Shows the source of inspiration behind the development of the Quarry Bank flats in Leeds (Author 2017).

Local authorities have adopted different approaches to housing needs at differing times. Mass slum clearance has often not been successful. Quarry Hill in Leeds, Park Hill in Sheffield and Hulme near Manchester, being notable examples. Conversely, out of town developments have generally been more successful. Good examples are the Becontree (Young 1934) and Watling interwar developments of the LCC and Wythenshawe, near Manchester (Deakin 1989, **Error! Reference source not found.**).

Photo 4-2 Houses at Wythenshawe, Greater Manchester

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Examples of houses at Wythenshawe built in line with the Ministry of Health's proposed plans (Author 2020).

4.5.2 Private developers

Where the houses comprise a development for sale, then the designer is likely to be a member of the builder's/developer's staff. The builder/developer, who is in competition with other builders/developers must construct houses which will be attractive to the prospective purchaser. In addition, the development must also be constructed at a cost, not only sufficiently below the selling price, so as to give a profit, but also to be competitively priced when compared with houses on other developments. A further factor is that the purchaser will in many, if not most, situations, need to obtain finance by way of a mortgage from a building society or bank. The design and quality of construction must therefore, in addition to satisfying the purchaser also satisfy the building society or bank as to the building's soundness of construction and value for the sum asked, or at least the sum to be loaned.

The speculative developer, who was driven by the profit motive, had to produce houses at a cost which would sell and sell for a profit. That could only be achieved by building houses of the type “wished for” by the prospective purchaser. The nature of the “wished for” house would have been significantly influenced by contemporary magazines and other advertising (Ryan 2018).

One aim was making each house different within a very restricted range of change. Another was to claim that the house had all that was modern and compatible with a healthy way of life. The desire to be private affected the design of houses, for example, the positioning of front doors adjacent to each other in attached houses. The provision of a shared gate and path was definitely not desirable (Oliver et al. 1981).

However, for the socially superior house, the provision of a separate gate and path leading to a side door, in turn opening into the kitchen or scullery, would indicate that this was for use by tradesmen, who should not use the front door. As late as the 1960s, a built-in box for deliveries, such as milk, was being provided by the side door by some builders (**Error! Reference source not found.**).

Photo 4-3 A delivery box for tradesmen

A tradesman's delivery box designed for goods to be left in, as installed by Taylor Woodrow in a post WW2 speculatively built house. This may in part be an acknowledgement that with more women going out to work it was necessary to have somewhere to leave goods out of sight and the sun (Author 2020).

Services and the associated fixtures and fittings were intended to reduce the labour in the home. This was probably perceived as of greater importance for those classes of occupant who might have been accustomed to domestic help, while those who were used to domestic chores were considered not to need access to the new methods. For example, it is suggested that the need for a wash boiler was not necessary in houses where it was likely that most laundry would be sent to a commercial laundry rather than be carried out in the home.

4.5.3 Industrial organisations

A third group of houses is that developed by industrial concerns. In these cases, the aim or theory behind the development may vary widely (Barnwell and Palmer 2019). The drive behind the development might, on the one hand, be primarily to attract labour, while, on the other hand, it might be to provide superior housing for its key workers. Coupled with these requirements has, in the past, been the desire and intention of many such developers to encourage sobriety, higher moral standards and/or religious observance.

The design aims of housing built by industrial developers fell between those of the local authority and the private developer. The houses needed to be good enough to attract the labour needed but did not of necessity need to be let at a profit. A further factor was that, for industrial organisations, the estate would generally be intended for a range of levels of the work force, from the lowest paid to middle management, if not higher (Barnwell and Palmer 2019).

The private and industrial sectors have been less restricted in their house design than local authorities, only being controlled by the planning policy of the local authority and by the building byelaws. In the event of adverse planning policy, then the private developer could always build elsewhere.

Error! Reference source not found. shows a summary of the literature which compares the key differences among the three main providers of housing during the period of study.

Table 4-1 A summary of the objectives, methods and organisation for the differing house developers

	Council	**Private developer**	**Industrial organisation**
Reasons for house building	Subject to government and local authority policy.	Responds to market needs and conditions (Oliver et al. 1981 p74)	Responds to the lack of or insufficient housing close to the works. Especially where new works are opened in remote locations, (Sale 1924 p93).
Nature of occupants	Tennant letting policy varied, from the provision for all classes to restriction to tenants in most need and/or unable to afford commercially available housing.	Building to sell either to owner occupiers or for buy-to-let, (Oliver et al. 1981 p23).	Houses for entire staff up to at least junior management level (e.g., Crayford and Silver End).
Source of finance	Local authority rates and government subsidies.	Banks and Building Societies (Oliver et al. 1981 pps71, 75.	Company capital from either profits or investors.
Designer	Architect design, either in-house or by private practice.	In-house designer or private consultant (Oliver et al 1981 p49).	External architect e.g., Silver End, (Mead 1989), Braintree (Oliver et al.1981 p75).
Design aims	Low cost, low maintenance, designed to government guide-	Designed for cost efficient construction and to meet proven market wants	Designed to attract the labour required. In some cases, also to demonstrate the

	lines or conceived social needs.	(Oliver et al. 1981 p74).	organisation's interest in staff wellbeing.
Financing aims	Affordable rent at minimum cost to Local Authority.	To be affordable to prospective buyers while giving a reasonable return on the investment.	Will vary with the organisation, from rent free to a need to obtain a commercial rent.
Estate development	May need to ensure the incorporation of shops, schools and civic amenities.	Generally concerned with houses only. May make sites available for other facilities.	Generally, will seek to construct a complete community, which may extend to public halls and even churches e.g., Port Sunlight.
Designers' aims	Architecturally a development is likely to be judged by the professional press and consequently on the appearance of the estate as a whole. The designers are therefore motivated to concentrate on the estate and house style rather than the detail and effectiveness of the internal layout and service provisions of the houses. Another major influence will be the current ideals promoted by the architectural profession.	To design a house which satisfies what is currently considered to be the "ideal home". Internal fixtures and fittings, provision of services and decoration are more likely to be an important factor than in the design of council housing (Oliver et al. 1981 p78).	Can differ considerably. For some it will merely be the need to provide basic housing, while for others it will be the desire to make a statement of the organisation's concern for the workers' welfare e.g., New Earswick (Murphy 1987).
Outcome	There have been several large-scale developments which have proved to be socially unattractive. Unless councils fund proper maintenance, estates will become rundown which, in turn, will lead to further	Owner occupiers have both a social and financial incentive to maintain their property, both within and without the house. (Ewbank'd inside and Atco'd out), (Richards 1975).	The estate will be run as part of the industrial complex. Management policy may, for example, have estate gardeners maintaining lawns and flower beds or the policy may be to provide and do the minimum other than to preserve

	deterioration, vandalism and misuse (Oliver et al. 1981 p21).		the asset e.g., Port Sunlight (Leaver 1905).

4.6 Design by unit

In addition to considering the concepts of housing design from the perspective of the developer, it is also necessary to examine the issues that relate to the units of housing, namely the estate, the house and the home.

4.6.1 The estate

The design of an estate, while it may affect the design of the houses, is a separate activity. The concept of the Garden City or Village derives from the work of Ebenezer Howard and the development of Letchworth Garden City. His theory, supported by Raymond Unwin (Ravetz 2008), for estate layout was strongly reflected in the design principles set out in the Tudor Walters' Report (1919). That report, after acknowledging the need for "through roads", stated that the remaining roads needed to provide the most convenient, economical and attractive sites for houses (Tudor Walters 1918 Para 54). The Tudor Walters' report followed Howard's premise that an estate plan with curved roads and culs-de-sac, would be more pleasing than rows of parallel streets, and argued that such an arrangement could be just as economical in construction costs. The developer will need to consult with the relevant service providers to ensure the availability, of those services considered necessary. Where such services are not available three options exist; 1) not to develop there, 2) to develop and not to provide full services or 3) to make specific provision as part of the development. There is evidence that as late as the 1920s some council houses were still being built without access to piped water and/or sewerage (Hind 2014). Conversely Bata, for example, as part of their development at East Tilbury, constructed their own sewerage treatment works (Rumsey, date unknown). In developing

a large estate financial arrangements and space need to be provided for shops, educational and recreational facilities. While the level of provision might be significantly decided by the Local authority, it was in developing the layout of the estate where the architect's skills and influence were most involved. In achieving a required housing density, the designer has to balance the amount of private space with that available for public use (Edwards 1981). There has been a desire of homeowners to keep aloof from those in council houses which led, in extreme cases, to physical separation of estates. The most extreme being the Cutteslowe walls in Oxford (Scott 2013). This desire for social segregation also influenced the recreational facilities considered suitable or necessary for the development. For working class areas, the pub might be considered the normal social point. While recreational activities might include boxing, snooker and pigeon racing or the dog track. Higher up the social scale tennis, cricket and rugby clubs might be more common, along with art and dramatic societies.

A major influence on the theories for the design of housing estates was the increasing number of cars and their increased use. Edwards (1981) discussed, in detail, the various and changing theories for the incorporation of the motor car into the housing estate. These ranged from providing garages and car access in yards at the rear of blocks of houses, to the provision of remote garage blocks and the use of pedestrian only access to the front of houses, as alternatives to the common street for cars and pedestrians. None has proved entirely satisfactory. The creation of peripheral traffic routes has, in some cases, led to the estate dweller feeling imprisoned. The use of poorly lit pedestrian only paths and, more particularly, under-passes can make pedestrians feel unsafe, especially at night (Lynsey 2017).

A major element in the design of an estate, especially where houses are in blocks or pairs, is the composite design of both the individual blocks and their relationship to each other. The house, once built, remains where it stands and forms part of the estate as a whole. Edwards (1981) made the point that, while owner occupiers were free to alter and "enhance" their house with virtually no restriction, this frequently led to the loss of harmony in an estate (Figure 4-1).

Figure 4-1 The "Individualizing" of a house in Dagenham.

The left-hand house has had new windows which were out of keeping with the Georgian style ones of the rest of the block, as is the door and door case. The repointing had used a light-coloured mortar which made it stand out from its neighbours (Edwards 1981 p207).

Richards (1975) put a very different slant on the estate, which he saw as maturing over the years, as residents planted trees and shrubs which, over time, broke up the stark appearance of the newly built estate. He also made reference to what he called "the cycle of popularity". This cycle ranged from the new-fangled through being fashionable, then common-place, dowdy, then laughably old fashioned and out of date and, finally, attractively 'period' (Richards 1975). This sequence can be demonstrated by reference to the restoration and listing of run-down areas, such as Spitalfields in London, and many other conservation areas throughout the country.

Richards (1975) also expressed criticism of the views of many architects. He considered that the inhabitants of suburbia could only learn to feel intensely about the architecture by

starting with something that they felt emotionally about, and he contrasted this with the "values on which critics insist on basing their idea of architectural right and wrong" and he concluded that they "remained aloof from the values by which people in the suburbs judge their own environment" (Richards 1975 p90). Richards saw suburbia as having a vitality "which derives from its being a direct response to the demands of its own nature". He then stated that the enemy of this vitality was not the vulgarity, as claimed by its critics, but "the genteel correctness of taste that tries to undermine it" (Richards 1975 p91).

Edwards (1981) suggested that Richards' views on suburbia conflicted with Richards' observations on the post WW2 new towns, and quoted Richards as saying that the new towns were "dominated by the same pretence of being in the country …that was characteristic of the nineteen-twenties". Edwards also claimed that there was a difference of opinion between architects claiming that "one held suburbia to be aesthetically impure, while the other contended that it is not only ugly, but also socially sterile" (Edwards 1981 p224). Edwards stated that the fight against "the suburban ideal" was led by architects often on social as well as visual grounds. He then made the following scathing observation that these arguments were "examples of 'architects' sociology', a curious, subjective pseudo-science which some architects employ in order to convince themselves of the social propriety of their aesthetic preferences" (Edwards 1981 p225). Both government and local authority policy has affected the location, requirements, and layout of estates. Government policy has from time to time, sought slum clearance, encouraged the use of garden city principles, new towns and the use of "brown field" sites. Legislation to prevent ribbon development and the introduction of green belts has affected development in both the council and private sectors. Local authorities have identified and restricted, by way of local plans, where housing and other types of development should be encouraged. The nature of the terrain will influence estate layouts. Roads, for example,

will seek a gentle gradient winding up hill. Alternatively, there may be a desire to have lateral roads each at a constant level with a spine road climbing steeply. Some developments have taken advantage of a sloping site to provide level access at differing levels of multi-storey estates. Park Hill, Sheffield being a good example (Tuffrey 2013). In hilly terrain, consideration will need to be given to providing piped water, which may require the establishment of a water tower or similar on a hill or ridge. Conversely, for a development on flat ground at low level, the provision of drainage may require the construction of pumping stations to raise sewerage to a higher level.

4.6.2 The house

The choice of the theory or theories selected by the designer for the design and development of houses will depend, to a significant extent, on the nature of the developer and the requirements of the intended occupier. The one common factor is likely to be the desire to restrict costs to a cost-plan or budget, while another may be to incorporate specific facilities, room layout, house orientation and/or architectural style.

In the case of state sponsored houses (Council housing), the objectives have been to provide housing which it was considered good, or at least good enough, for the intended tenants. This led to a paternalistic approach by both architects and council officials. A further factor was that, generally, the perspective tenants were either those who were homeless or were being moved from condemned housing and, consequently, were content or were expected to be satisfied to accept whatever was offered as being an improvement on their former housing. The RICS in their report to the committee on house interiors suggested that the balance of design should be towards uniformity and stated that; “the average man, if faced with a choice between obtaining a house which falls short of what

he would really like and obtaining no house at all, would choose the former" (Ministry of Housing and Local Government 1953 p59). Ravetz (2008 p111) quoted Colin Ward (Talking houses 1990) as "All the assumptions of housing policy in the past have depended upon an image of grateful recipients who pay the rent but don't dream of making their own imprint on the fully-finished, fully-serviced (according to the standards of the day) housing".

Government policy through its Housing Manuals and subsidies has had a significant influence on the nature and design of local authority housing, both as to house size and with regards to low rise versus multi-storey developments. The nature of the house would for, council houses, be set by the council. Such issues would include the number of bedrooms and whether to have a parlour as well as living room. Thus, the architect's influence would be mainly concerned with the external elevation, the selection of materials and to an extent the apportionment of space between rooms. Where services were not provided in the house then public facilities might be provided. This had been the case of the provision of public baths and, on some estates, such as Quarry Hill in Leeds, led to the provision of a communal laundry.

Traditionally the materials used in house construction have been those readily available in the locality. The use of stone or bricks commonly vary with location throughout England and Wales. In very hilly terrain some developments have involved the building of a house on top of a house. The lower one being accessed from the down-hill side while the upper house is accessed from the other side and higher up the hill (The Housing Development Committee of the Corporation of Sheffield 1962). Conversely, houses built where flooding is likely are often constructed so that the lowest living floor is raised up. For many

occupiers the location of the house with respect to public transport, work, shops, schools etc., will be significant. While for others, isolation or a good view may be important. The desire for a view has in certain circumstances led to the positioning of the living accommodation on a high floor with the bedrooms etc. below. The title of the channel 4 TV house-finding programme “Location, Location, Location” demonstrates the point that where the house is located may be the most important factor for the occupant. Whilst climate conditions do not vary significantly within England and Wales, in some locations it is necessary to make specific provision for the location. Houses in very exposed positions may need more than normal securing of the roofing. In some locations it may be necessary to install suitable cowls to chimneys. Houses near to the coast and exposed to a salty atmosphere will need to avoid the use of ferrous metals or adopt special protective paint systems.

A significant factor in developing a house design theory must be the expected life of the houses or flats to be constructed, and the ease with which the differing elements can be changed, altered or adjusted. Since most dwellings will be expected to last for many decades, if not longer, this is a design consideration that is not present in other consumer products.

While some developments have been designed for specific classes of person, such as sheltered accommodation for the elderly or workers in a specific industry, most estates will have been expected to accommodate a range of people, whose needs may vary from each other. This has raised, as a design issue, the question as to whether houses should be designed to be suitable for a wide range of inhabitants or designed with a specific class of person or people in mind. Two possible options to resolve this conundrum exist: should

an estate comprise a range of different house types or should the houses, as built, be capable of easy alteration and adjustment to suit the occupier or the changing needs of the occupier? Considerations of this sort have taxed housing designers over the years but without any positive conclusions.

It is not surprising, that over the period covered by this study, the major concerns of designers have changed. For many years, through ventilation and the space around the house was seen as the major concern (Savage 1915). Later, it was the size of rooms and their orientation. Views as to the benefit of keeping vehicular and pedestrian traffic separate or not, have changed (Edwards 1981). A major change over the period has been the improved heating of houses and, more recently, the need for energy conservation (Parker Morris 1975). A further aspect of concern has been the benefit or otherwise of privacy. While there is a desire that houses cannot be seen into, there is a general desire and distinct security benefits for residents to be able to see what is going on outside the home.

Some of these design issues were tabulated in the introduction to this chapter, some further specific issues are tabulated below:

- The avoidance of through rooms was recognised as beneficial (Tudor Walters 1919 paras 105 and 137).
- The incorporation of an entrance hall or lobby, which reduced the size of the living room, reduced draughts and preserved privacy when people called, and the door was opened (Tudor Walters 1919 para 103).
- In pairs or blocks of houses, the nature of adjoining rooms can be of importance for sound transmission, so is it beneficial to place hall adjacent to hall or hall to sitting room. Houses have frequently been handed to provide a balanced elevation. In contrast, if the house plans are constant then there could be a hall to living room arrangement, which might be considered unsatisfactory from the architectural point of view, but beneficial from a sound transmission basis.

- A further consideration when selecting the hall-to-hall arrangement is that front doors will be adjacent, an arrangement which has been considered to reduce privacy.
- The house orientation to maximise on daylight, was a major consideration of the Tudor Walters' report but with the universal incorporation of electric lighting this has become of less concern (Tudor Walters 1919).
- Similarly, orientation was important when food storage relied on a cool larder which, ideally, required to be located on a North wall (Tudor Walters 1919 para 127-9).
- Where access to the WC was to be via the outside, then a location where the route to it was not visible to neighbours and/or passers-by was preferred (Murphy 1987).
- Coal storage arrangements needed to address two issues, the provision of easy access and the possibility of delivery without entering the house and the resultant dust and dirt (Tudor Watters 1919 para 130).
- For families with young children, the location of the kitchen where they could be watched at play was of importance.
- Until the availability of central heating systems, the desirability or not of proving a fireplace in all rooms was both desirable for ventilation and a cost issue (Tudor Walters 1919 para 138).
- Increased requirements for personal hygiene led to the incorporation of wash-hand basins into WCs and elsewhere (Parker Morris 1975 para 138).

Many of the above issues have been discussed in detail by Sim (1993).

In finding a house design theory, it must be acknowledged that there are continuously changing requirements and aims for housing initiated by such matters as changes in social mores, technical advances and government intentions. Another issue is that the design matters that need consideration when designing a large new estate, such as has been the case with the garden cities or the post WW2 new towns, may not apply to a small infill site in a market town where compatibility with the existing housing stock may be a major consideration.

When considering the design of the house, the home required for the potential owner may produce conflicting design requirements. Ryan (2018), in describing the needs of owner occupiers in the 1930s, made the point that while many would have liked a "homely" sitting

room with perhaps an inglenook fireplace or “oak” beams, in complete contrast they were likely to require a modern kitchen and a bathroom with modern, “art deco” decoration.

Two political initiatives have, to a significant extent, changed this approach to housing. First, as a consequence of the pre-WW2 urban sprawl, was the Restriction of Ribbon-Development Act 1935 and green belt acts (Edwards 1981). Secondly, cities such as Birmingham, as a consequence of slum clearance and city redevelopment, needed either to extend their boundary to provide space for additional housing or to build upwards (Chinn 1999). The alternative was for the development of satellite towns, when the city would lose revenue and/or control, as happened with Manchester and its development at Wythenshawe (Deakin 1989). These factors have had much the same effect as the Continental defensive walls did and have forced house building initially onto ‘Brown field’ sites and, lately, upwards.

Many professional organisations have sought to affect housing design and development, especially that which was sponsored by the state. Such professions include architects, sociologists, economists, politicians and several others. These led to the development of a number of estates, such as those at Quarry Hill in Leeds and Park Hill in Sheffield, which sought to respond to the conceived social theory for good slum clearance house design, (Mitchell 1990 and Tuffrey 2013).

In many cases these large developments failed to provide the ideal housing solution anticipated by both designer and local authority. Other failed developments were described by Ravetz (2008 p108) and included, the Gorbals by Sir Basil Spence, Byker in

Newcastle by a member of Team Ten and Hunslet Grange in Leeds. She made the valid observation that these estates were “judged by architects and expounded by students” while the estates were in pristine condition or as a model. The implication was that a true judgment could only be made after the development had been occupied for some time, by which time any defects in design and/or management would have manifested themselves.

The suggestion that estates of large blocks of flats deteriorate over time is supported by Lynsey (2017) where she suggests that the lack of maintenance is a major factor which leads, ultimately, to the need of a major refurbishment or demolition. This observation is in complete contrast to Richard’s observations on the maturing of suburban estates, which he claimed were enhanced with time as a result of the maturing of trees and gardens (Richard 1975).

4.6.3 The home

Of the three elements described above, the estate layout will be the most permanent, and that of the home the easiest to change. Further, because of the expected life of both the estate and the houses, it is inevitable not only that the inhabitants will change but that, as technology develops, their needs will change also.

Even where the inhabitants remain in the same house for a long time their circumstances and associated requirements will change. A young married couple may expect to have a baby or babies; later these will be children and then youths. The children may then go away to university or to work, only returning for short periods. As the couple grow old their requirements may change due to disability. This point was made in the Parker Morris

report, which went on to advocate the development of “The adaptable house” (Parker Morris 1961 para27).

For families moving from cramped slum housing, the cost of furnishing a much larger house could be a significant financial burden. Some local authorities made loans available to assist with the cost. Some builders of speculative houses had arrangements with a local furniture shop to provide, if required, a complete home at competitive rates. In some “High Status” houses the architect in addition to designing the house and finishes, also designed or selected the furniture. In contrast, in “low status” houses the architect would only have had a very minor influence on the home, by providing for some storage, and locating and selecting items such as copper, WC and bath. In council housing these might be kept to a minimum or, as in the case of the “prefabs”, provide domestic appliances such as cooker and fridge as well. It would be common practice in speculatively built houses to allow the purchaser some choice as to décor, fixtures and fittings. These might include items such as fire surrounds, sanitary fittings and colours. These would generally allow, within the basic price, for selection from a standard range but, in many cases, other items could be provided and installed for an additional price.

At one time there had been a reluctance by service providers to connect houses of the less wealthy, which changed after the invention of the pre-paid meter. The maximum benefit from the incorporation of building services could only be achieved by the purchase and installation of the appropriate domestic appliances. While such appliances were intended to reduce labour, in many instances they encouraged more work, such as daily carpet cleaning. As domestic chores became easier, so the expected standard of cleanliness increased (Flanders 2015).

At all levels of society there was a strong desire to have a room where visitors could be received, and which was separate from the general living space. The provision of a parlour as well as a living room, in council housing, remained a cause for debate throughout the period of the thesis. One aspect of social life that developed throughout the period of this thesis was the availability and nature of home entertainment. Tudor Walters suggested that the parlour should have a wall of suitable length for a piano. Early radios might need a fixed earth and aerial. The wide use of the telephone developed after WW2 and needed a wired connection. The 1950s saw the television becoming popular, with the need for a suitable aerial. There have been few government restrictions on the home, its fixtures, fittings and décor, in contrast to the requirements for the house structure. Changes in general government policy have, from time to time, given grants for home improvements such as, the clean air act and, more recently, for house insulation and the installation of solar panels.

The effect of location on the home is most likely dependent on the availability of mains services. The absence of a gas and electricity supply, for example, may result in cooking with bottled gas or oil, and for heating to be by oil or solid fuel. At one time, in coal mining communities, coal was delivered free to the street, this encouraged the continued use of the traditional range for some time after their use had been discontinued elsewhere.

The analysis above has identified some of the many factors that have and do influence housing theory and demonstrate that there is unlikely to be an identifiable single theory for all housing, let alone one for the home. **Error! Reference source not found.** offers a

summary of the key factors based on extensive review of the literature which captures the distinction between estate, house and home as authors have referred to.

Table 4-2 A summary analysis of some of the influential factors in housing design

	Housing estate	**House**	**Home**
Economic	Street layouts. Need for shops, schools and so on.	New materials and non-traditional building methods may be beneficial.	There are costs in moving home, especially to a larger house.
Architects their involvement and influence	The estate layout was a primary part of the Architect's work.	The architect's involvement in the house design would depend on the developer	Generally, the architect had little influence in the fitting out of the home
Services	Where services are not available the developer must either pay for these to be provided or provide them itself.	Services and the associated fixtures and fittings were intended to reduce the labour in the home.	The need for services increased with the availability of domestic appliances.
Social factors	There was desire of homeowners to keep aloof from those in council houses. Differing groups sought different leisure facilities.	The desire to be private led to certain design arrangements	At all levels of society there was a strong desire to have a room where visitors could be received .
Political influences	Both government and local authority policy affects the location, requirements, and layout of estates.	Government policy through its Housing Manuals and subsidies has had a significant influence on the nature and design of local authority housing.	There has been little political influence on the arrangements within the home.
Location	Local authorities have identified, by way of local plans, where housing and other types of development should be encouraged	Traditionally the materials used in house construction have been those readily available in the locality.	The effect of location on the home is most likely dependent on the availability of public transport and mains services.

4.6.4 The introduction of technology

A totally different approach was made by Bernard Friedman (1938). He postulated that there was a time lag between the development of a technology and its incorporation into

use, and that this time lag was most pronounced in countries which invented that technical power. He added that such a country was England. He went on to say that the time-lag between the invention of the means to do new things and the creative application of those means to the needs of human beings, was most pronounced in England. He concluded by stating that the success, in the material sense, of the English 19th century techniques of production had brought with it a national complacence which was still a chief obstruction to the development of a new order (Friedman 1938). The review in chapter 6 will consider the extent to which this was true and whether this was more the case at different times and/or between developer types.

In seeking a reason for such delayed action, it might be suggested that the introduction of advanced technologies, specifically building services, would increase the cost of construction and thereby reduce the possibility of affordable rents. As described earlier the Chamberlain Act had restricted the method for the provision of hot water to the bath (Burnett 1978).

However, there is some evidence to suggest that it was considered that the tenants of municipal houses either did not need the benefits of technical advances or would misuse them if provided. “The coal in the bath” attitude of some supports this conception. Ravetz (2008 p124) linked this myth to the official view that “substandard” tenants would let their houses “go to rack and ruin”.

To a certain extent Friedman demonstrated this attitude when describing the design of the flats at Kensal House. The bedrooms are small “because you don’t live in the bedrooms

all day" (Friedman 1938 p57). Also, the kitchen was made small, "then it could be used for work only and meals be taken in the living room" (Friedman 1938 p57). These statements suggest that Friedman considered that there was a requirement for the designer to design to dictate the lifestyle of the occupier rather than an obligation on the designer to design for the needs, requirements and wishes of the occupier. This conflict is discussed below. This point was made very forcibly by Richards when he suggested that, if architects were to have a part in designing new suburbs, "they will have to exchange their customary arrogance for a becoming humility" (Richards 1973 p10).

Collier and his team (1995) considered the theory of buildings from the design, development and technological aspects. They held that a building was an enclosure of space which, in the first place, provided protection from the elements and security for both persons and property. Since conditions, especially climate, varied with location so did the requirements needed to fulfil these needs. Further, the way of life might require compromise. An example was the need of nomadic peoples to have homes that could be easily dismantled, transported and re-erected. In contrast, those people settled in one area would look for permanence in their buildings. Initially, the choice of structural materials would have been made on the basis of what was readily available in the area. The use of bamboo in areas of Asia, where it is found, led to specific forms of buildings. It was stated that the cavity wall, so commonly used for housing in Britain, is not found elsewhere and has been developed as a result of the British climate.

From the technical services perspective, in the absence of externally provided services, especially electricity, buildings had to rely on naturally occurring materials and simple systems to provide their needs, such as heat, ventilation and light. These needs again

created the need for compromise. For example, while for the purpose of heat conservation thick walls with few and small windows might be the best arrangement, this would inevitably create a dark space without some form of artificial lighting; a good example would be the Black Houses of Northern Scotland (Figure 4.2). Conversely, a building with large expanses of glazing would let in plenty of natural light but would not retain heat, when heating was necessary (Collier et al 1995).

Figure 4-2 A typical "Black House" from the north of Scotland

Shows the very thick walls and lack of windows typical of the Black Houses of Northern Scotland. One end would often be for animals while the other was for the family (Walker and McGregor 1996).

From another aspect, in buildings with only a few small windows it will not be apparent what is going on, on the other side of the wall, while the converse is the situation with buildings with large expanses of glazed wall where outsiders might be able to observe every activity of the occupants (Collier et al 1995).

4.6.5 Homes in multi-storey and dense developments

The Citizens' Housing and Planning Council of New York published a paper "Housing Design: a social theory" (Citizens' Housing and planning Council of New York). In, this paper a large number of issues, principally related to multi storey housing, were discussed.

Many suggestions conflict, such as the need to provide space for ball games while, at the same time, providing a safe and attractive environment. It discussed the provision of outside communal areas with seating, both for general rest and the opportunity to watch others but so grouped so that people could converse. A need was identified for residents to be able to observe the coming and going of others so as to be able to identify strangers, while at the same time protecting privacy. Corridors and lift and stair lobbies came in for much criticism through not being wide or spacious enough, and not being attractive. It was suggested that, perhaps, comfortable seating should be provided so that those places could become places for social contact.

The need for protection from crime became more relevant with the rise in disposable income and the associated owning of valuable possessions. At the house level this has led to the incorporation of better locks to doors and windows and other security systems. On the wider front there is also a need to consider the estate layout. Sim (1993) made reference to two specific studies, the first by Oscar Newman (1972), which related to an investigation into crime and housing design. This investigation led Newman to devise the concept of “Defensible Space”. His paper was advanced by Alice Coleman, working from Kings’ College, London. Coleman identified five significant variables which had affected the misuse of the developments studied. These were the number of dwellings per entrance, the number of dwellings per block, the number of storeys per block, overhead walkways and spatial organisation. Coleman went on to review housing estates and concluded that these were less likely to suffer from vandalism and advocated that flats should be designed to resemble houses, so far as was achievable, with defensible space where possible.

Newman and Coleman investigated problems found on a restricted number of “problematic developments” and identified several possible methods of improvement. Their conclusions cannot be regarded as having either identified or proposed a theory for housing.

At the present time, it would appear that no general theory has been established for, or of, the theory of housing. Designers, especially those designing for social housing, are therefore both constrained by and reliant on government guidelines or, as Franklin (2001) put it; “that the design of housing is being reduced by them [the regulatory bodies] to standards and measurements”.

4.6.6 Other influences

A possible reason for not being able to establish an all-encompassing theory for housing, may be, that researchers seeking a theory for housing, in contrast to house builders, generally have approached their research from an interdisciplinary one. Kemeny (1992 p11) referred to sociology, economics, geography, ethnography and so on. For this research the starting point is to understand what facilities could have been provided to the end user.

The Swiss architect, Le Corbusier, is famously recorded as coining the slogan “The house is a machine for living in” (Le Corbusier 1923, Etchells 1989, Spring 1987). Perhaps, because of his background, practising in France, the manifestation of this principle was in a community block with flats, the Unité d’Habitation at Marseilles (Spring 1987). This should, perhaps, more correctly be referred to as a “factory for living”. The English house, in contrast, can correctly be described as a machine for living and is more akin to the

outworkers' workshops of the industrial period in England, whereas the Unité d'Habitation is more akin to a Lancashire mill complex.

Any theory of, or for, house design in England and Wales must relate to the specific circumstances that exist here. As stated by Edwards (1981), housing in England since the early middle ages, in contrast to that in most European cities, has not been restricted by defensive city or town walls. Consequently, developed outwards with individual houses, whereas many continental cities restricted outwards development thereby pushing housing upwards. Thus, there is a general acceptance that the English and Welsh prefer a house to a tenement or flat. For this reason, much Continental theory of housing design, which relates to flats, has proved to be of little benefit to English and Welsh designers and developers.

In attempting to develop the concept of the house as a machine for living, in the light of Edwards' observations it is suggested that Corbusier's vision of a machine was not compatible with English and Welsh housing in general. Socially, the major difference between working in a factory and in an outworkers', workshop was the increased freedom of the latter arrangement which allowed the workers to manage their work to suit their own lifestyle. In contrast, the rigid time keeping of the factory totally controlled the worker's life. In much the same way, the restrictions that existed when living in social housing complexes, such as Quarry Bank in Leeds, and to a lesser extent in blocks of flats, such as Kensal House, were frequently resented by the residents. A frequently imposed restriction relates to the drying of washing. These restrictions did not exist in the house or maisonette, where the resident was free to use the rooms as he chose and the garden for

his own purpose and resented having to allow access to officials such as “the gas man, the sanitary inspector and the overcrowding surveyor” (Barnwell and Palmer 2019 p186).

The comparison of the housing estate with the weaving mill can be taken a stage further by considering the house as the loom. The looms were either identical or similar, but the loom space would have been made personal by the operative. The looms were connected by the line shafting, as houses are by the roads, pavements and mains services. Central to the factory was the power source, administration buildings etc. These relate to the schools, shops and other estate and town facilities.

While the loom was the machine, it was made up of a number of components and, more importantly, looms were developed over time both to become more efficient but also to produce different products. In the same way, houses have developed over time both to incorporate new technologies and to meet the changing and differing needs of the owners and occupants.

However, what is clear is that house designs need to incorporate a degree of flexibility so as to be able to change and adapt with the developing needs of the house occupier. For example, modern communications have enabled many professional people to do much of their work without going to the office. They have become the twenty first century’s out-workers. While they may not need an attic loom shop or a nail forge at the end of the garden, they do need office space for desk and communication links to both office and the worldwide information network.

For these reasons, an issue which is fundamental in seeking a theory for housing is to understand the technology of the house and home. Since much of the technology of the house is covered by internal decoration and other subsequent applications, it is often difficult for home occupiers to know the details of their own home and more difficult for casual researchers to know. This is especially so for those from disciplines with no knowledge of building construction or understanding of the associated services. In order to unravel the technology of the house it may be necessary to carry out a very detailed and intrusive survey, which will rarely be available to researchers. For example, many houses of timber frame construction have an external brick facing and plastered walls internally, both of which hide the actual method of construction.

4.7 Conclusions of chapter 4

In identifying a theory or theories that influence the design of housing, this research has looked at both published research on this topic and the historical approaches to house design by the designers of houses for differing classes of occupier. It concludes that houses should, first and foremost, be designed to provide for the requirements and/or wishes of the prospective occupant. There is no justification for considering that a housing theory, should start from any point other than from the needs of the occupier. Houses must be for the residents. This conclusion is strongly supported by Edwards (1981) and The Parker Morris Report (Parker Morris 1961 para 12). Those needs of the occupier will in addition to details of the house layout also be influenced by cost and location.

This review has identified that the theoretical approaches to house design have differed significantly between the three types of estate developers, council, speculative and industrial. Those approaches led to the incorporation of technology in different ways. The

extent to which local authorities' or their architects' theories sought to develop a community, led, on several estates, to the incorporation of shared facilities. For the speculative developer the drive was more towards the "Englishman's castle" or the "servant less house" as the principles or aims. The industrial estate, in contrast to the council estate, generally sought to provide graded houses for the different levels of staff.

It is possible that because of the difficulties these issues raise they have been avoided by many commentators, who have been content merely to criticize the work of others. Such as has been the large-scale condemnation, in general terms, of the many interwar housing developments for the private market. Further, Franklin (2001) claimed that architects, with the full support of their professional association the RIBA, had avoided being associated with state sponsored housing, presumably, because of the risks of getting the design wrong. She claimed that they would rather be involved in prestigious projects where there was more likelihood of recognition and little possibility of condemnation.

There is a conflict of interest between the professions responsible for the design of "low status" housing and the occupants of the houses themselves. In many regards, for the designer it is the outside of the house and its position in the estate that may be of most importance. In addition, there are also conflicts between the wishes of the different classes of resident. This may relate to their living practices, which in the past might also have involved the employment of domestic help or the desire to live near people of similar income or other, social group. An extreme example was the building of a wall across the road to separate estates in Oxford, known as the "Cutteslowe walls" (Scott 2013 p208).

For example, the desire to separate vehicle access from that of pedestrians may, as a consequence, create footpaths and underpasses where other dangers either exist and/or are perceived to exist, such as mugging (Edwards 1981). A further example which this research has shown is that the perceived best use of the space within the house varied both from the designer's perspective and that of the occupier, whose views were rarely consulted (Marwick 1982 p183 and Richards 1973).

Unlike a geometrical theorem or the analysis of the forces in a roof truss, where the objective can be clearly defined, housing, as suggested above, involves the consideration of the estate, the house and the home. Gropius (1965) referred to a step-by-step study leading from the "study of the function of the house to that of the street; from the street to the town; to the still vaster implications of regional and national planning". King (2009), however, merely sought to distinguish between "Dwelling" and "Housing". While Kemeny (1992) sought to contrast "residence" from "dwelling" and to differentiate between "residing" and "living.

Chapter 5: An historical analysis of the construction industry

5.1 Introduction

A major influence on the development of “low status” housing has been the way the house building industry has been organised and how the industry itself developed over the period of this research. While this is not intended to be a detailed study of the history of construction, or of the Construction Industry in the twentieth century, it will aim to show that the nature of the industry led to differing house types being constructed for differing parts of the housing market which, in turn, developed over the period.

The two major different approaches to house design and construction will be shown as those where the design and construction functions are carried out by the one organisation, and the alternative where the design and construction elements are commissioned separately by the building owner.

5.2 The changing industry

Gann (2000) described the period from the mid-1800s to the end of the period covered by this thesis as “The Machine Age”. He identified the major change in the Construction Industry from being a solely craft-based industry to an industrialised one. This was achieved in a number of ways. First, was the change in the management organisation from a set of separate craft companies each of which was run by a master craftsman. The master craftsman was employed directly by the building owner or developer. The industry then changed to one where the major companies had a management hierarchy and employed the tradesmen themselves. Second, was the introduction of machines both in the factory production of standard components and materials, for easy installation into the building, and also for the labour-intensive onsite

tasks such as excavation, mixing and hoisting and also the wide use of powered hand tools. Third, was the availability of new materials which, while not removing the craft element, considerably reduced it. Two examples are the use of factory prepared paints and the use of plaster board and gypsum plasters. These changes did not take place at one time but gradually.

Another aspect was the increasing involvement of Government and its departments. This is evidenced by several distinct actions which evolved after WW1.

First was the introduction of the “Model Byelaws”. Initially these were not compulsory but where local authorities wished to control building construction then the “Model Bylaws” were to be adopted, as drafted, subject only to express agreement to variations by the relevant Minister of State.

The second intervention by Government into the design of “low status” housing was the publication of reports and manuals setting out guidelines for house design. These guidelines effectively defined the theory against which houses should be designed. The discussion of these reports form part of the review and analysis in Chapter 6.

The third way in which Government influenced house development was through direct legislation, in many cases providing subsidies for certain classes of house.

Finally, the Government sponsored research. This included the establishment of the Building Research Station (BRS) in the 1920s, the trial estates at Amesbury and later at

Northolt, and the numerous other committees, all of which produced reports and papers of which the BRS Digests and the Post-War Building Studies were of major significance.

From early in the twentieth century, attempts have been made to design and construct housing using non-traditional methods. Early examples included the houses built for the “Cheap Cottages Exhibition” at Letchworth 1905 (Strachey 1905). Later developments involved the use of large precast concrete panels, the “house out of the factory” (Finnimore 1989). The intention was to carry out as much of the work as possible within a factory where mass production techniques could be employed. This intention was strongly supported and encouraged by government policy in the 1960s/70s. At that time a number of companies constructed factories with a purpose designed manufacturing plant. This involved a considerable capital investment. To reap the full benefit of such investment there needed to be a steady and constant call on each factory. In the event, there were too many systems and supply well out stripped demand and many companies lost significant sums on their venture into system building.

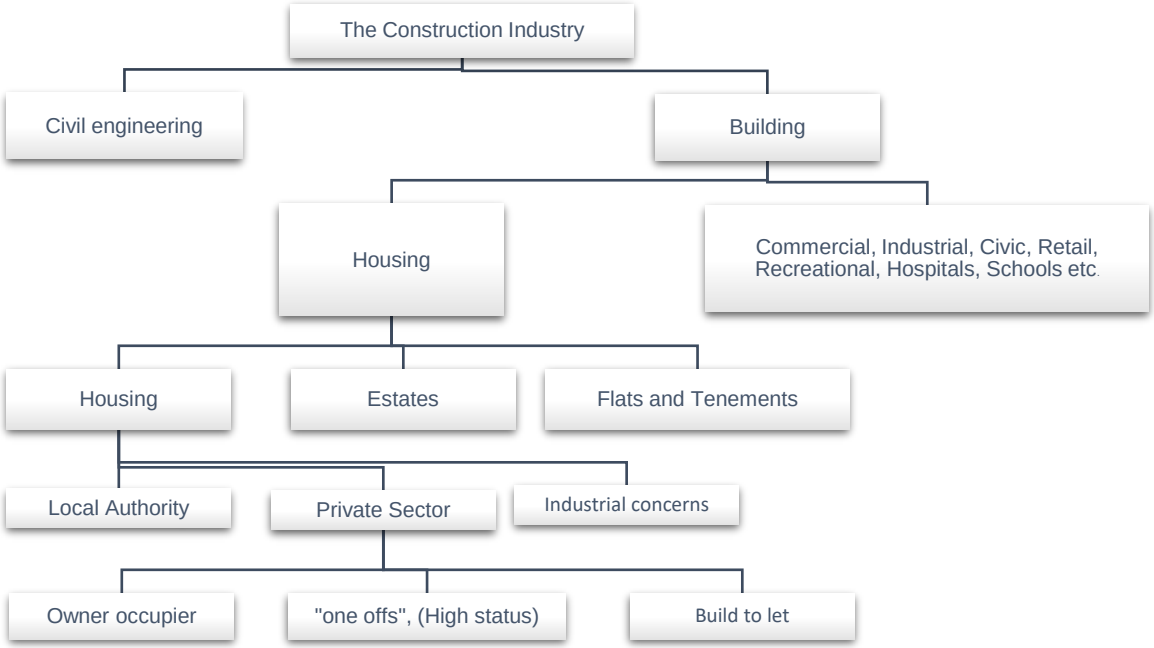
A further major, but under researched, change in the industry has been the increased professionalism of both the construction companies and their staff. Unfortunately, there is still, in the contemplation of many, the belief that a builder is an uneducated person in dirty boots wheeling a barrow of “muck”. The facts are very different, over the period covered by this study the number of building staff that have obtained academic and professional qualifications has changed to the extent that, these days’, most building

staff, both on and off site, will be qualified. Alongside the generally improved level of qualification has been the development of management and quality control systems. These changes have led to, amongst other things, the introduction of management contracting, where the builder is employed as an adviser as part of the design team.

5.3 Outline of the industry

The construction of houses is an industry which is, in part, separate and, in part, an element of the Construction Industry. This large industry can be divided into two main sectors namely Civil Engineering and Building. Housing is merely a part of the large Building Industry, which also includes the construction of; commercial, industrial, civic, retail, recreational, medical, educational, and other building types. The Housing Sector can be further subdivided into houses, flats and tenements and the estates themselves. Houses may be developed by local authorities, the private sector or by industrial concerns. The private sector will construct for three distinct client types; the “one off” architect designed house generally of “high status”, the estate of houses for owner occupation and/or for letting market. These organisational arrangements have changed little over the past century.

Figure 5-1 The organisation of the Construction Industry

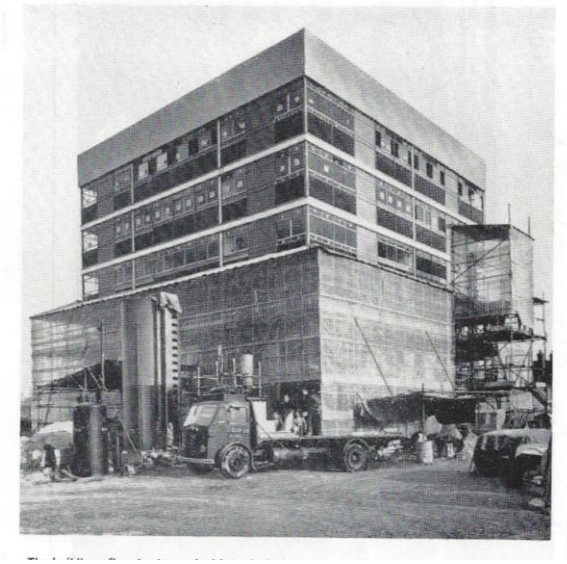


The Construction Industry, unlike most manufacturing industries, has generally been commissioned by the end user. Manufacturing Industries such as the motor car industry, with which construction was critically compared (Ministry of Housing and Local Government 1953 and Egan 1998), has its design and manufacturing policy set by senior management, its in-house designers then prepare designs etc. to implement the company policy and the resultant vehicle is then offered to the public as a finished product. Conversely, in construction, generally the building owner would have specified its requirements and then engaged a team of consultants such as, architect, engineers of various disciplines and a quantity surveyor and, possibly, a legal team as well. Once the design was sufficiently advanced offers were invited from contractors and, ultimately, the selected contractor constructed the building to the required drawings and associated specification. House building in the private sector has been the exception to

the norm in that, with the exception of the “one off” house, the houses were built to the policy of the builder/developer and then offered to the market as a complete package.

Throughout the post WW2 period, there have been repeated suggestions that the Construction Industry should emulate the motor industry’s production and procurement principles (Ministry of Housing and Local Government 1953 para15 p3 and Egan 1998 para31 p18). A fundamental difference between the construction of houses and a production line process is that, although there may be a repetition of the same tasks in the same position in each house, it is the operative that will move with his tools. Whereas it is the product on the production line that moves to the next stage of manufacture, while the operative stays in the same place. It was precisely this restriction that the moving assembly track was designed to alter. The development of the Jack-block system, used in Coventry in 1962/3, reversed this situation by constructing the roof first and jacking it up to build the top floor beneath it (Figure 5-2).

Figure 5-2 Jack-block under construction



Shows the roof and the top three stories have been extruded from the enclosed scaffold. Behind the external enclosure the next floor or two will be having external

cladding and glazing installed and those below are being constructed and the cross walls pre-stressed (International Construction 1963).

Whilst it has been possible to compare the construction of a house with the manufacture of a car, there is no equivalent to that of making an estate in the motor trade. Effectively the laying out of the estate, which comprises the construction of the roads and services, is the equivalent of building a temporary factory, because it is there where the houses will be built.

First the contractor must establish its organisation on site, with temporary facilities for both use by the management, labour and for the storage of materials. The second stage is to bring to site the plant necessary to construct the roads and services, “the factory”. Only at this stage can the onsite factory be established, which will require the provision of all the necessary plant and equipment for the construction of the houses themselves.

Finally, unlike the car manufacturer, once each order is complete the contractor must dismantle its “factory” and re-establish its organisation elsewhere, if it can. To suggest that once a car manufacturer had completed, say 100 cars, it had to relocate to another place is so absurd as to demonstrate the major differences between the industries.

When not under government pressure to build large quantities of houses, a local authority can plan its construction programme so as to provide a steady and constant workload. Under such circumstances it may become beneficial to establish a direct

labour organisation (DLO). The benefits or otherwise of this have been discussed in several publications. There may be the opportunity for a local authority to benefit from the reduced need to dismantle its organisation and relocate, thereby approaching the benefits of a car manufacturer.

5.4 The role of the State

The State has influenced housing design in several ways. A large succession of Acts of Parliament has controlled both the use of dwellings considered to be unfit for habitation and the requirements for new housing. Through both direct action and, indirectly, through agencies, mainly local authorities, the state has provided a policy for the design and construction of housing. The state, through the publication of model byelaws, the reports of many committees and research agencies and its design manuals has influenced the design of both estates and houses.

5.5 Acts of Parliament influencing the construction of "low status" housing

By the start of WW1, there had already been a very significant body of law enacted in an attempt to clear away insanitary and decaying housing considered to be unfit for habitation and to regulate the housing to be built in its place. In addition, there was provision for the rehousing of those displaced. Thompson (1903) in his appendix, gave the text of three acts, namely, The Housing of the Working Classes Act 1890, The Housing of the Working Classes (Amendment) Act 1900 and The Small Dwellings Acquisition Act 1899. In addition, he gave a summary of; The Housing of the Working Classes Acts, 1893, 1894 and 1896 and The Public Health Acts (Sanitary Clauses), 1875 and 1892.

The end of WW1 saw the enactment of a further five acts, namely The Ministry of Health Act, Housing, Town planning Act, Ministry of Transport Act, Acquisition of land (assessment of Compensation) Act and Land Settlement (Facilities) Act. Dowdall (1919) gave a very full review of the then effective statutes, which included much of the earlier legislation. Local authorities, for example, still had rights and obligations with regards to housing considered to be unfit for habitation and, in certain circumstances, to prevent buildings being inhabited until remedial works had been carried out and to take action when the necessary work was not carried out.

The Housing, Town Planning Act 1919, which is commonly referred to as the “Addison Act”, named after the Minister for Health, was the most significant for this research. The aim of the act was to get house building by Local Authorities quickly under way and thereby to show to the nation the seriousness of the Government to fulfil its promise to provide quality homes for all. This required Local Authorities to identify and acquire building land and to submit for approval estate layouts, with the costs for the construction of houses, either by the Local Authority or under its control by general builders. The aim had been to provide 500,000 homes. In the event slightly under 176,000 were built under this act (Swenarton 1981). The main reasons for the failure to build the target number were twofold. First, it took longer than anticipated for most local authorities to get schemes onto the drawing board and into production. Secondly, the perceived likely unrest due to insufficient and/or poor-quality housing faded with the post war economic slump.

In both World Wars the government had required the cooperation and involvement of people from all walks of life, and of both sexes, in a way that was alien in peace time. Thus, for a period after both wars the aim of state housing was to house the homeless, regardless of wealth or position. Subsequently, state housing was intended to be provided only for those unable to afford good housing or who had been deprived of their home due to slum clearance. This changing aim of government meant that the size and quality of houses being built under state sponsorship reflected these changes.

The post WW2 era started with the “Emergency houses programme” and the “Prefabs” (Stevenson 2003 and Blanchet and Zhuravlyova 2018). Then, under the new government, Bevan rejected the prefabs as “rabbit hutches” and declared that he wanted permanence and to the highest standards possible and stated “We shall be judged for a year or two by the number of houses we build … We shall be judged in ten years’ time by the type of houses we build.” (Kynaston 2007). The later Conservative government set out to build quantity, which it did, but many of those dwellings built turned out to be of poor quality or not of a type that was required and have since been demolished.

During the post WW1 years housing by speculative builders had been relatively unrestricted by Government. Such restrictions as existed related to the quality of construction and space between buildings. Towards the end of the inter-war period this was to change with the introduction of two major Acts. These were The Town and Country Planning Act of 1932 and the Restriction of Ribbon Development Act of 1935; both of these were to restrict the development of speculative housing (Edwards 1981).

In the years immediately following the end of WW2, private house building was severely restricted by government legislation. For the first two years, until August 1947, private house building was forbidden except for certain named groups of workers. Further, even when restrictions were lifted private house building was controlled by both cost and size. From the conclusion of the war the maximum permitted floor area was 1,000 sq. ft. or 930 sq. ft. for a bungalow. In addition, costs were limited to £1,400 in London and £1,300 elsewhere. Initially, from August 1947, building licences were only permitted for houses for miners and agricultural workers. A year later this restriction was lifted to the extent that priority was to be given to houses for key workers, but the total number of licences for private housing was not to exceed one-fifth of the allocation for "Council Houses". Such licences were to be primarily for owner-occupiers and to be issued to the prospective owner, and not the builder. Once a licence had been obtained, the design had to allow for restrictions in the use of certain materials and fixtures. For example, the use of timber was restricted to 1.6 standards[2] (Holloway 1948).

5.5.1 Building byelaws

The Model Building Byelaws, when first drafted, were restrictive and specified precisely what was required in order to be conforming. This prevented, or at best hindered, the use of new technology. Further, as a result of the byelaws not being mandatory not every local authority introduced byelaws, some sought approval for amendments, while others imposed the model byelaws rigidly. The consequence was that there were

[2] Note the "Standard" is a volumetric measure for timber. 1 standard of timber = 165 Cu Ft (4.67 M^3)

restrictions on the introduction of technical developments which, in some cases, had to await changes in the byelaws or had to obtain a waiver in every case.

5.5.2 Government sponsored research

The Government also influenced housing design by establishing several committees to prepare proposals for house designs. These reports, together with the associated housing manuals, were very influential in the design of housing. The principal reports were those of Tudor Walters, Dudley and Parker Morris, all of which as well as that of the Ladies Committee have been examined in detail. Each of these sought to identify the major design issues to be considered when designing “low status” housing. As will be shown, each approached the design issues from differing viewpoints, which may, in part, reflect both changes in social and economic conditions but was significantly due to developments in technology.

In addition to the three reports listed above and other reports dealing with housing in general, the government set up a series of committees to look at specific aspects of building. The findings of these reports were published as the “Post-war Building Studies”. The 27 reports varied in length and covered everything from house construction to fire protection. There were several which specifically dealt with building services, such as plumbing, gas installations, electrical installations and heating and ventilation of dwellings.

In an attempt to increase the number of houses that could be constructed with the limited resources available at the end of both wars, the Government set up trial estates.

The one built after WW1 was at Amesbury, Wiltshire, and included trial houses using both concrete and traditional methods such as chalk pisé. Perhaps of more relevance to this research, was the trial of different heating systems all designed by the leading heating and ventilation engineer, Mr A H Barker (Jaggard 1921 and Parker and Robins 2002). The experimental estate developed during WW2 at Northolt, Middlesex, which compared a traditionally built brick pair of houses with a number of non-traditional ones. These were constructed of concrete or were steel framed clad with concrete panels or sheet materials (Ministry of Works 1944, Photo 5.1).

Photo 5-1 A pair of The British Iron and Steel Federation Houses

A pair of the British Iron and Steel Federation (BISF) houses at the Ministry of Works estate at Northolt, Middlesex (Author 2017)

Early in the inter war period the government established a research station in Acton which subsequently moved to Garston near Watford and became the Building Research Station. This station published a range of reports and digests, which covered all aspects of building construction.

5.6 State sponsored housing

As stated above, state sponsored housing has been made available at differing times to three specific groups of needy tenants, namely: 1) those who were homeless, largely

after the two wars 2) those that were living in sub-standard accommodation, throughout the twentieth century and before up until about 1975 and 3) those that could not afford to pay an economical rent for the quality of accommodation considered to be necessary, considering their circumstances, which remains a continuing need.

The first group might comprise a whole range of tenants whose incomes might, or might not, allow them to afford an economical rent for a good quality house. The second group would probably have been relocated away from their place of employment and, consequently, even if their rent was not increased their weekly expenditure would be increased due to the cost of travel to work. The third group would need either to have their rent subsidised or to be provided with a significantly reduced quality of accommodation.

Generally, those considered to be of the highest priority for state housing would be families with young children. In providing public sponsored housing a major issue remained as to whether, as the tenant's circumstances changed, the tenant should be required to give up his/her/their home for one considered more suitable or, at least, to make it available to a tenant more in need of such a house. The emotional and social effects of such an action might be devastating for an elderly tenant who might lose contact with friends, family and neighbours as well having to give up a garden lovingly tendered for many years, and to be moved into a unit for which their furniture was inappropriate.

This is not a circumstance where the homeowner was at risk. Generally, the house owner will be at liberty to stay in their home however unsuitable it may have become, until they desire for something different. The only restriction was that of being able to meet the regular costs involved in the running and maintenance of the house.

The chain of responsibility for the nature of state sponsored housing starts with government policy and filters down through that of the local authority and their architects and officers. Generally, none of these people would have had personal experience of what was required by the tenants of state sponsored housing. In fact, they would generally have been from a “home owning” class and probably accustomed to some degree of domestic help as well.

At the end of both wars there remained an understanding that the nation had been united in the conduct of the war and that there was a hope that this sense of unity would continue. However, there was a contrary aim, from those who had lost out and who wished to return, as soon as possible, to the status quo of pre-war society. One consequence of the former view was a belief that the state should build for all, not just for the disadvantaged.

However, there remained a strong desire of English people to own and control their own bit of the country, no matter how small. The concept of the “The Englishman’s home being his castle” remained strong, despite the hopes of the socialist elements of society who wished to see all housing developments being provided for all classes and including common facilities for use by all tenants.

After WW2, the Government instigated a major house building programme. This started with the emergency housing (Prefabs), which proved to be well received by the occupiers and, in many cases, lasted long after their “use by date”. With the change of government in 1945 there was a desire to build for the long term. One way of doing this was to use non-traditional methods (Bullock 2002). These were generally systems patented by construction companies, many of which had been speculative builders before WW2.

For non-traditional building to be effective, there had to be restrictions as to what could be built. No doubt most builders produced catalogues of their house layouts from which the local authorities could select the house types they wanted and arrange these on their estate. Laing, for example, had just such a catalogue, “Easiform and the housing drive” (Laing C.1960). These designs generally provided all the services that had been included in the pre-war speculatively built house but maintained the flat facade of the inter-war council house or, perhaps, just avoided the elevational pallet of those speculatively built houses.

During the 1960s the housing needs changed from providing homes for the homeless to removing those living in slums to housing of an acceptable quality. By this time there were a number of newly qualified architects whose services were available and who wished to prove themselves in designing imaginative housing estates. However, Government had looked, this time, to Scandinavia for inspiration and concluded that

"houses from the factory" was the answer to solving a rapid building programme, since erection of ex-factory units would not be halted by adverse weather.

The result was an unfortunate conflict. To be competitive, the factories needed to work at a steady rate, with a regular output, using standard components. The architects, in order to demonstrate their personal skills, needed to be able to impose their vision on the development, which frequently led to the need for "specials", which would have significantly and disproportionally added to the cost.

5.7 Housing built by private enterprise

The 1920s and 30s saw a large growth in owner occupied housing, especially in the midlands and southern parts of England. Despite large scale unemployment, especially in South Wales and the North of England, industry was doing well in other parts of the country, particularly the new industries such as the motor trade and the electrical industries. This imbalance meant that where industry was doing well, there were "up and coming" tradesmen and clerical staff who not only sought a better home but could afford one. Ravetz (2008 p161) expressed the change in the expectations of these groups as "the spontaneous *embourgeoisement* of the higher working classes".

Two factors directly helped to satisfy this desire to own one's own house, these were the much-reduced cost of house building and, secondly, the availability of cheap loans from the building societies. A further factor was the loss of interest in the "buy to let" market. During WW1 there had been a freeze on house rents, which had reduced the

returns of those with houses to let, which deterred further would-be investors who considered they could do better by investing elsewhere (Scott 2013).

In designing and building a speculative house for sale, the developer had not only to design with the wishes of its intended market in mind, but also in a style and quality that will enable the purchaser to obtain any necessary loan (Edwards 1981). While many architectural historians may claim that these objectives led to the building of a large number of badly designed dreary estates, in contrast, when considered from a technical perspective they appear progressive.

In addition to creating a house that would appear desirable to the majority of the market, the builder had to build at a cost that would be affordable and, therefore, would sell, while at the same time creating a profit from it. One way of making cost savings was to use modern materials and standard factory-made fittings. This use of economical materials has often been referred to as “Jerry building”. As stated above, the German architect Gropius (1965) had strongly advocated the use of the new technologies. The main difference was that, for him and his disciples, this meant a new style of architecture while for the speculative builder it enabled houses of traditional design to be constructed more cheaply, and without a reduction in quality.

5.8 Houses built for industrial organisations

The most frequent reason for an industrial organisation to build a housing estate or village, has been to attract workers to a location where there was little or no housing available. It follows that, in such circumstances, the housing being provided must

appear attractive to the potential workforce. Since the organisation is almost certainly at the same time investing large sums into new buildings and plant, it will have wished to provide the housing in the most economical way. This was likely to mean using new construction techniques both in the design of the houses and in the methods of construction.

During WW1 a number of industrial organisations, especially those involved in the manufacture of munitions for the war effort, developed estates for their workers. A significant number were built using government grants. The Official History of the Ministry of Munitions (1920), at appendix I, listed the estates, both temporary and permanent, that it had financed. Many those estates used non-traditional methods of construction, generally because of a lack of bricks and/or skilled bricklayers.

The estates for the Vickers Company at Crayford Garden Suburb in East London and those for the Standard Shipbuilding Company in Chepstow, used concrete blocks cast on site (Dunn 1919). The Aluminium Corporation Ltd at Dolgarrog in North Wales, had several semi-detached concrete houses built by the Abdon Clee Stone Quarry Company, using a concrete post and panel system (Jones and Gwyn 1989; Photo 6.2). In complete contrast, Messrs Dorman Long and Co. at their estate known as Dormanstown, near Redcar in Yorkshire, build blocks of cottages using a lightweight steel frame and Hy-rib lathing, rendered in a cement, sand and crushed slag mix (Figure 6.1), (The Architects' Journal 1919). This system was subsequently developed and marketed as the 'Dorlonco' system and was used to build about 10,000 houses in the inter war period (Ministry of Works 1944).

Estates built in the inter war period included that at Silver End, for Crittall (Mead 1989), and that for Bata at East Tilbury, Essex (Rumsey). Probably the largest mass development was that by the Industrial Housing Association Limited. This enabled several colliery companies to pool resources and take advantage of the then available subsidy from the Ministry of Health. Sir John Tudor Walters (1927) described the building of twelve thousand houses in about 20 new villages, mainly in the East Midlands.

Two major features were generally present in an Industrial development. First, it frequently had housing of differing size and quality for differing grades of workers and staff. This was particularly apparent at, for example, the Crayford Garden Suburb (Photo 5.2). Secondly, where the development was isolated, it may have incorporated social and recreational buildings and other facilities. In some cases, such facilities reflected the views of the company owner and might for example have not allowed for a public house or have included a church of the owner's denomination.

Photo 5-2 Three grades of house built by the Vickers Company on the Crayford Garden Village estate in Kent (Author 2019)

5.9 Conclusions of chapter 5

House building as an activity is part of the large Construction Industry. Alongside the Construction Industry is a body of consultant professions, including architects, engineers and land and quantity surveyors. Traditionally, the members of the professions have held themselves aloof from the builders and their managers. The concept that contractors are driven solely by a profit motive, while for the "professions" the making of a profit is secondary to providing a service and doing a good job, is unsupportable (Egan 1998 para 59).

The twentieth century saw major changes in the industry. In part, this was a move from being a craft to a mechanised industry. This, in turn, led not only to an increasing amount of work being carried out in specialist factories but to the introduction of a large range of new materials. One effect of the rapid development in materials was that architects became increasingly dependent on advice from technical reports and

specialist advisors. It was no longer possible for one person to have a thorough knowledge of all the materials, components and other systems available.

Throughout the century the Building Industry developed in several ways. One was the improved education and professionalism of its staff; another was the steady increase in the mechanisation of the construction work, coupled with the availability of power tools for tradesmen.

The construction of houses differs very considerably from other manufacturing industries, not least by reason of the fixed nature of its products. In all other creative industries, the location of manufacture and place of use are different. As indicated above, this is not the case with the building of houses. At best the house, or parts of it, are created away from their final location. Once complete the final dwelling will stay where constructed and generally cannot be relocated without major dismantling or engineering works. In comparison, a car once off the production line can be driven wherever there are suitable roads. Throughout the 20th century government took an ever-stronger role in the design and requirements of “Low status” housing. As a result, house designers become increasingly curtailed by the government requirements and regulations.

Government actions took several directions. First, was the development of the Building Bylaws and, later, the Building Regulations which set out minimum standards for construction. Secondly, for the design of state sponsored housing, the three main government reports and the associated housing manuals set the standards expected

for the design of council housing. Further, the Government also influenced house design through the Building Research Station and other research initiatives.

Chapter 6: Review and analysis

6.1 Introduction

This research seeks to answer two research questions

1. Was there a direct association between the incorporation of building techniques and technologies, especially building services and domestic appliances, and the manner in which the internal space of “low status” houses was organised and used?
2. Was the public sector significantly slower to adopt the advances in technology than the private and industrial sectors?

The aim of this study is to provide a deeper understanding of the impact of technological development on the design of low status housing in the UK from WW1 to 1975. The rationale for the choice of this historical period has been fully discussed in earlier chapters and therefore the rest of this chapter will commence with a focus on the process of data collection, categorisation, and creation of the proposed typologies of house types, room arrangements and layouts, construction methods, bathroom and toilet types, cooking and washing arrangements, water and space heating and food storage. The author has used his interpretation and expert knowledge of the industry to come up with the proposed types.

6.1.1 The process of data collection

A key part of any research is to decide which data would be relevant to the analysis and how it should be collected. In this study data was formed as part of a long process of observing, selecting and compiling the relevant information on the housing which was built in each of the above periods.

The collection of data, during the period of this research, has been severely affected because of the restrictions imposed by Government as a result of the COVID-19

pandemic. This has been especially restrictive for those in the higher age groups. Fortunately, a significant amount of research material has been available to the researcher enabling the adoption of a convenience method of data collection to be satisfactory. Inevitably, with restricted sources, there is a risk that the data collected will not be fully representative and indeed this is fully acknowledged. Significant groups of house records have come from the same source, specifically the Government "Housing Manuals", Tudor Walter's book "Twelve Thousand Houses" and the Laing catalogues. While these do not indicate which designs were adopted let alone in what numbers - they do indicate the wide range of alternative designs for differing situations. Further, where there are common features in the data that support the conclusion that those were the norm for that period and/or developer.

While acknowledging that large groups of house records have come from a few sources, the overall range of sources can be considered as wide. These range from those recording the past, some of which seek to be critical while others seek to describe the best built. In addition, there are examples from contemporary authors, such as Allen (1919). The main source for the late interwar private sector housing is the large number of sales advertisements. It would have been very beneficial to have had access to more detailed sales literature, related to private sector housing. It is believed that the archive of the Middlesex University at Hendon might have been of significance.

6.1.2 Characteristics of the data

After the initial phase of data collection, the characteristics of the selected houses were transferred onto a spreadsheet which was then used for analysis purposes. **Error! Reference source not found.** shows the number of houses considered in the study in each period and by the type of developer. There are 359 house records considered here, Table 6.1, but as shown there are variations in the number of cases in each period which

can be explained by the fact that such house types did not occur that frequently in reality or that the collection of data was limited due to access to new cases. It is unfortunate that due to the imposed COVID-19 restriction data was limited to the house records that had been compiled prior to the global pandemic in 2019-20. However, the author is confident that the sample in each period contains the stereotypical houses to justify the conclusions.

Table 6-1 An overview of the number of houses in each period of study

	House type by Developer			**Total number of cases in the sample**
	Type 1 State/local authorities	**Type 2 Commercial developers**	**Type 3 Industrial developers**	
WW1, the houses for munition workers	5	-	36	41
1919-1923, the period of the Addison Act and “Homes for Heroes”.	74	2	1	77
1924-1939, the urban speculative developments and continental influence on council housing	26	36	32	94
1945-1960, the post war housing drive	92	26	3	121
1961-1975, the mass slum clearance	23	3		26
Total	220	67	72	359

Table 6-2 A schedule of the HRSs by period and developer type

	Sheet Nos	Location or description of group
WW1		
1	187	Chepstow Garden Village
2	188-188E	Crayford Garden Village
3	190-190A	Rafborough, Farnborough
4	191	The Austin Village, Birmingham
5	379-382	Well Ham, Eltham
6	383-386	Roe Green, Kingsbury
7	387-389	Mancot, near Chester
8	390	Shirehampton, Bristol
9	391-395	Dormanstown, Redcar
10	396-399	Shortstown, Bedford
11	400-404	Chepstow villages
1919-1922, State/local authority		
1	25A-B	Becontree
2	319-352	Ministry of Health plans 1920

3	353-372	Tudor Walters plan types 1919
4	373-378	Various locations
5	460	Nottingham
6	593-597	Amesbury, Wiltshire
1919-1922, Private developer		
1	492	Kenton, Middlesex
2	496	Ideal Home Exhibition
1919-1922, Industrial developer		
1	405	Braintree, Essex
1923-1939, State/local authority		
1	305-318	Various house building systems
2	427-432	Various locations
3	491-A	Stepney, East London
4	517-A	Leeds
1923-1939, Private developer		
1	409-415	Various locations
2	458-459	House advertisements
3	461-462	Two standard house plans
4	493,495,495, 497,502-516	Various house advertisements
5	518-521	First National Housing Trust Ltd
6	573	Streatham
1923-1939, Industrial developer		
1	406-408	Crittall estate Silver End, Essex
2	416-420	Bata estate, East Tilbury, Essex
3	433-455	Industrial Housing Association
1945-1960 State/local authority		
1	300-304	Festival of Britain, Lansbury estate, London
2	424-426	Madge- Tomorrow’s houses
3	465-490	Ministry of Health plans, 1949 housing manual
4	522-539	Sheffield Corporation
5	540-556	Laing, Easiform house plans
6	571	Prefab
7	598-605	Northolt, demonstration houses
8	607-608	Coventry experimental houses
1945-1960 private developer		
1	463-464,	Daily Mail Ideal Homes
2	494	Norfolk
3	498,499,501	Ideal Homes exhibition
4	574-592	Daily Mail Ideal Homes
5	606	Davis Estates
1945-1960 Industrial developer		
1	421-423	Bata, East Tilbury, Essex
1961-1975 State/local authority		
1	524-525	Sheffield
2	557-561E	12M Jespersen, Oldham
3	562-564A	12M Jespersen, Livingston
4	565-570	12M Jespersen, standard dwellings
5	572	LCC, mobile home
1961-1975, Private developer		

1	456-457	Beaconsfield, Lovell timber framed houses
2	500	Shepperton, Middlesex

6.1.3 Development of typologies

In order to allow for a review of the records, it has been necessary to create a schedule of unit descriptions. In the absence of any pre-existing schedule, the researcher has created a schedule which reflects the details of the dwellings on the HRSs.

- The records have been grouped into five periods roughly based on significant changes in the house building environment, namely,

  WW1, a period of limited house building for munition workers only.

  1919-1922, a period of house building predominantly by local authorities.

  1923-1939, a period of large-scale private house building.

  1945-1960, the period of the housing drive to provide a home for every family.

  1961-1975, the period of mass slum clearance and “houses from the factory”.

- Three classes of developer have been identified as 1) the state/local authorities, 2) commercial developers for the private market, 3) houses built by commercial organisations for their staff.
- Nine house types have been identified. These are based on the building form rather than architectural style, which has often been used in earlier research. The house types are 1) detached, 2) Semi-detached, two storeys, 3) semi-detached three storeys, 4) blocks of two storey houses, 5) blocks of three storey houses, 6) maisonettes, 7) flats, 8) two level flats, 9) bungalows.
- The schedule of room arrangements has divided the HRSs by the number of bedrooms and then by the room names on each floor. Thus, a typical three bedroomed house might be defined as having a living room, parlour and scullery on the ground floor, with three bedrooms and bathroom and W C upstairs. At a later

period, a similar house might be defined as having a dining room, sitting room and kitchen downstairs. This is a much more detailed categorisation than that used by Walters in the report of his committee (1918) or that of Ravetz (2008). The Tudor Walters' report first separated houses into those with or without a parlour, in addition to a living room. Secondly, it referred to the number of bedrooms. It also considered the nature and location of the cooking arrangements. Ravetz (2008), in contrast, divided house types by reference to the location of the bathroom.

- 17 construction systems have been identified. These, in turn, can be grouped by material as follows, 1) brick, 2) concrete, 3) earth mixtures, 4) steel and 5) timber. None of the records refers to stone being used in "low status" houses of this period. Since houses built of materials, other than those of brick, were largely using patented or specific methods, these have been grouped so as to reflect the ones included in the records.
- Eight toilet types have been identified by location within house. In addition, the earth closet has been included.
- Fourteen bathroom types have been identified, both by location within the house and by the nature of fixtures within the room. This is a much larger list that that of Ravetz who only identified three types, namely 1) bath in the scullery, 2) a downstairs bathroom and 3) a bathroom on the first floor (Ravetz 2008 p91). This researcher has preferred to relate the bathroom to the bedroom floor as bedrooms are not always on the first floor.
- Eight cooking arrangements have been identified on the basis of both location and type of facility. This is a larger list than that of Walters (1918 paras 98-100) who, in his committee's report, referred to three types namely,

    Type I living room with a cooking range. A variant was where there was also a gas cooker in the scullery.

Type II the living room had a modified grate being an intermediate design between a cooking-range and a sitting room grate. The assumed intention being that most cooking would be done on a gas cooker in the scullery.

Type III “all cooking operations are definitely banished” from the living room and the scullery was to have both gas cooker and cooking range.

- Eleven provisions for clothes washing have been identified, again both by location and type of facility.
- Eight water heating arrangements have been identified, both from the recorded plans but more frequently from reports and advertisements.
- The seven methods of space heating identified have again been from the range of documents as described for water heating.
- Food storage was largely in a ventilated larder throughout most of the relevant period. However, the introduction of the gas or electric fridge either in conjunction with a larder or in place of it, has resulted in four types being identified.

The development of room names has been further discussed at section 6.3.3 below.

Four approaches to the data review have been used.

- A review by period, comparing the houses constructed by the differing developer types
- A review of house space names
- A review by construction method
- A review of facility types

The extent to which these separate approaches produce the same conclusions will allow the research questions to be answered and will support the conclusions reached.

6.2 Review by period

This section of the review will look, in detail, at the houses built by each developer type at

each time period and make a comparison between them for each time period. The aim is to identify the differing ways the different developers introduced and incorporated new technologies.

6.2.1 Introduction

The collected data has been sorted by period and developer type, and the number of observed instances of different types of houses, room layouts, building methods, toilets, bathrooms and provisions for cooking, clothes washing, water heating, space heating and food storage by different housing providers in five time periods. These are identified in table 6.3 below.

Table 6-3 Quantities of each facility by period and developer type

	House type by Developer			Room layout by Developer			Building method by Developer			Toilet by Developer			Bathroom by Developer		
	State/local authority	Commercial developers	Industrial concerns	State/local authority	Commercial developers	Industrial concerns	State/local authority	Commercial developers	Industrial concerns	State/local authority	Commercial developers	Industrial concerns	State/local authority	Commercial developers	Industrial concerns
WW 1	2	0	5	4	0	18	1	0	7	3	0	10	3	0	8
1919 - 1922	5	2	1	12	2	1	5	2	1	7	4	1	11	2	1
1923 - 1939	5	4	4	9	12	15	9	4	3	3	6	11	3	4	8
1945 - 1960	7	2	1	41	18	1	5	2	1	11	10	1	3	3	1
1961 - 1975	5	2		14	2	-	3	2	-	3	1	-	2	1	

	Cooking provisions by Developer			Clothes washing			Water heating			Space heating			Food storage		
	State/local authority	Commercial developers	Industrial concerns	State/local authority	Commercial developers	Industrial concerns	State/local authority	Commercial developers	Industrial concerns	State/local authority	Commercial developers	Industrial concerns	State/local authority	Commercial developers	Industrial concerns
WW1	1	0	4	1	0	6	1	0	5	1	0	2	1	0	1
1919-1922	5	2	1	5	2	1	6	2	1	4	2	1	1	2	1
1923-1939	2	3	4	4	3	6	5	3	5	5	4	3	2	1	2
1945-1960	5	4	1	5	2	1	8	6	1	9	7	2	4	4	2
1961-1975	1	1	-	-	1		3	1	-	3	2	-	2	2	--

Note: For several facilities where there is more than one of that facility in a house, then that group has been listed as a different type in the above table.

Table 6-4 Percentage share of number records per period of study

	State/local authority	Commercial developers	Industrial concerns	Total
WW1	2%	-	50%	11%
1919-1922	34%	3%	1%	22%
1923-1939	12%	54%	45%	26%
1945-1960	42%	39%	4%	34%
1961-1975	10%	4%	-	7%
	100	100	100	100

6.2.2 The characteristics identified from the data for the WW1 period.

All the houses recorded on the HRSs for this period were built for munition workers and, even when built by industrial concerns, were state sponsored (Ministry of Munitions 1920). The four houses specifically referred to as being built by the State were for workers at the Woolwich Arsenal and were built at the Well Hall estate in Egham. As a result, these may be regarded as built for an industrial concern and analysed with those built by independent industrial organisations. Taken together these represent 11% of the HRSs and were spread over 12 developments. These, in turn, were located widely across the country from Bristol and London in the south to Redcar in the north. This is considered to be a good spread, which will provide a convincing analysis.

6.2.2.1. *Review of house types*

The five house types used across the 41 house designs recorded, reflect the nature of these developments which were required to provide accommodation for a range of staff. The most common house type is the block of two storey dwellings. The next most common is the semi-detached pair. Three estates, Well End, Roe Green and Shortstown, also had two bedroomed maisonettes, referred to as cottage flats. These were on a single floor in a two-storey building (HRSs 382, 386 and 399).

6.2.2.2. *Review of room layouts*

There were eighteen different room layouts recorded on the HRSs, these will be reflected in the analysis by room names. One feature which reflects the size of the house is the number of bedrooms. Of the 36 records, 26 are 3 bedroomed houses. Of the remaining 10 dwellings, 5 are 2 bedroomed and 5 are 4 bedroomed. This clearly supports the claim

that there was a requirement to provide homes for a number of different employee requirements and/or status.

6.2.2.3. *Review of the building methods used*

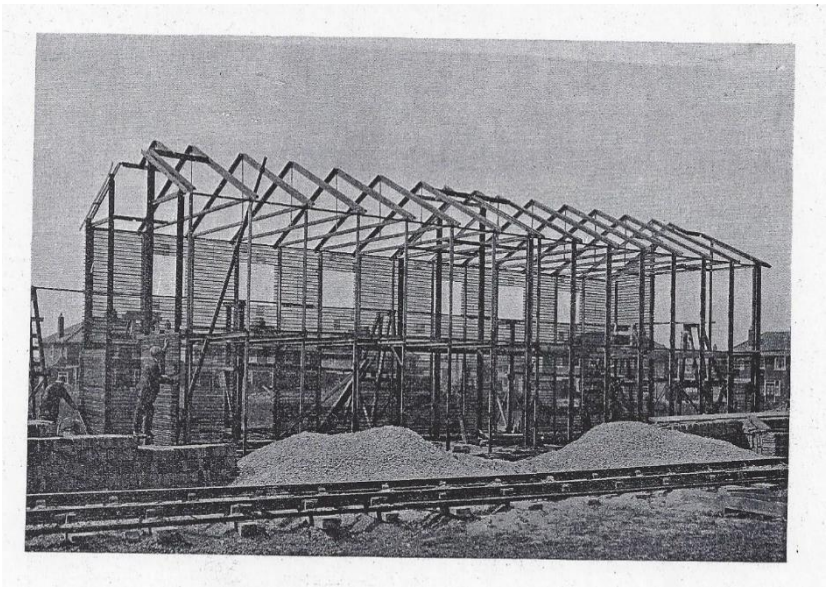
Seven construction methods were used. The most common was the use of 11-inch cavity brick walls (16), then 9-inch solid brickwork (9), cavity concrete block walls (7), solid concrete block walls (4), 9 inch rendered brick walls (2), steel frame with rendered mesh (2) and timber frame (1). The range of building methods reflects the shortage of bricks and bricklayers during the war. In the estate at Well Hall, which was designed and built in a remarkably short period in 1915, the Architect used any materials he could obtain within a reasonable time, which has led to a development which incorporates a range of wall and roofing materials (Billinghurst 2017, photo 6.1). Until the introduction of the Building Regulations in 1965, the only approved forms of construction were solid or cavity masonry walls (Knight 1890). Other forms of construction, such as the steel framed houses built by Messrs Dorman Long at Redcar (Figure 6.1), could only be constructed in places not covered by any Building Byelaws or by obtaining a waiver to them. The use of concrete blocks, generally cast on site, had been used for house construction since the 1830s (Potter 1908). It is significant that the four estates recorded on the HRSs are all in the south of England, namely, three estates in Chepstow (HRSs 187, 400-404) and that at Crayford in Kent (HRSs 188-188C). Other estates for munition workers had houses with concrete walls. These included the estate at Dolgarrog in North Wales, which was of post and panel construction (Jones and Gwyn 1989, photo 6.2), and those of the Pinehurst Cottages near Farnborough, which had monolithic concrete walls. The only timber development was at the Austin Village, Northfield in Birmingham, where Austin imported flat-pack bungalows from America (HRS 191) (Bardsley and Corke 2006). Construction of

these was, originally, only permitted as temporary houses, but later their life was extended to 40 years and, subsequently, they became listed as a conservation area. While the main intention of this element of the research is to compare the methods and development of structural house walls, it is worth noting that during this period a number of brick-built houses incorporated concrete patented floors, such as those at Roe Green (HRSs 383-386) (The Air-Co Rag 1918).

Photo 6-1 Houses at Well End

Houses at Well End showing the use of different building materials because of shortages in supply. This created a very pleasing effect (Author 2018).

Figure 6-1 Houses at Redcar



A block of Dorlonco houses being constructed for workers at the Dorman Long and Co steel works at Redcar, Yorkshire (The Architects' Journal 1919).

Photo 6-2 Houses at Dolgarrog

A pair of concrete post and panel houses built by the Abdon Clee Stone Quarry Company for the Aluminium Corporation Ltd. at Dolgarrog, Conway, North Wales (Author 2019)

6.2.2.4. *Toilet*

The ten recorded toilet arrangements included several situations where the dwelling had more than one toilet. Generally, at this time, these were only found in the larger houses. The toilet types can broadly be divided between those on the ground floor and those on the first floor. Those on the ground floor can be further divided between those that required going into the open air and those off an enclosed lobby. Those on the first floor can be divided into those in a separate room and those within an upstairs bathroom. Of all the 46 toilets shown on the HRSs, 27 are downstairs and 19 are upstairs. Of the 27 on the ground floor, only 5 were indoors and, of these, 1 was the third toilet in a large house, where it was located adjacent to the main entrance door and had a wash hand basin (HRS 389). The provision of a wash hand basin in a WC was exceptional and did not become common until the final period of this research. In contrast, none of the 11 toilets in a separate room on the first floor had wash hand basins.

6.2.2.5. *Bathroom*

As with the toilets, the 8 types of bathroom can be divided between those at ground floor and those on the first floor. Of the 41 dwelling types, 20 bathrooms were on the ground floor and 21 on the first floor. As with the toilets, the significant percentage of first floor bathrooms reflects the range of staff for which houses were being built and the need to attract skilled labour to the new estates. Since there were probably more of the lower status houses built than those of a higher status, this balance would not have reflected the number of houses with ground floor bathrooms. It is worth noting that, while only one of the bathrooms on the ground floor had a wash hand basin, 15 of those on the first floor had wash hand basins as well. In contrast, where the bathroom contained a WC as well as a bath, only 2 out of 8 had wash hand basins.

6.2.2.6. *Cooking provision*

32 out of the 41 house designs had a provision for a cooking range in the livingroom. Of those 32, half of the plans indicate a secondary cooker in the scullery. Of the remaining 9 house designs, 8 had a cooking range in a kitchen or scullery. The exception was the bungalow in the Austin Village. These had been imported from America and probably reflect the requirements of the American market. The fact that it was of timber construction limited the provision of brick flues to just a free standing one.

6.2.2.7 *Clothes washing*

There was a universal provision of a copper for heating water for laundry. These could be either brick-set, when a cast iron vessel was built into a brick structure with a fire underneath the vessel (photo 6.3). The alternative was to have a freestanding “portable” boiler. Of the 35 designs for which a laundry provision is shown, only 3 have a brick set copper, one of which is in an outside washhouse (HRS 404). Of the remainder, the most common arrangement was to have the copper in the scullery, numbering 27. Specific reference to a gas boiler is made on HRSs 188D, the other 3 show a circle on the scullery plan which is not associated with a flue. This would indicate either to have been a gas fired boiler (photo 6.9) or a portable copper vented through the scullery wall.

Photo 6-3 Brick-set wash copper

A brick-set wash copper at Kelmscot Manor (Author 2017).

6.2.2.8 *Water heating*

There is only limited indication of water heating on the plans. Where there is a copper shown, it would have been the source of hot water for bathing as well as clothes washing. Many, if not most, cooking ranges had a water boiler with tap built into the range. However, since the range is rarely shown on the plans, let alone described, it may be assumed that most houses with a range would have had the associated water heating provision. Where there is an upstairs bathroom with an adjoining linen cupboard, then it is reasonable to assume that the hot water was, in the absence of any other provision, supplied by a back boiler from the cooking range. The bathrooms at Well Hall were described as having “hot and cold water laid on”, but with no indication of how this was achieved (HRS 379 and 380). The dwellings at Roe Green were said to have “a gas water-heater which automatically reduces the consumption of gas when the desired temperature is attained” (The Air-Co Rag 1918).

6.2.2.9. *Space heating*

Except for the bungalows of the Austin Village, which had hot water radiators in most rooms, all the dwellings relied on heating from an open fire or cooking range. In the bungalows, there was a “Heating Chamber” with a domestic hot water boiler which is described as “circuit in connection”. It is not stated whether it was gas or coal fired (HRS 191) (Bardsley and Corke 2006).

6.2.2.10. *Food storage*

All the dwellings for which there are plans have a ventilated larder. It is understood that, at that time and for most of the periods covered by this research, a ventilated larder was a requirement of the model building byelaws. This was certainly the case by 1931 (City of Gloucester 1931).

6.2.2.11. *Further observations for WW1 houses*

1. Very few plans show a drainage layout. Unusually, drainage was shown on HRSs 188 and 188A. The plan on HRS188 clearly shows the vent at the head of the drain which serves a pair of houses. There are access chambers at each change of direction, but the connections from the sink gullies and the second WC are by branches. Unfortunately, the plan does not extend to the boundary and does not show either an inceptor or fresh air inlet, which can be seen on the HRS 188A plan. There is no indication of a drain from the bath, which is on the inner wall of the scullery. Does this mean it had to be bailed out?

2. There was a requirement for all rooms, including bedrooms to have ventilation, which was often provided by an open fireplace. Where there was no fireplace some other form of ventilation was required. Several first-floor plans show a vent in the external wall of a bedroom with no fireplace. This is the case of Bedroom 1 (HRS 188), Bedroom 2 (HRS 188A) and Bedroom 3 (HRS 390) none of which have fireplaces.

3. Lighting, very little information is available on the provision of lighting. The houses at Rafborough were said to have gas lighting (HRS190). The bungalows at the Austin Village were said to have “gas pendant burner and mantle” (HRS191) (Bardsley and Corke 2006).

4. Some additional details of the houses at Roe Green include the provision of a “Kitchener”, a form of cooking range, in the living room. These were only provided in the larger houses where there was a parlour. All the other houses having “ordinary grates”. Cooking was said to be on a gas cooker since “experience proves that tenants often prefer to cook meals in the scullery to obviate the nuisance caused by cooking in a living-room” (The Builder 1918). To save timber, the floors were formed of hollow tile bricks which, in turn, had “been finished by a patent composition which, when polished, gives the appearance of a permanent linoleum” (HRS 383) (The Air-Co Rag 1918).

5. HRS 390, the house design at Shirehampton, Bristol, shows rainwater being collected in butts. This is believed to be for laundry use since the collected water would be soft.

6.2.2.12 *Conclusions for the WW1 period*

Because of the restrictions of wartime, a number of estates were built using non-traditional methods of construction. Most of the estates contained a range of house types and size to suit the needs of varying levels of employee. Generally, the smaller houses had downstairs toilets and bathrooms, while the larger houses had both bathroom and toilet on the bedroom floor. Although there was a significant provision for gas cooking in the scullery, the provision for a cooking range in the living room was most common. Most houses had a copper for water heating, which may or may not have been the main method for water heating. Apart from the bungalows at the Austin Village, room heating was by an open fire or cooking range.

6.2.3 The characteristics identified from the data for the period 1919-1922

Several issues affected house building in the years immediately after WW1. These included government policies and the state of both the building industry and the housing market. The cost of building had increased significantly during the war but there was every expectation that those costs would return to pre-war levels in time. There had been a rent freeze introduced during the war to prevent exploitation due to the shortage of houses. Consequently, until there were sufficient houses for rent that act would not be repealed, since such a repeal would be politically unacceptable. These two factors were to limit the amount of housing built by commercial developers (Swenarton 1981).

There was a significant fear in Government that the poor state of housing in the country would lead to revolution. As a result, it was considered that a clear commitment by Government to build suitable houses would reduce this risk. This intention was made in a speech by the Prime Minister, Lloyd George, when he pronounced that the Government would build “homes fit for heroes” (Swenarton 1981). The immediate result was the

commissioning of a report “to consider questions of building construction in connection with the provision of dwellings for the working classes”. The committee that prepared the report was under the chairmanship of Sir John Tudor Walters and, as a result, was named after him (Walters 1918). This was followed by the provision of a government subsidy for the construction of houses under the control of local authorities. The Housing, Town and Planning Act 1919, became known as the Addison Act after the Minister of Health.

6.2.3.1 *State/local authority*

The intention of the Addison act was to get house building by Local Authorities quickly under way and, thereby, to show to the nation the seriousness of the Government to fulfil its promise to provide quality homes for all. This required Local Authorities to identify and acquire land and to submit estate layouts for approval, detailing the costs of construction of the houses, carried out either by the Local Authority or under its control by general builders. The aim had been to provide 500,000 homes. In the event, slightly under 176,000 were built under this act (Swenarton 1981). The main reasons for the failure to build the target number were twofold. First, it took longer than hoped, for most local authorities to get schemes onto the drawing board and into production. Secondly, the perceived likely unrest due to insufficient and/or poor-quality housing, faded with the post war economic slump.

In reviewing the 74 HRSs in this section, it is necessary to consider the effect of the 21 records having been taken from the design intents in the Tudor Walters’ report, and the 39 from the *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing* (Ministry of Health 1920). There is, therefore, no certainty that any of these designs were actually built. However, they were used as the

basis for design on council estates most notably at Wythenshawe, near Manchester (Deakin 1989). Of the remainder, HRSs 25A and B represent the large estate built by the LCC at Becontree and Dagenham (Young 1934), HRSs 373-378A and 460 are houses known to have been built by local authorities and, finally, HRSs 594-597 are the experimental houses built for the Ministry of Agriculture and Fisheries at Amesbury, Wiltshire.

The Tudor Walters' report considered the advantage of the use of electricity for lighting over gas, and found the main advantage was in its not consuming oxygen from the atmosphere and, as a consequence, did not "vitiate the air". The result would be that where electric lighting was used, the amount of air-space to be provided could be reduced. This requirement, in the case of gas lighting, was subject to "some special and effective form of outlet ventilation be installed to carry off at ceiling level the vitiated air as fast as it was formed". The paragraph concluded by stating that "finality has not yet been reached in regard to the methods of wiring and supply" (para 302).

The Women's Sub-Committee's report took a different position with regard to artificial lighting and advocated electric lighting wherever it could be supplied sufficiently cheaply, as being cleaner and more convenient than gas. It did, however, acknowledge that improvements had been made to gas lighting "in the last few years." The report considered it advisable, "in view of the possibilities of labour saving to the housewife and economy in house decorations, not only to bear in mind the coming application of electricity to housewifery, but to press for immediate action in the matter on the part of the Government" (Ministry of Reconstruction 1919 para 35)

The Tudor Walters' report also considered that the running of all services needed to be more "carefully studied than hereto". It specifically referred to the location of pipes to avoid frost and that services should be accessible (para 307). It went on to suggest the use of "some form of standardised pipe covering to protect pipes and flushing cisterns" from frost (para 308).

6.2.3.1.1. House type

A count of the house types gives 33 each for both blocks of two storey houses and for semi-detached. This is considered to be misleading because of the nature of the sources of data, since guide drawings rarely indicate that the design is for a pair only. Conversely, where the end of terrace houses had a different plan to the centre ones, for example HRS 326, there is a clear intention that the houses were to be constructed as blocks. An aerial view of Becontree appears to show more blocks than pairs (Young 1934 p 97). In contrast, a similar view of Wythenshawe appears to have a significantly higher proportion of semi-detached houses. Of the houses known to have been built by local authorities, all are in blocks. The two exceptions to the use of blocks or pairs of two storey houses, are the bungalows built by the National Council of Women (HRSs 378 and 378A) and the experimental houses at Amesbury, which were detached (HRSs 594-597).

6.2.3.1.2. Room layout

The Tudor Walters' report divided houses in two ways. First, houses were identified by the number of bedrooms and then as to whether there was a parlour as well as a living room. Those with no parlour were described as **type "A"** and those with a living room and parlour as **type "B"**. The number of bedrooms was added as a suffix, so the most

common type of non-parlour three bedroomed house was defined as **"A3"** (Sale 1924). Of the house designs in the Tudor Walters' report, only one design was for a 2 bedroomed house (HRS 353). The Ministry of Health detailed three 4 bedroomed houses (HRSs 329A, 351A and 352). For some reason, the only houses detailed by Young are 2 bedroomed, with parlour and living room (HRSs 25A and B). Young gives the percentages of houses, at Becontree, by room numbers as:

Room numbers	Possible room arrangement	Percentage
Two roomed dwellings (flats)	Living room and bedroom	2%
Three roomed houses	Living room and 2 bedrooms	35%
Four roomed houses	Living room, parlour and 2 bedrooms	48%
Five roomed houses	Living room, parlour and 3 bedrooms	14%
Six roomed houses	Living room, parlour and 4 bedrooms	1%

The indication is that only 15% of houses there had 3 bedrooms. This is in complete contrast to the collected design data which strongly supports the view that 3 bedrooms was to be the norm in state sponsored housing.

The Tudor Walters' report considered the benefits and otherwise of the parlour. It described the living-room as the "most important room in the cottage, being where "the family assembles and caries out the greater part of its indoor life". For this reason, proper planning was required (para 104) to ensure that access to and from the adjacent rooms and cupboards and, where relevant, the stairs, gave the least disruption to the use of the space. The report saw one benefit of a parlour as being for the "purposes of study for one person or for children to do home lessons" and went on to state that "anything less than 120 square feet would be of little service for the social uses for which a parlour is particularly desired". Since the parlour was considered to be used mainly in the afternoon or evening, a westerly aspect was desirable. The report also made the point that a

rectangular shaped room would assist in providing a long wall for a “piano or sofa” (para 103). Alternatively, the parlour could be used as an additional bedroom, especially where there was an injured or elderly member of the household, who might find stairs difficult. This was of specific relevance in the post war period when there was expected to be a significant number of men returning home from active service lame or limbless. The report put it in this way “Owing to the exceptional number of men likely to be lamed in such way that they cannot easily go upstairs, houses having a third room on the ground floor which can be used as a bedroom may be in greater demand than previously.” (para 94). In this respect, both the 2 bedroomed houses in the Tudor Walters’ report and those at Becontree have a parlour. Of the 3 bedroomed designs only 29 out of 66 have parlours, which is a significantly small percentage.

The report also considered the arrangements for the scullery and made seven points:

1. That there should be a sink 30 to 36 ins. long by 18 to 20 ins. wide with a draining board to the left and a shelf (work surface) to the right.

2. A copper for boiling clothes, which should be positioned adjacent to the sink, the top of which might provide the shelf described in 1 above. The report was also concerned to control the steam from the copper. This was achieved by having a steam outlet, below the cover to the copper, venting to the flue or, alternatively, by having a hood over the copper conducting the steam either directly to the outside or to the flue.

3. A secondary fireplace or slow combustion stove was desirable for drying clothes on wet days.

4. If a gas supply was available, or likely to become available, then space should be provided for a gas cooker.

5. As an alternative to the fire or stove mentioned in 3 above, the provision of a cooking range was considered to “greatly enhance” the scullery if the price of coal permitted the use of two fires.

6. It also made the point that, in some parts of the country, it was still customary to have a “special bread-baking oven”. Two types were referred to, namely “the Norfolk”, an iron oven set in brickwork, or the “West Country” brick domed oven, as examples.

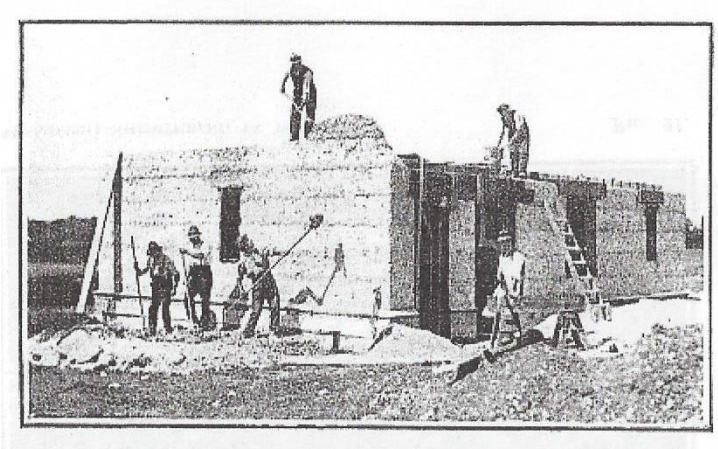
7. There was also to be space in the scullery for a “mangle or wringer” (para 110).

6.2.3.1.3. Building method

In “Part IX Economy in Construction”, the Tudor Walters’ report discussed a wide range of building materials and methods of construction, without reaching any decisive conclusion. At paragraphs 203 and 204 the report considered cavity wall construction and identified a number of “points of difficulty”. The report then considered the use of concrete, including the range of possible aggregates and methods of manufacture. The overall impression is that the committee was very reluctant to make any recommendation for the use of modern methods, as not being fully understood and tried. This attitude to both the use of concrete in structural walls and cavity wall construction is surprising considering that concrete houses had been constructed for several decades (Potter 1908), and that cavity wall construction had been described in building text-books for some time (Rivington 1891 and Mitchel 1894).

Despite the reluctance of the Tudor Walters’ report to advocate one or other method of house wall construction, out of the 74 house records 25 were 9-inch brickwork rendered and 43 were cavity wall. There is a clear conclusion that both of these were acceptable and of equal merit. The significant exception were the experimental houses at Amesbury where the aim was to compare a brick-built control house with a concrete house and a selection of houses of earth construction (Figure 6.2). Earth construction had been advocated by the architect Clough Williams-Ellis in his book *Cottage building in cob, pisé, chalk & clay* (1919). The difficulty for those carrying out the trials was to obtain sufficient quantities of the necessary materials, since these were all local to the district where they had traditionally been used. The three earth buildings constructed have all stood the test of time and remain occupied today.

Figure 6-2 Earth construction



Building an experimental house at Amesbury, Wiltshire using earth technique. (Jaggard 1921)

6.2.3.1.4. Toilet

The Tudor Walters' report discussed the various locations of the WC in various cottages. Where the WC was downstairs it was considered desirable for it to be at the back but should be accessed either from a "back lobby or covered approach". If positioned upstairs, it should be accessed off a landing in preference to being incorporated within the bathroom, which was described as "neither desirable nor convenient", where there was "a numerous family" (para 126).

Of the 74 records, only 18 were upstairs and of these 14 were in a separate room but with no provision for hand washing. Of the remainder, only 13 did not require going into the open air. However, 32 were accessed from an open lobby, making this the most common arrangement. Of the seven records with earth closets, all were intended for rural areas, including those at the experimental estate at Amesbury. While it is apparent that many houses in rural areas may not have had mains water, that was not the case at Amesbury, where the estate was supplied with water from a nearby well and pumped by electricity to

storage tanks in each house (Parker and Robins 2000). Why these houses were not provided with a local sewage system is not known or understood. There were plenty of books detailing small septic tanks, such as Middleton (1908) and Spinks (1903), and it might have been considered part of the experiment to provide such an arrangement. Alternatively, it may have been considered that the resultant manure would be required for cultivation purposes.

6.2.3.1.5. Bathroom

As with the toilet, the bathroom was frequently positioned on the ground floor, either in the scullery or in a separate room, when the copper was often located in the same room. The Tudor Walters' report made the point that, in the smaller houses, to put a bathroom on the first floor would prevent the provision of three bedrooms, "If, however, the scullery … is enlarged … and if the living-room is of a generous size … so as to afford additional space on the first floor, then there is sufficient area to provide three bedrooms and a small bathroom on that floor." (Walters 1919 para 91). However, the report also considered that there would be a significant saving in pipework if the bath were positioned near the boiler, see paragraph 6.2.3.1.8 below.

In contrast to the Tudor Walters' report, that of the Women's Sub-Committee had "no hesitation in making definite recommendations:

> (1) That complete privacy should be secured by a separate bathroom.
> (2) That a waste pipe and an adequate but simple system of hot and cold-water supply should be provided." (Ministry of Reconstruction 1919).

Of the 74 records, in only 7 cases was the bath in the scullery and not in a separate room. Roughly half of the records, 34, were on the bedroom floor. While it can be easily

identified where the bath was to be located, there is generally no indication as to whether there was a tapped supply of water to the bath or even drainage. The houses at Becontree, where it was said that "hot water can be pumped from the washing copper" (Young 1934 p106), conflicted with the drawing of a typical kitchen, which showed the use of syphonic action (HRS 25B). Sale (1924 p138), describing the block of cottages at Stafford, said "its surveyor had … reasonable contracts for "non-parlour" houses with upstairs bathrooms (fitted with hot and cold water) – a rare convenience in any of the five West Midland counties." However, not one of the plans in his book shows an upstairs bathroom, which supports his suggestion that those were rare.

In contrast, the experimental houses at Amesbury had various heating arrangements installed under the direction of Mr Barker, a highly respected heating and ventilation engineer. It is believed that all these systems provided domestic hot water to both bath and sink (Jaggard 1921).

6.2.3.1.6. Cooking provision

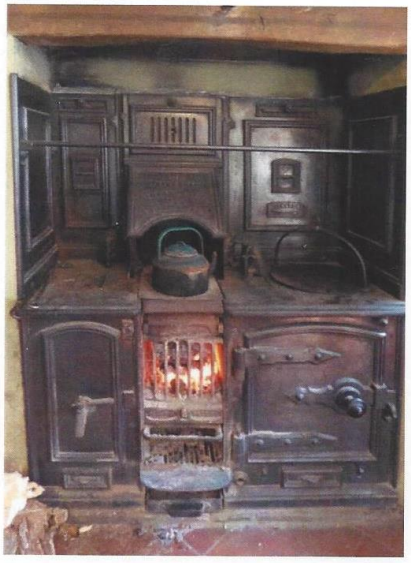
The Tudor Walters' report considered the use of the living-room for both cooking and water heating, and discussed this in detail and specifically considered three options:

- Where the cooking range was located in the living-room then the water boiler was to be placed at the back of the range.
- Where there was an intermediate type, being partly cooking range and partly sitting-room fire, supplemented by a gas cooker in the scullery, then the boiler was to be at the back of the fire.
- Where the cooking range was placed in the scullery, then the boiler was best placed at the back of that range.

It is to be noted that all these referred to a back boiler, which suggests that a hot water distribution system, and not just a tap to draw off hot water directly from the range, was envisaged. The report considered varying views as to the benefits and disadvantages of

each arrangement. Principally, these related to the time of day that hot water might be available. Where the boiler was connected to the principal cooking range, then hot water would be available from early morning until early evening but, where associated with the sitting-room fire, then hot water would not be available early in the day but would be available late evening. From these comments it is clear that where cooking was mainly on the range, then there was likely to be a significant interface between cooking and water heating (Figure 6.3).

Figure 6-3 A typical cooking range



A typical “enclosed” cooking range with oven to one side and a water boiler on the other. Cooking could be done on the top. The photo shows a kettle and griddle (Green and Jeffs 2019)

The Women’s Sub-Committee’s report was against cooking in the living room and, therefore, did not advocate having a combined range and open fire in that room. They advocated for the cooking stove to be in the scullery. It was acknowledged that this would lead to the extra expense of a second fire in the living room. The report claimed that the problem could be met “either by the use of radiators or by the use of improved fuel-conserving types of stoves” (Ministry of Reconstruction 1919, para 12).

Very few of the recorded plans specify the cooking arrangements. Where there is a large fireplace, then it has been assumed that this was for a cooking range. Out of the 74 record sheets all but 8 indicated that a cooking range was to be located in the living room. However, 27 indicated the use of a gas stove in the scullery as well. Only 8 of the 74 indicated that cooking was not to take place in the living room.

6.2.3.1.7 Clothes washing

The Tudor Walters' report, under the heading of the scullery, said that a copper for boiling clothes "should be positioned adjacent to the sink, the top of which might provide a shelf". The report was also concerned to control the steam from the copper. This was to be achieved by having a steam outlet, below the cover to the copper, venting to the flue or, alternatively, by having a hood over the copper conducting the steam either directly to the outside or to the flue.

The report of the Women's Sub-Committee referred to "portable" coppers either coal or gas (Figure 6.4). It required that the copper be supplied with a cold-water supply tap and a draw-off-tap. Reference was made to a "steam-consuming" copper, which was said to produce greater heat and yet burnt less coal (Ministry of Reconstruction 1919).

Figure 6-4 A portable copper

The Marvel Portable Copper, with galvanised hinged lid with brass hinges, steam escape, short piece flue with pull-out damper. This model has neither a cold-water supply nor a draw-off tap. However, there does appear to be a steam duct to the flue. (H Lawley C1900)

Specific reference was made to a gas copper in HRSs 335, 345, 348, 351 and 351A, while other records show circular items remote from any flue, suggesting a gas copper (photo 6.9). However, of the remainder, 17 are definitely shown as brick-set indicating a reluctance to adopt the more convenient portable cast iron type.

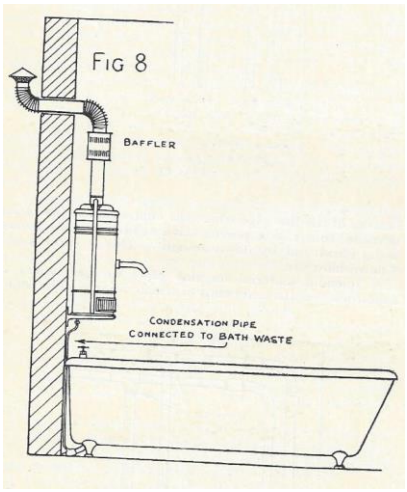
6.2.3.1.8 Water heating

The Tudor Walters' report stated that "if a really economical system could be found by which the hot water could be provided from a boiler independently fired with coal, coke or gas", then such an arrangement could prove more convenient to the systems mentioned above. It concluded by stating that the relative positions of boiler, bath and scullery sink were important to minimise the length of piping incorporated, together with increasing the efficiency of the hot-water circulation (para 107).

The Women's Sub-Committee's Report "emphasised in the strongest terms the necessity for a regular and efficient hot water supply in every house." It went on to recommend a central system by which it was referring to a district heating system. Having described the problems of a combined cooking and water heating system, the report went on to refer to "a new combination water heater and storage cylinder … which is intended to be heated directly by gas but can also be connected with an ordinary boiler behind the coal range." There were two storages, a small one for "household purposes" and a large one for "when a bath is required." (Ministry of Reconstruction 1919 paras 9 and 10).

It is interesting that neither report makes any reference to the "Geyser", which was invented in 1868 by B W Maughan, but was not developed at that time (Goodall 1999). These unit heaters were available well before 1924 when a detailed description was given of the "Geyser" as then available, by the National Federation of Builders (1924 p588 Figure 6.5).

Figure 6-5 A Geyser and bath



A Geyser and bath, as illustrated in the National Federation's builders' guide (1924-27 edition).

As indicated above, few house plans show the water heating system. Several designs by the Ministry of Health refer to the “serve all” stove between the living room and scullery. By reason of its name, it must be regarded as incorporating a water heating provision (HRS 319 and 333). Several houses with upstairs bathrooms have a linen cupboard adjacent to the bath or bathroom, which suggests that there was a hot water storage tank or cylinder there (HRSs 344, 346 and 347). Of the experimental houses at Amesbury, two had independent boilers in the scullery.

6.2.3.1.9. Space heating

Space heating was universally provided by an open fire or cooking range. The Tudor Walters’ report suggested that at least two bedrooms should have fireplaces, suggesting that no heating was necessary for the third bedroom. In fact, the provision of fireplaces was considered to be as much for ventilation purposes as for heating.

The Women’s Sub-Committee’s report, as well as referring to district heating at paragraph 6, went on at paragraph 8 to refer to “central heating for individual houses”. It stated that “the cooking stove in the scullery, in addition to providing hot water for the bath and sink, might also serve radiators in both living room and parlour.” (1919). Only the experimental houses at Amesbury had any suggestion of space heating by circulating hot water (Ministry of Reconstruction 1919 HRSs 593 – 597).

6.2.3.1.10. Food storage

All houses had a ventilated larder. The Tudor Walters' report described some houses as being either south or north facing, in each case the larder was placed on the north side.

6.2.3.1.11. Further observations for state sponsored housing 1919-1922

1. The Tudor Walters' report had major sections on estate layout and the provision of drainage and identified three drainage systems as:

1. The combined system, in which all rain-water is taken in the soil drains.
2. The partial system, in which the surface-water of the roads and part of that from the sides of the buildings (Usually that from the front of the houses) is taken into a separate rain-water drain, the surface-water from the back of the house being allowed to be taken into the sewers. This saves considerable expense in duplicating drains at each side of the house and the rain-water forms an effective occasional flush for the drains.
3. The separate system, which requires duplicate drains behind the house and sometimes in front.

The report also suggested that economies could be made by the use of "standard concrete manholes". It also warned against the incorporation of manholes where there was no "real occasion for them", as being a needless expense (para 78). There is no evidence that the proposal for standard concrete manholes was taken up.

2. A major difference between the Women's Sub-Committee's report and that of Tudor Walters was the reference to mains services and its regard for the provision of water, gas and/or electricity as a necessity for a home of that period. While there was an assumption that water would be laid on to urban houses, it recommended that in rural areas the minimum requirement was to provide a pump in the scullery to raise water from a well.

In conclusion, the recommendation 10 was “That a cheap supply of electricity for domestic purposes should be made available with the least possible delay”. Paragraph 5 of the report referred to reports by both the Coal Conservation Sub-Committee of the Ministry of Reconstruction and to that of the Board of Trade Committee and considered that “the use of electricity for domestic purposes, such as lighting, heating, cooking and small power, will greatly increase”. The use of electricity would not only be labour saving but would also reduce air pollution (Ministry of Reconstruction 1919). This latter observation is an interesting one for 1919.

Considering this recommendation, it is perhaps surprising that the experimental houses at Amesbury did not have an electrical supply, especially as the water supply was pumped by electricity from the nearby well (Parker and Robins 2000).

The women’s report at paragraph 44, considered the use of timber for flooring and recommended wood block flooring in living rooms. It advised against the use of linoleum on such floors as it induced dry rot. It was thought that in 1919 timber would be practically unobtainable. The report then referred to composition flooring and stated that some makes had not proved entirely satisfactory. However, an improved form had been produced as a result of experiments carried out by “Mr. Seebohm Rowntree on behalf of the Building Materials Research Committee and had been tried in various model cottages and other buildings at New Earswick and Braintree.”

6.2.3.1.12 Conclusions for state housing for the 1919-1922 period

Despite the conclusions and recommendations of the Women's Sub-Committee, the official recommendations of the Ministry of Health continued to concentrate on house size, ventilation and estate layout and failed at this time to encourage the introduction of technical advances, especially the better provision of hot water, heating and the distribution and the incorporation of a supply of gas and electricity.

6.2.3.2 *Commercial developers 1919 to1922*

The combination of the very considerable rise in building costs during the war coupled with the effect of the rent freeze, discouraged the building of houses by commercial developers. If, as was expected, building costs would return to, or near to, pre-war levels then any developer building in the period of high cost would find its houses devalued once costs fell. The effect of the rent freeze was to discourage tenants to move home when they would lose the benefit of a fixed rent and have to pay a significantly higher one (see 2.6.2.1 above for further details).

Only two house designs have been recorded for this period. HRS 492 is a pair of three bedroomed houses which was said by Jensen (2007 p167) to look like the archetypical nineteen twenties semi-detached house. While this was certainly true of the Tudorbethan front elevation, as will be shown below, the same cannot be said of the interior facilities or room layout. HRS 496 represents the top of what might still be considered a "low status" house, having five bedrooms and being for a family expected to employ a maid. It may be that immediately post-WW1 there was more call for houses at the upper end of the market than for smaller houses.

6.2.3.2.1. House type

Of the two records, HRS 492 is a pair of semi-detached three bedroomed houses, while HRS 496 is a five bedroomed detached house.

6.2.3.2.2. Room layout

HRS 492 had a living room, kitchen, bathroom, WC and pantry downstairs with three bedrooms and a closet off the first-floor landing. The much larger HRS 496 had a drawing room, dining room and study, together with a kitchen and maid's room downstairs. Upstairs there were five bedrooms, bathroom and WC and, in addition, a house maid's closet.

6.2.3.2.3. Building method

Both houses had solid brick walls. However, the pair of houses had render at first floor level and in the area between the upper and lower bay windows. This was likely to have been timber framed and rendered.

6.2.3.2.4. Toilet

Both houses have a WC off a lobby to the outside. In the case of the pair, this is the only WC but, in the larger house, this was clearly for staff use. In addition, there was an upstairs WC, with no wash hand basin. Since each bedroom had a wash hand basin provided, hand washing would have necessitated using those basins. The detached house also had a WC with wash hand basin on the ground floor, off the entrance lobby,

presumably for visitors. In the large house, four bedrooms have a feature adjacent to the bed labelled “PC”, indicating the provision of a chamber pot for use at night.

6.2.3.2.5. Bathroom

Both houses have bathrooms. In the semi, it is downstairs off the kitchen, while in the large house it is upstairs. In neither case is there any other fixture shown in the room.

6.2.3.2.6. Cooking provision

The semis have provision for a range, inset in the kitchen fireplace. In the large house the range is shown free-standing but with a flue, indicating that it was coal fired. In both cases the range is in the kitchen.

6.2.3.2.7 Clothes washing

There was a major difference between these two records. The semi had a brick set copper in the kitchen, while the larger house had what was described as “electric washer and wringer and electric copper under”.

6.2.3.2.8 Water heating

There is no indication of any hot water system in the semis, so there must have been reliance on a boiler in the range and the copper. In contrast, the large house was said to have “boiler and duplex hot water cistern”. A tank was shown over the house maid’s closet, indicating a water distribution system.

6.2.3.2.9. Space heating

Neither house had any form of central heating indicated on the drawings. The semis had open fires shown in the living room and two bedrooms. While the large house had grates shown in the three main rooms downstairs, there were no grates to any of the bedrooms. This suggests that reliance must have been placed on the use of gas or electric fires in the bedrooms.

6.2.3.2.10. Food storage

The semis had a ventilated panty at the side of the house. The large house had two stores, one for preserves and dry goods and another for perishable food. The latter had a water cooled safe (photo 6.4).

Photo 6-4 A cool box

A cool box at Chiddingstone Castle (Author 2016).

6.2.3.2.11. Further observations for privately developed houses 1919-1922

1. A poor feature of the semi's layout was that the downstairs rooms were all inter-connected. The living room was entered from the outside via an open lobby. One wall of the living room had the door from the lobby, stairs and coat cupboard. Of the other walls, one had the door into the kitchen, another the fireplace and the third the window.

2. A major feature of the large house was the separation of the service areas from the remainder of the downstairs rooms by double swing doors. A further feature was the incorporation of wash hand basins and built-in wardrobes into all the bedrooms.

6.2.3.2.12 Conclusions for privately developed houses for the 1919-1922 period

From the limited information available, it would appear that while smaller houses were adopting the new Tudorbethan house style and had three bedrooms, the general arrangement of rooms and provision of facilities had not progressed. It still had a wash boiler in the kitchen, a downstairs bathroom and WC. These were features that would be eliminated in the speculatively built houses of the later interwar period. In contrast, the larger house had advanced features such as a hot water distribution system, electricity and probably unit room heaters to the bedrooms.

6.2.3.3 *Industrial concerns 1919-1922*

Upon the conclusion of hostilities, the government cancelled all war related contracts and industrial concerns had to return to peacetime production just as soon as they were able. The result was that there was no need for new housing estates for industrial workers. Some estates that were in progress were completed and these included the estate for the

Air-Co at Rowe Green (Nyman 2018) and that for the Aluminium Company at Dolgarrog (Jones and Gwyn 1989).

An exception was the Crittall Manufacturing Company. Mead (1989 p27) said that Francis Crittall formed a construction company to build 56 workers' houses at the Clockhouse Way Estate in Cressing Road, Braintree, specifically to provide the housing required for the growing workforce at the nearby Manor Works. (HRS 405).

6.2.3.3.1. House type

The estate comprised pairs of three bedroomed houses.

6.2.3.3.2. Room layout

The ground floor had a covered entrance porch which led into a hallway, off which was the parlour, living room and staircase. Off the living room was the scullery, which gave access to a ventilated larder and to a covered yard, off which was both the WC and fuel store. On the first floor there were three bedrooms and a bathroom.

6.2.3.3.3. Building method

The construction sought to avoid the use of materials in short supply, especially bricks and timber. The walls were of concrete blocks built with a cavity. These were manufactured using the "Winget" machine (photo 6.5). What was different was that the houses were set out to a metric grid with the system given the name "Unit-build". Jones (1920) described the system as follows:

> "The system is perhaps, best explained by reference to the plan (HRS 405). In the case of the cottages shown the unit adopted was 1 metre. All walls were centred on unit lines, but these could occur at ½ or ¼ units if need be. The concrete blocks of which the walls are built measure ½ x ¼ x ⅛ unit, less the thickness of one joint each way. Thus, if 2 blocks = 1 unit in length, and the walls equal so many more, it can be built without any cutting or waste."

Jones went on to say that the floors and roofs "have been cast in concrete, reinforced with expanded metal, and experiments made with unit centring".

Photo 6-5 A concrete block machine

A concrete block making machine by the Concrete Equipment Company at Erddig, Near Wrexham, North Wales, one of the plates for forming a textured surface on the blocks can be seen to the right. This was similar to the Winget machine (Author 2014).

6.2.3.3.4. Toilet

The WC was in a small enclosure across a covered court accessed from the scullery. This is a strange arrangement for a house which, in other ways, was of an advanced design.

6.2.3.3.5. Bathroom

In contrast to the WC, the bathroom was positioned on the first floor and the drawing clearly showed that it had a hot water supply from a geyser over the head of the bath.

6.2.3.3.6. Cooking provision

The drawing indicated that there was both a range in the living room and a gas cooker in the scullery. This was in keeping with the common practice of using a living room range when room heating was required but removing cooking to the scullery in warm weather.

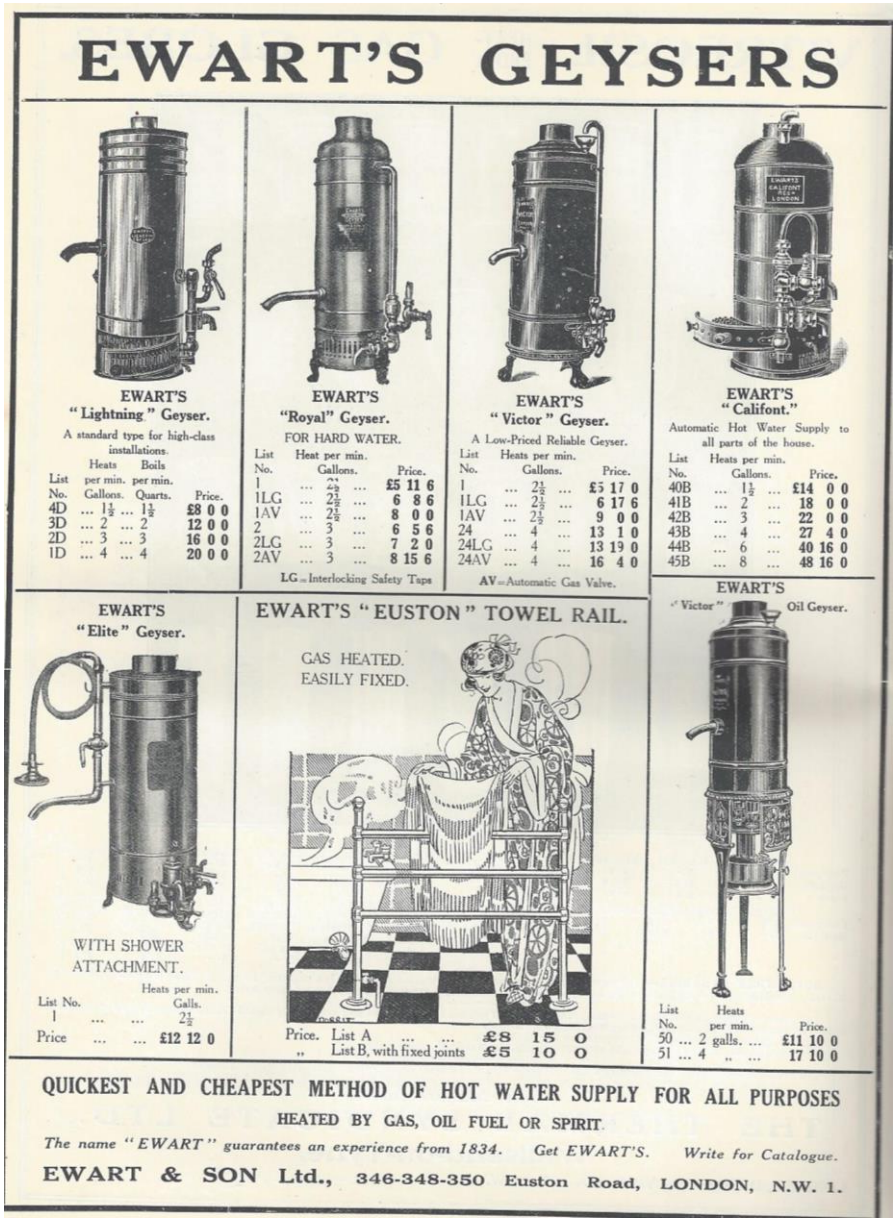
6.2.3.3.7 Clothes washing

There was provision for a copper in the scullery. It was shown by a circle on plan but as there was an adjacent flue, the indication is that this was a portable cast iron copper.

6.2.3.3.8 Water heating

The “Geyser” water heater was described by the National Federation of Builders (1924 p594) as a useful alternative to a gas heated circulating hot water system, it went on to describe some geysers as having a gas valve which is actuated by water pressure and prevents gas burning if the water is not flowing. The consumption rate of gas was said to be high and, therefore, a gas pipe of at least ¾ in in size was required. Another detail was that a condensation channel, or gutter, was generally provided and this needed to be drained and connected into the bath waste. An advertisement for Ewart’s geysers showed six models (Figure 6.6), one of which had a shower attachment, and another was a freestanding oil-fired variety.

Figure 6-6 An advertisement for Geysers



An advertisement for Ewart's Geysers in the National Federation builders' guide 1924-1927.

This is a unique plan which specifically shows a local water heater. What is perhaps surprising is that there was not another heater to serve the scullery sink. Hot water for general washing at the sink must have relied either on a water boiler in the scullery range or the boiling of a kettle whenever washing was required.

6.2.3.3.9. Space heating

Was by open fire with fireplaces in the parlour and all bedrooms.

6.2.3.3.10. Food storage

The plan showed a generous larder under the staircase and ventilated to the covered yard. The covered yard would have kept the larder cool.

6.2.3.3.11. Further observations for houses for industrial concerns 1919-1922

1. The desire not to use scarce materials led to the use of steel where timber might more usually have been used. Mead (1989) said “many of the interior fittings and fixtures such as staircases, cupboards and doors were also manufactured from steel.”

2. The Women’s Sub-Committee referred, at paragraph 41, to “An interesting experiment with the walls of sculleries [which] is being made in a new housing scheme at Braintree, in Essex”. The report recorded that “The inner concrete wall is left entirely untreated in the case of sculleries, etc., except that all crevices are filled in and the walls smoothed off.” The report concluded that “it is not as good as glazed bricks or tiles, but nevertheless it has much to recommend it, especially on grounds of sanitation.” (Ministry of Reconstruction 1919).

6.2.3.3.12 Conclusions for houses for industrial concerns for the 1919-1922 period

This was not a period of much house building by industrial concerns. However, to the extent that the development by Crittall at Braintree can be considered typical, then it was the case that industrial developers were prepared to use new and alternative materials.

6.2.3.4 *Comparison between developer types in the period 1919-1922*

There is no evidence that either state sponsored house designs or those of the commercial sector embraced non-traditional construction methods or alternative materials for fixtures and fittings, whereas the Crittall window company did both at its estate in Braintree.

There is some evidence that the advantages of new technologies, such as hot water distribution, were being incorporated into houses allowing for bathrooms to be positioned at first floor level. Despite the availability of improved wash boilers, the copper and, in particular the brick-set copper, was still being detailed on house designs. The use of the room names “living room”, “parlour” and “scullery” remained the norm, despite some cooking being removed from the living room.

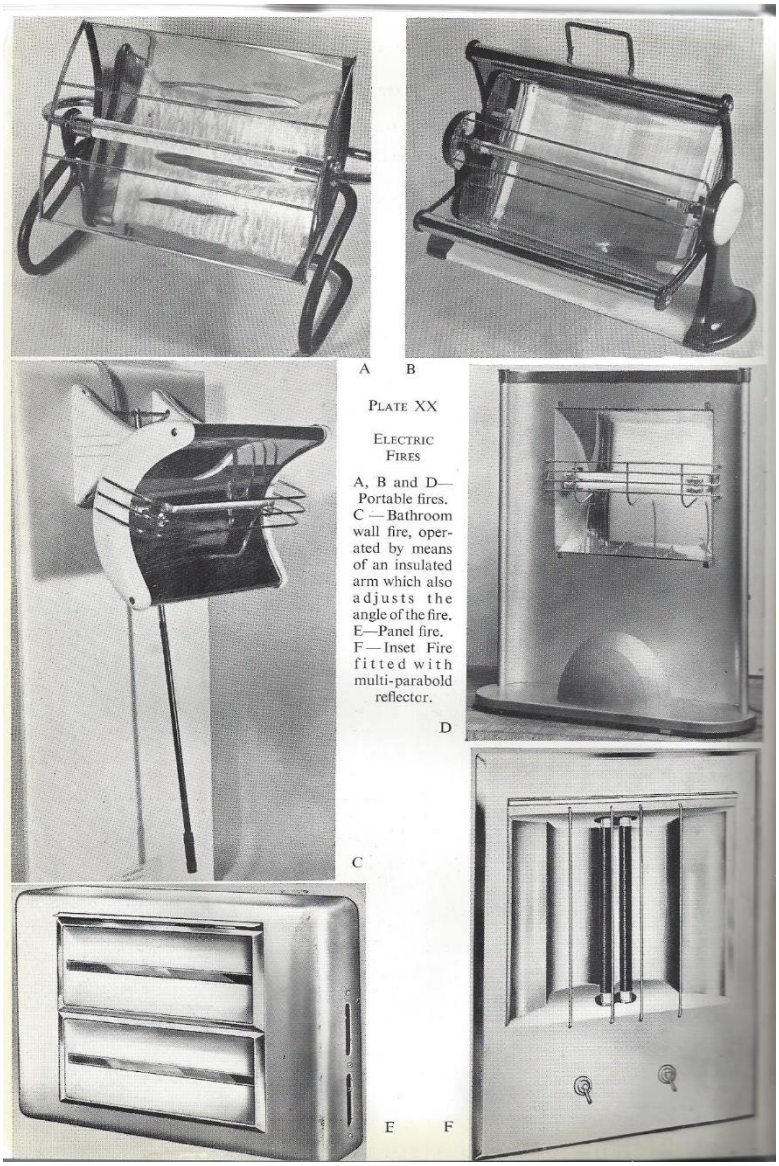
6.2.4 The characteristics identified from the data for the period 1923-1939

The second half of the interwar period saw parts of the country enter a major slump in manufacturing, mainly in the traditional industries of heavy engineering and textile production, while the new industries such as car manufacture and electrical goods saw a period of growth and prosperity. The fall in cost of building led to a major boom in house building, especially in the private sector, particularly in the midlands, south-east and east of the country. At the same time, government sought to restrict expenditure, including on state sponsored housing.

This was a period of major technical developments that were to significantly affect the design of houses. While gas had been available in almost every town by the late 1820s (Goodall 1999 p23), electricity supply developed during the interwar period. In 1925, a committee chaired by Lord Weir proposed the development of the Central Electricity Board (CEB). This "would connect the most efficient power stations in Britain. This link would be established by way of a 'national gridiron'" (Hannah 1979 p92). In 1937 the seven grid locations were, for the first time, combined and the grid put into operation. The other national service that was developed during this time was the radio, which required, in addition to an electricity supply, connection to both an aerial and an earth.

The increased availability of both gas and electric services led to the mass production of gas and electric cookers, water boilers and heaters, and gas and electric space heaters which could be both free standing or built in. Whittick and Schreiner (1947) illustrated a significant number of heaters. Solid fuel fires included open fires with underfloor draught and convected warm air, open grates for smokeless fuel with gas ignition, an open stove with convected air and an open-close stove. The gas space heaters they illustrated were both those installed in the hearth and those fixed to a wall, also shown were three portable gas fires. The electric fires illustrated included portable fires, one of which was shown fixed to a bathroom wall with an insulated arm to allow adjustment of the angle. The other examples referred to comprised both free standing and wall mounted, and of both radiant and convection types (Figure 6.7).

Figure 6-7 Electric fires



A selection of electric unit heaters (Whittick and Schreiner 1947).

By 1931, the Byelaws had a section on stoves and other fittings which required the provision of an area of incombustible floor under any stove, oven, cooper, steam boiler or similar apparatus. Gas and electrical apparatus of these types were excluded. There was then a section requiring gas fires to be connected to a suitable chimney or directly to the outside, when it was to have a suitable wind guard (photo 6.6). Similar requirements were specified for a geyser and similar gas-heated water appliances.

Photo 6-6 Gas fires

A selection of gas fires at the Fakenham Gas Museum, Northern Ireland. A number were clearly intended not to be plumbed in as can be seen from the connection for a rubber pipe (Author 2015).

In 1931, the requirements of the Model Byelaws for the principal structural elements contained many of the provisions of the 1877 Model Byelaws but incorporated several additional provisions. Clause 16 (b) allowed for the use of hollow blocks of concrete or "other material not inferior to cement concrete in strength and impermeability". There followed sub-sections dealing with timber framed buildings and blocks. Sub-section (f) allowed the upper parts of bays and gables to be constructed "with timber, iron, or steel framework". That section was subject to certain further conditions.

The sections dealing with foundations, damp courses and also those deciding the thickness of walls with regard to height, appear to have been little changed from those of 1877. However, clause 26 (2) allowed for walls to be built of cement concrete to be "of such thickness as shall be necessary to secure due stability". There followed clauses dealing with; large openings, party walls, recesses and the inclusion of bressummers.

There were extensive clauses dealing with the construction of hearths, fireplaces and chimneys.

6.2.4.1 *State/local authority housing 1923-1939*

The latter half of the interwar period saw several changes both in government and the government's housing policy. Two acts were of major significance. These were the 1923 Housing Act, which became referred to as the Chamberlin Act and the 1924 Housing (Financial Provisions) Act often referred to as the Wheatley Act. The main changes introduced by these acts included a reduction in house size, coupled with a belief that state housing should not be aimed at all, but only for those less well off. The government also made housing subsidies available to organisations other than local authorities.

The 26 HRSs include 14 non-traditional house types recorded in the Post War Building Studies No1 (Ministry of Works 1944), for which there are no plans or other details. Of the remaining 12 HRSs, 8 come from books published during the war anticipating the quality of house that should be built after WW2 and, consequently, represent what was considered by the authors as the best of council housing. The remaining 4 relate to units in two multi-storey developments, which reflected the influence of continental practice and were considered to be progressive. Consequently, there has been a significant reliance on secondary sources and, in particular, the Dudley Report (Ministry of Health 1944) in identifying the way council housing did or did not respond to the technical developments.

6.2.4.1.1. House type

Of the 13 records for which there are full details, 4 are two storey semi-detached houses, 5 are flats, 1 is a detached house and 2 are bungalows. The 14 records, which have no layouts, are all of non-traditional systems which could undoubtedly have been used to provide blocks of two storey houses. The four records of two storey houses, were houses selected as model homes and, as all had windows in the side wall they could not, as designed, have been incorporated into blocks. It is, therefore, considered that these did not represent the average local authority house.

6.2.4.1.2. Room layout

Of the houses, the two bungalows and one of the two storey houses had two bedrooms, the remaining houses had three bedrooms. The blocks of flats contained 1, 2 and 3 bedroomed units. None of the recorded units had a room described as a parlour and used the words living room, dining room and sitting room. Only one unit referred to a scullery and with kitchen being the most common.

6.2.4.1.3. Building method

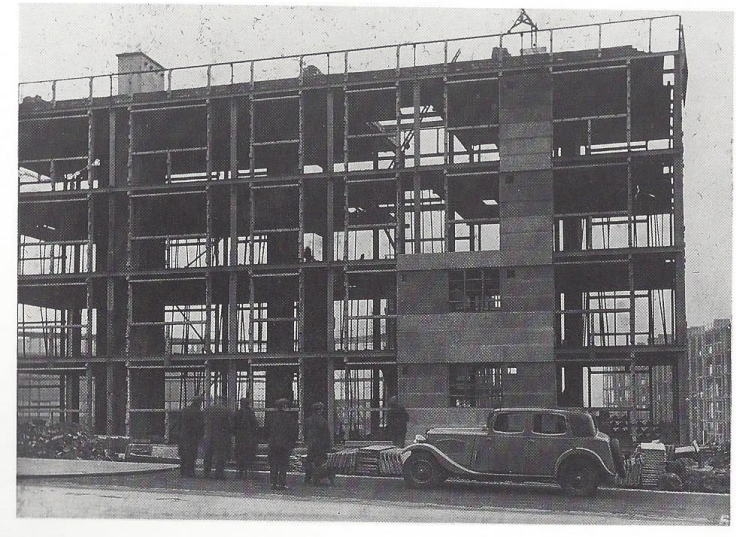
Despite the Tudor report not advocating the use of non-traditional construction methods, there is clear evidence that councils during this period were prepared to use novel methods of construction. HRSs 305 to 318 give details of 44,663 non-traditional houses built by local authorities or state organisations. These do not include the concrete houses built by Cambridge City Council (Lakeman 1949, photo 6.7), or the iconic Quarry Hill estate in Leeds (Ravetz 1974). Bowley (1945) indicated that the total number of houses built by local authorities between 1923 and 1939 was 1,014,700, of which the majority would have been brick built.

Photo 6-7 concrete houses in Cambridge

Concrete houses built by the Cambridge City Council (Author 1992).

Quarry Hill, Leeds, was probably the largest development in England pre-WW2. It sought to emulate continental practice. The large, arched entrances very much reflect those of the Karl Marks Hoff in Vienna (photo 4.2). This large estate was built as a result of the clearance of a large area of inner-city slums and, for some time, was regarded as a model development (Ravetz 1974). The development was constructed using a light-weight steel structure clad externally with concrete panels, which were cast on site. This was the French, Mopin system (Figure 6.8). Unfortunately, it did not stand up to the weather conditions in Leeds and, during its short life, had to have several refurbishments.

Figure 6-8 Quarry Hill, Leeds



Detail of Quarry Hill showing the Mopin system of light weight steel frame and attached precast concrete panels (Mitchell 1990).

6.2.4.1.4. Toilet

All the HRSs have indoor WCs located on the bedroom floor. HRS 428 also has an indoor WC downstairs. However, it is likely that this may not have been the universal situation. Swenarton (1981) suggested that local authorities were prepared to adopt the plans prepared by the Ministry as their own, these largely had a WC off a ground floor rear lobby. The Dudley report stated that interwar dwellings normally contained a WC but did not describe where such was normally located.

6.2.4.1.5. Bathroom

All the HRSs had a bathroom on the bedroom floor, of these most had the WC in the same room as the bath. Most of the bathrooms, 8 out of 12, had a wash hand basin as well. In the flats at Quarry Hill, the wash hand basin was over the bath, which must have been very awkward.

6.2.4.1.6. Cooking provision

Except for the flats at Quarry Hill, all had a cooker in either the kitchen or scullery. At Quarry Hill there was a multipurpose unit between the scullery and living room. This was described as having a baking oven in the scullery which was connected to an open coke grate in the living room. This back-to-back range had been considered sympathetically in the Tudor Walters' Report. Livett, the estate designer, considered a baking oven was essential for the Northern housewife who still baked her own bread. It was also considered that this gave opportunities to make the scullery "the housewife's workshop", warm and comfortable. Livett was very determined that the tiny floor area of the scullery should preclude the serving of meals there, while as a concession to the tradition of the living room, the fire was fitted with trivets for pans. The rest of the cooking was to be done on a pair of gas rings and a griller on the scullery worktop (Ravetz 1974 p63).

The Dudley report said that the normal arrangement had been for "a coal range in the living-room and latterly a cooker in the scullery (where services were available)." (1944). This indicates that council houses were still being built without either a gas or electricity supply.

6.2.4.1.7 Clothes washing

There is an extensive range of clothes washing arrangements on the few HRSs for this period. The flats on the Wapping estate, HRSs 491 and 491A, had coppers connected to a flue. In complete contrast, the flats at Quarry Hill had a central laundry with drying cupboards. The Dudley report stated that a copper in the scullery was the norm. HRS

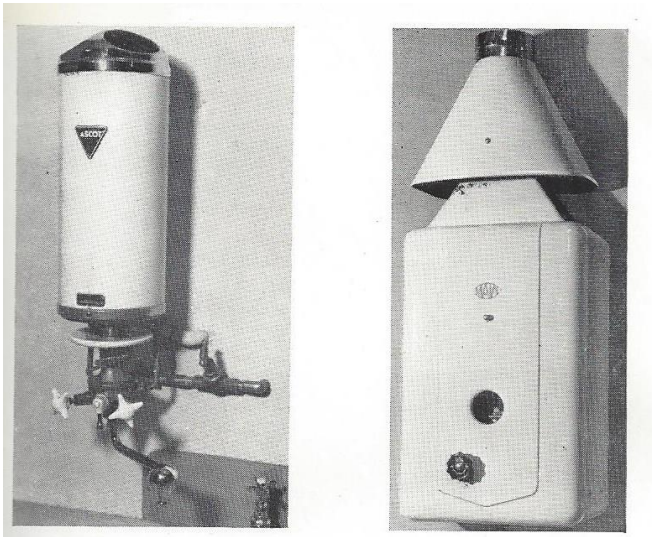
429A, which was described as a gas house, had a gas boiler under the kitchen draining board.

6.2.4.1.8 Water heating

The Dudley report said, “Hot water was sometimes provided by a circulating system from the back boiler of the range, but more often the only hot water supply was from the copper to the bath by means of gravitation feed or a pump.” (1944). This appears to have been the situation in the flats at Wapping. The estate at Quarry Hill had district heating with hot water supplied from a central boiler, which was in part fuelled with the waste from the “Garchey” waste disposal system. Two of the records show free standing boilers in the kitchen, while the others must have relied on a back boiler.

1929 saw the German firm of Junkers setting up a factory for the manufacture of gas water heaters. These superseded the traditional copper “Geyser” made by firms such as Ewart. The Junkers’ factory was renamed the Ascot Geyser Works and the word “Ascot” became synonymous with the instant gas water heater. Not only was the “Ascot” more efficient, safer and smarter looking than its predecessors, but it was well marketed (Goodall 1999). Part of that marketing was the book “*Flats”,* which listed 18 estates on which they had been incorporated into the dwellings, as well as model working class flats at the exhibition in Glasgow 1938. It also gave technical information describing six different heaters (Ascot 1938, Figure 6.9).

Figure 6-9 Ascot heaters



Two Ascot water heaters, showing the smart design (Whittick and Schreiner 1947).

6.2.4.1.9. Space heating

Of the records only one, HRS 428A, did not incorporate open fireplaces but relied on ducted warm air and unit heaters. Just one of those with open fires, HRS 431, only had a grate to the principal room downstairs with unit heaters upstairs.

6.2.4.1.10. Food storage

The Dudley report recorded that houses normally had a built-in ventilated larder. However, seven of the recorded dwelling had fridges or a place for one and four of these did not have a ventilated larder as well.

6.2.4.1.11. Further observations for state sponsored houses for the period 1923-1939

1. Mains services were slowly becoming a universal provision to all but rural houses. Hind (2014) identified local authority housing being built in the 1920s without a piped water supply. She referred specifically to the council housing built in Kidlington, Oxfordshire in 1921, where newly built council houses had to rely on well water.

2. Conversely, at a number of large developments new systems were being installed. A significant example was the "Garchey" waste disposal system at Quarry Hill, Leeds. A further novel feature was the provision of a radio outlet for each flat.

6.2.4.1.12 Conclusions for state sponsored housing for the period 1923-1939

It is clear from the Dudley report that much local authority housing was being built to the standard of facility indicated by the Tudor Walters' report, it is also apparent that changes in Government policy both restricted house size and discouraged improvements in the facilities and internal services. Conversely, there is significant evidence that many local authorities used non-traditional building methods and, in some cases, in large numbers. These construction methods may have been chosen in an attempt to seek cheaper methods of construction, while others, such as the Weir system, were selected to avoid union-imposed restrictions (Swenarton 2008).

6.2.4.2 *Commercial developers 1923-1939*

Two major commentaries on speculatively built housing in the second half of the interwar period are those by Jackson (1973) and Oliver, Davis and Bentley (1981). These two books demonstrate the diversity of opinion as to the quality of the average speculatively built house of this period. The phrase "Jerry built" was frequently used or applied, implying

that they were poorly constructed, if not badly built. The fact is, that while many have been extended, altered and modernised, most remain in use ¾ of a century later and with every sign that they will continue to remain in use for a long time to come.

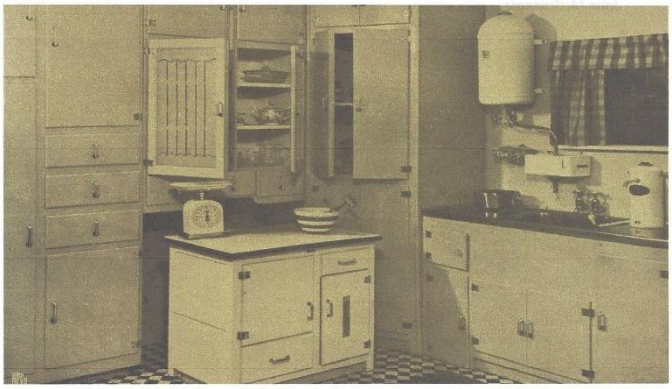
The commercial developer was driven by the need to build what was saleable at a price over the cost of land and construction, so as to make a profit for the company. Unless doing a one-off development, house builders needed to build a reputation for sound construction. That many, if not most, achieved a good reputation is manifest in that, even today, houses are often advertised as having been built by a certain company, or are on an estate developed by a named one. Many were national contractors doing construction work other than house building. As will be shown, much of the state housing post-WW2 was, in fact, constructed to designs and systems developed by the major speculative house builders of the interwar period.

In the second half of the interwar period, two major circumstances made the construction of “low status” houses for sale a reality. First, building costs had fallen almost to pre-WW1 levels while, at the same time, building societies had a lot of spare cash to loan out, both to finance the construction of houses and to loan to prospective buyers. Secondly, there was a new group of junior professionals and office workers, as well as a number of better paid manual workers who, with the help of a building society loan, could buy their own home. A further factor was the development of public transport, including busses, trams and commuter train services, of which the electrified Southern and Metropolitan Railways are the best known.

The HRS for this period include a number of advertisements, most of which unfortunately do not give plans of their houses. What can be gleaned from these is what was considered of importance to the prospective purchasers. As can be seen, location was important. Access to both transport to the city and to the country were seen as important. HRS 512 claimed to be “15 minutes from Baker St., served by three Railways, MET., L.M.S. and BAKERLOO.” While with HRS 459, the approach was different invoking the purchasers to “Open your window to the tonic air of Kent’s healthiest estates”.

The inclusion of “modern” features and services was important. HRS 512 described their houses as “distinctive, artistic and modern”, which would have been subject to opinion. The advertisement then listed a number of construction features namely, “Soundly constructed, with double slate damp course, lead flashings, close boarded roof, English tiles and Crittall steel windows.” Were these features ones which the average house purchaser would have appreciated? In contrast, HRS 459 concentrated on both the bathroom and the kitchen which was described as “equipment includes quarry tile floor, automatic copper and wringer, especially designed Kitchen Cabinet etc. Chromium Easy-Clean fittings”. The tiled bathroom was said to have “encased bath, heated towel rail, shaving cabinet, chromium matching taps with shower etc.” It went on to say, “Many gas and power points for convenience.” (Figure 6.10)

Figure 6-10 A 1930s kitchen



A Laing kitchen in a “De Luxe” type house on their Canons Park estate. “There is no part of the house which has been improved so much in recent years as the kitchen which is now a woman’s delight, with all its labour-saving cabinets and appliances. The photograph illustrates these as supplies by HYGENA Cabinets Co., Ltd. Very large numbers of their cabinets have been installed in the houses on our various estates.” (John Laing 1937).

HRSs 518 to 521 were constructed by the firm Henry Boot & Sons Ltd, for the First National Housing Trust. While these houses were built by private enterprise, they were not intended for the retail market and, consequently, may reflect some of the features more common in state housing.

6.2.4.2.1. House type

Not surprisingly, most of the records are of semi-detached houses, 24 out of 36. Of the remainder, 7 were detached, 4 were in blocks, and 1 was a bungalow.

6.2.4.2.2. Room layout

Again, it is not surprising that most of the records are three bedroomed houses, with just 1 being two bedroomed and 2 four bedroomed. To a significant extent the room names scullery, living room and parlour had disappeared. Of the three, the word living room persists as being the most appropriate where there is only one “reception” room.

6.2.4.2.3. Building method

The records are universally of brick construction with a mix of solid 9-inch, 9 inch rendered and 11-inch cavity walls. It is likely that both the prospective purchasers and the building societies, which would advance loans, would be concerned with the use of non-traditional

methods and that this would have discouraged commercial developers to use them. However, there is evidence that commercial developers were prepared to use modern materials such as plasterboard, where these were considered to reduce costs. In addition, they would be prepared to incorporate new materials such as “Vita” glass (photo 6.8), which could be marketed as modern and/or progressive.

Photo 6-8 Vita glass

Vita glass at Nuffield Place, near Henley-on-Thames, Oxfordshire. Vita glass was marketed by Pilkingtons as letting in the “health ray”, understood to be ultra-violet light (Author 2013).

6.2.4.2.4. Toilet

With the exception of two of the designs by the National Housing Trust, all the records have a WC on the bedroom floor. Of the 26 records, 15 had the WC in a separate room and 9 in the bathroom. None of the WCs in separate rooms also had a wash hand basin.

6.2.4.2.5. Bathroom

All the records had bathrooms on the bedroom floor. Of the 26 records, only 2 did not have a wash hand basin as well as a bath, while only 7 of the remainder had a WC as well.

6.2.4.2.6. Cooking provision

Of the 24 records, only 2 list a range in the living room although, in fact, none is actually shown. Of the two, HRS 518 for the First National Housing Trust is the more likely not to have had a cooker in the scullery. By far the most common arrangement, 18 in number, was for there to be a cooker in the kitchen. The alternative was to have a range in the kitchen.

6.2.4.2.7 Clothes washing

Only one record, HRS 573, had a copper, which was in an open sided lobby. Of the remainder, the majority had wash boilers in the kitchen (photo 6.9), but two had “gas washing-machines” and a third had an “automatic copper and wringer”. It is uncertain precisely what these latter descriptions actually mean. What, in the advertising jargon of the 1930s, did machine and automatic infer?

Photo 6-9 A gas wash boiler

A gas fired free-standing wash boiler at the gas museum, Fakenham, Northern Ireland (Author 2015).

6.2.4.2.8 Water heating

The vast majority of the records had independent boilers, 15 out of 22. HRS 409 specifically refers to the dining room having a “Back boiler in fireplace to provide hot water supply”. The remainder do not specifically refer to the method of water heating

6.2.4.2.9. Space heating

The open fire remained the most common form of room heating. Of the 28 records, 3 relied on local heaters for all but the principal room and 2 had circulating hot water.

6.2.4.2.10. Food storage

While, so far as can be ascertained, all houses had ventilated larders there is no evidence that any houses were supplied with refrigerators. That does not mean no refrigerators were used but, where they were, they would have been purchased by the occupant. In the typical semi-detached house, the larder was positioned under the stairs and was ventilated to the side. Because of the proximity of the neighbouring house this would have been in shade for most of the day and, therefore, did not need any change due to the orientation of the house.

6.2.4.2.11. Further observations for speculatively built houses in the period 1923-1939

1. There was a perceived desire of the purchasers of “low status” houses to have, on the one hand a modern efficient house, often described as “servant less” and, on the other, a

cosy, cottagey home. This differential between house and home is perhaps most noticeable in houses of the period. The result was to combine the light and airy kitchen with modern appliances and the modern, easy clean bathroom with the downstairs homely, oak-beamy sitting room with its cosy fireplace. Tiles and chrome fittings, rather than the iron black-leaded fittings of earlier times, were seen as essential.

2. For many observers, the architectural style often referred to as Tudorbethan was regarded with scorn. However, this style must have been liked by the purchasing public as it remained the main style for most of this period. Developers sought to individualise each house by minor changes to the front elevation, with the incorporation of gables, coloured glass in windows and different doors.

6.2.4.2.12 Conclusions for commercial developer housing for the period 1923-1939

The suburban house or semi of the pre-WW2 era conformed to a typical layout with, generally, three but, occasionally, four bedrooms, with a bathroom and WC on the first floor and an entrance hall, two reception rooms and a separate kitchen downstairs. A hot water system was general run from either a free-standing boiler in the kitchen or a back boiler to the sitting room fire. Although, some houses may have had a unit hot water heater or immersion heater as a secondary source. The main source of room heating remained the open fire but there was a clear move to having local heaters in bedrooms.

6.2.4.3 *Industrial concerns period 1923-1939*

The three industrial concerns covered by the records for this period are very different, both as regards the nature of the organisation and the number of records. Crittall's

development at Silver End largely comprised brick-built houses, which attracted little notice. However, the latter part of the development was designed using a striking modern style, which did attract attention, the result being that the records available have come from this limited part of the development. In contrast, Rumsey's account of the Bata development at East Tilbury contains typical house plans for most stages of the development.

The majority of the records relate to the 12,000 houses built for coal miners spread over 35 villages (Hay and Fordham 2017) for the Industrial Housing Association (Walters 1927). While the records all reflect houses designed for the Association, there is no indication whether these were those actually built or even in which of the 35 villages. What has made analysis more difficult, is that reference was made to a system of district heating devised by a Mr Charles Markham. "The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the village". However, it would appear that this system was not intended for all houses and an assessment has been made as to which houses had stored hot water and which relied on a constant supply.

6.2.4.3.1. House type

Of the 3 records for the Crittall estate, all are different, one detached, one pair and one block of houses. The Bata universally had semi-detached houses. The large number of designs for the Industrial Housing Association had a large range of house type designs, of which the majority were semi-detached, 16 out of 24. However, from the site plans and sketches of the villages (Walters 1927) and photographs (Hay and Fordham 2017) it is likely that there were many more houses built in blocks other than in pairs.

6.2.4.3.2. Room layout

Of the three records for Crittall, the detached manager's house had four bedrooms while the other two had three. However, downstairs the difference is of interest in the use of room names. The manager's house had a living room, dining room and kitchen while the other houses had living room, sitting room and scullery. This use of room names reflected the different living styles, in particular, the location of the cooking arrangements.

The group of records for the Bata estate also included a larger house for management level staff, which had four rather than three bedrooms. It had a bathroom upstairs and downstairs a lounge, dining room and kitchen and an integral garage. Of the other house types, 3 had three bedrooms upstairs with a downstairs living room, kitchen and bathroom. The alternative was to have two bedrooms and bathroom upstairs and downstairs a living room, parlour and kitchen.

Of the 24 records for the Industrial Housing Association, 7 were four bedroomed houses, 1 was a bungalow, 4 were two bedroomed and the remaining 12 were three bedroomed.

6.2.4.3.3. Building method

From the review of the records, it is clear both the Crittall estate and that of Bata used 11-inch cavity brick walls throughout. While the designs for the Industrial Housing Association were either 9-inch brick or 9 inch rendered brick. Walters said that the Association had considered other methods of construction but concluded "We finally came to the

conclusion that for our purposes brick, with roofs of tiles or slates, was the best material. We were influenced in this decision largely by the fact that there were existing brickyards in connection with some of the collieries in our group the output of which could be increased, and priority given to our housing schemes." (Walters 1927 p29).

6.2.4.3.4. Toilet

There is a very distinct difference in approach between the three concerns. The three Crittall houses all had an upstairs WC in a separate room but without a wash hand basin. The four-bedroomed house had, in addition, a downstairs WC, possibly for staff use. The Bata estate having the varied room layouts had WC arrangements with bathroom. So, for those houses with upstairs bathrooms, the WC was upstairs, while those with downstairs bathrooms had the WC downstairs. All were accessed from inside. The four bedroomed houses also had a WC downstairs which incorporated a wash hand basin.

In complete contrast to the Crittall estate, all the Industrial Housing Association's designs had downstairs WCs. However, 6 designs also had a WC on the first floor. Did this reflect how miners were regarded by their employers or did this just reflect the close connection of Sir Tudor Walters and the design proposals in his report?

6.2.4.3.5 Bathroom

The three Crittall houses all have bathrooms upstairs but one does not have a wash hand basin. On the Bata estate, the three bedroomed houses had bathrooms on the ground floor to balance the space on each floor. The parlour, two bedroomed type, in contrast, had space to have the bathroom on the first floor. In the four bedroomed houses, the

ground floor was partly used by having a lounge as well as a dining room but, in addition, had an integral garage.

The Industrial Housing Association had 10 designs, out of 24, which had downstairs bathrooms. This can be explained by the statement by Walters (1927 p30).

> In the absence of pit baths in a colliery village, where the man comes home from work in pit cloths, the downstairs bathroom with access from the back lobby enables him to get rid of his working clothes, have a bath, and dress in his ordinary attire, without carrying the pit dirt and odour into the house, and for these reasons the downstairs bathroom has been chiefly adopted in the colliery villages.

A similar sentiment had been expressed in the Women's Sub-Committee's report with regard to farm workers, "There are certain advantages in country districts in having the bathroom downstairs in close proximity to the copper or hot water system. Members of the family coming in from their day's work could then get a hot bath and their wet clothes and boots could be left downstairs and the dirt not taken into the house." (Ministry of Reconstruction1918 para 98).

6.2.4.3.6. Cooking provision

The Crittal houses all appear to have had cooking ranges situated in the living room in the case of the three bedroomed houses, and in the kitchen in the case of the four bedroomed one. The Bata houses all have a cooker in the kitchen. For the simple reason that colliers got a free supply of coal, they wished to retain the coal cooking range. However, out of the 24 records, only 2 ranges were not located in the living room.

6.2.4.3.7 Clothes washing

There was no indication of any special provision for clothes washing in the Crittall houses, which may mean that the tenants were expected to provide their own equipment. There was a similar situation with the Bata houses. Conversely, many of the Industrial Housing Association Houses indicate a boiler in the kitchen often located under the draining board.

6.2.4.3.8 Water heating

In the Crittall houses, in the absence of evidence to the contrary, it is assumed that there will have been some form of boiler incorporated in the cooking range. Of the Bata houses, HRS 416 is the most certain having an indication of a cylinder on the first floor above the boiler. For the others, in the absence of any indication of a storage facility, it is possible that reliance was made on unit heaters. Many of the estates of the Industrial Housing Association relied on district heating, provided either directly from the colliery or from a local source (Walters1927 p24). However, some house layouts indicated a storage cupboard adjacent to the bathroom. HRS 445 shows a circular object in the linen cupboard indicating the existence of a hot water storage cylinder there.

6.2.4.3.9. Space heating

Only one house record did not have open fire heating, and this was HRS 416, a farmhouse on the Bata estate which had a circulating hot water system.

6.2.4.3.10. Food storage

All the records had ventilated larders.

6.2.4.3.11. Further observations for houses built by industrial concerns in the period 1923-1939

1. The full range of mains services would, generally, be required by the industrial developer for its use at the works and these could easily be made available for incorporation into the workers' houses. Bata, for example, built its own sewage treatment works (Rumsey date unknown).

6.2.4.3.12 Conclusions for houses built by industrial concerns in the period 1923-1939

The data as collected is dominated by the size of the records for the Industrial Housing Association, which was building houses for miners working on newly developed mines. Some estates took advantage of surplus heat from the nearby mine to provide domestic hot water, on others a local district plant was established.

The three developers adopted different options for facilities such as toilet and bathroom location, cooking arrangements, as well as water heating. In the case of the Crittall estate, the location of the toilet, being inside, was a significant improvement on the houses built by the company at Braintree after the war (HRS 405). Conversely, the method of space heating and food storage was virtually universal.

6.2.4.4 *Comparison between developer types in the period 1923-1939*

This period saw a partial adoption of the new technologies. A significant number of local authorities adopted non-traditional building methods, while the speculative builder relied on brick construction. In contrast, there is some evidence that the speculative house builder was keen to adopt new materials either as a cost saving or to demonstrate the modern nature of their product. The location for domestic chores, including cooking, was gradually

being moved from the living room to the kitchen. This was most common in the speculative house and less so in local authority housing. Similarly, the location of both WC and bathroom was more commonly found on the first floor, especially in the speculatively built house. There was an apparent move towards the end of the period for local authorities to investigate more modern house layouts. While the open fire remained a major source of room heating, the use of local heaters using gas or electricity was becoming more popular in bedrooms.

The spread of electricity, assisted by the development of the national grid, made the provision of electricity in the house more common and was a marketing factor in speculatively built houses. This was encouraged by the increased availability of electrical appliances such as fires, vacuum cleaners and radiograms.

6.2.5 The characteristics identified from the data for the period 1945-1960

By the end of WW2 Britain had a major housing crisis, which resulted, to a major extent, from aerial bombardment during the war when ¾ of a million houses had been destroyed or severely damaged (Kynaston 2007, Figure 6.11). The shortage was further extended because of the increase in the number of families looking for a home of their own. These shortages were on top of the ongoing need to rehouse those living in overcrowded, inadequate-to-wretched housing. Kynaston recorded that “about seven million dwellings lacked a hot-water supply, some six million an inside WC, almost five million a fixed bath (2007).

Figure 6-11 War damaged houses

Houses both destroyed and damaged by aerial bombardment during WW2. These were in Bridge Street West, Hockley, Birmingham (Chinn 1999).

The restricted supply of both bricks and bricklayers was required for the permanent repairs to the large number of houses damaged during the war. This led to a large-scale use of non-traditional methods of construction. Further, government-imposed restrictions on the building of private housing, by limiting construction to dwellings for very specific groups of workers and also by imposing limits on both expenditure and the amount of particular materials that could be used (Holloway 1948).

In anticipation of the huge need for houses and other buildings as soon as hostilities ended, the government commissioned a large range of reports. Those reports specifically related to housing included *Design of Dwellings* (referred to as the Dudley report), *Rural Housing, Private Enterprise Housing* and the associated *Housing Manual* and *Housing Manual Technical Appendices,* all published in 1944. The *Housing Manual* was rewritten in 1949 with supplements, the second being issued in 1952. In parallel, the Post-War Building Studies series of 27 technical papers were published by the Ministry of Works.

Other booklets included *Design in Town and Village* and *Quicker completion of house interiors* (Ministry of Housing and Local Government 1953).

A major revision was made to the Model Byelaws in 1953. These defined both fire resistance and thermal insulation on a scientific basis. Knight (1953) made the significant observation that "the most outstanding innovation … is the adoption of a scientific basis for the fire resistance requirements" (p52). He went on to say that the introduction of many new building materials had called for a scientific survey of "Fire-resistance". He made reference to the establishment of the "Fire Testing Station", which operated under the management of the Department of Scientific and Industrial Research in co-operation with the Fire Offices Committee of the Fire Insurance Companies. The consequence of the above was that the requirements for fire-resistance were now defined in terms of fire-resistance time.

The requirements for thermal insulation were to provide adequate protection but, in a subsection, gave detailed "deemed to satisfy" provisions, and provided for alternatives that met the defined "thermal transmittance coefficient". By current standards, these requirements were very poor. For example, it allowed for just a one brick wall to satisfy the requirements (clause 78).

6.2.5.1 *State/local authority 1945-1960*

Before the end of the war the government had established an emergency housing programme, following a recommendation by a committee under the chairmanship of Sir George Mowlem Burt (Blanchet and Zhuravlyova 2018). Early designs were those

prepared by the Aircraft Industries Research Organisation on Housing (AIROH) and that named after Lord Portal, the then Minister of Works. The 1944 Housing Act established the Temporary Housing Programme to provide 250,000 homes (Stevenson 2003 p43).

However, the Temporary Housing Programme was not approved of by everyone. Ernest Bevan, the Minister of Health in the labour government, was said to have had no time for prefabs dismissing them as “rabbit hutches”. He is recorded as saying “We shall be judged for a year or two by the *number* of houses we build. We shall be judged in ten years’ time by the *type* of houses we build.” (Kynaston 2007 p155).

The Dudley report which, together with the associated manuals, was the principal directive for state housing in the post-war period, differed considerably from that of Tudor Walters. The first ten sections of the Dudley report considered housing of differing types and for different occupants. It included sections on Dwellings in general, Rural cottages, Terraced houses, Flats, Maisonettes, Accommodation for old people, Accommodation for single people and, finally, for Difficult tenants. Of the next sections, those of “Standards of Construction” and “Equipment and Fittings” are of most relevance to this study.

Standards of Construction: The report considered that standards of construction could be considered under six headings, namely Strength, Resistance to damp, Fire resistance, Durability, Thermal insulation, Sound insulation and Protection against vermin. The report further stated that these matters were under technical investigation by other technical committees. Several of these were indeed the subject of a report under the Post-War Building Studies series.

The report considered a number of aspects of construction, including the use of new methods and materials, prefabrication and standardization, but made no specific recommendations. Many of these issues would remain under discussion and be considered necessary of improvement for some time to come and were referred to in the report to the Minister of Housing and Local Government, Quicker completion of house interiors (1953).

Equipment and Fittings: This section is longer and more specific than that dealing with construction. In paragraph 119, the report detailed that which had normally been provided in the interwar dwelling. The report claimed that, while the list appeared extensive, it was in fact defective in the light of advances in domestic practice of 'recent' years. The report called for improvements in the following:

- Better heating arrangements
- Constant hot water
- Better cooking facilities
- Better kitchen fittings
- Better arrangements for washing and drying clothes
- More efficient plumbing and sanitary fittings
- More room for storage
- More connections for light and power
- Better day lighting.

At paragraph 121, the report acknowledged that there was a need for research in a significant list of fields and concluded, at paragraph 122, that it had confined its recommendations to appliances that had "passed the experimental stage". In addition, its recommendations were based on the minimum for a dwelling for five persons and gave fuller details in the "Technical Notes".

What is significant, from this part of the report, is that it considered that the standard of local authority housing pre-WW2 had been defective in many ways, and that it did not comply with that which was considered a minimum standard.

Heating: The committee was not able to recommend any form of central heating and considered that, pending further developments, solid fuel appliances would remain the main source of heat in the small house. They considered the slow-burning stove to be best so far produced. The report added that where there were services, “electric or gas points will be required for auxiliary sources of heat” (para 126).

This standard reflects the state of technical development at the time. It would be the development of small bore pumped hot water heating systems that would revolutionise domestic heating (Herald 1963).

Constant hot water: The report made three recommendations first, that a constant hot water supply to all fittings be included in every house. It did not consider that supply from a back boiler was economical but might be made so with better designed grates. However, it went on to say that in any event some alternative source of heat would be needed in summer when the open fire was not in use. It concluded by calling attention to the advantages of a small independent boiler. The move from the solid fuel cooking range to the gas or electric cooker made the back boiler an obsolete method of water heating (para 127).

The second point made was the benefit of gas or electric heaters, described as being the simplest appliances to run. Also, they were particularly suitable for use in flats where the provision of a flue and provision for fuel storage might be difficult (para128).

The final point related to what the report described as central heating, but would now be called district heating, i.e., where hot water is heated centrally and distributed to each dwelling. The report strongly recommended that such systems be considered when planning blocks of flats (para 129). In this country, district heating systems have been provided as part of the rental of a flat or apartment and not, as in some other countries, as a commercial service when payment was for the actual benefit received.

Better cooking facilities: The report made it very clear that, where possible, a gas or electric cooker should be provided in all municipal houses. The only exceptions were to be where suitable services were not available or where there was a strong local preference for solid fuel, when a modern insulated type of cooker should be provided (para 131).

The report also referred to both vertical and horizontal cookers and recommended that in planning the post-war kitchen provision should be made for the horizontal type. It would appear that the cooker was to be a fixture and no longer an item to be provided by the occupier (para 131).

Better kitchen fittings: The report set out what it regarded as the minimum provision and which should be sized in proportion to the probable number of occupants. The list of items was:

- Sink,
- Two draining boards,
- Work-table top,
- Plate rack,
- Store cupboard,
- Dresser,
- Broom cupboard and
- Open shelving.

The report stated that they had considered the possibility of providing items such as refrigerators and dish-washing machines. The report expressed the hope that mass production techniques would, in time, bring refrigerators within the reach of most people, but it doubted if there would be any advantage in a dishwasher for small houses. In practice, clothes washing machines probably became universal before dish washers (para 134).

Better arrangements for washing and drying clothes: The report made no reference to clothes washing machines and assumed that all houses would rely on boiling clothes. It considered three possibilities, the use of a utility room (or bathroom in flats), a working kitchen or an outside utility room in an outbuilding (para 135). The wash boiler was to be conveniently placed near the sink. No comments were made as to the type of boiler to be provided. The report identified the need for two sinks in the case of a separate utility room but, in the case of the working kitchen, the provision of a double sink instead.

The need to boil clothes had been reduced or eliminated by the development of washing powders and soap flakes, such as “Rinso” and “Lux”, which had been on the market well before WW2. It does not appear that the committee considered these technical developments in washing technology.

The drying of washing was to be by the use of a ceiling airer, placed either in the utility room or in the bathroom where that was used for laundry. The report did not consider drying cabinets suitable for general use.

More efficient plumbing and sanitary fittings: The only positive recommendation made by the report was for pipes and tanks in exposed positions to be adequately insulated. There was no recommendation as to the method of insulation.

More connection for light and power: Electricity for lighting was recommended for all dwellings where the service was available and, where not available, it was recommended that the cottage should be so constructed that it could be readily introduced. One light to each room was recommended including the dining recess. A point was to be provided in the living room for auxiliary lighting or for a radio.

At paragraph 140, the report noted the recommendations of the Electrical Installations Committee for the use of a ring circuit for combined lighting and power. The circuit was to have ample sockets for lighting, heating, wireless sets and labour-saving appliances. This was a significant time when the 30amp ring main and the 13amp socket were being

developed by the British electrical industry under the encouragement of the Ministry of Works, Post-War Building Study No. 11 (1944).

The third paragraph stated that cooking could, “of course”, be done equally well by gas. The report advised that where gas was supplied, that gas points should be provided in the living-room and bedrooms for heating and in the kitchen for cooking and for hot water.

Better daylighting: The report noted the general desire for larger windows and referred to houses built by private enterprise as having larger windows than normally provided in municipal houses and referred to Appendix III of the report. The report had a paragraph describing the method of measuring the lighting using the concept of “Daylight factor”. It concluded with a table of the Lighting Committee’s proposals.

The Technical Notes: Part II of the report gave some technical notes. A significant part of these referred to the size of rooms for differing types of house and for differing numbers of persons. The notes gave detailed layout drawings for the cooking/dining areas providing three alternative designs for a three bedroomed house.

- Alternative I: Had a kitchen with space for a dining table, separate utility room and a living-room. The kitchen contained a cooker, sink with double drainer and plate rack, a ventilated larder, store cupboard, dresser and an enclosed stove. The scullery had a sink with drainer and, on the other side of the sink, was the wash boiler and a wringer. There was also a ceiling airer and a built-in broom cupboard.

- Alternative II: Had a living-room with dining space and a working kitchen. In this arrangement there was a wash tub as well as a copper. The wash tub was under one of the sink drainers. In addition, the kitchen had a cooker, both store and broom cupboards, a dresser and a ventilated larder. There was also a ceiling airer.

- Alternative III: Had a kitchen living-room, scullery and sitting-room. The ventilated larder was off the scullery, which had a sink with double drainer and plate rack. It was stated that there should be a separate utility room in an outbuilding, which would contain the laundry equipment. The kitchen living-room would have a solid fuel range and store cupboards.

During the interwar period there had been a manifest move away from the wash copper to a gas or electric boiler placed adjacent to the sink and made accessible from a hinged draining board. Post WW2 this would gradually be replaced by an agitator washing machine (Figure 6.16).

The data has been drawn from a range of sources. The three major sources being the Housing Manual (Ministry of Health 1949), Housing built in Sheffield (Sheffield Corporation 1962) and Easiform and the Housing Drive (John Laing and Son c1960) other sources include the Exhibition Catalogue of the Festival of Britain (Dunnett 1951) and the Demonstration Houses at Northolt (Ministry of Works 1944). It is considered that this has provided a comprehensive selection of homes built by the state in this period.

6.2.5.1.1. House type

Out of the 92 records, the most common were the two storey houses, of which 32 were semi-detached and 30 were in blocks. Of the other types, the most common were 12 flats and 11 two level flats. There was only 1 each of a detached house and a bungalow. This predominance of houses versus flats supports the expectation that this was a period of house building with a limited number of flats for small families in urban areas, but more common in inner cities. Of the 23 flats, 9 were in the Lansbury estate in London's east end. A further 10 were in Sheffield, where use was made of sloping sites, most famously

that at Park Hill (photo 6.10). It was quite common on some Easiform estates for there to be blocks of three storey flats intermingled with two storey houses (photo 6.11).

Photo 6-10 Park Hill, Sheffield

The Park Hill flats in Sheffield showing how they were built into the hillside. This allowed access to each level from ground level (Author 2017).

Photo 6-11 A block of three storey flats

Three storey Easiform flats in an estate of two storey houses at Leicester (Author 2017)

6.2.5.1.2. Room layout

The majority of houses were 3 bedroomed, two-storey. The Ministry of Housing detailed 5 each of two and four bedroomed houses. Laing took advantage of the through passage in a block of four houses to provide a fourth bedroom to one of the centre houses (HRS 546A). The flats contained the complete range from bed/sitting room to three bedroomed flats.

6.2.5.1.3. Building method

It is not considered that any conclusion can be drawn from the predominance of brick in the records for this period. The 26 designs, in the Ministry of Health's manual of 1949, are all shown as having cavity walls. However, these designs were produced for guidance as to house layout and facilities to be provided and not to determine the method of construction. The maisonettes on the Lansbury estate, (HRS 304), were unusual in having a solid wall to the front and back but cavity walls between units, the latter presumably to reduce sound transmittance. A significant number of non-traditional house - building systems were included in the Post-War Building Studies and many of these were used extensively. Laing stated, "Thirty thousand Easiform houses and flats have been completed since 1945 in England, Scotland, Wales and Northern Ireland, on 300 different sites in 90 cities and towns, and 8,000 more are under construction." (John Laing and Son c1960 p3).

The Ministry of Housing and Local Government, following government guidance to restrict imports so far as possible to Sterling Commonwealth countries, encouraged building systems that reduced the use of softwood, which was largely imported from North America. To encourage this, the Ministry designed 8 houses which were built on 4 sites distributed across the country at Basingstoke, Cwmbran, Peterlee and Harlow. A major feature of these designs was the use of hardwoods and concrete. The main features of the designs were summarised in an appendix with the house design numbers as,

Roofs

2 and 3. Hardwood with woodwool and bitumen felt covering – penthouse roofs 5º pitch

7 and 8. Hardwood 35º pitch roof covered with single lap tiles

1 and 4. Prestressed planks and hollow clay blocks with bitumen felt covering and woodwool – penthouse roofs 5º pitch

Floors

6 and 7. Softwood joists and hardwood flooring
3. Hardwood joists and chipboard flooring

8. Hardwood joists and hardwood flooring

4. Prestressed concrete joists and chipboard flooring

5. Prestressed concrete joists and hardwood flooring

1 and 2. Prestressed planks and hollow clay blocks with thermoplastic tiles.

Joinery

5 and 6. Hardwood: skirtings, architraves, door linings and fittings

(Ministry of Housing and Local Government 1953, Figure 6.12)

Figure 6-12 Alternative floor construction

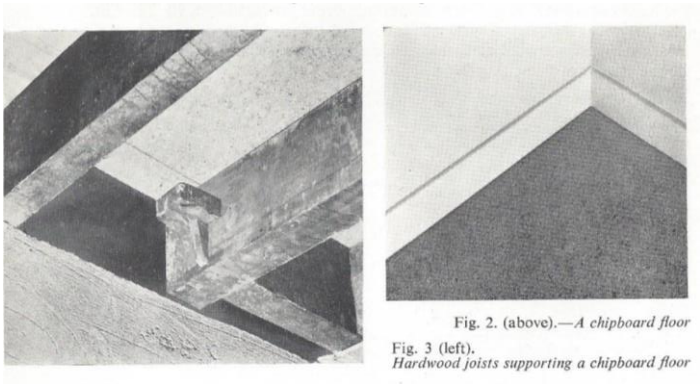


Fig. 2. (above).—*A chipboard floor*

Fig. 3 (left).
Hardwood joists supporting a chipboard floor

Two methods of saving on imported softwood. Fig 2 and 3 show hardwood joists with chipboard flooring, the lower Figure shows prestressed planks and hollow clay blocks (Ministry of Housing and Local Government 1953).

6.2.5.1.4. Toilet

All of the record sheets had a WC on the bedroom floor. Many of the designs also had a second WC on the ground floor, but only 4 these also had a wash hand basin. None of those on the bedroom floor, in a room separate from the bathroom, had a wash hand basin.

6.2.5.1.5. Bathroom

All house designs had bathrooms on the bedroom floor and half also contained the WC. All bathrooms had a wash hand basin.

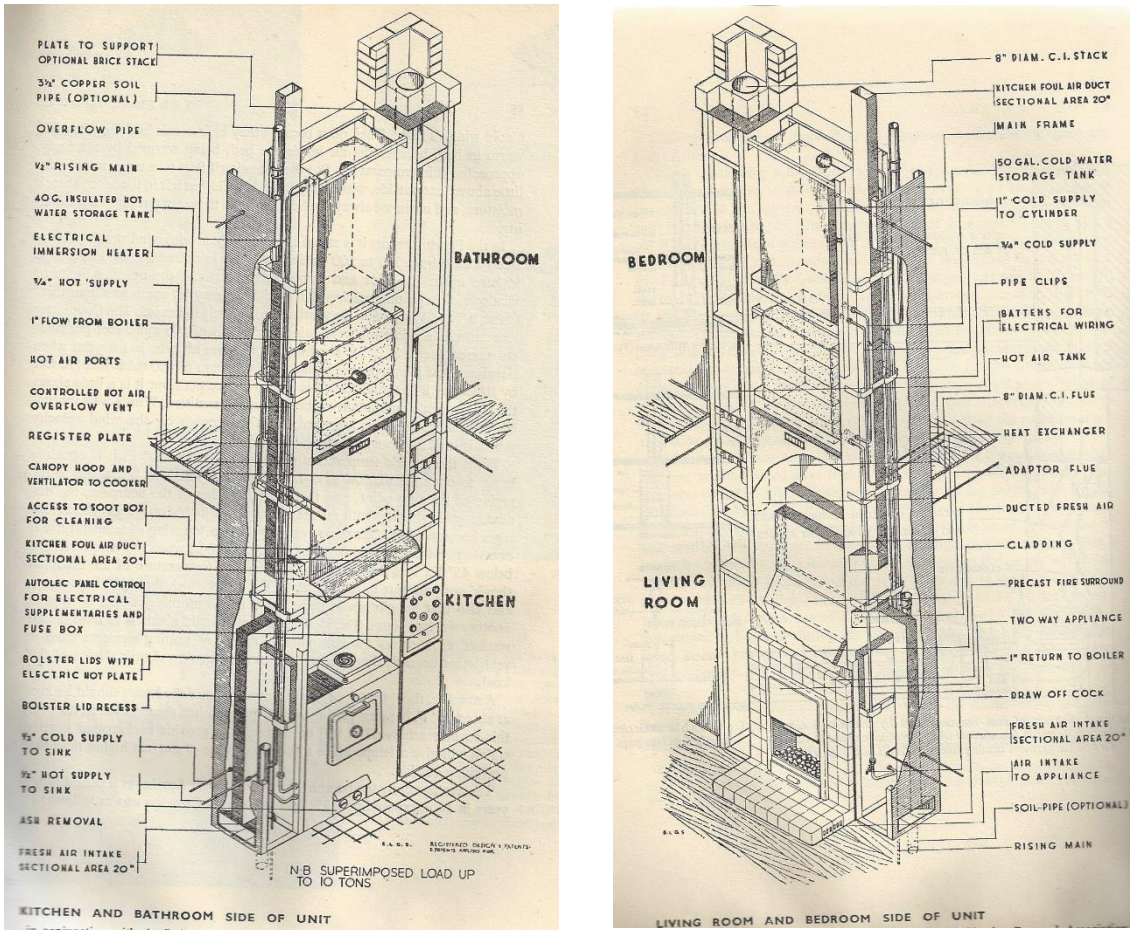
6.2.5.1.6. Cooking provision

The majority of the house records had a cooker in the scullery or kitchen. Only one had a range in the living room. Five designs in the Ministry of Health's housing manual showed a back-to-back appliance providing for cooking on one side and space heating of the living room. It is considered that this might have been intended to have been an installation such as that designed by the Coal Utilization Research Association, in conjunction with the Building Components Producers Association (Figure 6.13).

The design was said to consist of a framework and casing which reached the whole height of a two-story house. It was like a tall, narrow, rectangular box. It took the place of a

chimney breast. The fire was in the living room and was backed by a cooker in the kitchen. The living room fire provided the heat for the cooker, which was of the insulated type. The oven was heated by hot air, while hotplates were provided with heat conserving cones. The flue passed up through the box and warmed the surrounding air, which was emitted from under the floorboards or through a vent in the raised hearth. Vents in the rooms were places for the emission of the warm air. At the upper part of the unit were the cold and hot water tanks and water waste preventer (Figure 6.13) (Whittick and Schreiner 1947 pp86/7, 93).

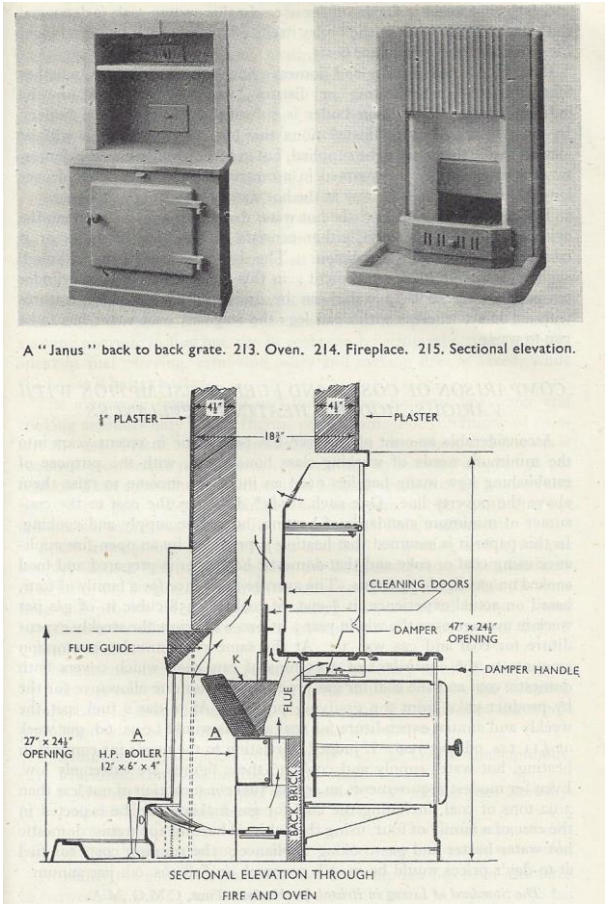
Figure 6-13 "All-Purpose Heating unit"



Details of the “All-Purpose Heating Unit” as designed by the British Coal Utilization Research Association, in conjunction with the Building Components Producers Association (Whittick and Schreiner 1947 pp86/7

Alternatively, it might have been a much simpler installation such as the “Janus” back-to-back grate (Madge 1946 p 287, Figure 6.14).

Figure 6-14 The "Janus" back-to-back grate

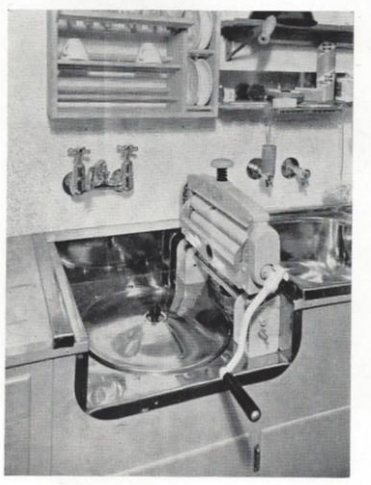


The Janus grate combined the living room fire with a back boiler and kitchen oven. It appears that there were removable plates to allow cooking on the top of the oven. It cannot have been satisfactory to have to keep an eye on a fire in the adjacent room to ensure the cooker was kept hot (Madge 1946).

6.2.5.1.7 Clothes washing

The provision of, or for, a gas or electric wash boiler had become virtually universal. The report on the Coventry experimental houses (Gibson 1943) refers to a “gas heated washing machine and a gas heated drying cupboard”. However, the axonometric view of the Utility Room refers to a gas boiler and wringer. Just as earlier above, the use of the word “machine” did not appear have the meaning it would have currently (Figure 6.15).

Figure 6-15 Arcon wash-up



Arcon wash-up. This appears to be a clothes boiler built into the sink unit with a built-in wringer which, when not in use, collapses over the boiler and presumably was then covered by a draining board or work surface (Gloag and Wornum 1946 plate 25).

6.2.5.1.8 Water heating

The two principal water heating systems were a back boiler in either a range or a living room fire, of which there were 57, or an independent boiler of which there were 31. Three homes had immersion heaters as the sole method of water heating, while a further 7 homes had one as a secondary or alternative summer method of water heating. Sheffield provided a district hot water supply to the dwellings on 5 records.

6.2.5.1.9. Space heating

The vast majority, 75 of the records, had an open fire in the principal room, of those 33 also had open fires in some bedrooms, while only 13 relied on unit heaters elsewhere. There was, however, a range of other heating methods. Seven homes had ducted hot air, 9 had circulating hot water, 2 had under floor heating and one had gas fires in the two principal rooms.

6.2.5.1.10. Food storage

The Model Byelaws, in 1953, still required that “75. Every pantry or larder provided in a domestic building for the storage of perishable food shall either be ventilated to the external air by an opening fitted with a fly-proof cover so constructed as to allow an adequate flow of air or be provided with mechanical means of ventilation.” (Ministry of Housing and Local Government 1953).

Of the 95 records, only 72 had larders of which 2 do not appear to have been ventilated, all the other designs either had refrigerators or had provision for one. In this respect, all the designs from the 1949 housing manual had both a ventilated larder and a space for a fridge.

6.2.5.1.11. Further observations for state sponsored houses 1945-1960

1. A major feature of the emergency houses was that, although there were a number of designers and systems, the basic layout did not vary much, and all were based on a common prefabricated service “heart”. This contained all the plumbing for the kitchen and bathroom as well as hot and cold-water storage tanks. The hot water was heated by the living room stove when it was lit in winter, or by an electric immersion heater in summer (Blanchet and Zhuravlyova 2018 p35 and Gloag and Wornum 1946 plate 42). Similar systems were devised for other houses such as “the Denham prefabricated plumbing unit” (Gloag and Wornum 1946 p116 and plate 48), a “two-storey plumbing stack of Type A” incorporated into a Howard house (Gloag and Wornum 1946 plate 28), and the plumbing unit designed for the Arcon house (Gloag and Wornum 1946 plate 25).

2. Other non-traditional house systems included, the BISF houses (HRSs 424 and 605), Orlit, Airey, Cornish Unit, Howard (HRS 426) (Blanchet and Zhuravlyova 2018). The Northolt concrete-clad and no-fines houses still exist at the Northolt experimental site along with what appears to be a pair of Orlit houses opposite (Ministry of Works 1944).

3. The Coventry house, in addition to being constructed of a light-weight tubular frame, clad in part with concrete slabs and in part with asbestos cement sheets, had internal walls formed using “Hutchins” mobile partition blocks (Figure 6.16). In addition, to overcome the shortage of timber, most of the traditional joinery items were made of steel. These included the window frames where both steel and aluminium were considered. In addition, the doors and door frames, the stairs and skirtings were all of steel.

Figure 6-16 "Hutchins" partition blocks

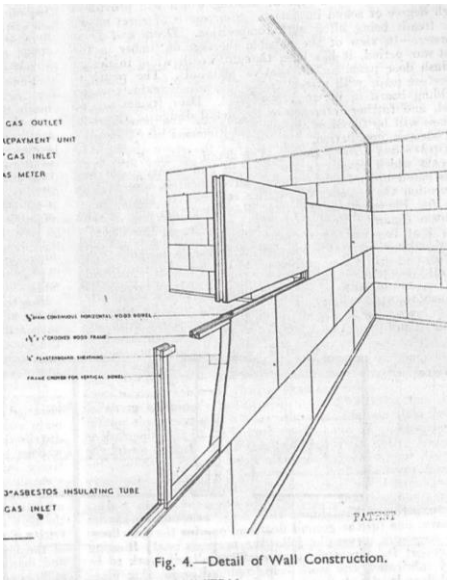


Figure 6.16. Hutchins partition mobile wall construction (Donald 1943).

6.2.5.1.12 Conclusions for houses built by the state for the period 1945-1960

Local authorities were the main builders of houses in the 15 years of the housing drive. A large proportion of the new homes were houses built either in pairs or short blocks, many using non-traditional methods. There was a general move to having bathrooms and WC on the bedroom floor, coupled with a hot water system, and for domestic activities to be restricted to the kitchen and/or scullery or utility room, using free standing gas or electric cookers and wash boilers. Space heating varied considerably relying, to a large extent, on open fires. However, there is clear evidence that forms of district and central heating were being experimented with on many estates.

6.2.5.2 *Commercial developers 1945-1960*

Government restrictions on building private houses in the immediate post war years, meant that there was no development of estates for the private market. Most of the records are from the Ideal Homes books of plans and, consequently, generally relate to one-offs designed by architects for the upper end of what can be referred to as the “low status” market.

The post-war licencing system initially prohibited the building of houses by private developers, except for specific groups of workers. Where licences were granted, they were provided to the house owner not to a developer. In all cases, both the size and the cost of the house was limited. This led to the design of the extendable house (HRSs 464, 501 and 574). In addition, a limit was placed on the amount, of certain materials and appliances that could be used, these included timber and coal fired appliances. Holloway (1948) stated, “Take timber for instance. The maximum allocation in 1947 was 1.6

standards per house[3], whereas before 1939 possibly 3 standards would be consumed upon a house of the size illustrated" (HRS 464).

6.2.5.2.1. House type

Since houses were being built for individual owners and not as a commercial estate of houses they were inevitably designed as detached.

6.2.5.2.2. Room layout

The three bedroomed house was the most popular. Four designs were for four bedroomed houses. HRS 501 is the exception being a two bedroomed bungalow designed to be extended to provide three bedrooms.

6.2.5.2.3. Building method

With the exception of HRS 463, which was a demonstration house built with the "Airey" system, all were of 11-inch cavity brickwork construction.

6.2.5.2.4. Toilet

Of the 24 records, only one (HRS 494) did not have a WC on the bedroom floor. A significant fact is that 19 of the records had two or more WCs. In only one house (HRS 501), where there was a WC in a separate room, was there a wash hand basin.

[3] A standard was a volumetric measure of timber. 1 standard = 165 cu ft. or 4.67 cu Ms.

6.2.5.2.5. Bathroom

All houses had bathrooms on the bedroom floor, of which 14 out of the 26 records also had a WC. However, in only one case was this the only WC in the house.

6.2.5.2.6. Cooking provision

All the houses except one (HRS 499) had a cooker in the kitchen. The exception was designed for the National Federation of Women's Institutes, which had a range with flue in the kitchen living room and raises the question why? Was there a feeling by women of being isolated if cooking was separated from the living space?

6.2.5.2.7 Clothes washing

Only three of the records give any indication of provision for clothes washing. One possible reason is that the class of person having a bespoke house built could be expected to send the washing out to a laundry or alternative. Another possibility is that clothes washing equipment was no longer regarded as part of the building, but as an accessary to be bought by the house owner or occupier.

6.2.5.2.8 Water heating

Of the 25 records which give an indication of water heating, 17 had independent boilers of which only one had an immersion heater for summer use. The remainder, with two exceptions, relied on a back boiler to the living room fire. Of the two exceptions one relied on a local heater and one on an immersion heater.

6.2.5.2.9. Space heating

The open fire in the principal room was the most common provision for space heating. Five of the 25 records also had open fires in bedrooms. Other rooms would have been heated by unit heaters which, in three instances, were shown as built in. Only three records had any form of central heating, HRSs 588 and 589 had ducted warm air and HRS 606 had under floor heating. This latter is the only one of the records relating to an estate developer and is discussed in more detail in section 6.2.6.2.

6.2.5.2.10. Food storage

As stated above, the Model Building Byelaws at this time still required cupboards for the storage of perishable food to be ventilated, so it is not surprising to find that all records had a larder. However, only three indicated a provision of, or for, a refrigerator.

6.2.5.2.11. Further observations for speculatively built houses 1945-1960

1. Because of the restrictions on the building of houses for sale, the house records of this period refer to one-offs and, as a result, have been architect designed. A further effect of the restrictions was that the designers had to adopt design solutions that would avoid the use of restricted materials. For example, Holloway said “A proportion of timber can be saved from the allocation if Canadian Cedarwood Roofing Shingles are used instead of tiles for the roof. … Their lightness in weight permits up to a 40 per cent. saving in the roof structure.” (Holloway 1948 p25).

A further interesting comment concerns the ventilation of the house which, at that time, was still a requirement of the building byelaws. It was stated that the byelaws "demand the provision of ventilation in addition to windows for all rooms not provided with flues" (Holloway 1949 p25). Holloway explained that since there could be "one solid fuel-burning device only in addition to that in the kitchen", the ventilation to the other rooms would be by the use of "draught less ventilators, consuming no power".

2. There is some evidence that by the end of this period the development of estates of houses for sale to private homeowners was commencing. The Ideal Home Magazine, "Book of Plans" 1959, had a few relevant advertisements such as, McLeans, The Colonial (p18), Croudace (p22) and Wimpey Houses (p38). None of these advertisements gave any indication of the design or nature of the houses being built. The only example in the record sheets is HRS 606 for the Davis Estates.

6.2.5.2.12 Conclusions for houses built by the private sector in the period 1945-1960

The private sector was severely restricted during this period and it appears that the houses that were built were one-offs designed by architects. However, there is evidence that the commercial sector was starting up towards the end of the period. What is not apparent from the designs is that further progress in the incorporation of technical developments had taken place from those incorporated in the pre-war houses.

6.2.5.3 *Industrial concerns 1945-1960*

Just as after WW1, industry had to adjust to the end of war production and to respond to the need for an export drive. Housing had become a matter for local authorities both by

Government controls and by inclination. The only known housing by an industrial concern was the extension of its estate by the Bata shoe company. These houses were similar to those built before the war but incorporated some more modern features.

6.2.5.3.1. House type

All were pairs of semi-detached two storey houses.

6.2.5.3.2. Room layout

All were three bedroomed with upstairs bathroom and living room, dining room and kitchen downstairs.

6.2.5.3.3. Building method

All were 11 in. cavity brick construction.

6.2.5.3.4. Toilet

All had only one WC in the first-floor bathroom.

6.2.5.3.5. Bathroom

All had a first-floor bathroom with WC and a wash hand basin

6.2.5.3.6. Cooking provision

All had a free-standing cooker in the kitchen

6.2.5.3.7 Clothes washing

The two records with plans indicate the provision of a wash boiler under the draining board in the kitchen.

6.2.5.3.8 Water heating

Water heating was from a free-standing boiler in the kitchen

6.2.5.3.9. Space heating

All houses had central heating, with radiators shown on the plans. The earlier houses also had open fires in the two downstairs rooms.

6.2.5.3.10. Food storage

The two plans show a ventilated larder.

6.2.5.3.11. Further observations for houses built by industrial concerns 1945-1960

Rumsey recorded that the later houses built from 1958 were more modern and attractive in design than the previous houses, having sloping roofs. They were said to have a "through" lounge which was separated from the dining room by sliding doors. The kitchen

and bathroom were half tiled. All floors downstairs had parquet flooring, except the kitchen.

6.2.5.3.12 Conclusions for houses built by industrial concerns for the period 1945-1960

There is no evidence that many houses were built by industrial concerns in this period. Those built by Bata were advances on those built before the war, in particular with the provision of a hot water system that included central heating.

6.2.5.4 *Comparison between developer types 1945-1960*

Largely because of Government restrictions, few houses were built other than by local authorities. It is apparent that council house design had been strongly influenced but the Dudley report (1944) and the Post-War Building Studies (1944-7) on the one hand, and by the designs for non-traditionally built houses prepared by the commercial house builders on the other.

Both local authority housing and private housing was affected by government controls and material shortages, as a result, until the end of the period the private sector was limited to single one-off houses, often designed to be extended once restrictions were lifted.

6.2.6 The characteristics identified from the data for the period 1961-1975

The early 1960s saw the end of the post-war housing crisis and a switch to a drive to remove and replace slum houses. Government had been strongly influenced by the system-built houses used in Scandinavia especially. Many of these used large panel cross-wall construction with units precast in purpose-built factories. A number of these

systems were described by Diamant (1964 and 5). This approach to house construction was, subsequently, largely discredited as a result of the partial collapse of the tower block at Ronan Point in 1968.

A major influence on all house building but especially that of local authorities, was the report “Homes for today & tomorrow” generally referred to as the Parker Morris report (1961 reprinted up to1971). This report was not only presented in a very different manner from the previous ones but addressed a number of issues that acknowledged both the changed lifestyle and general increase in disposable income of the majority of families by the 1960s-70s. Another major change was that this report sought to reflect the needs of all classes of housing. It did not seek to address either by class or between local authority and private enterprise developers.

The report stated that since the end of WW2, the country had undergone a social and economic revolution and concluded that, in material terms, people were better off than ever before. No longer was there a need to look to the provision of a piped water supply or the installation of a bath. For the 1960’s home, provision was needed for items such as a car, washing machine, television, vacuum cleaner and refrigerator (para 3).

Another major change in family life was seen as the desire for individual members to live their own lives or, as the report put it, to be free to move away from the fireside to somewhere else in the home. The report summed up the major changes that were required as “space and heating” (para 5). In addition to there being space where the family could be together, there needed to be room for activities that demanded privacy and

quiet. In this respect, a major change was the realisation that kitchens should have space for some meals to be taken in them.

Additional space was said to be comparatively cheap, since it would not be loaded with heavy overheads such as plumbing and equipment (para 7). Another major change it proposed was for the better use of bedroom space. The report stated that it considered it to be “entirely wrong” that so much available space could not be used for day-to-day activities throughout the year. To enable this to be done, a considerably better heating installation should be adopted as a basic standard (para 9).

The report sought to move away from seeking to set out a working pattern of room areas. It considered that the important thing in the design of a home was to concentrate on satisfying the requirements of the families that would live in them (para 13). This can be summed up as identifying three needs. First, for the requirements of the home, then the design of the house and from the house to its setting, i.e., the estate.

The report discussed the requirements of different families (Chapter 2 section 1). A major part of the report dealt with homes for families with children but had supplementary sections for married couples, persons living alone, elderly people and in addition for very small houses and bungalows. At paragraph 25 the report listed a range of activities that might be carried out in the living areas even when the bedrooms were put to wider daytime and evening use. These were listed as:

- Children’s play,
- Homework,
- Watching television,
- Sewing and mending,

- Hobbies,
- Entertaining friends and
- Dealing with casual callers

It considered that two or more of these activities might be going on at once (para 25).

Paragraph 27 identified that family life could be expected to change radically over twenty to thirty years. These changes included the needs of mother and baby through the early years of childhood and school age to young adulthood. For these reasons, the report had reviewed the possibility of “the adaptable house” and concluded that such a dwelling was some way from practical reality but considered that such an adaptable house was becoming a “national necessity” because of the increased rate of social and economic change. This observation suggested that it was not anticipated that people would be expected or required, to move to a new house as their circumstances changed.

Unlike previous reports which had referred to the living room, or similar, this report specifically did not seek to define areas but used a general phrase “living area”. Paragraph 29 considered the benefits of a hall, which allowed for dealing with visitors who were neither to be left on the step nor invited to meet the family. Paragraph 30 considered the open plan arrangement, which was said to be popular in private enterprise housing. It was considered that it could offer advantages where there was a suitable hall, good heating and suitable other areas for activities needing privacy. The need for privacy in the living space was repeated in paragraph 31. Paragraph 32 identified the objects that needed to be accommodated in a typical living area which, as well as easy chairs and settee, included television and radiogram.

The space for meals was reported at paragraphs 33 and 34. The committee had found that across the country, in all social and income groups, some meals were taken in the kitchen. It specifically rejected the suggestion that kitchens should be so designed that meals could not be taken in there, with the suggested intention to raise “the social and living standards of the occupiers”. It went on to describe three different arrangements:

- A working kitchen
- A dining kitchen
- A separate dining room

Unlike previous reports this one had a significant section on bedrooms. The main point was that, given adequate heating, children’s bedrooms could be used for study or leisure activities or even as a bed-sitting room. In these cases, there needed to be additional space for desk, chair and bookcase and, possibly, an easy chair as well. The report considered various arrangements for differing numbers of children. In contrast to the children’s bedrooms, the main double bedroom needed only to be designed for sleeping and clothes storage (paras 35-39).

Paragraph 40 considered an alternative to the provision of spacious children’s bedrooms. The alternative was to make these bedrooms the minimum to contain a bed and clothes storage, thus providing privacy for undressing and sleeping. The space saved by having small bedrooms could be used to provide a joint space for use as a playroom or similar.

Paragraph 41 addressed the need for pram space. The report had found that mothers were very reluctant to store the pram in outside stores and that, even in flats, mothers had gone to significant effort to get the pram up to and into the flat.

The report had little to say about bathrooms, only stressing the need for sufficient space for people to dry themselves and for the safe bathing of a baby. Where there was a WC in the bathroom, then it was recommended that a second WC be provided on the entrance floor. A major feature of this report was that, at paragraph 44, there was a recommendation that “except where a WC adjoins a bathroom, a wash basin should be provided in the compartment” (para 44).

At chapter 2 the report considered the various factors affecting the design of a home. It commenced at paragraph 64 by repeating the fact that, traditionally, only one room in “low status” houses had been heated in winter. Consequently, for most of the year the bedrooms were used only for sleeping and expressed this in the following way, “It is strange that half of what we build, and therefore half of what we pay for, is reserved for the hours of darkness when we are unconscious of our surroundings” (para 64).

Having made the statement quoted above, it is perhaps surprising that the report as a minimum standard only proposed the heating of the ground floor in a two-storey house. It was suggested that by heating the hall, the bedrooms would be warmed provided their doors were left open during the day. When the bedrooms were used in the evening, then heating could be topped up by local heaters (appendix 2, paragraph 24).

The report also considered thermal insulation and ventilation. The use of first floor ceiling insulation was advocated but it was believed to have been only incorporated in about half of the post WW2 houses. Another trend was the incorporation of “weather-stripping” on external doors. There was a major change with regard to the need for ventilation. It stated that while some concern had been expressed where heating systems dispensed with the

need for a flue, the report found evidence that the problem was “to keep unwanted ventilation within reasonable bounds” and concluded that they thought that was right (paras 74-77).

The layout and contents of the kitchen received significant attention. The report opened by stating that, while the kitchen was the most intensely used room, in many recent homes the kitchen retained the character of a nineteenth century scullery. In looking at the organisation of the working area, the report gave three suggested layouts for the relevant positions of cooker, work surfaces and sink. The report then looked at the increasing use of domestic appliances and considered these were likely to increase and that space should be allowed for this eventuality. There was some discussion over the location of washing machines and dryers, and the merits of locating them in the bathroom or separate utility room. The report concluded that, at that time, there was no strong demand for those alternative arrangements (para 84).

At paragraphs 88 to 90, the report considered food storage. It drew attention to the then requirements for a ventilated larder and made the point that it was temperature, not ventilation, which was important. The conclusion was that because of the increased proportion of food that came packaged and, in homes where the occupants could be expected to have a refrigerator, the concept of the larder needed to be thought out anew.

This report looked in detail at the requirements for other storage. The list of items that could need storage is significant and included items that were seasonal or only required from time to time, such as luggage. Specifically referred to were the items to be stored outside, the use of the roof space, the storage of clothes and linen and lastly, solid fuel.

Having stated that the current practice was to install the minimum number of sockets that the Electricity Board required for the board to provide a free connection, which was understood to be just six sockets, the report considered in detail the likely needs. It stated that because of the inadequacy of the provision in many houses, “installations were characterised by adapters, long pieces of flex and general inconvenience” (para 111).

It referred to a survey carried out by the BRS which concluded that a minimum of 15 sockets was required to meet “present day needs”. There had been a rapid rise in expenditure on electrical goods, said to have been 130% between 1951 and 1957 (paragraph 113). The diagram indicated that such appliances included heating, laundry and ironing, entertainment, vacuum cleaners and general domestic appliances such as food mixers (paragraph 111).

In addition to the number of sockets, their location needed to be carefully considered. They should not be close together and, preferably, on opposite walls. It concluded by considering that the demand was likely to increase and that 20 sockets would be a “desirable provision”.

The final section considered safety in the home and referred to the list contained at Appendix 4 and suggested that this be used as a check list. The list comprised specific issues for kitchens, bathrooms, stairs and steps, heating appliances, gas and electrical installations, windows and lighting.

6.2.6.1 *State/local authority 1961-1975*

The rehousing of people from areas of slum housing resulted in a combination of house developments in new areas and, once existing areas were cleared, the development of new “modern” estates. These were architect designed and were based to a significant extent on the ideas imported from the Continent. Three major developments were Park Hill and Hyde Park in Sheffield (Tuffrey 2013), the Hulme Crescents in Manchester (Blanchet and Zhuravlyova 2018) and St Mary’s in Oldham (Ministry of Housing and Local Government 1970).

Unfortunately, most of the house records are taken from the 12M Jespersen brochure (John Laing Construction 1966). These do, however, include both houses designed and built for local authorities and the armed forces as well as standard design proposals. As a result, these can be considered representative of what was being built in this period.

6.2.6.1.1. House type

Of the 22 house records, 9 were blocks of two storey houses and 10 were blocks of flats. Of the remaining 3, one was a block of three storey houses, one was a maisonette and one a bungalow.

6.2.6.1.2. Room layout

The room layouts ranged from bed-sitting rooms to 4 bedroomed houses. This reflected the range of family size expected to be resident. Of the 22, only 8 were 4 bedroomed blocks.

6.2.6.1.3. Building method

Since many of the records are from the 12M Jespersen brochure, the majority are precast concrete. However, as described, there were significant pressures from government for the use of factory manufactured structural components.

6.2.6.1.4. Toilet

While all the records had a WC on the bedroom floor, all but three WCs were in the bathroom. Six of the records also had a downstairs WC and, in each case, had a wash hand basin, reflecting the advice of the Parker Morris report (para 44). However, for those WCs on the bedroom floor it would have been necessary to use the hand washing facilities in the bathroom.

6.2.6.1.5. Bathroom

All records had the bathroom on the bedroom floor and all but 3 had a WC as well as bath and wash hand basin.

6.2.6.1.6. Cooking provision

All the records had the provision of a free-standing cooker

6.2.6.1.7 Clothes washing

None of the records had any reference to equipment for clothes washing. This may be because any equipment, whether a boiler or, more likely, a washing machine was no longer considered a fitting of the house.

6.2.6.1.8 Water heating

Nine of the records indicated the use of district heating, but these all related to houses built for Oldham council. The 4 records relating to the houses in Livingstone had no indication as the method of water heating, so may have relied on an electric immersion heater. However, the 12M Jespersen standard construction information stated that “hot water can be provided by gas-fired circulator or electric immersion heater” (p29).

6.2.6.1.9. Space heating

The two records of Sheffield houses had circulated hot water heating. The Jespersen 12M standard construction information stated: “ducted warm air is considered the most suitable for use with the 12M Jespersen system.” (p 29). It went on to state that electric or gas heat sources had been used and also “heat exchangers associated with district heating.”

6.2.6.1.10. Food storage

Except for the temporary bungalow (HRS 572), all the records made provision for a refrigerator.

6.2.6.1.11. Further observations for state sponsored houses 1961-1975

1. A major feature of this period was the improved heating in the home, which had been strongly advocated by the Parker Morris report. A number of different space heating systems were adopted. However, the introduction of small pipe heating systems, promoted by the Coal Utilisation Council in 1963 (Herald 1963), as well as being easy to install in new houses was ideal for incorporation into existing houses.

6.2.6.1.12 Conclusions for state housing in the 1961-1975 period

The move away from the provision of low-rise houses to large blocks, such as at Park Hill, Sheffield (photo 6.10) and the crescent blocks at Hulme, or to Multi-storey blocks, such as at Hyde Park, Sheffield or Ronan Point, did not prove successful (Grindrod 2013 and Hanley 2007). Many of these developments involved the use of factory produced structural units, which could have been seen as progressive. However, these required the establishment of specialist factories with the associated plant. For those factories to be viable, it was necessary to have a steady demand for its product. Or, to put it another way, house construction should have been planned to factory output and not the reverse. This could not be achieved where there was competitive tendering. This situation was made more difficult by architects seeking to design outside the restraints of the system which, generally, led to the need for special units made at additional cost (the researcher's personal experience).

This period saw the culmination of the incorporation of many technical developments. All houses now had indoor WCs on the bedroom floor with, in many cases, a second provision on the ground floor, which had provision for hand washing. Similarly, all houses

had a bathroom on the bedroom floor provided with hot and cold water. While some councils, on large estates, experimented with district heating, even if only for a few adjacent blocks, all houses now had some form of central heating. Until the universal adoption of small-pipe heating systems, electric storage and warm air systems were very popular.

The introduction of powerful washing powders and detergents eliminated the need for clothes boilers. The gradual introduction of clothes washing machines which were free-standing, such as the Hoover machine with hand wringer (Figure 6.17), did not require any defined location or plumbing. The availability of electric refrigerators eliminated the need for a ventilated larder and allowed for the storage of food for a longer period.

Figure 6-17 Hover washing machine

The Hoover washing machine was manually filled and emptied by lowering the rubber hose shown to the left of the machine. The washing was by an internal agitator on the side of the machine. As can be seen, the wringer was worked by hand. Later models had options for electric wringers and/or water heaters. Later still, Hoover developed a spin drier for use instead of the wringer which, in turn, led to the twin tub where both washing machine and spin dryer were in one unit.

6.2.6.2 *Commercial developers*

The 1960s saw the start of private house building in any significant number after the war. As stated above, the 1959 edition of the Ideal Home Magazine's book of plans had a few advertisements for house builders. It did not have details of any houses built for the competitive market. While HRS 606 is dated 1960, it will be beneficial to consider it alongside the three records listed in this period.

6.2.6.2.1. House type

There are 2 semi-detached and 2 detached types. This suggested that these were still the favoured types for sale.

6.2.6.2.2. Room layout

All had three bedrooms. While HRS 500 listed both lounge and dining room, HRS 606 showed the dining area only partly divided from the living room, while HRSs 456 and 457 had a combined living and dining room. The implication was that by heating the whole house, in accordance with Parker Morris principles, an open living space was becoming acceptable.

6.2.6.2.3. Building method

The two Lovell houses (HRSs 456 and 7) were experimental timber framed houses manufactured and supplied by its subsidiary, Crendon Timber Components. The other two appear to have been 11-inch. cavity brickwork. It is likely that these would have had the inner leaf constructed in light weight blocks for improved thermal insulation.

6.2.6.2.4. Toilet

The three records for which there are details all had 2 WCs, one in the first-floor bathroom and the second on the ground floor with a wash hand basin.

6.2.6.2.5. Bathroom

All three records had an upstairs bathroom with WC.

6.2.6.2.6. Cooking provision

There is no indication that cooking was other than on a free-standing cooker in the kitchen. The likelihood is that most houses would have had connections in the kitchen for both an electric and gas cooker, allowing for the occupant's choice. The built-in kitchen, incorporating "white" goods and cooker, was for a later period.

6.2.6.2.7 Clothes washing

HRSs 456 and 7 showed a "WM" in the kitchen, which is taken to indicate the provision for a washing machine. That no specific mention was made on the other two records implies that this was not an appliance supplied with the house.

6.2.6.2.8 Water heating

HRSs 456 and 7 had boilers shown on the kitchen plans, while HRS 500 referred to gas heating and HRS 606 to an electric immersion heater.

6.2.6.2.9. Space heating

As with the water heating, there was a variety of heating arrangements. HRSs 456 and 7 had ducted hot air to the ground floor. HRS 500 had gas central heating backed up by an Adam fireplace in the large lounge. HRS 606 had electric underfloor heating to the ground floor, using the off-peak supply. This was backed up by a "modern electric fire" in the lounge. It would appear that, as indicated in the Parker Morris report, central heating did not necessarily extend to the first floor.

6.2.6.2.10. Food storage

Three of the records indicated provision for a refrigerator. In the case of HRS 606, it was specifically described as built-in.

6.2.6.2.11. Further observations for houses built by private developers 1961-1975

1. HRS 606 listed "other … features … which contribute to gracious living", which included, "internal plumbing system to reduce risk of frozen pipes. Wood block flooring to hall and lounge. Built-in fume extractor over cooker. Electric bell to front and kitchen doors. Ample power, television and radio points. Mirror cabinet (plus shaving point) and heated towel rail in bathroom."

2. HRS 500, in contrast, concentrated on the location and stated "The SHOW HOUSE, overlooking the Green and the River, is now open for inspection and you are very welcome to look over it. Near the Ship Inn, this lovely development of Queen Anne Houses in a

village setting." It went on to state "From local station nearby 15–20-minute journey to Waterloo."

3. The researcher recalls that ducted hot air systems were either based on a large electrical night storage heater or a central gas fired unit. In the latter arrangement, warm air would only be supplied to the two main rooms, on each floor, either side of the flue riser.

6.2.6.2.12 Conclusions for private house builders for the period 1961-1975

It is clear that by this time the main sales points were a combination of location and style of house with the provision of modern facilities. These were now the provision of heating systems, while providing for the comfort of a feature fireplace, together with facilities for modern appliances such as washing machines and refrigerators in the kitchens, shaver socket and heated towel rails in the bathroom and provision for radio and television elsewhere. The provision of an electric bell at both front and kitchen doors indicates that it was anticipated that tradesmen would still call at the house and be expected to go to the kitchen and not the front door. In this respect some developers provided built-in delivery boxes adjacent to the side door (Figure 4.4).

6.2.7 Conclusions to this section 1914-1975

The review in this section has compared in detail the houses constructed by the three different classes of developer for each of the five periods. In the WW1 period, there was only one active developer. However, the review identified that the industrial developer was building for a range of tenants, most likely for differing staff grades. Partly due to wartime

shortages of both materials and skilled workmen, a significant number of houses incorporated non-traditional building systems and materials. However, the review shows that there was no consistency in the range of up-to-the -minute facilities provided within the house. While most still had a range in the living room for cooking, the cottage flats at Well End only had register grates, while similar units at Roe Green had gas cookers and water heaters in the kitchen.

With the exception of the bungalows imported from America for the Austin Village, there was no heating other than open fires. Most houses had a copper for clothes washing. For many houses WC accommodation could only be accessed by going outside. Although all houses had a bath, the source of water, both hot and cold, was not clear.

The period 1919-1922 was predominately a period of local authority house building. Most houses were brick built, generally 9-inch walls, often rendered. The one exception was the estate built of concrete blocks by Crittall. The Tudor Walters' report, which set the standard for local authority housing, concentrated more on estate and room layout rather than on the provision of mains services or of facilities within the house. The very limited evidence of speculatively built houses suggests that these were no more technically advanced than those built for local authorities.

The period 1923 -1939 saw a very significant increase in the building of houses for the private purchaser. While there is positive evidence that many local authorities did build with non-traditional systems, the private and industrial sector did not. In contrast, both sectors did incorporate other modern technical developments, both with regards to finishing materials and internal services. In fact, it was the claims of being modern and

efficient that were major marketing issues in the private sector. In contrast, the local authority housing did not progress in the same way and, as commented on in the Dudley report of 1944. The report stated that, although the list of equipment normally provided appeared to be extensive on paper, “it is deficient in the light of the advances in domestic practice of recent years” (para120).

Post WW2 there was again a shortage of materials and skilled labour. This led to much of the new housing of the period being built using non-traditional methods. These houses had, to a large extent, been developed and designed by the pre-WW2 commercial house builders. Consequently, they generally incorporated the advances in services that had been incorporated into the pre-war speculative house.

Following the end of the post-war housing drive, state housing switched from providing houses for the homeless to housing those in slum properties. Under government pressure there was a dive to use factory produced housing components and to a significant extent, to build large estates of either large blocks or high-rise towers. The speculative market in general continued to build using brick. There was a significant increase in the provision of electrical outlets and the provision of central heating. On some local authority estates heating was provided from a central source.

6.3 The relation between room names and the introduction of technology

6.3.1 Introduction

This section will identify the large range of terms used to describe both dwelling types (section 6.3.2) and the space within and associated with them (section 6.3.3) and will thoroughly review the way each term has been used. It is very apparent that several terms

in common usage today, previously had a different meaning. A good example being lavatory which, in the medieval monastery was the room where the monks washed, but today would indicate where the WC is situated, or even the WC fitment itself.

The introduction of technology led to changes in the use of the space in dwellings and, with these changes, the names and descriptions used. Section 6.3.4 below reviews the room names of the recorded houses and demonstrates that there was a connection between room name and the incorporated technology. Section 6.3.5 discusses the results of the review and draws conclusions. Schedule 6.3.1 relates to the house types as listed in the Appendix 2 and allocates them to the room names used. Table 6.3.1 gives the occurrence of each space name in each period and by developer, as extracted from the appropriate spreadsheet. Where the room has two uses, such as kitchen/dining room, the first mentioned has been used for the purpose of grouping. The only exception is with the bed/sitting room. Since the use of bedroom has been common across all room arrangements these have not been included in the schedule or the review.

6.3.2 Dwelling definitions

It might be assumed that describing homes would be straightforward, especially as this is done on a regular basis by both house builders and estate agents. In fact, this is not the case. Even if we ignore the differences in the meaning of words as used in other “English” speaking countries, there were significant differences within the UK, as stated by Muthesius (1982).

The dictionary meaning of the word “housing” is a collective for all housing types:

> Houses and flats considered collectively; the provision of accommodation (Concise Oxford 2002).

Such a definition is supported by its use in Acts of Parliament and reports such as, “The Housing of the Working Classes Act”.

Another all-embracing word is the word “dwelling”, for which the dictionary definition is:

> Dwelling – a house or other place of residence.
> Dwelling house – a house used as a residence and not for business purposes (Concise Oxford 2002).

Again, this definition is supported by government publications such as: “The Artizans’ and Labourers’ Dwellings” and other acts relating to housing.

The word “house”, therefore, incorporates dwellings of all types including houses, cottages, villas, bungalows, maisonettes, flats, tenements and many others. In addition to describing the dwelling itself, the grouping of dwellings is defined by such words as terrace, semi-detached, detached, blocks etc. Muthesius (1982 p259) suggested that “few languages can have developed such a large number of terms for the house.”

The dictionary merely defines “house” as “a building for human habitation or, in Scotland, a dwelling that is one of several in a building” (Concise Oxford 2002). For the purposes of this thesis the alternative Scottish use can be ignored. However, it can be suggested that a more common meaning of the word in England would be, **a dwelling standing on its own plot of land.** By this definition, the word “house” becomes a subset of dwelling to include cottages, bungalows, villas, mansions etc. However, for many people a “house” is more specific comprising more than one storey and thereby excluding bungalows and, by reason of the definition above, flats and other tenements.

There is no clear distinction between cottage and house. Muthesius (1982 p259), stated that Hole, had “attempted to apply a ridged classification on these lines: ‘cottage’ for the

smaller, three roomed dwelling without a parlour, and ‘house’ for all sizes above”. However, there is some indication that rural houses may be described as cottages which, if built in an urban environment, would be classed as houses.

To confuse matters further, Muthesius (1982 p259) stated that “in Leeds “house” can mean the main living-room in a small dwelling”. This appears to be an exceptional use of the word but demonstrates how careful researchers must be in interpreting historic documents and plans. Another use of the word “house” is to describe a part of the dwelling, including phrases such as, back house, outhouse, wash house, tool house etc.

The division between a cottage and a villa or house is very difficult to define. The dictionary defines cottage as: - “a small simple house, typically in the country” and a villa as: - “a detached or semi-detached residence in a residential district” (Concise Oxford 2002). On this basis there is a two-fold test; 1) is the dwelling in a rural or residential location, and 2) is it detached or semi-detached? The second test, it is suggested, applies largely to dwellings in a residential area, since a high proportion of rural dwellings are detached, even those of the humblest sort.

However, the use of the word “villa” appears to have dropped out of use in the interwar period. Copies of interwar advertisements for suburban houses, bungalows and flats refer to them as “homes” (Oliver, Davis and Bentley 1981 and others). The emphasis is on the building being a **home**.

York (2014 p10) claimed that, in the Victorian period, the homes of such as “lawyers, managers, doctors, clerks and tradesmen” were of three most common types; “the villa, the semi and the terraced house”. He went on to state that, “Originally, villas were large,

detached houses in a landscaped setting but by the latter 19th century the name could refer to almost any properties which were reasonably sized, detached or terraced with a garden."

That the word "house" is a generic term for dwelling, or at least a dwelling on its own plot, is supported by the use of the word when describing dwellings with different layouts, for example: - Hall House, Snowden House, Back-to-back House and Sunderland House as (Caffyn 1986 p90).

However, the word "cottage" is similarly used in a generic sense, for example: - Through-by-light (Caffyn 1986 p115), while the combination of through-by-light and a blind back cottage in Rochdale is so described by Muthesius (1982 p116).

Buildings where one home is positioned above another have been uncommon in England but, perhaps, less so nearer the Scottish border where the provision of one dwelling above another was common, frequently with the highest status dwelling at the bottom and decreasing in status the higher up the building. Until the post Second World War period, height was limited by the need to climb stairs. It was the availability of self-operated lifts that made multi-storey flats a viable possibility for "low status" housing.

Prior to the development of the multi-storey block of flats, a single storey dwelling in a multi-storey building could be identified as one of three types:

1) Cottage flats (Thompson 1903 p72), comprising two nearly identical dwellings one at ground level and the other at first floor. Both had separate front doors and back entrances with private use of part of the rear yard or garden. Muthesius (1982 p102) referred to "The Tyneside Flat", which is of this type. Muthesius (1982 p134) illustrated an advertisement which he described as a "London cottage flat" while adding that they

were frequently called maisonettes. The advertisement, in fact, referred to “self-contained half-house flats”.

Cornes (1905 p xvii) used the phrase “Cottage tenement” to describe a building containing similar dwellings or, to use his term, “tenement”, in blocks up to three stories high, where each dwelling had its own access and garden.

As described above, a significant feature of the cottage flats described by Muthesius and Thompson, was that there was a rear access from both flats to the back yard with its external privy. At a later date, and once the WC was fully incorporated into the maisonette, there became less need for access to the yard form the back of the house. The need for a rear exit became redundant once such flats were built in blocks of four, when the entrance to the upper flat was frequently by an external stair to a door on the side of the block or an internal one from a door at ground level.

2) Tenement Houses or Block Dwellings (Thompson 1903 p67, Cornes 1905 p xvi) comprising more than two storeys of similar dwellings which, in turn, came in two distinct types; 2A) where each dwelling had direct access from a stair and landing, and 2B) where one staircase gave access to a walkway or balcony off which each dwelling was accessed were described by Thompson as “Balcony Dwellings” (1903 p89).

   Cornes (1905 p xvi) split Block Dwellings as “self-contained” and “associated”. While the self-contained unit had its own “w.c. and laundry or scullery-laundry”, the associated unit only had “the use of a w.c. and laundry in common with one or more adjoining tenements”.

3) The term “Maisonette”, in addition to the use described above, i.e., as a single floor dwelling in a two-storey building, can also refer to a two-storey dwelling in a multi-storey block. This is described by the dictionary as “a set of rooms for living in, typically on two storeys of a larger building and having a separate entrance” (Concise Oxford 2002). This definition was used by Pepper and Richmond (2008 p101), when describing the top two storeys of a four-storey development in Bethnal Green as, “the top two floors combined as maisonettes”.

   The dictionary (Concise Oxford 2002) gives the origin of the word “Maisonette as “being from the French *maisonette,* dimin. of *maison* ‘house’.” This use of the term has been used in a cartoon depicting a prospective purchaser of a small-detached house with garage responding to the sales representative’s comment “A most desirable maisonette, Sir” with the words “Ah! and I see it’s also got a gardenette and a garagette” (Punch 1923, Figure 6.18).

Figure 6-18 Punch cartoon

Cartoon depicting the use of the word Maisonette (Author's collection)

The paragraphs above have reviewed the various terms for differing types of dwelling. However, in describing specific dwellings they are often described in general terms, such as being so many storeys high and/or as having so many rooms. When referring to the number of storeys it is normal, where appropriate, to list the basement or cellar separately and where the top floor is within the roof space to refer to an attic or a half floor. Such a house might be described as "three and a half storeys high with basement". When referring to the number of rooms only the principal rooms will be counted. However, it is not uncommon where there are lesser rooms, such as scullery or bathroom, to refer to them separately. Thus, a typical interwar semi might be described as having "5 rooms with kitchen and bathroom".

When describing houses, it is also common practice to describe the grouping, or not, of the houses. Typically, these will be one of the following basic groups, described as detached, semi-detached or terraced. Terraces, sometimes described as rows, have historically been constructed in a number of ways, described in detail by writers such as

Muthesius (1982) and Caffyn (1986). The major types are, 1) those with an individual rear yard or garden, with or without a rear access lane, 2) as 1 but with through tunnels between every pair of houses, 3) rows built back-to-back, with no yard space and 4) rows built back-to-back but arranged around courts. Those courts referred to in 4) above were, in some places, a straight narrow passageway, between blocks with free standing outbuildings or, in other locations, arranged around courts accessed via a tunnel.

6.3.3 Room definitions and typology

The medieval hall house, the traditional labourer's cottage and the modern studio flat have one common factor, i.e., one space in which cooking, eating, leisure activities and sleeping all take place. The main difference between these is simply improved facilities for personal hygiene and toilet facilities, coupled with the benefit of electric lighting and modern cooking and heating appliances.

The use of space can be considered under five main headings: 1) social, 2) domestic, 3) personal, 4) storage and 5) work/business. These, in turn, can be subdivided.

Social: eating, relaxing, reading and writing, entertainment and the entertaining of visitors.
Domestic: food preparation and cooking, washing of crockery and cutlery and the washing and ironing of clothes, together with the making and repair of clothes.
Personal: sleeping, toilet, personal washing and storage of personal items.
Storage: food and drink, domestic equipment, books, items for entertainment, tools, transport.
Work/business: workshop, consulting room, office space.

The ability to separate these individual requirements will inevitably vary with the size of the dwelling and, thus, the status of the occupier. Conversely, the desire to separate activities has changed with the introduction of technology and changes in domestic arrangements. A good example has been the movement of cooking from the main living space to a separate room followed by, at a later stage, the requirement to provide space for eating in the kitchen. This, in turn, has led to the use of new terms such as “kitchen-dinette” and “breakfast-room”.

The words used to describe the various rooms and spaces include words which have either been lost from modern usage, such as “solar”, or have changed their meaning, such as “hall”. Other words may have had a different concept in different geographical areas or in houses of differing status. The word, “parlour” has frequently been used to refer to a sitting room reserved for special guests and/or occasions. In medieval monasteries, the “parlour” was the room in which the monks could speak to each other, suggesting that the word comes from the French *parler* to speak. However, as referred to in the nursery rhyme “Sing a Song of Sixpence”, the words “The queen was in the parlour eating bread and honey” do not suggest that she was in a special place.

This dual use of the word parlour was described in “The Imperial Dictionary” (1851), after first confirming the origin as the French *parloir,* stated that the parlour was “primarily the apartment where nuns are permitted to meet and converse with friends and visitors”. It then suggested that “hence with us, the room in a house which the family usually occupy when they have no company, as distinguished from a drawing room intended for the reception of company”.

The larger the house, the more scope there has been to subdivide the main activities listed above. Thus, for social activities the simple living room can become any or several of the following: - a sitting room, lounge, drawing room, morning room, boudoir, library, music room, games room, billiard room and, for children, playroom or nursery.

The bedroom can become a suite of rooms including dressing room, en suite bathroom or shower room and, possibly, a walk-in-robe.

The domestic kitchen may, as well as being a room for cooking, have a separate scullery or utility room. In very large estate houses, there may be a separate bakery, still room, brewery, laundry and dairy. Other domestic activities might require a linen room, work room for sewing etc., lamp room, boiler room and even a generator house.

Storage can range from a simple cupboard to separate rooms or even buildings. The historic pantry and buttery became the larder and cellar or wine store. More recently, the pantry referred to the storage of crockery and/or dry goods, while the room for the storage of food became the larder. Some large estates had external game larders. Other external storage buildings could include coal and wood storage. Silver and other valuable items would be kept in a safe while documents might be housed in a muniment room. A separate room might also be provided for guns and other sporting equipment.

Workplaces can either be where the home occupier is engaged in a trade operating from home or, where there is a desire to set aside a room for specific activities. Those activities can often be identified by having larger than usual windows to let in light, or stronger floors for heavy equipment such as weaving looms. In the absence of large windows and artificial light, domestic work was often carried out in the open. Photographs of rural

cottages sometimes show a woman spinning at an open door. Other trades such as lace-making and straw plaiting were similarly carried out. In some locations perhaps, mainly in the wetter parts of the country, a covered balcony was provided for such work to be continued even in adverse weather (photo 6.12).

Alternatively, both specialist and general workplaces may be housed in an external building either attached to the main dwelling or separated from it. Such activities may include a wash house, tool shed or garage with work bench, coach house, stable and tack room, potting shed and green house.

Photo 6-12 A covered work balcony

Cottage with an external covered balcony and space below, for use as a dry workspace in wet weather, Thorne House, Low Hartsop, Cumbria (Author 2015)

6.3.4 Review of house room names

Both the location of facilities within the house and the names given to rooms changed with the introduction of technologies. This review has sought to investigate the way in which the location of facilities and room names changed over the relevant period and varied with the nature of the developer. Further, it has considered these differences along with the availability of new and/or improved technologies. This has been done by extracting the

data from section “E”, room arrangements, from the schedule of unit descriptions

(appendix 2) and creating **Error! Reference source not found.** below.

Schedule 6-1 schedule of house types by room name

Kitchen: - 2, 5, 14, 15, 17, 18, 19, 22, 23, 25, 26, 27, 29, 30, 31, 32, 34, 34A, 37, 44, 45, 46, 47, 52, 52A, 53, 54, 55, 56, 60, 61, 62, 63, 65, 67, 71, 73, 75, 76, 77, 78, 79, 80, 81, 81A, 83, 83A, 87, 93, 94, 96, 97, 97A, 98, 99, 100, 101, 102,
Scullery: - 1, 4, 9, 11, 13, 16, 20, 21, 27, 28, 37, 38, 40, 40A, 41, 49, 50, 51, 52A, 58, 64, 66, 72, 74, 75, 82, 85, 86, 86A, 87, 92, 97A
Wash house: - 27, 50, 52, 59, 66, 83A, 89, 92,
Utility room: - 23, 46, 62, 63, 77,
Bathroom: - 1, 2, 3, 4, 5, 6, 8, 8A, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 34A, 35, 36, 37, 41, 45, 46, 47, 48, 49, 52, 53, 54, 55, 56, 58, 59, 60, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 83, 83A, 85, 88, 89, 90, 91, 92, 93, 94, 96, 97, 97A, 98, 99, 100, 101, 102,
Bathroom downstairs: - 21, 31, 39, 40, 40A, 44, 51, 53, 61, 73, 81A, 82, 84,
Parlour: 21A, 28, 37, 48, 49, 50, 51, 52, 52A, 53, 54, 55, 72, 84, 85, 86, 86A, 87, 91,
Living room: - 8, 8A, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 34A, 35, 36, 38, 39, 40, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 52A 53, 54, 55, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 81, 81A, 82, 83, 83A, 84, 85, 86, 86A, 87, 88, 89, 90, 91, 92, 93, 94, 97, 97A,
Sittingroom/lounge/drawing room: - 29, 56, 63, 64, 65, 66, 73, 74, 75, 76, 77, 78, 79, 80, 92, 96, 98, 99, 100, 101, 102,
Dining room: - 3, 6, 12, 15, 24, 26, 30, 33, 35, 36, 47, 58, 59, 60, 62, 68, 69, 70, 71, 73, 74, 75, 76, 78, 80, 81, 81A, 88, 89, 90, 95, 96, 97, 97A, 98, 99, 100, 101, 102,

Each room name and facility location has been given a reference number and the occurrence of each is set out in table 6.5. This table has formed the basis for the review.

FT1 Kitchen
FT2 Scullery
FT3 Wash house
FT4 Utility room
FT5 Upstairs bathroom
FT6 Downstairs bathroom
FT7 Parlour
FT8 Living room
FT9 Sittingroom/lounge/drawing room
FT10 Dining room

Table 6-5 room names by date and developer type

Period	Developer	FT 1	FT 2	FT 3	FT 4	FT 5	FT 6	FT 7	FT 8	FT 9	FT 10
WW1	Industrial	20	34	3	0	20	9	18	38	1	2

1919-22	State, L A	0	73	1	0	33	31	35	72	0	0
1919-22	Commercial	2	0	0	0	1	1	0	1	1	1
1919-22	Industrial	0	1	0	0	1	0	1	1	0	0
1923-39	State, L A	9	2	0	3	12	0	0	11	1	2
1923-39	Commercial	26	1	0	0	27	0	4	19	10	17
1923-39	Industrial	10	20	1	0	19	13	9	29	5	5
1945-60	State, L A	56	7	9	1	92	0	2	86	5	43
1945-60	Commercial	24	1	1	0	26	0	3	13	11	14
1945-60	Industrial	3	0	0	0	3	0	0	3	0	3
1960-75	State, L A	20	0	0	0	22	0	0	16	0	16
1960-75	Commercial	3	0	0	0	3	0	0	2	1	1

From the examination of Table 6.5 and of the room names used during the relevant period of this thesis, it is clear that some room names did not alter during the period, for example, bedroom and bathroom. However, while a bedroom can be expected to contain a bed or beds and a bathroom a bath, both may be found in rooms with other names and, conversely, both may contain other items. For example, it is quite common for there to be a WC in a bathroom and, in a one roomed flat, the room called the living room will contain a bed.

Before the universal incorporation of a fixed bath, it was common practice to take a bath in front of a fire in the bedroom in “high status” houses, and in the living room in “low status” houses. As internal domestic water heating and distribution systems became common, so did the provision of fixed baths. In many “high” status, houses this allowed for the incorporation of wash hand basins in bedrooms, see for example HRS 496. Some houses incorporated a “cabinet bath”, which tipped up into a vertical position and could be enclosed in a cupboard, such as was provided in some houses in Bournville Village (Harvey 1906 p51). In these cases, the bath was in one of the bedrooms.

In the relevant period there are many examples of the bath being in the kitchen or scullery (bathroom types 1 and 2) and, when on the ground floor, for the bathroom to contain the wash copper and, therefore, double as a wash house (bathroom type 5).

The word kitchen, similarly, to those of bathroom and bedroom, implied the use of the room and, in that case, a room where cooking was done. The Imperial Dictionary (1851) suggested that the word is derived from the Saxon word *coquina* and is similar to the German *küche.* This dictionary related the word scullery to that of a scullion and the French word for bowl *écuelle*, as a place for the cleaning and keeping of "dishes, kettles and other culinary utensils".

From the examination of Table 6.5, it is apparent that, at the start of the period of this thesis, there was generally a room referred to as a "scullery" and, rarely, one described as a "kitchen" but, by the post WW2 era, the word "scullery" rarely appears, while "kitchen" is common. In the WW1 period the use of the word "kitchen" is more common than in the next period. By reference to the HRSs for the WW1 period, various reasons can be seen for this but, principally, because many of the estates for munition workers contained houses for differing grades of employee. Conversely, in the period 1923-39, the houses designed for the Industrial Housing Association continued to use the cooking range in the living room because coal miners got free coal. In some cases, houses had both a kitchen and scullery especially where there is a kitchen/dining room or dining/kitchen (room arrangements 58, 75 and 87). In these circumstances, a scullery may be an alternative to a wash house or utility room.

The move of food preparation and cooking operations from the living room to the scullery, and the consequential change of name to "kitchen", was facilitated by the availability of gas and electric services and the availability and use of the new domestic appliances. The first of these appliances was the free-standing cooker, then the water boiler and later the clothes washing machine. These facilities led not only to a change of use and name, but

also to improved wall and floor finishes. The old scullery with a brick-set copper, stone sink and mangle to wring out the washing, would have required a brick or tile floor with an open drain. Once food preparation and cooking were moved to the separate kitchen, there would have been a gradual improvement in the comfort of the kitchen. Ryan (2018 p121) described, in detail, the way the kitchen floor changed stating that the traditional stone flags and red tiles were considered to be “unhygienic”, and that “Linoleum” was recommended.

At the start of the period of this thesis, the use of the word living room was commonly used for the main room in the house and, where a second room was provided, it was called the parlour. This shows up very clearly in table 6.5 where, in the period 1919-22 for the state and local authority sector, there are no rooms described as sitting room or dining room. At that time, where other terms were used as in HRS 389, it was in a larger than average house.

By the post WW2 era the word parlour had almost vanished from use and words such as dining room, sittingroom, lounge and drawing room appear on the plans. While the typical three bed semi of the 1930s had a kitchenette, dining room and sittingroom or lounge, the post-war houses had a wider range of arrangements, some of which combined two of the three rooms with the resultant dining/kitchen or dining/sittingroom. The balance of space might vary, so as to have a kitchen/diner or sittingroom with dining area. However, the use of the word living room remained widely used throughout the whole period as can be seen from table 6.5.

Ryan (2018) suggested that the arrangement of the 1930s semi was largely social, with the layout suggesting that there was some domestic help. In part, this was a throw-back to

the parlour by having one reception room with the best furniture, where special guests would have been entertained.

The changes in the post WW2 arrangements may again have been largely social. With the virtual ending of domestic help there was no need to make any pretence in that regard. Probably, just as important, was the use of local heaters and later central heating which was advocated by Parker Morris (1975 p2). The improved heating allowed for the fuller use of bedrooms and, as a consequence, reduced the need for separate rooms downstairs.

Although not a room name, table 6.5 shows that the downstairs bathroom (F6) ceased to be used in the later interwar period. An exception was within those houses built for the Industrial Housing Association, where the provision of downstairs bathrooms continued.

6.3.5 Conclusion of the review of room names

The review of the room names used in the recorded dwellings has shown that the use and naming of the spaces within houses developed over the period of this thesis. It is considered that there were some social reasons for the changes in room use and name. In addition, there may have been different uses of the same word by separate sections of society.

This review has also shown that the changes in room use could not have been made without the availability of piped water, gas and/or electricity and the ability to distribute those services throughout the house. Only when this situation existed could benefit be made of the new and developing range of domestic appliances, especially those for cooking, laundry and space heating.

The review also shows that the changes were slower to be adopted by the state and local authority sector than by the commercial and industrial sectors. This was especially the case in the interwar period.

6.4 Review by differing construction methods

6.4.1 Introduction

By the outbreak of WW1, there had been a significant amount of experiment in the use of alternative methods of construction to those of the traditional solid wall of either brick or stone. Probably the first non-traditional method of construction had been the use of concrete, which was used both for in-situ walls and, alternatively, as precast blocks. These blocks were generally cast on site and then built into walls. Potter (1908) described both methods in significant detail. The first reinforced concrete house is believed to have been one constructed by William Wilkinson in 1860 (Stanley 1979).

A number of non-traditional methods of house construction were exhibited at the 1905 Cheap Cottages Exhibition at Letchworth (Strachey 1905). Several of these cottages were concrete, using either blocks cast on site or panels cast off site. The most advanced of these methods was the one designed and constructed by James Brodie, the City of Liverpool engineer. Other systems used steel, either as a frame covered with a metal lathing and rendered externally and plastered internally, or as a support for a thin, brick-on-edge wall.

The urgent need for good housing both during WW1 and, to an even greater extent after WW2, led to a proliferation of non-traditional building methods and systems. These were reviewed by various government committees and recorded in published reports which

included: 1) Particulars of Systems of House Construction approved up to April 1920 (Ministry of Health 1920), 2) Committee on New Methods of House Construction (Ministry of Health 1924) and 3) The Post-War Building Study reports Nos 1, 23 and 25 (Ministry of Works 1944, 46 and 48).

In addition to preparing reports, the Government sponsored two experimental developments. The first was at Amesbury in Wiltshire 1919-1937 (Jaggard 1921) and another was at Northolt in Middlesex in 1944 (Ministry of Works 1944). The houses in Amesbury sought to compare various compositions of earth and chalk as well as concrete construction with traditional brick construction. The development at Northolt sought both to examine a few non-traditional methods of construction, comparing them to a traditional pair of brick-built houses and, in tandem, considered differing room layouts.

6.4.2 Review of construction methods

Because of the limited number of plans examined and the fact that many have come from the same source, it would be misleading to make any deductions on a proportional basis of the numbers recorded against each construction method in table 6.6. However, this review is an indication of the range of systems being used in each period and by the different classes of developer.

Construction types

T1 Brick solid 1 brick thick
T2 Brick solid 1+ brick thick
T3 Brick solid 1 brick thick rendered
T4 Brick 11-inch cavity
T5 Concrete blocks solid
T6 Concrete blocks rendered
T7 Concrete blocks cavity
T8 Earth mixtures
T9 In-situ concrete solid walls
T10 In-situ concrete cavity walls
T11 Precast concrete frame with concrete panels
T12 Steel frame with walls of rendered mesh

T13 Steel frame with attached concrete blocks
T14 Steel frame with attached steel sheeting etc.
T15 Timber frame
T16 Concrete frame with block infills
T17 Precast concrete panel construction

Table 6-6 Construction methods by time and developer type

Period and developer	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17
WW1 industrial	9		2	16		4	7					2			1		
1919-22 state, L A	2		25	43				2	2								
1919-22 commercial		1	1														
1919-22 industrial							1										
1923-39 state, L A				2					2	1	6	1	4	7	2		1
1923-39 commercial	4		14	13					1								
1923-39 industrial	17		7	8													
1945-60 state, L A				57	1				20					8		6	
1945-60 commercial				25							1						
1945-60 industrial				3													
1961-75 state, L A				2											1		19
1961-75 commercial				1											2		

During WW1, there was both a shortage of bricks and a shortage of bricklayers, which led to a significant use of concrete blocks. What is not apparent from this table is that the sites using concrete were predominately located in the South of England, i.e., the three sites in Chepstow and those at Shirehampton in Bristol, and Crayford in London. In addition, the houses at Roe Green (HRSs 383-386) had concrete ground floors and first floors constructed of “patent hollow blocks finished with cement”. The use of concrete continued for a while in the immediate post war period both by Crittall at its estate in Braintree (HRS 405) and by the Aluminium Company Ltd. at Dolgarrog, Conway, North Wales, (photo 6.2).

Dorman Long Ltd., being steel producers, used this material for a number of houses on their estate at Redcar in Yorkshire (HRSs 394 and 5). This is the only known use of steel for housing during the war. England was very short of timber, so its use was discouraged, and other materials used wherever possible. The Austin Village in Birmingham had timber bungalows, but these were imported flat pack from America.

The interwar period saw a return to brick-building, and this was clearly the preferred material throughout this period. What the review of Table 6.6 has indicated is that there was only a slow move from solid brick walls, often rendered, to cavity wall construction.

The review of local authority houses in the period 1923-1939 (spread sheet 2C1) indicates the use of a number of non-traditional systems. These were listed in Post-War Building Study No.1 (Ministry of Works 1944). The house record sheets list the numbers of each system built as recorded in that study (HRSs 305-18). These were built for a number of local authorities and totalled 44,663 for all systems, which is a significant proportion of the 1,014,700 council houses built between 1923 and 1939 (Bowley 1945 p271).

Post WW2, the review of table 6.6 indicates that by that time, where bricks were being used, the method was universally cavity wall construction. What the review does not indicate, is whether part of this trend was the use of blockwork for the inner leaf of the cavity. The immediate post war era again saw a shortage of both bricks and bricklayers. This shortage was made worse for the building of new houses because of the need to make repairs to houses damaged by enemy action. It is not known how many non-traditional houses were built, but John Laing and Son (C.1960 p3) claimed that “thirty thousand Easiform houses and flats have been completed since 1945” and that “8,000 more are under construction”.

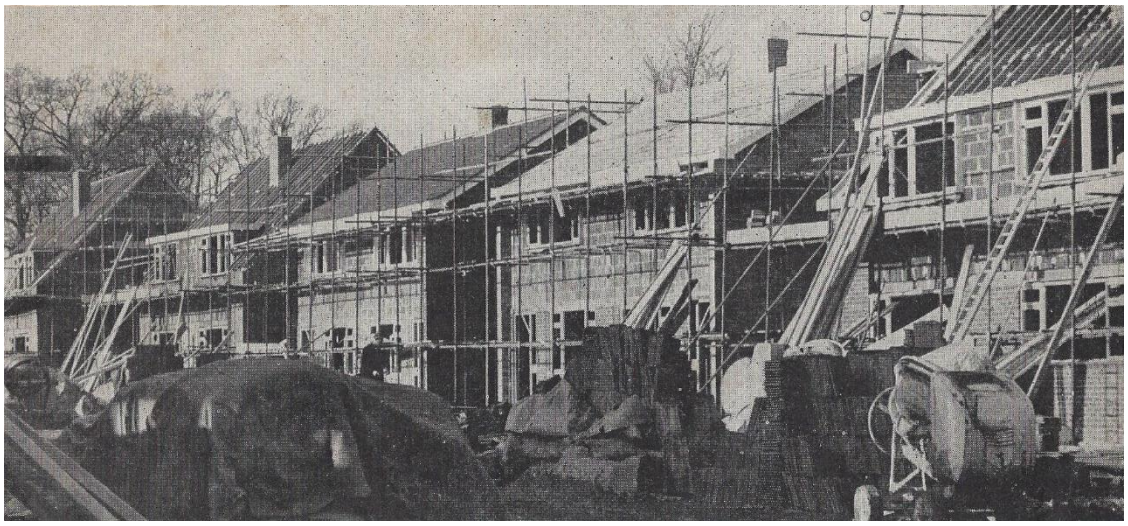
From about 1960 onwards, the need for housing changed from the need to house those without a home of their own to providing replacement houses for those in slum properties. Encouraged by government, a number of precast concrete systems were employed to build both low rise and multi-storey blocks (HRSs 557-570). A number of these systems were described by Diamant (1964 and 5). The drive to build multi-storey system-built housing ended abruptly with the Ronan Point disaster in 1968 (Scott 2013 p241).

It can be seen from a consideration of the numbers in Table 6.6 that the private sector was largely using traditional brick but, towards the end of this period, was also experimenting with timber-frame construction for houses, HRSs 456 and 457. The development of the "gang-nailed" trussed rafter had led to the establishment of companies such as Crendon Timber Components, a subsidiary of Y J Lovell, making factory produced lightweight timber roof trusses. It was an obvious next step to produce the entire house structure in timber, off site at the factory.

6.4.2.1 *Conclusion to the review of differing construction methods*

There is no evidence that the changes in construction methods or the incorporation of new construction technologies had any effect on the use of the space within the house. What is apparent is that the industrial sector and local authorities were much more prepared to use non-traditional methods of construction than was the commercial sector. In fact, the commercial sector was surprisingly slow to adopt cavity wall construction despite the advantages with regard to both resistance to water penetration and thermal insulation. Once cavity wall construction became common there is some evidence that insulating blocks were used for the inner skin, as is apparent from the sales brochure of Federated Homes Ltd (1963, Figure 6.19).

Figure 6-19 Blockwork cavity inner skins



The cover of the 1963 sales brochure of Federated Homes Ltd. Clearly shows that the houses were built using cavity wall construction and that the inner skin was built first using blocks. (Federated Homes 1963).

6.5 Review of facility types

6.5.1 Introduction

This section reviews the development of the main house facilities, namely: toilet arrangements, bathrooms, cooking provision, clothes washing, water heating, space heating and food storage. In extracting the data from the drawings and written descriptions, a certain amount of deduction has been applied where items shown on plans are not described. For example, where a copper is shown on the plan with a surround it is considered that it was brick-set and, where there is no surround shown, that it was a portable copper. Further, if there is just a circle shown on plan but with no obvious associated flue, it has been assumed to indicate a gas or electric boiler. Another example relates to the plans of the Industrial Housing Association (Walters 1927). It was stated that many of their estates had a central water heating plant. None of the plans indicate whether the houses did, or did not, have access to such a central source of hot water. However, some of the plans show a linen cupboard near the bath while others have none. It has been assumed, therefore, that those without a linen cupboard had access to a

central supply, while those with a linen cupboard had a separate system with a storage tank or cylinder in the linen cupboard.

The types and numbers of each type of facility as extracted from the spread sheets are contained in tables 6.7 to 6.13. Where a house type has more than one facility of one class, then all are included, for example where there are two or more WCs.

6.5.2 Toilet

Types of toilet

1. Earth closet
2. Downstairs in separate structure
3. Downstairs accessed from outside
4. Downstairs accessed from an open lobby
5. Downstairs accessed from inside.
6. Downstairs accessed from inside, with wash hand basin
7. On bedroom floor in bathroom
8. On bedroom floor in separate room
9. On bedroom floor in separate room with wash hand basin

Table 6-7 toilet type by period and developer type

Period & developer	Total	T1	T2	T3	T4	T5	T6	T7	T8	T9
WW1 industrial	46		4	7	11	4	1	8	11	
1919-22 State, L A	74	7	1	3	32	13		4	14	
1919-22 commercial	4				1	1	1		1	
1919-22 industrial	1		1							
1923-39 State, L A	13					1		8	4	
1923-39 commercial	30			1		5		9	15	
1923-39 industrial	40		7	5	7	9	1	6	5	
1945-60 state, L A	119	1	15	1		10	4	45	43	
1945-60 commercial	46		1			9	10	15	10	1
1945-60 industrial	3							3		
1961-75 state, L A	28						6	19	3	

1961-75 commercial	4						2	2		
Total	408	8	29	17	51	52	25	119	106	1

A number of factors are apparent from the review of Table 6.7. First, the move away from having the WC only accessible from the open air (types 2, 3 and 4), to having the WC on the bedroom floor, (types 7, 8 and 9). In the WW1 period and that of 1919-1922, WC types 2, 3 and 4 account for 50% of those recorded. From the HRSs it can been seen that these are generally in the smaller houses and maisonettes. The significant number of houses for the industrial developers in period 1923-1939 (spread sheet 2C3) relate to the houses of the Industrial Housing Association, which were for coal miners and their families, and of these 6 had another WC on the first floor.

Secondly, as can be seen from the spreadsheets, there was an increase in the number of houses with two or more WCs in the post WW2 period. Prior to WW2, it was generally the larger houses that had two or more WCs. Post WW2, houses with two WCs become much more common. In most cases, where there were two WCs, one would be on the ground floor and the other on the first floor, when it might be within the bathroom.

Finally, very few separate WCs had a wash hand basin (types 6 and 9) until the post WW2 period, which may reflect the recommendation of the Parker Morris report. With only one exception, these were all ground floor WCs. Where there was a separate WC on the first floor, it would appear that, if it was considered necessary to wash hands, then that had to be done in the bathroom.

6.5.3 Bathroom

Types of bathroom

1. On ground floor in scullery adjacent to copper
2. On ground floor in scullery not adjacent to copper
3. On ground floor in a separate room on the ground floor with the copper and wash hand basin
4. On ground floor in a separate room on the ground floor with wash hand basin
5. On ground floor in a separate room on the ground floor with copper
6. On ground floor in separate room with WC and wash hand basin
7. On ground floor in separate room with bath only
8. On ground floor in separate room with bath and WC
9. Bathroom on bedroom floor with bath without wash hand basin
10. Bathroom on bedroom floor with bath and WC only
11. Bathroom on bedroom floor with bath and wash hand basin
12. Bathroom on bedroom floor with bath, wash hand basin and WC
13. Bathroom en-suite
14. Shower room

Table 6-8 Bathroom types by period and developer type

Period & developer	Total	T 1	T 2	T 3	T 4	T 5	T 6	T 7	T 8	T 9	T1 0	T1 1	T1 2	T1 3	T1 4
WW1 industrial	41	9	8			1	1	1			6	13	2		
1919-22 state, L A	74	6	1	2	7	11	2	8	3	13	3	18			
1919-22 commercial	2							1		1					
1919-22 industrial	1									1					
1923-39 state, L A	12										2	4	6		
1923-39 commercial	26	1									1	17	7		
1923-39 industrial	32			1			2	5	5	7	4	5	3		
1945-60 state, L A	92							1				46	45		
1945-60 commercial	27											12	15		
1945-60 industrial	3												3		
1961-75 state, L A	22											3	19		
1961-75 commercial	2												2		
Total	334	16	9	3	7	12	5	16	8	22	16	118	102		

The provision of a fixed bath was a major aim of the Tudor Walters Report. All the houses recorded on the sheets have a fixed bath. For many “low” status houses the bath was incorporated in the scullery, frequently close to or connected to the copper, (types 1 and 2). These can be seen to have been common in the first two periods.

The two major developments in the bathroom were, first, the provision of a separate room for the bath, with or without another facility such a WC (types 6, 8, 10 and 12), or a copper (type 5). The review suggests that this became common from the interwar period onwards. The second was the move to the bedroom floor (types 9 to 13). This became universal by the period 1923-1939, with the exception of some of the houses for coal miners provided by the Industrial Housing Association.

What has not clearly been identified is how the bath was supplied with hot and cold water. Virtually none of the HRSs had any clear indication in this respect. The post WW1 Crittall house in Braintree (HRS 405) is an exception in showing a geyser over the bath. The house at Becontree (HRS 25 B) shows the syphonic system for transferring hot water from the copper to the bath. Some HRSs have an indication of a cylinder in a cupboard near the bath, suggesting that that there was a hot water system. The technology had been available well before 1914, but it would appear to have been a reluctance to pay the cost of the plumbing that meant that Dudley (1944 P28) could state that while “hot water was sometimes provided by a circulating system … more often the only hot water supply was from the copper to the bath by means of gravitation or a pump”.

6.5.4 Cooking Provision

Types of cooking provisions

1. Fireplace in living room
2. Cooking range in living room
3. Cooking range in living room with secondary cooker in scullery
4. Cooking range in scullery or kitchen
5. Cooker in scullery or kitchen
6. Combined range and copper
7. Combined stove and cooker
8. Multi-purpose unit accessed from two rooms

Table 6-9 Cooking provision by period and developer type

Period & developer	Total	T1	T2	T3	T4	T5	T6	T7	T8
WW! industrial	41		16	16	8	1			
1919-22 state, L A	74		33	27	6	2			6
1919-22 commercial	2				1	1			
1919-22 industrial	1			1					
1923-39 state, L A	12					10			2
1923-39 commercial	24		2		4	18			
1923-39 industrial	32		19	5	3	5			
1945-60 state, L A	96		2	4	2	83			5
1945-60 commercial	25	1	1	1		22			
1945-60 industrial	3					3			
1961-75 state, L A	22					22			
1961-75 commercial	3					3			
Total	220	1	24	11	10	167			7

Few of the early HRSs indicate the means of cooking, however, where a wide hearth is shown on plan it has been assumed, in the absence of any indication to the contrary, that the intention was for there to be a cooking range. Types 2 and 3 have a cooking range in the living room. From the review it can be seen that this arrangement was common in the first two periods of this research but, with the exception of the houses built for coal miners by the Industrial Housing Association, it became rare in the later periods. In larger houses the range was positioned in the scullery, possibly indicating the anticipation of the employment of domestic help. The type 3 cooking arrangement had a secondary appliance in the scullery, with approximately half of the kitchens recorded having this arrangement.

During the interwar period, the free-standing cooker became increasingly common and, post WW2, became almost universal. An exception was the incorporation of a combined unit which was accessed from both the kitchen and living room, such as the “All-Purpose Heating Unit”, described by (Whittick and Schreiner 1947 p86/7, Figure 6.13).

The supply of both gas and electric services was the determining factor in facilitating the use of the domestic cooker. However, while the coal range in the living room remained the main source of house heating, the gas and electric cooker remained an expensive alternative for use in the summer months only. For this reason, only a gas ring or griller might be provided, as at Quarry Hill, Leeds, (HRSs 517 and 517A).

6.5.5 Clothes washing

Types of clothes washing provision

1. Brick set or portable copper in outhouse or wash house.
2. Brick set copper in scullery
2A Brick set copper in living room
3. Brick set copper in bathroom
4. Portable copper in scullery or kitchen
4A Portable copper in living room
5. Portable copper in bathroom
6. Copper in kitchen
7. Boiler in kitchen
8. Combined range and copper
9. Gas/electric copper/boiler in scullery, utility room or washhouse
10. Washing machine
11. Central washhouse/laundry

Table 6-10 Clothes washing provision by period and developer type

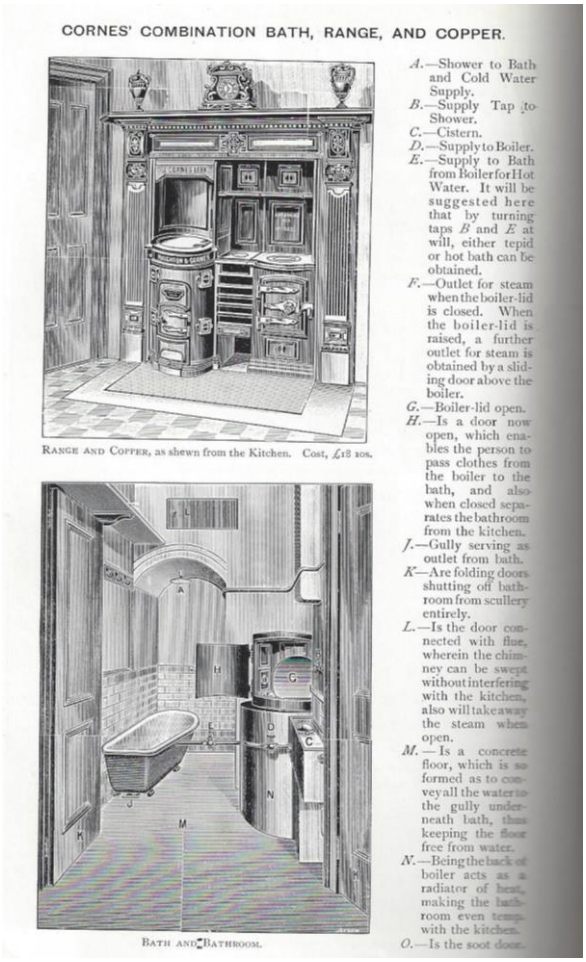
Period& developer	Total	T1	T2 T2A	T3	T4 T4A	T5	T6	T7	T8	T9	T10	T11
WW1 industrial	35	1	1		27	1		1		4		
1919-22 state, L A	72		13	4	35	6				14		
1919-22 commercial	2						1				1	
1919-22 industrial	1				1							

1923-39 state, L A	8				2			3		1		2
1923-39 commercial	16				1			12			3	
1923-39 industrial	22	1	1		6			11		3		
1945-60 state, L A	44	1			1			25		15	2	
1945-60 commercial	3							1		2		
1945-60 industrial	2							2				
1961-75 state, L A												
1961-75 commercial	2										2	
Total	207	3	15	4	73	7	1	55		39	8	2

Prior to the availability of modern washing powders, most clothes were boiled as part of the washing process. To facilitate this, a “copper” was installed, generally in a scullery or wash house. Early ones comprised a copper or cast-iron container built into a brick structure with a fire under the container. By the early years of the 20th century there were free-standing cast iron alternatives available, referred to as “portable”. The review of Table 6.10 clearly shows that “coppers” of one sort or another, and in differing locations, were the most common form of clothes washing provision in “low status” houses. This remained the case until the third period when gas and electric boilers became available. It is not until the final period that there is an indication of the provision of a space for a washing machine.

What is not easily explained is why brick-set coppers, such as installed at Shirehampton (HRS 390), were still being used so long after the cast iron “portable” ones became available. Apart from the vague reference in the Women’s report to the Cornes’ combination bath, range and copper (Figure 6.20), this alternative does not appear to have had any consideration after the Cheap Cottages Exhibition at Letchworth in 1905.

Figure 6-20 Cornes combination.



CORNES' COMBINATION BATH, RANGE, AND COPPER.

RANGE AND COPPER, as shewn from the Kitchen. Cost, £18 10s.

BATH AND BATHROOM.

A.—Shower to Bath and Cold Water Supply.
B.—Supply Tap to Shower.
C.—Cistern.
D.—Supply to Boiler.
E.—Supply to Bath from Boiler for Hot Water. It will be suggested here that by turning taps *B* and *E* at will, either tepid or hot bath can be obtained.
F.—Outlet for steam when the boiler-lid is closed. When the boiler-lid is raised, a further outlet for steam is obtained by a sliding door above the boiler.
G.—Boiler-lid open.
H.—Is a door now open, which enables the person to pass clothes from the boiler to the bath, and also when closed separates the bathroom from the kitchen.
J.—Gully serving as outlet from bath.
K.—Are folding doors shutting off bathroom from scullery entirely.
L.—Is the door connected with flue, wherein the chimney can be swept without interfering with the kitchen, also will take away the steam when open.
M.—Is a concrete floor, which is so formed as to convey all the water to the gully underneath bath, thus keeping the floor free from water.
N.—Being the back of boiler acts as a radiator of heat, making the bathroom even temp. with the kitchen.
O.—Is the soot door.

Cornes' combination bath, range and copper (Thompson 1903 opp. p211)

6.5.6 Water heating

Types of water heating arrangements

1. Copper in scullery or similar
2. Boiler in cooking range
3. Back boiler in cooking range
4. Back boiler in living room fire or stove
5. Independent boiler or heater
6. Local heater
7. District heating
8. Immersion heater

Table 6-11 Water heating provision by period and developer type

Period & developer	Total	T1	T2	T3	T4	T5	T6	T7	T8
WW1 industrial	37	24	2	5		1	5		

1919-22 state, L A	73	58	2	8	2	2	1		
1919-22 commercial	2	1				1			
1919-22 industrial	1						1		
1923-39 state, L A	12				5	2	2	2	1
1923-39 commercial	22			4	3	15			
1923-39 industrial	31			9	1	2	3	16	
1945-60 state, L A	102			7	46	31	3	5	10
1945-60 commercial	26			2	4	17	1		2
1945-60 industrial	3					3			
1961-75 state, L A	18	1			15	2			
1961-75 commercial	2					2			
Total	329	84	4	35	76	78	16	23	13

The method of water heating is rarely indicated on the plans although many descriptions, where they exist, may indicate the provision of hot and cold-water services.

In the WW1 and 1919-1922 periods, the existence of a copper, especially when the bath is positioned in proximity to it, suggests that the copper was the main method of water heating. As houses ceased to have a copper, water heating using a boiler in the range or at the back of the living room fire became one method of water heating. An alternative was the unit heater, type 6, such as was used by Crittall post WW1, (HRS 405).

In the interwar period and thereafter, the range of water heating systems included district heating, unit heating, back boilers and independent boilers. District heating was only a suitable system in substantial developments and where the dwellings were for let. There is evidence that it was used extensively by the Industrial Housing Association (Walters 1927). It was also used at Quarry Hill, Leeds (HRS 517) and post WW2 by Sheffield on a number of sites including Park Hill (HRSs 522-523A) and at Oldham (HRSs 561-561E).

6.5.7 Space heating

Types of space heating provisions

1 Open fires in the living room
2 Open fires in living room and bedrooms
3 Open fires in main rooms and unit heaters elsewhere
4 Ducted warm air
5 Circulated hot water
6 Under floor heating
7 Unit heaters in principal rooms

Table 6-12 Space heating by period and developer type

Period & developer	Total	T1	T2	T3	T4	T5	T6	T7
WW1 industrial	39		38			1		
1919-22 state, L A	75		71	1		1		2
1919-22 commercial	2	1	1					
1919-22 industrial	1		1					
1923-39 state, L A	13	3	7	1	1			1
1923-39 commercial	28		20	6		2		
1923-39 industrial	32		29	2		1		
1945-60 state, L A	94	30	33	12	7	9	2	1
1945-60 commercial	28	12	7	3	2	3	1	
1945-60 industrial	5	2				3		
1961-75 state, L A	18	1			15	2		
1961-75 commercial	4	1			2	1		
Total	339	50	207	25	27	23	3	4

Until the post WW2 period, the principal method of space heating was by the open fire. Fires were located in all reception rooms and in some, if not all, bedrooms. Towards the end of the interwar period some of the fireplaces, especially in bedrooms, were replaced by gas or electric unit heaters, type 3.

In the post WW2 period, there was a gradual introduction of central heating such as ducted warm air, type 4, circulated hot water, type 5 and under floor heating, type 6. However, in many cases at least one open fire was retained.

6.5.8 Food storage

Types of food storage provision

1 Ventilated larder
2 Cool larder
3 Fridge
4 Cool larder and fridge

Table 6-13 Food storage by period and developer type

Period & developer	Total	T1	T2	T3	T4
WW1 industrial	37	37			
1919-22 state, L A	74	74			
1919-22 commercial	2	1	1		
1919-22 industrial	1	1			
1923-39 state, L A	15	8		7	
1923-39 commercial	17	17			
1923-39 industrial	32	31		1	
1945-60 state, L A	115	70	3	42	
1945-60 commercial	27	20	2	5	
1945-60 industrial	3	2		1	
1961-75 state, L A	22	1		21	
1961-75 commercial	5	3		2	
Total	350	265	6	79	

Up until the post WW2 period, food storage was almost entirely in a ventilated larder. It was the restricted space in the post WW2 prefab that brought about the first large scale provision of refrigerators in place of the larder.

6.5.9 Discussion of the review of facility types

By the start of WW1, most of the technologies for the post WW2 house existed and some had existed for many decades. Cast iron pipes for the distribution of clean water, salt glazed drainpipes, the WC and associated water waste preventer, sewerage treatment installations, domestic hot water arrangements, gas and electricity distribution systems and the free-standing cooker had all been developed.

By 1914 all of these had, to a very limited extent, been incorporated into “low status” housing. For example, Cornes (1905 p51) showed a council flat with electric light. What is difficult to understand is the reason why some of these developments, such as the WC, were not, or only in part, fully incorporated into all “low status” houses. Also, why with such a substantial market, other benefits such as hot water distribution and heating systems, were not developed for “low status” housing and incorporated earlier than was, in fact, the case?

The effective incorporation of a WC needs both a sufficient amount of water to enable it to be flushed, and also for a drainage system to take the discharge to a suitable treatment installation. Where these were available, the WC ceased to be a vile, smelly, unhygienic place which the privy was. It was incorporated fully into many houses, generally the larger ones. Therefore, what reason could there have been for providing, on the same development, some houses with indoor WCs, some houses where it was necessary to go into a lobby open to the weather, and others where there was a need to go outside completely in order to reach it?

At the outbreak of WW1 there was undoubtedly a significant majority of “low status” houses without a WC, and which relied on some form of privy in an outside yard. Did this affect a designer’s decision as to the location of the WC in new developments? Was it

thought that a certain class of person would be unhappy having the WC indoors, or was it considered that such people would not keep it clean and, therefore, it should remain outside? That one, or both, of these opinions may have been the reason is supported when considering the arrangements in larger houses. In such houses, where domestic staff might have been employed, there was an indoor toilet at bedroom level for the family and an outside one by the side entrance for the staff.

The location of the bath on the ground floor is understandable when the main source of hot water was the copper and, consequently, it was logical to locate them close together. It was considered that, where the working man would return from work dirty, there was a significant benefit in locating the bath within easy reach of the back door (Walters 1927 p30).

What is less understandable, is why the brick-set copper remained in common use for so long. The various designs of portable copper were less bulky and, importantly, had arrangements for discharging steam into a flue rather than into the room, as was the case with a brick set copper.

Both of these arrangements required a separate fire from the cooking range. A combined boiler and cooking range that could be built into the dividing wall between living room and scullery/bathroom had been available for many years. One such was the Cornes & Haighton's Apparatus (Thompson 1903 p210 and Cornes 1905 pp51 and 122, Figure 6.19). These had been used extensively, including in houses at the 1905 Cheap Cottages Exhibition at Letchworth. This design can be seen as the predecessor to the later combined installations such as the "All Purpose Heating Unit", mentioned above at section 6.2.5.1.6 (Whittick and Schreiner 1947 p86/7, Figure 6.13).

The move of the bath to the first floor required a source of hot water at that level if gallons of hot water were not to be carried up from below. One option, as used by Crittall in his houses in Braintree, Essex (HRS 405), was to use a local heater, in his case a Geyser. Various systems for domestic hot-water services were described by Herring–Shaw (1911 pp158-182).

The continued incorporation and use of open fires long after other methods of distributing heat had been designed, may, in part, have been as a result of the belief that a significant amount of ventilation was essential for health. It was considered by many that a fireplace in a bedroom was beneficial for this purpose, this was mentioned by Savage (1915 p225).

The Ministry of Agriculture and Fisheries in their experimental cottages at Amesbury, Wiltshire, carried out a range of experiments into various methods of water and space heating with the guidance of Mr Barker, the eminent heating and ventilation engineer (Jaggard 1921). What is unexplained, is why these experiments were not developed and adopted. There is no evidence that any encouragement came from government for the abandonment of open fires and the adoption of central heating systems until well after WW2.

There were, in the post WW1 era, significant developments in both gas and electric cookers and unit heaters, which are reflected in their use in place of the cooking range and open fire (tables 6.9 and 6.12). Space heating changed again in the Post WW2 period by the use of district heating systems on some local authority developments, such as those in Sheffield (HRSs 522, 523, and 531). More common, was a system of room heating from a

central source with the heat being distributed either with hot water or as ducted hot air. Other developments used under floor heating (HRS 538).

The two other major changes of the post WW2 period were the availability of a gas or electric refrigerator, which made the ventilated cold larder redundant. The second was the use of electric washing machines which ended the boiling of clothes and the associated generation of steam.

6.6 Summary of this chapter

This chapter has comprehensively reviewed the data extracted from the HRSs onto the spreadsheets. This has been done by considering four fields of the data separately.

First, a review by period, second, the room names used, third, the construction methods used and fourth, the major facilities incorporated into the dwellings. Because of the nature of the data available it has not been possible to use standard forms of statistical analysis. However, by taking the frequency of each item as a starting point and considering the outcome in the light of other evidence, it is considered that the conclusions reached are valid.

For each of the four fields listed above, the review has shown that major changes took place over the research period and that many of these changes reflected the availability and incorporation of new technologies into the dwellings reviewed.

By the outbreak of WW1, the major techniques and technologies incorporated into houses of the 1970s were available, albeit that they would be further developed and refined during the intervening period.

The principal of the brick cavity wall, together with the availability of a range of cavity ties and dampproof course materials, were known to be available (Yeomans 1997 p60). Concrete blocks had been available since the latter part of the 19th century, with the first block making machines being patented in 1875 (Yeomans 1997 p42). However, light weight concrete blocks would only slowly be developed over the period, with blocks based on pulverised fuel ash being produced from 1957 (Yeomans 1997 p43).

The first use of a “Large Panel Precast Concrete” system for house construction, was in Liverpool using the design of the city engineer James Brodie, in 1904 (Moore1969). There were other uses of precast concrete at the 1905 Cheap Cottages Exhibition at Letchworth. Also, at that exhibition were several uses of steel, some in conjunction with rendered expanded metal (Strachey 1905).

The major mains services, i.e., water, sewerage, gas and electricity, were developed throughout the 19th and early 20th centuries. The methods of purifying water and the facilities for its distribution had been perfected in the 19th century and were described by Pannell (1964) and Hassan (1998). Similarly, the design of drainage both within and without the house was well understood, and designs of suitable facilities for the treatment of sewerage were available both for small and large installations (Hellyer 1877, Blake 1926 and others). Gas in towns had been available to all, following the development of the pre-paid meter (Goodall 1999 p99). The basic principles of electrical distribution within the house had been developed, and electrical materials including cables and fittings, were available (Batstone 1914). The availability of mains electricity would only spread widely during the 1920s and 30s (Stevenson 1984 p110).

In contrast, the development of domestic heating systems for “low status” houses had received little or no attention prior to WW1. Despite the experiments at the Ministry of Agriculture and Fisheries experimental estate at Amesbury, Wiltshire C1920 (Jaggard 1920), and the experimental houses built by Coventry City Corporation in 1943 (Gibson 1943), little or no serious developments in the central heating of “low status” housing took place until a couple of decades after WW2.

The interwar period had seen the development of unit heaters, both gas and electric. Fixed and portable units were illustrated by Whittick and Schreiner (1947). By the 1960s there was considerable competition between the Coal Utilisation Council, the Gas Boards and the Electricity suppliers. Three main heating systems were available, piped hot water, ducted hot air and also heat storage.

The use of small-pipe heating systems was described by Herald (1963) on behalf of the Coal Utilisation Council. Gas was used both for ducted warm air and piped hot water systems. One such system used a master radiator in the main living room as the water heater. Both coal and gas systems allowed for direct control of the heating.

In contrast, electricity relied on a dual tariff system supplying electricity at a competitive rate during the night. To benefit from this, it was necessary to generate and store the heat at night-time and release it gradually during the day. The heat store could be a single large unit, which would be used in conjunction with air ducts to distribute the heat to the different rooms. Alternatively, individual room storage heaters could be used. In the latter case, it was normal for the unit in the principal room to have, in addition, a facility for topping-up using standard tariff electricity.

On some large developments, councils provided hot water and/or heat from a central source. Sheffield did this on a number of sites, including Park Hill where the heat source was a refuse destructor (Tuffrey 2013).

Three major reports on housing were sponsored by government for the guidance of the designers of state sponsored housing. These were the Tudor Walters, Dudley and Parker Morris reports and, in addition, the report of the Women's Housing Sub-Committee. The findings of those reports are summarised below.

Structure: The Tudor Walters report had a significant section on walls. It discussed a range of construction methods, including solid brick and stone walls, cavity walls of various combinations including having a thin sheet material on the outer face, and also the use of concrete. The report, however, failed either to condemn or to promote any. Similarly, the Dudley report made no recommendations and referred to the Post-War Building Studies.

A clearer indication of policy can be obtained from the house plans published by the Ministry of Health (1920 and 1949), reproduced in the HRSs. The 1920 plans indicate that the use of either a solid one-brick wall rendered on the outside, or an 11-inch cavity wall, was intended (HRSs 319-352). In contrast, the 1949 plans all show a cavity wall construction (HRSs 465-490). It is not perhaps surprising that these reports avoided making any comment on structural issues, since that was a major element in the model building byelaws.

Services: The four main external services were: a clean water supply, an effective sewerage disposal system, gas and electricity. Whereas, at the start of the research

period gas had been in general use, post WW2 electricity would become the more generally provided service.

The Tudor Walters' committee did not consider the provision of services as part of its brief, since the report stated that the problem submitted to them was "in regard to methods of construction …" (para 3). The report, however, did look at the provision of "Communal services", which was taken to mean a central hot water supply and it listed several factors that would make such an arrangement viable (para 168).

The report also considered, in detail, various possible local drainage arrangements. In particular, the benefits or otherwise of separate or combined systems. Other services might, or might not, be available. The report did not advocate, not, building houses where these services were unavailable. In contrast, the Women's Sub-Committee's report supported a recommendation for the supply of electricity to all houses (para 5). It also regarded the supply of water as necessary for a house of that period. By the time of the Parker Morris report in 1975, the consideration was not whether there should be an electricity supply, but how many socket outlets should be provided.

There is evidence that state sponsored housing before the end of WW2 did not regard the provision of basic mains services as essential. This can be shown, for example, by reference to the experimental development at Amesbury in Wiltshire. On that development water was pumped by electricity from a nearby farm. Despite this, the houses were provided with neither sewerage nor electricity and had to use earth closets in outbuildings. Another example of a council house development being built without proper facilities is at Kidlington, Oxfordshire in 1921, where newly built council houses had to rely on well water (Hind 2014).

While state sponsored housing was slow to incorporate mains services, the evidence is that the private developers used the provision of services as a major marketing feature, see HRSs 502-516.

Toilets and sanitation: All the editions of the Model Building Byelaws and the 1965 Building Regulations, made provision for earth closets as well as WCs. It is not surprising that earth closets were to be accessed directly or indirectly from the external air. The majority of the house plans in the Tudor Walters report (1918) and those published by the Ministry of Health (1920), have the WC on the ground floor frequently only accessible from the external air. In contrast, the housing manual of 1949 showed a WC on the first floor, either in a separate room or within the bathroom. Table 6.5.1 shows that, from the latter part of interwar period, houses generally had a toilet on the bedroom floor. The major exception was in the houses built by the Industrial Housing Association.

Bathrooms: As for the WC, there is clear evidence that during the interwar period bathrooms became located on the bedroom floor. Prior to this period there is some evidence that, where there was a parlour on the ground floor, the bathroom was more likely to be upstairs as a means of balancing the use of space between floors. This was certainly the case on the Bata estate (HRSs 418 and 419).

A major factor in locating the bathroom was the means of water heating and its distribution. Hot water circulation systems were developed well before the relevant period but, in the absence of positive evidence, it cannot be assumed that such an arrangement was provided unless there is clear provision for a hot-water storage tank or cylinder. Such a cupboard can be seen on HRS 333, for example, but none is shown on HRS 343. It is

possible that unit heaters would have been installed, especially when, as in HRS 343, there was a wash hand basin as well as a bath.

In the WW1 period, there is evidence that the industrial concerns which built estates of houses for their workers, were willing to use non-traditional methods of construction. Post WW1, councils were much slower to adopt them and there is evidence that government even looked to vernacular methods as a possible way of avoiding the post WW1 skills and materials shortages. However, the Post-War Building Study No. 1 demonstrates that councils did, in fact, adopt non-traditional construction methods to a significant extent later in the interwar period.

By the end of WW2, considerable research had been carried out by government departments into non-traditional building methods and building technology in general. Councils were, therefore, aware of the best of those non-traditional systems, which were largely adopted and used on a significant number of post WW2 council estates. The restrictive nature of the building byelaws limited the extent to which non-traditional methods could be used for speculatively built housing, a situation which only changed with the introduction of the building regulations in 1966.

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Chapter 7: Conclusions

7.1 Introduction

This chapter will:

Review the findings in relation to the research questions set out in **Chapter 1**. It will also consider the reliability of the data, make further conclusions and identify fields for further research.

7.2 Review of the findings in relation to research question 1

This section considers the question: - Was there a direct association between the incorporation of building techniques and technologies, especially building services and domestic appliances, and the manner in which the internal space of “low status” houses was organised and used?

Room names: To a significant extent, room names reflected the use being made of the space. Section 6.3.4 above reviewed the use of house room names over the period of this research. This has demonstrated that, for many spaces, the names changed with the changes in technology, specifically cooking and water heating. With the move of food cooking from the living room to the scullery, the use of the names “living room” and “scullery” were dropped and the words “kitchen”, “dining room” and “sitting room” took their place.

Cooking: At the start of this period, cooking in “low status” houses was almost exclusively carried out on a register grate or range in the living room. The availability of the free-standing gas or electric cooker separated cooking from the room and water heating, which had often been combined in the cooking range. Even when a cooker was provided in the scullery or kitchen, there was often some cooking provision within the living room fire,

which might also have had a water heating boiler, either as an alternative or in addition. The Ministry of Public Building and Works' advisory leaflet "Installing solid fuel appliances No 2" (1965) gives details of a "Side-oven combination grate", which had an open fire on one side and an oven on the other but did not have provision for general cooking (photo 7.1).

Photo 7-1 A side oven

A side oven at Mr Straw's House, Worksop, Nottinghamshire (Author 2014).

The WC: The availability of better water supplies enabled the introduction of the WC and the ending of the use of dry toilets, which had generally been located at the end of the back yard. This had kept the unpleasant smells as far away from the living areas as possible. Where there was a passageway at the rear of the house row this allowed easy access for the removal of night soil. Despite the fact, that the WC did not have the unpleasant smells of the earth closet, especially when vented as required by the model byelaws, many houses were still being built where the WC could only be accessed by going outside, this continued well into the interwar period. However, it was in the

nineteenth century that the development of the WC with the associated water supply and sewage disposal systems that had allowed the WC to be incorporated within the house.

The bathroom: At the start of the period of this study, the bathroom has been shown to have been generally located on the ground floor. However, as improved water heating and distribution systems were introduced the bathroom was normally located on the bedroom floor.

Clothes washing: The dramatic change in both the methods of water heating and clothes washing also affected the use of space. The traditional brick-set copper was gradually replaced, first, by the portable copper and then by the gas or electric water boiler. It was the development of powerful washing detergents that finally did away with the need to boil washing and, as a consequence, the water boiler. This made way for the clothes washing machine. This change, coupled with the elimination of the wringer or mangle, and the use of, first, the spin dryer and, later, the automatic washing machine, meant that clothes washing ceased to be a wet and sloppy process and became virtually a dry one. This allowed the process to be brought into the kitchen, rather than being in a scullery with a stone or brick floor and the necessary floor drainage.

Space heating: The development of space heating, first, by the introduction of gas and electric unit heaters and, later, by central heating using circulated hot water or ducted warm air, encouraged the use of the whole house throughout the year. This particularly allowed for children and young adults to make full use of the bedroom space. The bedroom ceased to be a room solely for sleeping but became a space for study, hobbies, entertainment and for the entertainment of friends.

Water heating: The availability of alternative methods to the brick-set or portable copper for water heating led to the demise of the scullery. There was a wide range of alternatives which included the local gas heater, such as the Geyser or Ascot, the back boiler to a sitting room fire, small freestanding boilers in the kitchen and, later, electric immersion and local heaters. All these developments eliminated the need for the bath to be close to the scullery and the copper.

Food storage: The main method of storing food until after WW2 was the ventilated larder, which was best located on the cool side of the house. With the availability of the gas or electric refrigerator the larder became a store for non-perishable foods and could be located in the kitchen, regardless of orientation.

All the above observations demonstrate, conclusively, that the developments in technology and its incorporation into “low status” housing had a very significant effect on the organisation and use of the space within the home.

7.3 Review of the findings in relation to research question 2

This section considers the question: - Was the public sector significantly slower to adopt the advances in technology than the private and industrial sectors?

Building structure: There is clear evidence that the industrial sector was not slow to use non-traditional methods of house construction during the difficult time of WW1. Concrete block construction was used at Chepstow, Shirehampton in Bristol and Crayford in London (section 6.4). Austin in Birmingham imported timber flat-pack bungalows from America, while Dorman Long Ltd. used steel frames on their estate at Redcar in Yorkshire.

Even after the end of WW1, the Aluminium Corporation in Dolgarrog in North Wales was building houses using a precast concrete system under a contract with the Abdon Clee Stone Quarry Company (Jones and Gwyn 1989) and Crittall was building with concrete on his estate in Braintree. Another example of the use of non-traditional systems of house construction by industrial organisations in the interwar period, was the Great Western Railway's estate in Hayes, which used Laing's Easiform system (Thomas 2017, photo 7.2).

Photo 7-2 GWR estate, Hayes

Easiform houses on the Great Western Railway's estate at Hayes, Middlesex, (Author 2017).

There is also substantial evidence that local authorities-built houses using non-traditional methods in the interwar period. Both concrete and timber-framed houses were built by the Cambridge Council in Milton Road, in the 1920s. The method of construction of the concrete houses was described in detail by Lakeman (1949). The Post-War Building Study No.1 recorded that some 44,663 houses had been built, mainly by local authorities, using the non-traditional systems described in HRSs 305-318.

Post WW2 state sponsored housing relied, to a significant extent, on non-traditional methods. In the period of the "housing drive", these were predominately low-rise houses.

Later, in the era of slum clearance, there was a move to high rise developments and precast systems (Finnimore 1989).

In contrast, there is little evidence that the private developer built other than in the traditional way, often using one-brick walls rendered or pebble-dashed. Whether this was just cost effective or considered to be what their clients wanted, is uncertain. It is also likely that there may have been an influence from building societies, which may have had a reluctance to loan money on non-traditional houses.

Probably the best evidence for the level of facilities generally provided in state sponsored houses is the Dudley Report (1944) which, at paragraph 119, lists “The equipment normally provided in the inter-war dwelling”. The list included items that demonstrated that little advance had been made since the end of WW1. These included a copper in the scullery and a coal range in the living-room. A cooker was said to have been provided “latterly” in the scullery but only “where services were available”. Some local authorities had added a wash basin in the bathroom.

Hot water, the report said, was sometimes provided by a circulating system from a back boiler of the range. However, it was stated that “more often” the only hot water supply to the bath was from the copper by means of gravitation feed or pump. The report summarised the fixtures and fittings commonly provided in state housing as “deficient in the light of the advance in domestic practice of recent years” (Dudley 1944 p28).

The evidence from the Dudley report is not consistent with the review of the HRSs. This can easily be explained, since those recorded by Sheppard in particular were being put

forward by him as modern methods of house building. Darling was also looking at advanced designs.

Post WW2, the evidence suggests that state sponsored housing caught up with general practice. This can be seen in the temporary houses, which had a common service unit which provided hot water to sink, bath and wash hand basin. These houses had a free-standing cooker and a refrigerator, which would have been considered advanced at that time.

From the evidence, it can be concluded that state sponsored housing was slow to adopt the use of up-to-date technology and continued to recommend out-of-date facilities, such as the brick-set copper and the outside WC. At Amesbury, where experiments were conducted into methods of water and room heating, the houses were only provided with outside earth closets.

Unlike the state sponsored houses, the private developer continued to use traditional structural methods, while local authorities with government encouragement used non-traditional methods, both before and after WW2. Conversely, and in contrast, private developers through their advertising sought to highlight the incorporation of modern services and conveniences into their houses.

7.4 Summary of the findings

The critical review of the available data has provided evidence in support of the research question proposed as to whether the incorporation of the new technologies affected both the design of “low status” houses and the use of space within them. The research has found that the designs were strongly influenced by the technical developments of those

items which, when incorporated into the building, allowed the use of domestic appliances and, as a result, affected the quality of a house and its use as a home.

The review has further responded to the research question that, generally, state sponsored housing during the interwar period failed to take advantage of the technical advances that had been made. This was particularly found to be the case in the failure of state authorities to insist that all houses had access to mains services, in addition, there was a failure to provide a hot water service resulting in both bath and WC remaining at ground floor level. Further, the coal range in the living room probably remained the most common arrangement in state sponsored houses. However, post-WW2, it is clear that, possibly as a result of the Dudley report, local authority housing and the private sector developer were providing comparable standards of house.

7.5 Reliability of the data

While the conclusions above are based mainly on the detailed review of the data contained in the HRSs, it has been necessary to consider those results in the light of other evidence. While the review was based on a significant number of HRSs, it cannot be claimed that they are fully representative of all “low status” houses built in the relevant periods or by the different developer types.

The following limitations have been considered in reaching the conclusions made:

1. Major banks of data have been obtained from the same source, such as, the plans by the Ministry of Health (1920), The Housing Manual (Ministry of Health 1949),

Plans of the Industrial Housing Association (Walters 1927) and those of the Laing Group (c1960 and 1966). On the one hand, these show a range of house designs and enable those differences to be noted and considered. However, on the other hand, it does not show which of the designs were in fact built or whether other designers did, or did not, have different design solutions.

2. The HRSs include a selection of dwellings as built, but many of the other plans are only suggestions and/or recommendations as to good practice and, for that reason, may not accurately represent the houses as built. This appears to have been the case for many houses built in the period 1923 to 1939 for local authorities.
3. The plans for houses in the period 1923-39 have been taken from books by prominent architects or architectural historians and, consequently, favour designs considered by them to be good. All the bathrooms shown on the HRSs for the period 1923-39 were located on the bedroom floor. However, in contrast, the Chamberlin Act had restricted grants only to houses where the bath was supplied with hot water by either gravitation or a pump from the copper. This resulted in these bathrooms having to be located on the ground floor close to the copper. This situation was evidenced by the Dudley Report (1944).
4. The main source of data for houses built by private enterprise in the period 1923-39 is the very large number of sales advertisements, a selection of which have been included in the HRSs. While most display a drawing of a typical house, few show plans. These advertisements are relevant in that they describe, in words, what the developer thought was important to the prospective purchaser. These were, frequently, location and the incorporation of services.
5. The main source for houses built by private developers post WW2, has been a selection from the Ideal Home's annual publication. Generally, the houses

illustrated are at the upper end of what might be considered “low status” and, therefore, may distort the nature of this class of house.

6. While there is evidence that several non-traditional building methods were used in significant quantities by local authorities, what has not been ascertained from the sources used are the room layouts of those houses. The lack of such information has made any method of statistical analysis unsuitable.
7. Government restrictions as a consequence of the COVID-19 virus has prevented the widening of this research to include other archives and collections or to make further “on site” investigations.

7.6 Further conclusions

Architects, as designers of council housing were, to a significant extent, influenced by the housing concepts developed during the interwar period on Continental Europe. Many notable council housing developments which were designed on these principles proved to be unsuitable for the English way of life and were demolished after a relatively short time. In contrast, the large number of houses built after WW2, using designs and building systems developed by speculative builders, have stood the test of time.

New technologies were incorporated into dwellings designed both on the basis of the traditional English house and on the European ideas of community blocks. It was a failure to understand how the average English family wished to live which distinguished those estates that were successful from those which failed.

The design and use of the successful houses of the post WW1 period changed with the introduction of new technology. Improved supplies of water and access to mains drainage

led, first, to the incorporation of WCs and bathrooms into the house. At first, the WC remained only accessible from outside, and with the bath in the scullery near to the wash boiler as the hot water supply. Later, with the introduction of better water heating appliances and water distribution systems, the bathroom and WC were moved to the bedroom floor.

As gas and electricity became available, so did lighting by one means or the other. In addition, cooking no longer relied on the use of a solid fuel range and ceased to be carried out in the living room. As a consequence, the scullery became the kitchen.

The development of small bore and other systems of central heating allowed for central heating to be generally installed in “low status” housing. This, in turn, increased the use of rooms in cold weather. Perhaps most significantly for the use of bedrooms for recreational purposes, especially by children and young adults.

Pre WW2 there had been a strong requirement for through ventilation. This had resulted from the insanitary nature of the slum houses of the 19th century. Post WW2 brought about a major change in policy as a result of the major improvements in sanitation. This change led to the development and requirement for house insulation, double glazing and thermal breaks, in complete contrast to the main concern of the legislators at the start of the period of this research, for through ventilation.

7.7 Further research

It will be for others to review the ongoing development of technology over the years since 1975 and its effect on the design of houses, and also the use of space within them. Did the availability of washing machines and dishwashers lead to an increased regard for personal hygiene? The high regard for personal hygiene might be the reason for the fitting of wash basins in toilets and the popular incorporation of en-suite bathrooms and shower rooms. Has the TV made the dining room redundant, and led to the taking of meals either on the lap or in the kitchen and the reuse of the phrase “living room”?

This thesis has looked only at those technologies that affected the use of space. What it has not done, is to investigate the introduction of other developments such as the changes in service pipes, cables and fittings, nor has it looked at the development in finishing materials such as wall plastering, floor tiling and work surfaces. Details of these features have rarely appeared on the source data available to this research.

7.8 Summary

This research has satisfied the research aims by looking at the development of “low status” housing from a different and new perspective, namely, the way technology and technological developments were incorporated into “low status” housing over the research period, how this affected the design of the house and home and how this differed between developer types. These developments did lead to changes in the use of the space within houses and in their use as homes.

This has been a new approach to the history of the development and design of “low status” housing, and as a result, the conclusions reached, have made a major new contribution to

knowledge. Consequently, the results of this reach will be of benefit to future researchers and historians.

While this research has stopped at 1975, it is clear, that further research will be warranted to consider the next 45 years which is likely to show the continuing effect of technical innovation on the use of space.

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Chapter 9: Appendix 1: Definition of 'Low Status' housing

9.1 Definition of 'Low Status' housing (low cost?)

The terms "Low Status", "Workers' housing" and "Working Class houses" are terms used by different disciplines. Further, over the relevant period social groups have become less clearly defined as the wages of the better paid "blue collar workers" equalled or bettered those of some "white collar workers".

Vernacular Architecture researchers divide buildings into two groups as High and Low status. There is no very clear division between the two groups. This is perhaps because of the restricted number of buildings available for their study, especially from the pre-industrial period. Consequently, they include many buildings which must have been built for the merchant and similar class of people. Vernacular Architecture has been described in these terms:

"It is not about the great and imposing buildings which we usually call works of architecture, but about the smaller and less pretentious buildings which are far more numerous, and which provide an essential background for the great architectural works. It is about houses: not about palaces and mansions nor about semis and slums but about cottages and farmhouses, dwellings of the ordinary people of town and countryside, designed and built when the individual family could feel it had some direct influence on the nature of its own home." (Brunskill 1981 p.14)

Buildings considered to be vernacular can be distinguished as not being of "very high status":

"Broadly speaking, all houses built for people of other than very high status and erected before the second half of the nineteenth century are generally considered to come within the vernacular province." (Brunskill 1981 p.25)

The term "workers' housing" is generally used by the industrial historian and archaeologist. The dictionary of industrial archaeology defined working class as:

"In a class-conscious society, that stratum of wage-earners, usually of low status, who provide the manual effort in a country's economy. At the commencement of the Industrial Revolution, the term was unknown, and the working population, who made up the bulk of the population, were called the 'labouring poor' or just the 'poor'. Although Frederick Engels' classic 1845 study was entitled *The Conditions of the Working Class in England,* he called Wage-earners the 'proletariat'. In Victorian times, ordinary workmen and artisans were usually referred to as the 'manufacturing or operative classes' or the 'lower orders." (Jones 1996 p.437)

It did not give a definition for "workers' houses" merely referring to the entries for "back-to-back houses" and to "industrial settlements". (Jones 1996) An industrial settlement will include all classes of employee and, indeed, on occasions the mill/factory owner when he lived on the mill/factory site. For example, the Gregs house at Quarry Bank, recently restored by the National

Trust, is included as part of the industrial complex. Arkwright's home Rock House overlooking the Derwent valley, in contrast, would never be regarded as part of his manufacturing empire.

It is social historians and sociologists who refer to "Class", roughly dividing society into three major groups: upper, middle and lower. However, to these groups have been added others such as the "landed classes" and "the nobility". Lower down the social scale have been added subclasses such as the "upper" or "lower" middle class. Burnett (1978 p. VII) refers to "mass housing occupied by the working classes and the lower levels of the middle class."

The Victorians when referring to the lower levels in society used phrases such as the "labouring classes", "the lower orders", "mechanics", "artisans and labourers" and "workmen" to describe the occupants of the dwelling they were referring to. These are the descriptions used in the many reports to Parliament and in the Parliamentary Acts of the Victorian period. All such descriptions inevitably included a range of occupations. A director of a Liverpool building society who had claimed that most of his members were "labouring men", then elucidated further that they were "Policemen, people in the Post Office and Customs." (Gauldie 1974) Manifestly not the poorest of society!

Some large blocks of dwellings were intended for a range of lower status people. One such was said to "consist of suites of handsome apartments, with all the accommodation and privacy of separate houses, for the educated portion of the less wealthy classes – curates and other ministers of religion; teachers, artists, clerks in offices of government, in the law, and in commerce; medical and other professional men practising in the locality; persons with incomes of £200 or £300 a year." (Hole 1866)

The period between the two major wars of the twentieth century saw the construction of a significant number of local authority houses. Perhaps, more significantly, it saw the large number of semi-detached three-bedroomed houses built for purchase and ownership by the upper lower and lower middle classes. These have been referred to as the "mass-produced detached, semis and terraces which line our main roads and suburban estates" and were described in these words:

"It is important to put these houses in the context of the times. You cannot appreciate how much of an improvement these structures were to what had gone before if you do not realise how bad much of the existing stock was. I have recently made a move like that taken by a better-off, working class family some 80 years ago, from a small Victorian terrace to a 1920's three-bed semi. I can appreciate, as they would have done, the extra space, the solid structure and gardens front and rear, but to this they could add their own delight at gaining electricity, a separate bathroom and flushing toilet, things we take for granted today but which were a revolution for many then." (York 2006 p.5)

The period after the Second World War was the major period of state house building. Initially, this was the period for the replacing of houses destroyed in the war and the provision of homes for new families. This period up to the early 60s was known as the “Housing Drive”, a sentiment reflected in the title of the publication “Easiform and the Housing Drive”. (Laing c1960)

The final period saw the mass demolition and clearance of areas of unfit housing and the government’s encouragement of the use of “houses out of the factory”. (Finnimore 1989)

An alternative phrase is that of “low-cost housing”, as used in post-war building study No 4. Such a phrase is no more precise than any of the others referred to above. (Ministry of Works 1944-6) Further, even if the cost of the construction of houses were readily identifiable, such cost would need adjusting with time to reflect changes in construction costs. The cost would also need adjustment for the inclusion of more and expensive services together with the fixtures and fittings that were provided in later houses. Further there have been occasions when this class of house was built at costs well above that which was normal. One example is the Well Hall estate where in 1915 the average cost per house was recorded as £622, compared with only £465 before the war. (Pepper and Swenarton 1978 p.3721) Another is the programme of emergency housing (prefabs), C. 1945, which for various reasons proved to be relatively expensive. (Blanchet & Zhuravlyova 2018)

How then should we define “Low Status Housing”? It is probable that no one definition satisfies the whole period. For example, if we suggest that detached houses should be excluded, this might be a reasonable demarcation for the inter war suburban developments but would not be right for country areas where many of the humblest dwellings were free standing. For houses built up to the Second World War a suitable demarcation might be to consider whether the house was designed with a live-in servant in mind. Subsequent to the war, this would include as low status much larger houses.

Another consideration is the provision of services to and within the home. At differing times, the provision of: - a piped water supply, a water borne sewage system, flush toilets, a hot water distribution system, fixed baths, gas lighting and cooking, electric light and many other services would have been regarded as evidence of a higher status house. Later, the absence of such services has been perceived as evidence of sub-standard housing. (Burnett 1978)

Low status housing must be differentiated from the terms “social” or “affordable” housing, currently frequently used to mean cheap or subsidised homes. While “low status” includes affordable it covers much else.

Therefore, for the purpose of this research any house or dwelling which, when built, was intended for occupation by working people (including junior staff below senior manager level) will be regarded as of lower status.

Chapter 10: Appendix 2 Schedule of unit descriptions and coding

Schedule of unit descriptions and coding

A. House record sheet number

B. Period

1. WW1
2. 1918-1922
3. 1923-1939
4. 1945-1960
5. 1961-1975

D. Developer

1. State/ local authority
2. Private developer
3. Commercial organisation

E. House type

1. Detached
2. Semi-detached, two storey house
3. Semi-detached, three storey house
4. Block of two storey houses
5. Block of three storey houses
6. Maisonette
7. Flat
8. Two level flat
9. Bungalow

F. Room arrangements

Bungalows and single floor flats

1. Bed/sitting room, scullery and bathroom
2. Bed/sittingroom, kitchen and bathroom
3. Bed/sitting room, dining/kitchen and bathroom
4. Living room, bedroom, scullery and bathroom
5. Living room, bedroom, kitchen and bathroom
6. Living room, dining/kitchen, bedroom and bathroom
7. Use 5
8. Living/kitchen, bedroom and bathroom

8A Living/kitchen, two bedrooms and bathroom

9. Living room, scullery and two bedrooms
10. Living room, scullery, two bedrooms and bathroom

11 Living room, scullery, two bedrooms, bathroom and outside washhouse

12 Living room, dining/kitchen, two bedrooms and bathroom

13 Living room, scullery, three bedrooms and bathroom

14 Living room, kitchen, two bedrooms, bathroom

15 Dining lounge, kitchen, bathroom and three bedrooms
16. Living room, two bedrooms, scullery and bathroom
17. Living/dining room, kitchen, three bedrooms and bathroom
18. Living/dining room, kitchen, two bedrooms and bathroom
19. Living room, kitchen four bedrooms and bathroom

Two bedroom houses

20. Living room and scullery on ground floor, two bedrooms and bathroom on first floor
21. Living room, scullery and bathroom downstairs, two bedrooms upstairs
21A Parlour, living room and kitchen downstairs, two bedrooms upstairs.
22. Living room and kitchen on ground floor, two bedrooms and bathroom on first floor
23. Living room, kitchen and utility room on ground floor, two bedrooms and bathroom on first floor
24. Living room and dining/kitchen downstairs, two bedrooms and bathroom upstairs
25. Living/dining room and kitchen on ground floor, two bedrooms and bathroom on first floor
26. Living room, dining room and kitchen on ground floor and two bedrooms and bathroom on first floor
27. Kitchen living room, scullery and wash house downstairs, two bedrooms and bathroom upstairs
28. Living room, parlour and scullery downstairs, two bedrooms and bathroom upstairs.
29. Lounge, kitchen downstairs two bedrooms and bathroom upstairs
30. Two bedrooms on ground floor, living room, dining room, kitchen and bathroom on first floor

Two storey flats and maisonettes

31 Living room, kitchen, bathroom and one bedroom on lower floor and two bedroom on upper floor
32 Living room and kitchen on lower floor, two bedrooms and bathroom on upper floor
33 Living room, dining/kitchen on lower level, two bedrooms and bathroom on upper floor
34 Living room, kitchen on lower floor, three bedrooms and bathroom on upper floor
34A Living room, kitchen on lower floor, four bedrooms and bathroom on upper floor
35 Living room, dining/kitchen on lower level, three bedrooms and bathroom on higher level

36 Dining kitchen on lower level, living room, two bedrooms and bathroom on upper level
36A Dining/kitchen on lowest level, living room, bedroom 3 and bathroom on middle floor and two bedrooms on top floor

Three bedroom houses

37 Kitchen/living room, parlour and scullery downstairs, three bedrooms and bathroom upstairs
38 Living room and scullery downstairs, three bedrooms upstairs
39 Living room and bathroom downstairs, three bedrooms upstairs
40 Living room, scullery and bathroom downstairs, three bedrooms upstairs
40A Living room, scullery and bathroom downstairs, two bedrooms on first floor and one bedroom above.
41. Living room and scullery downstairs, three bedrooms and bathroom upstairs
42. Use 45
43. Use 68
44. Living room, kitchen and bathroom downstairs, three bedrooms upstairs
45. Living room and kitchen downstairs, three bedrooms and bathroom upstairs
46. Living room, kitchen and utility room downstairs, three bedrooms and bathroom on first floor
47. Living room, dining room and separate or open plan kitchen on ground floor, three bedrooms, bathroom and W C on first floor
48. Living room and parlour downstairs, three bedrooms and bathroom upstairs
49. Living room, parlour and scullery downstairs, three bedrooms and bathroom upstairs
50. Living room, parlour, scullery and wash house downstairs, three bedrooms upstairs
51. Living room, parlour, scullery and bathroom downstairs, three bedrooms upstairs.
52. Living room, parlour, kitchen and wash house downstairs, three bedrooms and bathroom on first floor
52A Living room, parlour, kitchen and scullery downstairs, three bedrooms and bathroom on first floor
53. Living room, parlour and bathroom downstairs, three bedrooms upstairs
54. Living room, parlour, kitchen and W C downstairs, three bedrooms and bathroom upstairs
55. Living room, parlour and kitchen downstairs, three bedrooms and bathroom upstairs

56. Two reception rooms, kitchen downstairs, three bedrooms, bathroom and WC upstairs
57. Use 68
58. Living room, dining kitchen and scullery on ground floor, three bedrooms and bathroom upstairs
59. Living room, dining/kitchen and wash house downstairs, three bedrooms and bathroom upstairs
60. Living room, dining room and kitchen downstairs, three bedrooms, bathroom upstairs
61. Living room, kitchen and bathroom on ground floor three bedrooms on first floor
62. Living room, dining room, kitchen, utility room on ground floor, three bedrooms and bathroom on first floor
63. Living room, sitting room, kitchen and wash house/utility room downstairs, three bedrooms and bathroom upstairs
64. Living room, sittingroom and scullery downstairs, three bedrooms and bathroom upstairs
65. Living room, sitting room, kitchen downstairs, three bedrooms and bathroom upstairs
66. Living/kitchen, sitting room, scullery and wash house downstairs, three bedrooms and bathroom upstairs
67. Living/dining room and kitchen on ground floor, three bedrooms and bathroom on first floor
68. Dining/kitchen, living room, three bedrooms and bathroom
69. Dining/kitchen and a bedroom on lower floor, living room, two bedrooms and bathroom on upper floor
70. Dining/kitchen on ground floor, living room, one bedroom and bathroom on first floor and two bedrooms on top floor
71. Dining/lounge, kitchen downstairs, three bedrooms and bathroom upstairs
72. Parlour, scullery downstairs, three bedrooms and bathroom upstairs
73. Drawing room, dining room, kitchen, bathroom and third bedroom on ground floor, two bedrooms on first floor
74. Drawing room, dining room, scullery downstairs, three bedrooms, bathroom and W C upstairs
75. Drawing room, dining room, kitchen and scullery downstairs, three bedrooms and bathroom upstairs
76. Drawing room (lounge, sitting room), dining room and kitchen downstairs, three bedrooms, bathroom and W C upstairs
77. Sitting room, kitchen and utility room downstairs, three bedrooms, bathroom and W C on first floor
78. Sitting room, dining room, kitchen downstairs, three bedrooms, study and bathroom upstairs

79. Lounge/dining room, kitchen downstairs, three bedrooms and bathroom upstairs
80. Lounge, dining room and kitchen downstairs, three bedrooms and bathroom upstairs
81. Three bedrooms on ground floor, living room, dining room, kitchen and bathroom on first floor
81A Living room, dining room, kitchen and bathroom on ground floor, three bedrooms on first floor

Four bedroom houses

82. Living room, scullery and bathroom downstairs, four bedrooms upstairs
83. Living room and working kitchen downstairs, four bedrooms and bathroom upstairs
83A Living room, working kitchen and wash house downstairs, four bedrooms and bathroom upstairs
84. Living room, parlour and bathroom downstairs, four bedrooms upstairs
85. Living room, parlour and scullery downstairs, four bedrooms and bathroom upstairs
86. Living room, parlour and scullery downstairs, three bedrooms on first floor and one in attic
86A Living room, parlour, bedroom and scullery downstairs, three bedrooms on first floor.
87. Living room, parlour, kitchen and scullery downstairs, three bedrooms on first floor and a bedroom in the attic.
88. Living room, dining/kitchen on ground floor, four bedrooms and bathroom on first floor
89. Living room, dining kitchen and wash house on ground floor, four bedrooms and bathroom upstairs
90. Living room, dining/kitchen and bedroom on ground floor, three bedrooms and bathroom on first floor
91. Living/kitchen and parlour on ground floor, four bedrooms and bathroom on first floor
92. Living/kitchen, sitting room, scullery and wash-house downstairs, four bedrooms and bathroom upstairs
93. Living/dining room and kitchen downstairs, four bedrooms and bathroom upstairs
94. Living/dining room, kitchen/utility room/laundry downstairs, four bedrooms and bathrooms upstairs
95. Use 97
96. Lounge, dining room, kitchen and W C downstairs, four bedrooms and bathroom upstairs

97. Living room, dining room and kitchen downstairs, four bedrooms and bathroom upstairs
97A Living room, dining room, kitchen and scullery downstairs, four bedrooms and bathroom upstairs
98. Lounge hall, drawing room, dining room and kitchen downstairs, four bedrooms and bathroom upstairs
99. Lounge, dining room and kitchen downstairs, four bedrooms and bathroom upstairs
100. Drawing room, dining room and kitchen downstairs, four bedrooms and bathroom upstairs
101. Sitting-room, dining room, kitchen downstairs, four bedrooms and bathroom upstairs
102. Sitting room, dining room and kitchen downstairs, four bedrooms, study and bathroom upstairs
103. All houses with five or more bedrooms

G. Construction

1 Brick solid1 brick thick
2 Brick solid 1+ thick
3 Brick solid 1 brick thick rendered
4 Brick 11” cavity
5 Concrete blocks solid
6 Concrete blocks rendered
7 Concrete blocks cavity
8 Earth mixtures
9 In-situ concrete solid walls
10 In-situ concrete cavity walls
11 Precast concrete frame with concrete panels
12 Steel frame with walls of rendered mesh
13 Steel frame with attached concrete blocks
14 Steel frame with attached steel sheeting etc.
15 Timber frame
16 Concrete frame with brick infills
17 Precast concrete panel construction

H. Toilet

10. Earth closet
11. Downstairs in separate structure
12. Downstairs accessed from outside
13. Downstairs accessed from an open lobby
14. Downstairs accessed from inside.
15. Downstairs accessed from inside, with wash hand basin
16. On bedroom floor in bathroom

17. On bedroom floor in separate room
18. On bedroom floor in separate room with wash hand basin

I. Bathroom

1. On ground floor in scullery adjacent to copper
2. On ground floor in scullery not adjacent to copper
3. On ground floor in a separate room on the ground floor with the copper and wash hand basin
4. On ground floor in a separate room on the ground floor with wash hand basin
5. On ground floor in a separate room on the ground floor with copper
6. On ground floor in separate room with W C and wash hand basin
7. On ground floor in separate room with bath only
8. On ground floor in separate room with bath and W C
9. Bathroom on bedroom floor with bath without wash hand basin
10. Bathroom on bedroom floor with bath and W C only
11. Bathroom on bedroom floor with bath and wash hand basin
12. Bathroom on bedroom floor with bath, wash hand basin and WC
13. Bathroom en-suite
14. Shower room

I. Cooking

9. Fireplace in living room
10. Cooking range in living room
11. Cooking range in living room with secondary cooker in scullery
12. Cooking range in scullery or kitchen
13. Cooker in scullery or kitchen
14. Combined range and copper
15. Combined stove and cooker
16. Multi-purpose unit accessed from two rooms

J. Clothes washing

1. Brick set or portable copper in outhouse or wash house.
2. Brick set copper in scullery

2A Brick set copper in living room

3. Brick set copper in bathroom
4. Portable copper in scullery or kitchen

4A Portable copper in living room

5. Portable copper in bathroom
6. Copper in kitchen
7. Boiler in kitchen
8. Combined range and copper
9. Gas/electric copper/boiler in scullery, utility room or washhouse

10. Washing machine
11. Central washhouse/laundry

K. Water heating

1. Copper in scullery or similar
2 Boiler in cooking range
3 Back boilers in cooking range
4 Back boilers in living room fire or stove
5 Independent boiler or heater
6 local heaters
7 District heating
8 Immersion heater

L. Space heating

1 Open fires in the living room
2 Open fires in living room and bedrooms
3 Open fires in main rooms and unit heaters elsewhere
4 Ducted warm air
5 Circulated hot water
6 Under floor heating
7 Unit heaters in principal rooms

M. Food storage

1 Ventilated larder
2 Cool larder
3 Fridge
4 Cool larder and fridge

N. Information source

1 Published plans of proposed houses
2 Published plans of houses as built
3 Details of house systems
4 Sales advertisements and literature
5 Journal articles
6 Other sources

Chapter 11: Appendix 3 House records spread sheets

2A WW1 – Industrial Developer

2B1 1919-1923 - State Sponsored

2B2 1919-1923 - Private Developer

2B3 1919-1923 - Industrial Developer

2C1 1923-1939 - State Sponsored

2C2 1923-1939 - Private Developer

2C3 1923-1939 – Industrial Developer

2D1 1945-1960 – State Sponsored

2D2 1945-1960 – Private Developer

2D3 1945-1960 – Industrial Developer

2E1 1961-1975 – State Sponsored

2E2 1962-1975 – Private Developer

House Record Spread Sheet 2A, WW1- Industrial Developer

Page number	Period	Developer	House type	Room layout	Building method	Toilet	Bathroom	cooking provision	Clothes washing	Water heating	Space heating	Food storage	Inofrmation source	Reference
187	1	3	4	51	7	4	5	2	5	1	2	1	2	Lakeman A 1919
188	1	3	4	51	6	4	1	2	4	1	2	1	2	Allen G 1919
188A	1	3	4	51	6	4	1	2	4	1	2	1	2	Allen G 1919
188B	1	3	4	51	6	4	1	2	4	1	2	1	2	Allen G 1919
188C	1	3	2	51	6	5	1	2	4	1	2	1	2	Allen G 1919
188D	1	3	2	87	4	8	11	2	9	1	2	1	2	Allen G 1919
188E	1	3	3	87	4	5, 8	11	4	4	3	2	1	2	Allen G 1919
190	1	3	2	49	3	7	10	2			2	1		The Builder 3.01.1919
190A	1	3	4	38	3	3	2	2			2		5	The Builder 3.01.1919
191	1	3	9	17	15	7	10	5	7	5	5		6	Austin V P S
379	1	1	4	86A	4	8	11	3	4	1	2	1	2	Gordon A 1919
380	1	1	4	49	4	8	11	3	4	1	2	1	2	Gordon A 1919
380A	1	1	4	49	4	7	10	3	4	1	2	1	2	Gordon A 1919
381	1	1	4	38	4	3	2	3	4	1	2	1	2	Gordon A 1919
382	1	1	6	9	4	3	2	3	4	1	2	1	2	Gordon A 1919
383	1	3	4	49	4	7	10	3	4	6	2	1	2	The Builder 4.01.1918
384	1	3	4	28	4	7	10	3	4	6	2	1	2	The Builder 4.01.1918
384A	1	3	4	49	4	7	10	3	4	6	2	1	2	The Builder 4.01.1918
385	1	3	2	38	4	4	2	3	4	6	2	1	2	The Builder 4.01.1918
386	1	3	6	9	4	4	2	3	4	6	2	1	2	The Builder 4.01.1918
387	1	3	4	38	4	4	1	2	4	1	2	1	2	A & B J 25.12.1918
387A	1	3	4	44	4	5	7	4		2	2	1	2	A & B J 25.12.1918
388	1	3	2	52	4	2, 8	11	4	4	3	2	1	2	A & B J 25.12.1918
389	1	3	2	97	4	4, 6, 8	11	4	4	3	2	1	2	A & B J 25.12.1918
390	1	3	4	38	1	3	1	3	2	1	2	1	5	The Architect 11.04.1919
391	1	3	4	38	1	2	2	3	4	1	2	1	5	A J 28.05.1919
392	1	3	4	51	1	2	1	3	4	1	2	1	5	A J 28.05.1919
392A	1	3	2	50	1	2	2	2	9	1	2	1	5	A J 28.05.1919
393	1	3	2	55	1	4, 7	12	4		2	2	1	5	A J 28.05.1919
394	1	3	4	40	12	5	6	3	4	1	2	1	2	Buckley C
395	1	3	4	75	12	8	11	4	9	3	2	1	2	Buckley C
396	1	3	4	86A	1	8	11	2	4	1	2	1	2	The Builder 27.06.1919
397	1	3	4	49	1	7	12	2	4	1	2	1	2	The Builder 27.06.1919
398	1	3	4	40	1	4	1	2					5	The Builder 27.06.1919
399	1	3	6	10	1	4	1	2					5	The Builder 27.06.1919
400	1	3	4	52A	7	8	11	4	4	3	2	1	2	The Architect 13.06.1919

401	1	3	4	49	7	3	11	3	9	1	2	1	2	The Architect 13.06.1919
402	1	3	2	55	7	8	11	4	4	1	2	1	2	The Architect 13.06.1919
402A	1	3	2	37	7	8	11	2	4	1	2	1	2	The Architect 13.06.1919
403	1	3	4	49	7	3	11	2	4	1	2	1	2	The Architect 13.06.1919
404	7	3	4	50	7	3	2	3	1	1	2	1	2	The Architect 13.06.1919

House Record Spread Sheet 2B1, 1919-1923 – State sponsored

Page number	Period	Developer	House type	Room layout	Building method	Toilet	Bathroom	cooking provision	Clothes washing	Water heating	Space heating	Food storage	Inofrmation source	Reference
25A	2	1	4	28	1	7	10	3	4	1	2	1	2	Young T (1934)
25B	2	1	4	28	1	3	1	3	4	1	2	1	2	Young T (1934)
319	2	1	2	40	4	5	6	8	4	4	2	1	1	M of H 1920
320	2	1	2	40	3	4	7	3	2	1	2	1	1	M of H 1920
320A	2	1	2	40	3	4	5	8	9	1	2	1	1	M of H 1920
321	2	1	2	40	4	1	7	2	2	1	2	1	1	M of H 1920
322	2	1	2	40	3	5	4	2	4	1	2	1	1	M of H 1920
323	2	1	2	40	4	5	6	8	4	1	2	1	1	M of H 1920
324	2	1	2	40	4	4	5	3	5	1	2	1	1	M of H 1920
325	2	1	2	40	3	5	5	3	9	1	2	1	1	M of H 1920
326	2	1	4	40	4	5	8	8	4	1	2	1	1	M of H 1920
327	2	1	4	40	4	5	8	3	4	1	2	1	1	M of H 1920
328	2	1	4	40	4	4	4	3	4	1	2	1	1	M of H 1920
328A	2	1	4	40	4	4	5	3	5	1	2	1	1	M of H 1920
329	2	1	4	40	4	4	7	3	4	1	2	1	1	M of H 1920
329A	2	1	4	82	4	4	7	3	4	1	2	1	1	M of H 1920
330	2	1	4	40	3	5	7	2	4	1	2	1	1	M of H 1920
331	2	1	4	40	3	5	5	2	5	1	2	1	1	M of H 1920
331A	2	1	4	40	3	5	7	2	4	1	2	1	1	M of H 1920
332	2	1	4	41	3	4	9	2	4	1	2	1	1	M of H 1920
333	2	1	2	49	4	8	11	8	4	4	2	1	1	M of H 1920
334	2	1	2	49	4	7	10	4	4	1	2	1	1	M of H 1920
335	2	1	2	49	3	8	9	3	9	1	2	1	1	M of H 1920
336	2	1	2	49	4	8	11	3	9	1	2	1	1	M of H 1920
337	2	1	2	49	4	4	9	3	2	1	2	1	1	M of H 1920
338	2	1	2	49	3	4	11	2	9	1	2	1	1	M of H 1920
339	2	1	2	51	4	4	4	3	4	1	2	1	1	M of H 1920
340	2	1	2	51	3	8	5	3	5	1	2	1	1	M of H 1920
341	2	1	2	49	4	8	9	3	2	1	2	1	1	M of H 1920
342	2	1	2	49	4	8	9	2	2	1	2	1	1	M of H 1920
343	2	1	2	49	4	8	11	3	9	1	2	1	1	M of H 1920
344	2	1	2	49	4	8	11	2	9	3	2	1	1	M of H 1920
345	2	1	4	49	3	8	11	3	9	1	2	1	1	M of H 1920
346	2	1	4	49	4	8	11	2	4	3	2	1	1	M of H 1920
347	2	1	4	49	4	8	11	2	9	3	2	1	1	M of H 1920
348	2	1	4	51	3	4	7	2	9	1	2	1	1	M of H 1920

349	2	1	4	51	3	4	5	3	9	1	2	1	1	M of H 1920
350	2	1	4	51	3	4	5	3	5	1	2	1	1	M of H 1920
351	2	1	4	49	4	4	9	3	9	1	2	1	1	M of H 1920
351A	2	1	4	85	4	8	9	3	9	1	2	1	1	M of H 1920
352	2	1	2	85	4	5	9	2	4	1	2	1	1	M of H 1920
353	2	1	2	28	4	8	11	3	4	1	2	1	1	T. Walters' report 1918
354	2	1	4	38	3	4	1	2	4	1	2	1	1	T. Walters' report 1918
355	2	1	2	51	3	2	4	2	4	1	2	1	1	T. Walters' report 1918
356	2	1	2	40	4	4	4	2	2	1	2	1	1	T. Walters' report 1918
357	2	1	4	49	3	4	11	2	4	3	2	1	1	T. Walters' report 1918
358	2	1	4	41	4	4	11	4	4	3	2	1	1	T. Walters' report 1918
359	2	1	2	49	4	8	11	4	4	3	2	1	1	T. Walters' report 1918
360	2	1	2	38	4	4	1	2	2	1	2	1	1	T. Walters' report 1918
361	2	1	4	38	4	4	1	2	2	1	2	1	1	T. Walters' report 1918
362	2	1	4	40	4	4	3	3	3	1	2	1	1	T. Walters' report 1918
363	2	1	2	40	4	4	3	3	3	1	2	1	1	T. Walters' report 1918
363A	2	1	4	38	4	1	1	2	2	1	2	1	1	T. Walters' report 1918
364	2	1	4	41	4	5	11	4	2	3	2	1	1	T. Walters' report 1918
365	2	1	4	40	4	4	4	2	2	1	2	1	1	T. Walters' report 1918
366	2	1	4	38	4	4	2	2	2	1	2	1	1	T. Walters' report 1918
367	2	1	2	41	4	4	11	2	4	1	2	1	1	T. Walters' report 1918
368	2	1	2	41	4	4	9	4	4	1	2	1	1	T. Walters' report 1918
369	2	1	2	41	4	4	11	4	4	1	2	1	1	T. Walters' report 1918
370	2	1	2	49	3	4	11	2	2	1	2	1	1	T. Walters' report 1918
371	2	1	2	49	4	5	11	2	4	1	2	1	1	T. Walters' report 1918
372	2	1	2	51	3	1	5	2	5	1	2	1	1	T. Walters' report 1918
373	2	1	4	52	4	7	10	3	9	2	3	1	2	Sale 1924
374	2	1	5	40A	3	3	5	2	3	1	2	1	2	Sale 1924
375	2	1	4	38	3	4	1	2	4	1	2	1	2	Sale 1924
376	2	1	4	40	3	4	4	2	4	1	2	1	2	Sale 1924
377	2	1	4	41	3	4	11	2	4	1	2	1	2	Sale 1924
378	2	1	9	1	4	5	8	5			7	1	2	Sale 1924
378A	2	1	9	4	4	7	9	5		6	7	1	2	Sale 1924
460	2	1	5	40A	3	3	5	3	3	1	2	1	2	Oliver et al 1981
594	2	1	1	49	9	1	7	8	4	3	2	1	2	DSIR 1922
595	2	1	1	49	9	1	9	2	4	5	2, 5	1	2	DSIR 1922
596	2	1	1	49	8	1	9	2	4	2	2	1	2	DSIR 1922
597	2	1	1	49	8	1	9	2	4	5	2	1	2	DSIR 1922

House Record Spread Sheet 2B2, 1919-1923 – Private Developer

Page number	Period	Developer	House type	Room layout	Building method	Toilet	Bathroom	cooking provision	Clothes washing	Water heating	Space heating	Food storage	Inofrmation source	Reference
492	2	2	2	44	3	4	7	4	6	1	2	1	2	Finn 2007
496	2	2	1	103	2	5, 6, 8	9	5	10	5	1	2	2	Ryan 1997

House Record Spread Sheet 2B3, 1919-1923 - Industrial Developer

Page number	Period	Developer	House type	Room layout	Building method	Toilet	Bathroom	cooking provision	Clothes washing	Water heating	Space heating	Food storage	Inofrmation source	Reference
405	2	3	2	49	7	2	9	3	4	1, 6	2	1	2	Jones 1920

House Record Spread Sheet 2C1, 1923-1939 – State sponsored

Page number	Period	Developer	House type	Room layout	Building method	Toilet	Bathroom	cooking provision	Clothes washing	Water heating	Space heating	Food storage	Inofrmation source	Reference
305	3	1	4		9								2	P.W.B.S. No.1
306	3	1	4		9								2	P.W.B.S. No.1
307	3	1	4		10								2	P.W.B.S. No.1
308	3	1	4		11								2	P.W.B.S. No.1
309	3	1	4		11								2	P.W.B.S. No.1
310	3	1	4		11								2	P.W.B.S. No.1
311	3	1	4		11								2	P.W.B.S. No.1
312	3	1	4		13								2	P.W.B.S. No.1
313	3	1	4		13								2	P.W.B.S. No.1
314	3	1	4		12								2	P.W.B.S. No.1
315	3	1	4		14								2	P.W.B.S. No.1
316	3	1	4		14								2	P.W.B.S. No.1
317	3	1	4		14								2	P.W.B.S. No.1
318	3	1	4		14								2	P.W.B.S. No.1
427	3	1	9	14	15	7	12	5		4	1	1, 3	2	Sheppard 1946
428	3	1	2	62	14	7, 5	12	5	9	4	1	3	2	Sheppard 1946
428A	3	1	2	23	14	7	12	5		4	4, 7	3	2	Sheppard 1946
429	3	1	2	67	11	8	11	5	7	8	2	3	2	Sheppard 1946
429A	3	1	2	47	11	8	11	5	7	5	2	3	2	Sheppard 1946
430	3	1	9	14	14	8	11	5	7	4	1	1, 3	2	Sheppard 1946
431	3	1	1	77	15	8	11	5		5	3	1, 3	2	Sheppard 1946
432	3	1	7	13	17	7	12	5		4	2	1	2	Sheppard 1946
491	3	1	7	14	4	7	10	5	4	6	2	1	2	Darling 2007
491A	3	1	7	17	4	7	10	5	4	6	2	1	2	Darling 2007
517	3	1	7	10	13	7	12	8	11	7	2	1	2	Ravetz 1974
517A	3	1	7	13	13	7	12	8	11	7	2	1	2	Ravetz 1974

House Record Spread Sheet 2C2, 1923-1939 – Private Developer

Page number	Period	Developer	House type	Room layout	Building method	Toilet	Bathroom	cooking provision	Clothes washing	Water heating	Space heating	Food storage	Inofrmation source	Reference
409	3	2	4	76	3	7	12	5	7	4	2	1	2	Jackson 1973
410	3	2	2	73	3	8	11	5	7	5	3	1	2	Jackson 1973
411	3	2	9	15	3	7	12	5	7	5	3		2	Jackson 1973
412	3	2	2	76	4	8	11	5	7	5	3		2	Jackson 1973
413	3	2	2	76	1	7	10					1	2	Jackson 1973
414	3	2	2	76	1	8	11	5	10	5	2	1	2	Jackson 1973
415	3	2	2	98	4	3, 8	11	5	10	5	2	1	2	Jackson 1973
458	3	2	2	65	3	8	11	5		4	2	1	4	Oliver et al 1981
459	3	2	2	80		8	11	5	10	5	2	1	4	Oliver et al 1981
461	3	2	2	55	1	8	11	2		5	2	1	1	Oliver et al 1981
462	3	2	2	55	1	7	12	5	7	5	2	1	1	Oliver et al 1981
493	3	2	2	60	3	8	11	5		5	2	1	4	Finn 2007
495	3	2	2	65	3	5, 8	9	5	7	5	2		4	Ryan 2018
497	3	2	1	60	9	5, 7	11	5		5	3, 5		2	Ryan 2018
502	3	2	2		4					5	2		4	Finn 2007
503	3	2	2	60	4	8	11	4			2		4	Finn 2007
504	3	2	2		3						2		4	Finn 2007
505	3	2	2	60	4	8	11	5	7	5	2	1	4	Edwards & Pigram 1983
506	3	2	1		3								4	Edwards & Pigram 1983
507	3	2	1		4								4	Edwards & Pigram 1983
507A	3	2	2		3						2		4	Edwards & Pigram 1983
508	3	2	2	60	4	8	11	5					4	Edwards & Pigram 1986
509	3	2	2	60	3	8	11	5			2		4	Edwards & Pigram 1986
510	3	2	1										4	Edwards & Pigram 1986
511	3	2	1	97		8	11				5		4	Edwards & Pigram 1986
512	3	2	2	60	3	8	11	5	7	5	2		4	Edwards & Pigram 1986
513	3	2	2	60									4	Edwards & Pigram 1986
514	3	2	2		3								4	Edwards & Pigram 1977
515	3	2	2		4								4	Edwards & Pigram 1977
516	3	2	1		3								4	Edwards & Pigram 1977
518	3	2	2	49	4	7	12	2		3	2	1	2	Boot 1943
519	3	2	4	22	4	5	11	4	7	3	2	1	2	Boot 1943
519A	3	2	4	45	4	5	11	4	7	3	2	1	2	Boot 1943
520	3	2	2	55	4	7	12	5	7	4	2	1	2	Boot 1943
521	3	2	4	45	4	7	12	5	7	5	3	1	2	Boot 1943
573	3	2	1	65	3	5, 7	12	4	4	3	3	1	2	Saint 1999

House Record Spread Sheet 2C3, 1923-1939 - Industrial Developer

Page number	Period	Developer	House type	Room layout	Building method	Toilet	Bathroom	cooking provision	Clothes washing	Water heating	Space heating	Food storage	Inofrmation source	Reference
406	3	3	1	97	4	5, 8	11	4		6	2	1	2	Mead 1989
407	3	3	4	64	4	8	9	2		3	2	1	2	Mead 1989
408	3	3	2	64	4	8	11	2		3	2	1	2	Mead 1989
416	3	3	2	44	4	5	6	5	7	5	5	1,3	2	Rumsey
417	3	3	2	44	4	5	3	5		5	2	1	2	Rumsey
418	3	3	2	44	4	5	6	5		3	2	1	2	Rumsey
419	3	3	2	26	4	7	12	5		6	2		2	Rumsey
420	3	3	2	96	4	6, 7	12	5		6	3	1	2	Rumsey
433	3	3	1	103	1	8, 3	11	4		3	3	1	2	Tudor Walters 1927
434	3	3	2	22	3	4	9	2	4	7	2	1	2	Tudor Walters 1927
435	3	3	2	22	3	2	9	2	7	7	2	1	2	Tudor Walters 1927
436	3	3	4	20	3	4	9	2	7	7	2	1	2	Tudor Walters 1927
436A	3	3	4	20	3	2	9	2	7	7	2	1	2	Tudor Walters 1927
437	3	3	9	11	3	4	10	3	9	3	2	1	2	Tudor Walters 1927
438	3	3	2	40	3	4	8	3	9	7	2	1	2	Tudor Walters 1927
439	3	3	2	40	3	4	8	3	9	7	2	1	2	Tudor Walters 1927
440	3	3	2	40	1	4	7	2	4	7	2	1	2	Tudor Walters 1927
441	3	3	4	40	1	5	8	2	7	3	2	1	2	Tudor Walters 1927
442	3	3	2	82	1	5	8	2	7	7	2	1	2	Tudor Walters 1927
443	3	3	4	82	1	5	7	2	7	7	2	1	2	Tudor Walters 1927
444	3	3	2	82	1	5	7	2	7	7	2	1	2	Tudor Walters 1927
445	3	3	4	48	1	4	9	2	2A	3	2	1	2	Tudor Walters 1927
446	3	3	2	49	1	7, 2	10	2	7	7	2	1	2	Tudor Walters 1927
447	3	3	2	49	1	7, 2	10	2	7	7	2	1	2	Tudor Walters 1927
448	3	3	4	49	1	3	11	3	7	3	2	1	2	Tudor Walters 1927
449	3	3	2	49	1	7, 2	10	2	4	7	2	1	2	Tudor Walters 1927
450	3	3	2	49	1	3	9	2	4	3	2	1	2	Tudor Walters 1927
451	3	3	2	49	1	7, 2	12	3		7	2	1	2	Tudor Walters 1927
452	3	3	2	84	1	3	7	2	4A	7	2	1	2	Tudor Walters 1927
453	3	3	2	84	1	5	8	2	4A	7	2	1	2	Tudor Walters 1927
454	3	3	2	100	1	8, 2	11	4	1	4	2	1	2	Tudor Walters 1927
455	3	3	2	40	1	3	7	2			2	1	2	Tudor Walters 1927

House Record Spread Sheet 2D1, 1945-1960 – State sponsored

Page number	Period	Developer	House type	Room layout	Building method	Toilet	Bathroom	cooking provision	Clothes washing	Water heating	Space heating	Food storage	Inofrmation source	Reference
300	4	1	7	2	4	7	12	5		4, 8	3	1	2	F of B 1951
300A	4	1	7	14	4	8	11	5		4, 8	3	1	2	F of B 1951
301	4	1	8	34	4	8	11	5		4, 8	3	1	2	F of B 1951
302	4	1	7	5	4	8	11	5		4	3		2	F of B 1951
302A	4	1	7	14	4	8	11	5		4	3		2	F of B 1951
302B	4	1	8	34	4	8	11	5		4	3		2	F of B 1951
302C	4	1	8	34A	4	8	11	5		4	3		2	F of B 1951
303	4	1	7	14	4	8	11	5		4, 8	3	1	2	F of B 1951
303A	4	1	4	45	4	8	11	5		4, 8	3	1	2	F of B 1951
304	4	1	8	33	4	8	11	5		4	1	1	2	F of B 1951
424	4	1	2	60	14	8	11	5		5	1	1	2	Madge 1946
425	4	1	2	67	14	8	11	5		5	4	3	2	Madge 1946
425A	4	1	2	67	14	5, 7	12	5		5	4	3	2	Madge 1946
426	4	1	2	62	14	8	11	5	9	5	3	2	2	Madge 1946
465	4	1	2	27	4	2, 7	12	3	9	3	2	1, 3	1	M of H 1949
466	4	1	2	66	4	5, 7	12	3	9	3	2	1, 3	1	M of H 1949
467	4	1	2	66	4	3, 7	12	3	9	3	2	1, 3	1	M of H 1949
468	4	1	4	92	4	5, 8	11	3	9	3	2	1, 3	1	M of H 1949
469	4	1	2	22	4	7	12	5	7	4	2	1, 3	1	M of H 1949
470	4	1	2	47	4	2, 7	12	5	7	5	2	1, 3	1	M of H 1949
471	4	1	2	45	4	6, 7	12	8, 5	7	4	2	1, 3	1	M of H 1949
472	4	1	2	47	4	5, 7	12	5	7	5	2	1, 3	1	M of H 1949
473	4	1	2	47	4	2, 7	12	5	7	4	2	1, 3	1	M of H 1949
474	4	1	2	97	4	2, 8	11	5	7	5	2	1, 3	1	M of H 1949
475	4	1	4	68	4	2, 7	12	8, 5	7	4	2	1, 3	1	M of H 1949
476	4	1	4	67	4	5, 7	12	5	7	5	2	1, 3	1	M of H 1949
477	4	1	4	79	4	5, 7	12	5	7	5	2	1, 3	1	M of H 1949
478	4	1	4	45	4	2, 7	12	5	7	5	2	1, 3	1	M of H 1949
479	4	1	4	60	4	2, 7	12	5	7	4	2	1, 3	1	M of H 1949
480	4	1	4	95	4	2, 8	11	5	7	5	2	1, 3	1	M of H 1949
481	4	1	4	95	4	2, 8	11	5	7	5	2	1, 3	1	M of H 1949
482	4	1	4	93	4	2, 8	11	5	7	5	2	1, 3	1	M of H 1949
483	4	1	4	93	4	6, 8	11	5	7	5	2	1, 3	1	M of H 1949
484	4	1	2	24	4	2, 7	12	8, 5	9	4	2	1, 3	1	M of H 1949
485	4	1	2	24	4	8	11	5	7	4	2	1, 3	1	M of H 1949
486	4	1	2	59	4	2, 7	12	8, 5	9	4	2	1, 3	1	M of H 1949

487	4	1	2	58	4	2, 7	12	8	9	4	2	1, 3	1	M of H 1949
488	4	1	2	89	4	6, 7	12	5	9	5	2	1, 3	1	M of H 1949
489	4	1	4	24	4	8	11	5	7	4	2	1, 3	1	M of H 1949
490	4	1	4	68	4	2, 8	11	5	9	4	2	1, 3	1	M of H 1949
522	4	1	7	8	16	7	12	5	7	7	5	3	2	Sheffield 1962
522A	4	1	7	12	16	7	12	5	7	7	5	3	2	Sheffield 1962
523	4	1	8	36	16	8	11	5	7	7	5	3	2	Sheffield 1962
523A	4	1	8	35	16	8	11	5	7	7	5	3	2	Sheffield 1962
526	4	1	4	45	4	8	11	5		4	1	1	2	Sheffield 1962
527	4	1	2	91	4	8	11	5		4	1	1	2	Sheffield 1962
528	4	1	4	68	4	7	12	5		4	1	1	2	Sheffield 1962
529	4	1	4	45	4	7	12	5		4	1	1	2	Sheffield 1962
530	4	1	4	81	4	5	11	5		5	4	1	2	Sheffield 1962
531	4	1	8	32	4	7	12	5		7	5	1	2	Sheffield 1962
532	4	1	7	5	4	7	12	5		4	1	1	2	Sheffield 1962
533	4	1	8	70	4	8	11	5		5	4	1	2	Sheffield 1962
534	4	1	4	30	4	7	12	5		5	4	3	2	Sheffield 1962
535	4	1	4	81A	4	5	11	5		8	7	3	2	Sheffield 1962
536	4	1	8	33	4	7	12	5		5	4	1	2	Sheffield 1962
537	4	1	7	14	16	8	11	5		8	6	3	2	Sheffield 1962
538	4	1	7	5	16	7	12	5		8	6	3	2	Sheffield 1962
539	4	1	4	69	4	6, 7	12	5		5	4	2	2	Sheffield 1962
540	4	1	2	25	10	7	12	5		4	1	1	1	Laing C.1960
541	4	1	4	67	10	8	11	5		4	1	1	1	Laing C.1960
542	4	1	4	67	10	8	11	5		4	1	1	1	Laing C.1960
543	4	1	4	22	10	7	12	5		4	1	1	1	Laing C.1960
544	4	1	2	68	10	8	11	5	9	4	1	1	1	Laing C.1960
545	4	1	2	68	10	8	11	5	9	4	1	1	1	Laing C.1960
546	4	1	4	68	10	8	11	4	9	3	1	1	1	Laing C.1960
546A	4	1	4	88	10	2, 8	11	4	9	4	1	1	1	Laing C.1960
547	4	1	2	60	10	7	12	5		5	1	1	1	Laing C.1960
548	4	1	2	60	10	7	12	5		5	1	1	1	Laing C.1960
549	4	1	4	60	10	7	12	5		4	1	1	1	Laing C.1960
549A	4	1	4	97	10	7	12	5		4	1	1	1	Laing C.1960
550	4	1	4	25	10	8	11	5		4	1	1	1	Laing C.1960
550A	4	1	4	67	10	7	12	5		4	1	1	1	Laing C.1960
551	4	1	6	5	10	7	12	5		4	1	1	1	Laing C.1960
552	4	1	6	14	10	8	11	5		4	1	1	1	Laing C.1960

553	4	1	7	14	10	8	11	5		4	1	1	1					Laing C.1960
554	4	1	7	14	10	7	12	5		4	1	1	1					Laing C.1960
555	4	1	8	34	10	8	11	5		4	1	1	1					Laing C.1960
556	4	1	8	33	10	7	12	5		4	1	2	1					Laing C.1960
571	4	1	9	14	14	7	12	5	7	4, 8	1	3	2					Blanchet 2018
593	4	1	1	49	4	1	7	2	4	3	2, 5	1	2					DSIR 1922
598	4	1	2	66	4	8	11	2	1	3	2	1	2					M of W 1944
599	4	1	2	45	4	5	11	5	7	5	1	3	2					M of W 1944
600	4	1	2	60	9	8	11	5	7	5	2	1	2					M of W 1944
601	4	1	4	60	4	8	11	5		5, 6	3	3	2					M of W 1944
602	4	1	2	59	4	8	11	5	9	5	2	1	2					M of W 1944
603	4	1	6	17	4	8	11	5	7	4	5	1,3	2					M of W 1944
604	4	1	2	68	4	5, 7	12	5		5	2	1	2					M of W 1944
604A	4	1	6	8	4	7	12	5		5	2	1	2					M of W 1944
604B	4	1	6	8A	4	7	12	5		5	2	1	2					M of W 1944
605	4	1	2	68	14	8	11	5		5	3	1	2					M of W 1944
607	4	1	2	67	14	7	12	5	10	4, 6	1, 5	3	5					Builder 1.10.1943
608	4	1	2	59	14	7	12	5	10	5,6	5	3	5					Builder 1.10.1943

House Record Spread Sheet 2D2, 1945-1960 – Private Developer

Page number	Period	Developer	House type	Room layout	Building method	Toilet	Bathroom	cooking provision	Clothes washing	Water heating	Space heating	Food storage	Inofrmation source	Reference
463	4	2	2	68	11	5, 7	12	5		4	1	2	2	Holloway 1948
464	4	2	1	45	4	8	11	5		5	2	1	2	Holloway 1948
494	4	2	2	54	4	5	11	3	7	4	1	2	2	Finn 2007
498	4	2	2	52	4	8	11	5	9	4	3	1	1	Ryan 1997
499	4	2	1	37	4	2, 8	11	1	9	3	1	1	2	Ryan 1997
501	4	2	1	12	4	9	11						1	Ryan 1997
574	4	2	1	93	4	5, 8	11	5		6	1	1	1	Ideal Home PW1
575	4	2	1	45	4	5, 7	12	5		5	3	1	1	Ideal Home PW1
576	4	2	1	45	4	5, 7	12	5		5	3	1	1	Ideal Home PW1
577	4	2	1	60	4	7	12	5		5	2	1	1	Ideal Home PW1
578	4	2	1	99	4	5, 8	11	5		5	1	1	1	Ideal Home PW1
579	4	2	1	80	4	6, 8	11	2		5	2	1	1	Ideal Home PW1
580	4	2	1	80	4	8	11	5		5	1	1	1	Ideal Home PW1
581	4	2	1	25	4	6, 7	12	5		4	2	1	1	Ideal Home 1953
582	4	2	1	60	4	5, 7	12	5		3	1	1	2	Ideal Home 1953
583	4	2	1	29	4	6, 7	12	5		5	2	1	1	Ideal Home 1953
584	4	2	1	99	4	6, 8	11	5		5	1	1	1	Ideal Home 1953
585	4	2	1	99	4	5, 7	12	5		5	1	1, 3	1	Ideal Home 1953
586	4	2	1	79	4	6, 8	11	5		5	1	1	1	Ideal Home 1953
587	4	2	1	80	4	5, 7	12	5		5	1	1	1	Ideal Home 1953
588	4	2	1	78	4	6, 7	12	5		5	4	3	2	Ideal Home 1959
589	4	2	1	94	4	6, 7, 7	12, 12	5		5	4	3	2	Ideal Home 1959
590	4	2	1	102	4	6, 7	12	5		5	2, 5	1	2	Ideal Home 1959
591	4	2	1	60	4	8	11	5		5,8	1, 5	1,3	2	Ideal Home 1959
592	4	2	1	101	4	6,7	12	5		5	2, 5	1	2	Ideal Home 1959
606	4	2	1	67	4	6,7	12	5		8	6	3	4	Davis Estates Ad.

House Record Spread Sheet 2D3, 1945-1960 - Industrial Developer

Page number	Period	Developer	House type	Room layout	Building method	Toilet	Bathroom	cooking provision	Clothes washing	Water heating	Space heating	Food storage	Inofrmation source	Reference
421	4	3	2	60	4	7	12	5	7	5	1, 5	1	2	Rumsey
422	4	3	2	60	4	7	12	5	7	5	1, 5	1	2	Rumsey
423	4	3	2	60	4	7	12	5		5	5	3	2	Rumsey

House Record Spread Sheet 2E1, 1961-1975 – State sponsored

Page number	Period	Developer	House type	Room layout	Building method	Toilet	Bathroom	cooking provision	Clothes washing	Water heating	Space heating	Food storage	Inofrmation source	Reference
524	5	1	4	60	4	6, 7	12	5		5	5	3	2	Sheffield 1962
525	5	1	5	70	4	6, 7	12	5		5	5	3	2	Sheffield 1962
557	5	1	7	5	17	7	12	5		7	4	3	2	Laing 1966
559	5	1	7	3	17	7	12	5		7	4	3	2	Laing 1966
560	5	1	7	6	17	7	12	5		7	4	3	2	Laing 1966
561	5	1	7	3	17	7	12	5		7	4	3	2	Laing 1966
561A	5	1	7	6	17	7	12	5		7	4	3	2	Laing 1966
561B	5	1	7	12	17	7	12	5		7	4	3	2	Laing 1966
561C	5	1	7	12	17	7	12	5		7	4	3	2	Laing 1966
561D	5	1	7	5	17	7	12	5		7	4	3	2	Laing 1966
561E	5	1	4	67	17	8	11	5		7	4	3	2	Laing 1966
562	5	1	7	17	17	7	12	5				3	2	Laing 1966
563	5	1	7	18	17	7	12	5				3	2	Laing 1966
564	5	1	6	35	17	7	12	5				3	2	Laing 1966
564A	5	1	4	68	17	7	12	5				3	2	
565	5	1	4	90	17	6, 7	12	5		5	4	3	1	Laing 1966
566	5	1	4	60	17	6,7	12	5		5	4	3	1	Laing 1966
567	5	1	4	60	17	8	11	5		5	4	3	1	Laing 1966
568	5	1	4	26	17	6, 7	12	5		5	4	3	1	Laing 1966
569	5	1	4	68	17	6, 7	12	5		5	4	3	1	Laing 1966
570	5	1	4	68	17	8	11	5		5	4	3	1	Laing 1966
572	5	1	9	14	15	7	12	5		4	1	1	2	Blanchet 2018

House Record Spread Sheet 2E2, 1961-1975 – Private Developer

Page number	Period	Develeper	House type	Room layout	Building method	Toilet	Bathroom	cooking provision	Clothes washing	Water heating	Space heating	Food storage	Inofrmation source	Reference
456	5	2	4	67	15	6, 7	12	5	10	5	4	1, 3	5	Building 1968
457	5	2	4	67	15	6,7	12	5	10	5	4	1, 3	5	Building 1968
500	5	2	1	80	4			5			1,5	1	4	Ryan 1997

Chapter 12: Appendix 4 House record sheets

Housing record

No. 25 A Date: c 1920 (2)

Location: Becontree Estate S14 Address

O/S sheet No: 177 Grid Reference: TQ 4786

Reference: Young T (1934) *Becontree and Dagenham, the story of the growth of a housing estate.* London. The Becontree social survey committee. 104-106 (2)

Description: 4 roomed through terraced cottage (4)

Rooms and layout: Ground floor front parlour, living room and kitchen. Side entrance to hall with another side door from the kitchen. First floor two bedrooms, one with fire and bathroom. (28)

Sanitation and drainage: mains drains, upstairs toilet. (7)

Water supply: mains supply

Gas and electricity: gas and electric light

Water heating (1)

Cooking facilities: gas cooker in kitchen. Combination stove with oven over in Living room (3)

Food storage: Larder in hall by entrance door. (1)

Washing and bathing: Bath in bathroom and sink in kitchen, no wash basin in bathroom. (10)

Clothes washing: Copper in kitchen (4)

Room heating: (2)

Fuel storage: Coal store under stairs adjacent to external door to kitchen

General storage: Kitchen dresser, cupboard in front bedroom

Specific provisions:

Construction description: (1)

Most of the cottages are brick built, but at one time the London County Council experimented with other materials for construction, not only for variety but also to compare cost of construction and upkeep and to ensure an alternative if there should be a shortage of bricks. There are houses of concrete blocks, houses of timber, and various combinations of materials. These experimental houses however are a very small minority compared with those built of brick.

Developer: LCC (1)

Architect/designer

Occupant's occupation: Working class

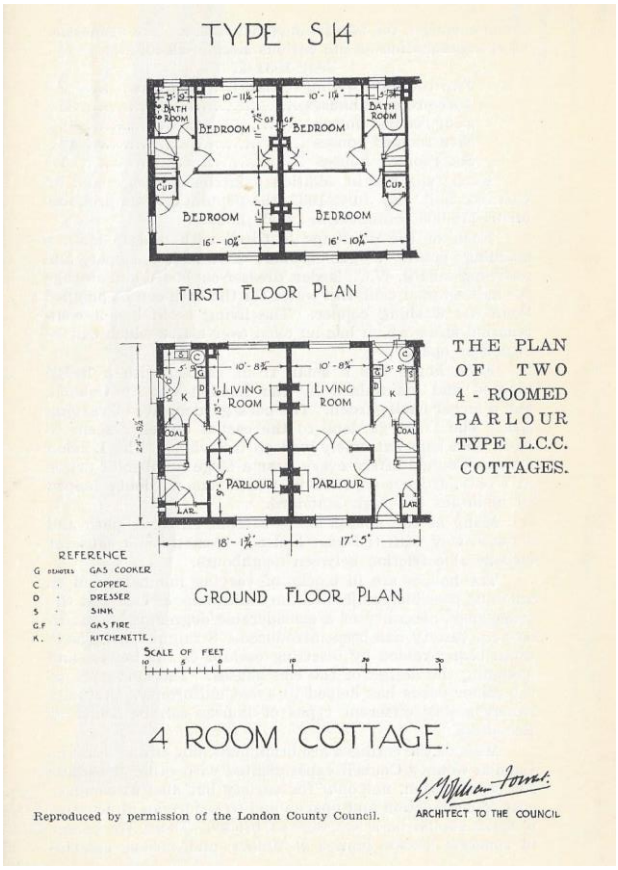
Notes: The London County Council has provided at Braintree cottages mainly of the two-storied type at the density of 12 to the acre, each for a separate family. There are a few three-storied buildings containing completely separate accommodation for two families per house. The proportion of accommodation of the various sizes is as follows: -

Year 1931-2.

Two roomed dwellings (flats)	2%
Three roomed houses	35%
Four roomed houses	48%
Five roomed houses	14%
Six roomed houses	1%

Each type has in addition a kitchen-scullery, and an entrance hall. By July 1933, the population was probably about 116,000 contained in 24,500 houses.

Each of the dwellings is fitted with a deep sink, a draining board, a gas cooker, a washing copper, and shelving, a bath, WC, larder, dresser-cupboard and storage for half a ton of coal. Hot water for the bath can be pumped from the washing copper. The living room has a combination stove which has an oven over a fire which can be closed or open.



Housing record

No. 25 B Date: C 1920 (2)

Location: Becontree Address: Typical Kitchen

O/S sheet No: 177 Grid Reference: TQ 4786

Reference: Young T (1934) *Becontree and Dagenham, the story of the growth of a housing estate.* London. The Becontree social survey committee. 104-106 (2)

Description: 4 roomed through terraced cottage (4)

Rooms and layout: Ground floor front parlour, living room and kitchen. Side entrance to hall with another side door from the kitchen. First floor two bedrooms, one with fire and bathroom. (28)

Sanitation and drainage: mains drains, toilet. (3)

Water supply: mains supply

Gas and Electricity supply: Mains gas and electricity

Water heating: (1)

Cooking facilities: gas cooker in kitchen. Combination stove with oven over in Living room (3)

Food storage: Larder in kitchen. (1)

Washing and bathing: Bath and sink in kitchen, no wash basin in bathroom. (3)

Clothes washing: Copper in kitchen (3)

Room heating: (2)

Fuel storage: Coal store under stairs adjacent to external door to kitchen

General storage: Kitchen dresser, cupboard in front bedroom

Specific provisions:

Construction description: (1)

Most of the cottages are brick built, but at one time the London County Council experimented with other materials for construction, not only for variety but also to compare cost of construction and upkeep and to ensure an alternative if there should be a shortage of bricks. There are houses of concrete blocks, houses of timber, and various combinations of materials. These experimental houses however are a very small minority compared with those built of brick.

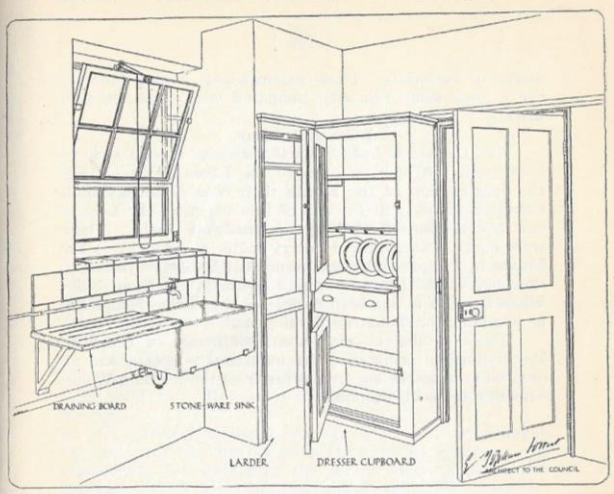
Developer: LCC (1)

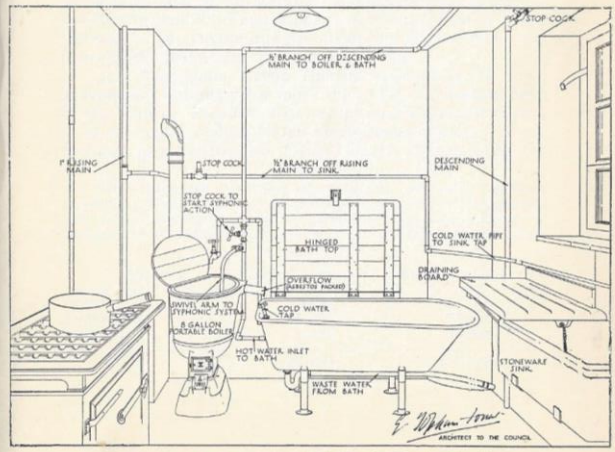
Architect/designer

Occupant's occupation: Working class

Notes: Each of the dwellings is fitted with a deep sink, a draining board, a gas cooker, a washing copper, and shelving, a bath, WC, larder, dresser-cupboard and storage for half a ton of coal. Hot water for the bath can be pumped from the washing copper. The living room has a combination stove which has an oven over a fire which can be closed or open.

KITCHEN FITTINGS OF A TYPICAL L.C.C. COTTAGE.





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Housing record

No. 187 Date: C 1916 (1)

Location: Chepstow Garden Village/Hardwick Garden Village.

Address:

O/S sheet No: 162 Grid Reference: ST 58933

Reference: Allen G., *The Cheap Cottage & Small House* London, B T Batsford (1919) facing P. 12.

Description: Block of 6, 3 bedroomed cottages. (4)

Rooms and Layout: livingroom, parlour, bathroom containing a copper, and usual offices downstairs, three bedrooms upstairs. (51)

Sanitation and drainage: W.C. incorporated in the structure accessed via an open-air lobby. (4)

Water supply: mains water

Gas and electricity

Water heating Copper in bathroom (1)

Cooking facilities: Range in living room assumed (2)

Food storage: Larder off scullery (1)

Washing and bathing: sink in scullery, separate bathroom with bath (5)

Clothes washing: Portable copper in bathroom (5)

Room heating: Fireplaces in all rooms (2)

Fuel storage: Coal store off rear lobby

Lighting:

General storage:

Specific provisions:

Construction description: (7)

Constructed from concrete “Winget” blocks cast on site. These appear to have the “Chisel Dressed” finish

Developer: The Standard Shipbuilding Company. (3)

Architect/designer: Messrs Dunn, Watson & Curtis Green

Occupant’s occupation: ship builders

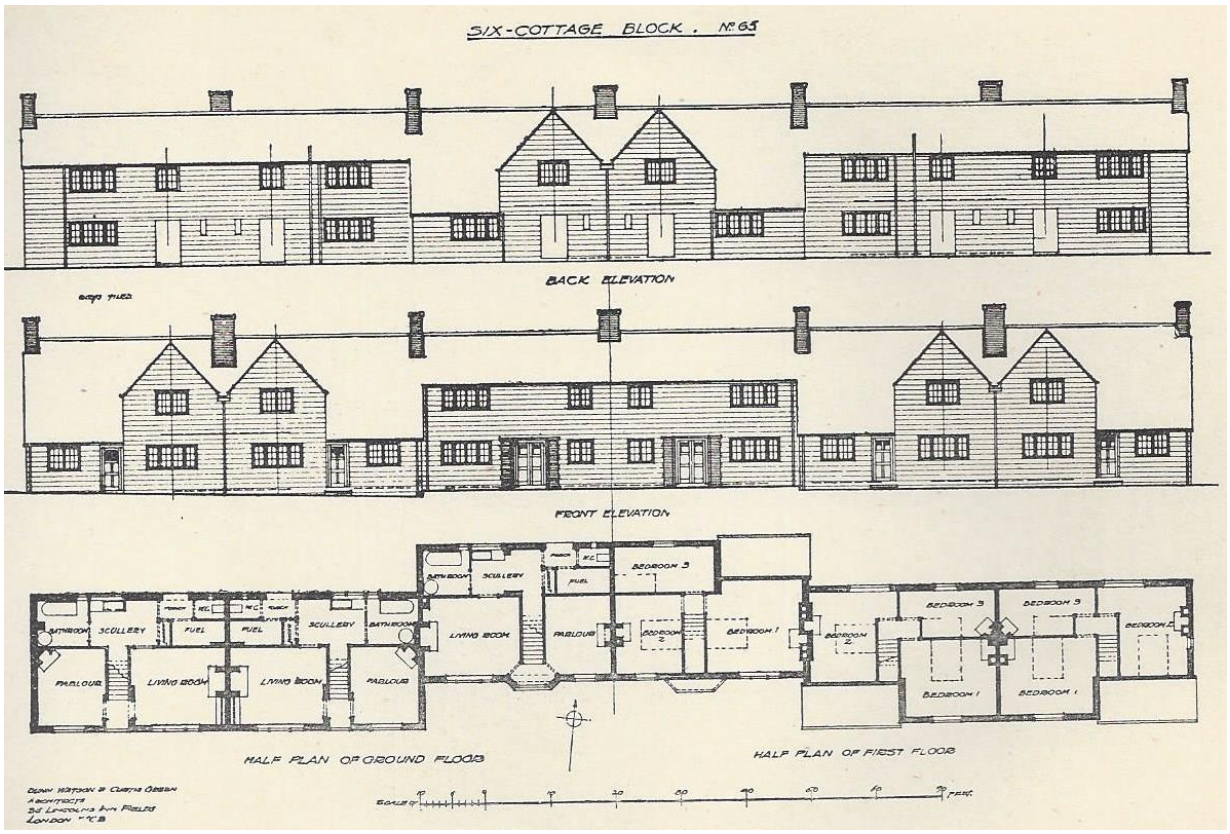
Notes: In these dwellings, built during the war, the accommodation consists of a living-room, parlour, scullery, bathroom containing a copper, and usual offices. There are three bedrooms upstairs. The group is of six houses and faces south.

These excellent cottages, which were designed by Messrs. Dunn, Watson & Curtis Green. The walls are built with a continuous cavity with “Winget” concrete blocks, and the roof is tiled, all “valleys” being “swept”.

Notes from information board: - Hardwick Garden City – During the First World War shipbuilding in Chepstow was expanded by the Standard Shipbuilding Company, who started to build Hardwick Garden City in 1916 to provide quality housing for the workers just a few minutes’ walk from the shipyard. Architects William Dunn and W. Curtis Green designed the estate, along lines established by the influential Garden City movement, with a range of housing types and with three large open spaces for recreation.

The shipyard was nationalised in 1917, and house building stopped for a year, but started again when the recruitment of skilled workers was hampered by a lack of accommodation. The houses were built using

concrete blocks made on site with two machines, which can be seen at the centre of the panorama.



Observations and comment: - This is the only block layout available at this time. From a tour of the site, it is believed that these cottages are not the largest or most prestigious on the estate. Unusual features are that all three bedrooms have fireplaces. Since the scullery has no fireplace cooking must have been done in the living room. An unusual feature is to have a separate downstairs bathroom which has the wash boiler in it, separate from the scullery. The indication being that clothes washing would be done in the bathroom. Hot water for use at the sink probably came from the range in the living room. The W.C. is only accessible via an open-air lobby. In the absence of any indication of a water storage tank or airing cupboard the inference is that there was mains water distribution only.

Housing record

No. 188 Date: c1915 (1)

Location: Crayford Garden Suburb. Address:

O/S sheet No: 117 Grid Reference: TQ 523752

Lakeman A., *Concrete cottages, small garages and farm buildings* London, Concrete publications Ltd (1918) P. 23. (2)

Description: Block of 2, 3 bedroomed cottages.

Rooms and layout: Ground floor a living room, parlour, scullery, larder and w.c. and upstairs three bedrooms. (51)

Sanitation and drainage: W.C. incorporated in a ground floor single storey extension. One plan shows it being accessed from the scullery while the other shows it being accessed from out-side. No drainage connection is shown from the bath. The sink discharges into a gully. (3)

Water supply:

Gas and electricity:

Water heating: copper in scullery (1)

Cooking facilities: Range in kitchen assumed (2)

Food storage: Larder off scullery (1)

Washing and bathing: sink in scullery, bath and copper within the scullery (1)

Clothes washing: Portable copper adjacent to the bath (4)

Room heating: open fires in kitchen, parlour and two bedrooms. (2)

Fuel storage: Coal store under the stairs, access from scullery

Lighting:

General storage: Cupboard and dresser in living room

Specific provisions:

Construction description: (3)

Walls: Constructed from concrete “Winget” blocks, with roughcast.

Developer: The Cottage Construction Company for Messrs Vickers. (3)

Architect/designer:

Occupant’s occupation:

Notes:

Lakeman – Some very good examples of cottages constructed with concrete blocks are provided in the scheme carried out for the Crayford Cottage /society in Kent under the direction of the Rural Housing Organisation Society.

The estate is a fairly large one, and the scheme includes 457 cottages and five sites for public buildings, while portions of land are given up to a recreation ground, village green, bowling green and various allotments, the last mentioned being in addition to the large gardens that are provided to each cottage.

The site adjoins the River Cray and is quite close to the village of Crayford and but a few minutes’ walk from the extensive works of Messrs. Vickers. The concrete cottages were executed by the Cottage Construction Company and they form the best types of this class of work in the vicinity of London, and an interesting comparison is afforded between concrete blocks and brickwork as regards economy and speed of erection in cottage work, which tends to show the former to advantage.

The same type of plan has been adopted for the whole of the cottages now under construction and completed, but the elevations are varied to avoid monotony. Each dwelling has a frontage of 24 ft. 4 ½ in., and a depth of 17 ft. for the main building, with a projection of 6 ft. for a length of 12 ft. at the rear of the ground floor. The accommodation on the ground floor consists of a living room 15 ft. by 11 ft., a parlour 12 ft. 4 ½ in. by 9 ft., a scullery, containing bath, a larder, w.c., and fuel store, and on the first floor three bedrooms are provided, the largest being 15 ft. 6 in. by 9 ft. and the smallest 8 ft. 3 in. by 7 ft. 9 in.

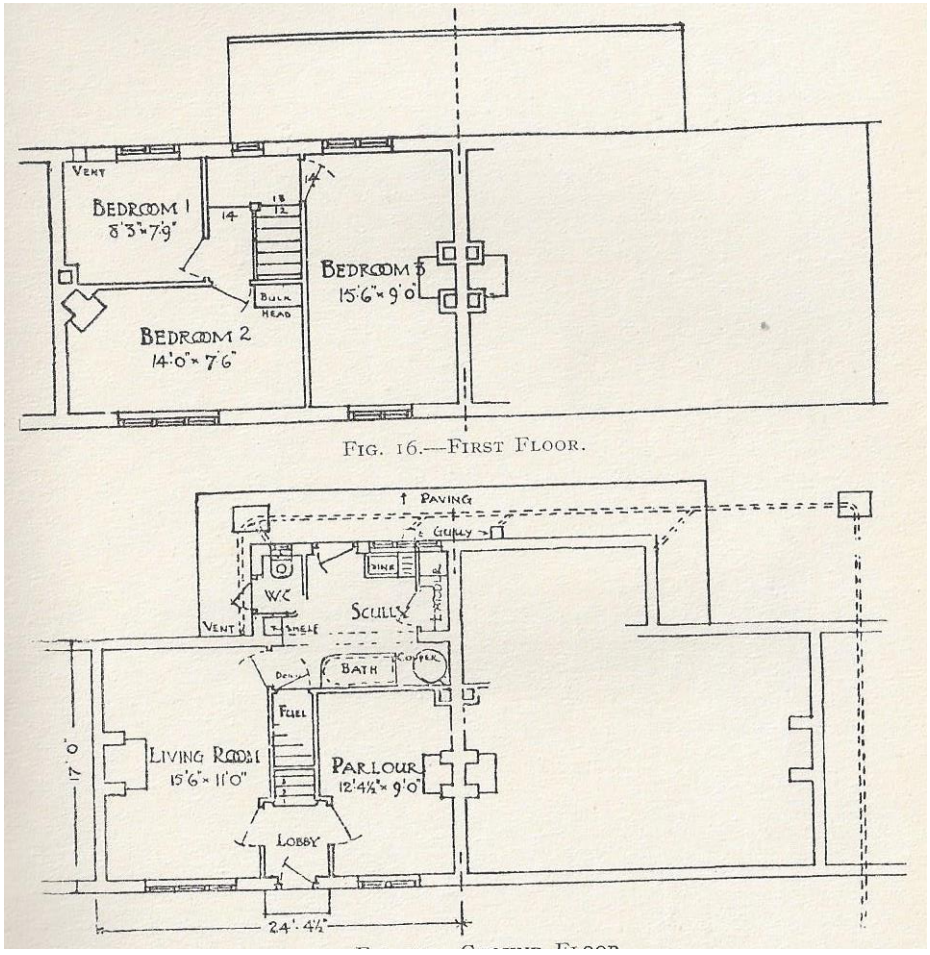


FIG. 16.—FIRST FLOOR.

Observations: There are minor differences between this plan and that shown by Allen (HRS 188A). His plan shows the w.c. being accessed from

outside while the Lakeman plan shows it access from the scullery. The Lakeman plan shows a draining board either side of the sink, while Allen shows only one. The Lakeman plan shows the external drainage but does not show any drain from the bath. The sink discharges into a gulley, which could not be used by a waste form the bath. The bedroom without a fireplace has a vent in the wall. Bedroom 3 is accessed from a landing one step down from the general landing, which would have reduced the ceiling height in the parlour.

Housing record

No. 188A Date: 1916 (1)

Location: Crayford Garden Suburb. Address

O/S sheet No: 117 Grid Reference: TQ 523752

Reference: Allen G., *The Cheap Cottage & Small House* London, B T Batsford (1919) facing P. 2. (2)

Description: Block of 4, 5 or 6, 3 bedroomed cottages. (4)

Rooms and layout: Large kitchen, parlour, scullery downstairs and three bedrooms upstairs. (51)

Sanitation and drainage: W.C. accessed from an open lobby off the scullery. No drainage connection is shown from the bath. The sink discharges into a gully. (4)

Water supply: mains water

Gas and electricity:

Water heating: copper in scullery (1)

Cooking facilities: Range in kitchen assumed (2)

Food storage: Larder off scullery (1)

Washing and bathing: sink in scullery, bath and copper within the scullery (1)

Clothes washing: Portable copper adjacent to the bath. (4)

Room heating: Open fires in parlour and two bedrooms. (2)

Fuel storage: Coal store under the stairs, access from scullery

Lighting:

General storage: Cupboard and dresser in living room

Specific provisions:

Construction description: (3)

Walls: Constructed from concrete “Winget” blocks, with rendering or roughcast.

Roofs: Tiled

Developer: Vickers (3)

Occupant’s occupation:

Notes:

Allen – Over 600 cottages of varying types were built at Crayford during the war, mainly to home Messrs. Vickers’ employees. Each dwelling contains at least three bedrooms, a parlour, living room with a sunny aspect, and bath with hot and cold-water supply. More than half of the dwellings were built with concrete-block walls, rendered externally, and these have been found entirely satisfactory. The remainder have brick walls built with a cavity, and all roofs were tiled. This housing scheme, carried out under the auspices of the Housing Organisation Society, is the most economical in the country. Many of the cottages cost under £200 – under 6d. per cube foot – and the price per house, including all charges for roads, sewerage, lighting, water supply, etc., averages at £325.

These cottages were built in 1916, and cost less than £250 each. They are in groups of 2, 4, 5 and 6, with varying elevations. All walling, chimneys, internal partitions, door hoods and brackets, and bay roofs are of concrete. “Winget” machines were used for making concrete blocks on site. As shown, each dwelling has a large kitchen, parlour with bay window, scullery containing a bath having a hinged flap [over], and upstairs are

three bedrooms. All end houses have side entrances, and the type of plan is suitable where the front faces north.

The pair of cottages shown were built in 1915, the walls being of "Wingate" concrete blocks covered with roughcast. The accommodation provided consists of three bedrooms, a large living-room, parlour, scullery containing a sink, copper, and bath with hinged table-top cover. All windows have portions above transoms to open separately. These cottages cost under £200 apiece to build.

Housing record

No. 188B Date: 1916 (1)

Location: Crayford Garden Suburb. Address

O/S sheet No: 117 Grid Reference: TQ 523752

Reference: Allen G., *The Cheap Cottage & Small House* London, B T Batsford (1919) P. 27. (2)

Description: Block of 4, 5 or 6, 3 bedroomed cottages. (4)

Rooms and layout: Large kitchen, parlour, scullery downstairs and three bedrooms upstairs. (51)

Sanitation and drainage: W.C. accessed from an open lobby off the scullery. No drainage connection is shown from the bath. The sink discharges into a gully. (4)

Water supply: mains water

Gas and electricity:

Water heating: copper in scullery (1)

Cooking facilities: Range in kitchen assumed (2)

Food storage: Larder off scullery (1)

Washing and bathing: sink in scullery, bath and copper within the scullery (1)

Clothes washing: Portable copper adjacent to the bath. (4)

Room heating: Open fires in parlour and two bedrooms. (2)

Fuel storage: Coal store under the stairs, access from scullery

Lighting:

General storage: Cupboard and dresser in living room

Specific provisions:

Construction description: (3)

Walls: Constructed from concrete “Winget” blocks, with rendering or roughcast.

Roofs: Tiled

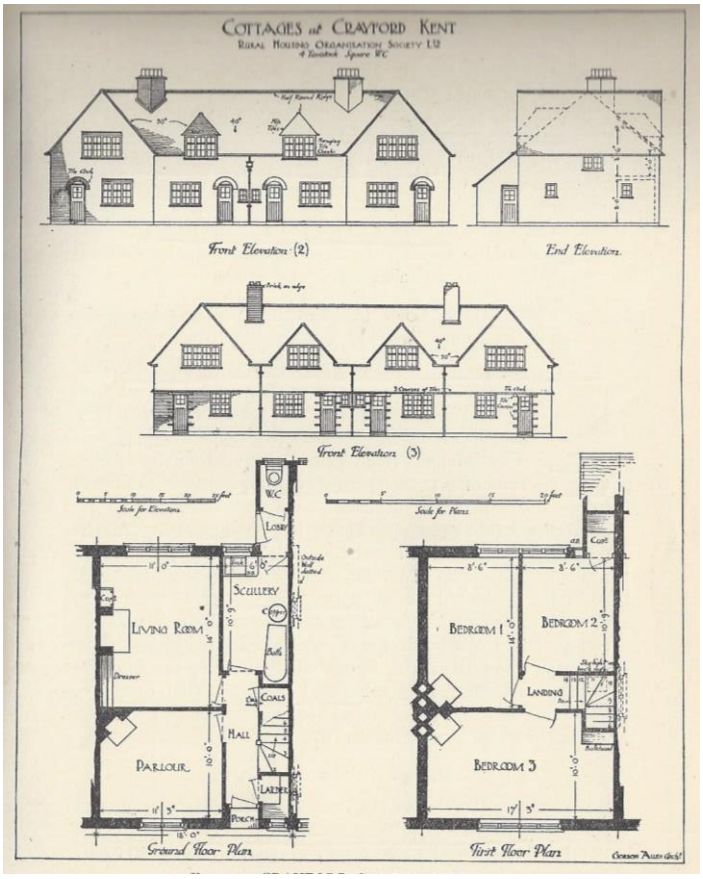
Developer: Housing Organisation Society and Vickers (3)

Occupant’s occupation:

Notes:

Allen – Over 600 cottages of varying types were built at Crayford during the war, mainly to home Messrs. Vickers’ employees. Each dwelling contains at least three bedrooms, a parlour, living room with a sunny aspect, and bath with hot and cold-water supply. More than half of the dwellings were built with concrete-block walls, rendered externally, and these have been found entirely satisfactory. The remainder have brick walls built with a cavity, and all roofs were tiled. This housing scheme, carried out under the auspices of the Housing Organisation Society, is the most economical in the country. Many of the cottages cost under £200 – under 6d. per cube foot – and the price per house, including all charges.

The accommodation is similar to that in HRS 188C, though in this case the frontage is only 18ft. Some of these houses were built in brickwork and some in concrete blocks, the elevations being in several varieties.



Notes and observations: The two plans show minor differences specifically the end of terrace plans show a side entrance while the centre terrace houses have the entrance in the front. The plan showing the external drainage does not show any drain from the bath. The sink discharges into a gulley, which could not be used by a waste from the bath. The bedroom without a fireplace has a vent in the wall.

Housing record

No. 188C Date: 1916 (1)

Location: Crayford Garden Suburb. Address:

O/S sheet No: 117 Grid Reference: TQ 523752

Reference: Allen G., *The Cheap Cottage & Small House* London, B T Batsford (1919) P. 19 and facing P. 27. (2)

Description: Block of 2, 3 bedroomed cottages.

Rooms and Layout: Large living-room, parlour, scullery downstairs and three bedrooms upstairs. (51)

Sanitation and drainage: W.C. incorporated in a ground floor single storey extension, accessed from the scullery. (5)

Water supply:

Gas and electricity:

Water heating: copper in scullery. (1)

Cooking facilities: Range in living-room, assumed (2)

Food storage: Larder off scullery (1)

Washing and bathing: sink in scullery, bath and copper within the scullery. (1)

Clothes washing: Copper adjacent to the bath. (4)

Room heating: Open fires in parlour and two bedrooms. (2)

Fuel storage: Coal store under the stairs, access from scullery.

Lighting:

General storage: Cupboard and dresser in living room.

Specific provisions:

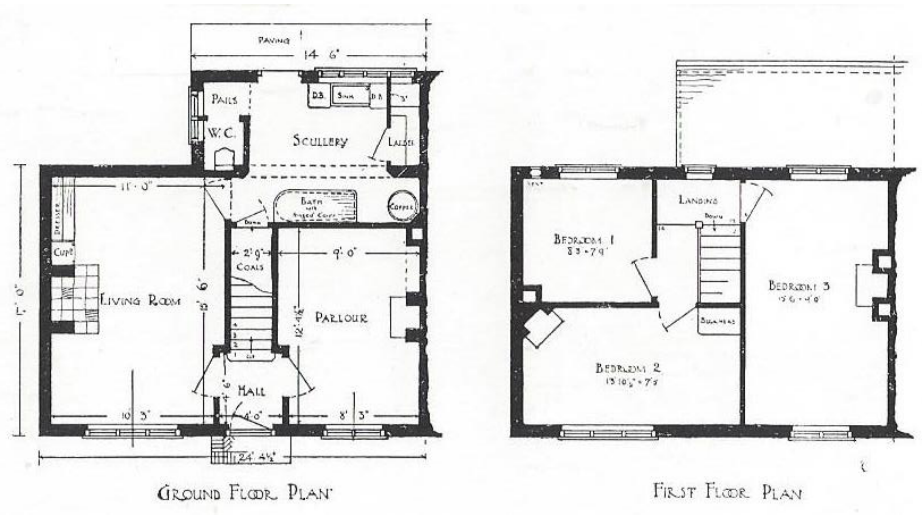
Construction description: (6)

Walls: Constructed from concrete “Winget” blocks.

Developer: The Rural Housing Organisation Society Ltd., Messrs Vickers. (3)

Architect/designer

Occupant’s occupation:

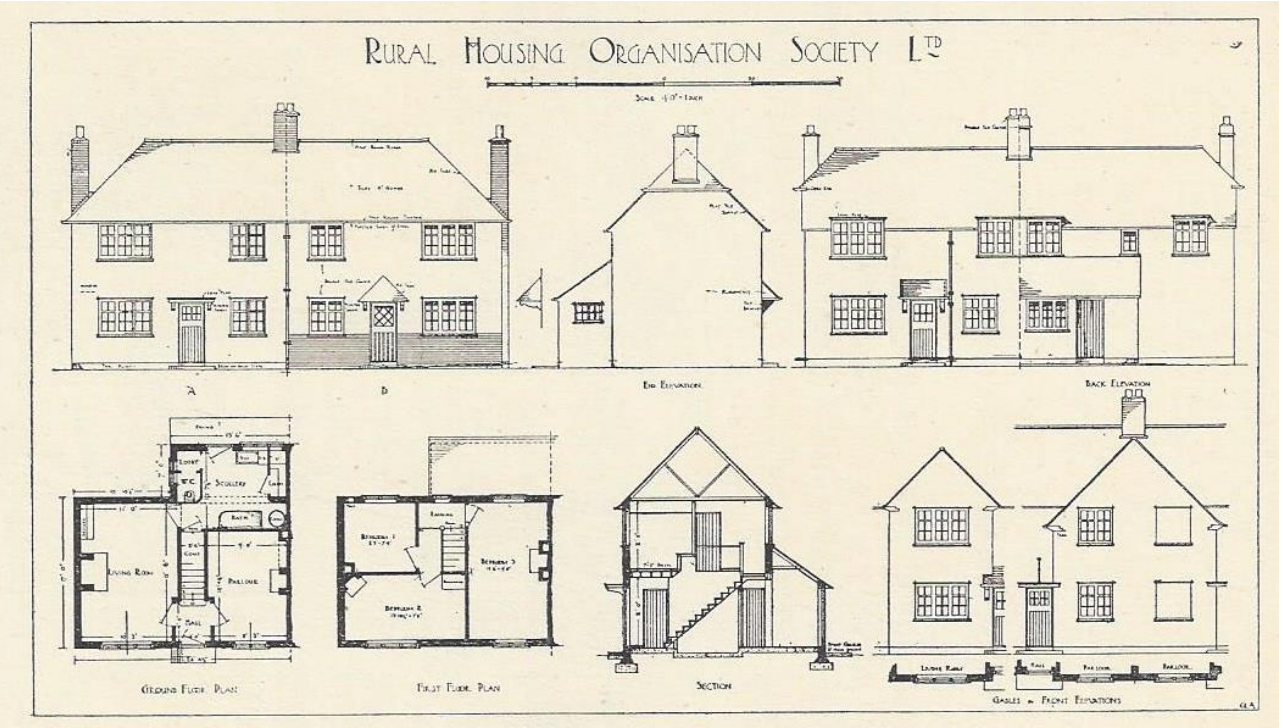


Notes:

Allen – Over 600 cottages of varying types were built at Crayford during the war, mainly to home Messrs. Vickers’ employees. Each dwelling contains at least three bedrooms, a parlour, living room with a sunny aspect, and bath with hot and cold-water supply. More than half of the dwellings were built with concrete-block walls, rendered externally, and these have been found entirely satisfactory. The remainder have brick walls built with a cavity, and all roofs were tiled. This housing scheme, carried out under the auspices of the Housing Organisation Society, is the most economical in the country. Many of the cottages cost under £200 – under 6d. per cube foot – and the price per house, including all charges

For the town-planner this design is convenient, as it can be built in singles, pairs or blocks. In addition, the plan can be used on either side of the road, since the living-room runs the full width of the house, and a sunny aspect is thus always obtainable. Cottages built to this plan can be varied as these drawings show variations in elevations. These are the same as the cottages shown above.

The pair of cottages shown were built in 1915, the walls being of "Wingate" concrete blocks covered with roughcast. The accommodation provided consists of three bedrooms, a large living-room, parlour, scullery containing a sink, copper, and bath with hinged table-top cover. All windows have portions above transoms to open separately. These cottages cost under £200 apiece to build.



Comments and observations: - Similar accommodation to both HR 188 and 188A. Specific mention is made to a 'hinged table-top cover' to the bath.

Housing record

No. 188D Date: 1916 (1)

Location: Crayford Garden Suburb. Address:

O/S sheet No: 117 Grid Reference: TQ 523752

Reference: Allen G., *The Cheap Cottage & Small House* London, B T Batsford (1919) P. 50. (2)

Description: Block of 2, 4 bedroomed houses. (2)

Rooms and Layout: Living room, parlour and scullery on ground floor, three bedrooms and bathroom on first floor, fourth bedroom in attic. (87)

Sanitation and drainage: Separate W.C. on first floor. (8)

Water supply:

Gas and electricity:

Water heating: Copper in scullery. (1)

Cooking facilities: Range in living-room, assumed. (2)

Food storage: Larder off hall. (1)

Washing and bathing: sink and gas copper in scullery. Bath and wash basin in separate room on first floor.

Clothes washing: Gas copper and sink in scullery. (9)

Room heating: open fires in parlour and two bedrooms. (2)

Fuel storage: Coal store off scullery, adjacent to side door.

Lighting:

General storage: Cupboard and dresser in living room.

Specific provisions:

Construction description: (4)

Walls: Constructed from cavity brickwork.

Roof: Dark brown tiles

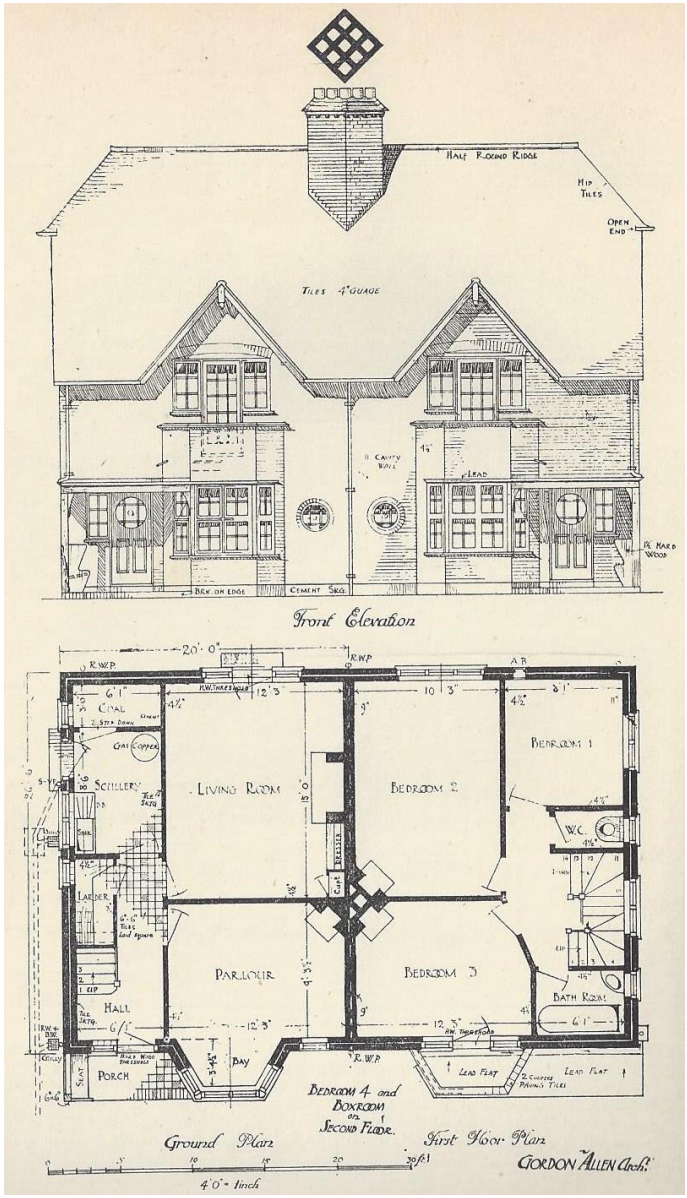
Developer: Built for Messrs Vickers' staff. (3)

Occupant's occupation:

Notes: -

Allen: Over 600 cottages of varying types were built at Crayford during the war, mainly to home Messrs. Vickers' employees. Each dwelling contains at least three bedrooms, a parlour, living room with a sunny aspect, and bath with hot and cold-water supply. More than half of the dwellings were built with concrete-block walls, rendered externally, and these have been found entirely satisfactory. The remainder have brick walls built with a cavity, and all roofs were tiled. This housing scheme, carried out under the auspices of the Housing Organisation Society, is the most economical in the country. Many of the cottages cost under £200 – under 6d. per cube foot – and the price per house, including all charges for roads, sewerage, lighting, water supply, etc., averages at £325.

These houses shown here were built in 1916 for Messrs, Vickers' staff. Upstairs there are four bedrooms, bathroom, etc. with a large living-room, parlour, scullery and offices on the ground floor. The posts and seats in the porch are of oak, the walls are of red brickwork built with a cavity, and the roof is covered with dark brown tiles.



Comments and observations: - These are a further superior class of house, note not cottages, to HRs 188C. Having 4 bedrooms, the fourth apparently in the attic. The reference to "Gas Copper" is significant since it implies that gas was available in the estate and was probably used for lighting as well. Water for the bath was also possibly by a gas heater. The transition from cottage to house is significant.

Housing record

No. 188E Date: c1916

Location: Crayford Garden Suburb. Address:

O/S sheet No: 117 Grid Reference: TQ 523752

Reference: Allen G., *The Cheap Cottage & Small House* London, B T Batsford (1919) P. 24. (2)

Description: Block of 2, 4 bedroomed houses. (2)

Rooms and Layout: Living room, parlour, kitchen and scullery downstairs, three bedrooms and bathroom on first floor, fourth bedroom and box room in attic. (87)

Sanitation and drainage: Separate W.C. on first floor, second w.c. in a single storey extension off a lobby off the scullery, adjacent to the side door. (5, 8)

Water supply:

Gas and electricity:

Water heating: Linen cupboard adjacent to bathroom suggests a hot water system from a back boiler. (3)

Cooking facilities: Range in kitchen, assumed. (4)

Food storage: Larder off scullery. (1)

Washing and bathing: sink and copper, in scullery. Bath and wash basin in separate room on first floor. (11)

Clothes washing: Portable copper with flue and sink in scullery. (4)

Room heating: Open fires in living room, parlour and all bedrooms. (2)

Fuel storage: Coal store off scullery, adjacent to side lobby.

Lighting:

General storage: Dresser in kitchen.

Specific provisions:

Construction description: (4)

Walls: Constructed from cavity brickwork.

Developer: Built for Messrs Vickers' staff. (2)

Architect/designer

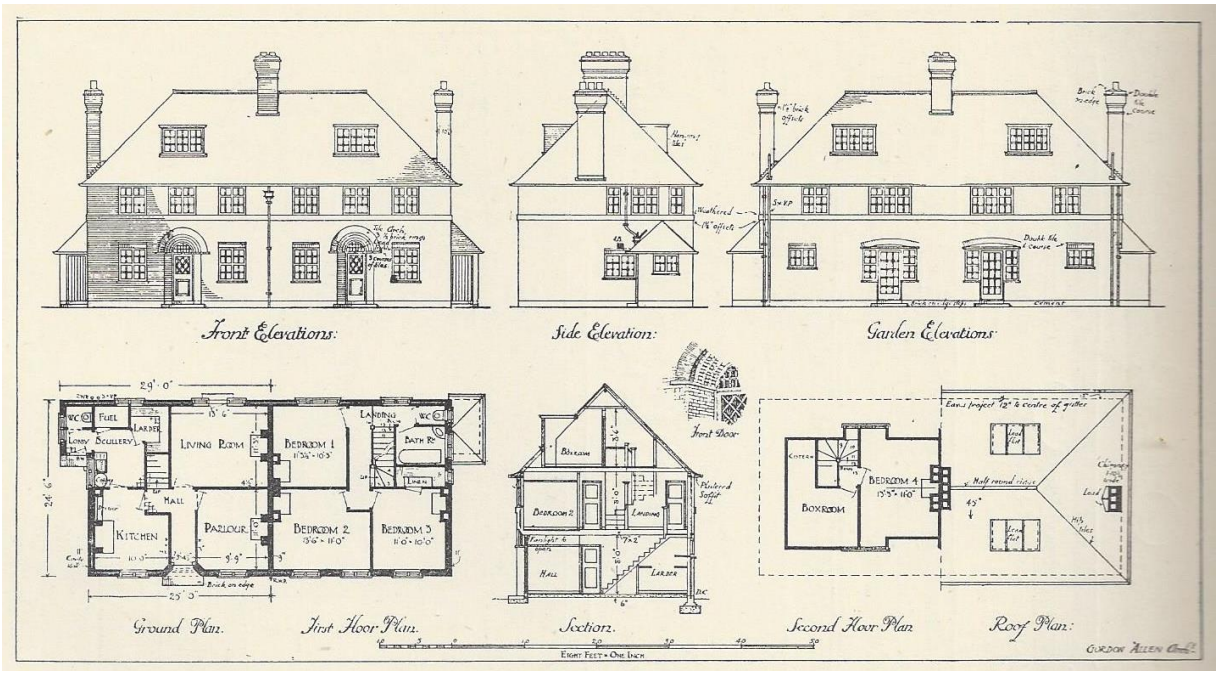
Occupant's occupation:

Notes: -

Allen: Over 600 cottages of varying types were built at Crayford during the war, mainly to home Messrs. Vickers' employees. Each dwelling contains at least three bedrooms, a parlour, living room with a sunny aspect, and bath with hot and cold-water supply. More than half of the dwellings were built with concrete-block walls, rendered externally, and these have been found entirely satisfactory. The remainder have brick walls built with a cavity, and all roofs were tiled. This housing scheme, carried out under the auspices of the Housing Organisation Society, is the most economical in the country. Many of the cottages cost under £200 – under 6d. per cube foot – and the price per house, including all charges for roads, sewerage, lighting, water supply, etc., averages at £325.

A number of these larger houses for Messrs. Vickers' staff were built at Crayford in 1916. The accommodation provided consists of two sitting-rooms, kitchen, scullery, and offices on the ground floor: three bedrooms, bathroom, etc. on the first floor: and a bedroom and large boxroom as attics. The walls are built with continuous cavity, the facings being of dark

purple brickwork. Red tiles were used for roofing. Over the front door is an arch of roofing tiles, as shown in the sketch.



Comments and observations: - These are the most superior class of house to have been built for the Vickers' staff. Having 4 bedrooms, the fourth in the attic. The provision of a separate Kitchen with its own W.C. suggests that at this level staff may have had a live-in servant. The high standard of this house type suggests the need to be able to attract high level staff as well as general operatives.

Housing record

No. 190 Date: c1917-18 (1)

Location: Rafborough, Farnborough. Address: Class 1

O/S sheet No: 186 Grid Reference: SU 860550

Reference: Notes on Rafborough, author not named.

The Builder January 3, 1919, P.25 (5)

Description: Class 1, pair of 3 bedroomed houses (2)

Rooms and Layout: Living room, parlour and scullery on ground floor, three bedrooms on first floor (49)

Sanitation and drainage: mains drainage. WC in bathroom on first floor (7)

Water supply: Mains water

Gas and electricity: Gas

Water heating

Cooking facilities:

Food storage: Larder (1)

Washing and bathing: Bathroom on first floor (10)

Clothes washing:

Room heating:

Fuel storage:

Lighting: By gas

General storage:

Specific provisions:

Construction description: (3)

Walls: brickwork, pebble dash finish

Roofs: slate

Developer: Built for staff at the Royal Aircraft Factory. (3)

Occupant's occupation: Aircraft workers

Notes: - Although the pebble dash finish and general style may not be architecturally inspiring, they were in their time fairly modern with gas lighting in all rooms and main drainage and are an important local example of a development of workers' cottages – a kind of development that is rare in the south of England. In its heyday, the uniformity of the estate of slate roofed terraced houses each fronted by a neat privet hedge with roads lined by tidy grass verges must have been quite attractive. The main drains on the estate were about 20 lower than the system then operated by the Farnborough Urban District Council. Compressed air was used to propel the sewage between the two drains which was provided by a gas engine driven compressor, located in a hut on the green near Keith Lucas Road.

The Builder: The general layout of the scheme leaves a green of two-and-a-half acres with other open spaces and a site for a few shops, and a village-hall or school, 1,094 cottages (between 13 and 14 to the acre) can be erected on the ground, when the whole property is ultimately developed. Two hundred and fifty cottages have now been completed.

It was not practicable to take the sewage form the houses by gravitation to the Farnborough sewerage system. Ejectors have therefore, been provided and the drainage is taken a considerable distance to the sewage tank at the

factory, and from there pumped to the main sewer. There is one connection to the main drain or sewer to each group of houses.

Gas lighting has been installed. An ample water supply is obtained from Frimley and Farnborough Water Company.

Two classes of cottages have been provided. The sixteen Class 1 houses are intended for foremen or the more highly paid employees, and the accommodation is as follows: -

Sixteen Class 1, Ground Floor.

Living room, 15 ft. 0 ins. X 13 ft. 6 ins.; Parlour, 13 ft. 3 ins. X 11 ft. 0 ins.; scullery 8 ft. 0 ins. X 7 ft. 6 ins.; larder, 3 ft. 9 ins. X 3 ft. 6 ins.; coals, 7 ft. 6 ins X 2 ft. 9 ins.

First Floor

Bedroom No 1, 14 ft. 3 ins. X 12 ft. 0 ins. Bedroom No 2, 14 ft. 3 ins. X 9 ft. 1 ½ ins.; bedroom No 3, 10 ft. 6 ins. X 7 ft. 6 ins. 6 ft. 10 ½ ins. X 3 ft. 0 ins.

All Class 1 cottages are arranged in pairs.

The external walls are of brickwork, rough-casted and slightly varied in texture and colour to different blocks. The use of wood internally has been avoided wherever possible; the Government having issued instructions as to the urgent necessity for economy in the use of this material. Internal partitions are of brick or thin concrete slabs, and internal window cills are tile. The roofs were designed to avoid cutting as far as possible, thus reducing waste of material to a minimum, and the use of lead has been dispensed with entirely – the conservatism of this material for war purposes being of the greatest importance. Small or medium size /Welsh and Cornish slates of the more satisfactory shades and of varying colour obtained from the cheaper qualities, have been used for the roof coverings

with red ridges and hips, and with differing size and colour of slating on the various blocks, monotony in the appearance of the roofs has been avoided. The adoption of low pitch roofs suitable for slating and the use of the most economical scantlings in roof and floor construction also assisted materially in the saving of timber, and brickwork in division walls and chimneys was also reduced as a consequence.

Comments and observations: The fourth room listed on the first floor is undefined. The builder makes the point that in the Class 2 house the bath is in the scullery suggests that this is not the case for the Class 1 house. Could the third room be a bathroom? However, a room 6 ft. 10 ½ ins. X 3 ft. 0 ins., would be very small for a bath and w.c.

Housing record

No. 190 A Date: c1917-18 (1)

Location: Rafborough, Farnborough. Address: Class 2

O/S sheet No: 186 Grid Reference: SU 860550

Reference: Notes on Rafborough, author not named.

The Builder January 3, 1919, P.25 (5)

Description: Class 2, terrace of 3 bedroomed houses (4)

Rooms and Layout: Living room and scullery on ground floor, three bedrooms on first floor. (38)

Sanitation and drainage: Mains drainage. WC accessed from outside (3)

Water supply: Mains water

Gas and electricity: Gas.

Water heating:

Cooking facilities: (2)

Food storage: (1)

Washing and bathing: bath in scullery (2)

Clothes washing:

Room heating (2)

Fuel storage:

Lighting: By gas

General storage:

Specific provisions:

Construction description: (3)

Walls: Brickwork, pebble dashed

Roofs: slate

Developer: Built for staff at the Royal Aircraft Factory. (3)

Occupant's occupation: Aircraft workers

Notes: - Although the pebble dash finish and general style may not be architecturally inspiring, they were in their time fairly modern with gas lighting in all rooms and main drainage and are an important local example of a development of workers' cottages – a kind of development that is rare in the south of England. In its heyday, the uniformity of the estate of slate roofed terraced houses each fronted by a neat privet hedge with roads lined by tidy grass verges must have been quite attractive. The main drains on the estate were about 20 lower than the system then operated by the Farnborough Urban District Council. Compressed air was used to propel the sewage between the two drains which was provided by a gas engine driven compressor, located in a hut on the green near Keith Lucas Road.

The Builder: The general layout of the scheme leaves a green of two-and-a-half acres with other open spaces and a site for a few shops, and a village-hall or school, 1,094 cottages (between 13 and 14 to the acre) can be erected on the ground, when the whole property is ultimately developed. Two hundred and fifty cottages have now been completed.

It was not practicable to take the sewage form the houses by gravitation to the Farnborough sewerage system. Ejectors have therefore, been provided and the drainage is taken a considerable distance to the sewage tank at the factory, and from there pumped to the main sewer. There is one connection to the main drain or sewer to each group of houses.

Gas lighting has been installed. An ample water supply is obtained from Frimley and Farnborough Water Company.

Two classes of cottages have been provided. The sixteen Class 1 houses are intended for foremen or the more highly paid employees, and the accommodation is as follows: -

234 Class 2, Ground Floor.

Living room, 14 ft. 0 ins. X 13 ft. 6 ins.; scullery (with bath) 11 ft. 4 ½ ins. X 7 ft. 6 ins.; larder, 4 ft. 9 ins. X 1 ft. 9 ins.; coals, 6 ft. 4 ½ ins X 2 ft. 7 ½ ins.; w.c., 4 ft. 9 ins. X 2 ft. 9 ins.

First Floor

Bedroom No 1, 14 ft. 7 ½ ins. X 10 ft. 6 ins. Bedroom No 2, 11 ft. 1 ½ ins. X 9 ft. 6 ins.; bedroom No 3, 8 ft. 4 ½ ins. X 7 ft. 7 ½ ins.

The external walls are of brickwork, rough-casted and slightly varied in texture and colour to different blocks. The use of wood internally has been avoided wherever possible; the Government having issued instructions as to the urgent necessity for economy in the use of this material. Internal partitions are of brick or thin concrete slabs, and internal window cills are tile. The roofs were designed to avoid cutting as far as possible, thus reducing waste of material to a minimum, and the use of lead has been dispensed with entirely – the conservatism of this material for war purposes being of the greatest importance. Small or medium size /Welsh and Cornish slates of the more satisfactory shades and of varying colour obtained from the cheaper qualities, have been used for the roof coverings with red ridges and hips, and with differing size and colour of slating on the various blocks, monotony in the appearance of the roofs has been avoided. The adoption of low pitch roofs suitable for slating and the use of the most economical scantlings in roof and floor construction also assisted

materially in the saving of timber, and brickwork in division walls and chimneys was also reduced as a consequence.

Comments and observations: The class 2 houses have one large window front and back. So, although the builder suggests that the Class 2 cottage has 3 bedrooms, without the evidence of a house plan this is questionable.

Housing record

No. 191 Date: c1917 (1)

Location: The Austin Village, Northfield, Birmingham. Address:

O/S sheet No: 139 Grid Reference: SP 0278

Reference: (2002) *The Austin Village*. Birmingham. The Austin Village Preservation Society.

(2006) Gillian Bardsley & Colin Corke *Making cars at Longbridge* Stroud. Tempus Publishing Ltd. P 34. (6)

Description: 3 bedroomed prefabricated timber bungalow. (9)

Rooms and Layout: Living room, kitchen, three bedrooms and bathroom (17)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and electricity; gas

Water heating: Domestic hot water boiler. (5)

Cooking facilities: Gas cooker in kitchen. (5)

Food storage: Pantry (1)

Washing and bathing: Bathroom with bath and WC. (10)

Clothes washing: Gas wash boiler (9)

Room heating: Hot water radiators. (5)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description (15)

Walls: Timber clad timber frame.

Developer: Herbert Austin (3)

Architect/designer:

Occupant's occupation: Vehicle manufacturer

Notes:

Bardsley and Corke; The Austin Village. Around 200 wooden bungalows were built in 1917 from prefabricated kits imported from Michigan, together with some brick-built houses. Intended to solve the accommodation problems of the expanding workforce, each house initially had at least seven inhabitants.

The estate quickly gained its own police station. The document approving a change of use provided a fascinating inventory of the equipment to be found in each house, with unusual luxuries such as gas lighting and cooker, central heating, hot and cold running taps, and a fully fitted indoor bathroom.

DATED. 21st ..... 1918.

AGREEMENT

IN

RESPECT OF

37. CENTRAL AVENUE

LONGBRIDGE ESTATE

NORTHFIELD

FOR HOUSE ON ESTATE TO BE USED AS A

POLICE STATION.

THE AUSTIN MOTOR CO LTD

AND

THE LORD MAYOR ALDERMEN

AND CITIZENS OF THE

CITY OF BIRMINGHAM.

SCHEDULE.

Porch.	Chemical fire extinctor and hooks therefor.
Living Room.	Gas pendant burner globe and mantle. Two green Holland roller blinds. Two hot water radiators.
Pantry.	One Green Holland roller blind.
Kitchen.	Gas bracket burner globe and mantle. Two Green Holland roller blinds. Dwarf dresser containing two drawers and cupboard. White porcelain enamelled sink with grooved drainer and hot and cold supply taps. Gas heated washing boiler. Gas cooker with usual equipment. Flap table. Hot water radiator with valve.
Back Bedroom.	Gas bracket burner globe and mantle. Green Holland roller blind. Hot water radiator with valve.
Bathroom.	Gas bracket with burner. Green Holland roller blind. White porcelain enamelled bath with hot and cold supply taps. W.C. Set complete.
Middle Bedroom.	Gas bracket burner globe and mantle. Green Holland roller blind. Hot water radiator.
Front Bedroom.	Gas bracket burner globe and mantle. Green Holland roller blind. Hot water radiator.
Heating Chamber.	Domestic hot water boiler (circuit in connection)
Outside.	Galvanized dust bin with zonical cover. Larch line post.

Housing record

No. 300 Date 1951 (4)

Location: Lansbury estate (East site) Address East India Dock Road, London

O/S sheet No: 177 Grid Reference: TQ 373810

Reference: The guide to the 1951 Exhibition Festival of Britain, of Architecture, popular, pp 12-25.

Gaskell S Martin (1987) *Model housing from the Great Exhibition to the Festival of Britain* London, Mansell Publishing Ltd pp 121-126. (2)

Description: Estate of 166 dwellings consisting of houses and maisonettes

Bedsitting room (7)

Rooms and Layout: Living room, kitchen, bathroom with WC. (2)

Sanitation and drainage: W C in bathroom room. (7)

Water supply:

Gas and electricity: electricity

Water heating: Back boilers and Immersion heaters (4, 8)

Cooking facilities: All units have a kitchen with cooker and double drainer sink (5)

Food storage: All units have larder cupboard in the kitchen (1)

Washing and bathing Bathroom with bath, WC and wash-hand basin (12)

Clothes washing: No specific provision

Room heating: open smokeless fuel fire in the living-room, presumably with back boiler as there is provision of an immersion

heater for use in summer. All bedrooms have built in electric panel fires. (3)

Fuel storage:

Lighting: Presumably electric lighting

General storage: Built-in cupboards in most bedrooms

Specific provisions:

Construction description: (4)

Foundations generally mass concrete although some had piles

Walls load-bearing brick, faced with London stock bricks

Floors are boards on wood joists in the two storey houses and fire-resisting construction between dwellings

Roof covered with Welsh slates

Finishes internal walls in cement gauged lime plaster finished with washable distemper

Fixtures and fittings windows standard metal casements in wood frames

Developer/designer: LCC, (1)

Architect/designer: G A Jellicoe

Occupant's occupation: Likely to be Dockers

Notes: *The houses* (1) The two-storey houses, each house has three bedrooms, a living room, kitchen, bathroom and W C and covered ways to the gardens.

(2) The three-storey houses, houses with three bedrooms, a kitchen and living-room on three floors are mixed with one-room ground floor flats and three-bedroom maisonettes on two floors.

Equipment The living-rooms are equipped in every case with open, smokeless fuel fires and immersion heaters are provided for use in the summer months. All bedrooms have built-in electric panel fires.

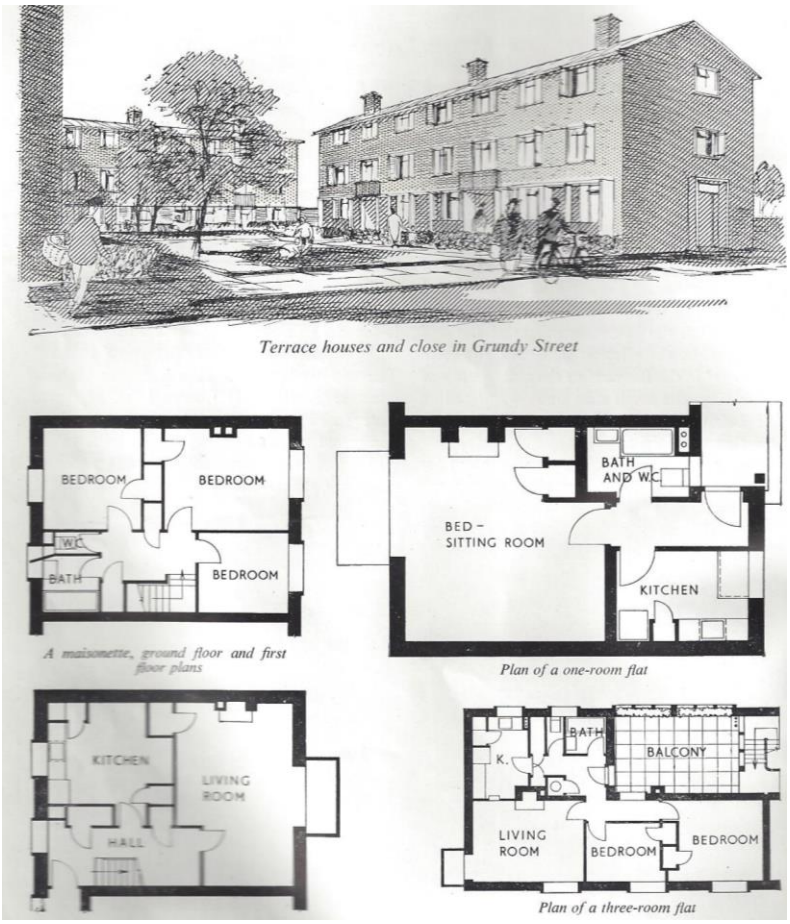
Construction Foundations are generally of mass concrete, though piles were necessary in some blocks. External walls are of load-bearing brick, faced with London stock bricks. Floors are of boards on wood joists in two storey houses, and in the multi-storey blocks are of fire-resisting construction between dwellings, and fully insulated against sound. Roofs are covered with Welsh slates and door surrounds are of reconstructed Clipsham stone. Windows are standard metal casements in wood frames. Internal walls are in cement gauged lime plaster finished with washable distemper.

Observations: The four sites on the Lansbury estate, which formed the architectural exhibition for the Festival of Britain contained a range of dwelling types from bed-sits to four roomed houses. While none have a room for use as a parlour some have kitchens large enough to be used as a kitchen/dining room. With the exception of the bed-sit all have indoor toilets separate from the bathroom. While the bathrooms have both bath and wash-hand basin there are no hand washing facilities in the W Cs.

None of the notes cover every aspect of the dwelling. Mention is made of smokeless fuel fires in some dwellings and there is reference to them having back boilers to heat domestic water as well as heating the living room. It is probably reasonable to assume that such fires were installed in all units. There is also mention of electric immersion heaters for summer

use, which again is likely to have been universal. Mention is also made of built-in electric panel fires, while for some dwellings these were provided to all bedrooms in others they were only fitted in the main bedroom. For some flats the bedroom fire was a gas one.

There is reference to both “fire-resisting construction” and to “reinforced concrete hollow tile” floors. This begs the question as to whether they are different descriptions for the same method of construction. A variety of facing bricks were used but there is no suggestion that the load bearing brickwork incorporated a cavity. The roofs are covered in both natural slate and asbestos cement ones.



Terrace houses and close in Grundy Street

A maisonette, ground floor and first floor plans

Plan of a one-room flat

Plan of a three-room flat

Housing record

No. 300A Date 1951 (4)

Location: Lansbury estate (East site) Address East India Dock Road, London

O/S sheet No: 177 Grid Reference: TQ 373810

Reference: The guide to the 1951 Exhibition Festival of Britain, of Architecture, popular, pp 12-25.

Gaskell S Martin (1987) *Model housing from the Great Exhibition to the Festival of Britain* London, Mansell Publishing Ltd pp 121-126. (2)

Description: Estate of 166 dwellings consisting of houses and maisonettes

Flat (7)

Rooms and Layout: Living room, kitchen, three bedrooms, bathroom and WC. (14)

Sanitation and drainage: W C in separate room. (8)

Water supply:

Gas and electricity: electricity

Water heating: Back boilers and Immersion heaters (4, 8)

Cooking facilities: All units have a kitchen with cooker and double drainer sink (5)

Food storage: All units have larder cupboard in the kitchen (1)

Washing and bathing Bathroom with bath and wash-hand basin (11)

Clothes washing: No specific provision

Room heating: open smokeless fuel fire in the living-room, presumably with back boiler as there is provision of an immersion

heater for use in summer. All bedrooms have built in electric panel fires. (3)

Fuel storage:

Lighting: Presumably electric lighting

General storage: Built-in cupboards in most bedrooms

Specific provisions:

Construction description: (4)

Foundations generally mass concrete although some had piles

Walls load-bearing brick, faced with London stock bricks

Floors are boards on wood joists in the two storey houses and fire-resisting construction between dwellings

Roof covered with Welsh slates

Finishes internal walls in cement gauged lime plaster finished with washable distemper

Fixtures and fittings windows standard metal casements in wood frames

Developer/designer: LCC, (1)

Architect/designer: G A Jellicoe

Occupant's occupation: Likely to be Dockers

Notes: *The houses* (1) The two-storey houses, each house has three bedrooms, a living room, kitchen, bathroom and W C and covered ways to the gardens.

(2) The three-storey houses, houses with three bedrooms, a kitchen and living-room on three floors are mixed with one-room ground floor flats and three-bedroom maisonettes on two floors.

Equipment The living-rooms are equipped in every case with open, smokeless fuel fires and immersion heaters are provided for use in the summer months. All bedrooms have built-in electric panel fires.

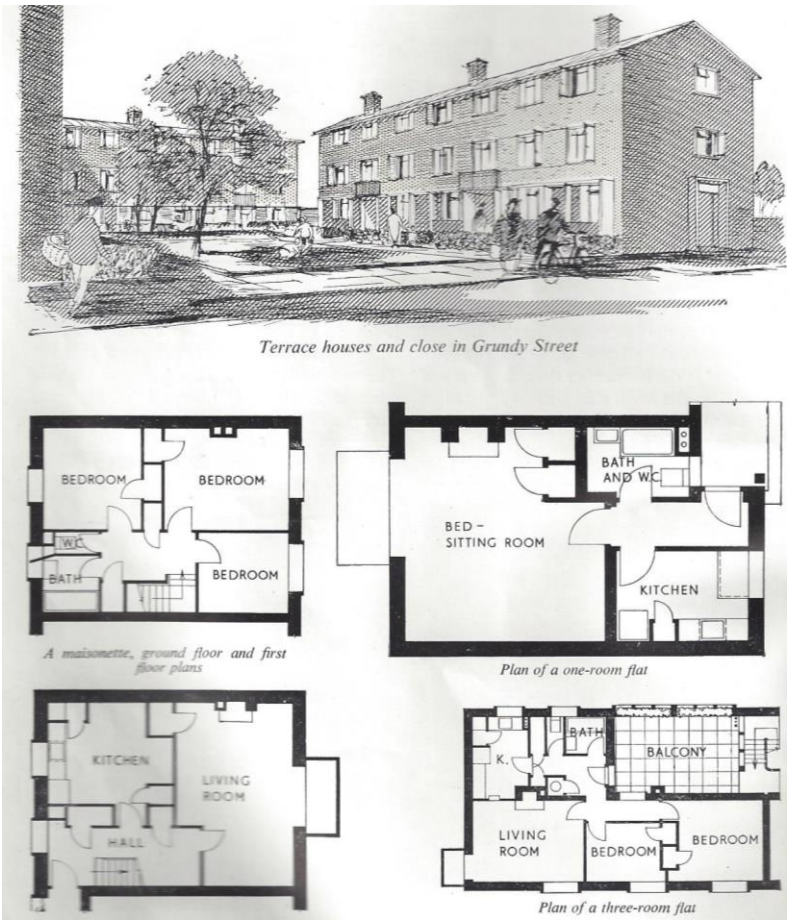
Construction Foundations are generally of mass concrete, though piles were necessary in some blocks. External walls are of load-bearing brick, faced with London stock bricks. Floors are of boards on wood joists in two storey houses, and in the multi-storey blocks are of fire-resisting construction between dwellings, and fully insulated against sound. Roofs are covered with Welsh slates and door surrounds are of reconstructed Clipsham stone. Windows are standard metal casements in wood frames. Internal walls are in cement gauged lime plaster finished with washable distemper.

Observations: The four sites on the Lansbury estate, which formed the architectural exhibition for the Festival of Britain contained a range of dwelling types from bed-sits to four roomed houses. While none have a room for use as a parlour some have kitchens large enough to be used as a kitchen/dining room. With the exception of the bed-sit all have indoor toilets separate from the bathroom. While the bathrooms have both bath and wash-hand basin there are no hand washing facilities in the W Cs.

None of the notes cover every aspect of the dwelling. Mention is made of smokeless fuel fires in some dwellings and there is reference to them having back boilers to heat domestic water as well as heating the living room. It is probably reasonable to assume that such fires were installed in all units. There is also mention of electric immersion heaters for summer

use, which again is likely to have been universal. Mention is also made of built-in electric panel fires, while for some dwellings these were provided to all bedrooms in others they were only fitted in the main bedroom. For some flats the bedroom fire was a gas one.

There is reference to both “fire-resisting construction” and to “reinforced concrete hollow tile” floors. This begs the question as to whether they are different descriptions for the same method of construction. A variety of facing bricks were used but there is no suggestion that the load bearing brickwork incorporated a cavity. The roofs are covered in both natural slate and asbestos cement ones.



Terrace houses and close in Grundy Street

A maisonette, ground floor and first floor plans

Plan of a one-room flat

Plan of a three-room flat

Housing record

No. 301 Date 1951 (4)

Location: Lansbury estate (East site) Address East India Dock Road, London

O/S sheet No: 177 Grid Reference: TQ 373810

Reference: The guide to the 1951 Exhibition Festival of Britain, of Architecture, popular, pp 12-25.

Gaskell S Martin (1987) *Model housing from the Great Exhibition to the Festival of Britain* London, Mansell Publishing Ltd pp 121-126. (2)

Description: Estate of 166 dwellings consisting of houses and maisonettes

Maisonette (8)

Rooms and Layout: Living room and kitchen on lower floor, three bedrooms, bathroom and WC on upper floor. (34)

Sanitation and drainage: Separate WC on bedroom floor. (8)

Water supply:

Gas and electricity: electricity

Water heating: Back boiler and immersion heater (4, 8)

Cooking facilities: All units have a kitchen with cooker and double drainer sink (5)

Food storage: All units have larder cupboard in the kitchen (1)

Washing and bathing Bathroom with bath and wash-hand basin (11)

Clothes washing: No specific provision

Room heating: open smokeless fuel fire in the living-room, presumably with back boiler as there is provision of an immersion

heater for use in summer. All bedrooms have built in electric panel fires. (3)

Fuel storage:

Lighting: Presumably electric lighting

General storage: Built-in cupboards in most bedrooms

Specific provisions:

Construction description: (4)

Foundations generally mass concrete although some had piles

Walls load-bearing brick, faced with London stock bricks

Floors are boards on wood joists in the two storey houses and fire-resisting construction between dwellings

Roof covered with Welsh slates

Finishes internal walls in cement gauged lime plaster finished with washable distemper

Fixtures and fittings windows standard metal casements in wood frames

Developer/designer: LCC, (1)

Architect/designer: G A Jellicoe

Occupant's occupation: Likely to be Dockers

Notes: *The houses* (1) The two-storey houses, each house has three bedrooms, a living room, kitchen, bathroom and W C and covered ways to the gardens.

(2) The three-storey houses, houses with three bedrooms, a kitchen and living-room on three floors are mixed with one-room ground floor flats and three-bedroom maisonettes on two floors.

Equipment The living-rooms are equipped in every case with open, smokeless fuel fires and immersion heaters are provided for use in the summer months. All bedrooms have built-in electric panel fires.

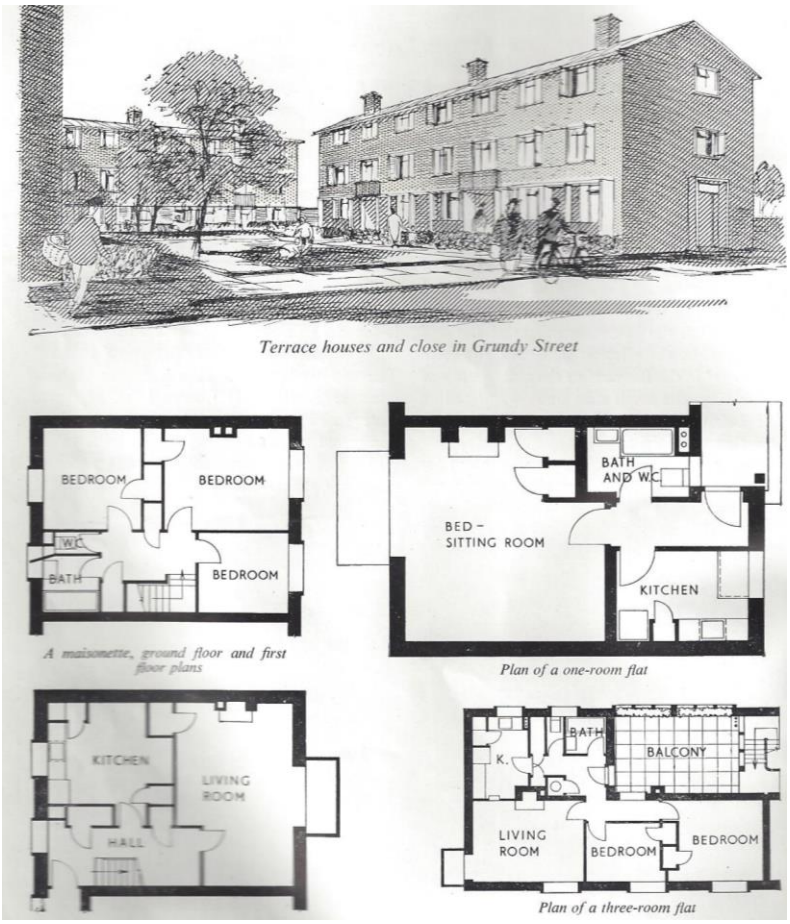
Construction Foundations are generally of mass concrete, though piles were necessary in some blocks. External walls are of load-bearing brick, faced with London stock bricks. Floors are of boards on wood joists in two storey houses, and in the multi-storey blocks are of fire-resisting construction between dwellings, and fully insulated against sound. Roofs are covered with Welsh slates and door surrounds are of reconstructed Clipsham stone. Windows are standard metal casements in wood frames. Internal walls are in cement gauged lime plaster finished with washable distemper.

Observations: The four sites on the Lansbury estate, which formed the architectural exhibition for the Festival of Britain contained a range of dwelling types from bed-sits to four roomed houses. While none have a room for use as a parlour some have kitchens large enough to be used as a kitchen/dining room. With the exception of the bed-sit all have indoor toilets separate from the bathroom. While the bathrooms have both bath and wash-hand basin there are no hand washing facilities in the W Cs.

None of the notes cover every aspect of the dwelling. Mention is made of smokeless fuel fires in some dwellings and there is reference to them having back boilers to heat domestic water as well as heating the living room. It is probably reasonable to assume that such fires were installed in all units. There is also mention of electric immersion heaters for summer

use, which again is likely to have been universal. Mention is also made of built-in electric panel fires, while for some dwellings these were provided to all bedrooms in others they were only fitted in the main bedroom. For some flats the bedroom fire was a gas one.

There is reference to both “fire-resisting construction” and to “reinforced concrete hollow tile” floors. This begs the question as to whether they are different descriptions for the same method of construction. A variety of facing bricks were used but there is no suggestion that the load bearing brickwork incorporated a cavity. The roofs are covered in both natural slate and asbestos cement ones.



Terrace houses and close in Grundy Street

A maisonette, ground floor and first floor plans

Plan of a one-room flat

Plan of a three-room flat

Housing record

No. 302 Date 1951 (4)

Location: Lansbury estate (North site) Address East India Dock Road, London

O/S sheet No: 177 Grid Reference: TQ 373810

Reference: The guide to the 1951 Exhibition Festival of Britain, of Architecture, popular, pp 12-25.

Gaskell S Martin (1987) *Model housing from the Great Exhibition to the Festival of Britain* London, Mansell Publishing Ltd pp 121-126. (2)

Description: A housing group in a continuous terrace of 21 dwellings.

Flat (7)

Rooms and Layout: Living room, kitchen, bedroom, bathroom and WC. (7)

Sanitation and drainage: Separate W C. (8)

Water supply:

Gas and electricity

Water heating: back boiler (4)

Cooking facilities: The flats have a kitchen but in the absence of a drawing the facilities can only be assumed to be similar to the dwellings on the other sites. (5)

Food storage: Built in larder (1)

Washing and bathing Again it is likely that the bathroom had a bath and wash-hand basin. (11)

Clothes washing: No specific provision

Room heating: Not specifically mentioned but likely to have had a smokeless fuel fire in living room and electric panel fires in bedrooms (3)

Fuel storage:

Lighting: Presumably electric lighting

General storage: Built-in cupboards in bedrooms.

Specific provisions:

Construction description: Brick (4)

Foundations generally mass concrete but some blocks have piles.

Walls Brick faced with plum-coloured bricks up to ground floor window head and London sock bricks above.

Floors reinforced concrete with hollow tiles, finished with composition tiles.

Roof

Finishes lime/cement plaster painted with distemper.

Fixtures and fittings

Developer/designer: LCC, (1)

Architect/designer: G A Jellicoe

Occupant's occupation: Likely to be Dockers

Notes: The terrace consists of three similar sections, each with an interesting arrangement of three flats over four maisonettes. This arrangement involves party walls that are not vertically continuous, but the flats on the second floor have been designed so that the resulting beams are contained in the walls themselves and are not seen on the ceilings below.

The living room and dining space on the ground floor have been planned as a through room partially divided by the chimney breast. Access to the rear garden is from the dining space, leaving the maximum wall area for fittings and equipment in the kitchen. On the first floor the maisonettes have either three or four bedrooms with built in cupboards, a bathroom and w c.

Each group of flats is approached by a free-standing staircase at the rear. The flats have either one or two bedrooms with a living room, kitchen, bathroom and w c and a small balcony.

Construction The structure is load-bearing brick with dark plum-coloured brick facings to window head level on the ground floor and mild stocks above. Floors are of "in situ" re-inforced concrete hollow tiles finished with composition tiles. Walls are cement gauged lime plaster finished in washable distemper.

Observations: The four sites on the Lansbury estate, which formed the architectural exhibition for the Festival of Britain contained a range of dwelling types from bed-sits to four roomed houses. While none have a room for use as a parlour some have kitchens large enough to be used as a kitchen/dining room. With the exception of the bed-sit all have indoor toilets separate from the bathroom. While the bathrooms have both bath and wash-hand basin there are no hand washing facilities in the W Cs.

None of the notes cover every aspect of the dwelling. Mention is made of smokeless fuel fires in some dwellings and there is reference to them having back boilers to heat domestic water as well as heating the living room. It is probably reasonable to assume that such fires were installed in all units. There is also mention of electric immersion heaters for summer use, which again is likely to have been universal. Mention is also made of built-in electric panel fires, while for some dwellings these were provided

to all bedrooms in others they were only fitted in the main bedroom. For some flats the bedroom fire was a gas one.

There is reference to both “fire-resisting construction” and to “reinforced concrete hollow tile” floors. This begs the question as to whether they are different descriptions for the same method of construction. A variety of facing bricks were used but there is no suggestion that the load bearing brickwork incorporated a cavity. The roofs are covered in both natural slate and asbestos cement ones.

Housing record

No. 302A Date 1951 (4)

Location: Lansbury estate (North site) Address East India Dock Road, London

O/S sheet No: 177 Grid Reference: TQ 373810

Reference: The guide to the 1951 Exhibition Festival of Britain, of Architecture, popular, pp 12-25.

Gaskell S Martin (1987) *Model housing from the Great Exhibition to the Festival of Britain* London, Mansell Publishing Ltd pp 121-126. (2)

Description: A housing group in a continuous terrace of 21 dwellings.

Flat (7)

Rooms and Layout: Living room, kitchen, two bedrooms, bathroom and WC. (14)

Sanitation and drainage: Separate W C. (8)

Water supply:

Gas and electricity

Water heating: back boiler (4)

Cooking facilities: The flats have a kitchen but in the absence of a drawing the facilities can only be assumed to be similar to the dwellings on the other sites. (5)

Food storage: Built in larder (1)

Washing and bathing Again it is likely that the bathroom had a bath and wash-hand basin. (11)

Clothes washing: No specific provision

Room heating: Not specifically mentioned but likely to have had a smokeless fuel fire in living room and electric panel fires in bedrooms (3)

Fuel storage:

Lighting: Presumably electric lighting

General storage: Built-in cupboards in bedrooms.

Specific provisions:

Construction description: Brick (4)

Foundations generally mass concrete but some blocks have piles.

Walls Brick faced with plum-coloured bricks up to ground floor window head and London sock bricks above.

Floors reinforced concrete with hollow tiles, finished with composition tiles.

Roof

Finishes lime/cement plaster painted with distemper.

Fixtures and fittings

Developer/designer: LCC, (1)

Architect/designer: G A Jellicoe

Occupant's occupation: Likely to be Dockers

Notes: The terrace consists of three similar sections, each with an interesting arrangement of three flats over four maisonettes. This arrangement involves party walls that are not vertically continuous, but the flats on the second floor have been designed so that the resulting beams are contained in the walls themselves and are not seen on the ceilings below.

The living room and dining space on the ground floor have been planned as a through room partially divided by the chimney breast. Access to the rear garden is from the dining space, leaving the maximum wall area for fittings and equipment in the kitchen. On the first floor the maisonettes have either three or four bedrooms with built in cupboards, a bathroom and w c.

Each group of flats is approached by a free-standing staircase at the rear. The flats have either one or two bedrooms with a living room, kitchen, bathroom and w c and a small balcony.

Construction The structure is load-bearing brick with dark plum-coloured brick facings to window head level on the ground floor and mild stocks above. Floors are of "in situ" re-inforced concrete hollow tiles finished with composition tiles. Walls are cement gauged lime plaster finished in washable distemper.

Observations: The four sites on the Lansbury estate, which formed the architectural exhibition for the Festival of Britain contained a range of dwelling types from bed-sits to four roomed houses. While none have a room for use as a parlour some have kitchens large enough to be used as a kitchen/dining room. With the exception of the bed-sit all have indoor toilets separate from the bathroom. While the bathrooms have both bath and wash-hand basin there are no hand washing facilities in the W Cs.

None of the notes cover every aspect of the dwelling. Mention is made of smokeless fuel fires in some dwellings and there is reference to them having back boilers to heat domestic water as well as heating the living room. It is probably reasonable to assume that such fires were installed in all units. There is also mention of electric immersion heaters for summer use, which again is likely to have been universal. Mention is also made of built-in electric panel fires, while for some dwellings these were provided

to all bedrooms in others they were only fitted in the main bedroom. For some flats the bedroom fire was a gas one.

There is reference to both “fire-resisting construction” and to “reinforced concrete hollow tile” floors. This begs the question as to whether they are different descriptions for the same method of construction. A variety of facing bricks were used but there is no suggestion that the load bearing brickwork incorporated a cavity. The roofs are covered in both natural slate and asbestos cement ones.

Housing record

No. 302B Date 1951 (4)

Location: Lansbury estate (North site) Address East India Dock Road, London

O/S sheet No: 177 Grid Reference: TQ 373810

Reference: The guide to the 1951 Exhibition Festival of Britain, of Architecture, popular, pp 12-25.

Gaskell S Martin (1987) *Model housing from the Great Exhibition to the Festival of Britain* London, Mansell Publishing Ltd pp 121-126. (2)

Description: A housing group in a continuous terrace of 21 dwellings.

Maisonette (8)

Rooms and Layout: Living room/dining room, kitchen, on lower floor, three bedrooms, bathroom and WC on upper floor. (34)

Sanitation and drainage: Separate W C. (8)

Water supply:

Gas and electricity

Water heating: back boiler (4)

Cooking facilities: The flats have a kitchen but in the absence of a drawing the facilities can only be assumed to be similar to the dwellings on the other sites. (5)

Food storage: Built in larder (1)

Washing and bathing Again it is likely that the bathroom had a bath and wash-hand basin. (11)

Clothes washing: No specific provision

Room heating: Not specifically mentioned but likely to have had a smokeless fuel fire in living room and electric panel fires in bedrooms (3)

Fuel storage:

Lighting: Presumably electric lighting

General storage: Built-in cupboards in bedrooms.

Specific provisions:

Construction description: Brick (4)

Foundations generally mass concrete but some blocks have piles.

Walls Brick faced with plum-coloured bricks up to ground floor window head and London sock bricks above.

Floors reinforced concrete with hollow tiles, finished with composition tiles.

Roof

Finishes lime/cement plaster painted with distemper.

Fixtures and fittings

Developer/designer: LCC, (1)

Architect/designer: G A Jellicoe

Occupant's occupation: Likely to be Dockers

Notes: The terrace consists of three similar sections, each with an interesting arrangement of three flats over four maisonettes. This arrangement involves party walls that are not vertically continuous, but the flats on the second floor have been designed so that the resulting beams are contained in the walls themselves and are not seen on the ceilings below.

The living room and dining space on the ground floor have been planned as a through room partially divided by the chimney breast. Access to the rear garden is from the dining space, leaving the maximum wall area for fittings and equipment in the kitchen. On the first floor the maisonettes have either three or four bedrooms with built in cupboards, a bathroom and w c.

Each group of flats is approached by a free-standing staircase at the rear. The flats have either one or two bedrooms with a living room, kitchen, bathroom and w c and a small balcony.

Construction The structure is load-bearing brick with dark plum-coloured brick facings to window head level on the ground floor and mild stocks above. Floors are of "in situ" re-inforced concrete hollow tiles finished with composition tiles. Walls are cement gauged lime plaster finished in washable distemper.

Observations: The four sites on the Lansbury estate, which formed the architectural exhibition for the Festival of Britain contained a range of dwelling types from bed-sits to four roomed houses. While none have a room for use as a parlour some have kitchens large enough to be used as a kitchen/dining room. With the exception of the bed-sit all have indoor toilets separate from the bathroom. While the bathrooms have both bath and wash-hand basin there are no hand washing facilities in the W Cs.

None of the notes cover every aspect of the dwelling. Mention is made of smokeless fuel fires in some dwellings and there is reference to them having back boilers to heat domestic water as well as heating the living room. It is probably reasonable to assume that such fires were installed in all units. There is also mention of electric immersion heaters for summer use, which again is likely to have been universal. Mention is also made of built-in electric panel fires, while for some dwellings these were provided

to all bedrooms in others they were only fitted in the main bedroom. For some flats the bedroom fire was a gas one.

There is reference to both “fire-resisting construction” and to “reinforced concrete hollow tile” floors. This begs the question as to whether they are different descriptions for the same method of construction. A variety of facing bricks were used but there is no suggestion that the load bearing brickwork incorporated a cavity. The roofs are covered in both natural slate and asbestos cement ones.

Housing record

No. 302C Date 1951 (4)

Location: Lansbury estate (North site) Address East India Dock Road, London

O/S sheet No: 177 Grid Reference: TQ 373810

Reference: The guide to the 1951 Exhibition Festival of Britain, of Architecture, popular, pp 12-25.

Gaskell S Martin (1987) *Model housing from the Great Exhibition to the Festival of Britain* London, Mansell Publishing Ltd pp 121-126. (2)

Description: A housing group in a continuous terrace of 21 dwellings.

Maisonette (8)

Rooms and Layout: Living room/dining room, kitchen, on lower floor, four bedrooms, bathroom and WC on upper floor. (34A)

Sanitation and drainage: Separate W C. (8)

Water supply:

Gas and electricity

Water heating: back boiler (4)

Cooking facilities: The flats have a kitchen but in the absence of a drawing the facilities can only be assumed to be similar to the dwellings on the other sites. (5)

Food storage: Built in larder (1)

Washing and bathing Again it is likely that the bathroom had a bath and wash-hand basin. (11)

Clothes washing: No specific provision

Room heating: Not specifically mentioned but likely to have had a smokeless fuel fire in living room and electric panel fires in bedrooms (3)

Fuel storage:

Lighting: Presumably electric lighting

General storage: Built-in cupboards in bedrooms.

Specific provisions:

Construction description: Brick (4)

Foundations generally mass concrete but some blocks have piles.

Walls Brick faced with plum-coloured bricks up to ground floor window head and London sock bricks above.

Floors reinforced concrete with hollow tiles, finished with composition tiles.

Roof

Finishes lime/cement plaster painted with distemper.

Fixtures and fittings

Developer/designer: LCC, (1)

Architect/designer: G A Jellicoe

Occupant's occupation: Likely to be Dockers

Notes: The terrace consists of three similar sections, each with an interesting arrangement of three flats over four maisonettes. This arrangement involves party walls that are not vertically continuous, but the flats on the second floor have been designed so that the resulting beams are contained in the walls themselves and are not seen on the ceilings below.

The living room and dining space on the ground floor have been planned as a through room partially divided by the chimney breast. Access to the rear garden is from the dining space, leaving the maximum wall area for fittings and equipment in the kitchen. On the first floor the maisonettes have either three or four bedrooms with built in cupboards, a bathroom and w c.

Each group of flats is approached by a free-standing staircase at the rear. The flats have either one or two bedrooms with a living room, kitchen, bathroom and w c and a small balcony.

Construction The structure is load-bearing brick with dark plum-coloured brick facings to window head level on the ground floor and mild stocks above. Floors are of "in situ" re-inforced concrete hollow tiles finished with composition tiles. Walls are cement gauged lime plaster finished in washable distemper.

Observations: The four sites on the Lansbury estate, which formed the architectural exhibition for the Festival of Britain contained a range of dwelling types from bed-sits to four roomed houses. While none have a room for use as a parlour some have kitchens large enough to be used as a kitchen/dining room. With the exception of the bed-sit all have indoor toilets separate from the bathroom. While the bathrooms have both bath and wash-hand basin there are no hand washing facilities in the W Cs.

None of the notes cover every aspect of the dwelling. Mention is made of smokeless fuel fires in some dwellings and there is reference to them having back boilers to heat domestic water as well as heating the living room. It is probably reasonable to assume that such fires were installed in all units. There is also mention of electric immersion heaters for summer use, which again is likely to have been universal. Mention is also made of built-in electric panel fires, while for some dwellings these were provided

to all bedrooms in others they were only fitted in the main bedroom. For some flats the bedroom fire was a gas one.

There is reference to both “fire-resisting construction” and to “reinforced concrete hollow tile” floors. This begs the question as to whether they are different descriptions for the same method of construction. A variety of facing bricks were used but there is no suggestion that the load bearing brickwork incorporated a cavity. The roofs are covered in both natural slate and asbestos cement ones.

Housing record

No. 303 Date 1951 (4)

Location: Lansbury estate (Central site) Address East India Dock Road, London

O/S sheet No: 177 Grid Reference: TQ 373810

Reference: The guide to the 1951 Exhibition Festival of Britain, of Architecture, popular, pp 12-25.

Gaskell S Martin (1987) *Model housing from the Great Exhibition to the Festival of Britain* London, Mansell Publishing Ltd pp 121-126. (2)

Description: A housing group of thirty flats and twenty-seven houses. Flat (7)

Rooms and Layout: Living room, working kitchen, two bedrooms and bathroom. (14)

Sanitation and drainage: Indoor W C. The W C is separate from the bathroom but has no wash-hand basin. (8)

Water supply:

Gas and electricity: gas and electricity

Water heating: Back boiler and immersion heater (4, 8)

Cooking facilities: All have a kitchen which appears to have cooker and double drainer sink. (5)

Food storage: Built in larder (1)

Washing and bathing Bathroom with bath wash-hand basin. (11)

Clothes washing: No specific provision

Room heating: A smokeless fuel fire in living room and houses have electric panel fires in bedrooms and the flats gas ones. (3)

Fuel storage: No apparent provision in the flats. In the houses the fuel store is probably the cupboard at the end of the kitchen passage.

Lighting: Presumably electric lighting

General storage: The flats have built-in cupboards in bedrooms and hall. In the houses two bedrooms have cupboards. There is evidence of the hot water tank in a cupboard off the landing.

Specific provisions: Three garages provided for the flats

Construction description: (4)

Foundations

Walls Brick faced with Uxbridge flint facing bricks.

Floors to the maisonettes are boards on timber joists for the flats are fire-resisting construction, finished with composition tiles.

Roof covered with asbestos cement tiles

Finishes

Fixtures and fittings: Refuse chutes and flower boxes in the flats together with access to perambulator store and drying room.

Developer/designer: LCC, (1)

Architect/designer: G A Jellicoe

Occupant's occupation: Likely to be Dockers

Notes: *Flats* There are thirty flats of from one to four rooms, each with kitchen and bathroom in two three-storey blocks. All flats have sun balconies with flower boxes. Heating is by smokeless fuel open fire with back boiler in the living room, and an electric immersion heater is fitted to

all storage tanks for use in summer, the main bedroom in each case has a gas panel fire.

Refuse disposal is by chute and refuse chamber; perambulator stores are provided at the foot of each staircase; a drying room with gas-heated cabinets is available in each block. Three garages have been provided.

Houses The twenty seven houses are distributed in four terraces, three of them comprising nineteen four-roomed two storey houses, the others being made up of eight linked houses of two stories, each with its own garden. The terrace houses are unusual in having their kitchens at the front to give direct access to the back door, dustbin and coal shed from the street without a tunnel passage through the house. In the linked houses the living-room runs the full depth of the building, a hatch through to the kitchen enabling one half to be used as a dining room. An electric panel fire is provided in the main bedroom in each house.

Construction The structure is load-bearing brick with yellow Uxbridge flint facing bricks, and roofs covered with asbestos cement slates. Floors in the maisonettes are boarded on wooden joists and those in the flats are of fire-resisting construction with composition tiles.

Observations: The four sites on the Lansbury estate, which formed the architectural exhibition for the Festival of Britain contained a range of dwelling types from bed-sits to four roomed houses. While none have a room for use as a parlour some have kitchens large enough to be used as a kitchen/dining room. With the exception of the bed-sit all have indoor toilets separate from the bathroom. While the bathrooms have both bath and wash-hand basin there are no hand washing facilities in the W Cs.

None of the notes cover every aspect of the dwelling. Mention is made of smokeless fuel fires in some dwellings and there is reference to them having back boilers to heat domestic water as well as heating the living

room. It is probably reasonable to assume that such fires were installed in all units. There is also mention of electric immersion heaters for summer use, which again is likely to have been universal. Mention is also made of built-in electric panel fires, while for some dwellings these were provided to all bedrooms in others they were only fitted in the main bedroom. For some flats the bedroom fire was a gas one.

There is reference to both “fire-resisting construction” and to “reinforced concrete hollow tile” floors. This begs the question as to whether they are different descriptions for the same method of construction. A variety of facing bricks were used but there is no suggestion that the load bearing brickwork incorporated a cavity. The roofs are covered in both natural slate and asbestos cement ones.

Housing record

No. 303 A Date 1951 (4)

Location: Lansbury estate (Central site) Address East India Dock Road, London

O/S sheet No: 177 Grid Reference: TQ 373810

Reference: The guide to the 1951 Exhibition Festival of Britain, of Architecture, popular, pp 12-25.

Gaskell S Martin (1987) *Model housing from the Great Exhibition to the Festival of Britain* London, Mansell Publishing Ltd pp 121-126. (2)

Description: A housing group of thirty flats and twenty seven houses. House (4)

Rooms and Layout: Living room, kitchen on ground floor, three bedrooms bathroom and WC on first floor. (45)

Sanitation and drainage: Indoor W C. The W C is separate from the bathroom but has no wash-hand basin. (8)

Water supply:

Gas and electricity: gas and electricity

Water heating: Back boiler and immersion heater (4, 8)

Cooking facilities: All have a kitchen which appears to have cooker and double drainer sink. (5)

Food storage: Built in larder (1)

Washing and bathing Bathroom with bath wash-hand basin. (11)

Clothes washing: No specific provision

Room heating: A smokeless fuel fire in living room and houses have electric panel fires in bedrooms and the flats gas ones. (3)

Fuel storage: No apparent provision in the flats. In the houses the fuel store is probably the cupboard at the end of the kitchen passage.

Lighting: Presumably electric lighting

General storage: The flats have built-in cupboards in bedrooms and hall. In the houses two bedrooms have cupboards. There is evidence of the hot water tank in a cupboard off the landing.

Specific provisions: Three garages provided for the flats

Construction description: (4)

Foundations

Walls Brick faced with Uxbridge flint facing bricks.

Floors to the maisonettes are boards on timber joists for the flats are fire-resisting construction, finished with composition tiles.

Roof covered with asbestos cement tiles

Finishes

Fixtures and fittings: Refuse chutes and flower boxes in the flats together with access to perambulator store and drying room.

Developer/designer: LCC, (1)

Architect/designer: G A Jellicoe

Occupant's occupation: Likely to be Dockers

Notes: *Flats* There are thirty flats of from one to four rooms, each with kitchen and bathroom in two three-storey blocks. All flats have sun balconies with flower boxes. Heating is by smokeless fuel open fire with back boiler in the living room, and an electric immersion heater is fitted to

all storage tanks for use in summer, the main bedroom in each case has a gas panel fire.

Refuse disposal is by chute and refuse chamber; perambulator stores are provided at the foot of each staircase; a drying room with gas-heated cabinets is available in each block. Three garages have been provided.

Houses The twenty seven houses are distributed in four terraces, three of them comprising nineteen four-roomed two storey houses, the others being made up of eight linked houses of two stories, each with its own garden. The terrace houses are unusual in having their kitchens at the front to give direct access to the back door, dustbin and coal shed from the street without a tunnel passage through the house. In the linked houses the living-room runs the full depth of the building, a hatch through to the kitchen enabling one half to be used as a dining room. An electric panel fire is provided in the main bedroom in each house.

Construction The structure is load-bearing brick with yellow Uxbridge flint facing bricks, and roofs covered with asbestos cement slates. Floors in the maisonettes are boarded on wooden joists and those in the flats are of fire-resisting construction with composition tiles.

Observations: The four sites on the Lansbury estate, which formed the architectural exhibition for the Festival of Britain contained a range of dwelling types from bed-sits to four roomed houses. While none have a room for use as a parlour some have kitchens large enough to be used as a kitchen/dining room. With the exception of the bed-sit all have indoor toilets separate from the bathroom. While the bathrooms have both bath and wash-hand basin there are no hand washing facilities in the W Cs.

None of the notes cover every aspect of the dwelling. Mention is made of smokeless fuel fires in some dwellings and there is reference to them having back boilers to heat domestic water as well as heating the living

room. It is probably reasonable to assume that such fires were installed in all units. There is also mention of electric immersion heaters for summer use, which again is likely to have been universal. Mention is also made of built-in electric panel fires, while for some dwellings these were provided to all bedrooms in others they were only fitted in the main bedroom. For some flats the bedroom fire was a gas one.

There is reference to both “fire-resisting construction” and to “reinforced concrete hollow tile” floors. This begs the question as to whether they are different descriptions for the same method of construction. A variety of facing bricks were used but there is no suggestion that the load bearing brickwork incorporated a cavity. The roofs are covered in both natural slate and asbestos cement ones.

Housing record

No. 304 Date 1951 (4)

Location: Lansbury estate (Shopping and Market place) Address East India Dock Road, London

O/S sheet No: 177 Grid Reference: TQ 373810

Reference: The guide to the 1951 Exhibition Festival of Britain, of Architecture, popular, pp 12-25.

Gaskell S Martin (1987) *Model housing from the Great Exhibition to the Festival of Britain* London, Mansell Publishing Ltd pp 121-126. (2)

Description: A terrace of maisonettes over shops. (8)

Rooms and Layout: Living room and kitchen/dining room on lower floor, two bedrooms, bathroom and WC on upper floor. (33)

Sanitation and drainage: Indoor W C. The W C is separate from the bathroom but has no wash-hand basin. (8)

Water supply:

Gas and electricity:

Water heating: back boiler (4)

Cooking facilities: All have a kitchen/diner which appear to have cooker and single drainer sink. (5)

Food storage: Built in larder. (1)

Washing and bathing Bathroom with bath wash-hand basin. (11)

Clothes washing: No specific provision

Room heating: No specific reference to heating but there is likely to have been a smokeless fuel fire with back boiler in the living room. (1)

Fuel storage:

Lighting: Presumably electric lighting

General storage: The one bedroom cupboard is likely to have contained the hot water storage tank.

Specific provisions: A double row of garages. Flower beds on the terrace

Construction description: (4)

Foundations

Walls Brick faced with London stock and dark plumb bricks.

Floors between the shops and the maisonettes are hollow tile and timber within the maisonettes.

Roof timber covered with grey-green slates

Finishes

Fixtures and fittings:

Developer/designer: LCC, (1)

Architect/designer: G A Jellicoe

Occupant's occupation: Likely to be Dockers

Notes: *Maisonettes* The maisonettes are mainly two-bedroomed dwellings, though a few have three bedrooms, with a kitchen-dining room and a living room beneath. They have bow windows overlooking the marketplace and private terrace gardens behind. These gardens form the main approach to

the dwellings from the service road and are divided from each other and the access way by flower boxes.

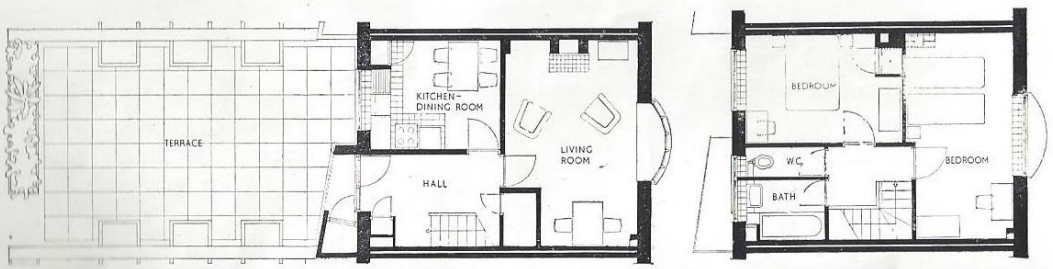
Behind the shops to the north side of the marketplace is a double row of lock-up garages.

Construction is made from London stock bricks and dark plum red brick, with reinforced concrete columns carrying beams over the shops to support the load-bearing brick walls of the maisonettes above. Floors are hollow tile between shop and maisonette and timber for the second floor and roof. The columns to the arcade are faced with blue faience tiles. The roofs are of grey-green slate and the paving is of reconstructed stone in various colours.

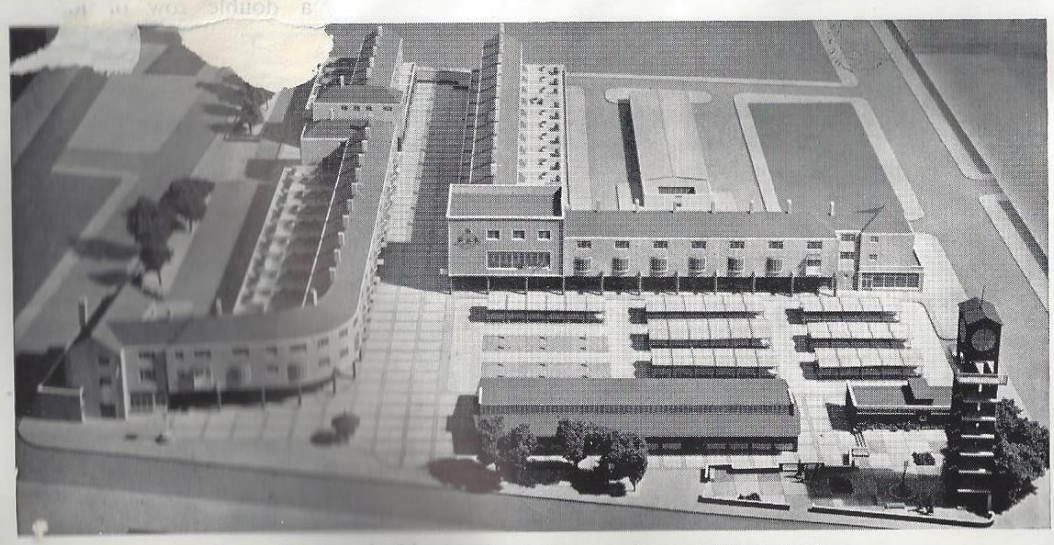
Observations: The four sites on the Lansbury estate, which formed the architectural exhibition for the Festival of Britain contained a range of dwelling types from bed-sits to four roomed houses. While none have a room for use as a parlour some have kitchens large enough to be used as a kitchen/dining room. With the exception of the bed-sit all have indoor toilets separate from the bathroom. While the bathrooms have both bath and wash-hand basin there are no hand washing facilities in the W Cs.

None of the notes cover every aspect of the dwelling. Mention is made of smokeless fuel fires in some dwellings and there is reference to them having back boilers to heat domestic water as well as heating the living room. It is probably reasonable to assume that such fires were installed in all units. There is also mention of electric immersion heaters for summer use, which again is likely to have been universal. Mention is also made of built-in electric panel fires, while for some dwellings these were provided to all bedrooms in others they were only fitted in the main bedroom. For some flats the bedroom fire was a gas one.

There is reference to both “fire-resisting construction” and to “reinforced concrete hollow tile” floors. This begs the question as to whether they are different descriptions for the same method of construction. A variety of facing bricks were used but there is no suggestion that the load bearing brickwork incorporated a cavity. The roofs are covered in both natural slate and asbestos cement ones.



a maisonette over a shop, showing lower and upper floors



View showing double arcade of shops and paved Market Place

Housing record

No. 305 Date 1923-1942 (3)

Location: Liverpool, Manchester, Edinburgh, Carluke, Tannochside, Holytown, Dunfermline and Rosyth. Address

O/S sheet No: Grid Reference:

Reference: Minister of Works (1944) *Post-War Building Studies No. 1, House Construction*, London, HMSO. (2)

Description: The no-fines house

Rooms and Layout:

Sanitation and drainage

Water supply:

Gas and electricity:

Water heating:

Cooking facilities:

Food storage:

Washing and bathing

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (9)

Foundations

Walls no-fines concrete poured in situ.

Floors generally boards on joists, in some cases concrete.

Roof generally slates on timber, in some cases bitumen on concrete

Finishes Render externally and plaster internally

Fixtures and fittings

Developer: Liverpool Corporation 150 No 1927, Manchester Corporation 580 No 1927, Edinburgh Corporation 50 No 1923, Scottish Special Housing Association 222 No 1940, 272 No 1941, 36 No 1942, Admiralty 209 No 1941, 162 No 1942. (1)

Architect/designer

Occupant's occupation:

Notes:

External walls. The walling material was of two types:

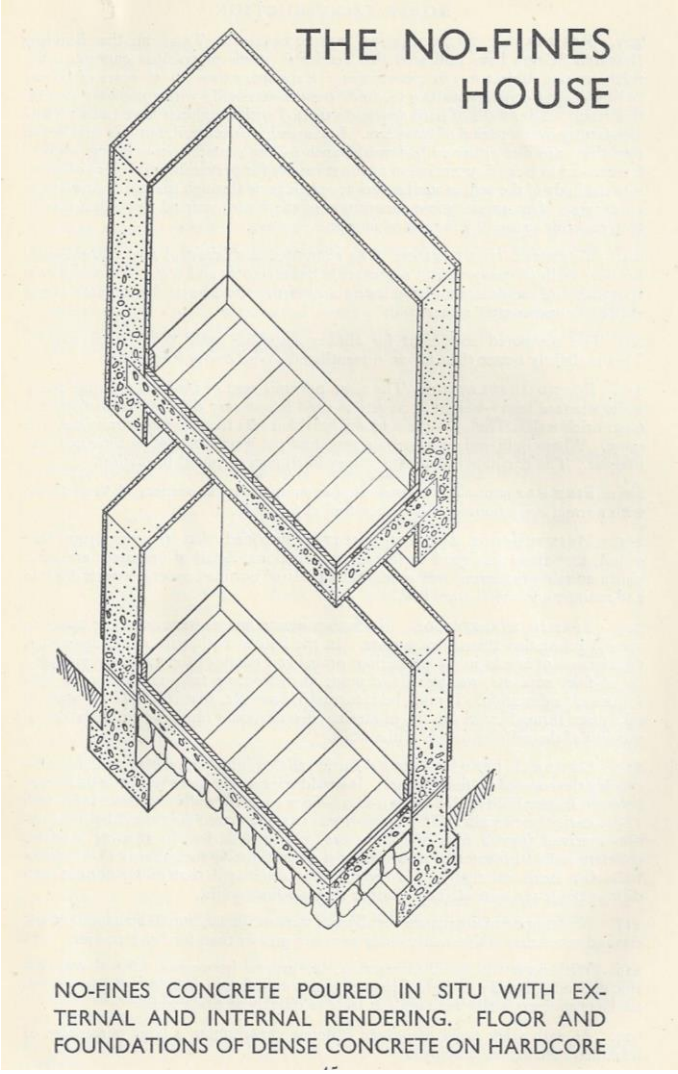
a. No-fines concrete with clinker aggregate. The external walls were 9in thick, rendered externally and plastered internally. The party wall was also 9in thick and partitions 2in and 4in thick. Except at Liverpool a proprietary system of shuttering was used (wooden posts and steel plates) and the walls were poured in two lifts. The first floor and roof were in some cases of 3in reinforced clinker concrete: in others timber was used.
b. N0-fines concrete, with whinstone, gravel or blast furnace aggregates. The external walls and party wall were 8tn thick and the partitions were 4in thick. The external walls were rendered externally and plastered internally. A proprietary system of shuttering was used, and the walls (of a two storeyed house) were poured in two lifts.

Party walls and partitions. The party walls were in each case similar to the external walls. The partitions were in some cases 4in and in others 2in thick.

Floors and roofs. Joisted and boarded floors and timber framed roofs covered with slates or tiles were used in most houses. In some cases, however, reinforced concrete roofs with built-up bitumen roofing and reinforces concrete floors were adopted.

Observations:

It is apparent from the house building systems referred to and described in Post-war Building Studies No. 1, that from the late 1920s some local authorities were constructing using non-traditional methods. What is of interest is why the delay when in the immediate post WW1 period there was a shortage of both bricks and bricklayers. While by the late 1920s both had become available and traditional house construction cheap.


THE NO-FINES HOUSE
NO-FINES CONCRETE POURED IN SITU WITH EXTERNAL AND INTERNAL RENDERING. FLOOR AND FOUNDATIONS OF DENSE CONCRETE ON HARDCORE

Housing record

No. 306 Date 1926 (3)

Location: Becontree, Watling, Downham, Hayes. Address

O/S sheet No: Grid Reference:

Reference: Minister of Works (1944) *Post-War Building Studies No. 1, House Construction*, London, HMSO. (2)

Description: The Fidler house

Rooms and Layout:

Sanitation and drainage

Water supply:

Gas and electricity

Water heating:

Cooking facilities:

Food storage:

Washing and bathing

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description:

Foundations

Walls Built of dry laid clinker blocks with a 4in cavity, which was subsequently filled with ballast concrete.

Floors described as conventional so presumably boards on joists.

Roof described as conventional so presumably tiles or slates on timber.

Finishes roughcast externally and plaster internally

Fixtures and fittings

Developer: LCC 1,890 No, 1926, Lewisham M B C 20 No. 1926, Hayes and Harlington U D C 250 No. 1926. (1)

Architect/designer:

Occupant's occupation:

Notes:

External walls. The external walls consisted of two leaves of clinker concrete slabs, each 2 ½ in thick (mixed in the proportion of 1 part of cement to 8 parts of clinker by volume) which were used as permanent shuttering for a cast *in situ* core of 1 : 6 ballast concrete 4 in thick. The clinker concrete slabs were spaced and held together by light steel wall ties of a special design and built without mortar jointing. The walls were roughcast externally and plastered internally. The ends of the ties projecting beyond the face of the walls were removed before the roughcast was applied.

In early examples wooden profiles were erected at the main quoins to ensure regular courses and perpendicular walls, but as it was difficult to maintain these plumb and true, they were eventually dispensed with and the quoins were finally built of brickwork. It was also found necessary to level up the walls to receive floor joists, and this was done with a few courses of

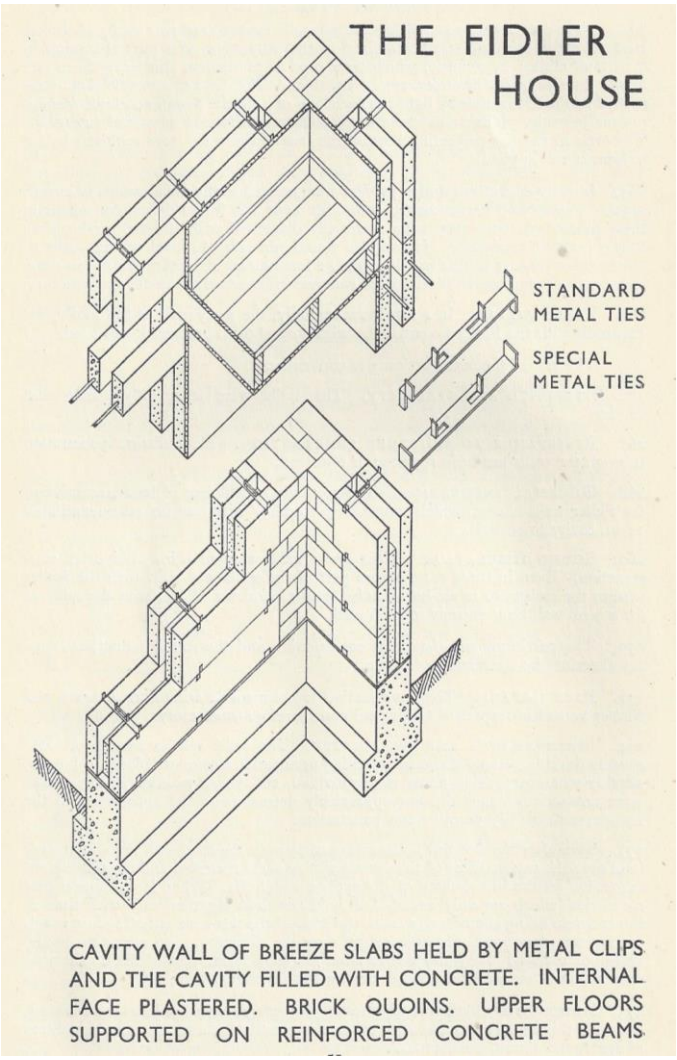
brickwork and, in some cases, with a string course of reinforced concrete which acted as a tie for the structure.

Party walls. In a few instances only, the party wall in the roof space was built with the Fidler system, otherwise normal 9in brickwork was used.

The rest of the construction was conventional.

Observations:

It is apparent from the house building systems referred to and described in Post-war Building Studies No. 1, that from the late 1920s some local authorities were constructing using non-traditional methods. What is of interest is why the delay when in the immediate post WW1 period there was a shortage of both bricks and bricklayers. While by the late 1920s both had become available and traditional house construction cheap.


THE FIDLER HOUSE
STANDARD METAL TIES
SPECIAL METAL TIES
CAVITY WALL OF BREEZE SLABS HELD BY METAL CLIPS AND THE CAVITY FILLED WITH CONCRETE. INTERNAL FACE PLASTERED. BRICK QUOINS. UPPER FLOORS SUPPORTED ON REINFORCED CONCRETE BEAMS

Housing record

No. 307 Date 1928 (3)

Location: Exeter, Eltham, Gosport, London. Address

O/S sheet No: Grid Reference:

Reference: Minister of Works (1944) *Post-War Building Studies No. 1, House Construction*, London, HMSO. (2)

Description: The Easiform house

Rooms and Layout:

Sanitation and drainage

Water supply:

Gas and electricity supply:

Water heating:

Cooking facilities:

Food storage:

Washing and bathing

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (10)

Foundations

Walls cavity wall construction outer wall of gravel concrete all other walls of clinker concrete poured in situ.

Floors generally boards on joists, in some cases concrete.

Roof generally slates on timber, in some cases bitumen on concrete

Finishes Render externally and plaster internally

Fixtures and fittings

Developer: Exeter Corporation 294 No 1928, Woolwich Corporation 826 No 1928, Gosport Corporation 600 No 1928, LCC 350 No 1928. (2)

Architect/designer: J. Laing and Son Ltd.

Occupant's occupation:

Notes:

External walls. The external walls were of concrete (poured *in situ*) consisting of two leaves in cavity construction. The external leaf was 3in thick of lightly reinforced gravel concrete. The mix was 1 : 6, and the reinforcement consisted of ½ in rods (horizontally) at 2ft centres. The internal leaf, also 3in thick, was of clinker concrete (1 : 6). The leaves were separated by a 2in cavity; and wall ties, at normal spacing, connected the two leaves. The external finish was a one-coat roughcast. A special system of standardised steel shuttering was used. Four types of houses were built in the system.

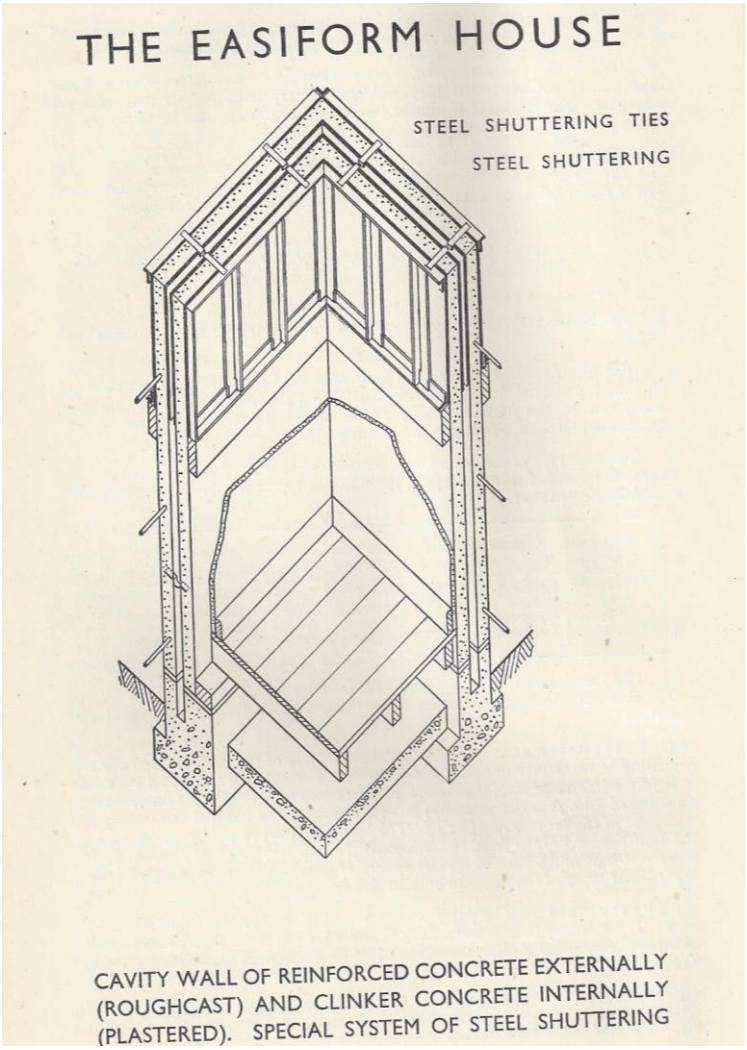
Party walls. The party walls were of poured clinker concrete, 8in thick. The chimney breasts were also of clinker concrete, the flues being formed with temporary steel cores around which was poured ballast concrete to form a lining.

Partitions. The partitions were of clinker concrete, 3in thick.

The rest of the construction was conventional.

Observations:

It is apparent from the house building systems referred to and described in Post-war Building Studies No. 1, that from the late 1920s some local authorities were constructing using non-traditional methods. What is of interest is why the delay when in the immediate post WW1 period there was a shortage of both bricks and bricklayers. While by the late 1920s both had become available and traditional house construction cheap.



Housing record

No. 308 Date 1922-1925 (3)

Location: Liverpool, Leeds, Newcastle-on-Tyne, Edinburgh, Swansea, Grays Thurrock. Address

O/S sheet No: Grid Reference:

Reference: Minister of Works (1944) *Post-War Building Studies No. 1, House Construction*, London, HMSO. (2)

Description: The Duo-slab house

Rooms and Layout:

Sanitation and drainage

Water supply:

Gas and electricity supply:

Water heating:

Cooking facilities:

Food storage:

Washing and bathing

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (11)

Foundations

Walls cavity wall construction comprising precast slabs of clinker concrete, supported by concrete piers cast in situ. The other walls were solid formed in a similar manner.

Floors described as conventional so presumably boards on joists.

Roof described as conventional so presumably tiles or slates on timber.

Finishes Rendered externally and plastered internally

Fixtures and fittings

Developer: Liverpool Corporation 382 No 1922, Leeds Corporation 1600 No 1923, Newcastle-on-Tyne 311 No 1923, Edinburgh Corporation 1608 No 1925, Swansea Corporation 250 No 1925, Grays Thurrock Corporation 100 No 1924. (1)

Architect/designer: Sir Edwin Airey.

Occupant's occupation:

Notes:

External walls. The external walls consisted of concrete piers with an infilling of precast clinker concrete slabs forming a cavity wall of total thickness of 8in rendered outside and plastered inside.

The piers were of unreinforced concrete, poured *in situ*. They were spaced at 4ft centres. The mix was 1 : 6 with a clinker aggregate. They were poured as the wall rose.

The precast concrete slabs were made with clinker aggregate with ends splayed to provide attachment to the piers. They were about 3ft 3in longx8in highx3in thick. They were without mortar joints, and the two leaves were spaced with wooden distance strips the width of the cavity.

The piers were shuttered with timber members, wired together. The external and internal faces were flush with the wall surfaces. The walling slabs were slid into position and held by the shuttering. The end of the slabs, together with the distance strips, formed the shuttering to the sides of the piers. On the shuttering being struck, the slabs were held in the concrete pier by their splayed ends.

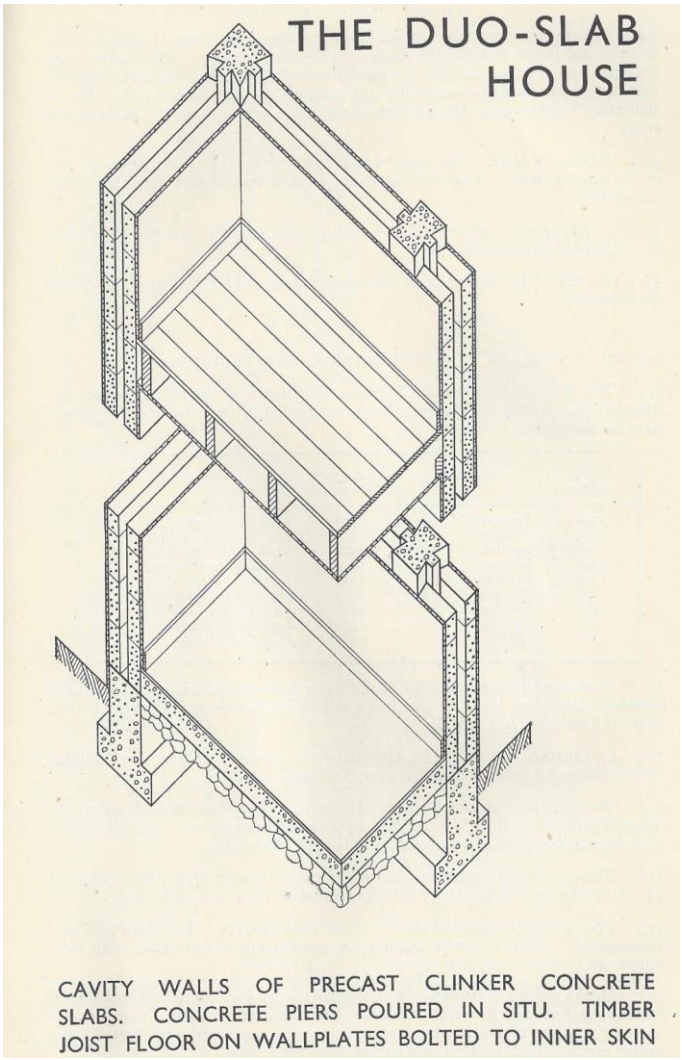
Party walls. The party walls were of similar construction to that of the external walls. The chimneys were built in brickwork before the walling was erected.

Partitions. The partitions were of 3in clinker concrete slabs, with *in situ* piers of the same thickness.

The rest of the construction was conventional and varied in detail on different sites.

Observations:

It is apparent from the house building systems referred to and described in Post-war Building Studies No. 1, that from the late 1920s some local authorities were constructing using non-traditional methods. What is of interest is why the delay when in the immediate post WW1 period there was a shortage of both bricks and bricklayers. While by the late 1920s both had become available and traditional house construction cheap.


THE DUO-SLAB HOUSE
CAVITY WALLS OF PRECAST CLINKER CONCRETE SLABS. CONCRETE PIERS POURED IN SITU. TIMBER JOIST FLOOR ON WALLPLATES BOLTED TO INNER SKIN

Housing record

No. 309 Date 1927-1930 (3)

Location: Liverpool, Sheffield, Bradford, Glasgow, Leicester, Dundee, Birmingham, London, Hull. Address

O/S sheet No: Grid Reference:

Reference: Minister of Works (1944) *Post-War Building Studies No. 1, House Construction*, London, HMSO. (2)

Description: The Boot house

Sanitation and drainage

Water supply:

Cooking facilities:

Food storage:

Washing and bathing

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (11)

Foundations

Walls cavity wall construction comprising precast slabs of clinker concrete, supported by precast concrete cavity piers. The other walls were solid formed in a similar manner.

Floors described as conventional so presumably boards on joists.

Roof described as conventional so presumably tiles or slates on timber.

Finishes Roughcast externally and plastered internally

Fixtures and fittings

Developer: Liverpool Corporation 1500 No 1928, Sheffield Corporation 1000 No 1926, Bradford Corporation 1108 No 1928, Glasgow Corporation 546 No 1929, Leicester Corporation 1500 No 1927, Dundee Corporation 500 No 1927, Birmingham Corporation 908 No 1926, LCC 700 No 1930, Hull Corporation 500 No 1929. (1)

Architect/designer: Henry Boot and Sons ltd.

Occupant's occupation:

Notes:

External walls. The external walls consisted of piers and infilling panels, forming a cavity wall. The overall thickness was 8in.

The piers were spaced at about 3ft centres. The consisted of two precast concrete unit 3in thick, spaced 2in apart and connected with ties. The concrete foundations were recessed to receive the feet of the piers.

The panels were composed of two leaves of clinker concrete slabs (about 2ft 8in long by 9in high by 3in thick) separated by a cavity 2in wide.

The piers were tongued, and the slabs were grooved. The slabs were slid into position. Usually, mortar jointing was omitted, but in some cases both horizontal and vertical joints were grouted with neat cement.

All the precast units were manufactured on site; special plant was used for moving them and for erection. All concrete was of 1 : 6 mix; that used for the reinforced members having a stone aggregate and being cast “wet”; the clinker concrete blocks were made by a semi-dry process.

Openings in the walling were spanned with reinforced concrete lintels with splayed ends, which the piers were designed to receive. Piers and lintels were tied together with steel rods. No cavity gutters were provided over openings, at which the two members forming the piers were connected with solid concrete, to form the lintels. Except at openings, the cavity was continuous.

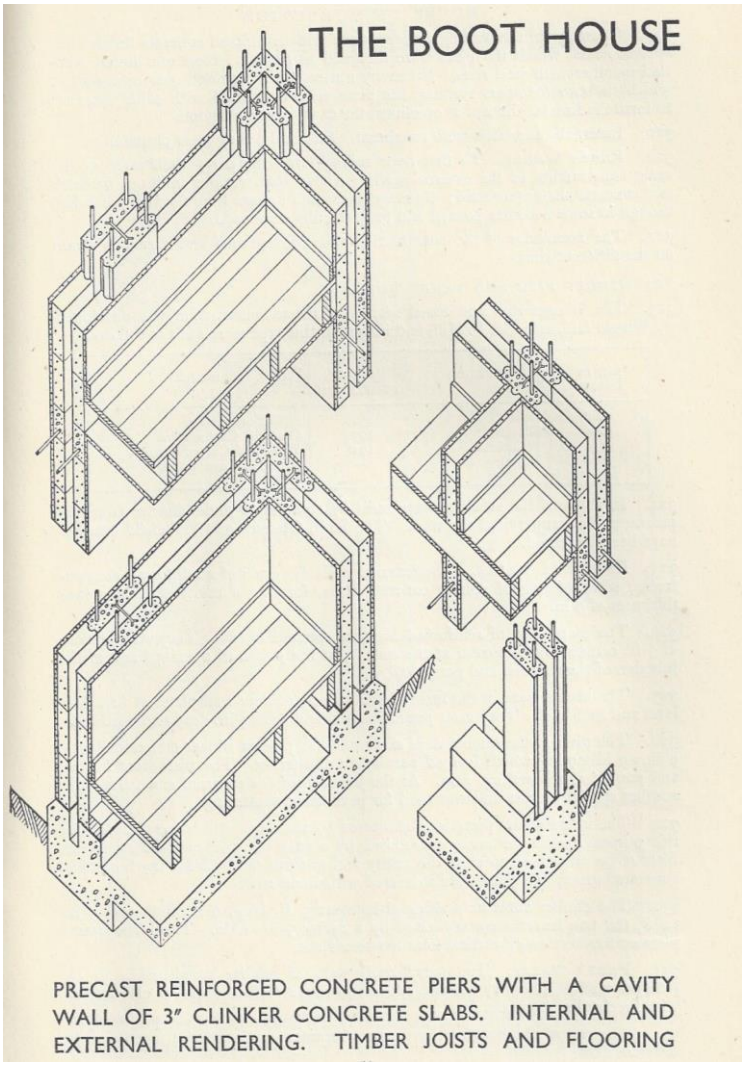
Externally the walls were roughcast. Internally, they were plastered.

Party walls. To first floor ceiling level, the party walls were of the same construction as the external walls. Above that, various infillings of brick and concrete slabs were used; chimney stacks and breasts were normally of brick, though in some schemes poured and precast units were used.

The remainder of the construction was conventional and varied in detail on the different sites.

Observations:

It is apparent from the house building systems referred to and described in Post-war Building Studies No. 1, that from the late 1920s some local authorities were constructing using non-traditional methods. What is of interest is why the delay when in the immediate post WW1 period there was a shortage of both bricks and bricklayers. While by the late 1920s both had become available and traditional house construction cheap.


THE BOOT HOUSE
PRECAST REINFORCED CONCRETE PIERS WITH A CAVITY WALL OF 3″ CLINKER CONCRETE SLABS. INTERNAL AND EXTERNAL RENDERING. TIMBER JOISTS AND FLOORING

Housing record

No. 310 Date 1928-1931 (3)

Location: Hull, Glasgow, Wakefield, Norwich. Address

O/S sheet No: Grid Reference:

Reference: Minister of Works (1944) *Post-War Building Studies No. 1, House Construction*, London, HMSO. (2)

Description: The Winget pier and panel house

Rooms and layout:

Sanitation and drainage

Water supply:

Gas and electricity supply.

Water heating:

Cooking facilities:

Food storage:

Washing and bathing

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (11)

Foundations

Walls cavity wall construction comprising precast slabs of clinker concrete, supported by precast and in situ concrete piers. The other walls were formed in a similar manner.

Floors described as conventional so presumably boards on joists.

Roof described as conventional so presumably tiles or slates on timber.

Finishes Roughcast externally and plastered internally

Fixtures and fittings

Developer: Hull Corporation 1262 No 1928, Glasgow Corporation 1000 No 1931, Wakefield 1250 No 1928, Norwich 200 No. (1)

Architect/designer: Winget ltd. and Mr F Hill.

Occupant's occupation:

Notes:

External walls. The external walls consisted of a reinforced concrete frame, with infilling of clinker concrete slabs, forming a cavity wall of a total thickness of 9in.

The piers were of reinforced concrete, poured *in situ*. They were spaced at 3ft centres and occurred at the quoins, at jambs of openings and at the junction of the external and party wall.

The beams were in the form of reinforced concrete wall plates at first floor level and roof level. They were poured *in situ*, and were 4in deep and 9in wide.

The piers at the quoins were cast in hollow precast clinker concrete blocks, 9in x 9in x 9in, which formed permanent shuttering. The piers were formed and poured as the walling rose. At the junction of the external and party walls another special precast unit was used for permanent shuttering.

The intermediate piers were shuttered by the slabs, which were shaped for this purpose, while the cavity was closed by a strip of wood or building board. Slate strips were used to close the cavity and to form the base for the horizontal concrete beams; the sides were shuttered with wood strips.

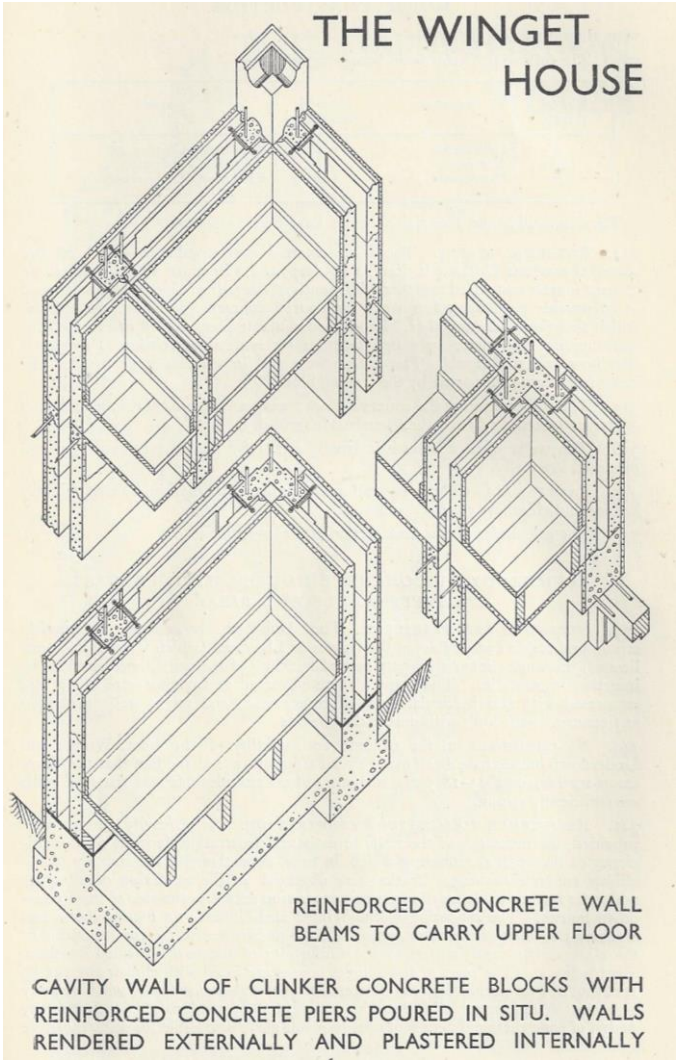
The clinker concrete walling slabs were 3ft long, 9in high and 3in thick, the two leaves were separated by a cavity 3in wide. The intermediate piers occurred at every vertical joint between slabs.

Party walls. The party walls were of similar construction to the external walls. Chimney breasts and stacks were clinker concrete cast *in situ*, with fireclay linings to the flues.

The rest of the construction was conventional and varied in detail on the different sites.

Observations:

It is apparent from the house building systems referred to and described in Post-war Building Studies No. 1, that from the late 1920s some local authorities were constructing using non-traditional methods. What is of interest is why the delay when in the immediate post WW1 period there was a shortage of both bricks and bricklayers. While by the late 1920s both had become available and traditional house construction cheap.


THE WINGET HOUSE
REINFORCED CONCRETE WALL BEAMS TO CARRY UPPER FLOOR
CAVITY WALL OF CLINKER CONCRETE BLOCKS WITH REINFORCED CONCRETE PIERS POURED IN SITU. WALLS RENDERED EXTERNALLY AND PLASTERED INTERNALLY

Housing record

No. 311 Date 1926-1927 (3)

Location: Cambridge, Norwich, Eastbourne. Address

O/S sheet No: Grid Reference:

Reference: Minister of Works (1944) *Post-War Building Studies No. 1, House Construction*, London, HMSO. (2)

Description: The Underdown house

Rooms and Layout:

Sanitation and drainage

Water supply:

Gas and electricity supply:

Water heating:

Cooking facilities:

Food storage:

Washing and bathing

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (11)

Foundations

Walls cavity wall construction comprising precast slabs of fine stone and sand concrete, supported by in situ concrete piers. The other walls were formed in a similar manner.

Floors described as conventional so presumably boards on joists.

Roof described as conventional so presumably tiles or slates on timber.

Finishes Roughcast externally and plastered internally

Fixtures and fittings

Developer: Cambridge Corporation 41 No 1926, Norwich Corporation 92 No 1926, Eastbourne Corporation 100 No 1927. (1)

Architect/designer:

Occupant's occupation:

Notes:

External walls. The 8in external cavity walls consisted of two leaves of concrete blocks 4ft long, 1ft deep, and 2in thick which were laid in cement mortar and wired together. The ends of the pair of blocks were so shaped as to provide permanent formwork for poured concrete piers (at 4ft centres) which tied the blocks together. Reinforced concrete piers cast *in situ* formed the main quoins, and these were tied together by continuous reinforced beams at first floor and roof levels. The quoins were cast in wooden angle profiles, the inner faces supported the walling blocks.

The composition of the concrete blocks was cement fine stone and sand aggregate (about 1 : 6) and they were made semi-dry.

The walls were rendered externally either by hand or cement gun and plastered internally.

Party wall. The party wall was of similar construction, but the chimney breasts and chimneys were of brickwork.

The remainder of the construction was conventional.

Observations:

It is apparent from the house building systems referred to and described in Post-war Building Studies No. 1, that from the late 1920s some local authorities were constructing using non-traditional methods. What is of interest is why the delay when in the immediate post WW1 period there was a shortage of both bricks and bricklayers. While by the late 1920s both had become available and traditional house construction cheap.

Housing record

No. 312 Date 1928 (3)

Location: Hull, Norwich, Manchester Etc. Address

O/S sheet No: Grid Reference:

Reference: Minister of Works (1944) *Post-War Building Studies No. 1, House Construction*, London, HMSO. (2)

Description: The Dennis-wild house

Rooms and Layout:

Sanitation and drainage

Water supply:

Gas and electricity supply:

Water heating:

Cooking facilities:

Food storage:

Washing and bathing

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (13)

Foundations

Walls Supported by steel frame

Floors described as conventional so presumably boards on joists.

Roof patent steel truss with timber secondary members.

Finishes Roughcast externally and plastered internally

Fixtures and fittings

Developer: Various local authorities and private owners about 9000. (1, 2)

Architect/designer:

Occupant's occupation:

Notes:

Steel frame. The frame was of standard rolled-steel members. The stanchions and beams were of heavier section than was used in some other steel-framed houses and correspondingly widely spaced. In some schemes the stanchions were encased in concrete. The Wild Patent Cradle Roof Truss was used to support the timber secondary members of the roof.

The rest of the construction was conventional.

Observations:

It is apparent from the house building systems referred to and described in Post-war Building Studies No. 1, that from the late 1920s some local authorities were constructing using non-traditional methods. What is of interest is why the delay when in the immediate post WW1 period there was a shortage of both bricks and bricklayers. While by the late 1920s both had become available and traditional house construction cheap.

Housing record

No. 313 Date 1936-1937 (3)

Location: Haversham, Wigston. Address

O/S sheet No: Grid Reference:

Reference: Minister of Works (1944) *Post-War Building Studies No. 1, House Construction*, London, HMSO. (2)

Description: The Denis Poulton house

Rooms and Layout:

Sanitation and drainage

Water supply:

Gas and electricity supply:

Water heating:

Cooking facilities:

Food storage:

Washing and bathing

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (13)

Foundations

Walls Wall board supported by steel frame

Floors described as conventional so presumably boards on joists.

Roof described as conventional so presumably timber structure covered by tile or slate

Finishes Roughcast externally and plastered internally

Fixtures and fittings

Developer: Private owners Haversham 12 No 1937, Wigston 16 No 1936. (2)

Architect/designer: Denis Poulton.

Occupant's occupation:

Notes:

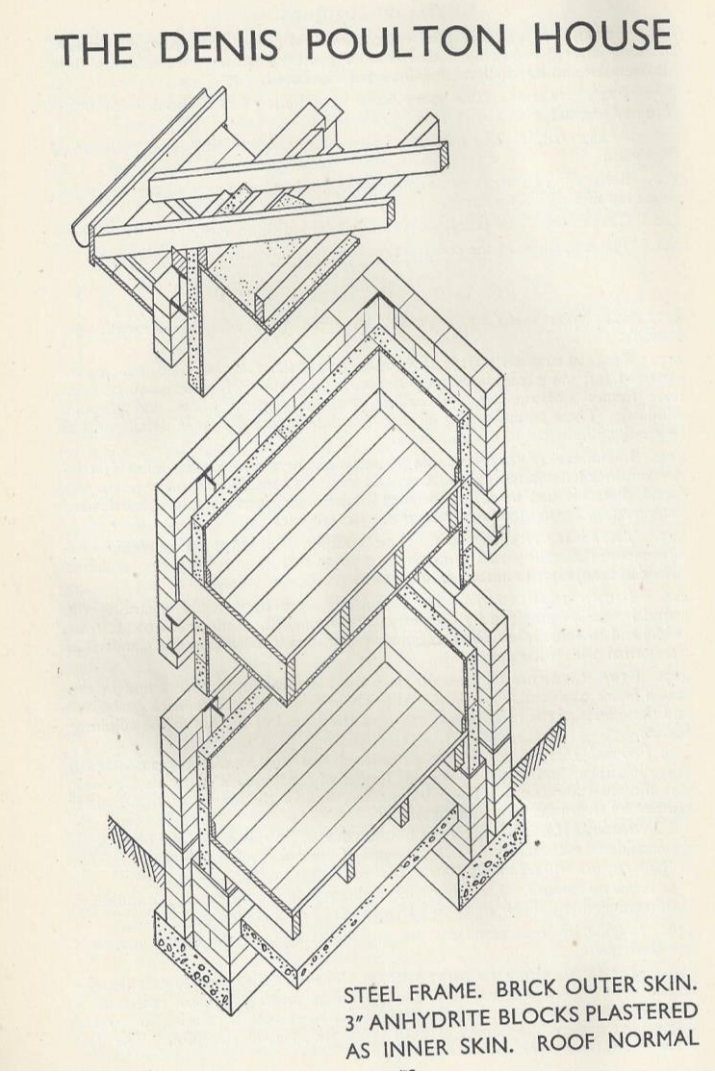
Steel frame. The frame was of standard rolled-steel members, of comparatively heavy section, spaced at 10ft – 12ft centres. The stanchions in the external walls were 4in x 4in x 5/16in angles or 4in x 3in x ⅜in tees, and the beams varied between 5in x 2½in x 9lb and 7in x 3½in x 15lb RSJs. The steel was protected with a thick coat of tar, applied after erection. All connections were made by bolting.

At Wigston all wall, partition, and ceiling linings were of wall boards or blocks which could be decorated immediately. The steel frame was made with precision so that floor and roof units and other members could be cut to size or manufactured off the site and fixed with a minimum of site labour.

The rest of the construction was conventional.

Observations:

This is unusual being a steel framed system used solely by the private sector.



Housing record

No. 314 Date 1920-1928 (3)

Location: Doncaster, Welwyn Garden City, Liverpool, Gloucester, Aylesham, Snowdown and Woolage. Address

O/S sheet No: Grid Reference:

Reference: Minister of Works (1944) *Post-War Building Studies No. 1, House Construction*, London, HMSO. (2)

Description: The Dorlonco house

Rooms and layout:

Sanitation and drainage

Water supply:

Gas and electricity supply:

Water heating:

Cooking facilities:

Food storage:

Washing and bathing

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (12)

Foundations

Walls Combination of clinker blockwork and rendered expanded metal lathing supported by steel frame

Floors first floor concrete on metal lathing on rolled steel beams.

Roof steel frame finished either with tiles on boarding or pantiles on clinker concrete on expanded metal lathing.

Finishes Cement rendering externally and plastered internally

Fixtures and fittings

Developer: Various local authorities 10,000 No 1920-28, Pearson, Dorman Long and co. Ltd. 258 No 1927. (1, 3)

Architect/designer: Dorman Long and Co. Ltd.

Occupant's occupation:

Notes:

Frame. The framework, which carried the first floor and roof and to which in the majority of houses was fixed the external cladding, consisted of light rolled-steel members, mostly of angle or channel section, connected by bolts. The stanchions in the external walls were 4in x 2in x ¼in angles at 4ft centres; the floor beams (to first floor) were 5in x 2½in or 4in x 2in channels. The framework was protected against corrosion by painting with bituminous paint.

External cladding. In the majority of the houses – i.e., the earlier type – the outer leaf of the external cavity wall consisted of cement rendering on ribbed metal lathing fixed to steel rods. The lathing and rods were tied to the angle stanchions by soft wire. The total thickness of the outer leaf was 1½in.

The inner leaf of the external wall was of 2in clinker slabs, plastered. The cavity was 4in wide and the stanchions were within it.

In the houses built for Pearson, Dorman long and Co. Ltd., three types of solid external walling were used, namely:

a. An inner lining of clinker slabs 2in in thickness, with an outer lining of concrete reinforced with steel mesh and applied by a cement gun.
b. A similar inner lining, tar –sprayed on the outer face, with a cast *in situ* external lining of concrete 3in thick reinforced with steel mesh.
c. Similar construction to (b), but with 1in layer of compressed cork between the outer and inner linings, the cork being attached to the clinker slabs during manufacture.

First floor. The first floor was of cement concrete, 1½in thick, laid on ribbed lathing, and finished with a screed of coloured cement and sand, ½in thick. The lathing was carried on beams of channel section, which projected below the ceiling and were filled with concrete, showing a rectangular profile. The ground floor ceiling was finished with a ⅜in cement rendering on the soffit of the metal lathing.

Roof. The roof framing was of light steel members finished with tiles or slates on boarding nailed direct, or with pantiles on 2in clinker concrete on ribbed metal lathing.

The ceiling to the first floor was of 1½in concrete on ribbed metal lathing cement rendered on the underside.

Party wall. The party wall was of cavity construction, consisting of 2 leaves of 2in clinker concrete blocks, separated by a 4½in cavity. At first floor level angle beams of the framework were built into each leaf.

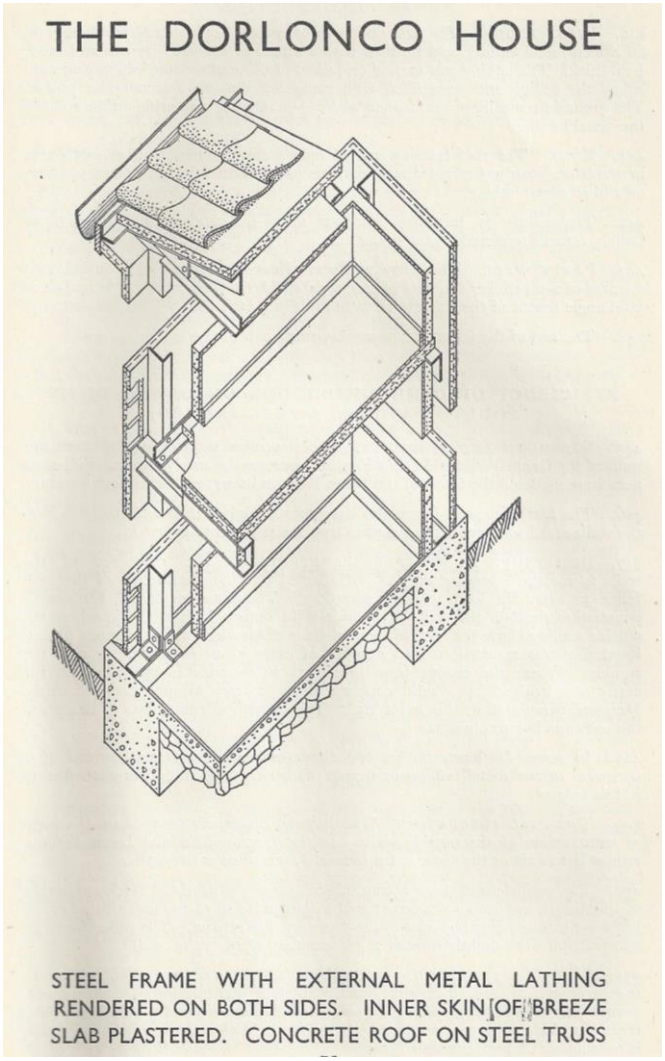
The rest of the construction was conventional.

Observations:

This system was a development of that designed by Dorman Long during WW1 and used on their estate near Redcar. It is not surprising that they

should use this method of construction on their estates at Aylesham, Snowdown and Woolage.

It is apparent from the house building systems referred to and described in Post-war Building Studies No. 1, that from the late 1920s some local authorities were constructing using non-traditional methods. What is of interest is why the delay when in the immediate post WW1 period there was a shortage of both bricks and bricklayers. While by the late 1920s both had become available and traditional house construction cheap.



Housing record

No. 315 Date 1927 (3)

Location: Widely used in Scotland. Address

O/S sheet No: Grid Reference:

Reference: Minister of Works (1944) *Post-War Building Studies No. 1, House Construction*, London, HMSO. (2)

Description: The Weir house

Rooms and Layout

Sanitation and drainage

Water supply:

Gas and Electricity supply:

Water heating:

Cooking facilities:

Food storage:

Washing and bathing

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (14)

Foundations

Walls externally steel sheets on a timber frame internally either laminated pulp-board or clinker concrete blocks.

Floors described as conventional so presumably timber boards on timber joists.

Roof described as conventional so presumably tiles or slates on timber structure.

Finishes externally paint or paint harling and internally distemper.

Fixtures and fittings

Developer: Various local authorities in England a small number 1927, Second Scottish National Housing Co. (housing Trust) Ltd. 1552 No 1927. (1)

Architect/designer:

Occupant's occupation:

Notes:

External walls. The external walls consisted of a wooden framing, clad externally with steel sheets and internally with pulpboard. The steel sheets were of ⅛in plate (ground floor) and 12-gauge sheets (first floor), protected against corrosion on the inside with black stove enamel. Plain lapped joints were used horizontally between the sheets and the latter were fixed to the framing by drive screws. Flat steel cover strips 6in wide were used to cover the vertical joints.

The internal lining was of ⅜in laminated pulp-board.

The cavity, 4in wide, was sealed, and divided into two compartments by a vertical sheet of bituminous building paper.

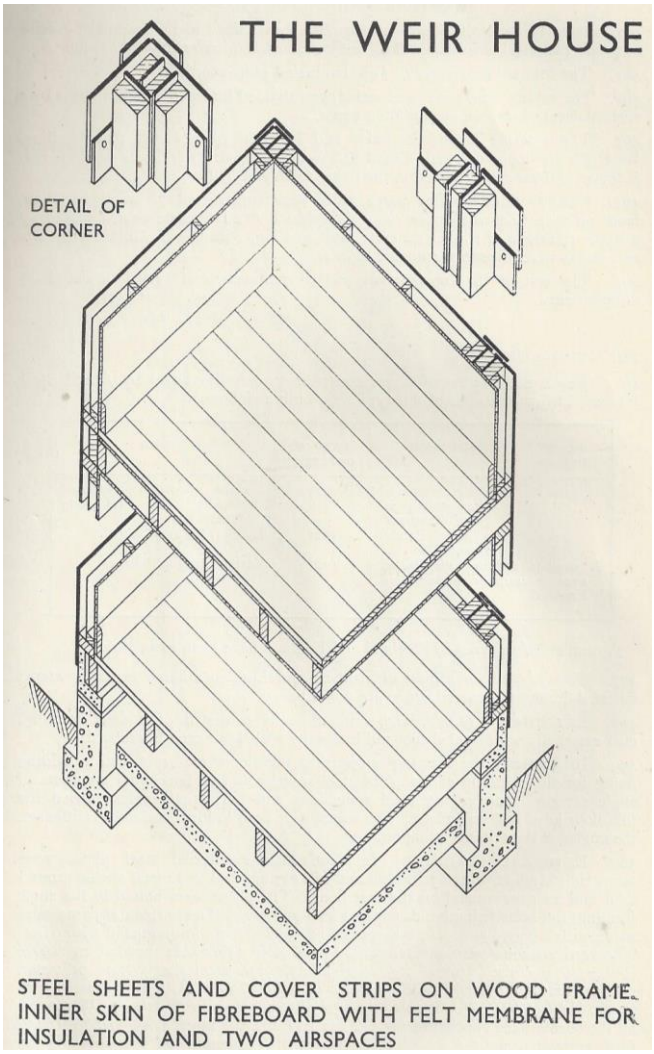
The external finish was paint and later, in many cases, paint harling. Internally the laminated pulp-board had wood cover strips and was distempered. A plywood dado was provided in the living room and hall.

Party walls. The party walls were constructed wood studding, faced on both sides with wood-wool slabs which at a later date were replaced by a single thickness of clinker concrete block walling, 2in thick. Chimney breasts and stacks were of precast concrete blocks.

The rest of the construction was conventional and varied in detail on different sites.

Observations:

It is apparent from the house building systems referred to and described in Post-war Building Studies No. 1, that from the late 1920s some local authorities were constructing using non-traditional methods. What is of interest is why the delay when in the immediate post WW1 period there was a shortage of both bricks and bricklayers. While by the late 1920s both had become available and traditional house construction cheap.


THE WEIR HOUSE
DETAIL OF CORNER
STEEL SHEETS AND COVER STRIPS ON WOOD FRAME. INNER SKIN OF FIBREBOARD WITH FELT MEMBRANE FOR INSULATION AND TWO AIRSPACES

Housing record

No. 316 Date 1927 (3)

Location: Widely used in Scotland, Burnt Oak Etc. Address

O/S sheet No: Grid Reference:

Reference: Minister of Works (1944) *Post-War Building Studies No. 1, House Construction*, London, HMSO. (2)

Description: The Atholl house

Rooms and layout:

Sanitation and drainage

Water supply:

Gas and electricity supply:

Water heating.

Cooking facilities:

Food storage:

Washing and bathing

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (14)

Foundations

Walls externally steel sheets on a timber frame internally cane fibreboard.

Floors described as conventional so presumably timber boards on timber joists.

Roof described as conventional so presumably tiles or slates on timber structure.

Finishes externally paint and internally probably distemper.

Fixtures and fittings

Developer: Various local authorities in England a small number 1927, Second Scottish National Housing Co. (housing Trust) Ltd. 500 No 1927, LCC 252 No 1927. (1)

Architect/designer:

Occupant's occupation:

Notes:

External walls. The external walls consisted of a steel framing, clad externally with steel sheets and internally with ½in cane fibreboard.

In Scotland the framing supporting the floors and roof and providing fixing for the cladding consisted of steel stanchions and horizontal members of angle section. In London steel stanchions and horizontal angles carried the first-floor joists and wall plate. The sheets were bent to form horizontal stiffeners, the angles at these joints being omitted.

External cladding. In Scotland the external steel plates were approximately 8ft wide x 3ft high and of 11-gauge (=⅛in) metal on the ground floor and 12-gauge metal on the first floor. The plates were bolted to the angle framing, the bolts being bedded in red lead and tow. The horizontal joints

were made with a joggle joint and incorporated a canvas strip, impregnated with paint. The vertical joints were covered with a steel strip 6in wide, bedded on canvas similar to that used in the horizontal joints. The steel sheets were protected against corrosion on the inside by a coat of red-lead paint with a granulated cork finish. In London the construction was similar but with the following differences: all the sheets were approximately 8ft x 2ft 6in, the upper edges being bent to form horizontal angles; the stanchions were od 'T' section, the web covering the vertical joints between sheets. The internal face of the sheets was protected against corrosion by one coat of red lead and one of bituminous paint. The external finish was paint in both cases.

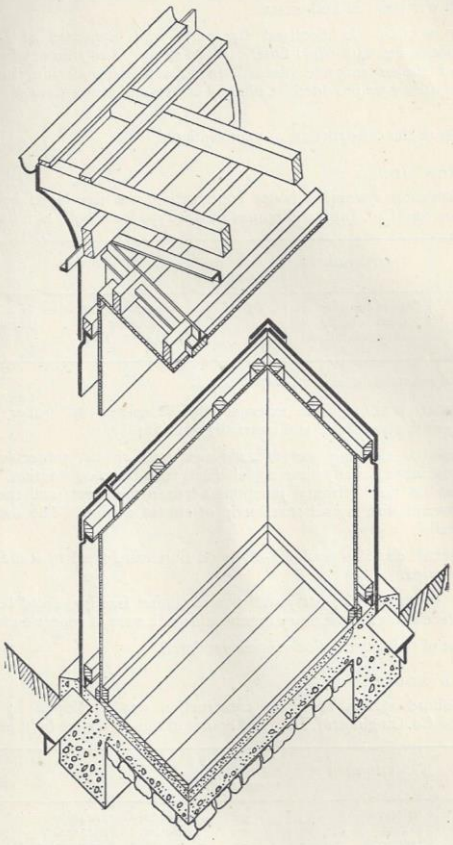
Party walls. In Scotland the party walls consisted of ⅛in steel sheets faced both sides with wood fibreboard on studs. The chimney breasts and stacks were of clinker concrete blocks. In London normal 9in brick walls plastered both sides were provided. Chimney breasts and stacks were of brickwork in all cases.

The rest of the construction was conventional.

Observations:

It is apparent from the house building systems referred to and described in Post-war Building Studies No. 1, that from the late 1920s some local authorities were constructing using non-traditional methods. What is of interest is why the delay when in the immediate post WW1 period there was a shortage of both bricks and bricklayers. While by the late 1920s both had become available and traditional house construction cheap.

THE ATHOLL HOUSE



STEEL PLATES ON STEEL TEE FRAME. LINING OF FIBRE-BOARD ON WOOD FILLETS. WOOD FLOORING ON LAYERS OF BREEZE CONCRETE, CEMENT CONCRETE AND HARDCORE. ROOF CONSTRUCTION OF WOOD PURLINS AND RAFTERS ON STEEL TRUSS

Housing record

No. 317 Date 1930s (3)

Location: Bristol, Bolton, Hastings and other sites. Address

O/S sheet No: Grid Reference:

Reference: Minister of Works (1944) *Post-War Building Studies No. 1, House Construction*, London, HMSO. (2)

Description: The Telford house

Rooms and layout:

Sanitation and drainage

Water supply:

Gas and electricity supply:

Water heating:

Cooking facilities:

Food storage:

Washing and bathing

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (14)

Foundations

Walls externally steel sheets trays internally timber studs clad in asbestos cement sheets.

Floors described as conventional so presumably timber boards on timber joists.

Roof structure steel trays similar to the walls.

Finishes externally paint and internally probably distemper.

Fixtures and fittings

Developer: Bristol Corporation 20 No, Bolton Corporation 100No, Hastings Corporation 54 No. (1)

Architect/designer:

Occupant's occupation:

Notes:

External walls. The external walls consisted of a steel sheets formed into shallow "tray" sections, which acted both as external cladding and load-bearing members. The inner lining was asbestos cement sheets on timber studs.

The external sheets were of 11-gauge steel sheet 8ft x 3ft 6 in on face, with all edges formed into flanges (3in deep). The flanges of the sheets were bolted together to form stiffeners and supports of angle section. The sheets were protected from corrosion internally and externally with paint.

The internal lining was of 3/16in asbestos cement sheets on wood studs bolted to the steel sheets and the joints were covered with wood cover fillets.

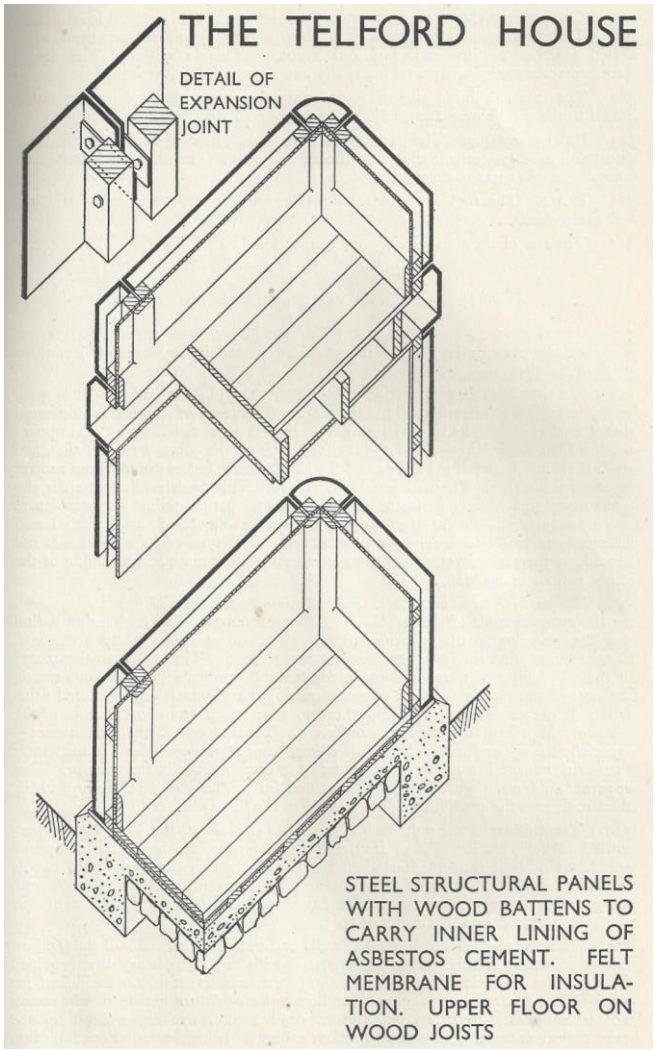
Party walls. The party walls were of 11-gauge steel plates, faced both sides with asbestos cement sheets on timber studding. The chimney breasts and stacks were of 11-gauge sheet steel.

Roof. The roof was of steel sheets as used in the walls, with steel hip and eaves pieces.

The rest of the construction was conventional.

Observations:

It is apparent from the house building systems referred to and described in Post-war Building Studies No. 1, that from the late 1920s some local authorities were constructing using non-traditional methods. What is of interest is why the delay when in the immediate post WW1 period there was a shortage of both bricks and bricklayers. While by the late 1920s both had become available and traditional house construction cheap.



Housing record

No. 318 Date 1927 (3)

Location: Mortomley, Deepcar, Hoyland, Annesley, Allerton.

Address

O/S sheet No: Grid Reference:

Reference: Minister of Works (1944) *Post-War Building Studies No. 1, House Construction*, London, HMSO. (2)

Description: The Thorncliffe house

Rooms and layout:

Sanitation and drainage

Water supply:

Gas and electricity supply:

Water heating:

Cooking facilities:

Food storage:

Washing and bathing

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (14)

Foundations

Walls externally cast-iron trays filled with sand and cement concrete. Timber studs were incorporated into the panel joints to which asbestos cement sheets were fixed to provide the internal surface.

Floors described as conventional so presumably timber boards on timber joists, as shown on the drawing.

Roof described as conventional so presumably was timber construction covered with tiles or slates.

Finishes probably externally paint and internally distemper.

Fixtures and fittings

Developer: Newton Chambers and Co Ltd 2 No 1927, Wortley RDC 6 No 1927, Stockbridge RDC 12 No 1927, Hoyland Nether UDC 20 No 1927, Nuneaton Corporation 520 No 1927. (1)

Architect/designer:

Occupant's occupation:

Notes:

External walls. The external walls consisted of flanged cast-iron plates, ⅜in thick and 3ft square. Dovetailed keys were provided on the face of the plate, on to which was cast a ¾in thick layer of 1 : 3 (cement : sand) concrete, compacted by vibration. The plates weighed 1½cwt before facing and the finished plate weighed over 2cwt.

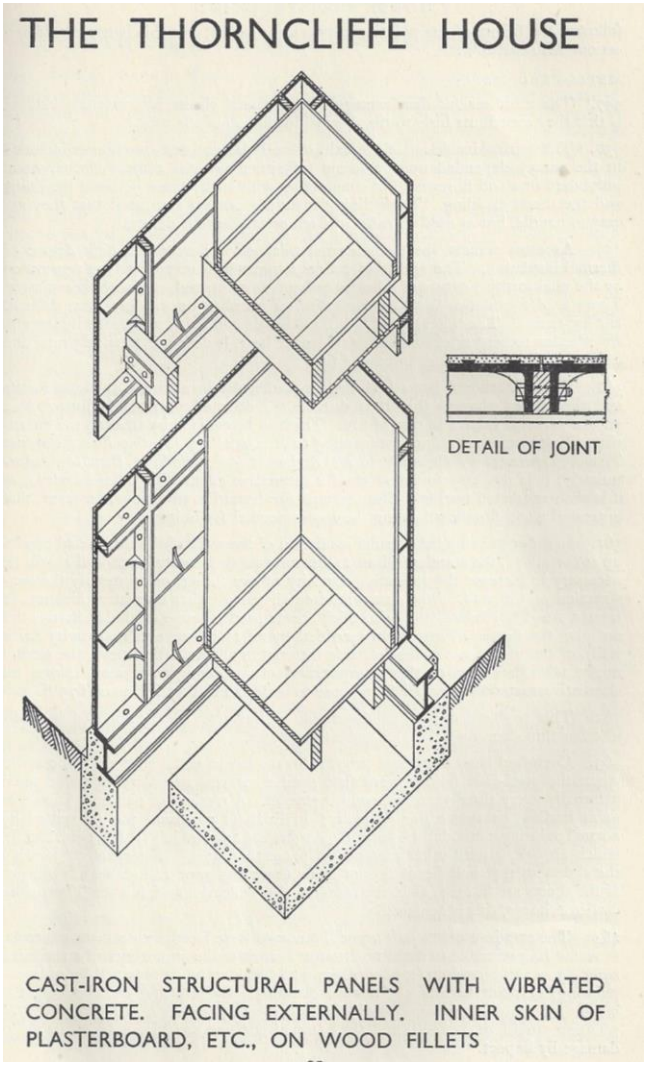
The plates were bolted together, through a wood fillet which projected on the inside and provided fixing for the internal lining; this was asbestos cement sheets or fibreboard. The external joints were caulked with a

bituminous material and were pointed up with cement mortar. Special angle units were provided at the quoins.

The rest of the construction was conventional.

Observations:

It is apparent from the house building systems referred to and described in Post-war Building Studies No. 1, that from the late 1920s some local authorities were constructing using non-traditional methods. What is of interest is why the delay when in the immediate post WW1 period there was a shortage of both bricks and bricklayers. While by the late 1920s both had become available and traditional house construction cheap.



Housing record

No. 319 Date 1920 (2)

Location: Address Plan No 134

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: Pair of three-bedroom non-parlour cottages with inside W C and downstairs bathroom. (2)

Rooms and layout: (40)

Sanitation and drainage W C within the bathroom accessed off the hall (5)

Water supply:

Gas and electrical supply:

Water heating: (4)

Cooking facilities: "serve all" stove between living room and scullery (8)

Food storage: Larder off scullery with window on north wall. Where the house has a northerly aspect the larder to be under the stairs with access from hall. (1)

Washing and bathing: Combined bathroom and W C with possibly a wash-hand basin off hall. (6)

Clothes washing: copper in scullery (4)

Room heating: "serve all" stove in living room and fire places in two bedrooms (2)

Fuel storage: off scullery adjacent to side door

Lighting:

General storage: Linen cupboard off landing

Specific provisions:

Construction description: (4)

Foundations

Walls Shown as cavity wall

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

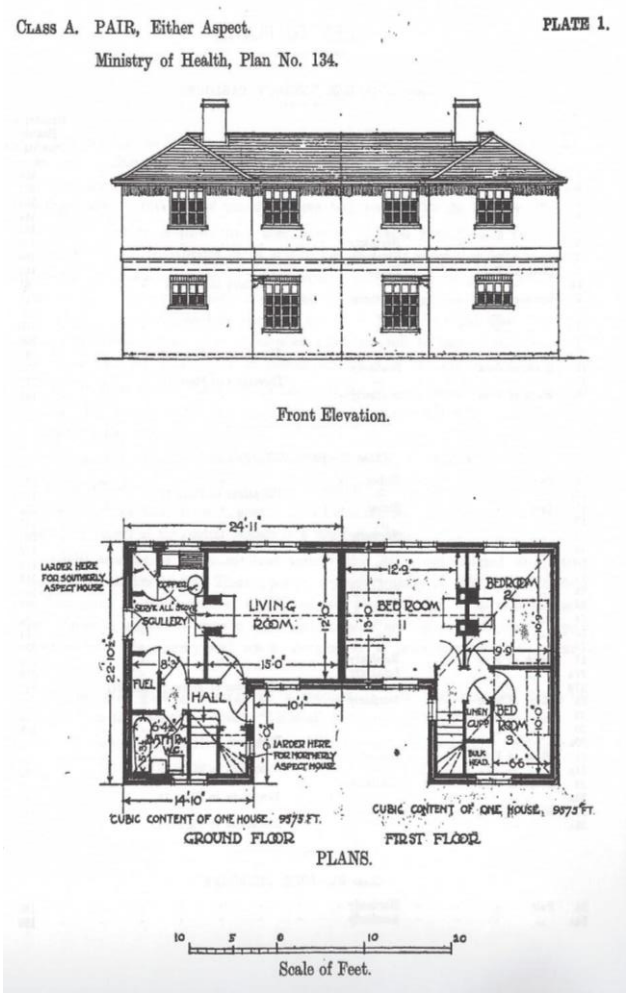
Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The reference to a "serveall" stove will be to a trade name. Chatterton (1927) referred to two types of "combination" grates by various makers. The first being readily converted from a kitchen range into a sitting room grate and can be used for either purpose in the same room. The other type

when built into the dividing wall between two rooms serves as a cooking range in one of them and an open fire in the other. The "serveall" was clearly of the second type. The copper shown in the scullery has a flue clearly shown on the first-floor plan. Since it does not have any brick setting it will have been expected to have been a portable type.



Housing record

No. 320 Date 1920 (2)

Location: Address Plan No 135

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: Pair of three bedroom non-parlour cottages with alternative ground floor plans for north or south aspect, with W C accessed from open lobby and downstairs bathroom. (2)

Rooms and layout: (40)

Sanitation and drainage: W C accessed off open lobby adjacent to side access door to scullery (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Gas cooker in the scullery, possible range in living room hearth. (3)

Food storage: Larder off scullery with window on north wall. Where the house has a northerly aspect the larder to be under the stairs with access from hall. (1)

Washing and bathing: Downstairs bathroom no indication of a wash-hand basin. (7)

Clothes washing: copper in scullery in the south facing cottage, which is shown as set in brickwork with flue. (2)

Room heating: “serve all” stove in living room is shown as an alternative to separate living room fire and gas cooker in scullery for the north facing cottage. The south facing cottage has living room fire and gas cooker in scullery both arrangements have fire places in two bedrooms.

Fuel storage: Coal storage off open lobby adjacent to side door

Lighting:

General storage: Cupboard off main bedroom.

Specific provisions:

Construction description: (3)

Foundations

Walls 11in hollow walls where not roughcasted.

Floors

Roof

Finishes

Fixtures and fittings

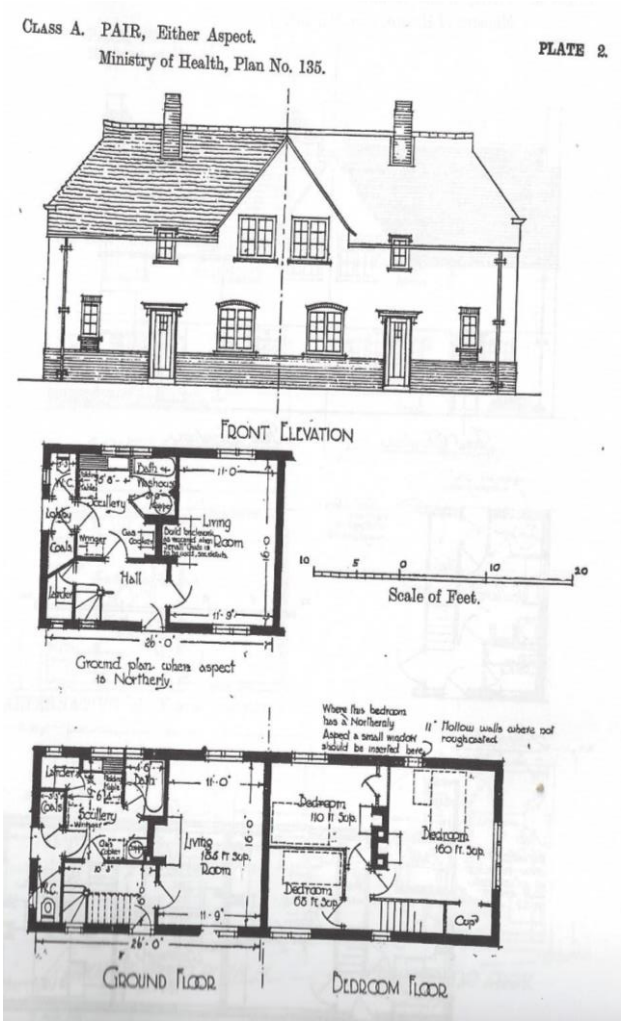
Developer/designer: Ministry of Health (1)

Occupant’s occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The reference to a “serveall” stove will be to a trade name. Chatterton (1927) referred to two types of “combination” grates by various makers. The first being readily converted from a kitchen range into a sitting room grate and can be used for either purpose in the same room. The other type when built into the dividing wall between two rooms serves as a cooking range in one of them and an open fire in the other. The “serveall” was clearly of the second type.



Housing record

No. 320 A Date 1920 (2)

Location: Address Plan No 135

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: Pair of three bedroom non-parlour cottages with alternative ground floor plans for north or south aspect, with W C accessed from open lobby and downstairs bathroom. (2)

Rooms and layout: (40)

Sanitation and drainage: W C accessed off open lobby adjacent to side access door to scullery (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: In the northerly facing cottage there is the alternative of having a "serveall" grate between the living room and the scullery. (8)

Food storage: Larder off scullery with window on north wall. Where the house has a northerly aspect the larder to be under the stairs with access from hall. (1)

Washing and bathing: Downstairs bathroom no indication of a wash-hand basin. In the north facing cottage this is combined with the copper as a wash house. (5)

Clothes washing: In the north facing cottage the copper is in the wash house with the bath, there is no indication of either brick setting or flue, so could be a gas boiler. (9)

Room heating: “serve all” stove in living room is shown as an alternative to separate living room fire and gas cooker in scullery for the north facing cottage. The south facing cottage has living room fire and gas cooker in scullery both arrangements have fireplaces in two bedrooms.

Fuel storage: Coal storage off open lobby adjacent to side door

Lighting:

General storage: Cupboard off main bedroom.

Specific provisions:

Construction description: (3)

Foundations

Walls 11in hollow walls where not roughcasted.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

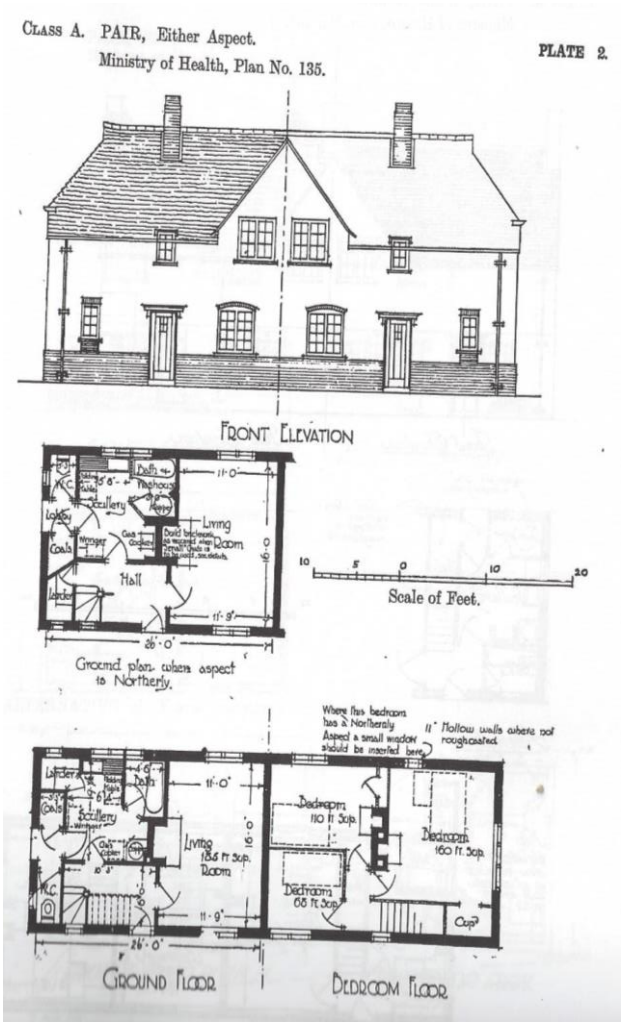
Occupant’s occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-

parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The reference to a "serveall" stove will be to a trade name. Chatterton (1927) referred to two types of "combination" grates by various makers. The first being readily converted from a kitchen range into a sitting room grate and can be used for either purpose in the same room. The other type when built into the dividing wall between two rooms serves as a cooking range in one of them and an open fire in the other. The "serveall" was clearly of the second type.



Housing record

No. 321 Date 1920 (2)

Location: Address Plan No 137

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: Pair of three bedroom non-parlour cottages with alternative ground floor plans for north or south aspect, with earth closet in single storey rear extension and downstairs bathroom. (2)

Rooms and layout: (40)

Sanitation and drainage: Shown as an earth closet in an outside single storey extension adjacent to rear door.

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: fireplace in scullery, no mention of a range, possible range in living room. (2)

Food storage: Larder off scullery with window on north wall. Where the house has a northerly aspect the larder to be off the hall. (1)

Washing and bathing: Downstairs bathroom no indication of a wash-hand basin. In the south facing cottage this is a separate room off the hall but in the north facing cottage the bathroom is at the rear off the scullery. (7)

Clothes washing: copper in scullery, which is shown as set in brickwork. (2)

Room heating: Fireplace in living room and fireplaces in all bedrooms. (2)

Fuel storage: Coal storage off the open lobby to rear door in south facing cottage but off the scullery in the north facing cottage

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations

Walls Shown as cavity wall but are described as 9in brick when roughcasted.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

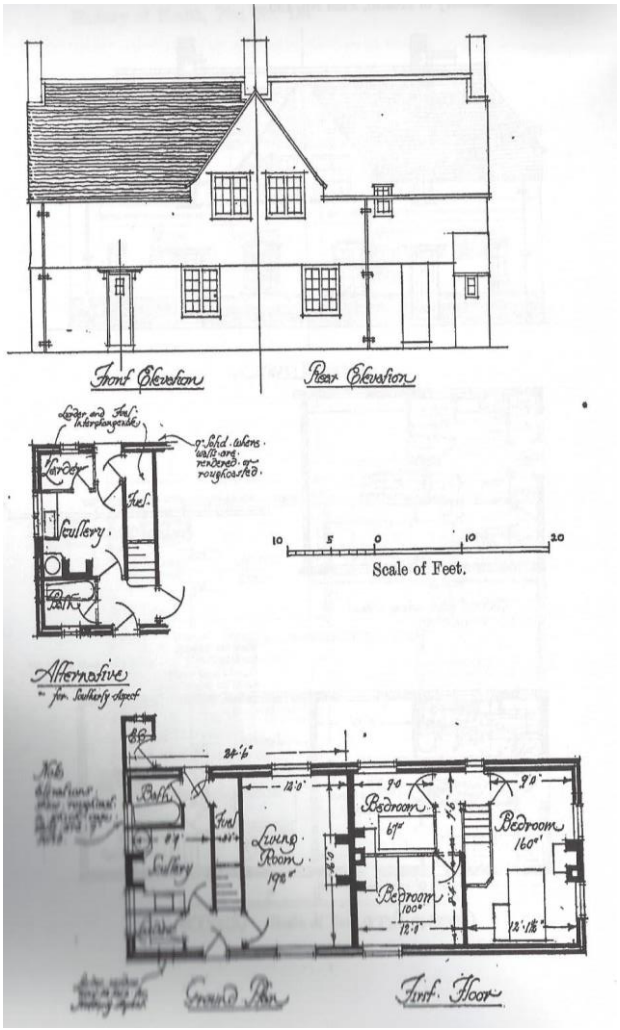
Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of

cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a circular item probably indicating a copper. While the ground floor plan indicates that the copper is built in there is no indication of an associated flue on the first floor plan.



Housing record

No. 322 Date 1920 (2)

Location: Address Plan No 168

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: Pair of three-bedroom non-parlour cottages with alternative ground floor plans for north or south aspect, with W C and separate downstairs bathroom. (2)

Sanitation and drainage: Internal W C off the hall. (5)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: fireplace in scullery, possible range in living room. (2)

Food storage: Larder off scullery with window on north wall. Where the house has a southerly aspect the larder to be off the hall. (1)

Washing and bathing: Downstairs bathroom indication of a wash-hand basin in Southern facing cottage only. In the south facing cottage this is a separate room off the hall but in the north facing cottage the bathroom is at the rear off the scullery. (4)

Clothes washing: copper in scullery. (4)

Room heating: Fireplace in living room and fireplaces in two bedrooms. (2)

Fuel storage: Coal storage off the scullery.

Lighting:

General storage:

Specific provisions:

Construction description: (3)

Foundations

Walls 9 in brickwork.

Floors

Roof

Finishes

Fixtures and fittings

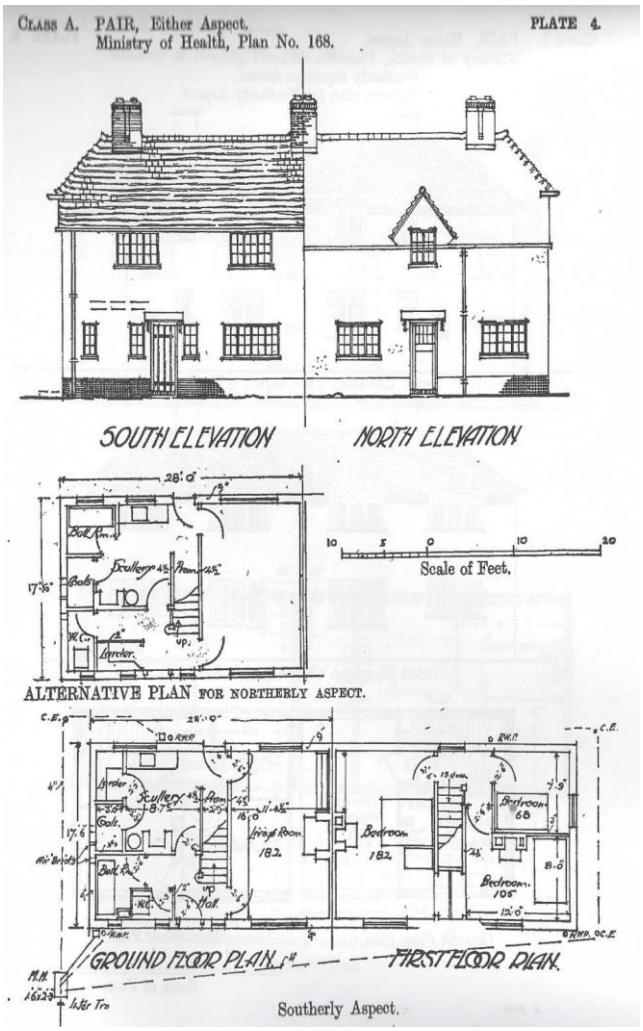
Developer/designer: Ministry of Health (1)

Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a circular item probably indicating a copper. Since there is a flue shown on the first-floor plan and since there is no indication of brick setting it may have been a portable one.


CLASS A. PAIR, Either Aspect.
Ministry of Health, Plan No. 168.
PLATE 4.
SOUTH ELEVATION
NORTH ELEVATION
Scale of Feet.
ALTERNATIVE PLAN FOR NORTHERLY ASPECT.
GROUND FLOOR PLAN.
FIRST FLOOR PLAN.
Southerly Aspect.

Housing record

No. 323 Date 1920 (2)

Location: Address Plan No 183

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: Pair of three-bedroom non-parlour cottages, ground floor plans reversed for north or south aspect, W C in downstairs bathroom. (2)

Rooms and layout: (40)

Sanitation and drainage: Internal W C in bathroom, accessed from hall. (5)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: "serve all" stove between living room and scullery. (8)

Food storage: Larder off the hall. (1)

Washing and bathing: Downstairs combined bathroom and W C with an indication of a wash-hand basin, off entrance hall (6)

Clothes washing: copper in scullery. (4)

Room heating: Fireplace in living room and fireplaces in two bedrooms. (2)

Fuel storage: Coal storage off the scullery.

Lighting:

General storage: reference to a shed

Specific provisions:

Construction description: (4)

Foundations

Walls Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

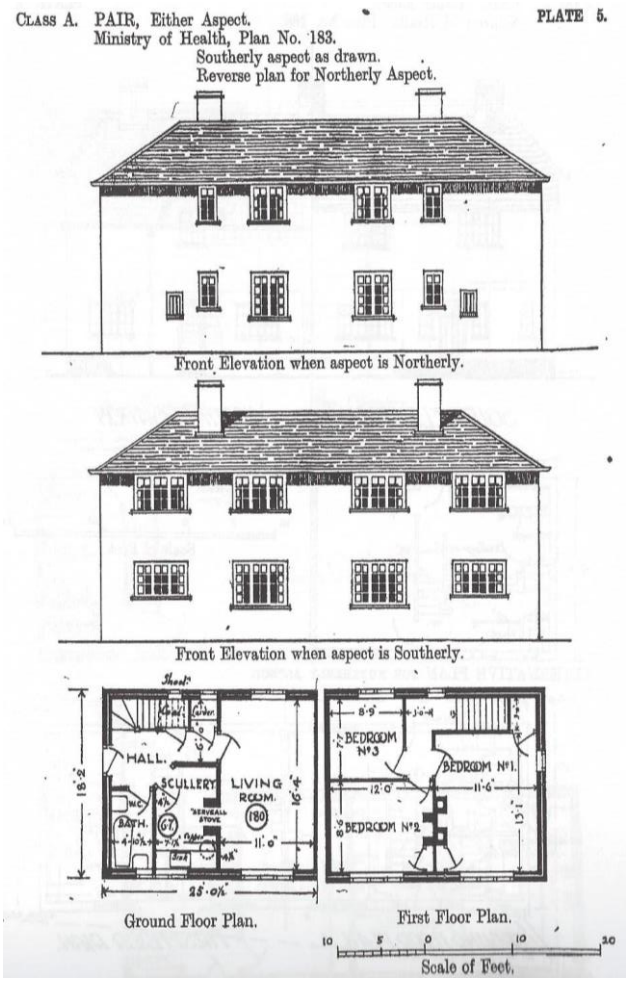
Developer/designer: Ministry of Health (1)

Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The first-floor plan shows a flue in bedroom one for the copper in the scullery since there is no indication of a brick setting probably a portable copper was intended.


CLASS A. PAIR, Either Aspect.
PLATE 5.
Ministry of Health, Plan No. 183.
Southerly aspect as drawn.
Reverse plan for Northerly Aspect.
Front Elevation when aspect is Northerly.
Front Elevation when aspect is Southerly.
HALL.
SCULLERY
LIVING ROOM.
BATH.
WC.
BEDROOM Nº3
BEDROOM Nº1.
BEDROOM Nº2
18'-2"
25'-0½"
16'-4"
11'-0"
12'-0"
11'-6"
Ground Floor Plan.
First Floor Plan.
10 5 0 10 30
Scale of Feet.

Housing record

No. 324 Date 1920 (2)

Location: Address Plan No 165

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: Pair of three-bedroom non-parlour cottages, W C off open side lobby downstairs bathroom with bath and copper. (2)

Rooms and layout: (40)

Sanitation and drainage: W C off open side lobby.

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: gas stove in scullery, living room has provision for a range. (3)

Food storage: Larder under the stairs off the living room. (1)

Washing and bathing: Downstairs bathroom off the scullery appears to contain a wash copper. (5)

Clothes washing: copper in bathroom. (5)

Room heating: Fireplace in living room and fireplaces in two bedrooms. (2)

Fuel storage: Coal storage off the side lobby.

Lighting:

General storage:

Specific provisions: serving hatch between scullery and living room

Construction description: (4)

Foundations

Walls Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

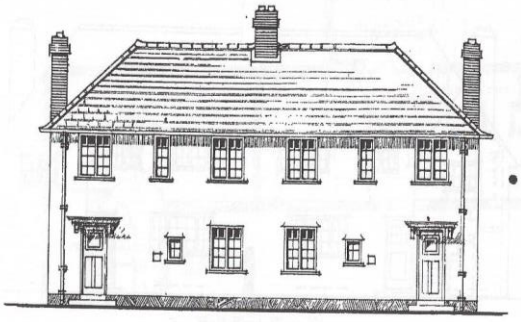
Occupant's occupation:

Notes:

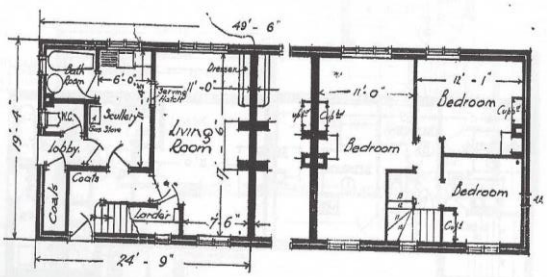
Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The bathroom has a circular item probably indicating a copper. Since there is an adjacent flue and since there is no indication of brick setting it may have been a portable one.

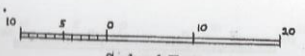
CLASS A. PAIR, Northerly Aspect. PLATE 6.
Ministry of Health, Plan No. 165.



Front Elevation.



Ground Plan. First Floor Plan.



Scale of Feet.

Housing record

No. 325 Date 1920 (2)

Location: Address Plan No 160

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: Pair of three-bedroom non-parlour cottages, W C off the scullery downstairs bathroom with bath and copper. (2)

Rooms and layout: (40)

Sanitation and drainage: W C off the scullery.

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: appears to have a gas stove in the scullery, provision for a range in the living room. (3)

Food storage: Larder probably the cupboard off the scullery, adjacent to the sink. (1)

Washing and bathing: Downstairs bathroom off the scullery appears to contain a wash copper. (5)

Clothes washing: copper in bathroom, is very remote to the rising flue in bedroom 2, so it may be intended to be a gas boiler. (9)

Room heating: Fireplace in living room and fireplaces in two bedrooms. (2)

Fuel storage: Could be the cupboard under the stairs off the scullery.

Lighting:

General storage:

Specific provisions:

Construction description: (3)

Foundations

Walls Shown solid wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

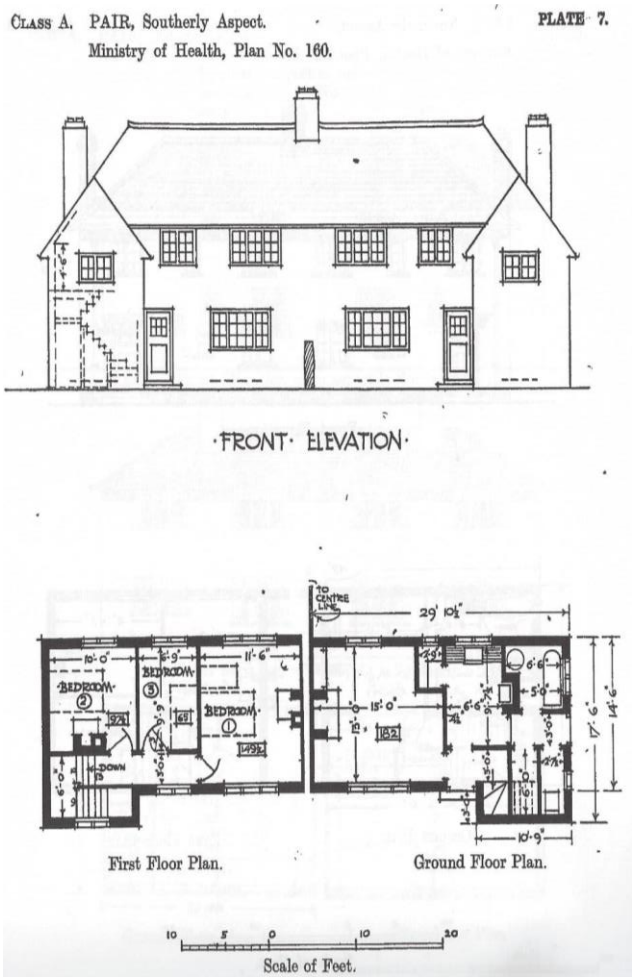
Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a square object against the bathroom wall which may represent a gas cooker. In the bathroom is a circular item probably indicating a copper. Since there is no adjacent flue

it was probably intended for it to be a gas one. The first-floor plan shows a flue adjacent to the fireplace in bedroom two, which does not have a clear purpose.



Housing record

No. 326 Date 1920 (2)

Location: Address Plan No 151

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A block of four three-bedroom non-parlour cottages of two layouts, W C in downstairs bathroom. (4)

Rooms and layout: (40)

Sanitation and drainage: W C downstairs bathroom. (5)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: appears to be designed for the "serve all" stove in the opening between scullery and living room. (8)

Food storage: The larder in the end cottages is either the cupboard off the scullery or off the hall depending on the orientation of the cottages. For the middle cottages the larder is under the stairs accessed from the scullery and vented into the open side lobby. (1)

Washing and bathing: Downstairs bathroom off the hall, combined with the W C, no indication of a wash-hand basin. (8)

Clothes washing: copper in the scullery. (4)

Room heating: Fireplace in living room and fireplaces in two bedrooms. (2)

Fuel storage: In the end cottages the coal store is accessed from the scullery but has a coal chute outside. The coal store for the centre cottages is off the side lobby.

Lighting:

General storage: linen cupboard off the landing in end cottages and off the second bedroom in the centre cottages.

Specific provisions: The end cottages have coal chutes

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

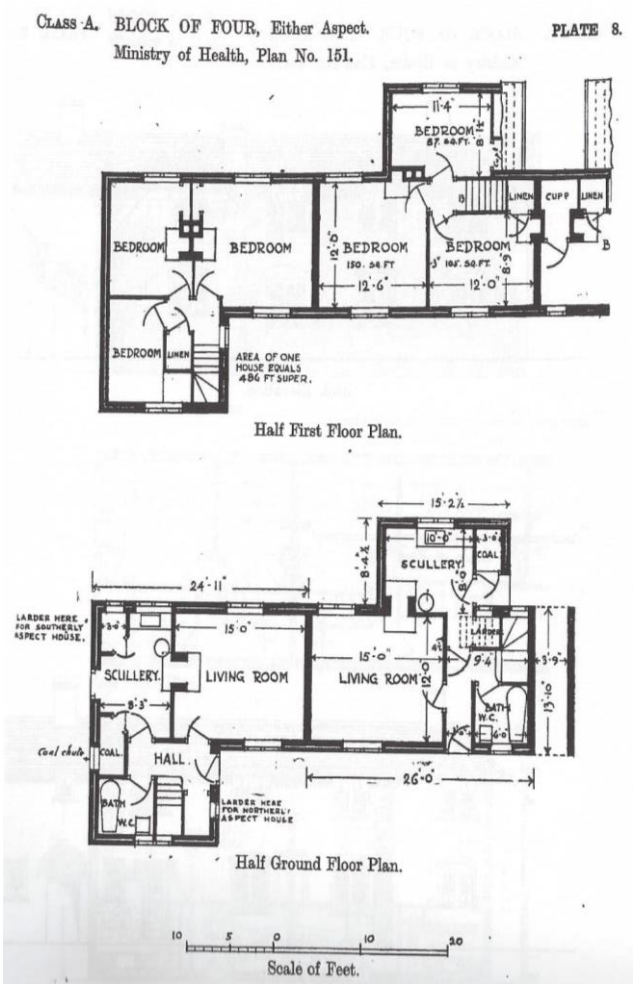
Developer/designer: Ministry of Health (1)

Occupant's occupation:

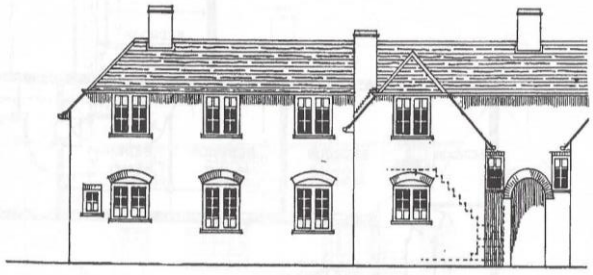
Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as though to the scullery, which suggests the intention to have a range of the "serveall" type. The scullery has a circular item probably indicating a copper. Since there is an adjacent flue shown on the bedroom plan, it was probably intended for it to have been a portable one.

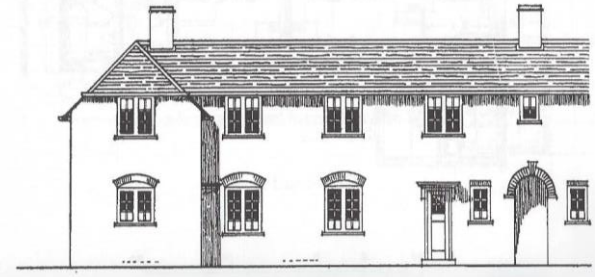


CLASS A. BLOCK OF FOUR, Either Aspect. PLATE 8A.
Ministry of Health, Plan No. 151.



Back Elevation.

Scale of Feet.



Front Elevation.

Housing record

No. 327 Date 1920 (2)

Location: Address Plan No 125

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A block of four three-bedroom non-parlour cottages, W C in downstairs bathroom. (4)

Rooms and layout: (40)

Sanitation and drainage: W C downstairs bathroom. (5)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: appears to have a gas cooker in the scullery and provision for a range in the living room. (3)

Food storage: The larder is off the scullery. (1)

Washing and bathing: Downstairs bathroom off the hall, combined with the W C, no indication of a wash-hand basin. (8)

Clothes washing: copper, probably gas as there is no flue provided, in the scullery. (4)

Room heating: Provision for a range in living room and fireplaces in two bedrooms. (2)

Fuel storage: Coal store off the rear lobby.

Lighting:

General storage: linen cupboard off the landing and cupboards in two bedrooms.

Specific provisions:

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

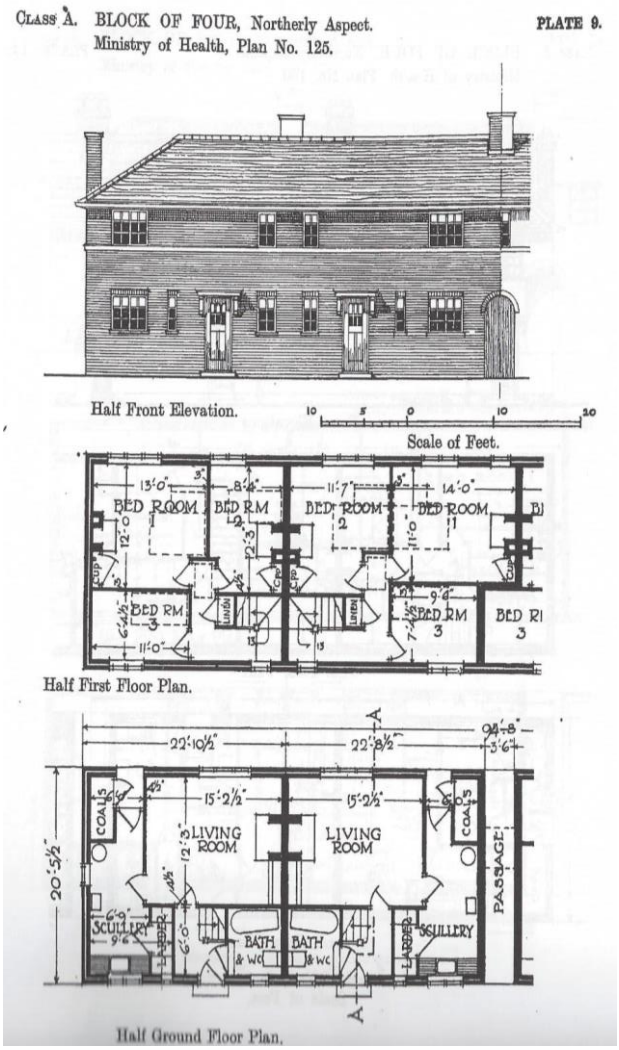
Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a square object against the outside wall which may represent a gas cooker. Near the cooker is a circular item probably indicating a copper. Since there is a flue shown in the bedroom

above it and since there is no indication of brick setting it may have been a portable one.



Housing record

No. 328 Date 1920 (2)

Location: Address Plan No 166

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A block of four three-bedroom non-parlour cottages, W C off open side lobby, downstairs bathroom. (4)

Rooms and layout: (40)

Sanitation and drainage: W C off open lobby by side door in end cottages and rear lobby in centre ones. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: appears to have a gas stove in the scullery. (3)

Food storage: The larder is off the living room in the end cottages and the scullery in the centre ones. (1)

Washing and bathing: Downstairs bathroom with bath and wash-hand basin in the centre cottages. (4)

Clothes washing: copper in the scullery in the centre cottages. (4)

Room heating: Fireplace in living room and fireplaces in two bedrooms. (2)

Fuel storage: Coal store off the side lobby in the end cottages and off the rear lobby in the centre ones.

Lighting:

General storage: cupboards in two bedrooms.

Specific provisions: serving hatch in end cottages.

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

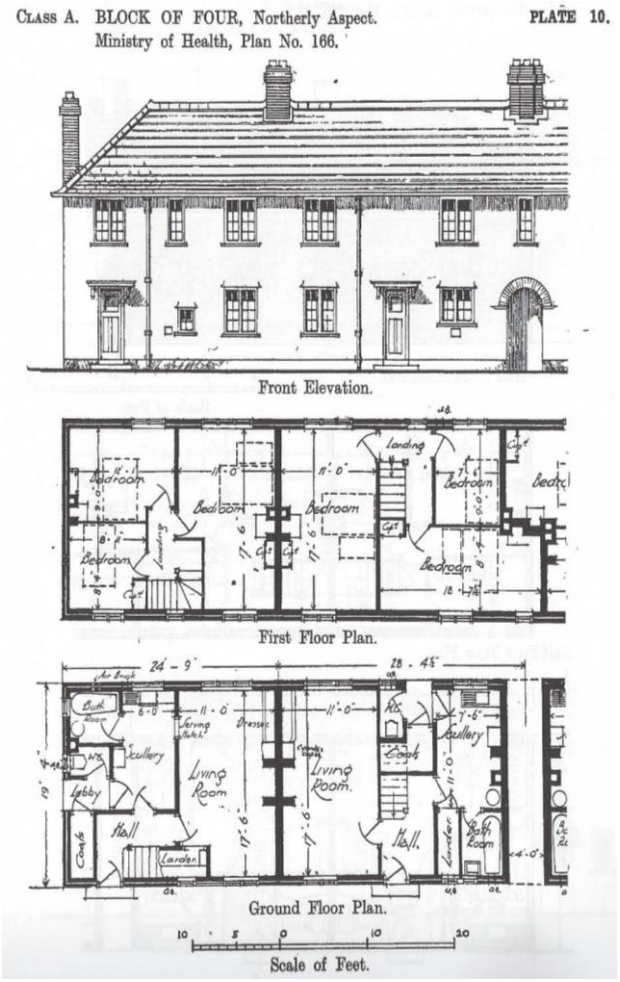
Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a square object against the toilet wall which may represent a gas cooker. In the bathroom is a circular item

probably indicating a copper. There is a dedicated flue, but it is not shown as brick set, so may indicate the intention for a portable copper.



Housing record

No. 328 A Date 1920 (2)

Location: Address Plan No 166

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A block of four three-bedroom non-parlour cottages, W C off open side lobby, downstairs bathroom. (4)

Rooms and layout: (40)

Sanitation and drainage: W C off open lobby by side door in end cottages and rear lobby in centre ones. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: appears to have a gas stove in the scullery. (3)

Food storage: The larder is off the living room in the end cottages and the scullery in the centre ones. (1)

Washing and bathing: Downstairs bathroom with bath and copper in the end cottages. (5)

Clothes washing: copper in the bathroom in the end cottages. (4)

Room heating: Fireplace in living room and fireplaces in two bedrooms. (2)

Fuel storage: Coal store off the side lobby in the end cottages and off the rear lobby in the centre ones.

Lighting:

General storage: cupboards in two bedrooms.

Specific provisions: serving hatch in end cottages.

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

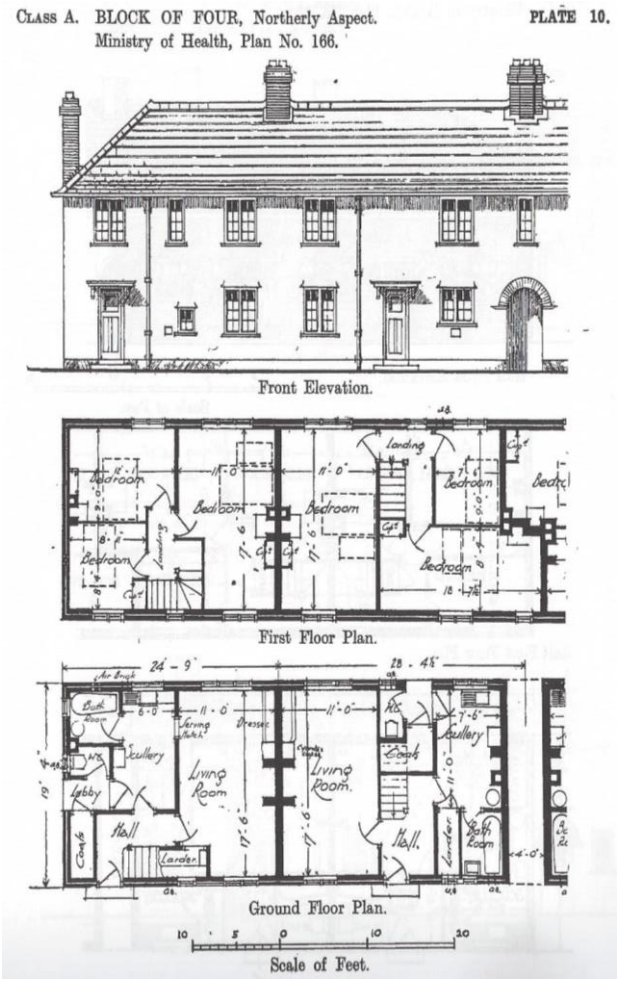
Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a square object against the toilet wall which may represent a gas cooker. In the bathroom is a circular item

probably indicating a copper. There is a dedicated flue, but it is not shown as brick set, so may indicate the intention for a portable copper.



Housing record

No. 329 Date 1920 (2)

Location: Address Plan No 179

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A block of four, non-parlour cottages, the end cottages with three bedrooms and the centre ones with four bedrooms, W C off rear lobby, downstairs bathroom. (4)

Rooms and layout: (40)

Sanitation and drainage: W C off rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: appears to have a gas stove in the scullery, fireplace in living room could have a range. (3)

Food storage: The larder is off the hall. (1)

Washing and bathing: Downstairs bathroom with bath but no indication of a wash-hand basin, off the hall. (7)

Clothes washing: copper in the scullery. (4)

Room heating: Fireplace in living room and fireplaces in two bedrooms in the end cottages and three bedrooms in the centre ones. (2)

Fuel storage: Coal store off the scullery.

Lighting:

General storage: cupboard in living room.

Specific provisions: space for pram under the stairs.

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

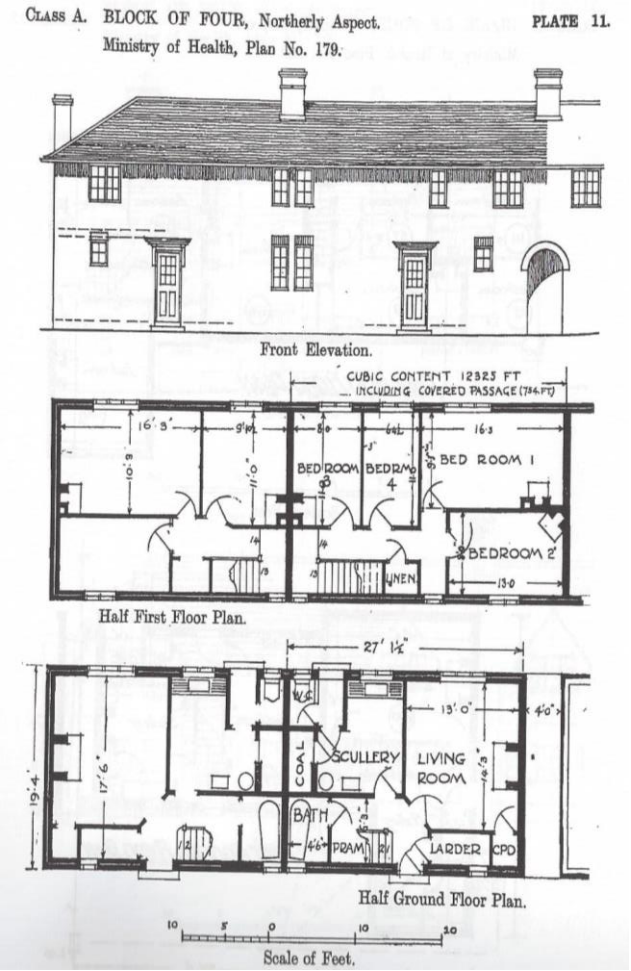
Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a square object against the hall wall which may represent a gas cooker. Next to the cooker is a circular item probably indicating a copper. Since there is an adjacent flue above the

coal store it was probably intended for it not to be a gas one. However, since there is no indication of brick setting it may have been a portable one.



Housing record

No. 329A Date 1920 (2)

Location: Address Plan No 179

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A block of four, non-parlour cottages, the end cottages with three bedrooms and the centre ones with four bedrooms, W C off rear lobby, downstairs bathroom. (4)

Rooms and layout: (82)

Sanitation and drainage: W C off rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: appears to have a gas stove in the scullery, fireplace in living room could have a range. (3)

Food storage: The larder is off the hall. (1)

Washing and bathing: Downstairs bathroom with bath but no indication of a wash-hand basin, off the hall. (7)

Clothes washing: copper in the scullery. (4)

Room heating: Fireplace in living room and fireplaces in two bedrooms in the end cottages and three bedrooms in the centre ones. (2)

Fuel storage: Coal store off the scullery.

Lighting:

General storage: cupboard in living room.

Specific provisions: space for pram under the stairs.

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

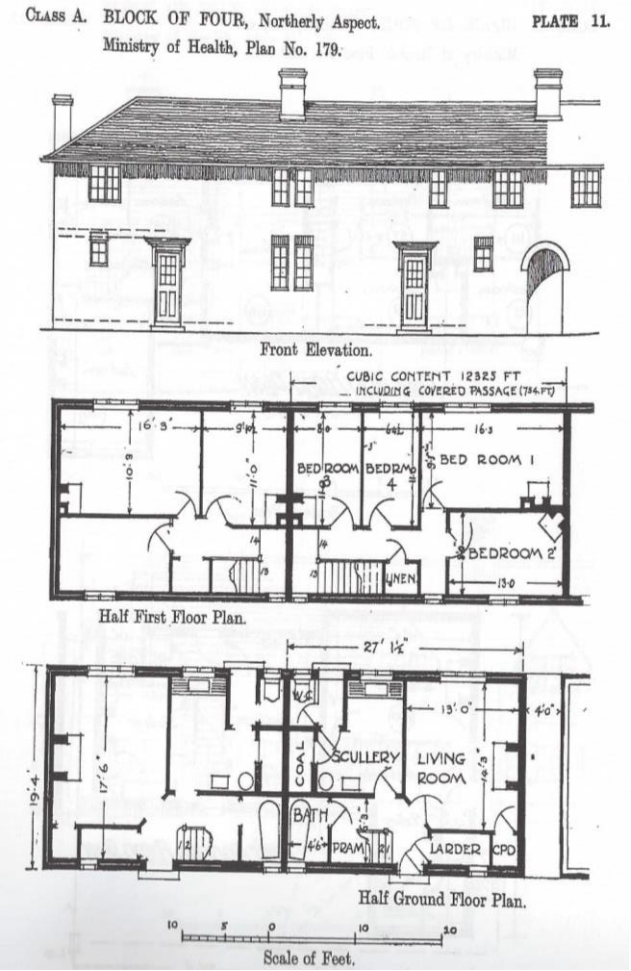
Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a square object against the hall wall which may represent a gas cooker. Next to the cooker is a circular item probably indicating a copper. Since there is an adjacent flue above the

coal store it was probably intended for it not to be a gas one. However, since there is no indication of brick setting it may have been a portable one.



Housing record

No. 330 Date 1920 (2)

Location: Address Plan No 169

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A block of four, three bedroomed non-parlour cottages, W C off scullery lobby, downstairs bathroom. (4)

Rooms and layout: (40)

Sanitation and drainage: W C off scullery lobby. (5)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: provision for fire in the scullery and for a range in the living room. (2)

Food storage: The larder is off the scullery (1)

Washing and bathing: Downstairs bathroom with bath but no indication of a wash-hand basin, off the scullery. (7)

Clothes washing: copper in the scullery. (4)

Room heating: Fireplace in living room and fireplaces in two bedrooms. (2)

Fuel storage: Coal store off the scullery lobby.

Lighting:

General storage: cupboard in two bedrooms in central cottages but only one in the end ones.

Specific provisions:

Construction description: (3)

Foundations

Walls: Shown as solid wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

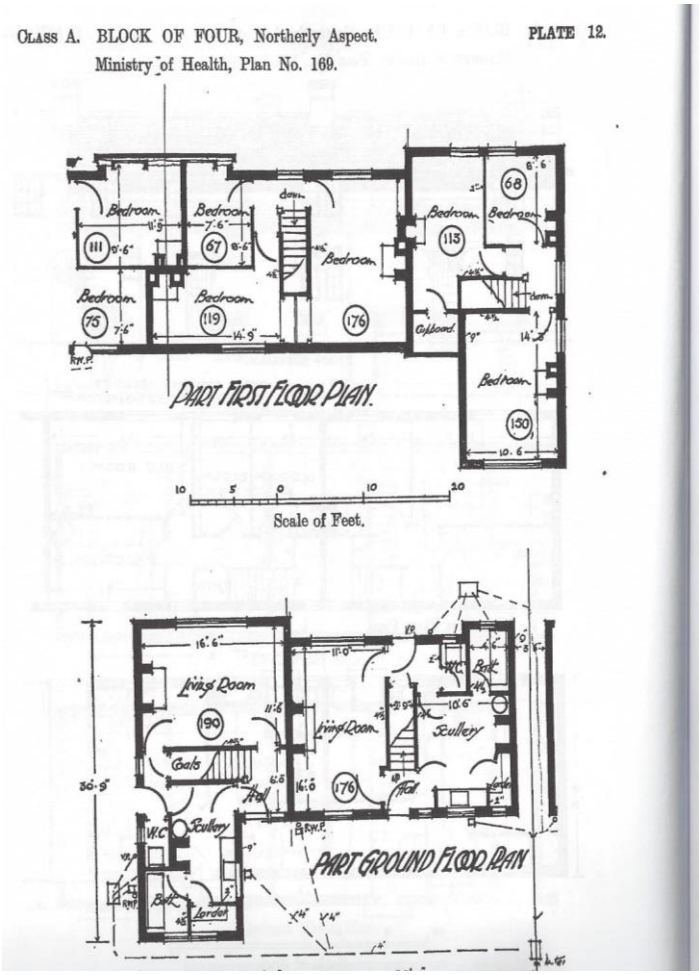
Occupant's occupation:

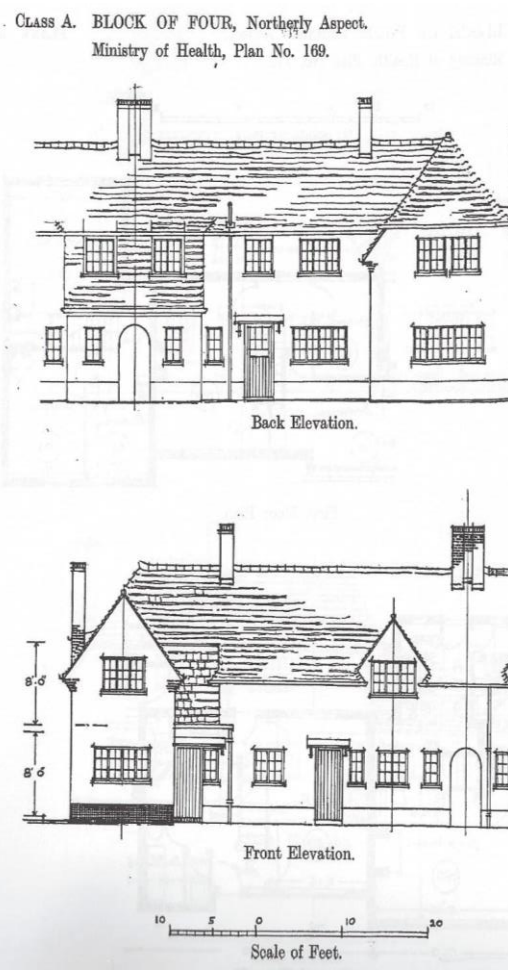
Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a small fireplace, which would not accommodate a full range. Adjacent to the fireplace in the scullery is a circular item probably indicating a copper. The first-floor plan shows two flues from the scullery in the centre cottages but only one flue in the end

ones. There is no indication of brick setting so the intention may have been to have a portable copper.





Housing record

No. 331 Date 1920 (2)

Location: Address Plan No 170

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A block of four, three bedroomed non-parlour cottages, W C off the hall, downstairs bathroom. (4)

Rooms and layout: (40)

Sanitation and drainage: W C off the hall. (5)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: provision for a fire in the scullery and a range in the living room. (2)

Food storage: The larder is off the scullery (1)

Washing and bathing: Downstairs bathroom with bath but no indication of a wash-hand basin. In the centre cottages the bathroom also contains the copper and is off the hall. (5)

Clothes washing: copper in the bathroom in the centre cottages. (5)

Room heating: Fireplace in living room and fireplaces in two bedrooms in the end cottages but only one bedroom in the centre ones. (2)

Fuel storage: Outside detached coal store.

Lighting:

General storage: cupboard in two bedrooms in central cottages but only one in the end ones.

Specific provisions:

Construction description: (3)

Foundations

Walls: Shown as solid wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

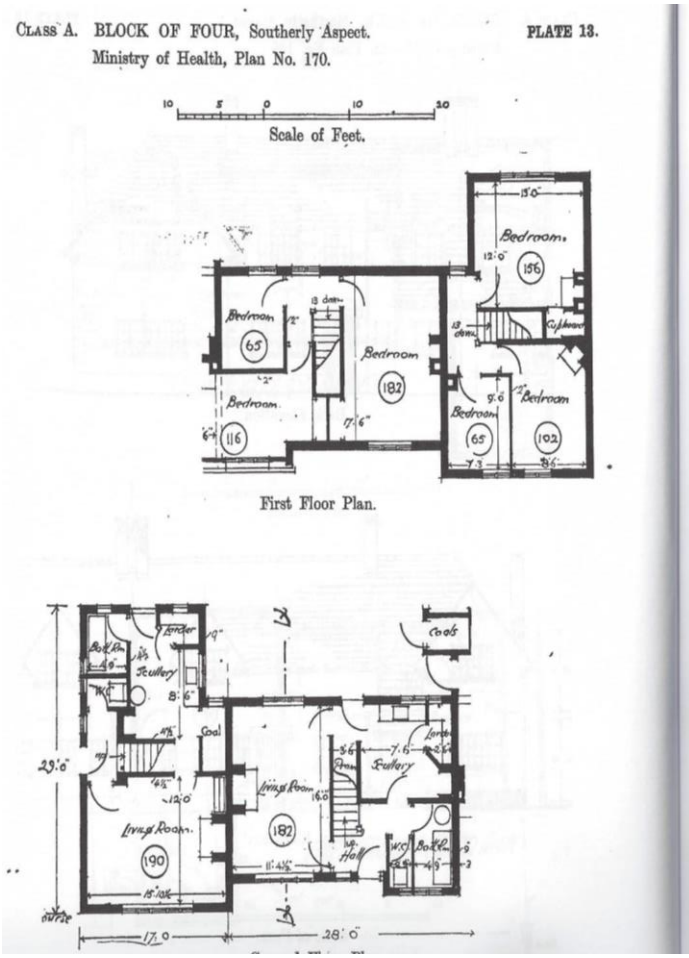
Occupant's occupation:

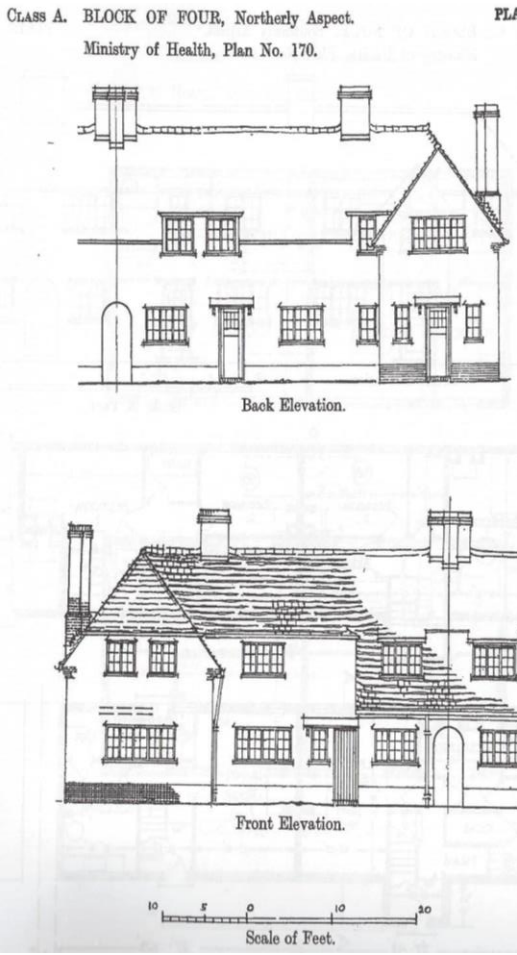
Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a small fireplace which would not take a full range. In the scullery of the end cottages there is a circular item

probably indicating a copper, adjacent to the fireplace. In the central cottages there is a similar item in the bathroom. There appear to be suitable flues but no indication of brick setting so it was possible that they should be portable coppers.





Housing record

No. 331 A Date 1920 (2)

Location: Address Plan No 170

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A block of four, three bedroomed non-parlour cottages, W C off the hall, downstairs bathroom. (4)

Rooms and layout: (40)

Sanitation and drainage: W C off the hall. (5)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: provision for a fire in the scullery and a range in the living room. (2)

Food storage: The larder is off the scullery (1)

Washing and bathing: Downstairs bathroom with bath but no indication of a wash-hand basin. In the centre cottages the bathroom also contains the copper and is off the hall. (7)

Clothes washing: copper in the bathroom in the centre cottages. (4)

Room heating: Fireplace in living room and fireplaces in two bedrooms in the end cottages but only one bedroom in the centre ones. (2)

Fuel storage: Outside detached coal store.

Lighting:

General storage: cupboard in two bedrooms in central cottages but only one in the end ones.

Specific provisions:

Construction description: (3)

Foundations

Walls: Shown as solid wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

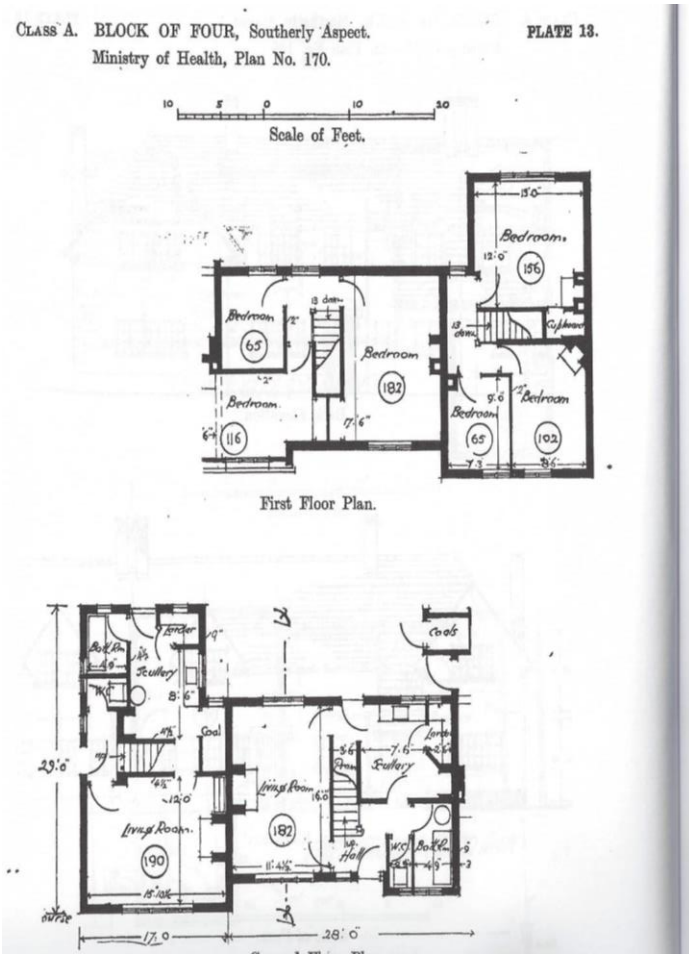
Occupant's occupation:

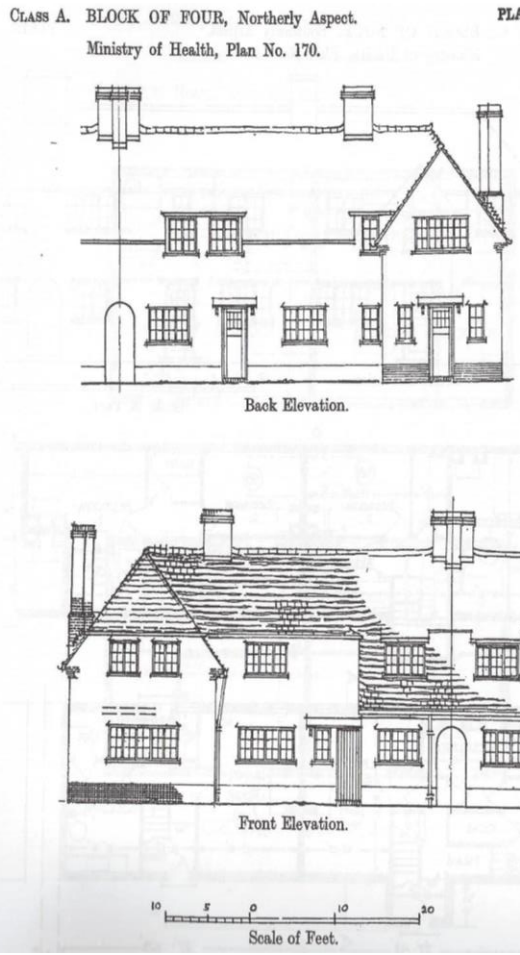
Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a small fireplace which would not take a full range. In the scullery of the end cottages there is a circular item

probably indicating a copper, adjacent to the fireplace. In the central cottages there is a similar item in the bathroom. There appear to be suitable flues but no indication of brick setting so it was possible that they should be portable coppers.





Housing record

No. 332 Date 1920 (2)

Location: Address Plan No 161

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A block of four, three bedroomed non-parlour cottages, W C off open lobby, upstairs bathroom. (4)

Rooms and layout: (41)

Sanitation and drainage: W C off the open side lobby in the end cottages and off the open rear lobby in the centre cottages (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: provision for a fire in the scullery and for a range in the living room. (2)

Food storage: The larder is off the scullery (1)

Washing and bathing: Upstairs bathroom with bath but no indication of a wash-hand basin. (9)

Clothes washing: copper in the scullery adjacent to the fireplace. (4)

Room heating: Fireplace in living room, scullery and fireplaces in two bedrooms. (2)

Fuel storage: Coal store off open lobby at the side in the end cottages and at the rear in the central ones.

Lighting:

General storage:

Specific provisions: Space for a pram adjacent to front door.

Construction description: (3)

Foundations

Walls: Shown as solid wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

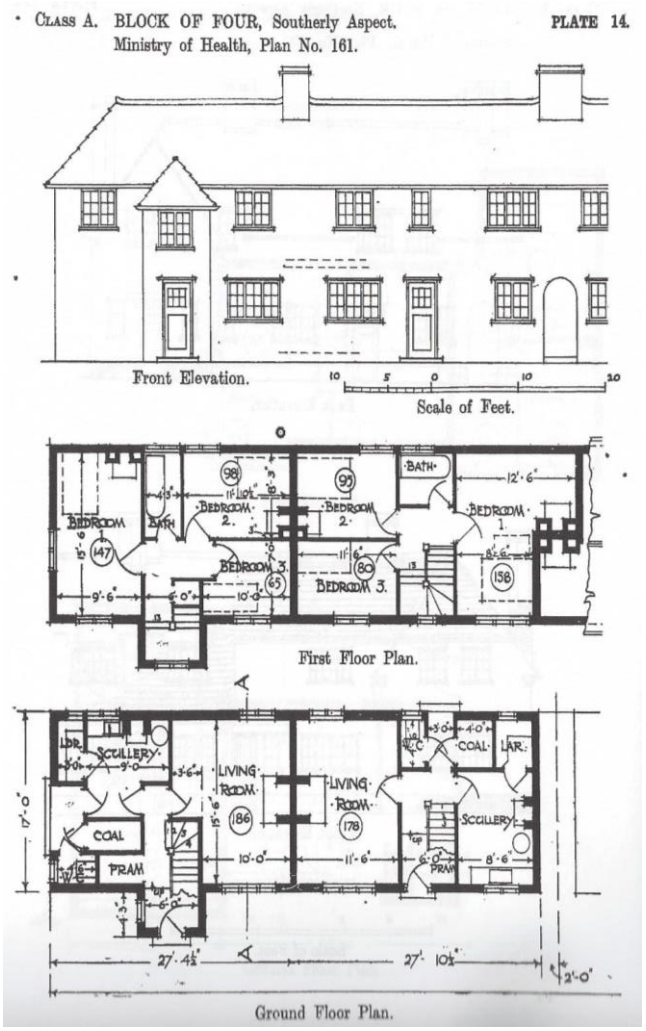
Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a small fireplace, which would not take a full range. Adjacent to the fireplace in the scullery is a circular

item probably indicating a copper. Since there is clear indication of separate flues for both the scullery fire and copper. There is no indication of brick setting so the intention was probably for there to be a portable copper.



Housing record

No. 333 Date 1920 (2)

Location: Address Plan No 152

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A pair of, three bedroomed parlour cottages, inside W C, upstairs bathroom. (2)

Rooms and layout: (49)

Sanitation and drainage: W C upstairs off the landing (8)

Water supply:

Gas and electricity supply:

Water heating: (4)

Cooking facilities: "serve all" stove between the scullery and the living room. (8)

Food storage: The larder is off the hall, under the stairs (1)

Washing and bathing: Upstairs bathroom with bath and wash-hand basin. (11)

Clothes washing: copper in the scullery. (4)

Room heating: "Serve all" fireplace in living room and fireplaces in parlour and two bedrooms. (2)

Fuel storage: Coal store off the hall.

Lighting:

General storage: Linen cupboard off landing. There appear to be cupboards in two bedrooms.

Specific provisions: Space for pram in hall.

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

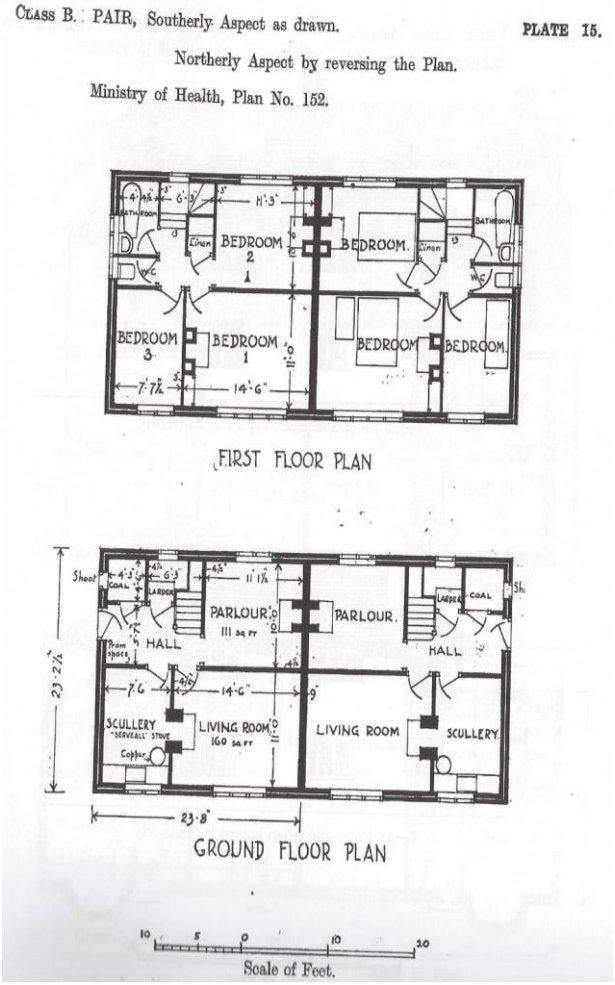
Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The reference to a "serveall" stove will be to a trade name. Chatterton (1927) referred to two types of "combination" grates by various makers. The first being readily converted from a kitchen range into a sitting room grate and can be used for either purpose in the same room. The other type when built into the dividing wall between two rooms serves as a cooking range in one of them and an open fire in the other. The "serveall" was

clearly of the second type. The copper shown in the scullery adjacent to the stove has a flue clearly shown on the first-floor plan. Since it does not have any brick setting it will have been expected to have been a portable type.



Housing record

No. 334 Date 1920 (2)

Location: Address Plan No 150

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A pair of, three bedroomed parlour cottages, inside W C, upstairs bathroom. (2)

Rooms and layout: (49)

Sanitation and drainage: W C in the bathroom off the landing (7)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: provision for a range in the scullery. (4)

Food storage: The larder is off the scullery. (1)

Washing and bathing: Upstairs combined bathroom and W C, with bath, W C but no wash-hand basin. (10)

Clothes washing: copper in the scullery. (4)

Room heating: Fireplace in living room, parlour and fireplaces in two bedrooms. (2)

Fuel storage: Coal store off open lobby at the rear.

Lighting:

General storage: Store in scullery and cupboards in two bedrooms.

Specific provisions:

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

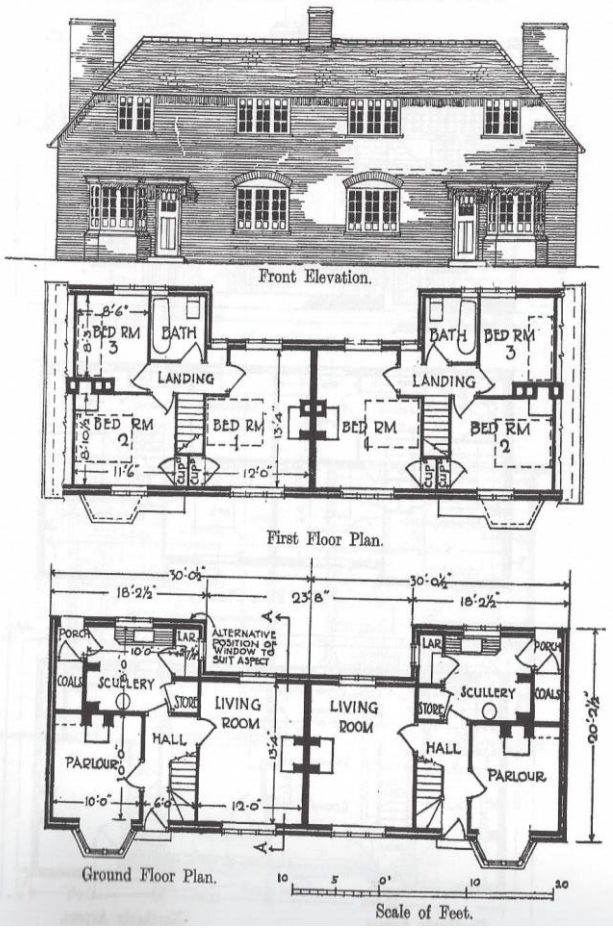
Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

This design differs from of Ministry of Health designs in having a large hearth capable of taking a range in the scullery and not in the living room. There is no suggestion of a gas cooker in the scullery. There is a circular item probably indicating a copper in the scullery on the parlour wall. The first-floor plan shows a flue for the copper so a no brick setting is shown it may have been intended to have a portable one.

CLASS B. PAIR, Either Aspect. PLATE 16.
Ministry of Health, Plan No. 150.



Housing record

No. 335 Date 1920 (2)

Location: Address Plan No 171

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A pair of, three bedroomed parlour cottages, inside W C, upstairs bathroom. (2)

Rooms and layout: (49)

Sanitation and drainage: W C off the landing (8)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Gas cooker in corner of the scullery. Space for a range in living room, no provision for a range in the scullery. (3)

Food storage: The larder is off the living room. (1)

Washing and bathing: Upstairs bathroom and W C, with bath, but no wash-hand basin. (9)

Clothes washing: Gas copper in the scullery. (9)

Room heating: Space for a range in living room, fireplace in parlour and in two bedrooms. (2)

Fuel storage: Coal store in scullery.

Lighting:

General storage: Bulkhead cupboards one in bedroom and the other on landing, dwarf cupboard under landing window. Downstairs the northerly aspect cottage has a further store off the front lobby, but the southerly aspect cottage has it accessible from outside at the back of the cottage

Specific provisions: Built in store for cycles accessed from rear of the cottage.

Construction description: (3)

Foundations

Walls: Shown as solid wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

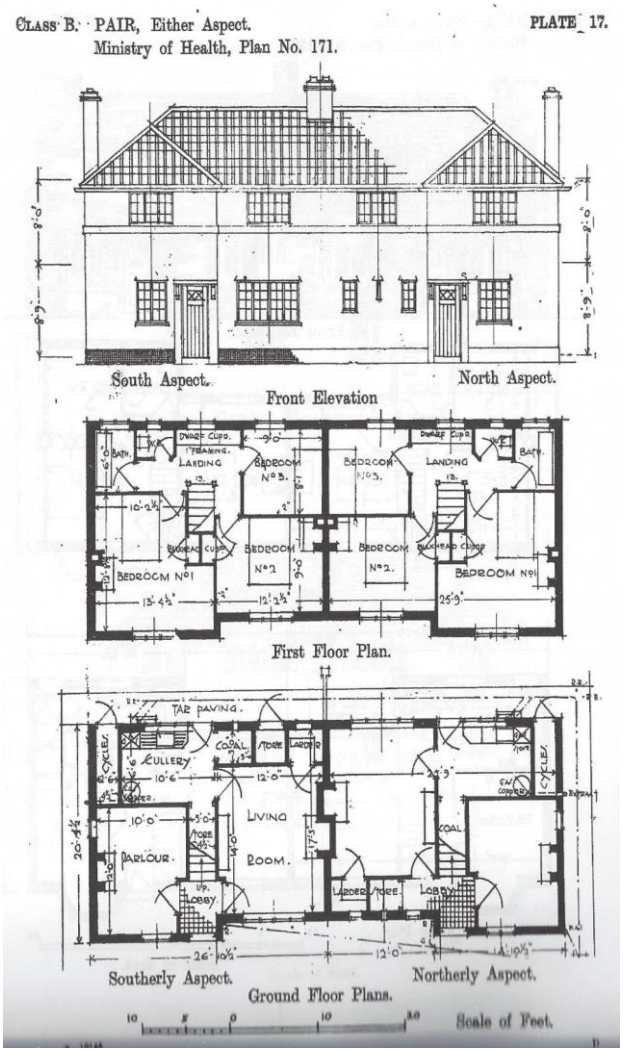
Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a gas stove in the outside corner

adjacent to the sink drainer. On the other side of the scullery there is a gas copper.



Housing record

No. 336 Date 1920 (2)

Location: Address Plan No 163

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A pair of, three bedroomed parlour cottages, inside W C, upstairs bathroom. (2)

Rooms and layout: (49)

Sanitation and drainage: W C off the landing (8)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Gas cooker in scullery. Space for range in living room, no provision for a range in the scullery. (3)

Food storage: The larder is off the hall. (1)

Washing and bathing: Upstairs bathroom with bath and wash-hand basin. (11)

Clothes washing: Copper in the scullery. (9)

Room heating: Space for a range in living room, fireplace in parlour and in two bedrooms. (2)

Fuel storage: Coal store off rear open lobby.

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

Occupant's occupation:

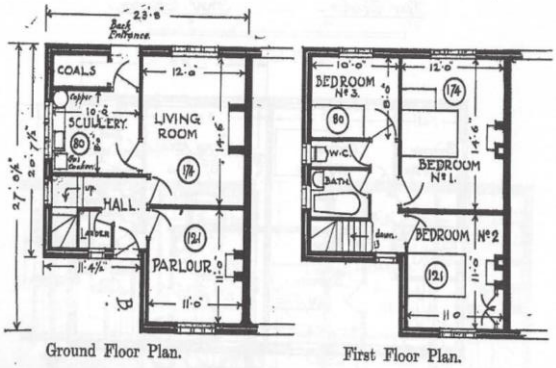
Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The copper in the scullery will have been gas since there is no accessible flue.

CLASS B. PAIR, Northerly Aspect. **PLATE 18.**
Ministry of Health, Plan No. 163.

Front Elevation.



Ground Floor Plan. First Floor Plan.

Scale of Feet.

Housing record

No. 337 Date 1920 (2)

Location: Address Plan No 175

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A pair of, three bedroomed parlour cottages, external W C, upstairs bathroom. (2)

Rooms and layout: (49)

Sanitation and drainage: W C off the open lobby to the side entrance (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Gas cooker in scullery. Space for a range in living room, no provision for a range in the scullery. (3)

Food storage: The larder is off the scullery. (1)

Washing and bathing: Upstairs bathroom with bath but no wash-hand basin. (9)

Clothes washing: Brick set copper in the scullery. (2)

Room heating: Provision for a range in living room, fireplace in parlour and in two bedrooms. (2)

Fuel storage: Fuel store off side open lobby.

Lighting:

General storage:

Specific provisions: Space for wringer shown in scullery.

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

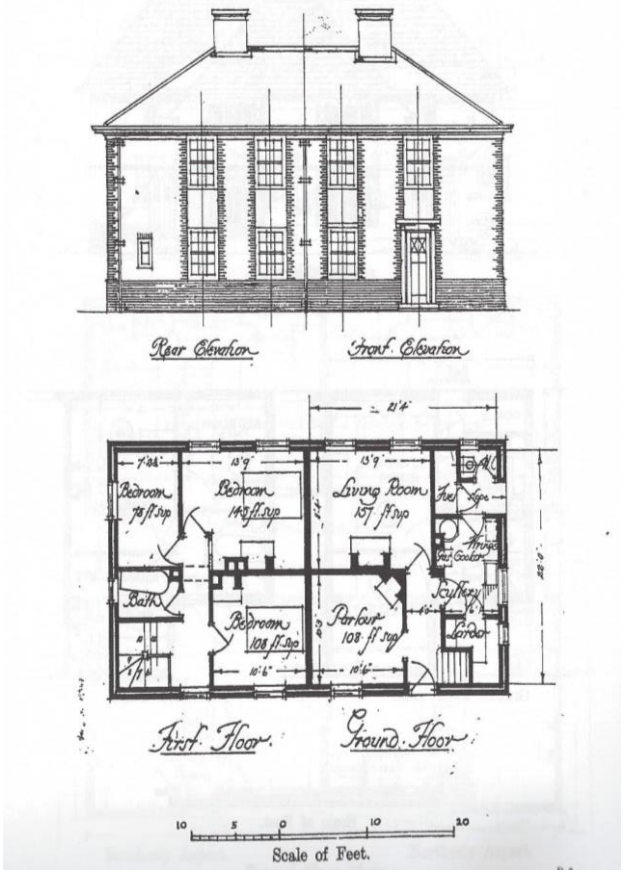
Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a circular item probably indicating a copper. Since there is an adjacent flue and since there is indication of brick setting it is likely to have been built in.

CLASS B. PAIR, Northerly Aspect. PLATE 19.
Ministry of Health, Plan No. 175.



Housing record

No. 338 Date 1920 (2)

Location: Address Plan No 159

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A pair of, three bedroomed parlour cottages, external W C, upstairs bathroom. (2)

Rooms and layout: (49)

Sanitation and drainage: W C off the open lobby to the side entrance (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: space for range in living room, no provision for a range in the scullery. (2)

Food storage: The larder, unmarked, is off the hall, under the stairs. (1)

Washing and bathing: Upstairs bathroom with bath and wash-hand basin. (11)

Clothes washing: Copper in the scullery, must be gas fired as no access to a flue. (9)

Room heating: Space for a range in living room, fireplace in parlour and in two bedrooms. (2)

Fuel storage: Fuel store off side open lobby.

Lighting:

General storage:

Specific provisions:

Construction description: (3)

Foundations

Walls: Shown as solid wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

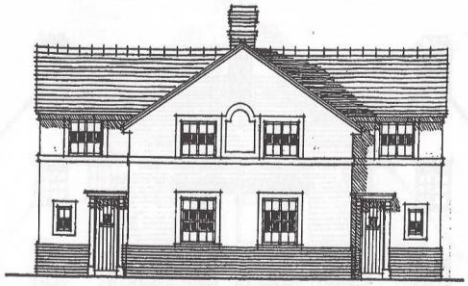
Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

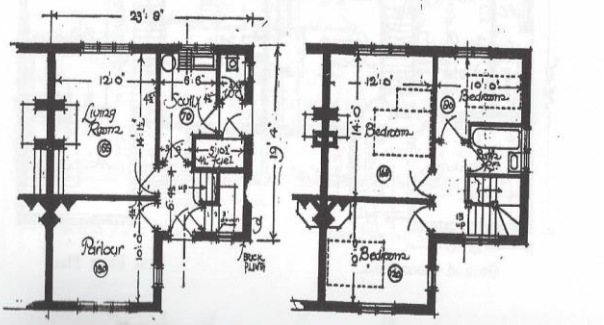
The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a circular item probably indicating a copper. Since there is no flue it is likely to have been a gas one.

CLASS B. PAIR, Northerly Aspect. PLATE 20.
Ministry of Health, Plan No. 159.



Front Elevation.

Scale of Feet.



Ground Floor Plan. First Floor Plan.

Housing record

No. 339 Date 1920 (2)

Location: Address Plan No 167

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A pair of, three bedroomed parlour cottages, external W C, downstairs bathroom. (20

Rooms and layout: (51)

Sanitation and drainage: W C off the open lobby to the side entrance (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: space for range in living room, no provision for a range in the scullery, suggestion of gas stove. (3)

Food storage: The larder is off the hall. (1)

Washing and bathing: Downstairs bathroom with bath and wash-hand basin, off the scullery and under the stairs. (4)

Clothes washing: Copper in the scullery. (4)

Room heating: Provision for a range in living room, fireplaces in scullery, parlour and in two bedrooms. (2)

Fuel storage: Fuel store off side open lobby.

Lighting:

General storage: Under eaves cupboard off landing, cupboards in two bedrooms

Specific provisions: Position for mangle in scullery.

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

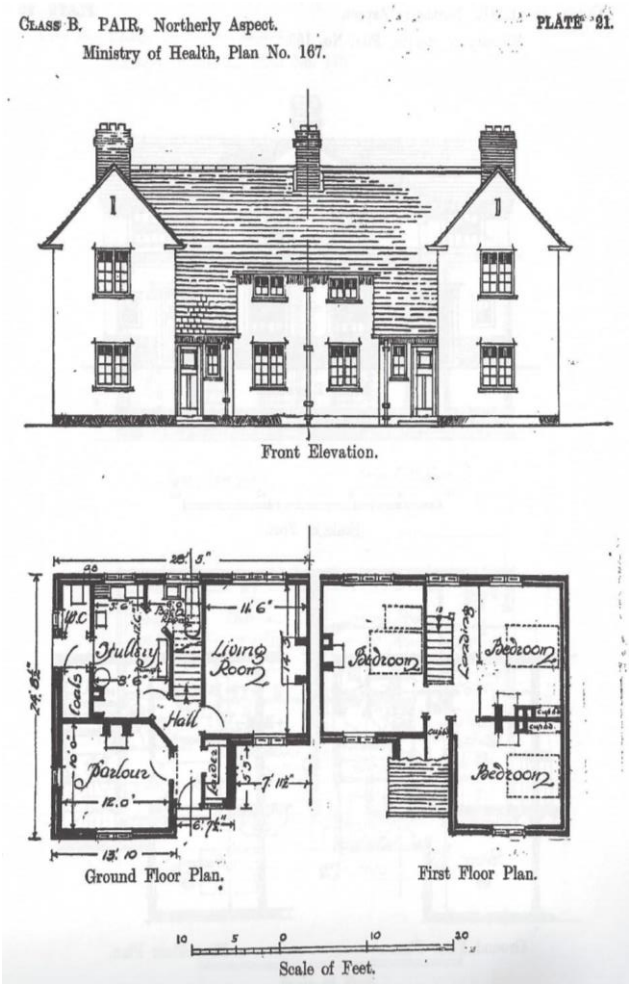
Developer/designer: Ministry of Health (1)

Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a square object against the hall wall which may represent a gas cooker. The unlabelled copper in the scullery has an adjacent flue so was likely to have been of the portable type.


CLASS B. PAIR, Northerly Aspect.
Ministry of Health, Plan No. 167.
PLATE 21.
Front Elevation.
Ground Floor Plan.
First Floor Plan.
Scale of Feet.

Housing record

No. 340 Date 1920 (2)

Location: Address Plan No 107

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A pair of, three bedroomed parlour cottages, internal W C, downstairs bathroom. (2)

Rooms and layout: (51)

Sanitation and drainage: W C off the first-floor landing (8)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Gas cooker in scullery, provision for a range in the living room, no provision for a range in the scullery. (3)

Food storage: The larder is off the scullery. (1)

Washing and bathing: Downstairs bathroom with bath and copper, off the scullery. (5)

Clothes washing: Copper in the bathroom. (5)

Room heating: Provision for a range in living room, fireplace in parlour and in two bedrooms. (2)

Fuel storage: Fuel store off side open lobby.

Lighting:

General storage: Linen cupboard off the landing. Tool store off side lobby, under eaves cupboard in third bedroom.

Specific provisions: Position for mangle in scullery.

Construction description: (3)

Foundations

Walls: Shown as solid wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

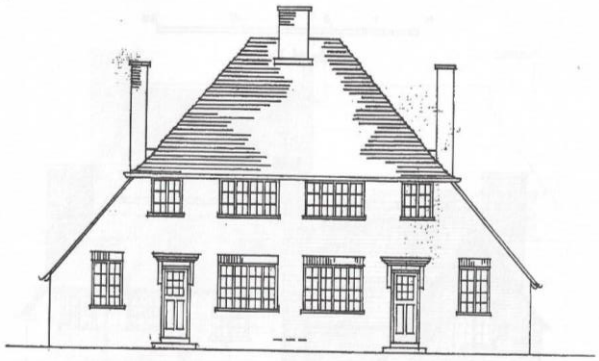
Occupant's occupation:

Notes:

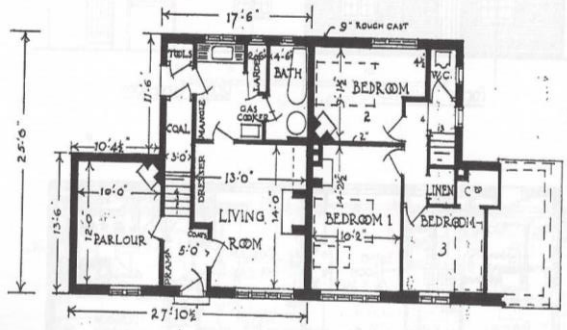
Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The copper in the bathroom is adjacent to a flue so was probably of the portable type.

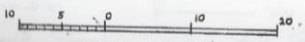
CLASS B. PAIR, Southerly Aspect. PLATE 22.
Ministry of Health, Plan No. 107.



CUBIC CONTENT OF ONE HOUSE
12,645 FEET.



Ground Floor Plan. First Floor Plan.



Scale of Feet.

Housing record

No. 341 Date 1920 (2)

Location: Address Plan No 177

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A pair of, three bedroomed parlour cottages, internal W C, upstairs bathroom. (2)

Rooms and layout: (49)

Sanitation and drainage: W C off the first-floor landing (8)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Gas cooker shown in scullery. There is space for a range in living room, no provision for a range in the scullery. (3)

Food storage: The larder is off the hall. (1)

Washing and bathing: Upstairs bathroom no fittings shown. (9)

Clothes washing: Brick set copper in the scullery. (2)

Room heating: Provision for a range in living room, fireplace in parlour and in two bedrooms. (2)

Fuel storage: Fuel store off scullery.

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

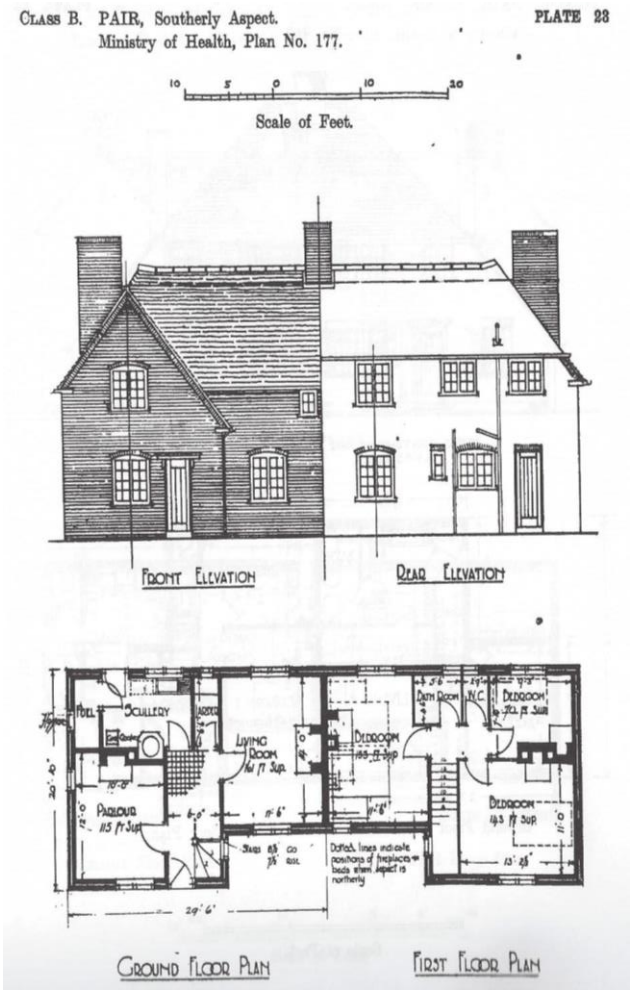
Fixtures and fittings

Developer/designer: Ministry of Health (1)

Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.


CLASS B. PAIR, Southerly Aspect.
Ministry of Health, Plan No. 177.
PLATE 23
10 5 0 10 20
Scale of Feet.
FRONT ELEVATION
REAR ELEVATION
SCULLERY
LIVING ROOM
PARLOUR
BEDROOM
BATH ROOM
W.C.
BEDROOM
BEDROOM
GROUND FLOOR PLAN
FIRST FLOOR PLAN

Housing record

No. 342 Date 1920 (20

Location: Address Plan No 138

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A pair of, three bedroomed parlour cottages, internal W C, upstairs bathroom. (2)

Rooms and layout: (49)

Sanitation and drainage: W C off the first-floor landing (8)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: space for range in living room, no provision for a range in the scullery. (2)

Food storage: The larder is off the hall. (1)

Washing and bathing: Upstairs bathroom with bath but no wash-hand basin shown. (9)

Clothes washing: Brick set copper in the scullery. (2)

Room heating: Space for a range in living room, fireplace in parlour and in all bedrooms. (2)

Fuel storage: Fuel store off scullery.

Lighting:

General storage:

Specific provisions:

Construction description:

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

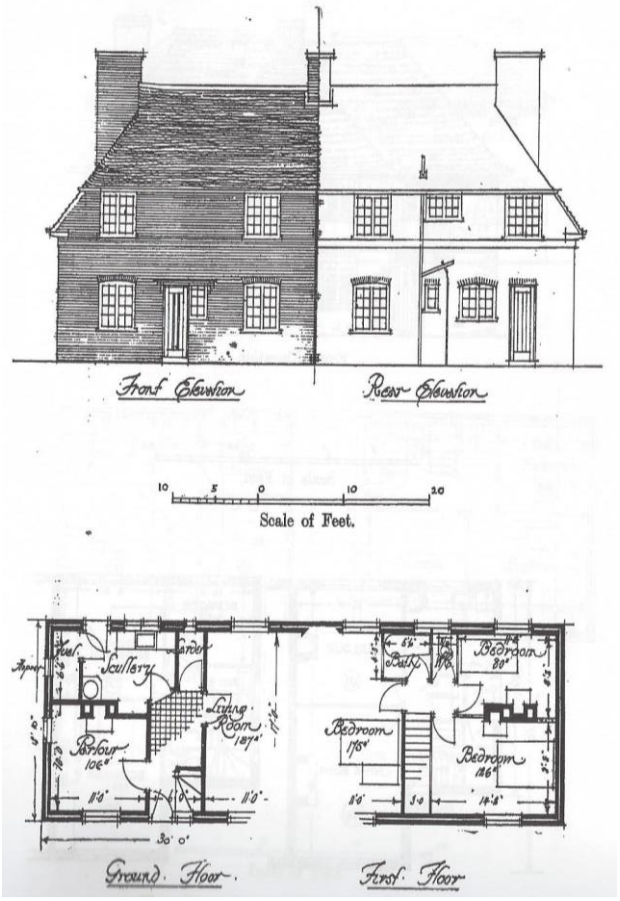
Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is no shown on this copy but was likely have been a wide hearth which would be large enough to take a range. The scullery has a circular item probably indicating a copper. Since there is both an indication of brick setting and an adjacent flue it is likely to have been a built in one.

CLASS B. PAIR, Southerly Aspect. PLATE 24.
Ministry of Health, Plan No. 138.



Housing record

No. 343 Date 1920 (2)

Location: Address Plan No 164

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A pair of, three bedroomed parlour cottages, internal W C, upstairs bathroom. (2)

Rooms and layout: (49)

Sanitation and drainage: W C off the first-floor landing (8)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: space for range in living room, no provision for a range in the scullery, possible indication of a gas cooker. (3)

Food storage: The larder is internal and off the hall, probably vented to the open side lobby. (1)

Washing and bathing: Upstairs bathroom with bath and wash-hand basin off landing. (11)

Clothes washing: Copper in the scullery, no apparent flue so assume gas boiler. (9)

Room heating: Range in living room, fireplace in parlour and in two bedrooms. (2)

Fuel storage: Fuel store off open side lobby.

Lighting:

General storage: Cupboard in bedroom 2 only.

Specific provisions: Space for pram under stairs.

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

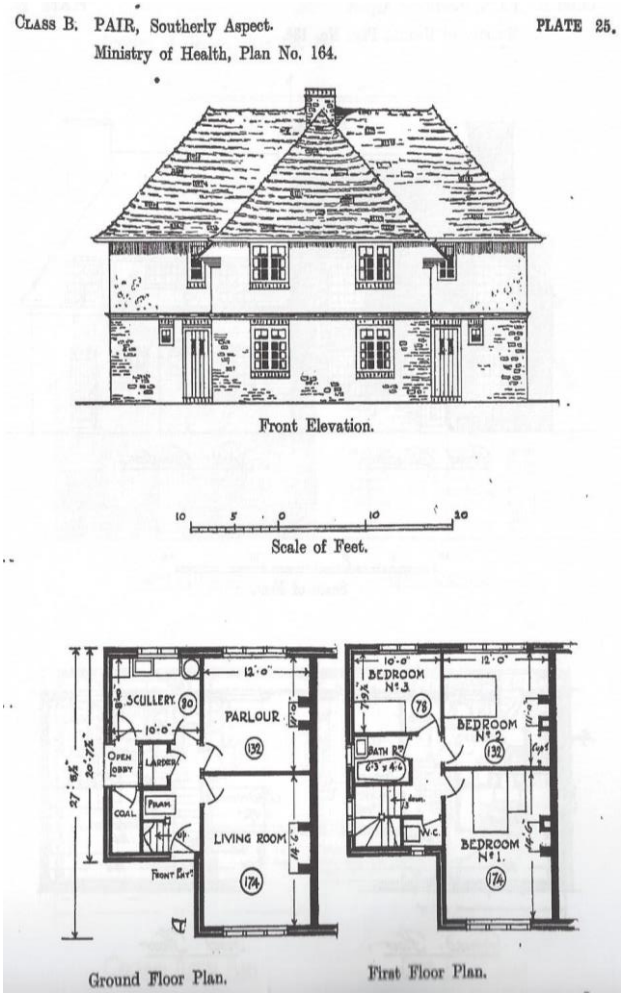
Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a square object in the outside corner which may represent a gas cooker. On the other side of the sink is a circular item probably indicating a copper. Since there is no adjacent flue

it could only be a gas one, despite there being a rectangular outline which might indicate that it was brick set.



Housing record

No. 344 Date 1920 (2)

Location: Address Plan No 157

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A pair of, three bedroomed parlour cottages, internal W C, upstairs bathroom. (2)

Rooms and layout: (49)

Sanitation and drainage: W C off the first-floor landing (8)

Water supply:

Gas and electricity supply:

Water heating: (1, 3)

Cooking facilities: space for range in living room, no provision for a range in the scullery. (2)

Food storage: The larder is internal and off the hall. (1)

Washing and bathing: Upstairs bathroom with bath and wash-hand basin and linen cupboard, off landing. (11)

Clothes washing: Indication of a copper in the scullery, since no flue probably intended to be gas. (9)

Room heating: Space for a range in living room, fireplace in parlour and in all three bedrooms. (2)

Fuel storage: Fuel store off hall, but there is indication of access for delivery from outside.

Lighting:

General storage: Linen cupboard in bathroom.

Specific provisions:

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

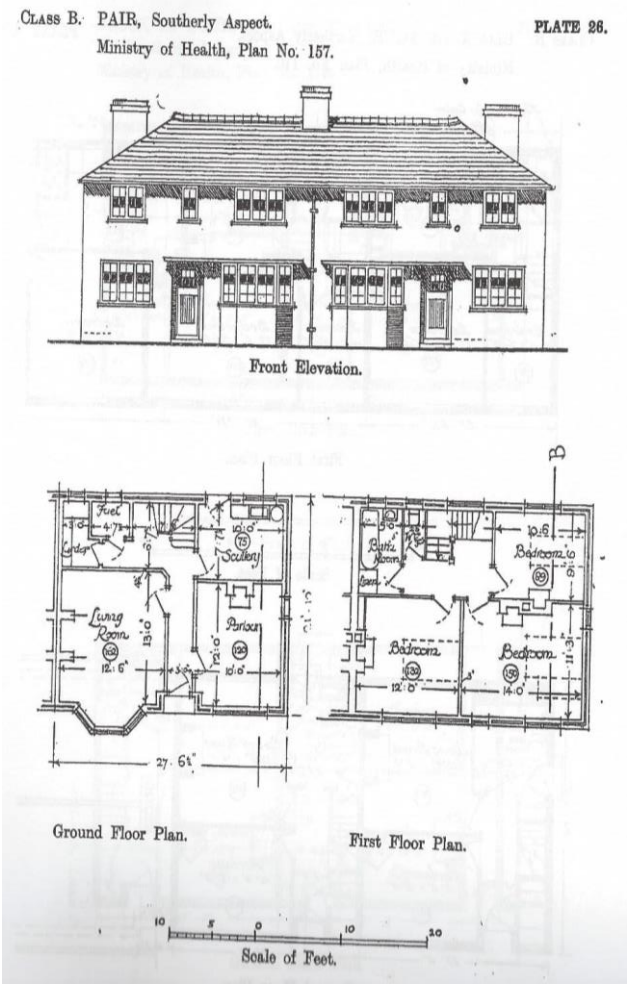
Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a square object in the external corner which may represent a gas cooker. On the other side of the sink is a

circular item probably indicating a copper. While it is shown enclosed there is no associated flue, so it was probably intended to be a gas one.



Housing record

No. 345 Date 1920 (2)

Location: Address Plan No 119

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A block of four, three bedroomed parlour cottages, internal W C, upstairs bathroom, alternative downstairs layout for north and south aspect. (4)

Rooms and layout: (49)

Sanitation and drainage: W C off the first-floor landing (8)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: space for range in living room, gas cooker shown in the scullery. (3)

Food storage: The larder is internal and off the hall in northerly aspect plan and off the scullery in the southerly one. (1)

Washing and bathing: Upstairs bathroom with bath and wash-hand basin, off landing. There is no apparent reason why wash-hand basins are only shown on the northerly aspect plan. (11)

Clothes washing: Gas copper in the scullery. (9)

Room heating: Space for a range in living room, fireplace in parlour and in two bedrooms. (2)

Fuel storage: Fuel store off scullery, under the stairs.

Lighting:

General storage:

Specific provisions: In the southerly aspect house the larder is replaced by a pram space.

Construction description: (3)

Foundations

Walls: Shown as solid wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

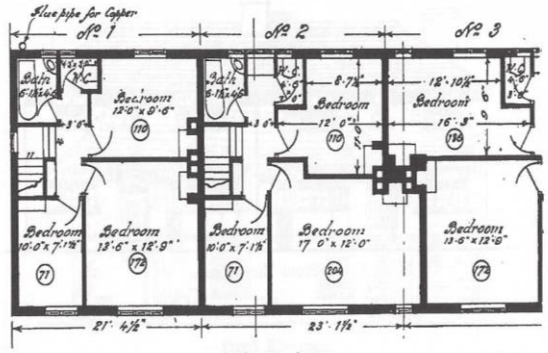
Occupant's occupation:

Notes:

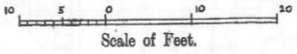
Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range.

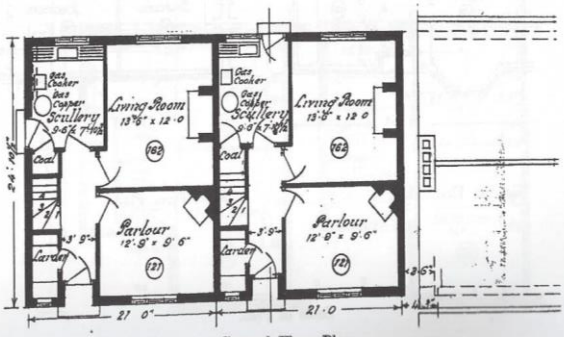
CLASS B. BLOCK OF FOUR, Northerly Aspect. PLATE 27
Ministry of Health, Plan No. 119.



First Floor Plan.

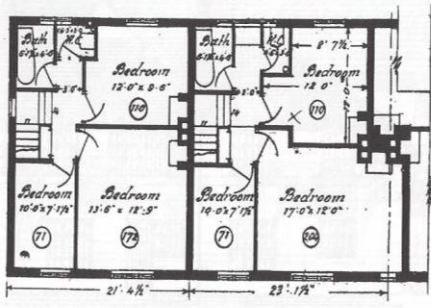


Scale of Feet.



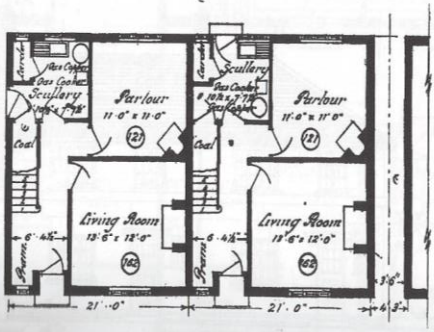
Ground Floor Plan.

CLASS B. BLOCK OF FOUR, Alternative Plan for Southerly Aspect.
Ministry of Health, Plan No. 119.



First Floor Plan.

Scale of Feet.



Ground Floor Plan.

Housing record

No. 346 Date 1920 (2)

Location: Address Plan No 97

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A block of four, three bedroomed parlour cottages, internal W C, upstairs bathroom. (4)

Rooms and layout: (49)

Sanitation and drainage: W C off the first-floor landing (8)

Water supply:

Gas and electricity supply:

Water heating: (1, 3)

Cooking facilities: space for range in living room, indication of a possible gas cooker in the scullery of the centre cottages only. (2)

Food storage: The larder off the hall, under the stairs. (1)

Washing and bathing: Upstairs bathroom with bath and wash-hand basin, off landing. (11)

Clothes washing: Copper in the scullery, provided with a flue but no indication of brick setting so probably a portable one. (4)

Room heating: Space for a range in living room, fireplace in parlour and in all three bedrooms. (2)

Fuel storage: Fuel store off scullery.

Lighting:

General storage:

Specific provisions: Linen cupboard in bathrooms in end cottages but off the landing in the centre ones.

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

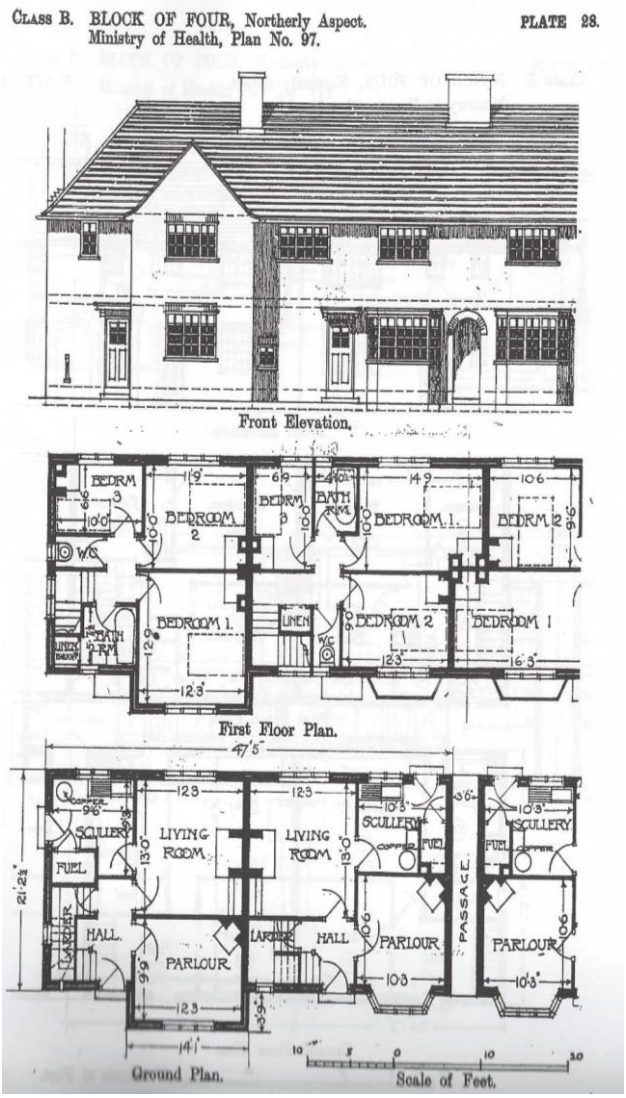
Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a square object against the fuel store wall which may represent a gas cooker. In one corner of the scullery is a circular item probably indicating a copper. Since there is a flue shown

in the bedroom above it was probably intended and since there is no indication of brick setting it may have been a portable one.



Housing record

No. 347 Date 1920 (2)

Location: Address Plan No 156

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A block of four, three bedroomed parlour cottages, internal W C, upstairs bathroom. (4)

Rooms and layout: (49)

Sanitation and drainage: W C off the first-floor landing (8)

Water supply:

Gas and electricity supply:

Water heating: (1, 3)

Cooking facilities: space for range in living room, but none in scullery. (2)

Food storage: The larder off the scullery. (1)

Washing and bathing: Upstairs bathroom with bath and wash-hand basin and linen cupboard, off landing. (11)

Clothes washing: Copper indicated in the scullery, but no flue so probably intended to be a gas one. (9)

Room heating: Space for a range in living room, fireplace in parlour and in all three bedrooms. (2)

Fuel storage: Fuel store off scullery, with indication of external access as well.

Lighting:

General storage:

Specific provisions: Linen cupboard in bathroom.

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

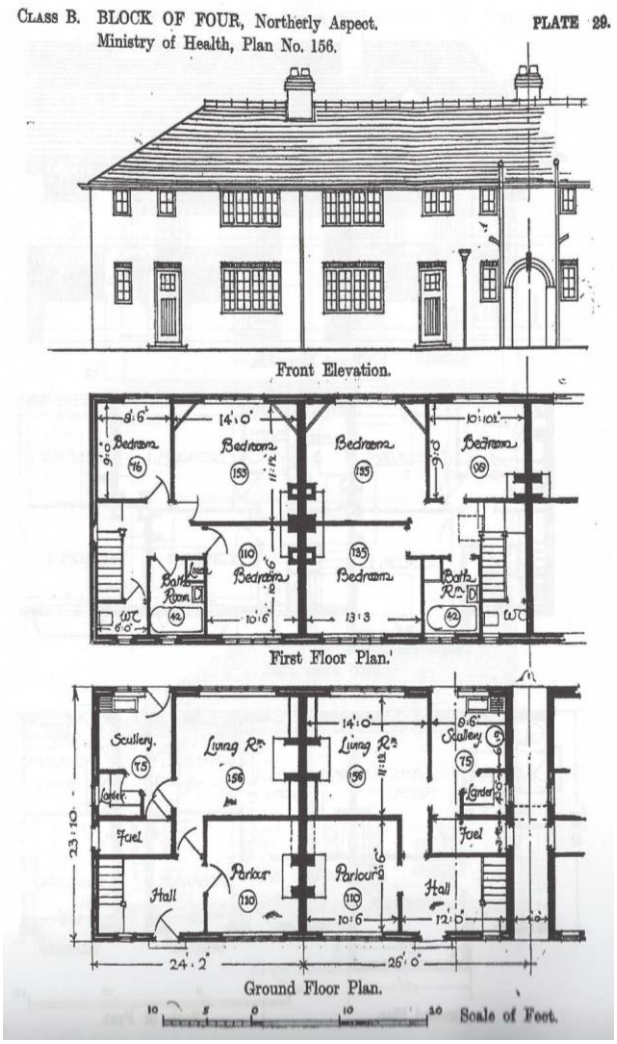
Developer/designer: Ministry of Health (1)

Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a circular item probably indicating a copper. Since there is no flue it was probably intended to be a gas one.



Housing record

No. 348 Date 1920 (2)

Location: Address Plan No 172

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A block of four, three bedroomed parlour cottages, external W C, downstairs bathroom. (4)

Rooms and layout: (51)

Sanitation and drainage: W C off open rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: space for range in living room, but none in scullery. (2)

Food storage: The larder off the hall. (1)

Washing and bathing: Downstairs bathroom with bath only, off the hall. (7)

Clothes washing: Gas copper shown in the scullery. (9)

Room heating: Space for a range in living room, fireplace in parlour and in two bedrooms. (2)

Fuel storage: Fuel store off the open rear lobby.

Lighting:

General storage:

Specific provisions: Linen cupboard off landing, cupboard in bedroom two only.

Construction description: (3)

Foundations

Walls: Shown as solid wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

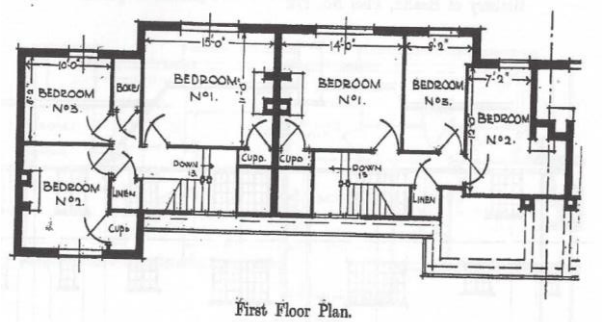
Occupant's occupation:

Notes:

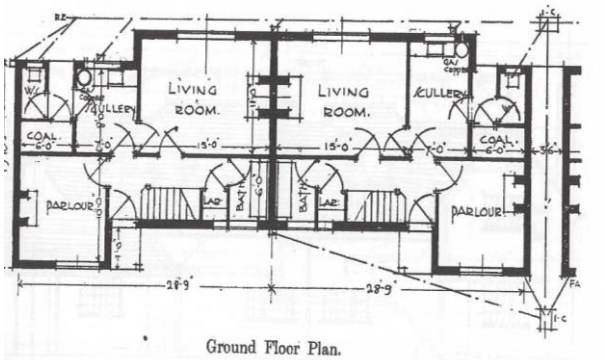
Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range.

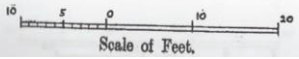
CLASS B. BLOCK OF FOUR, Northerly Aspect. PLATE 30.
Ministry of Health, Plan No. 172.



First Floor Plan.



Ground Floor Plan.



Scale of Feet.

Housing record

No. 349 Date 1920 (2)

Location: Address Plan No 154

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A block of four, three bedroomed parlour cottages, external W C, downstairs bathroom. (4)

Rooms and layout: (51)

Sanitation and drainage: W C accessed from outside in the end cottages but off open rear lobby in the centre ones. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Gas cooker shown in scullery space for range in living room, but none in scullery. (3)

Food storage: The larder off the living room in the end cottages but off the scullery in the centre ones. (1)

Washing and bathing: Downstairs bathroom with bath and copper, off the scullery. (5)

Clothes washing: Apparent gas copper, since no flue provided, shown in the downstairs bathroom. (9)

Room heating: Space for a range in living room, fireplace in parlour and in two bedrooms. (2)

Fuel storage: Fuel store off the scullery in the end cottages but off the open rear lobby in the centre ones.

Lighting:

General storage: The end cottages have an under eaves box cupboard off bedroom 2 and a cupboard in bedroom 1. The centre cottages both linen cupboard and box store off the landing.

Specific provisions:

Construction description: (3)

Foundations

Walls: Shown as solid wall construction.

Floors

Roof

Finishes

Fixtures and fittings

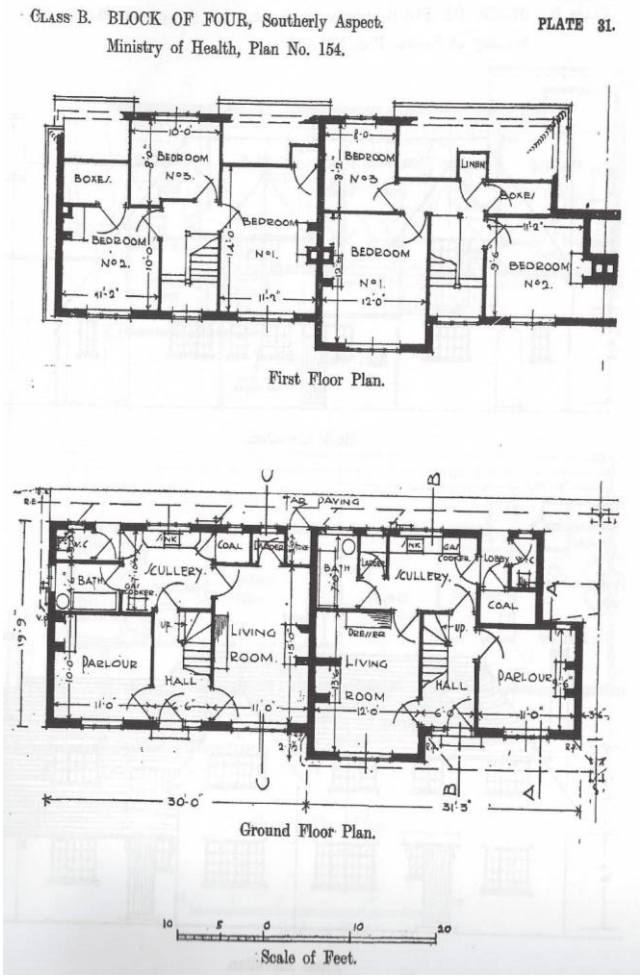
Developer/designer: Ministry of Health (1)

Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. Next to the bath is a circular item probably indicating a copper. Since there is an adjacent flue shown in the bedroom above and since there is no indication of brick setting it may have been a portable one.



Housing record

No. 350 Date 1920 (2)

Location: Address Plan No 162

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A block of four, three bedroomed parlour cottages, external W C, downstairs bathroom. (4)

Rooms and layout: (51)

Sanitation and drainage: W C accessed from the open rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Indication of a gas cooker in scullery, space for range in living room, but none in scullery. (3)

Food storage: The larder off the hall in the end cottages but off the living room in the centre ones. (1)

Washing and bathing: Downstairs bathroom with bath and copper, off the scullery. (5)

Clothes washing: Apparent portable copper, with flue provision shown in the downstairs bathroom. (5)

Room heating: Space for a range in living room, fireplace in parlour and in two bedrooms. (2)

Fuel storage: Fuel store off the scullery in the end cottages but off the open rear lobby in the centre ones.

Lighting:

General storage: A cupboard in bedroom 1 and linen cupboard on the landing.

Specific provisions: The end cottages have space for a pram under the stair.

Construction description: (1)

Foundations

Walls: Shown as solid wall construction.

Floors

Roof

Finishes

Fixtures and fittings

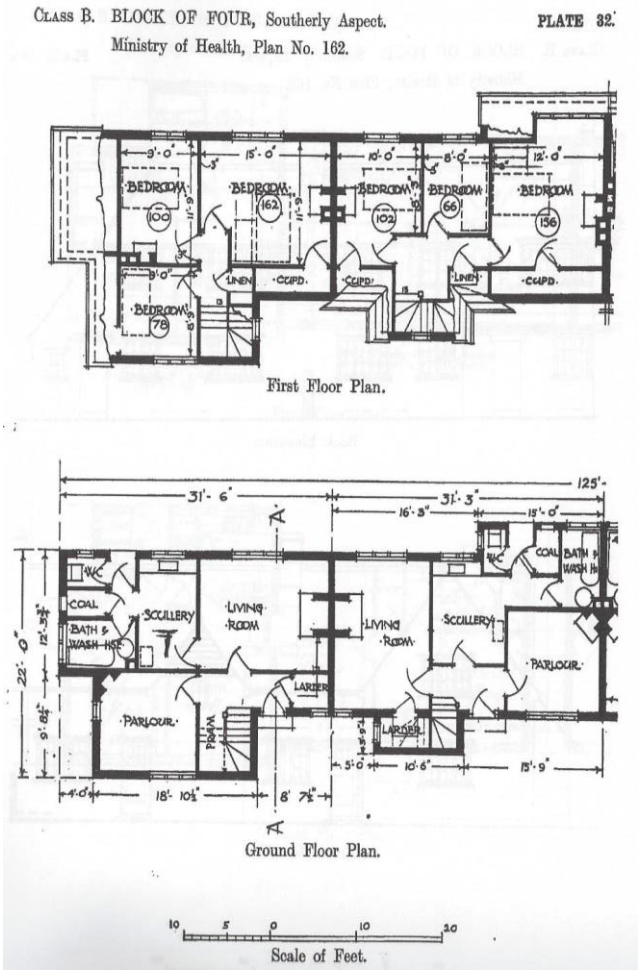
Developer/designer: Ministry of Health (1)

Occupant's occupation:

Notes:

Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a square object in the corner against the parlour wall which may represent a gas cooker. In the bath and wash house is a circular item probably indicating a copper. Since there is an adjacent flue and since there is no indication of brick setting it may have been a portable one.



Housing record

No. 351 Date 1920 (2)

Location: Address Plan No 178

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A block of two, three bedroomed and two four bedroomed parlour cottages, external W C, but inside in some, upstairs bathroom. (4)

Rooms and layout: (49)

Sanitation and drainage: W C accessed from the open rear lobby in end three bed cottages. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Gas cooker in scullery, space for range in living room, but none in scullery. (3)

Food storage: The larder off the scullery in the end cottages but of the hall in the centre ones. (1)

Washing and bathing: Upstairs bathroom with bath but no wash-hand basin, off the landing. (9)

Clothes washing: Gas copper in the scullery. (9)

Room heating: Space for a range in living room, fireplace in parlour and in all bedrooms. (2)

Fuel storage: Fuel store off open rear lobby in the end cottages but off the scullery in the centre ones.

Lighting:

General storage:

Specific provisions: Space for a wringer in the scullery.

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

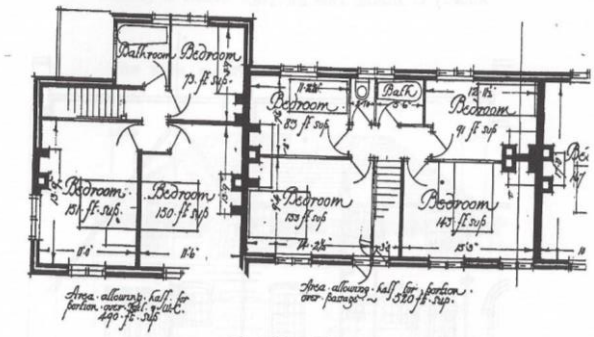
Occupant's occupation:

Notes:

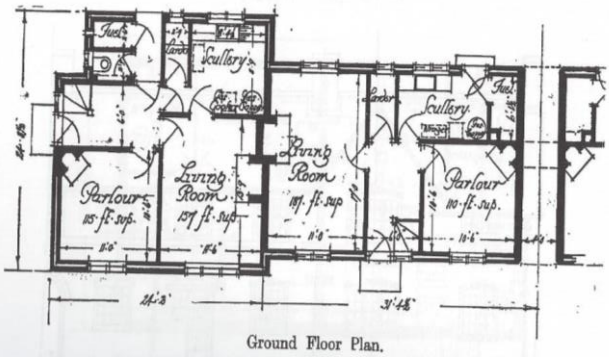
Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range.

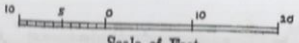
CLASS B. BLOCK OF FOUR, Southerly Aspect. PLATE 33.
Ministry of Health, Plan No. 178.



First Floor Plan.



Ground Floor Plan.



Scale of Feet.

Housing record

No. 351A Date 1920 (2)

Location: Address Plan No 178

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A block of two, three bedroomed and two four bedroomed parlour cottages, external W C, but inside in some, upstairs bathroom. (4)

Rooms and layout: (85)

Sanitation and drainage: WC off first floor landing in four-bedroom house (8)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Gas cooker in scullery, space for range in living room, but none in scullery. (3)

Food storage: The larder off the scullery in the end cottages but of the hall in the centre ones. (1)

Washing and bathing: Upstairs bathroom with bath but no wash-hand basin, off the landing. (9)

Clothes washing: Gas copper in the scullery. (9)

Room heating: Space for a range in living room, fireplace in parlour and in all bedrooms. (2)

Fuel storage: Fuel store off open rear lobby in the end cottages but off the scullery in the centre ones.

Lighting:

General storage:

Specific provisions: Space for a wringer in the scullery.

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

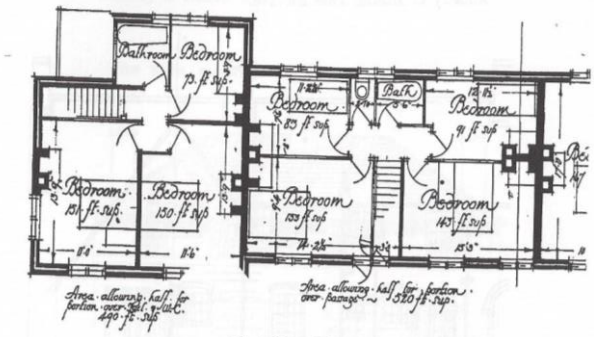
Occupant's occupation:

Notes:

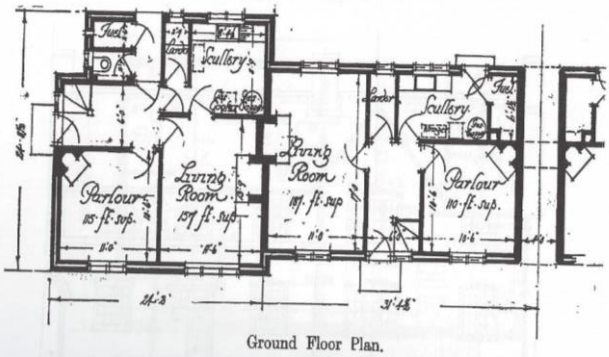
Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range.

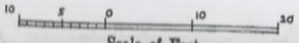
CLASS B. BLOCK OF FOUR, Southerly Aspect. PLATE 33.
Ministry of Health, Plan No. 178.



First Floor Plan.



Ground Floor Plan.



Scale of Feet.

Housing record

No. 352 Date 1920 (20

Location: Address Plan No 189

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1920) *Type plans and elevations of the houses designed by the Ministry of Health in conjunction with state-aided housing schemes*, London, HMSO. (1)

Description: A pair of four bedroomed parlour cottages, with inside W C, upstairs bathroom. (2)

Rooms and layout: (85)

Sanitation and drainage: Internal downstairs W C off cloaks lobby in hall. (5)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Space for range in living room, but none in scullery. (2)

Food storage: The larder off the scullery. (1)

Washing and bathing: Upstairs bathroom but no indication as to fittings, off the landing. (9)

Clothes washing: Copper in the scullery. (4)

Room heating: Space for a range in living room, fireplace in parlour and in three bedrooms. (2)

Fuel storage: Coal store off open rear lobby.

Lighting:

General storage: Cupboards in two bedrooms over stair

Specific provisions: Cloaks lobby off hall.

Construction description: (4)

Foundations

Walls: Shown as cavity wall construction.

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Ministry of Health (1)

Occupant's occupation:

Notes:

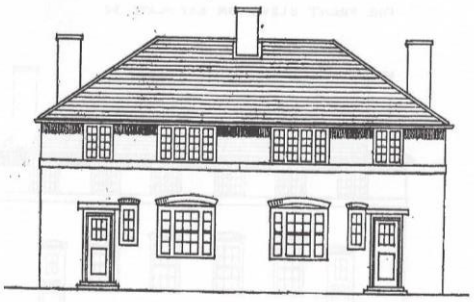
Observations: The book of house plans produced by the Ministry of Health comprises plans and elevations for 34 house types of which 14 are non-parlour type and 20 with parlour. Most of the plans are for pairs of cottages and only 14 are blocks of four cottages. The facilities described and identifiable vary considerably across the range.

The living room grate is shown as a wide hearth which would be large enough to take a range. The scullery has a circular item probably indicating a copper. Since there is an adjacent flue above the coal store and since there is no indication of brick setting it may have been a portable one.

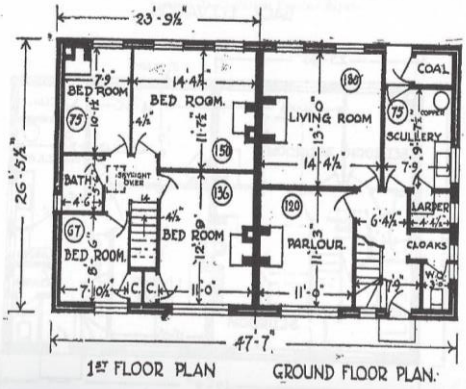
CLASS B 4. PAIR, Northerly Aspect. PLATE 34.

Ministry of Health, Plan No. 189.

FOR BACK ELEVATION SEE PLATE 34 A



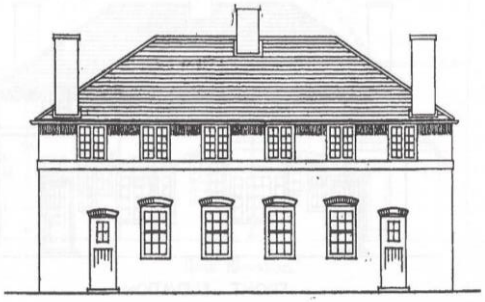
FRONT ELEVATION



CLASS B 4. PAIR, Southerly Aspect. PLATE 34A.

Ministry of Health, Plan No. 189.

FOR FRONT ELEVATION SEE PLATE 34



BACK ELEVATION

Housing record

No. 353 Date: 1918 (2)

Location: Address: Plan No 17

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with parlour, scullery and two bedrooms, with inside W C, and upstairs bathroom. (2)

Rooms and layout: Two-bedroom parlour house (28)

Sanitation and drainage: W C off first floor landing, (8)

Water supply:

Gas and electricity supply:

Water heating: (!)

Cooking facilities: Large hearth in living room suitable for a range, possible indication of a cooker adjacent to the sink in the scullery. (3)

Food storage: larder off scullery (1)

Washing and bathing: Upstairs bathroom with bath and hand-wash basin, off landing. (11)

Clothes washing: Freestanding copper in scullery with flue. (4)

Room heating: Space for range in living room and fireplaces in the parlour and both upstairs bedrooms. (2)

Fuel storage: Coal store off scullery, adjacent to rear entrance door

Services:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

Occupant's occupation:

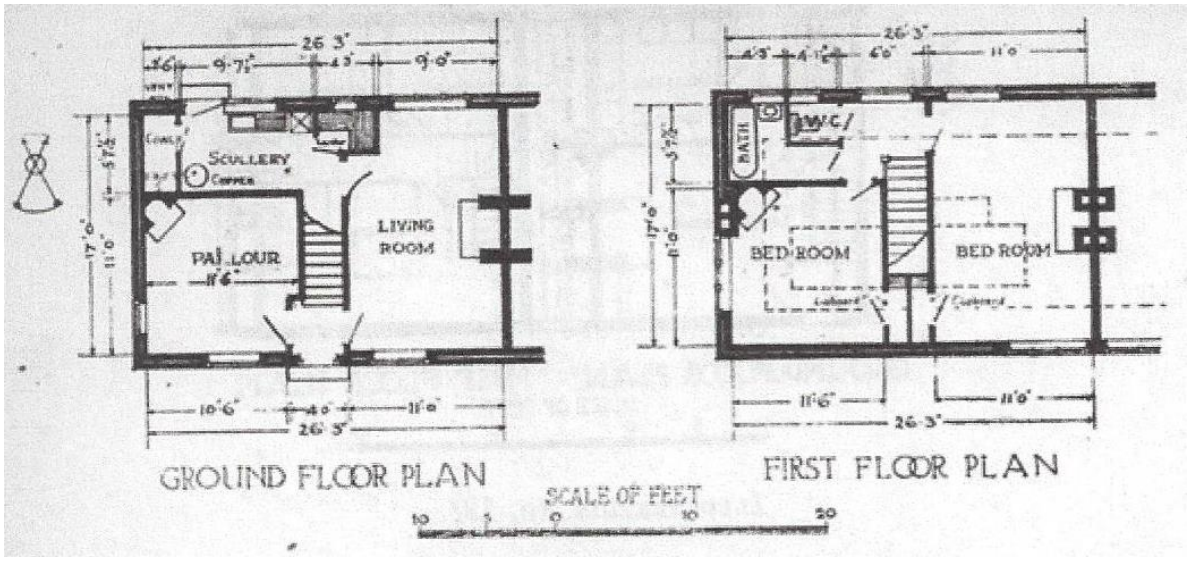
Notes: -

94. There is the type of house having two bedrooms on the first floor, and having on the ground floor, in addition to the living-room and scullery, a third room, which might be used either as a parlour or bedroom. This at first sight would appear to be an elastic type of house suitable for families requiring three bedrooms and willing to dispense with the parlour, or for families only needing two bedrooms but anxious to have a parlour. Unfortunately, however, experience as regards England and Wales shows that the extra down-stairs room is seldom used as a bedroom, even when overcrowding and intermixing of the sexes result in the two upstairs rooms. Owing to the exceptional number of men likely to be lamed in such a way that they cannot easily go upstairs, houses having a third room on the ground floor can be used as a bedroom maybe in greater demand than

previously, and the third room be more likely to be used for sleeping purposes.

Observations and comments: -

Interesting reference to possible advantage for disabled ex-servicemen.



Housing record

No. 354 Date: 1918 (2)

Location: Address: Plan No 18 (Type 1)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with living room and three bedrooms, with outside W C, and downstairs bathroom. (4)

Rooms and layout: Three-bedroom non-parlour house (38)

Sanitation and drainage: W C off the open rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Large hearth in living room suitable for a range. (2)

Food storage: larder off open rear lobby (1)

Washing and bathing: Bath in scullery. (1)

Clothes washing: Freestanding copper in scullery with flue. (4)

Room heating: Space for range in living room and fireplaces in two upstairs bedrooms. (2)

Fuel storage: Coal store off open rear lobby.

Services:

General storage:

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

Occupant's occupation:

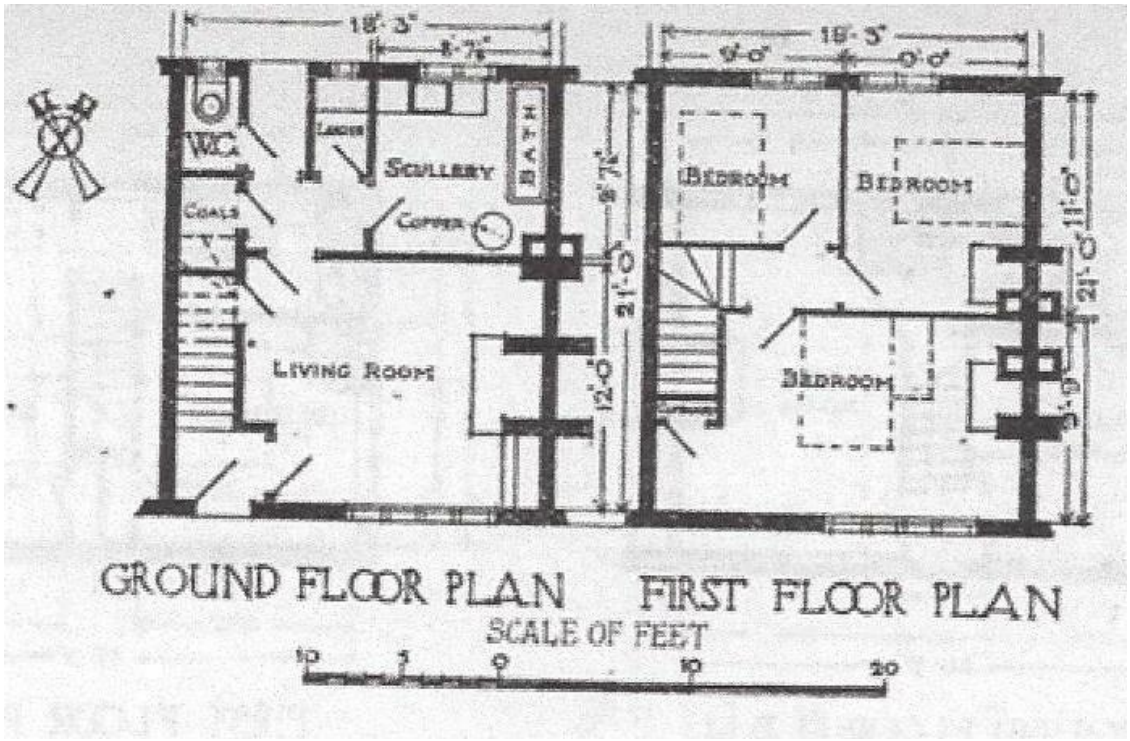
Notes: -

98. We suggest the following types of houses as being desirable for erection, commencing with the smallest, which should be regarded as containing the minimum accommodation to be provided.

Type 1, containing a living-room with cooking-range; scullery with copper, sink and gas cooker, or in the absence of gas, in rural areas, e.g., a small grate or stove suitable for drying clothes: and if it can be closed without cutting off access to the back of the house. The bath, however, is better in a small apartment off the scullery, planned to serve the double purpose of bathroom and washhouse; in the latter case being made a little larger to include the copper as well as the bath; an arrangement which is both economical and convenient for the smaller type of house, in that the water for the bath can be heated in the copper, while the bath itself may be made use of in washing operations. In this type of house, the w.c. would be on the ground floor, accessible under cover possibly from a back lobby or

porch. To this accommodation must be added in all cases, in this and other types, adequate and well-ventilated larder, coal store and three bedrooms.

Observations and comments: -



Housing record

No. 355 Date: 1918 (2)

Location: Address: Plan No 38 (Type 1A)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with living room, parlour and three bedrooms, with outside W C, and downstairs bathroom. (2)

Rooms and layout: Three-bedroom parlour house (51)

Sanitation and drainage: W C off the open lobby in a single storey side extension. (2)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Large hearth in living room suitable for a range. (2)

Food storage: larder off entrance hall. (1)

Washing and bathing: Bathroom off scullery, with bath and wash hand-basin. (4)

Clothes washing: Freestanding copper in scullery with flue. (4)

Room heating: Space for range in living room and fireplaces in the parlour and all three upstairs bedrooms. (2)

Fuel storage: Coal store inside extension.

Services:

General storage:

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

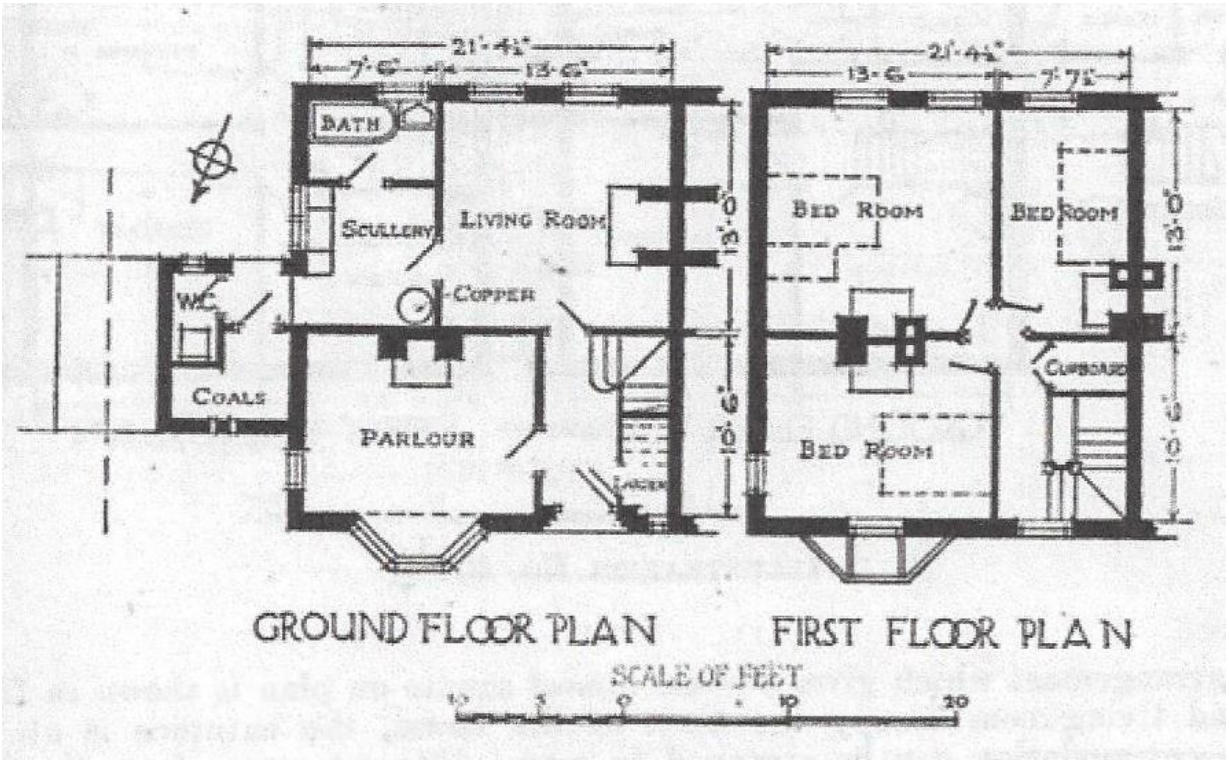
Occupant's occupation:

Notes:-

156. The illustration shows a plan intended for an end house with a north-west aspect, and, in this case, the bath is on the ground floor off the scullery and moderate bedroom accommodation only is provided. The coal store and w.c. form an outbuilding placed between the blocks of houses, a position in which the projection is rather a benefit than otherwise, through somewhat increasing the necessary road frontage and the building cost. Accommodation provided in the form of a projection must cost more *pro rata* than when it is included in the main building, but it would not be easy with this type of plan to omit the projection and to provide under the main roof all the accommodation required without sacrificing some points of convenience or without enlarging the whole house very considerably. The staircase is planned in a central position adjoining the party wall and the

parlour is placed at the end of the block so that a second window may be provided on a sunnier aspect. This plan represents a parlour house of the type which was described as *Type 1A* in paragraph 98 [see HRS 354] and could be used for a pair of semi-detached houses.

Observations and comments: -



Housing record

No. 356 Date: 1918 (2)

Location: Address: Plan No 19 (Type II)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with living room and three bedrooms, with outside W C, and downstairs bathroom. (2)

Rooms and layout: Three-bedroom non-parlour house (40)

Sanitation and drainage: W C off the open rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Large hearth in living room suitable for a range. (2)

Food storage: larder off scullery (1)

Washing and bathing: Bathroom off scullery, with bath and wash hand-basin. (4)

Clothes washing: Copper in scullery, shown as built in with flue. (2)

Room heating: Space for range in living room and fireplaces in the scullery and two upstairs bedrooms only. (2)

Fuel storage: Coal store in rear extension.

Services:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

Occupant's occupation:

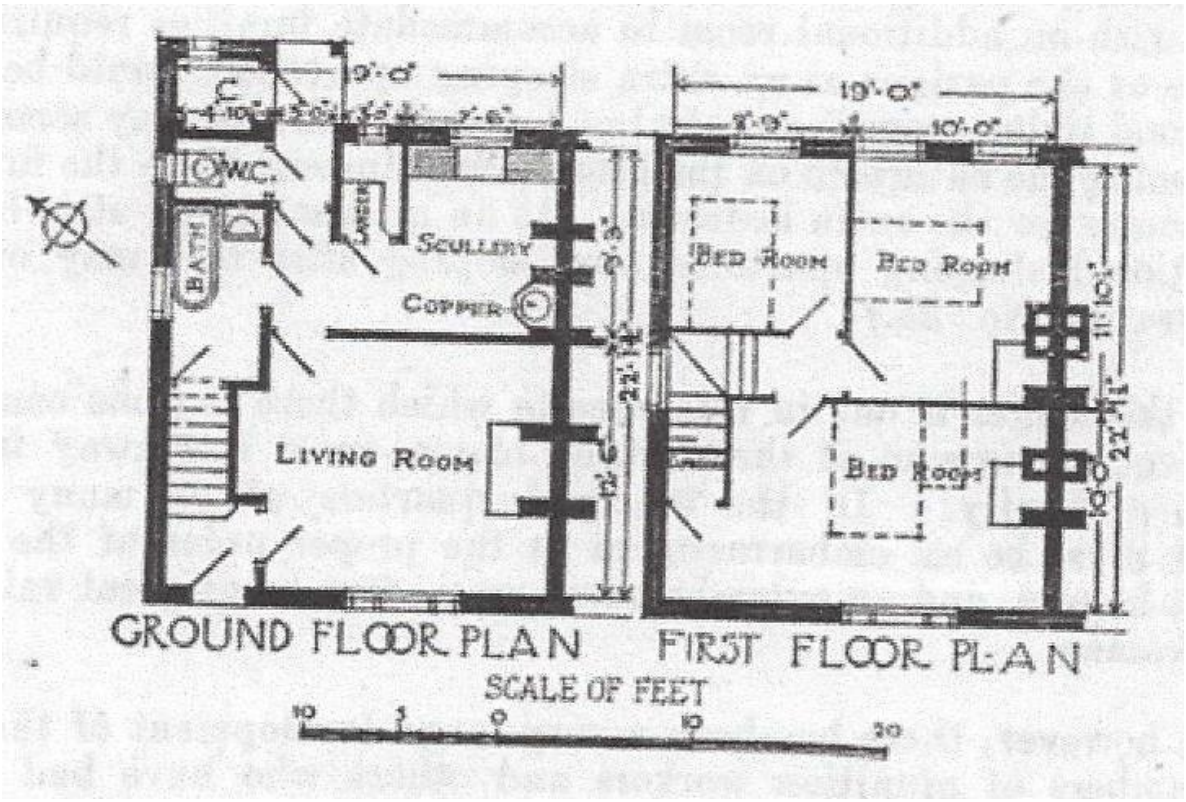
Notes: -

94. *Type II*, containing a living-room with some modified form of grate intermediate between a cooking-range and sitting-room grate, so that a limited amount of cooking can be done on occasion; scullery with copper, sink and gas cooker and grate for drying purposes, or in the absence of gas a small cooking stove. A separate bathroom would be provided, usually on the ground floor, hot water being supplied by means of a boiler at the back of either the living-room or scullery fire. The w.c. would be on the ground floor as before.

Observations and comments: -

While there is reference to a gas cooker none is shown on the plan. The bath is said to have been provided with hot water from a boiler in either the living-room or scullery fire. There is no indication as to how the water

would get to the bath nor is there any suggestion that there was hot water laid on to either the sink or wash hand-basin.



Housing record

No. 357 Date: 1918 (2)

Location: Address: Plan No 39 (Type II A)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with living room, parlour, scullery and three bedrooms, with outside W C, and upstairs bathroom. (4)

Rooms and layout: Three-bedroom parlour house (49)

Sanitation and drainage: W C off the open rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1, 3)

Cooking facilities: Large hearth in living room suitable for a range. (2)

Food storage: larder off scullery (1)

Washing and bathing: Bathroom off first floor landing, with bath and wash hand-basin. (11)

Clothes washing: Copper in scullery, shown with a remote flue. (4)

Room heating: Space for range in living room and fireplaces in the parlour and two upstairs bedrooms only. (2)

Fuel storage: Coal store off rear open lobby.

Services:

General storage: two corner cupboards on landing and a cupboard in the bathroom.

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

Occupant's occupation:

Notes: -

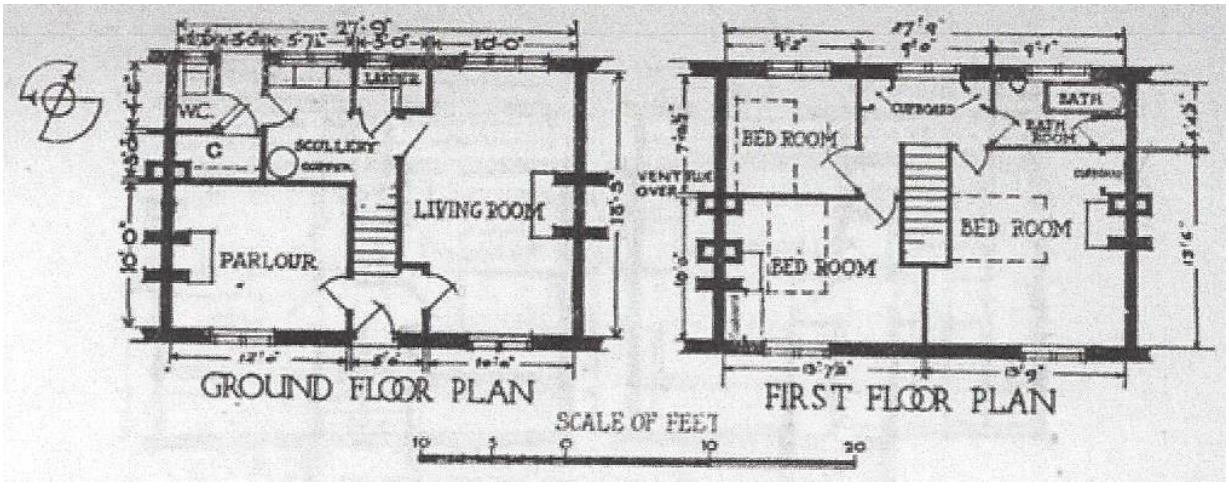
157. *Type II*. With a more southerly aspect, two alternative arrangements may be adopted with either of which it is easier to maintain a rectangular form at the same time including everything within the main walls. In this case the living-room and parlour may both be at the front of the house and the lobby in the centre with the staircase leading up between them. This gives a house of long frontage and comparatively shallow depth; the living-room may be a through room and the scullery, larder, &., can be planned at the back of the parlour and stairs.

This arrangement has certain disadvantages. The doors from the entrance lobby open across the windows in the living-room and parlour; if the houses are semi-detached, the parlour may have a second window in the end (see No 43, HRS 372), and if the living-room runs through the house

and has a second window at the back, the objection is less important. If the living-room is not to be a long narrow room with its window ends somewhat cramped, a house of considerable frontage is involved. Such an arrangement is most successful when the lobby is large enough to remove the door a short distance from the window wall and enable the staircase landing to be lighted from the back wall. The bathroom, with the smallest bedroom, can occupy the more northerly side if convenient for hot-water circulation and waste pipe from the former, leaving the best aspect for the two larger bedrooms. With a gas cooker in the scullery, plan No 39 represents a *Type IIA* house

Observations and comments: -

While there is reference to a gas cooker none is shown on the plan. There is reference to hot-water circulation to the bath. With the plan as drawn there would be a short pipe run from a boiler in the living-room range. The cupboard in the bathroom could house a hot-water tank.



Housing record

No. 358 Date: 1918 (2)

Location: Address: Plan No 20 (Type III)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with kitchen/scullery, living room and three bedrooms, with outside W C, and upstairs bathroom. (4)

Rooms and layout: Three-bedroom house with Kitchen/scullery (41)

Sanitation and drainage: W C off the open rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (3)

Cooking facilities: Provision for range in kitchen/scullery, reference to incorporation of a gas cooker. (4)

Food storage: larder off kitchen/scullery (1)

Washing and bathing: Bathroom off first floor landing, with bath and wash-hand basin. (11)

Clothes washing: Copper in scullery, shown with a remote flue. (4)

Room heating: Range in scullery and fireplaces in the living-room and all three upstairs bedrooms only. (2)

Fuel storage: Coal store off kitchen/scullery.

Services:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

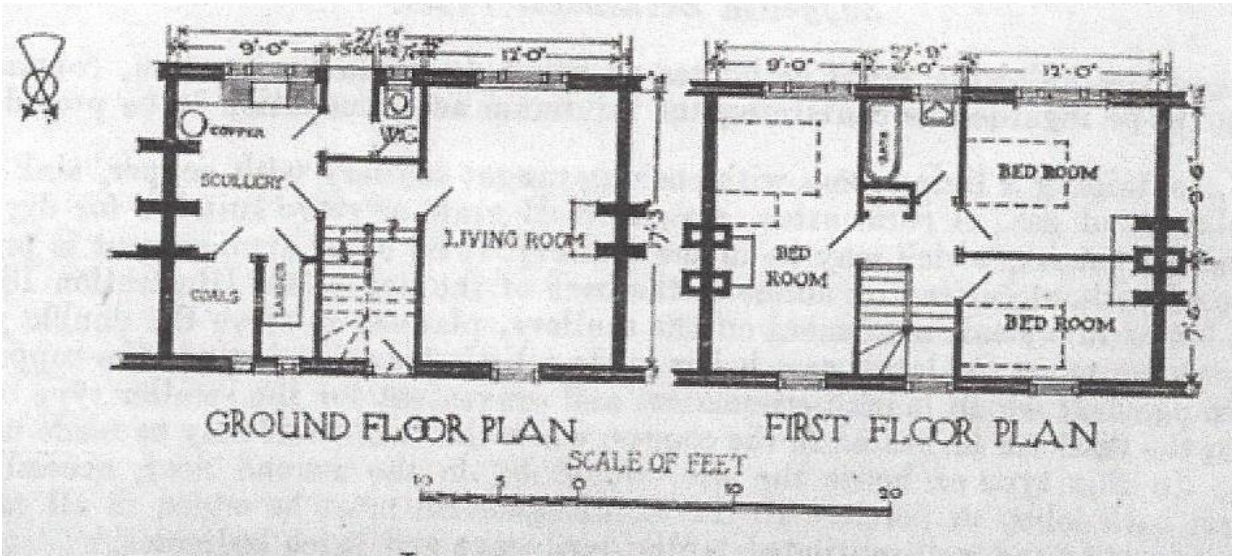
Occupant's occupation:

Notes: -

98. *Type III*. Containing a living-room (provided with a sitting-room grate) from which cooking operations are banished; scullery (with copper, sink, cooking-range and gas cooker, if gas is available) sufficiently large to enable all work connected with cooking and preparation of meals to be carried on there; bath upstairs, hot water supplied from a boiler at the back of the scullery fire, w.c. inside, either upstairs or entered from a downstairs lobby.

Observations and comments: -

While there is reference to a gas cooker none is shown on the plan. There is reference to hot-water circulation to the bath. With the plan as drawn there would be a short pipe run from a boiler in the kitchen/scullery range to the cupboard on the landing which could contain a hot-water tank.


9'-0"
12'-0"
COPPER
W.C.
SCULLERY
LIVING ROOM
COALS
LARDER
BED ROOM
BED ROOM
BED ROOM
GROUND FLOOR PLAN
FIRST FLOOR PLAN
SCALE OF FEET

Housing record

No. 359 Date: 1918 (2)

Location: Address: Plan No 40 (Type IIIA)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with kitchen/scullery, living room, parlour and three bedrooms, with inside W C, and upstairs bathroom. (2)

Rooms and layout: Three-bedroom house with Kitchen/scullery (49)

Sanitation and drainage: W C off the first-floor landing. (8)

Water supply:

Gas and electricity supply:

Water heating: (3)

Cooking facilities: Provision for range in kitchen/scullery, reference to incorporation of a gas cooker. (4)

Food storage: larder off kitchen/scullery or entrance hall (1)

Washing and bathing: Bathroom off first floor landing, with bath and wash-hand basin. (11)

Clothes washing: Copper in kitchen/scullery, no flue shown. (4)

Room heating: Range in scullery and fireplaces in the living-room, parlour and all three upstairs bedrooms only. (2)

Fuel storage: Coal store accessed from outside or off kitchen/scullery.

Services:

General storage: Linen cupboard adjacent to bathroom off landing.

Specific provisions: Provision for pram under stairs

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

Occupant's occupation:

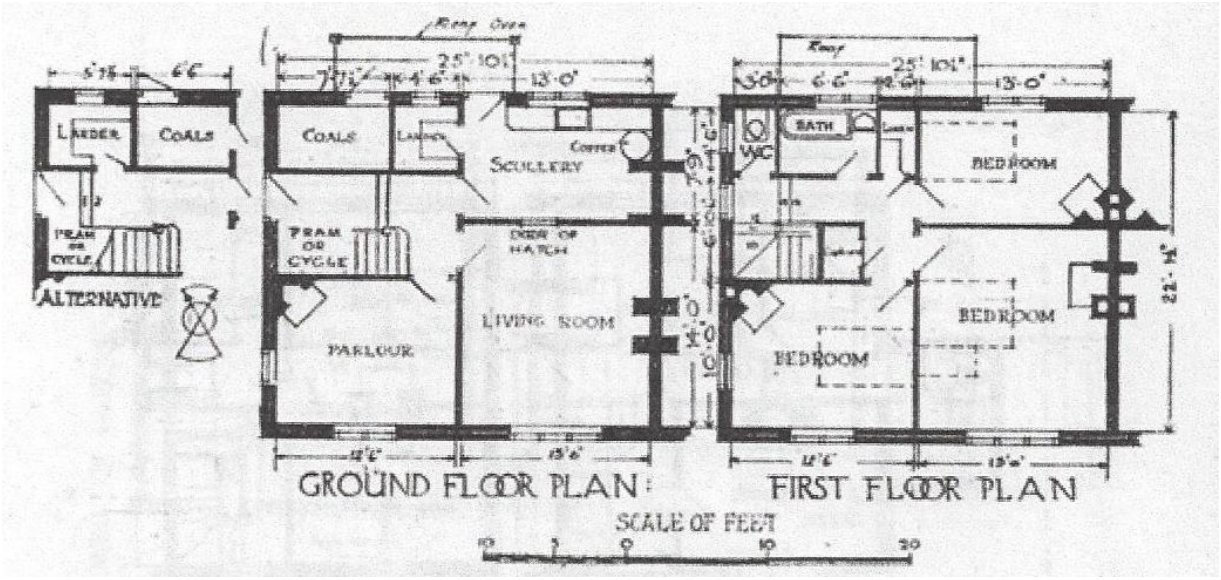
Notes: -

157. *Type IIIA*. The arrangement which gives a house almost square on plan. Here the parlour and living room occupy the front of the house, the entrance is at the side, and the scullery and other accommodation can be arranged in many ways along the back of the house where ample frontage is available. In this plan the bathroom and w.c. are upstairs, all cooking is to be done in the scullery, and the house is one of the types described as *Type IIIA*. The position of the larder and coal store might be exchanged, the larder door being placed in the entrance lobby and the coal store entered from the scullery, if preferred.

Observations and comments: -

While there is no reference to a gas cooker, as for *Type III* (HRS 358) none is shown on the plan. There is no reference to hot-water circulation to the

bath. However, with the plan as drawn there would be a short pipe run from a boiler in the kitchen/scullery range to the linen cupboard on the landing which could contain a hot-water tank. An unusual feature is the two steps up from the entrance lobby to the ground floor which allows for the compact stair.



Housing record

No. 360 Date: 1918 (2)

Location: Address: Plan No 24 (Type I)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with living room and three bedrooms, with outside W C, and downstairs bath. (2)

Rooms and layout: Three-bedroom house with living-room and scullery (38)

Sanitation and drainage: W C off the open rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Provision for range in living room. (2)

Food storage: larder off the open rear lobby (1)

Washing and bathing: Bath in scullery. (1)

Clothes washing: Copper in scullery with the suggestion of being built-in and with a flue shown. (2)

Room heating: Provision for a range in the living-room fireplaces in two upstairs bedrooms only. (2)

Fuel storage: Coal store accessed from open rear lobby.

Services:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

Occupant's occupation:

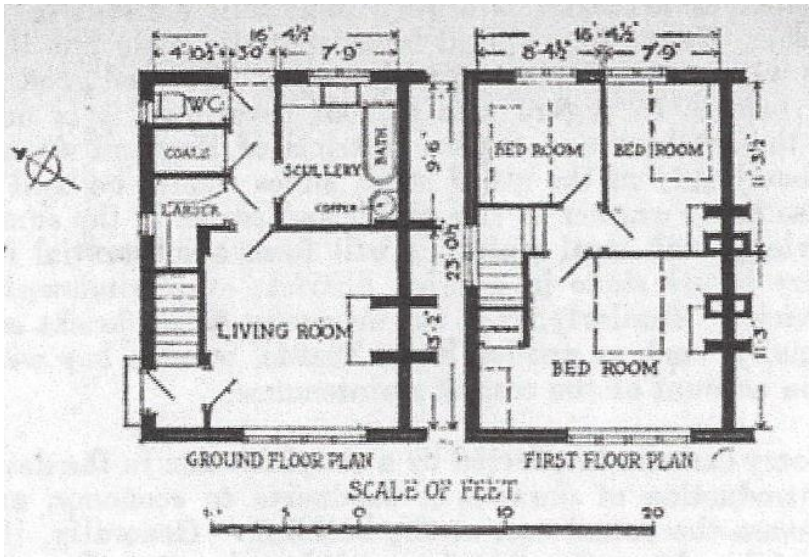
Notes: -

153. *Type I.* The simplest case of a frontage towards the south and the smaller type of house having living-room, scullery and three bedrooms, referred to as *Type I* house, will be taken first. The living-room would occupy the southern front, the scullery the back or northern side.

The stairs may land in the centre, in which case the large bedroom would be on the south and the two smaller ones on the northern side. In the end houses the landing can have a window; but if this plan is adopted for intermediate houses the only way to secure direct light and ventilation to the landing is by means of a shaft through the roof space with a skylight over. The skylight may be of the permanently ventilating type or may open and be controlled by a cord. It is very difficult to get at such a window for cleaning and repair, so that the plan cannot be regarded as entirely

satisfactory, although it is far better than having a landing without any direct light or ventilation. This plan, then, may be said to be entirely appropriate only for end houses and where the aspect is such as to leave a reasonable share of sunshine for two bedrooms on the less favoured side. When the aspect leaves little sun available on one side of the house it is very desirable that two of the bedrooms at least should be on the sunny side. This can be secured by placing the staircase on the north side of the house. (Plan 25 HRS 361). In this position the landing can be lighted and ventilated equally well in intermediate houses.

Observations and comments: -



Housing record

No. 361 Date: 1918 (2)

Location: Address: Plan No 25 (Type I)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with living room and three bedrooms, with outside W C, and downstairs bathroom. (4)

Rooms and layout: Three-bedroom house with living-room and scullery (38)

Sanitation and drainage: W C off the open rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Provision for range in living room. (2)

Food storage: larder off the scullery (1)

Washing and bathing: Bath in scullery. (1)

Clothes washing: Copper in scullery with the suggestion of being built-in and with a flue shown. (2)

Room heating: Provision for a range in the living-room, fireplaces in two upstairs bedrooms only. (2)

Fuel storage: Coal store accessed from open rear lobby.

Services:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

Occupant's occupation:

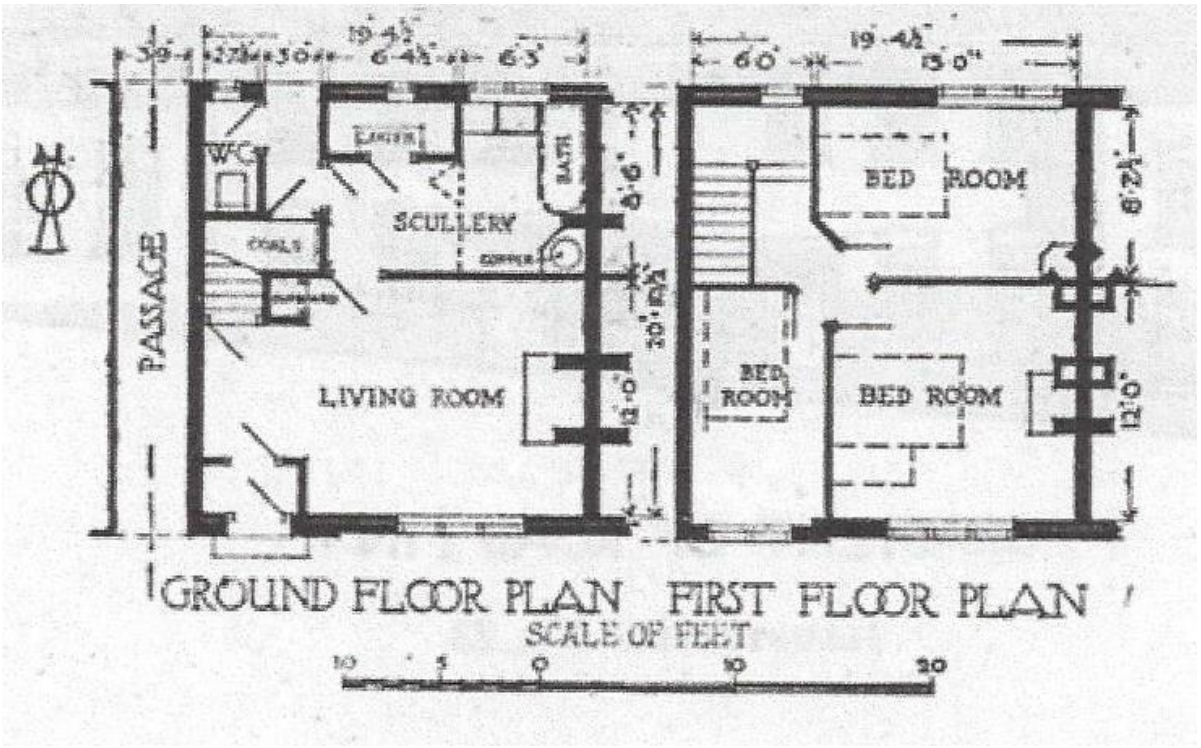
Notes: -

153. *Type I*. The simplest case of a frontage towards the south and the smaller type of house having living-room, scullery and three bedrooms, referred to as *Type I* house, will be taken first. The living-room would occupy the southern front, the scullery the back or northern side.

When the aspect leaves little sun available on one side of the house it is very desirable that two of the bedrooms at least should be on the sunny side. This can be secured by placing the staircase on the north side of the house. In this position the landing can be lighted and ventilated equally well in intermediate houses.

The arrangement, therefore, is more suitable for houses so situated and for aspects approaching to south. This type of staircase occupies greater area and involves more landing space than that on plan 24 (HRS 360). The diagonal doors to the bedrooms also require rather more labour in fitting, but the advantages of direct light and ventilation on the landing and of a sunny aspect for a second bedroom are well worth the cost.

Observations and comments: -



Housing record

No. 362 Date: 1918 (2)

Location: Address: Plan No 27 and 28 (Type I)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with living room and three bedrooms, with outside W C, and downstairs bathroom. (4)

Rooms and layout: Three-bedroom house with living-room and scullery (40)

Sanitation and drainage: W C off the open rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Gas stove in scullery and provision for range in living room. (3)

Food storage: larder space under the stairs and off the scullery in type 27 and off the scullery adjacent to the sink in type 28 (1)

Washing and bathing: Bathroom off the scullery, with bath Wash hand-basin, copper and stove. (3)

Clothes washing: Copper in the bathroom/washhouse with the suggestion of it being built-in and with a flue shown and a free-standing stove for clothes drying. (3)

Room heating: Provision for a range in the living-room, fireplaces in two upstairs bedrooms only. (2)

Fuel storage: Coal store accessed from open rear lobby.

Services:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

Occupant's occupation:

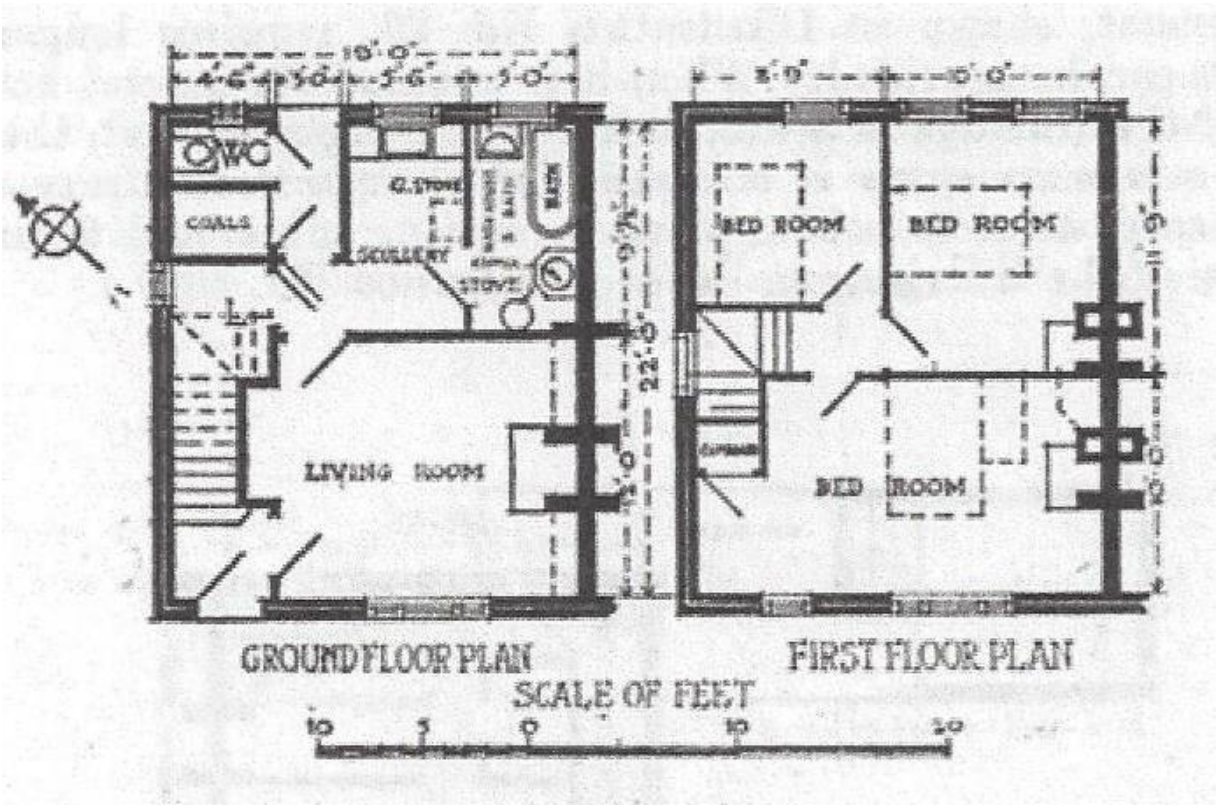
Notes: -

154. *Type I*. With [an] additional frontage, the space devoted to scullery and bath in this type of house can be divided and the bath and copper placed in a separate apartment, which may serve as a washhouse and bathroom combined. To give the minimum of comfortable space this requires a frontage inside the containing walls of 19 feet for a northerly end house, 20 feet 4½ inches for an intermediate house. Sufficient space would be provided for a small stove for drying clothes in the washhouse in

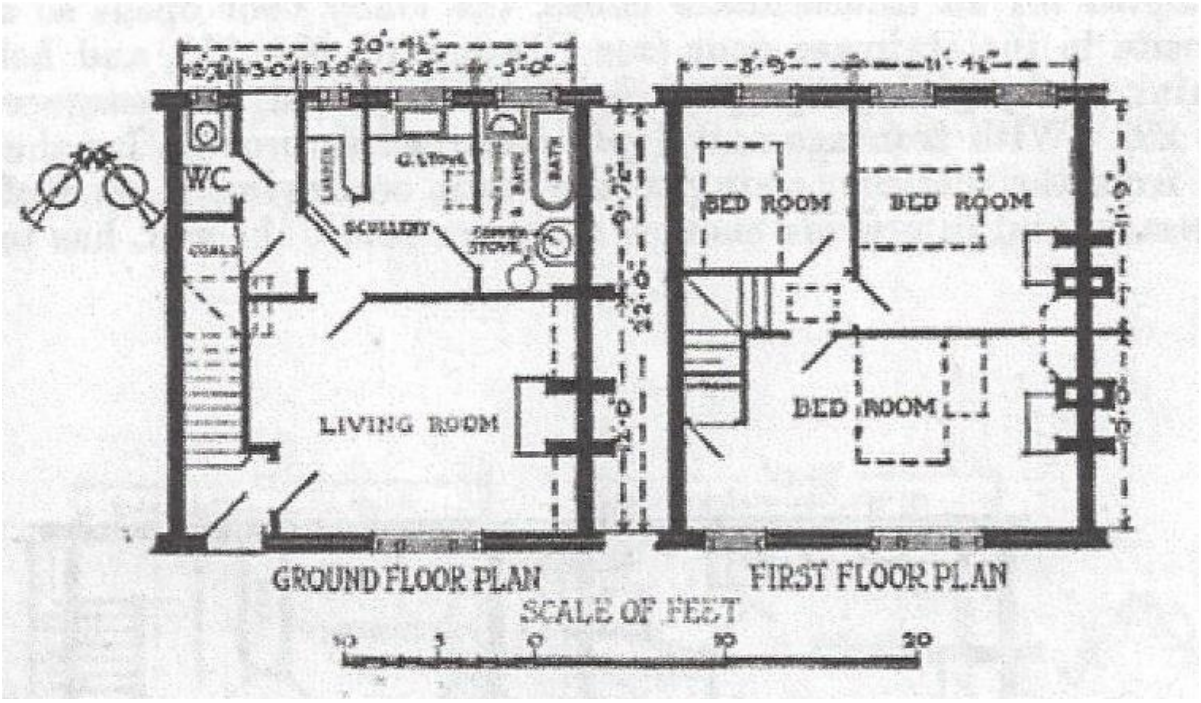
addition to the copper and for a gas cooker in the scullery. Only 5 feet 6 inches is provided for the sink, draining-board &c., but as the two side walls are clear from doors, one may be used for the plate rack, and side shelves or table may be fitted to supplement the draining-board and ledge at each end of the sink.

Observations and comments: -

The bathroom/washhouse shows both a copper and a stove. Were these intended to be alternatives? Was the stove to be a gas boiler?



Type 27


WC
LARDER
G.STOVE
BATH
SCULLERY
RANGE STOVE
COALS
LIVING ROOM
BED ROOM
BED ROOM
BED ROOM
GROUND FLOOR PLAN
FIRST FLOOR PLAN
SCALE OF FEET
10
5
0
10
20

Type 28

Housing record

No. 363 Date: 1918 (2)

Location: Address: Plan No 29 (Type I)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with living room and three bedrooms, with earth closet, and downstairs bath or bathroom. (2)

Rooms and layout: Three-bedroom house with living-room and scullery (40)

Sanitation and drainage: WC off the open rear lobby on plan 29 (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Gas stove in scullery and provision for range in living room. (3)

Food storage: larder space off the scullery. (1)

Washing and bathing: Bathroom off the scullery, with wash-hand basin, copper and stove on plan 29. (3)

Clothes washing: Copper in bathroom/washhouse, together with drying stove on plan 29. (2)

Room heating: Provision for a range in the living-room, fireplaces in two upstairs bedrooms only. (2)

Fuel storage: Coal store accessed from open rear lobby.

Services:

General storage:

Specific provisions: Plan 29 space for tools adjacent to scullery. Plan 30 has a separate barn. Space for a piano.

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

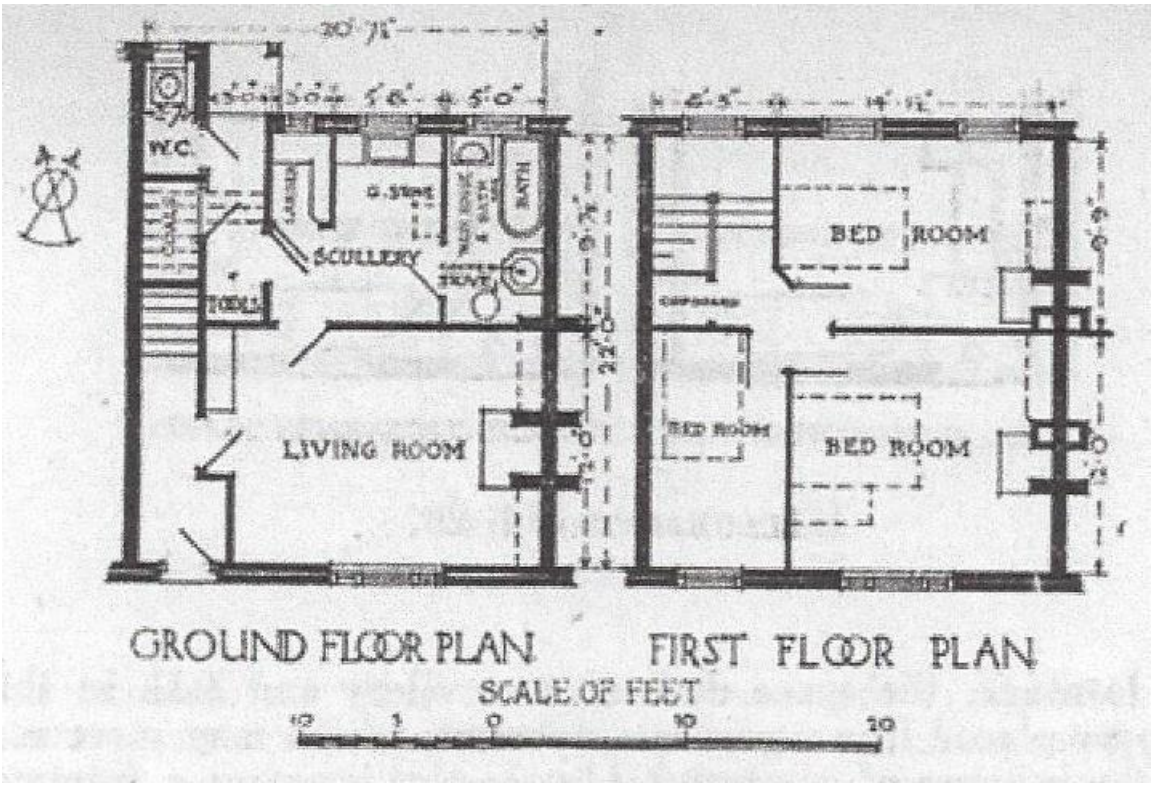
Occupant's occupation:

Notes: -

154. *Type I*. The alternative arrangement, shown on plan 29, requires longer frontage, and therefore a more attractive living-room can be provided. When it is adopted for an end house, the front door can be in the end wall, the whole of the frontage is available for the living-room and, the lobby and scullery doors being near one corner, the minimum space is occupied for passage room from door to door. The recess formed by the lobby is of special value to hold a piano or writing table, and to provide a corner out of the way of the ordinary activities of the living-room.

When this plan is adopted for an intermediate house, the lobby opens to shield the window side of the room and opposite to the staircase door (Plan 25 HRS 361), and both can easily be cut off from the room by a curtain, or by giving up space in the living-room, a passageway may be planned, as shown on plan 29. With frontage and depth enlarged to provide for the separation of the joint bathroom and washhouse from the scullery, owing to the stairs occupying more of the back of the house, a frontage of 20' 7½" is necessary, and to provide enough space for coals, the w.c. must project a little beyond the back wall.

Observations and comments: -



Type 29

Housing record

No. 363A Date: 1918 (2)

Location: Address: Plan No 30 (Type I)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with living room and three bedrooms, with earth closet, and downstairs bath or bathroom. (4)

Rooms and layout: Three-bedroom house with living-room and scullery (38)

Sanitation and drainage: Remote earth closet in outbuilding on plan 30 (1)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Provision for range in living room. (2)

Food storage: larder space off the scullery. (1)

Washing and bathing: Bathroom in the scullery on plan 30. (1)

Clothes washing: Copper scullery with the suggestion of being built-in and with a flue shown on plan 30. (2)

Room heating: Provision for a range in the living-room, fireplaces in two upstairs bedrooms only. (2)

Fuel storage: Coal store accessed from open rear lobby.

Services:

General storage:

Specific provisions: Plan 29 space for tools adjacent to scullery. Plan 30 has a separate barn. Space for a piano.

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

Occupant's occupation:

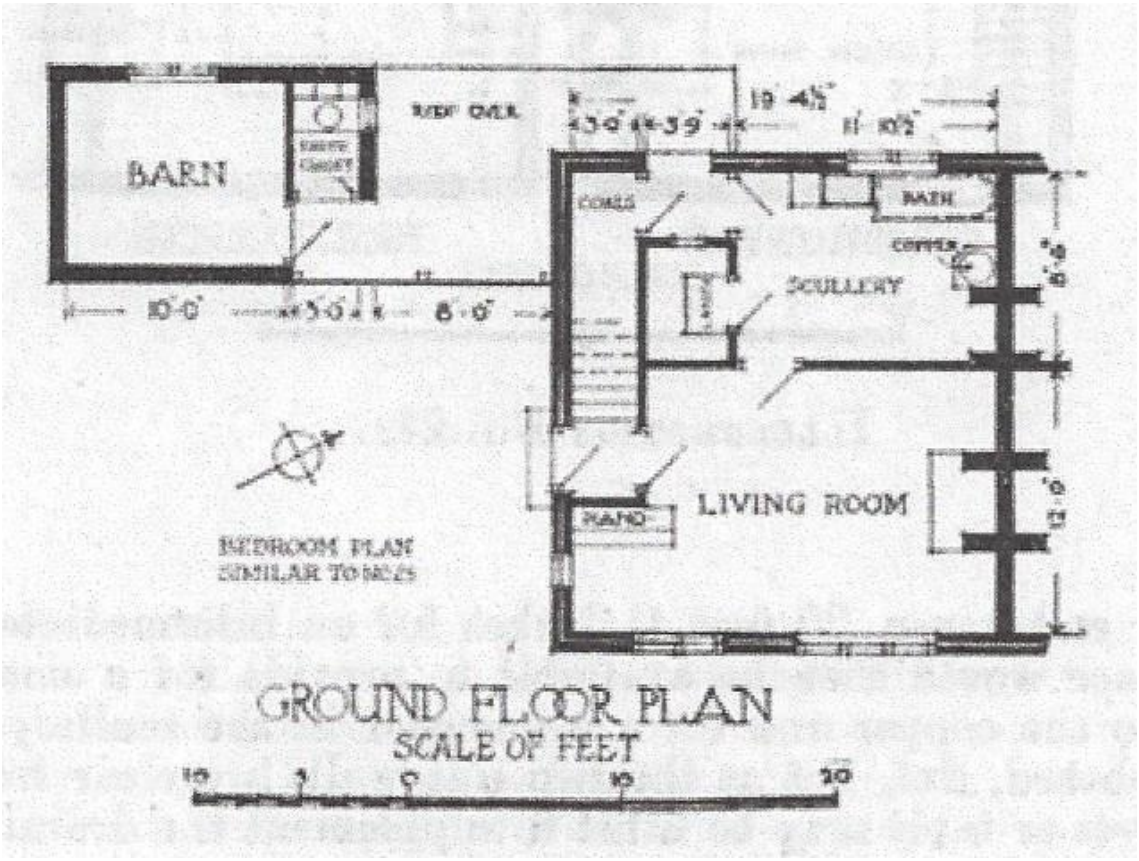
Notes: -

154. *Type I*. The alternative arrangement, shown on plan 29, requires longer frontage, and therefore a more attractive living-room can be provided. When it is adopted for an end house, the front door can be in the end wall, the whole of the frontage is available for the living-room and, the lobby and scullery doors being near one corner, the minimum space is occupied for passage room from door to door. The recess formed by the lobby is of special value to hold a piano or writing table, and to provide a corner out of the way of the ordinary activities of the living-room.

When this plan is adopted for an intermediate house, the lobby opens so as to shield the window side of the room and opposite to the staircase door (Plan 25 HRS 361), and both can easily be cut off from the room by a

curtain, or by giving up space in the living-room, a passageway may be planned, as shown on plan 29. With frontage and depth enlarged to provide for the separation of the joint bathroom and washhouse from the scullery, owing to the stairs occupying more of the back of the house, a frontage of 20’ 7½” is necessary, and to provide enough space for coals, the w.c. must project a little beyond the back wall.

Observations and comments: -



Type 30

Housing record

No. 364 Date: 1918 (2)

Location: Address: Plan No 31 and 32 (Type III)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with living room, kitchen/scullery and three bedrooms, with outside W C, and upstairs bathroom. (4)

Rooms and layout: Three-bedroom house with living room and kitchen/scullery (41)

Sanitation and drainage: W C off the rear lobby. (5)

Water supply:

Gas and electricity supply:

Water heating: (3)

Cooking facilities: Provision for range in kitchen/scullery. (4)

Food storage: larder space off the kitchen/scullery. (1)

Washing and bathing: Bathroom off the first-floor landing, with bath and wash hand-basin. (11)

Clothes washing: Copper in the kitchen/scullery with the suggestion of being built-in but with a shared flue from the range. (2)

Room heating: Fireplaces in living-room and two upstairs bedrooms only. (2)

Fuel storage: Coal store accessed from open rear lobby; possible external door shown on type 31.

Services:

General storage: cupboard on landing In type 31.

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

Occupant's occupation:

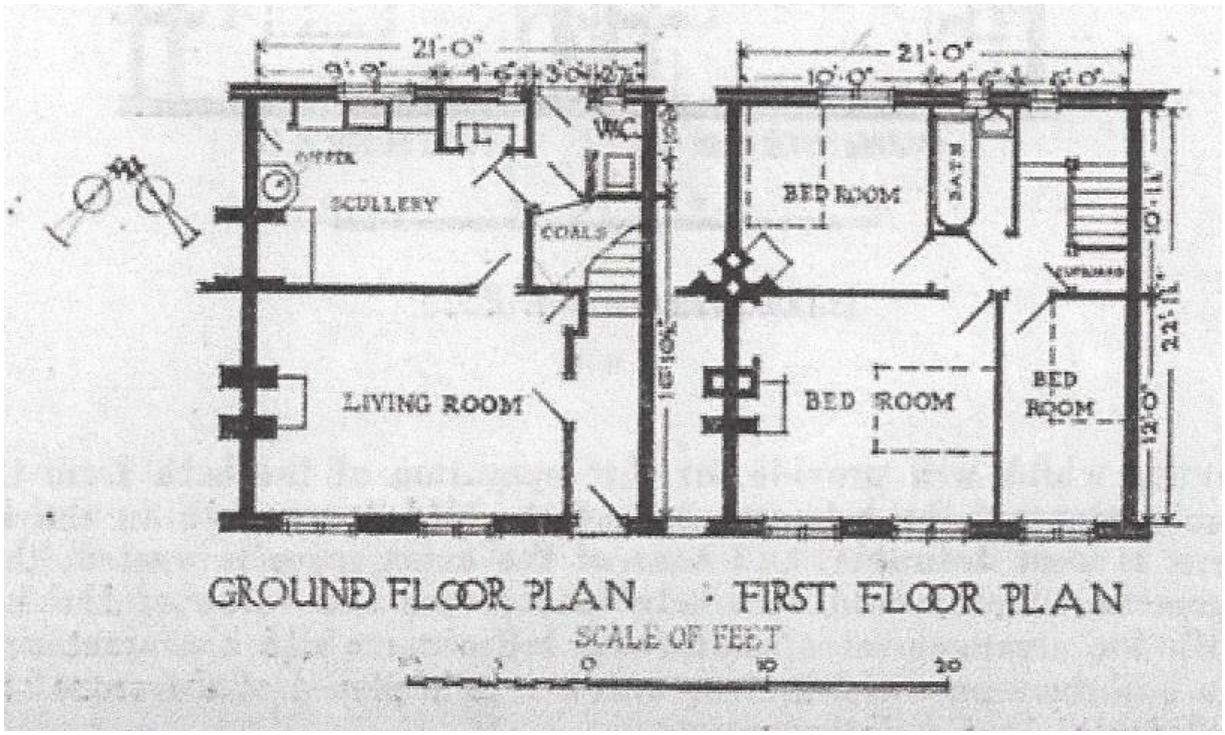
Notes: -

154. *Type III*. A very small addition to the size of this house would enable the bathroom to be placed on the first floor in a good position immediately over the scullery sink gulley, and a short distance only from where a boiler at the back of the cooking-range could be placed in the scullery. With the bath removed the scullery would then be of ample size for all the cooking and dirty work, leaving the large living-room for the general family life. This arrangement would thus provide a *Type III* house. If the houses are built in groups of four or six, with archways through the centre to give access to the gardens, it will be found that the archway, by providing space

for a bathroom and for extra bedroom area in one or other of the intermediate houses, or by providing opportunity for an entrance door or ventilation on the side of the house, will afford further chance for variations which may be conducive to economy. The house which has the bathroom over the archway can either be reduced in frontage downstairs so as to give a cheaper house with larger bedrooms, or can be converted into a *Type III* house, as the scullery would be large enough to have cooking-range with back boiler, &.

Observations and comments: -

There is no indication as to how hot water was to get to the bath. The bath is remote from the scullery range and the landing cupboard is even further away if it was to double as a place for a hot-water tank.



Type 31

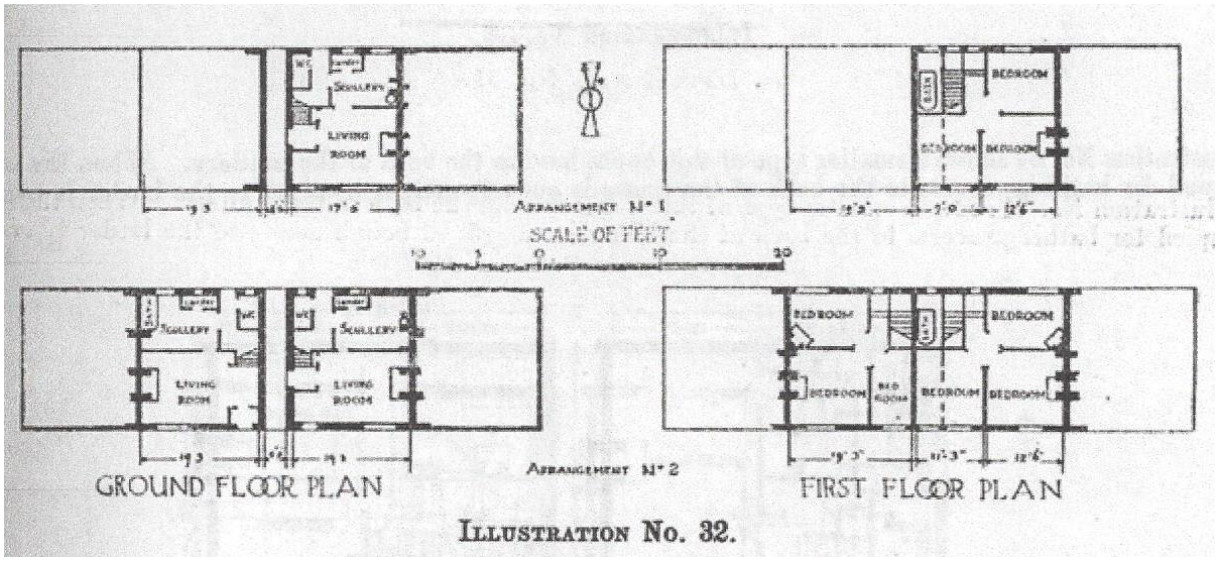


ILLUSTRATION No. 32.

Type 32

Housing record

No. 365 Date: 1918 (2)

Location: Address: Plan No 33 (Type I)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with living room and three bedrooms, with outside W C, and downstairs bathroom. (4)

Rooms and layout: Three-bedroom house with living-room and scullery (40)

Sanitation and drainage: W C off the open rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Provision for range in the living-room. (2)

Food storage: larder space off the entrance hall. (1)

Washing and bathing: Bathroom off the entrance hall, with bath and wash hand-basin. (4)

Clothes washing: Copper in the scullery with the suggestion of being built-in with a flue. (2

Room heating: Range in living-room and fireplaces in two upstairs bedrooms only. (2)

Fuel storage: Coal store accessed from open rear lobby.

Services:

General storage: Cupboard off the first-floor landing.

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

Occupant's occupation:

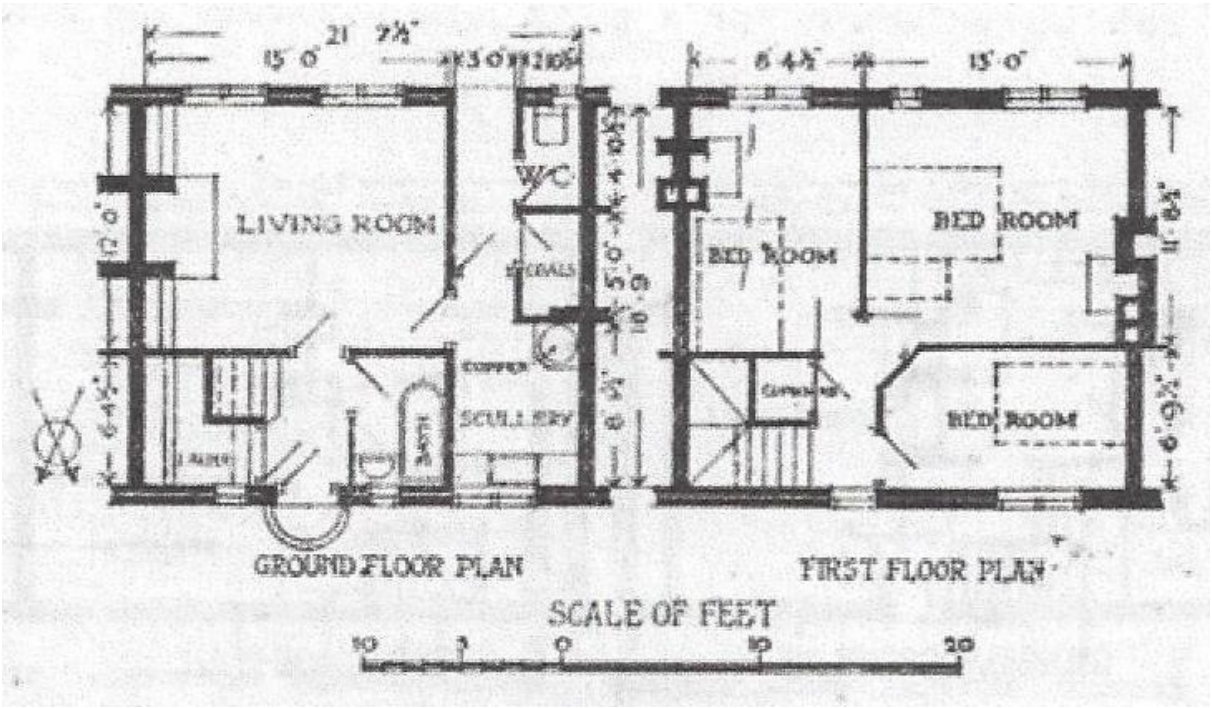
Notes: -

155. *Type I.* So far houses for a southerly aspect have alone been considered; with a northerly aspect new conditions arise; it becomes desirable that the living-rooms shall have windows looking on to the back garden, and that the larder, the stairs and landing should occupy the front, leaving the back of the house, which is the sunny side, for the living-rooms and bedrooms.

This type has the disadvantage that drainage is required on both sides of the house, but on the other hand, the living-room is sunny and comfortable, and the two larger bedrooms have the better aspect. The scullery is small owing to the separation of the bathroom, but the space is free from doors and is effective in proportion to the area occupied. Many tenants, however, would not like to have the living room at the back of the house, and often

for a north aspect it seems better to adopt the longer and shallower type of plan, which allows the living-room to have windows at both ends (plan 34 HRS 356).

Observations and comments: -



Housing record

No. 366 Date: 1918 (2)

Location: Address: Plan No 34 (Type I)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with living room and three bedrooms, with outside W C, and downstairs bath. (4)

Rooms and layout: Three-bedroom house with living-room and scullery (38)

Sanitation and drainage: W C off the open rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Provision for range in the living-room. (2)

Food storage: larder space off the entrance hall. (1)

Washing and bathing: Bath in scullery. (2)

Clothes washing: Copper in the scullery with the suggestion of being built-in with a flue. (2)

Room heating: Range in living-room and fireplaces in two upstairs bedrooms only. (2)

Fuel storage: Coal store accessed from open rear lobby.

Services:

General storage: Cupboard off landing

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

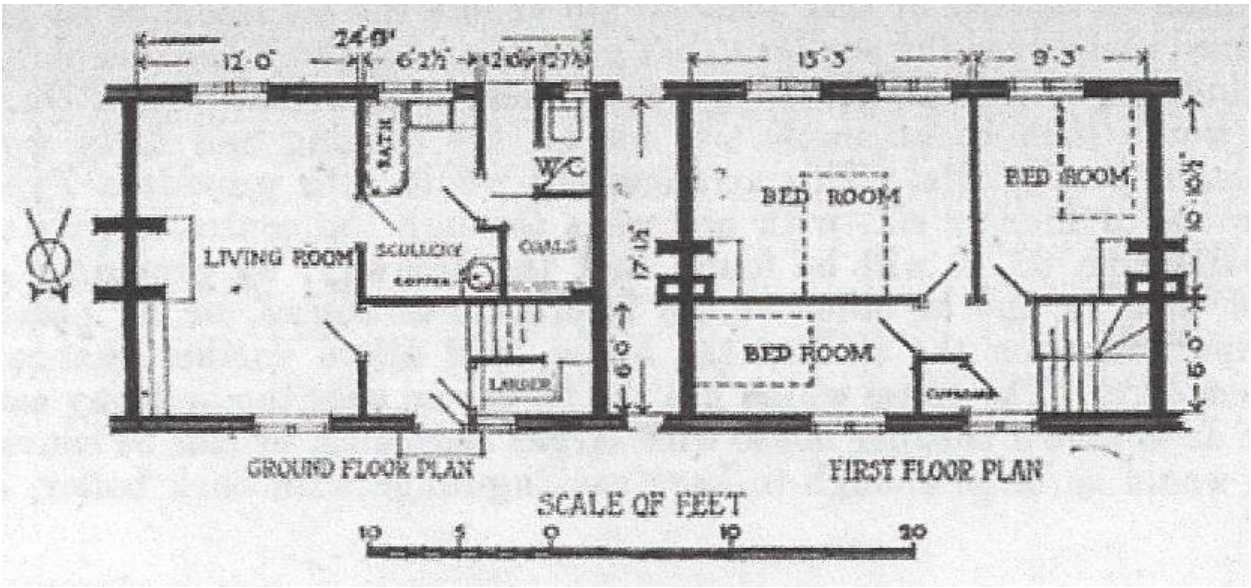
Occupant's occupation:

Notes: -

155. *Type I.* This type of house has many advantages; the increased frontage on both the open sides gives better opportunity for lighting and ventilating thoroughly all parts of the house; the long living-room with window at both ends helps the suitable division of furniture which a living-room must serve; there can be, for example, a meal-room end and a sitting-room end. The reduced depth of building requires smaller roof space, shorter rafters, less height of end walls, party walls and chimneys, which go some way to compensate for the increased length of containing and outside walls which adds to the cost of the long-fronted house. The increased length of road frontage required for such a house has also to be considered when weighing the advantages and disadvantages of this type of plan.

This plan shows a smaller type of this house having the bath it the scullery. When the scullery is occupied for bathing, access to the back of the house is cut off, although access to the larder is available.

Observations and comments: -



Housing record

No. 367 Date: 1918 (2)

Location: Address: Plan No 35 (Type II)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with living room, kitchen/scullery, and three bedrooms, with outside W C, and upstairs bath. (2)

Rooms and layout: Three-bedroom house with living-room and kitchen/scullery. (41)

Sanitation and drainage: W C off the open side lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Space for range in the livingroom. (2)

Food storage: larder off the scullery. (1)

Washing and bathing: Bathroom off the staircase with bath and wash-hand basin. (11)

Clothes washing: Copper in open side lobby, with flue. (4)

Room heating: Range in scullery and fireplaces in living-room and two upstairs bedrooms only. (2)

Fuel storage: Coal store accessed from open side lobby.

Services:

General storage: Cupboard off landing

Specific provisions: Cycle store off side lobby

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

Occupant's occupation:

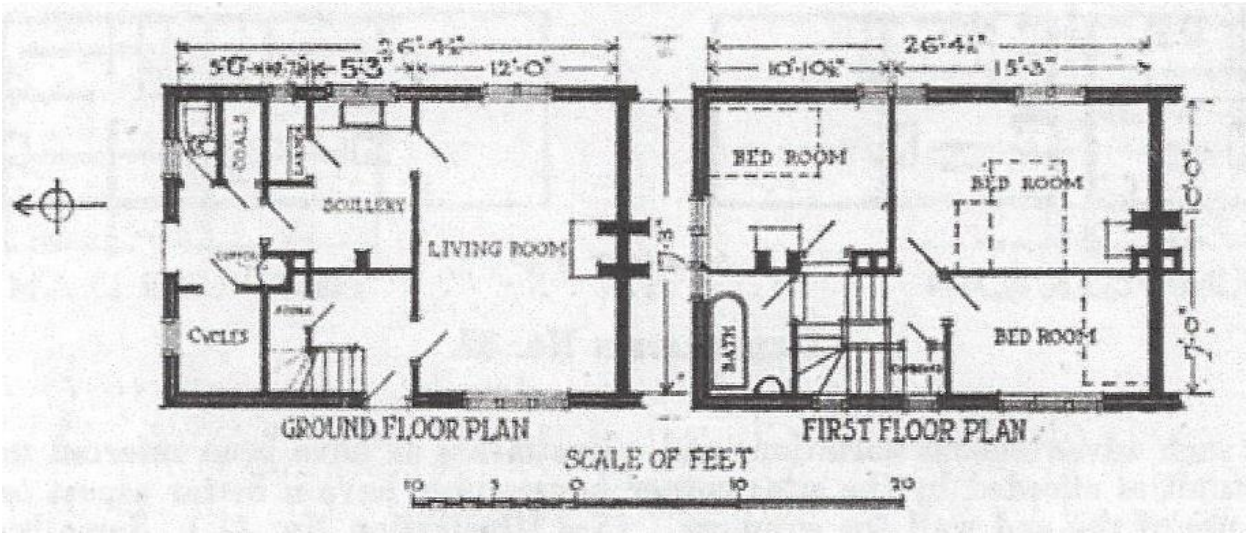
Notes: -

155. *Type III*. The house shown having a larder at the back, is not suitable for a north aspect, but is a good arrangement for due wert aspect, where the living-room would have both morning and evening sun. This plan, with the bath upstairs and a small fire in the scullery, would form a *Type II*. House. Plans 36 and 37 (HRSs 368 and 369) show larger houses for a north aspect, giving the accommodation described as *Type III*.

Comparing [house types 33-35], it will be seen that No 35 has direct access to the scullery, a good cycle house, and, for those who like the arrangement, it can have the copper in a small, covered space outside the scullery; the bath is planned on the first floor and is conveniently arranged for economical plumbing if the boiler is placed at the back of the scullery fire.

Observations and comments: -

There is no indication as to where hot water might be stored to serve the bathroom.



Housing record

No. 368 Date: 1918 (2)

Location: Address: Plan No 36 (Type III)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with living room, kitchen/scullery, and three bedrooms, with outside W C, and upstairs bath. (2)

Rooms and layout: Three-bedroom house with living-room and kitchen/scullery. (41)

Sanitation and drainage: W C off the open side lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Space for range in the scullery. (4)

Food storage: larder under the stairs off the entrance hall. (1)

Washing and bathing: Bathroom off the staircase with bath. (9)

Clothes washing: Copper in the scullery in small space between range and sink, flue provided. (4)

Room heating: Range in scullery and fireplaces in living-room and two upstairs bedrooms only. (2)

Fuel storage: Coal store accessed from open side lobby.

Services:

General storage: Cupboard off landing

Specific provisions: Cycle store off side lobby

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

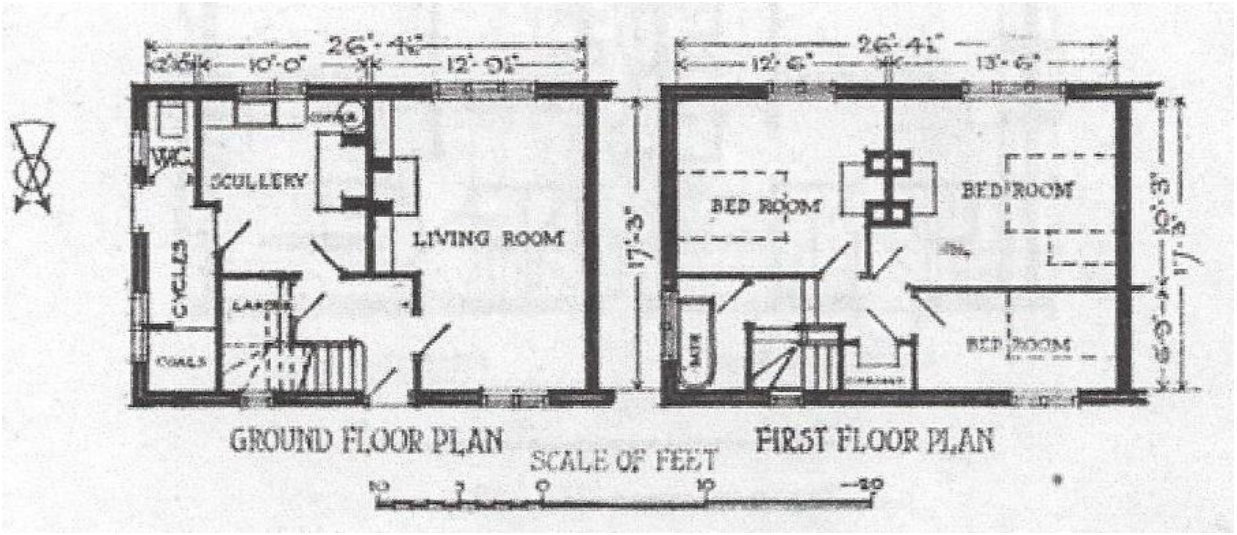
Developer/designer: Local Government Board (1)

Occupant's occupation:

Notes:-

155. Illustrations Nos 36 and 37 show types which provide better sculleries in which is placed the cooking-range. The access from the living-room to scullery is not so direct, particularly in No 36, but as all preparation and actual cooking would be done in the scullery, this is not so important as in *Types I and II.* In No 37 the bathroom is better placed, both for drainage and hot-water circulation, than in the case of Bo 36, but to secure this advantage a projection for the staircase is needed.

Observations and comments: -


26'-4½"
10'-0"
12'-0½"
W.C.
SCULLERY
LIVING ROOM
CYCLES
LARDER
COALS
17'-3"
26'-4½"
12'-6"
13'-6"
BED ROOM
BED ROOM
BED ROOM
17'-3"
GROUND FLOOR PLAN
SCALE OF FEET
FIRST FLOOR PLAN

Housing record

No. 369 Date: 1918 (2)

Location: Address: Plan No 37 (Type III)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with living room, kitchen/scullery, and three bedrooms, with outside W C, and upstairs bath. (2)

Rooms and layout: Three-bedroom house with living-room and kitchen/scullery. (41)

Sanitation and drainage: W C off the open side lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Space for range in the scullery. (4)

Food storage: larder off the scullery. (1)

Washing and bathing: Bathroom off the first-floor landing with bath and wash-hand basin. (11)

Clothes washing: Copper in the scullery in small space between range and sink, flue provided. (4)

Room heating: Range in scullery and fireplaces in living-room and two upstairs bedrooms only. (2)

Fuel storage: Coal store accessed from open side lobby.

Services:

General storage: Cupboard off landing

Specific provisions: Cycle store off side lobby

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

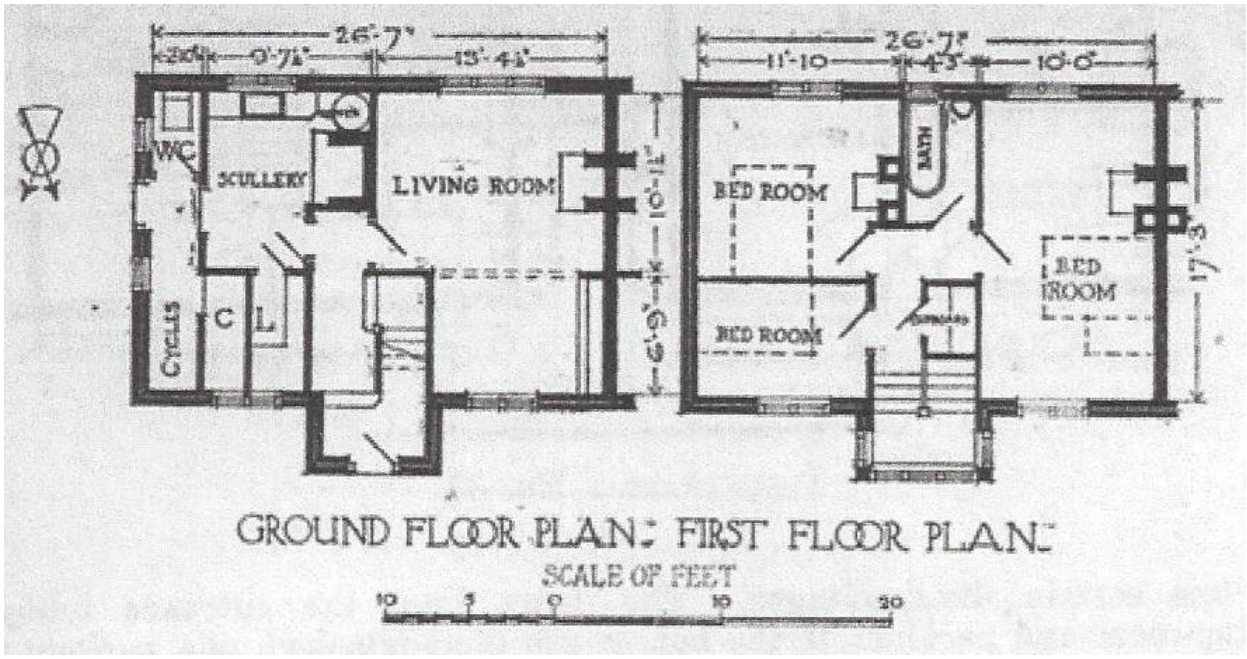
Developer/designer: Local Government Board (1)

Occupant's occupation:

Notes: -

155. *Type III*. Comparing plans 33, 34 and 35 (HRSs 365, 366 and 367), it will be seen that plan 35 has no direct access to the scullery, a good cycle house, and, for those who like the arrangement, it can have the copper in a small, covered space outside the scullery; the bath is planned on the first floor and is conveniently arranged for economical plumbing if the boiler is placed at the back of the scullery fire. Plans 36 and 37 show types which provide better sculleries in which is placed the cooking-range. The access from living-room to scullery is not direct, particularly in plan 36, but as all preparation and actual cooking would be done in the scullery, this is not so important as in *Types I and II.* In plan 37 the bathroom is better placed, both for drainage and hot-water circulation, than in the case of plan 36, but to secure this advantage a projection for the staircase is needed.

Observations and comments: -



Housing record

No. 370 Date: 1918 (2)

Location: Address: Plan No 41 (Type III)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with living room, parlour, kitchen/scullery, and three bedrooms, with outside W C, and upstairs bathroom. (2)

Rooms and layout: Three-bedroom house with, parlour, living-room and kitchen/scullery. (49)

Sanitation and drainage: W C off the open rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Space for range in the scullery, indication of gas cooker beside the range. (2)

Food storage: larder off the scullery. (1)

Washing and bathing: Bathroom off the first-floor landing with bath and wash-hand basin. (11)

Clothes washing: Copper in the scullery in small space between range and sink, flue provided and a suggestion of being built-in. (2)

Room heating: Range in scullery and fireplaces in living-room, parlour and all three upstairs bedrooms. (2)

Fuel storage: Coal store accessed from open rear lobby.

Services:

General storage: Cupboard in second bedroom and over the stairs.

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

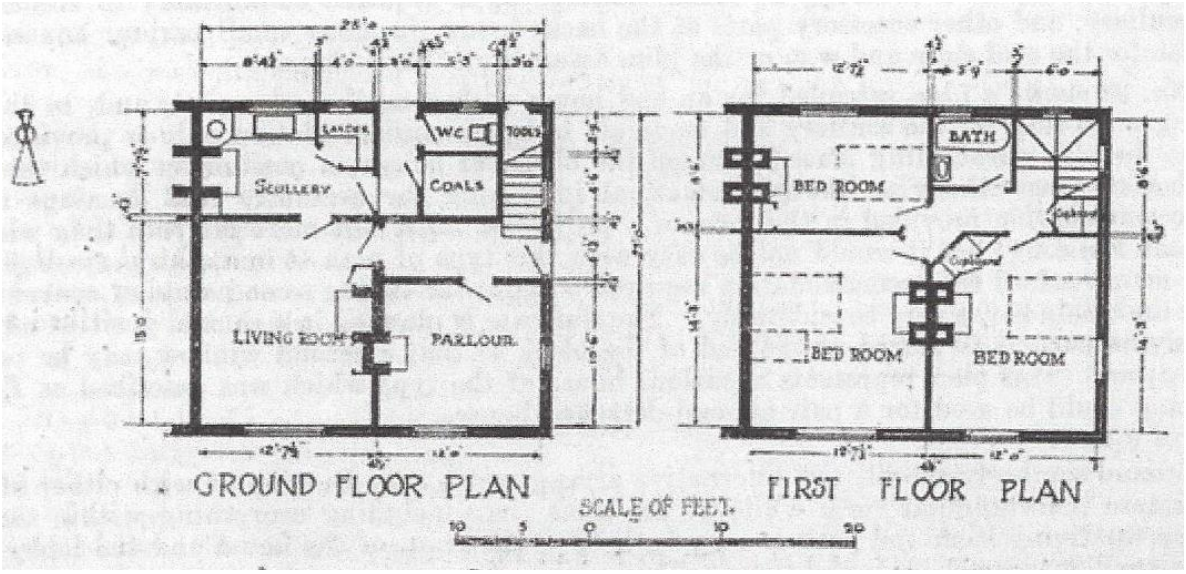
Occupant's occupation:

Notes: -

157. *Type III*. The arrangement which gives a house almost square on plan. Here the parlour and living-room occupy the front of the house, the entrance is at the side, and the scullery and other accommodation can be arranged in many different ways along the back of the house where ample frontage is available.

This is an alternative to plan 40 (HRS 359).

Observations and comments: -


LARDER
W.C
TOOLS
SCULLERY
COALS
LIVING ROOM
PARLOUR
GROUND FLOOR PLAN
BATH
BED ROOM
BED ROOM
BED ROOM
FIRST FLOOR PLAN
SCALE OF FEET.
10 5 0 10 20

Housing record

No. 371 Date: 1918 (2)

Location: Address: Plan No 42 (Type II)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with living room, parlour, scullery, and three bedrooms, with inside W C, and upstairs bathroom. (2)

Rooms and layout: Three-bedroom house with, parlour, living-room and kitchen/scullery. (49)

Sanitation and drainage: W C off the entrance hall and possibility of an upstairs W C in addition. (5)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Space for range in the living-room. (2)

Food storage: larder off the scullery. (1)

Washing and bathing: Bathroom off the first-floor landing with bath and wash-hand basin. (11)

Clothes washing: Copper in the scullery adjacent to fireplace. (4)

Room heating: Range in living-room and fireplaces in scullery, parlour and two upstairs bedrooms only. (2)

Fuel storage: Coal store accessed from scullery.

Services:

General storage: Space off half landing for use as either a cupboard or second W C.

Specific provisions: Space at ground floor for use for cycles or W C.

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

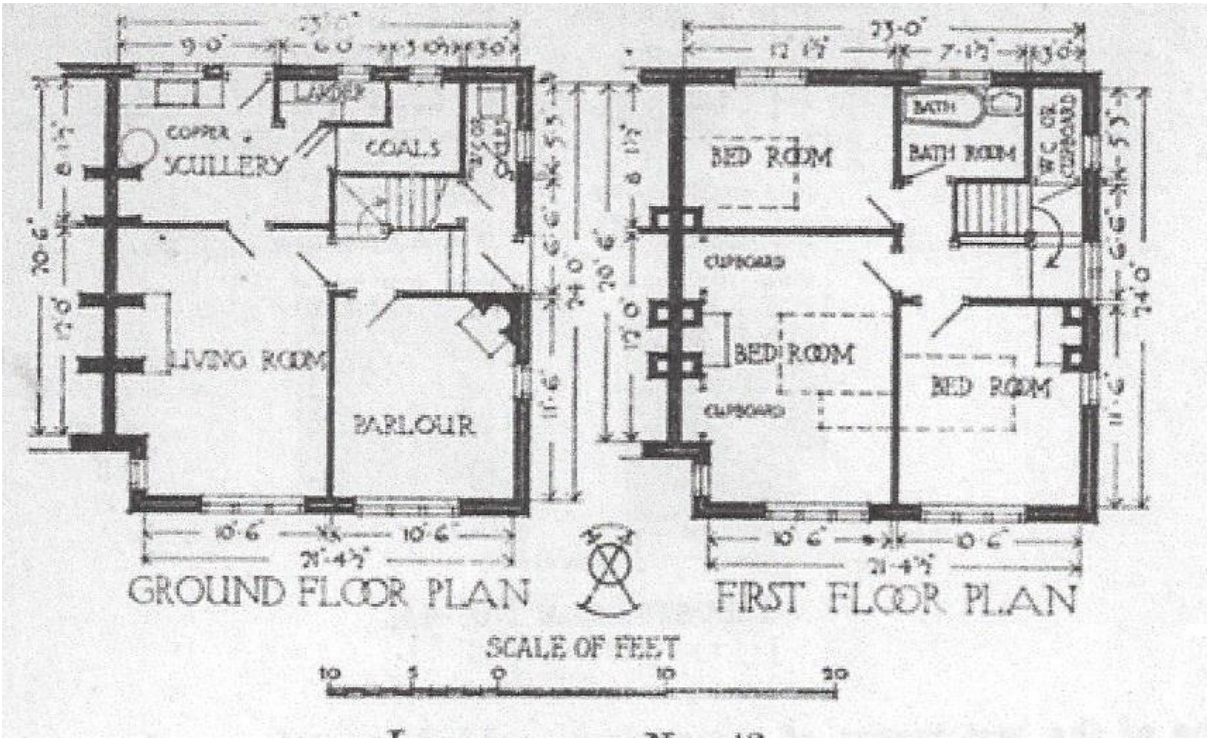
Occupant's occupation:

Notes: -

157. *Type III*. The arrangement which gives a house almost square on plan. Here the parlour and living room occupy the front of the house, the entrance is at the side, and the scullery and other accommodation can be arranged in many different ways along the back of the house where ample frontage is available.

This is an alternative to plan 40 (HRS 359).

Observations and comments:-


COPPER
SCULLERY
LARDER
COALS
LIVING ROOM
PARLOUR
GROUND FLOOR PLAN
BED ROOM
BATH
BATH ROOM
W.C.
CUPBOARD
BED ROOM
BED ROOM
FIRST FLOOR PLAN
SCALE OF FEET
10 5 0 10 20

Housing record

No. 372 Date: 1918 (2)

Location: Address: Plan No 43 (Type II)

O/S sheet No: Grid Reference:

Reference: Report of the committee appointed by the president of the Local Government Board and the Secretary for Scotland to consider questions of building construction in connection with the provision of dwellings for the working classes in England and wales, and Scotland. (The Tudor Walters Report). (1)

Description: Cottage with living room, parlour, scullery, and three bedrooms, with outside earth closet, and downstairs bathroom. (2)

Rooms and layout: Three-bedroom house with, parlour, living- room and scullery. (51)

Sanitation and drainage: Shown with an earth closet in a rear extension. (1)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Space for range in the living-room. (2)

Food storage: larder off the scullery. (1)

Washing and bathing: Bathroom off the scullery with bath and copper. (5)

Clothes washing: Copper in the bathroom/washhouse with flue shown. (5)

Room heating: Range in living-room and fireplaces in scullery, parlour and all three upstairs bedrooms. (2)

Fuel storage: Coal store in rear extension.

Services:

General storage: Cupboards in two bedrooms.

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Local Government Board (1)

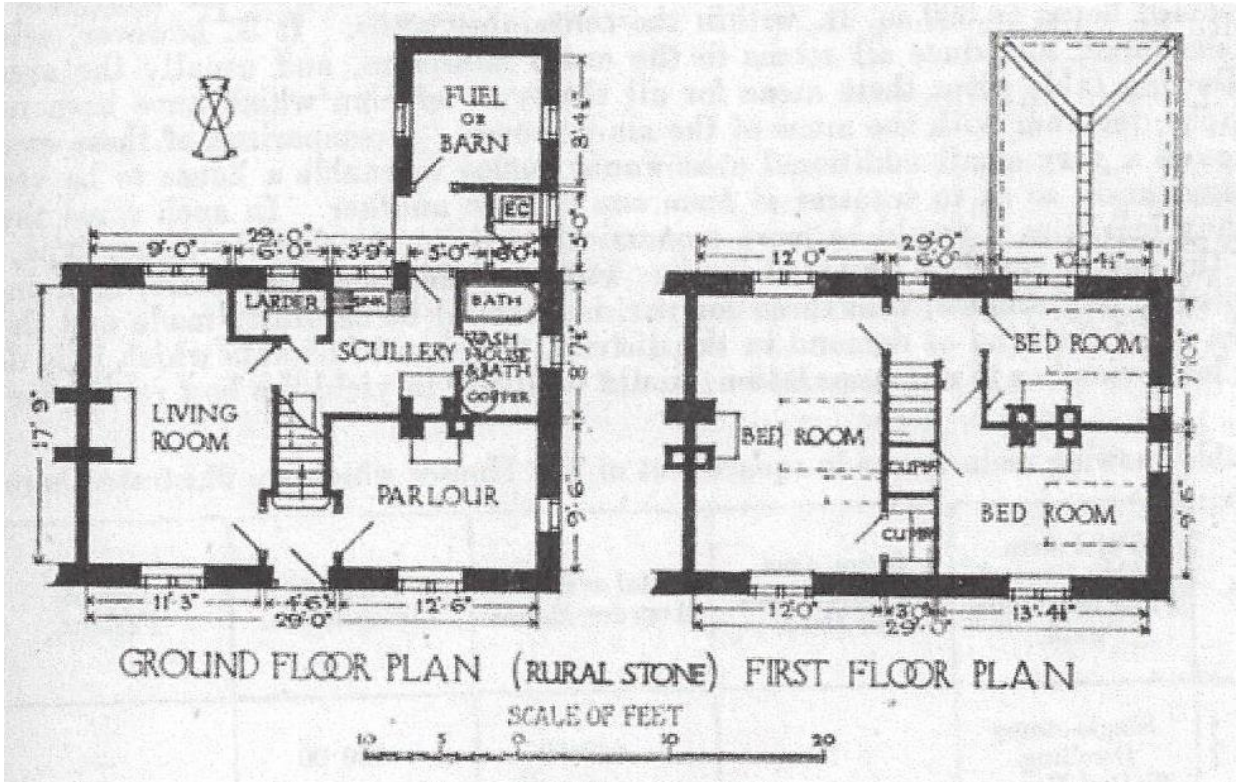
Occupant's occupation:

Notes: -

157. *Type III*. The arrangement which gives a house almost square on plan. Here the parlour and living-room occupy the front of the house, the entrance is at the side, and the scullery and other accommodation can be arranged in many different ways along the back of the house where ample frontage is available.

This is an alternative to plan 40 (HRS 359).

Observations and comments: -


FUEL OR BARN
EC
LARDER
BATH
WASH HOUSE & BATH
COPPER
SCULLERY
LIVING ROOM
PARLOUR
BED ROOM
BED ROOM
BED ROOM
GROUND FLOOR PLAN (RURAL STONE) FIRST FLOOR PLAN
SCALE OF FEET

Housing record

No. 373 Date: 1924 (2)

Location: Carlisle Address:

O/S sheet No: Grid Reference:

Reference: Sale A (1924) *The houses of the workers*, London, T Fisher Unwin Ltd. P203, 214. (2)

Description: Three bedroomed parlour cottage with inside W C, and upstairs bathroom. (4)

Rooms and layout: Parlour, living room, scullery and wash house on ground floor, three bedrooms and bathroom on first floor. (52)

Sanitation and drainage: Mains drainage and W C on first floor (7)

Water supply:

Gas and electricity supply:

Water heating: (2)

Cooking facilities: Not defined (3)

Food storage: larder (1)

Washing and bathing: Bathroom on first floor (10)

Clothes washing: gas boiler in wash-house (9)

Room heating: gas fires in parlour and one bedroom (3)

Lighting: electric lighting

Fuel storage: coal store

Services: mains drains, gas and electricity

General storage:

Specific provisions:

Construction description: (1)

Foundations:

Walls: brick

Roof: slated

Finishes:

Fixtures and fittings:

Developer/designer: Carlisle Corporation (1)

Occupant's occupation:

Notes:

The parlour houses being built by the Carlisle Corporation described as having: - Total floor area is the maximum allowed, 950 superficial ft. On the ground floor- a parlour, 10ft 9in x 10ft 6in; living-room, 15ft 4½in x 11ft; scullery, 8ft 5in x 7ft 7½in; wash-house, 7ft 7½in x 5ft 2in; also, larder and coals. On the upper floor-first bedroom, 12ft 6in x 11ft; second bedroom 10ft 9in x 10ft 6in; third bedroom, 10ft 3in x 7ft 7½in; a bathroom, 7ft 6in x 6ft; w.c. and linen cupboard. All rooms have a height of 8ft.

They were being built and were to cost £422, which price includes drainage works but not the price of the land, street works or main sewers. They are to be fitted with electric light and have a 5ft vitreous enamelled bath. These houses will be brick-built, with slated roofs, the parlour and one bedroom provided with gas fires and the wash-house with a gas boiler. Privet and post-and-wire fence and one gate are provided to each house. Gravel paths are formed from the gate to front door and round the house up to the tar-macadam space at back door.

Observations and comments:

While reference is made to a gas boiler and to gas fires there is no reference to cooking facilities, or to a living room fire. The likely hood is that there would have been a coal range in the living room and provision for a gas cooker in the scullery. The provision of a wash-house as well as a scullery is noticeable.

Housing record

No. 374 Date: 1922 (2)

Location: Nottingham Address:

O/S sheet No: Grid Reference:

Reference: Sale A (1924) *The houses of the workers*, London, T Fisher Unwin Ltd. P176. (2)

Description: Row of eight three bedroomed non-parlour cottages each with attic room and outside W C, and downstairs bathroom. (5)

Rooms and layout: Living room, scullery and bathroom on ground floor, two bedrooms on first floor and one bedroom in attic. (40A)

Sanitation and drainage: outside W C, accessed from rear elevation. (3)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Provision for range in living-room, possible gas cooker adjacent to sink in scullery. (2)

Food storage: larder off scullery (1)

Washing and bathing: Bathroom off scullery, with bath and built in copper. (5)

Clothes washing: brick set copper in bathroom. (3)

Room heating: Provision for range in living-room and a fireplace in the front bedroom. (2)

Lighting:

Fuel storage: coal store off the bathroom

Services:

General storage: cupboard in living-room and one upstairs.

Specific provisions:

Construction description: (1)

Foundations:

Walls: brick

Roof: slated

Finishes:

Fixtures and fittings:

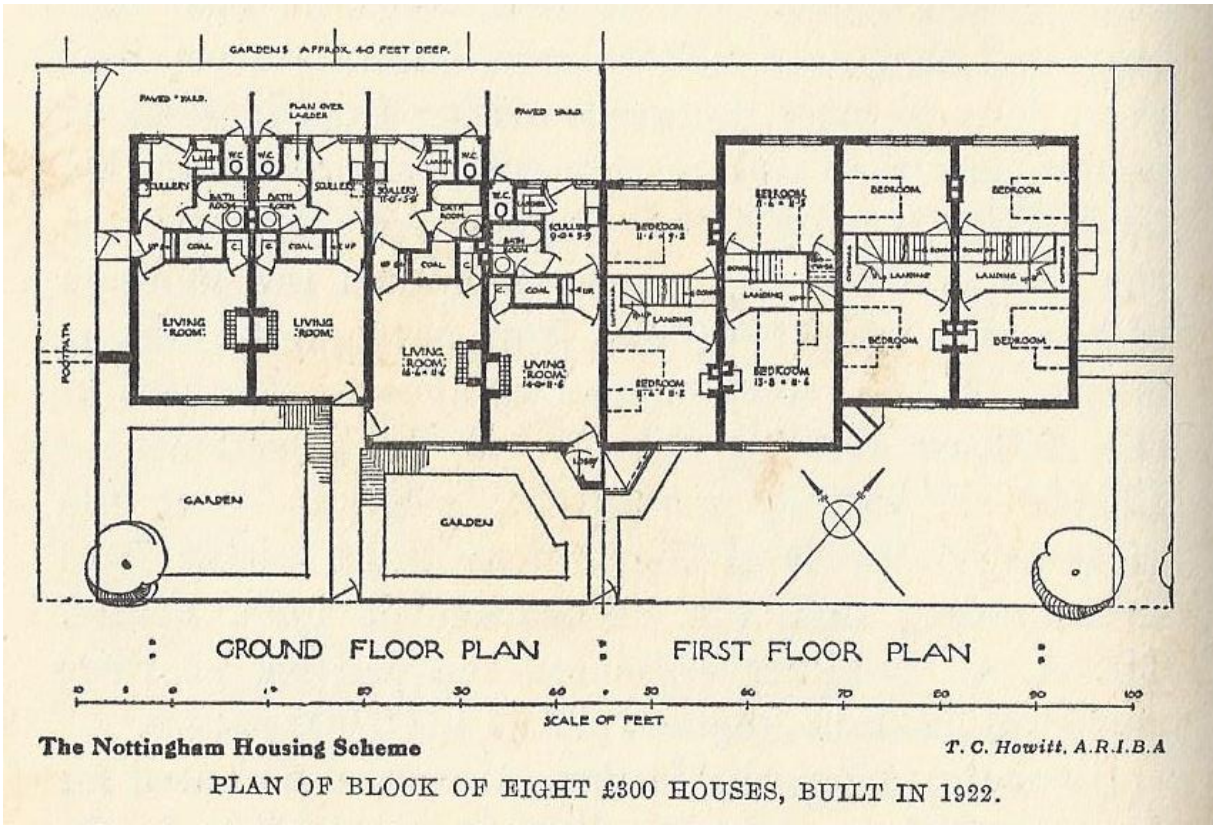
Developer/designer: Nottingham Corporation (1)

Occupant's occupation:

Notes:

Observations and comments:

This is an unusual arrangement having a very narrow frontage and with the third bedroom in the attic, with a dormer window. The position of the coal store in the bathroom would require coal to be carried through the scullery. The end cottages had the entrance at the side leading to a small lobby/hall at the foot of the stairs. All the other cottages had the entrance door directly into the living room. There is no direct lighting to the stair.



PLAN OF BLOCK OF EIGHT £300 HOUSES, BUILT IN 1922.

PHOTOGRAPH OF BLOCK OF EIGHT £300 HOUSES, BUILT AT NOTTINGHAM IN 1922.

Housing record

No. 375 Date: 1920 (2)

Location: Stafford Address: Type A3

O/S sheet No: Grid Reference:

Reference: Sale A (1924) *The houses of the workers*, London, T Fisher Unwin Ltd. P136, 138. (2)

Description: Block of four, three bedroomed cottages with outside W C, and downstairs bath. (4)

Rooms and layout: Living-room and scullery/bathroom on ground floor, three bedrooms on first floor. (40)

Sanitation and drainage: Mains drainage and outside W C, accessed from rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Provision for range in living-room. (2)

Food storage: larder off rear lobby (1)

Washing and bathing: Bath in scullery, with copper (1)

Clothes washing: Copper with flue in scullery. (4)

Room heating: Provision for range in living-room and a fireplace in two bedrooms. (2)

Lighting:

Fuel storage: coal store off the rear lobby

Services:

General storage: cupboard in living-room and two in front bedroom.

Specific provisions:

Construction description: (3)

Foundations:

Walls: brick

Roof: slated

Finishes:

Fixtures and fittings:

Developer/designer: Borough of Stafford assisted housing scheme. (1)

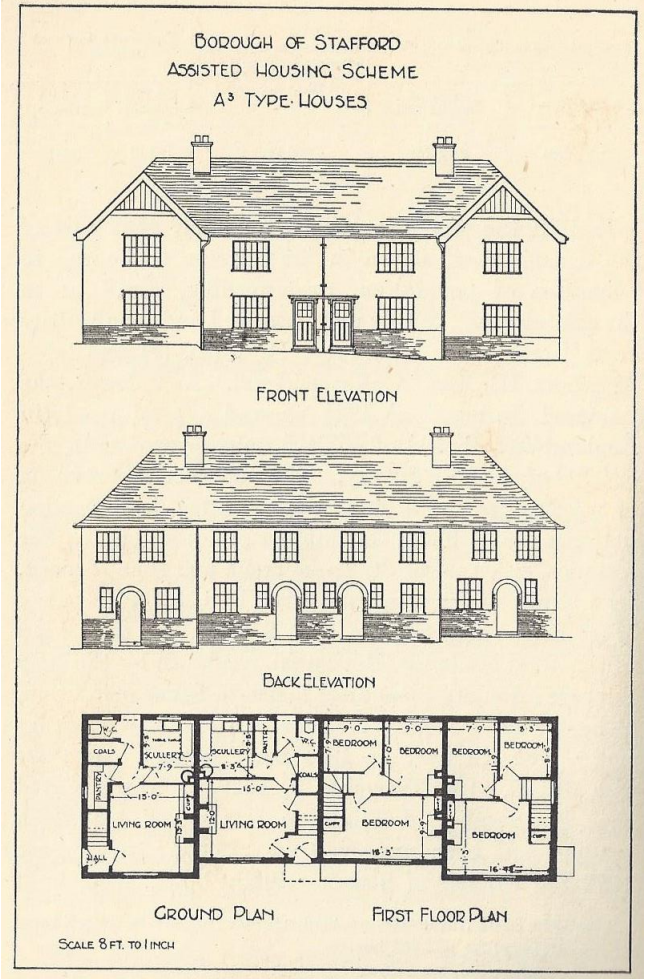
Occupant's occupation:

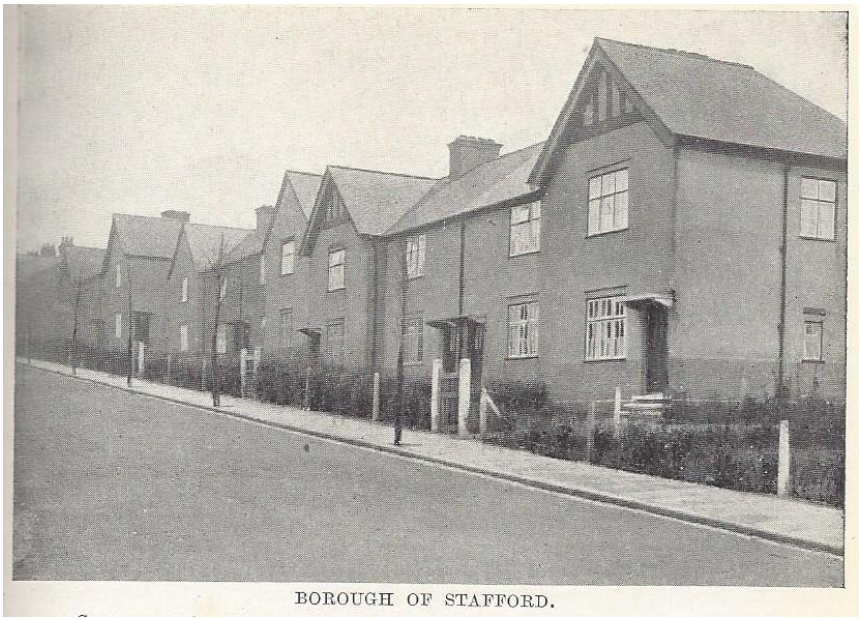
Notes:

In Stafford, where the City Fathers had done, proportionally, very much more [that other councils] to set their house in order before the war, and where the need arising from unfit and grossly and indecently over-crowded houses was therefore proportionately less, the "reduced" need of 272 houses had practically been met, by the building of 291 houses. But Stafford had secured the Ministry's approval for the purchase of a site of nearly thirty-one acres (enough for 372 houses) prior to December 6, 1919, since which time its Surveyor had gone steadily to work – securing, incidentally, reasonable contracts for "non-parlour" houses with upstairs bathrooms (fitted with hot and cold water)- a rare convenience in any of the five West Midland counties. Sixteen of these Stafford house were actually occupied in August 1920.

Observations and comments:

The reference above to upstairs bathrooms “fitted with hot and cold water” did not apply to these cottages.




BOROUGH OF STAFFORD.

Housing record

No. 376 Date: 1920 (2)

Location: Stafford Address: Type A3. 2 end cottages

O/S sheet No: Grid Reference:

Reference: Sale A (1924) *The houses of the workers,* London, T Fisher Unwin Ltd. P137, 138. (2)

Description: Row of four three bedroomed non-parlour cottages with outside W C, and downstairs bathroom to end cottages only. (4)

Rooms and layout: Living-room, scullery bathroom on ground floor and three bedrooms on first floor. (40)

Sanitation and drainage: outside W C, accessed from rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Provision for range in living-room. (2)

Food storage: larder off scullery, with ventilation on rear wall. (1)

Washing and bathing: Bathroom off rear lobby, with bath and wash-hand basin. (4)

Clothes washing: free standing copper with flue in scullery. (4)

Room heating: Provision for range in living-room and a fireplace in scullery and two bedrooms. (2)

Lighting:

Fuel storage: coal store in rear extension

Services:

General storage:

Specific provisions:

Construction description: (3)

Foundations:

Walls: brick

Roof: slated

Finishes:

Fixtures and fittings:

Developer/designer: Borough of Stafford assisted housing scheme (1)

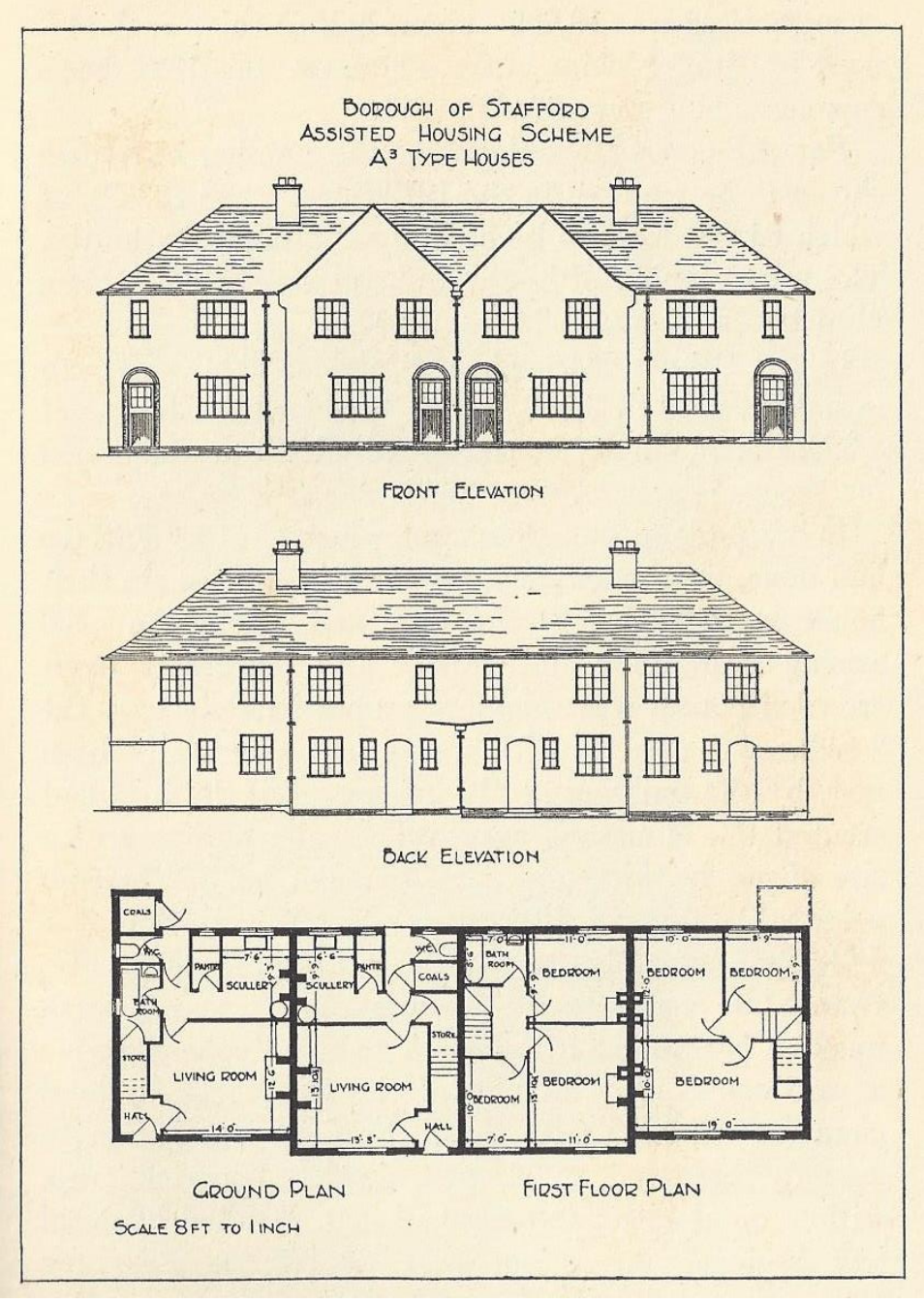
Occupant's occupation:

Notes:

In Stafford, where the City Fathers had done, proportionally, very much more [that other councils] to set their house in order before the war, and where the need arising from unfit and grossly and indecently over-crowded houses was therefore proportionately less, the "reduced" need of 272 houses had practically been met, by the building of 291 houses. But Stafford had secured the Ministry's approval for the purchase of a site of nearly thirty-one acres (enough for 372 houses) prior to December 6, 1919, since which time its Surveyor had gone steadily to work – securing, incidentally, reasonable contracts for "non-parlour" houses with upstairs bathrooms (fitted with hot and cold water)- a rare convenience in any of the five West Midland counties. Sixteen of these Stafford house were actually occupied in August 1920.

Observations and comments:

The reference above to upstairs bathrooms “fitted with hot and cold water” did not apply to these cottages.



BOROUGH OF STAFFORD.
Some more "A3" houses.

Housing record

No. 377 Date: 1920 (2)

Location: Stafford Address: Type A3. 2 centre cottages

O/S sheet No: Grid Reference:

Reference: Sale A (1924) *The houses of the workers*, London, T Fisher Unwin Ltd. P137, 138. (2)

Description: Row of four three bedroomed non-parlour cottages with outside W C, and upstairs bathroom to centre cottages only. (4)

Rooms and layout: Living-room, scullery on the ground floor, bathroom and three bedrooms on first floor. (41)

Sanitation and drainage: outside W C, accessed from rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Provision for range in living-room. (2)

Food storage: larder off scullery, with ventilation on rear wall. (1)

Washing and bathing: Bathroom off first floor landing, with bath and wash-hand basin. (11)

Clothes washing: free standing copper with flue in scullery. (4)

Room heating: Provision for range in living-room and a fireplace in scullery and two bedrooms. (2)

Lighting:

Fuel storage: coal store off rear lobby

Services:

General storage:

Specific provisions:

Construction description: (3)

Foundations:

Walls: brick

Roof: slated

Finishes:

Fixtures and fittings:

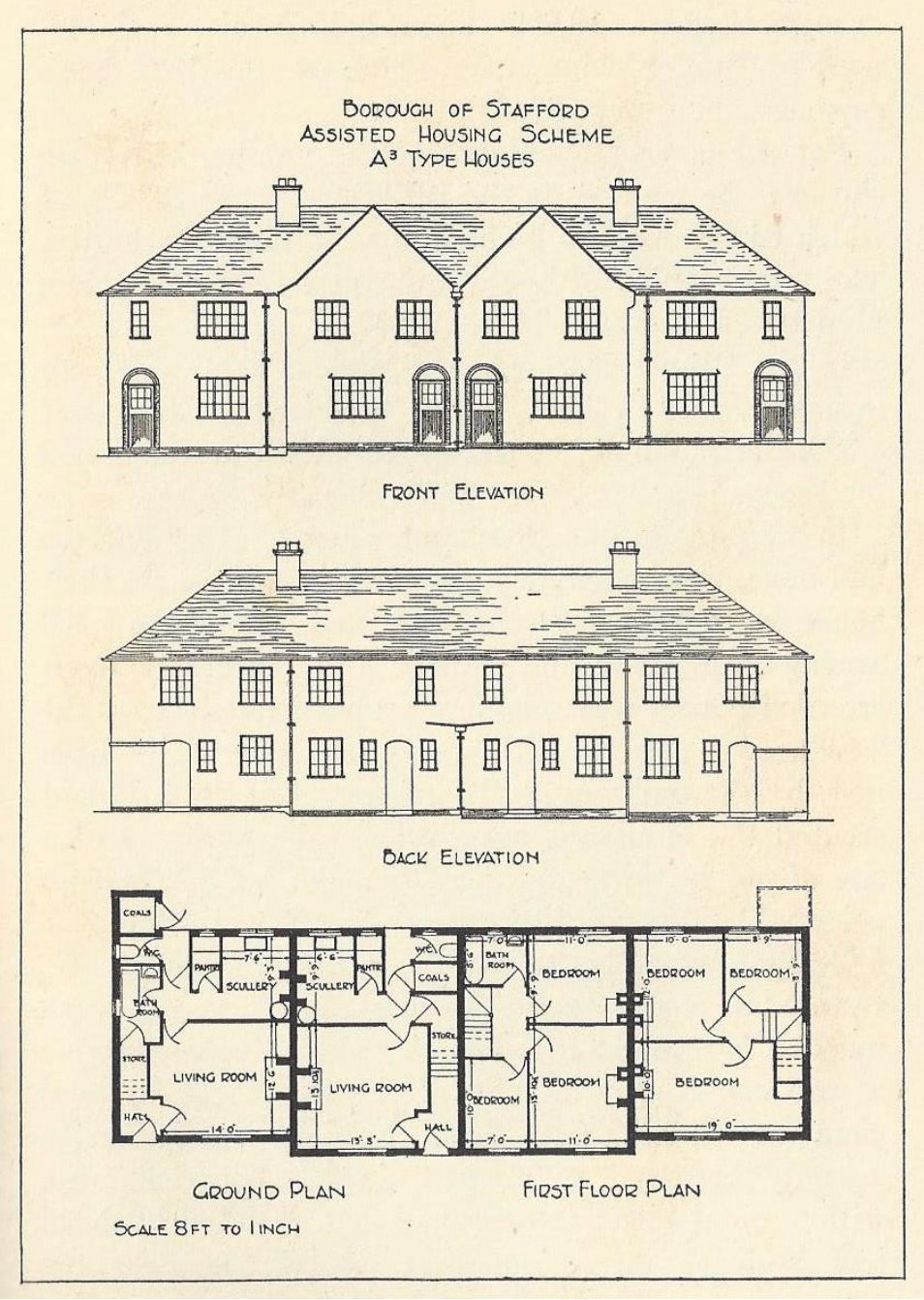
Developer/designer: Borough of Stafford assisted housing scheme (1)

Occupant's occupation:

Notes:

In Stafford, where the City Fathers had done, proportionally, very much more [that other councils] to set their house in order before the war, and where the need arising from unfit and grossly and indecently over-crowded houses was therefore proportionately less, the "reduced" need of 272 houses had practically been met, by the building of 291 houses. But Stafford had secured the Ministry's approval for the purchase of a site of nearly thirty-one acres (enough for 372 houses) prior to December 6, 1919, since which time its Surveyor had gone steadily to work – securing, incidentally, reasonable contracts for "non-parlour" houses with upstairs bathrooms (fitted with hot and cold water)- a rare convenience in any of the five West Midland counties. Sixteen of these Stafford house were actually occupied in August 1920.

Observations and comments:



BOROUGH OF STAFFORD.
Some more "A3" houses.

Housing record

No. 378 Date: 1920 (2)

Location: Malvern Address: Bungalows for women workers

O/S sheet No: Grid Reference:

Reference: Sale A (1924) *The houses of the workers,* London, T Fisher Unwin Ltd. (2)

Description: Rows of two and four, two and three roomed bungalow cottages with combined W C, and bathroom (9)

Rooms and layout: Two roomed cottage has a bed/sitting room, scullery and combined bathroom and W C. (1)

Sanitation and drainage: W C in the bathroom. (7)

Water supply:

Gas and electricity supply;

Water heating: (6)

Cooking facilities: Gas cooker in scullery. (5)

Food storage: larder off scullery. (1)

Washing and bathing: Bathroom off the scullery with bath and W C but no wash-hand basin. (9)

Clothes washing:

Room heating: Gas fires in bed/sitting room and in both sitting-room and bedroom. (7)

Lighting:

Fuel storage: Services:

General storage: cupboard in scullery

Specific provisions:

Construction description: (4)

Foundations:

Walls: brick

Roof: slated

Finishes:

Fixtures and fittings:

Developer/designer: Malvern Branch of the National Council of Women. (1)

Occupant's occupation:

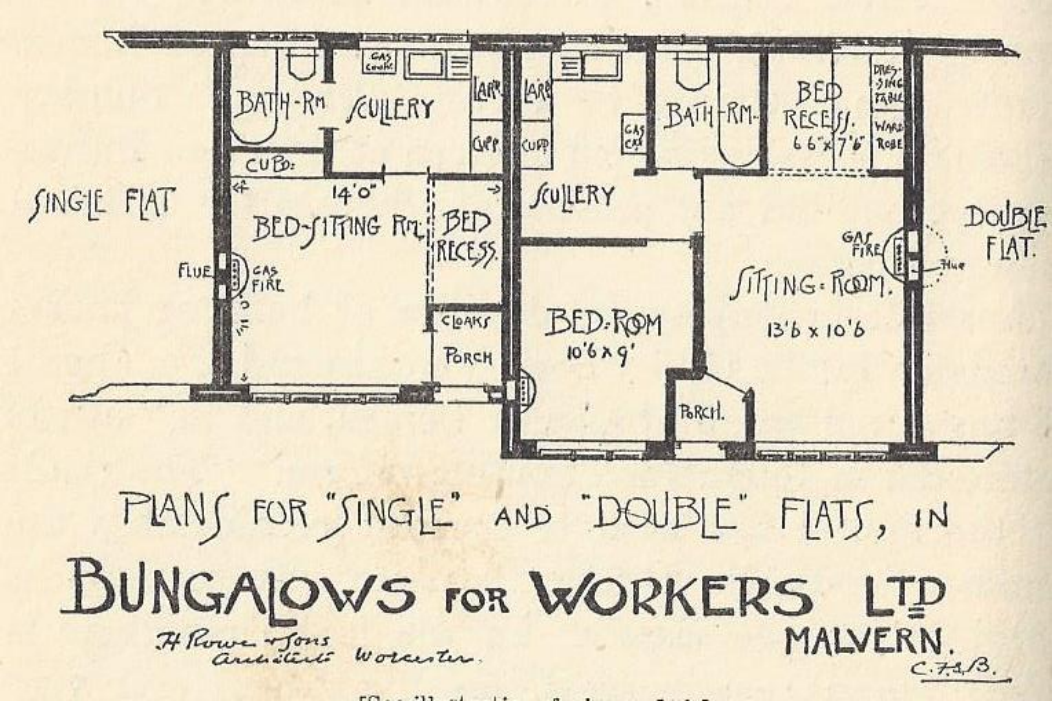
Notes:

One excellent small society, amongst those catering for professional women workers, has built three bungalows in Malvern, each divided into six one- or two-roomed self-contained flats, let at 9s and 13s 6d per week each respectively, plus rates.

The Malvern experiment is particularly interesting because it began as a deliberate attempt by members of the Malvern Branch of the national Council of Women to act upon the advice and directions given in the Government pamphlet issued in April 1919.

Observations and comments:

The reference to the pamphlet issued in April 1919 is likely to be to the Final Report of the Women's Housing Sub-committee, which made many detailed comments which were not covered by the Tudor Walters' Report.


SINGLE FLAT
BATH-RM
SCULLERY
CUPB:
14'0"
BED-SITTING RM.
BED RECESS.
FLUE
GAS FIRE
CLOAKS
PORCH
LARDER
CUPB
SCULLERY
BATH-RM.
BED RECESS.
6'6" x 7'6"
DRESSING TABLE
WARD ROBE
DOUBLE FLAT.
GAS FIRE
FLUE
SITTING-ROOM.
13'6 x 10'6
BED-ROOM
10'6 x 9'
PORCH.
PLANS FOR "SINGLE" AND "DOUBLE" FLATS, IN
BUNGALOWS FOR WORKERS LTD
MALVERN.
H Rowe & Sons
Architects Worcester.
C.F.A.B.

Housing record

No. 378A Date: 1920 (2)

Location: Malvern Address: Bungalows for women workers

O/S sheet No: Grid Reference:

Reference: Sale A (1924) *The houses of the workers,* London, T Fisher Unwin Ltd. (2)

Description: Rows of two and four, two and three roomed bungalow cottages with combined W C, and bathroom (9)

Rooms and layout: The three roomed cottage has a living-room and bedroom, scullery and combined bathroom and W C. (4)

Sanitation and drainage: W C in the bathroom. (7)

Water supply:

Gas and electricity supply.

Water heating: (6)

Cooking facilities: Gas cooker in scullery. (5)

Food storage: larder off scullery. (1)

Washing and bathing: Bathroom off the scullery with bath and W C but no wash-hand basin. (9)

Clothes washing:

Room heating: Gas fires in bed/sitting room and in both sitting-room and bedroom. (7)

Lighting:

Fuel storage: Services:

General storage: cupboard in scullery

Specific provisions:

Construction description: (4)

Foundations:

Walls: brick

Roof: slated

Finishes:

Fixtures and fittings:

Developer/designer: Malvern Branch of the National Council of Women. (1)

Occupant's occupation:

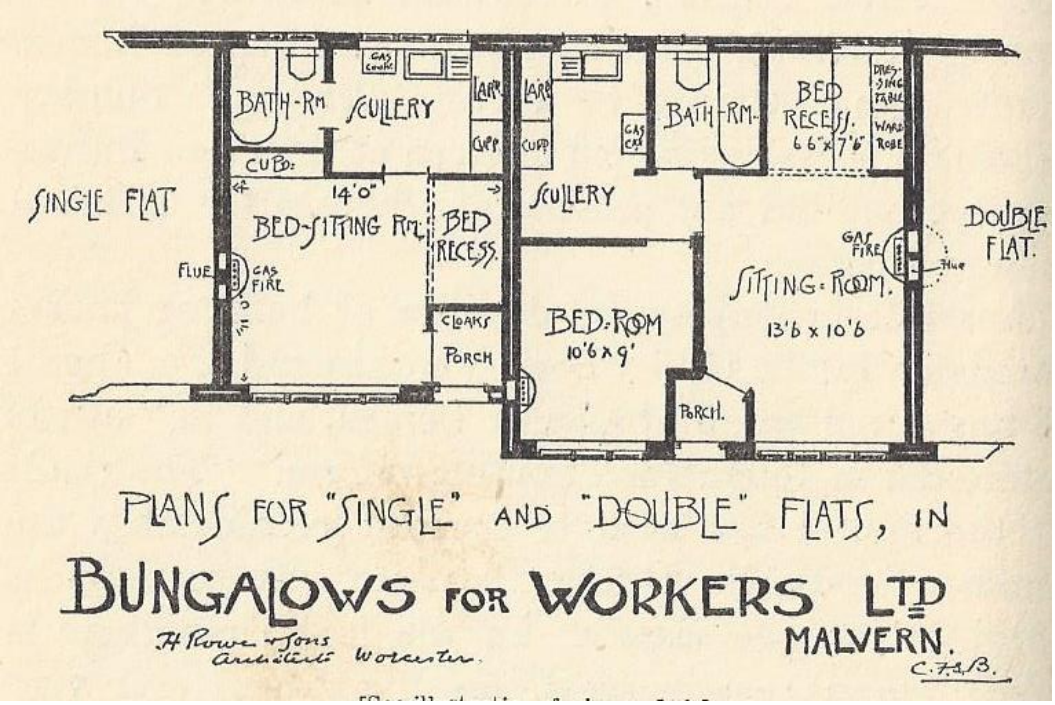
Notes:

One excellent small society, amongst those catering for professional women workers, has built three bungalows in Malvern, each divided into six one- or two-roomed self-contained flats, let at 9s and 13s 6d per week each respectively, plus rates.

The Malvern experiment is particularly interesting because it began as a deliberate attempt by members of the Malvern Branch of the national Council of Women to act upon the advice and directions given in the Government pamphlet issued in April 1919.

Observations and comments:

The reference to the pamphlet issued in April 1919 is likely to be to the Final Report of the Women's Housing Sub-committee, which made many detailed comments which were not covered by the Tudor Walters' Report.


BATH-RM
SCULLERY
CUPB:
SINGLE FLAT
14'0"
BED-SITTING RM.
BED RECESS.
FLUE
GAS FIRE
CLOAKS
PORCH
SCULLERY
BATH-RM.
BED RECESS.
6'6" x 7'6"
WARD ROBE
GAS FIRE
DOUBLE FLAT.
SITTING-ROOM.
13'6 x 10'6
BED-ROOM
10'6 x 9'
PORCH.
PLANS FOR "SINGLE" AND "DOUBLE" FLATS, IN
BUNGALOWS FOR WORKERS LTD
MALVERN.
H Rowe & Sons
Architects Worcester.
C.F.A.B.

Housing record

No. 379 Date 1914 (1)

Location: Well Hall, Eltham. Address: Class I

O/S sheet No: 177 Grid Reference: TQ 425758

Reference: (c1919) *Houses for Workers*, Westminster, Technical Journals Ltd.

Allen Gordon (1919) *The cheap cottage & small house*, London, B T Batsford Ltd. (2)

Description: 3/4-bedroom house with parlour, living room and scullery, in mixed blocks of varying sizes. (4)

Rooms and layout: Living room, Parlour, dining room/fourth bedroom, three bedrooms on first floor, internal W C, Upstairs bathroom (86A)

Sanitation and drainage: W C off first floor landing. (8)

Water supply: hot and cold water to bathroom

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Provision for a range in the living room, gas cooker in scullery (3)

Food storage: Food store off scullery on one plan, others have a food store off the living room. (1)

Washing and bathing Bathroom off first floor landing with bath and wash-hand basin. (11)

Clothes washing: Freestanding copper in scullery with flue (4)

Room heating: Provision for range in living room fire grates in parlour, dining room/fourth bedroom, all three first floor bedrooms. (2)

Fuel storage: coal store off scullery.

Lighting:

General storage: Dresser in Living room, cupboard in one bedroom.

Specific provisions:

Construction description: (4)

Foundations

Walls 11in cavity brickwork except where stuccoed.

Floors

Roof

Finishes

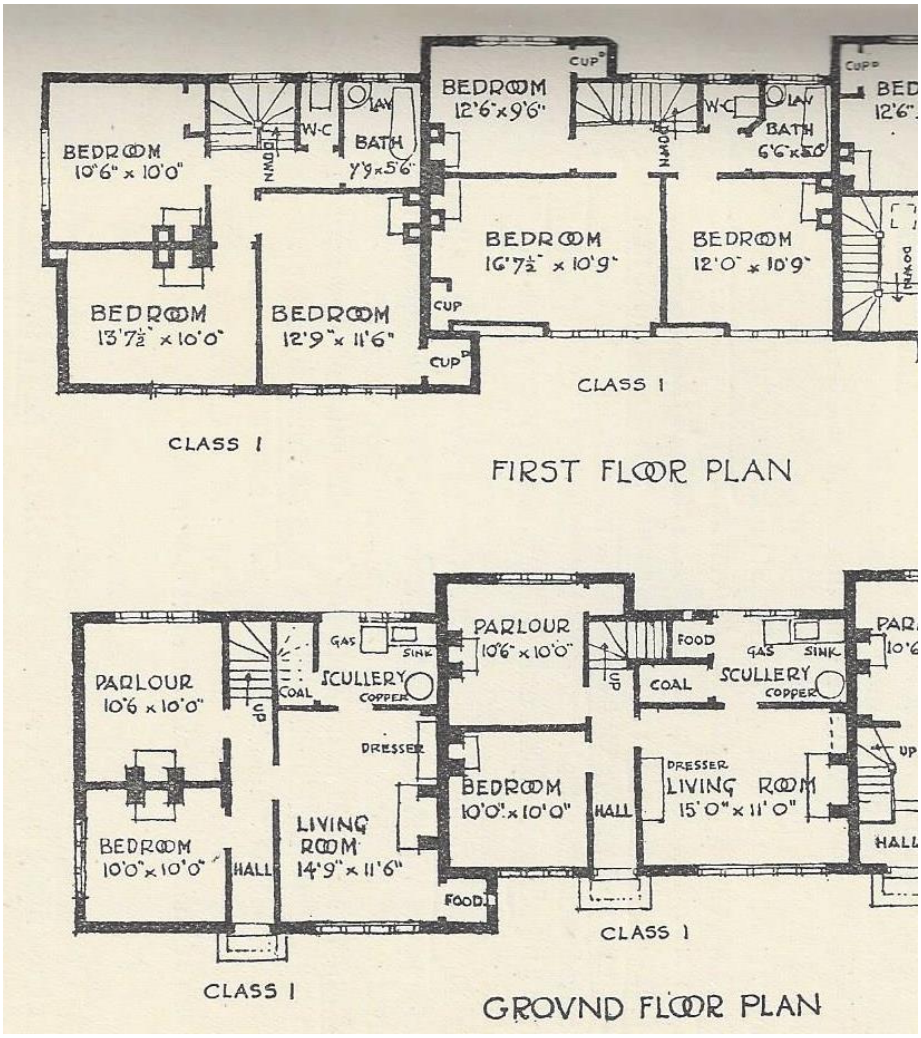
Fixtures and fittings windows, sashes shown to open to be steel casements filled with lead lights, remainder to be lead lights fixed to steel frames

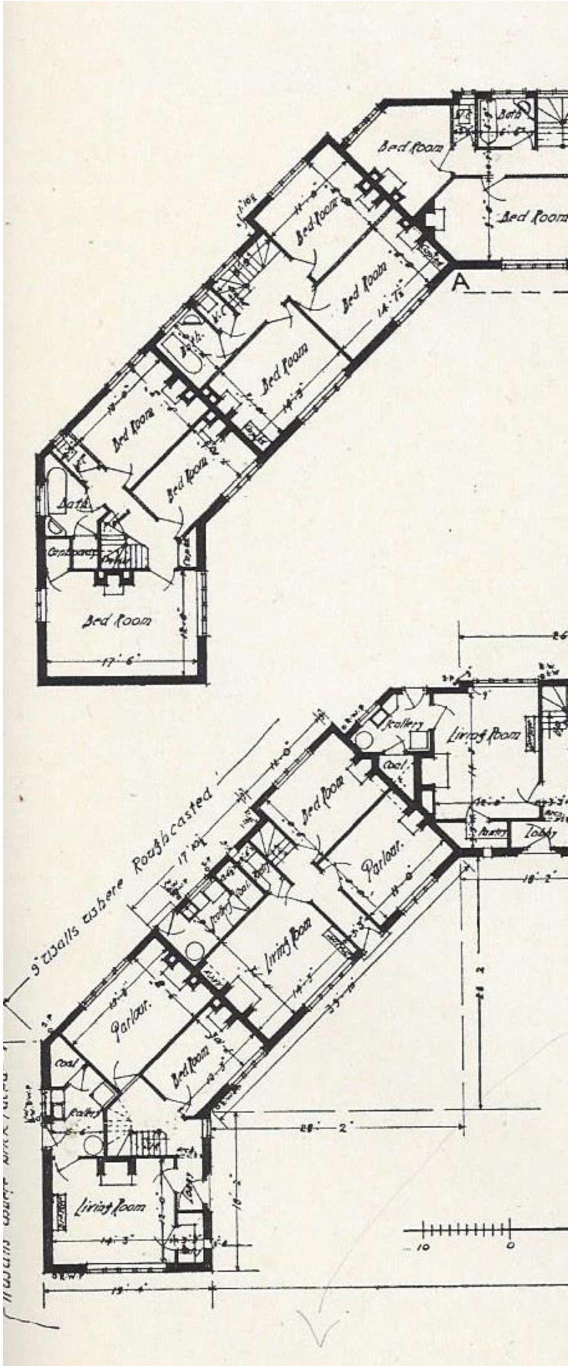
Developer/designer: H M office of works (1)

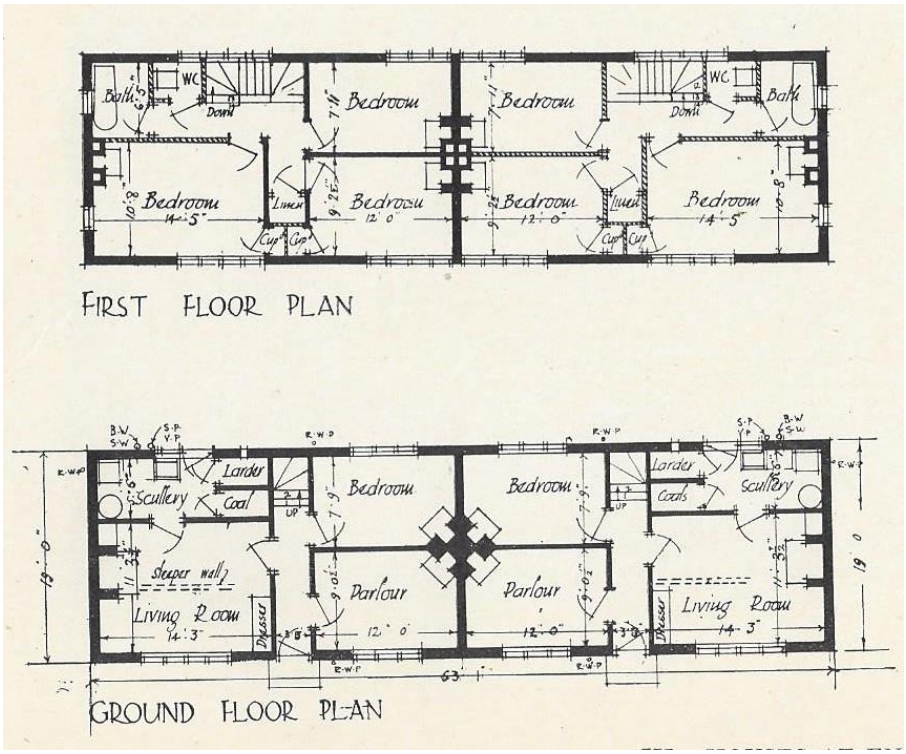
Occupant's occupation: Munition workers for the Woolwich Arsenal.

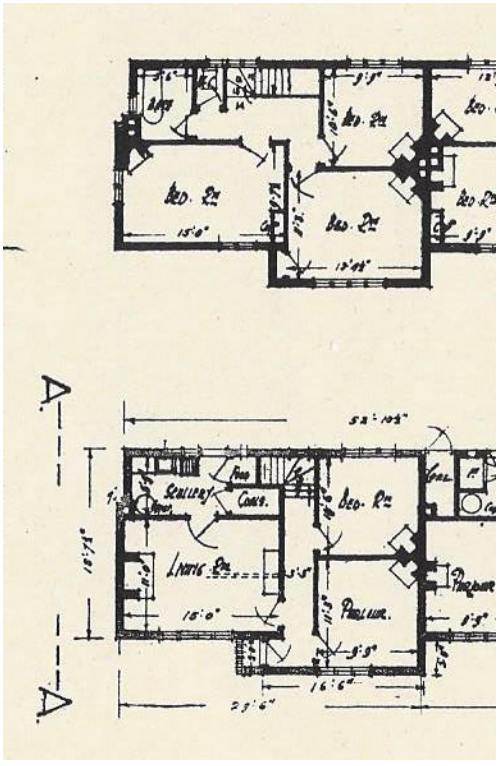
Notes: Class I. each contain a living room, parlour, spare bedroom, or dining room, and scullery on the ground floor, and three bedrooms, a bath-room (with hot and cold water laid on), and the usual offices on the first floor.

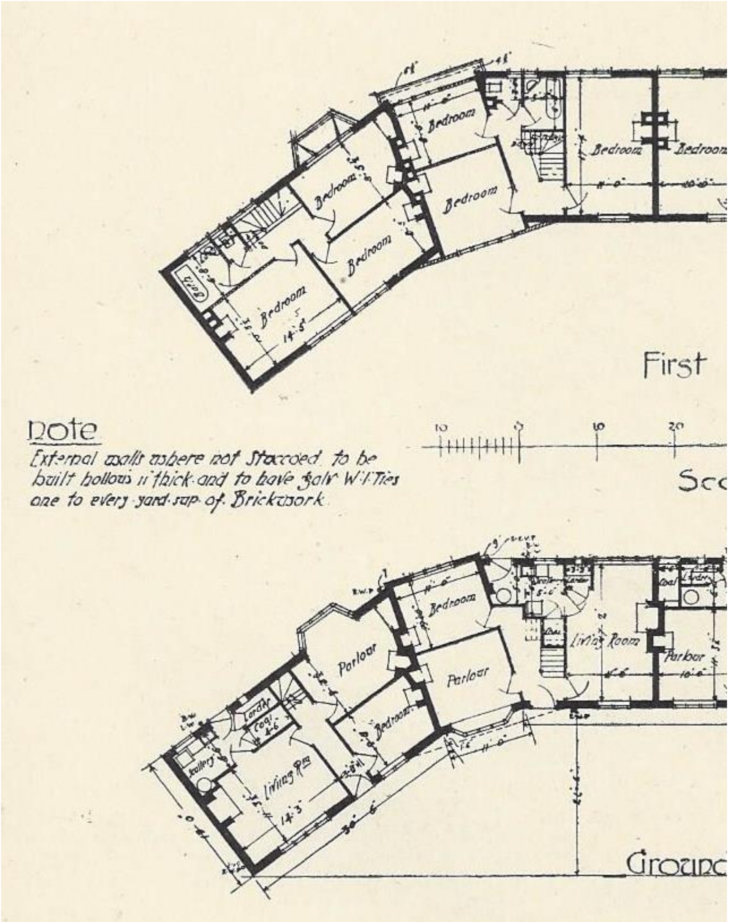
Observations:


BEDROOM 10'6" x 10'0"
W-C
LAV
BATH 7'9"x5'6"
BEDROOM 12'6"x9'6"
CUP
BEDROOM 16'7½" x 10'9"
W-C
LAV
BATH 6'6"x5'0"
BEDROOM 12'0" x 10'9"
BEDROOM 13'7½" x 10'0"
BEDROOM 12'9" x 11'6"
CUP
CUP
CLASS 1
CLASS 1
FIRST FLOOR PLAN
PARLOUR 10'6 x 10'0"
GAS
SINK
SCULLERY
COPPER
COAL
CUP
DRESSER
BEDROOM 10'0"x10'0"
HALL
LIVING ROOM 14'9" x 11'6"
FOOD
PARLOUR 10'6" x 10'0"
FOOD
GAS
SINK
SCULLERY
COPPER
COAL
DRESSER
BEDROOM 10'0"x10'0"
HALL
LIVING ROOM 15'0"x11'0"
CLASS 1
CLASS 1
GROVND FLOOR PLAN


Bed Room
Bath
Living Room
Parlour.
Coal
A


Bath
WC
Down
Bedroom
Bedroom
WC
Bath
Bedroom
Linen
Bedroom
Bedroom
Linen
Bedroom
Cup
Cup
Cup
Cup
FIRST FLOOR PLAN
Larder
Scullery
Coal
Bedroom
Bedroom
Larder
Coals
Scullery
Sleeper wall
Parlour
Parlour
Living Room
Dresser
Dresser
Living Room
63'
GROUND FLOOR PLAN


Bed. Rm
Bed. Rm
Bed. Rm
Bed. Rm
A
A
Scullery
Coals
Bed. Rm
Larder
Parlour
16'6"


Bedroom
Bedroom
Bedroom
Bedroom
Bedroom
Bedroom
Bedroom
Bath
First
Note
External walls where not Stuccoed to be built hollow 11 thick and to have Galv W.I. Ties one to every yard sup. of Brickwork.
Sc
Bedroom
Parlour
Parlour
Living Room
Parlour
Bedroom
Living Rm
Larder
Coal
Scullery
Ground

Housing record

No. 380 Date 1914 (1)

Location: Well Hall, Eltham. Address: Class II

O/S sheet No: 177 Grid Reference: TQ 425758

Reference: (c1919) *Houses for Workers*, Westminster, Technical Journals Ltd.

Allen Gordon (1919) *The cheap cottage & small house,* London, B T Batsford Ltd.

Billinghurst Keith (2017) *The origins and evolution of the Progress Estate,* Bath. Brown Dog Books and The Self-Publishing Partnership (2)

Description: 3-bedroom house with parlour, living room and scullery, in mixed blocks of varying sizes. (4)

Rooms and layout: Living room, Parlour, three bedrooms on first floor, internal W C, Upstairs bathroom (49)

Sanitation and drainage: Some with W C off first floor landing. (8)

Water supply: hot and cold water to bathroom

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Provision for a range in the living room, gas cooker in scullery. In 1925 it was arranged that the “Register” grates be replaced with “Kitcheners”. (3)

Food storage: Food store off scullery on one plan, others have a food store off the living room. (1)

Washing and bathing Bathroom off first floor landing, with bath and wash-hand basin. (11)

Clothes washing: Freestanding copper in scullery with flue (4)

Room heating: Provision for range in living room fire grates in parlour and two first floor bedrooms. (2)

Fuel storage: coal store off scullery or from outside.

Lighting:

General storage: Dresser in Living room, cupboard in one bedroom.

Specific provisions:

Construction description: (4)

Foundations

Walls 11in cavity brickwork except where stuccoed.

Floors

Roof

Finishes

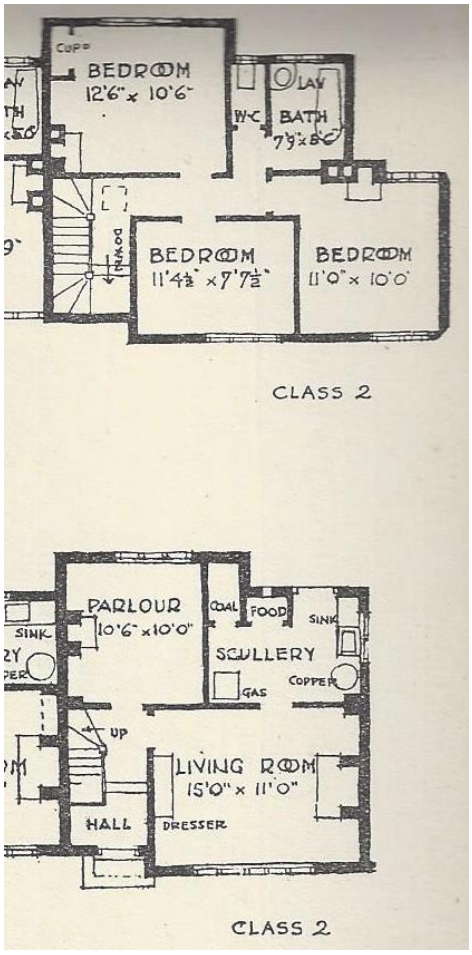
Fixtures and fittings windows, sashes shown to open to be steel casements filled with lead lights, remainder to be lead lights fixed to steel frames

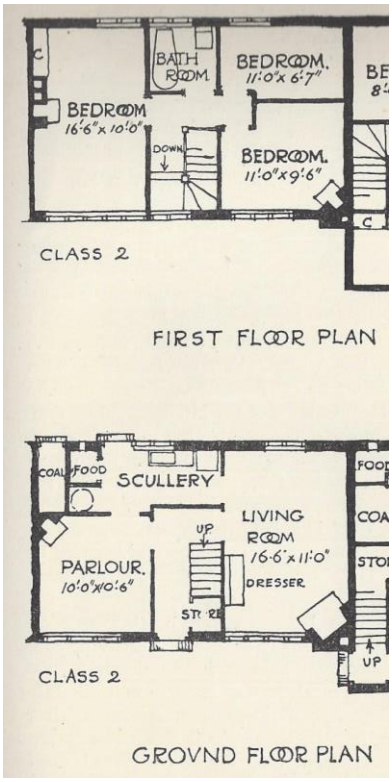
Developer/designer: H M office of works (1)

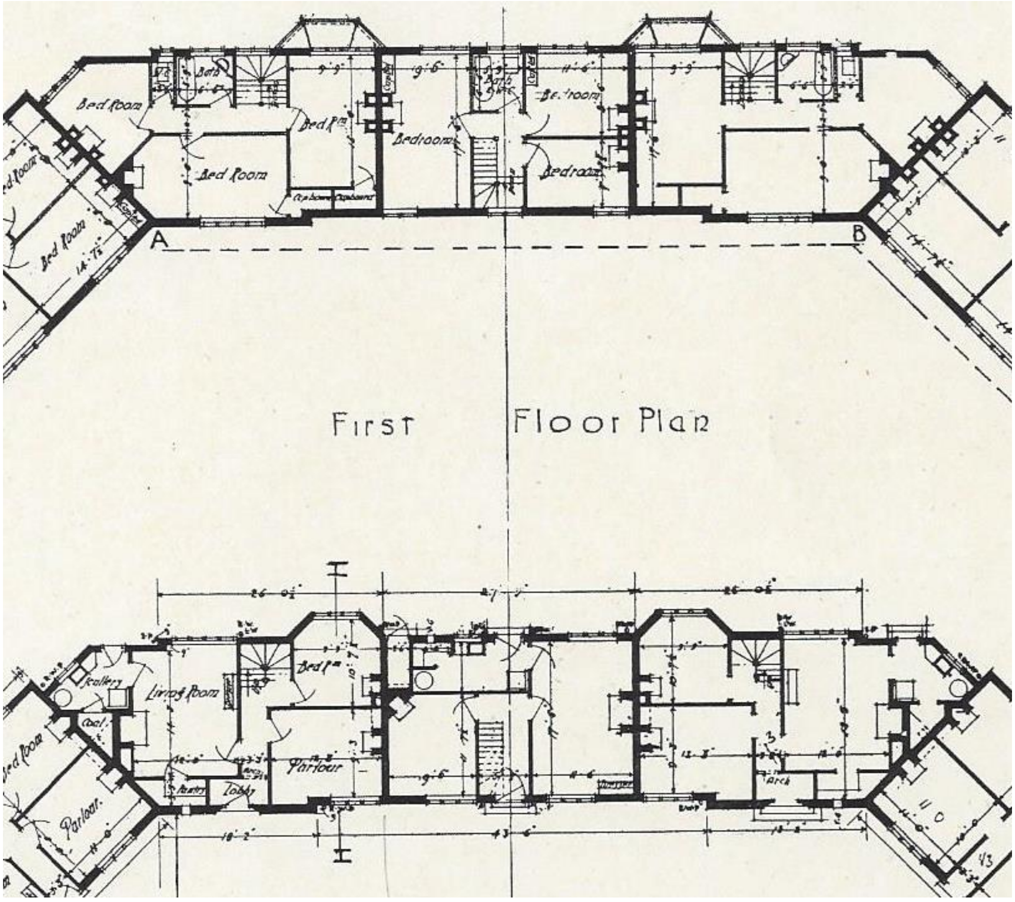
Occupant's occupation: Munition workers for the Woolwich Arsenal.

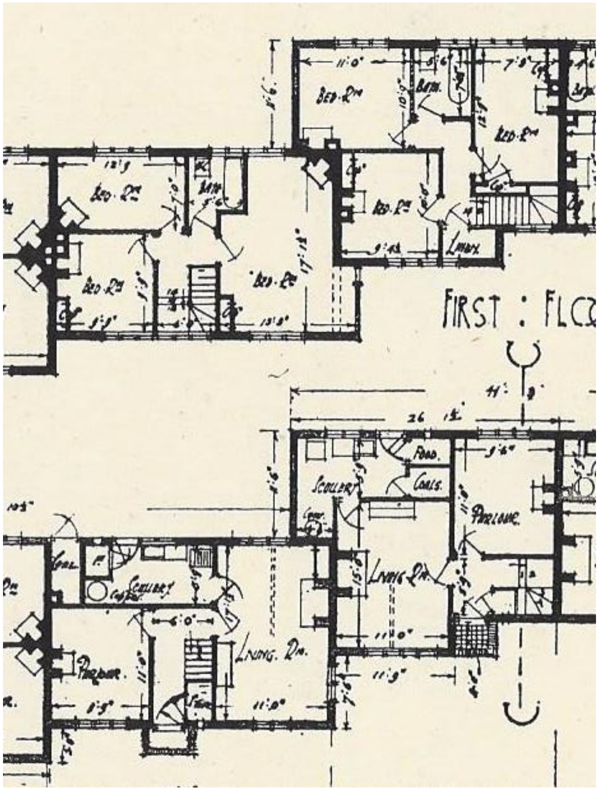
Notes: Class II. each contain a living room, parlour and scullery on the ground floor, and three bedrooms, a bathroom (with hot and cold water laid on), and the usual offices on the first floor.

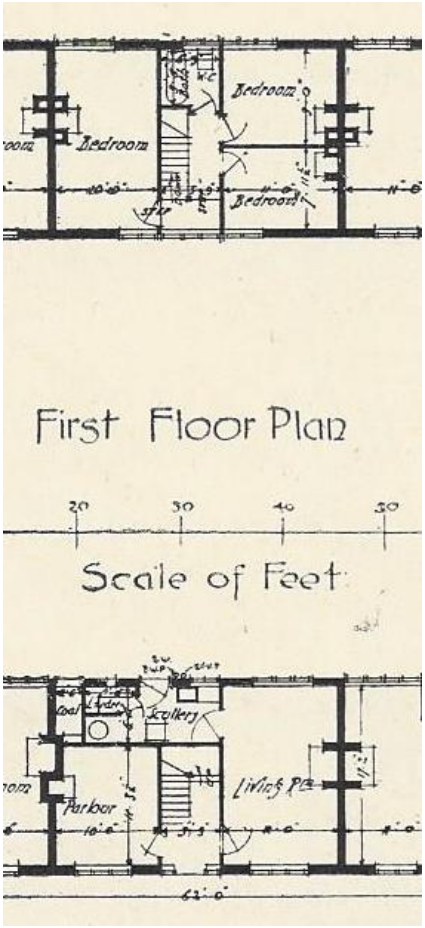
Observations:


CUPP
BEDROOM
12'6" x 10'6"
LAV
W.C
BATH
7'9" x 8'0"
BEDROOM
11'4½" x 7'7½"
BEDROOM
11'0" x 10'0"
CLASS 2
PARLOUR
10'6" x 10'0"
COAL
FOOD
SINK
SINK
SCULLERY
GAS
COPPER
UP
LIVING ROOM
15'0" x 11'0"
HALL
DRESSER
CLASS 2


BATH ROOM
BEDROOM.
11'0" x 6'7"
BEDROOM
16'6" x 10'0"
DOWN
BEDROOM.
11'0" x 9'6"
CLASS 2
FIRST FLOOR PLAN
COAL
FOOD
SCULLERY
UP
LIVING ROOM
16'6" x 11'0"
PARLOUR.
10'0" x 10'6"
DRESSER
UP
CLASS 2
GROVND FLOOR PLAN


First Floor Plan
Bed Room
Bedroom
Living Room
Parlour
Scullery
A
B


FIRST : FLC
BED-R^M
LIVING. R^M.
PARLOUR.
SCULLERY


Bedroom
Bedroom
Bedroom
First Floor Plan
20
30
40
50
Scale of Feet
Scullery
Parlour
Living Rm

Housing record

No. 380A Date 1914 (1)

Location: Well Hall, Eltham. Address: Class II

O/S sheet No: 177 Grid Reference: TQ 425758

Reference: (c1919) *Houses for Workers*, Westminster, Technical Journals Ltd.

Allen Gordon (1919) *The cheap cottage & small house,* London, B T Batsford Ltd.

Billinghurst Keith (2017) *The origins and evolution of the Progress Estate,* Bath. Brown Dog Books and The Self-Publishing Partnership (2)

Description: 3-bedroom house with parlour, living room and scullery, in mixed blocks of varying sizes. (4)

Rooms and layout: Living room, Parlour, three bedrooms on first floor, internal W C, Upstairs bathroom (49)

Sanitation and drainage: Some with W C in first floor bathroom. (7)

Water supply: hot and cold water to bathroom

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Provision for a range in the living room, gas cooker in scullery. In 1925 it was arranged that the "Register" grates be replaced with "Kitcheners". (3)

Food storage: Food store off scullery on one plan, others have a food store off the living room. (1)

Washing and bathing Bathroom off first floor landing, with bath and WC. (10)

Clothes washing: Freestanding copper in scullery with flue (4)

Room heating: Provision for range in living room fire grates in parlour and two first floor bedrooms. (2)

Fuel storage: coal store off scullery or from outside.

Lighting:

General storage: Dresser in Living room, cupboard in one bedroom.

Specific provisions:

Construction description: (4)

Foundations

Walls 11in cavity brickwork except where stuccoed.

Floors

Roof

Finishes

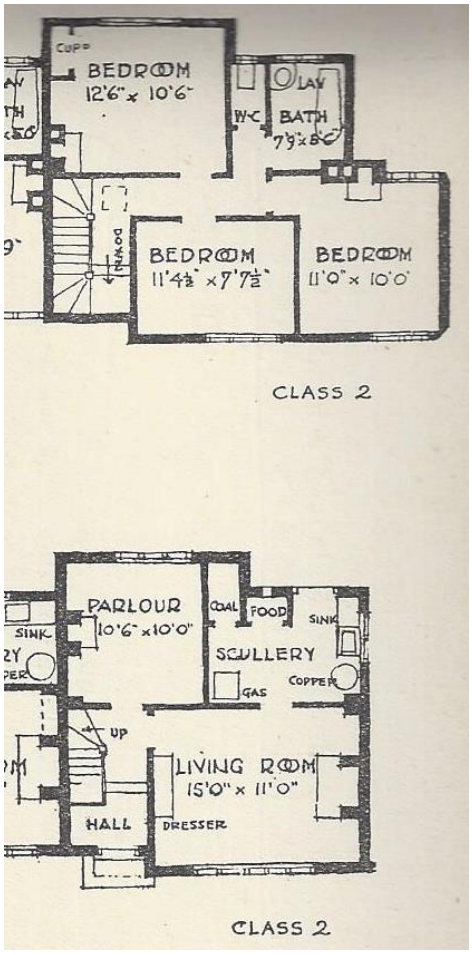
Fixtures and fittings windows, sashes shown to open to be steel casements filled with lead lights, remainder to be lead lights fixed to steel frames

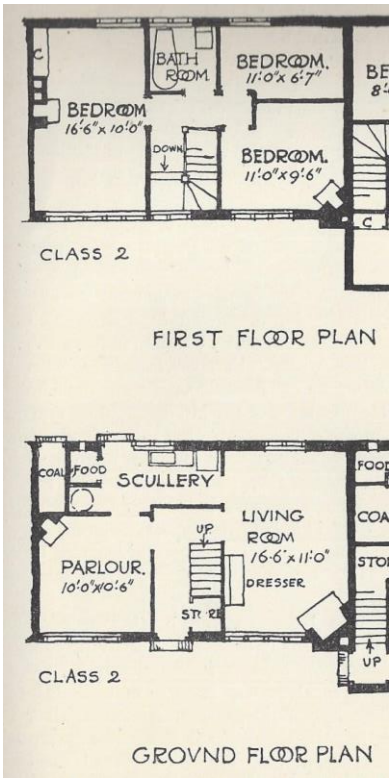
Developer/designer: H M office of works (1)

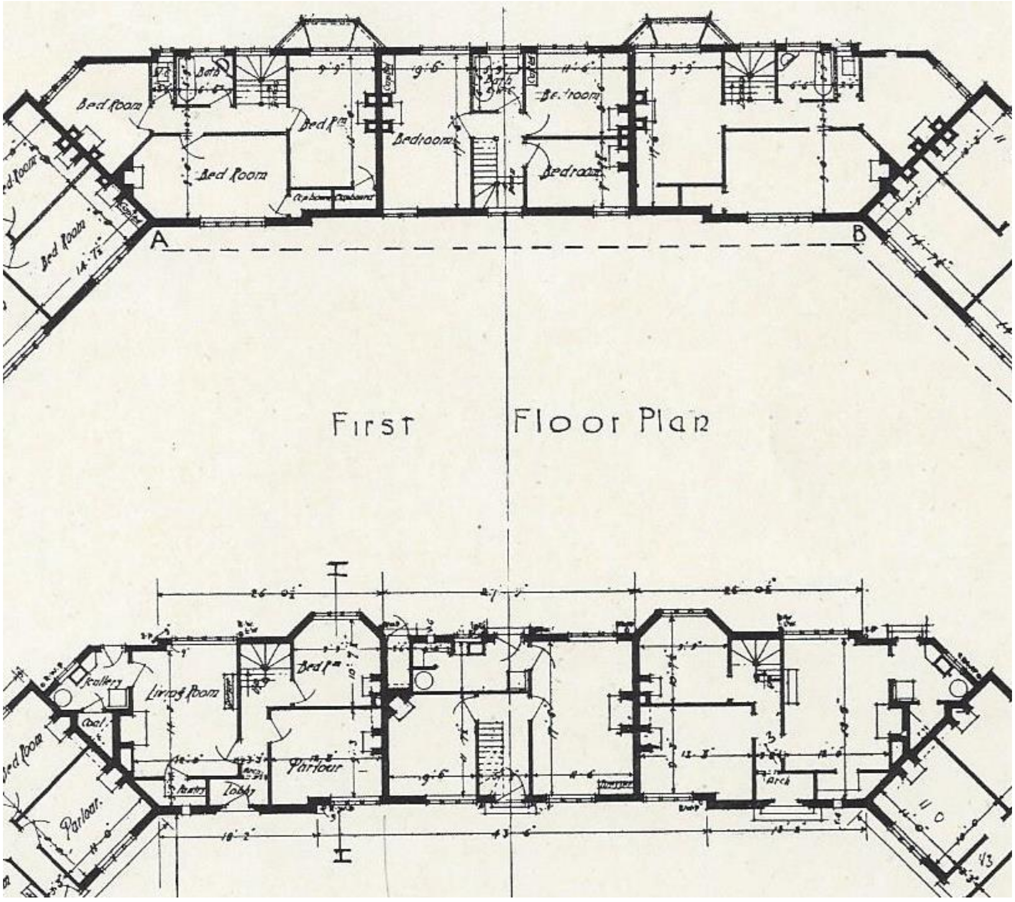
Occupant's occupation: Munition workers for the Woolwich Arsenal.

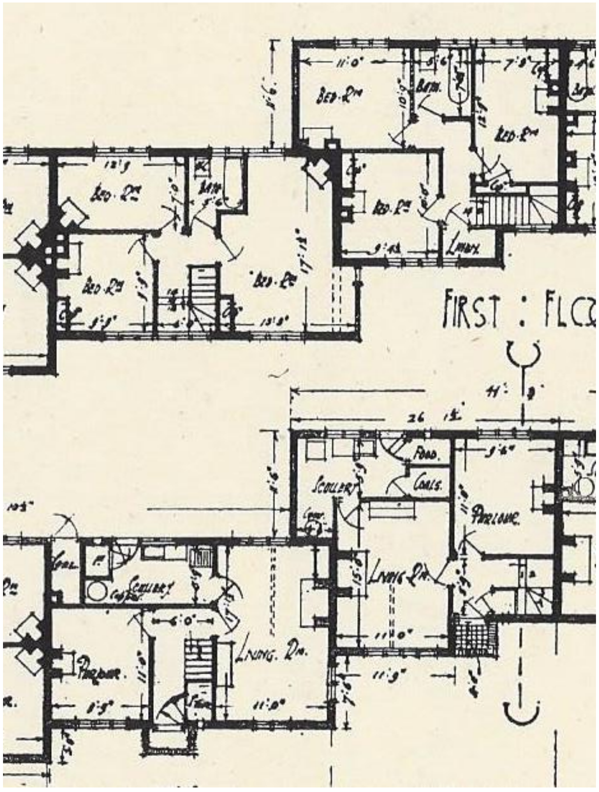
Notes: Class II. each contain a living room, parlour and scullery on the ground floor, and three bedrooms, a bathroom (with hot and cold water laid on), and the usual offices on the first floor.

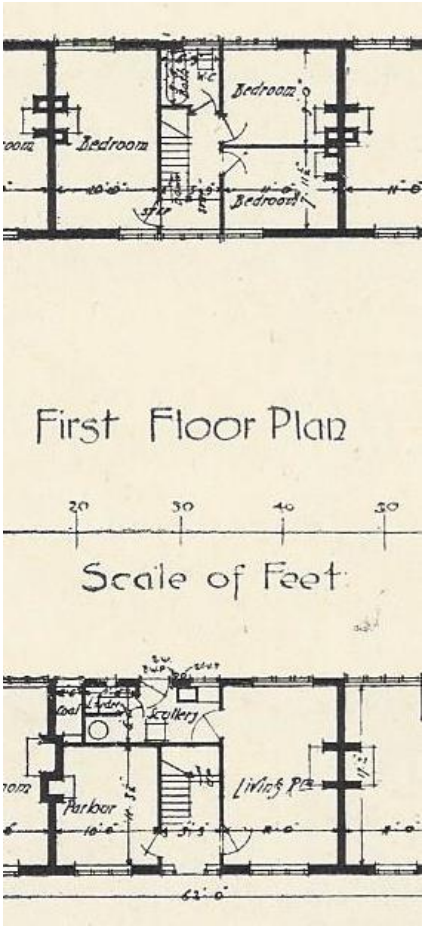
Observations:


BEDROOM
12'6" x 10'6"
LAV
W.C
BATH
7'9" x 8'6"
BEDROOM
11'4½" x 7'7½"
BEDROOM
11'0" x 10'0"
CLASS 2
PARLOUR
10'6" x 10'0"
COAL
FOOD
SINK
SCULLERY
GAS
COPPER
UP
LIVING ROOM
15'0" x 11'0"
HALL
DRESSER
CLASS 2


BATH ROOM
BEDROOM.
11'0" x 6'7"
BEDROOM
16'6" x 10'0"
DOWN
BEDROOM.
11'0" x 9'6"
CLASS 2
FIRST FLOOR PLAN
COAL
FOOD
SCULLERY
UP
LIVING ROOM
16'6" x 11'0"
PARLOUR.
10'0" x 10'6"
DRESSER
CLASS 2
GROVND FLOOR PLAN


First Floor Plan
Bed Room
Bedroom
Parlour
Living Room
Scullery
Coal
Pantry
Lobby
A
B


FIRST : FLC
BED-RM
BATH
LINEN
PARLOUR
LIVING. RM.
SCULLERY
COALS


Bedroom
Bedroom
Bedroom
First Floor Plan
20
30
40
50
Scale of Feet
Scullery
Parlour
Living Rm

Housing record

No. 381 Date 1914 (1)

Location: Well Hall, Eltham. Address: Class III

O/S sheet No: 177 Grid Reference: TQ 425758

Reference: (c1919) *Houses for Workers*, Westminster, Technical Journals Ltd.

Allen Gordon (1919) *The cheap cottage & small house,* London, B T Batsford Ltd.

Billinghurst Keith (2017) *The origins and evolution of the Progress Estate,* Bath. Brown Dog Books and The Self-Publishing Partnership (2)

Description: 3-bedroom house with living room and scullery, in mixed blocks of varying sizes. (4)

Rooms and layout: Living room, three bedrooms on first floor, external WC, downstairs bathroom (38)

Sanitation and drainage: WC, at rear, accessed from outside. (3)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Provision for a range in the living room. In 1925 it was arranged that the "Register" grates be replaced with "Kitcheners". (3)

Food storage: Varies some have a food store off scullery. Others have no apparent provision. (1)

Washing and bathing Bath in scullery. (2)

Clothes washing: Freestanding copper in scullery with flue (4)

Room heating: Provision for range in living room fire grates in two first floor bedrooms. (2)

Fuel storage: coal store off scullery.

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations

Walls 11in cavity brickwork except where stuccoed.

Floors

Roof

Finishes

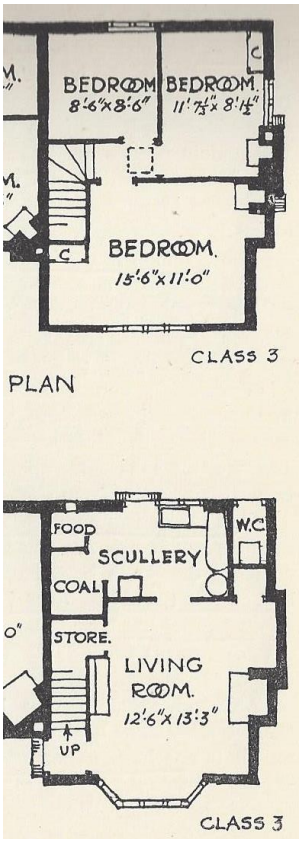
Fixtures and fittings windows, sashes shown to open to be steel casements filled with lead lights, remainder to be lead lights fixed to steel frames

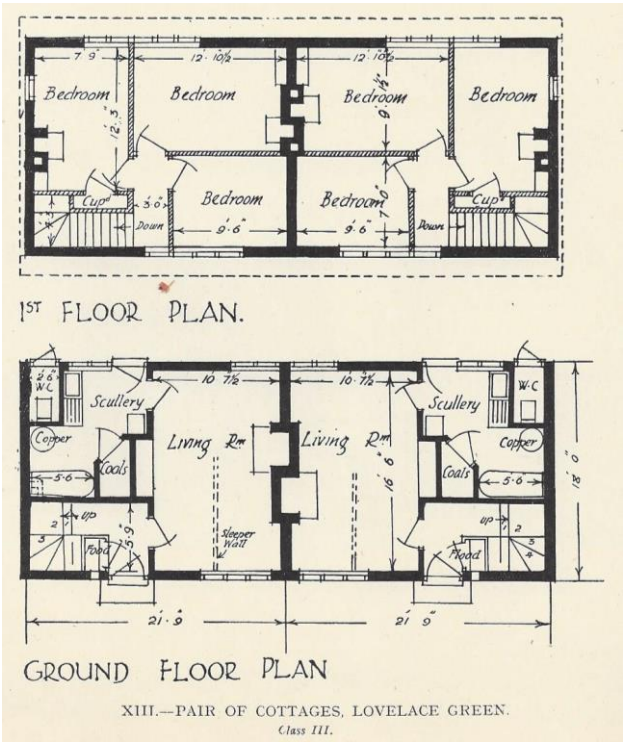
Developer/designer: H M office of works (1)

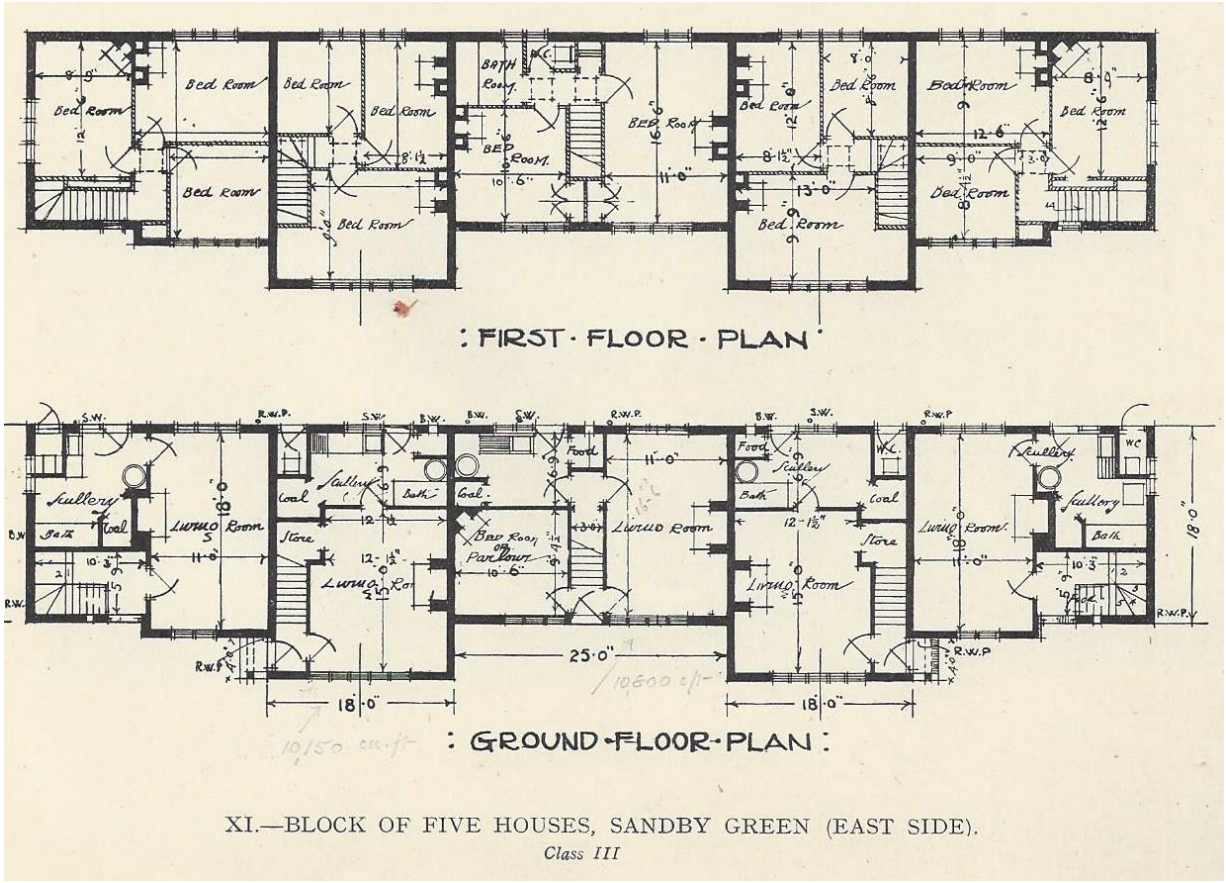
Occupant's occupation: Munition workers for the Woolwich Arsenal.

Notes: Class III. Each house contains a living room and scullery on the ground floor, and three bedrooms with usual offices on the first floor, the bath being transferred to the scullery.

Observations:


BEDROOM
8'-6"x8'-6"
BEDROOM
11'-7½"x 8'-1½"
BEDROOM.
15'-6"x11'-0"
CLASS 3
PLAN
FOOD
SCULLERY
W.C.
COAL
STORE.
LIVING
ROOM.
12'-6"x 13'-3"
UP
CLASS 3


Bedroom
Bedroom
Bedroom
Bedroom
Bedroom
Bedroom
Cupd
Down
1ST FLOOR PLAN.
Scullery
Living Rm
Living Rm
Scullery
W.C
Copper
Coals
Hood
Sleeper Wall
GROUND FLOOR PLAN
XIII.—PAIR OF COTTAGES, LOVELACE GREEN.
Class III.



XI.—BLOCK OF FIVE HOUSES, SANDBY GREEN (EAST SIDE).
Class III

Housing record

No. 382 Date 1914 (1)

Location: Well Hall, Eltham. Address: Class IV

O/S sheet No: 177 Grid Reference: TQ 425758

Reference: (c1919) *Houses for Workers*, Westminster, Technical Journals Ltd.

Allen Gordon (1919) *The cheap cottage & small house*, London, B T Batsford Ltd. (2)

Description: 2-bedroom flat with living room and scullery, in a two-storey block. (6)

Rooms and layout: Living room, scullery with bath, two bedrooms, external W C. (9)

Sanitation and drainage: W C, at rear, accessed from outside on the ground floor and off an open area accessed via the scullery. (3 or 4)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Provision for a range in the living room space for gas cooker in scullery. (3)

Food storage: Food store off scullery. (1)

Washing and bathing Bath in scullery, adjacent to sink with hinged cover. (2)

Clothes washing: Freestanding copper in scullery with flue (4)

Room heating: Provision for range in living room fire grates in both bedrooms. (2)

Fuel storage: coal store off scullery.

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations

Walls 11in cavity brickwork except where stuccoed.

Floors

Roof

Finishes

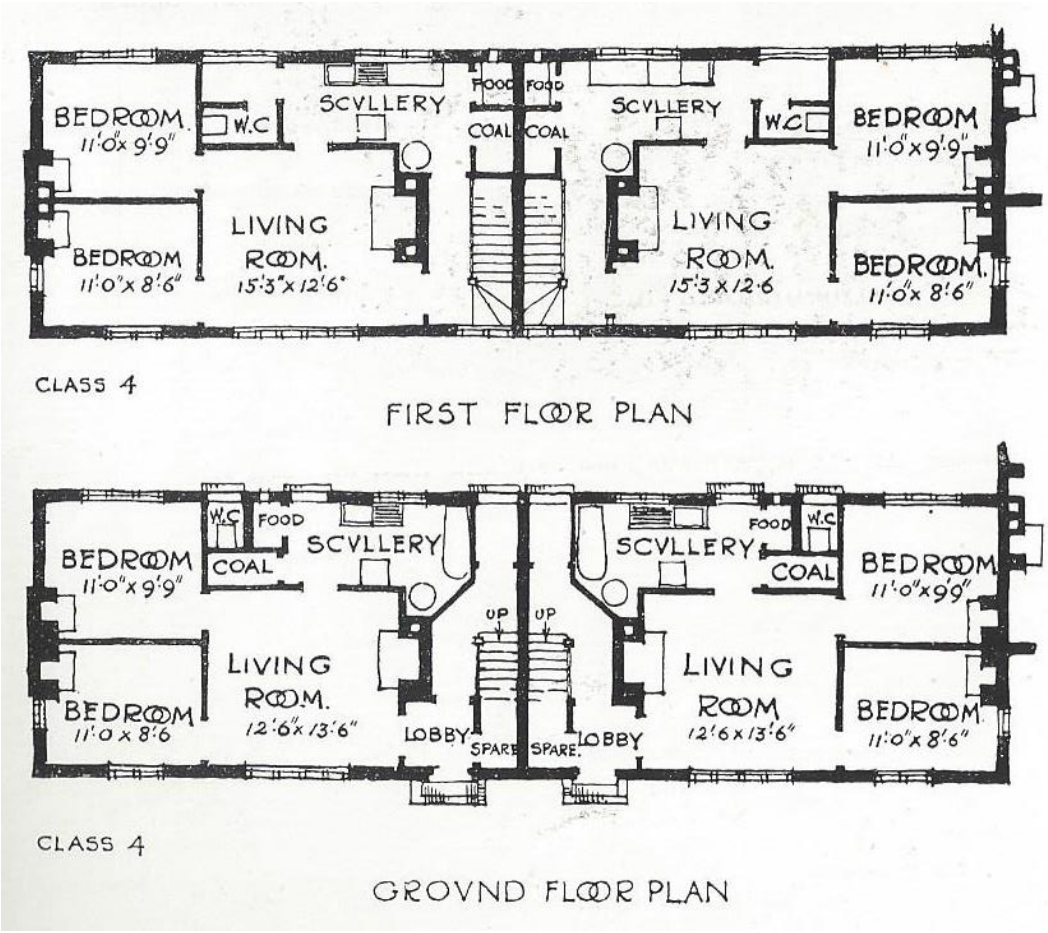
Fixtures and fittings windows, sashes shown to open to be steel casements filled with lead lights, remainder to be lead lights fixed to steel frames

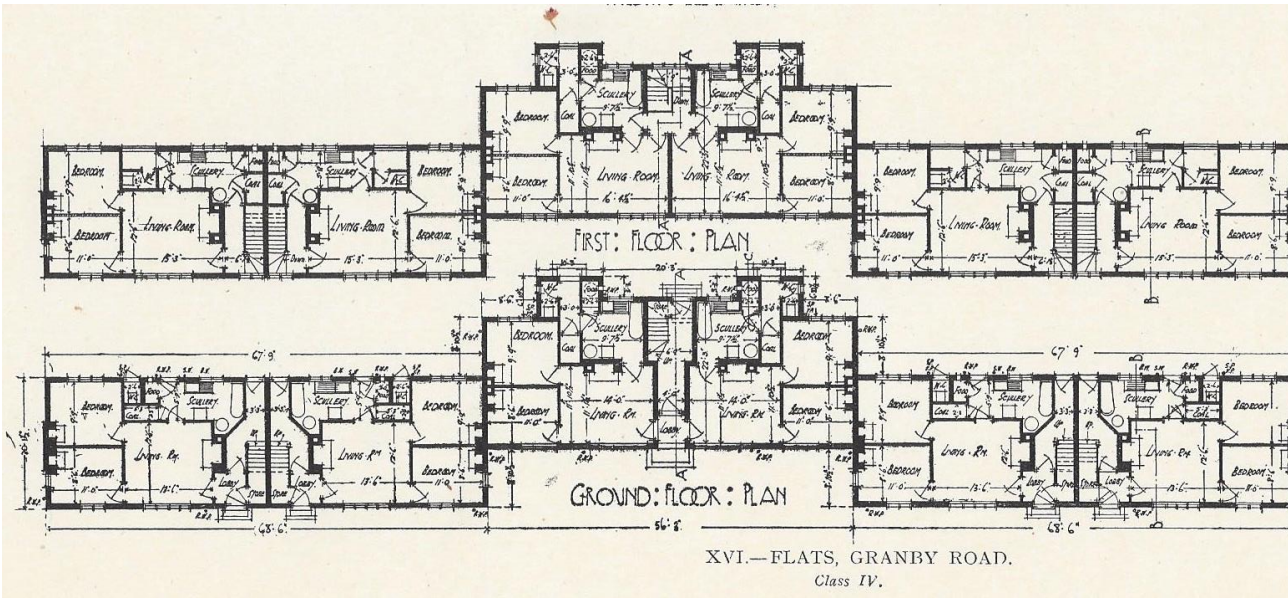
Developer/designer: H M office of works (1)

Occupant's occupation: Munition workers for the Woolwich Arsenal.

Notes: Class IV flats are arranged in two-storey houses with gardens which can be split up between various occupants. These flats each contain a living room, scullery with bath, two bedrooms and usual offices.

Observations:





XVI.—FLATS, GRANBY ROAD.
Class IV.

Housing record

No. 383 Date 1918 (1)

Location: Roe Green, Kingsbury Address Type A

O/S sheet No: 176 Grid Reference: TQ 200894

Reference: Roe Green Village scheme, Kingsbury, *The Builder*, January 4, 1918.

Allen Gordon (1919) *The cheap cottage and small house*, London, B T Batsford Ltd. (2)

Description: Three bedroomed parlour house with living room and scullery. (4)

Rooms and Layout: Living room, parlour and scullery on ground floor, three bedrooms and bathroom on first floor. (49)

Sanitation and drainage: W C in bathroom on first floor (7)

Water supply:

Gas and electricity supply:

Water heating: Gas water heater (5)

Cooking facilities: Gas cooker in scullery and a “Kitchener”, in the living room. (3)

Food storage: Food store sometimes off scullery and sometimes the living room. (1)

Washing and bathing Bathroom upstairs (10)

Clothes washing: Free standing copper with flue in scullery (4)

Room heating: Fireplaces in living room, parlour and two bedrooms. (2)

Fuel storage: Coal store off scullery, adjacent to entrance door.

Lighting:

General storage: Wardrobes in some bedrooms.

Specific provisions:

Construction description: (3, 4)

Foundations

Walls in brick where plastered or slated, and elsewhere cavity walls, partitions formed of coke breeze slabs.

Floors the ground floors will be of cement concrete 4in thick on hardcore, finished with cement rendering; and the living rooms will be covered with linoleum, obviating the cost of sleeper walls and timber on the ground floor. The upper floors are constructed of patent hollow blocks finished with cement and linoleum. By this system of construction, a large economy of timber and of cost has been affected and the buildings rendered fireproof.

Roof: Flat roofs are covered with asphalt. The roofs will in the majority of cases be slated with Delabole slating, Willesden paper being used in lieu of roof boarding where the roofs form ceilings.

Finishes: The walls generally will be distempered, and the joinery treated with Solignum.

Fixtures and fittings: The standardisation of all joinery has been carried out sufficiently to ensure economy without necessitating a wearisome monotony, which is not necessary even in these days of machine joinery.

Developer: Aircraft Manufacturing Company.

Architect/designer: Sir Frank Baines.

Occupant's occupation: Aircraft workers.

Notes: Type A. 57 houses, with living room, parlour and scullery on ground floor, 3 bedrooms, bathroom and w.c. on first floor.

All houses and tenements are provided with gas cooker in the scullery, as experience proves that tenants often prefer to cook meals there to obviate the nuisance caused by cooking in a living room. In one-half of the houses types A and B a kitchener is installed in the living room so as to meet individual requirements, the remainder will be fitted with ordinary grates. Dressers are placed in the living rooms, the upper part being provided with glazed doors; and a good-sized food cupboard, ventilated by gratings, is accessible either from the living room or scullery. Coal cupboards, holding one ton, are placed next the scullery. Wherever possible cupboard space is provided, but in every case a good-sized cupboard is found off the best bedroom.

The Air-Co Rag – Every house has its own gas-cooker, and each is also fitted with a gas water-heater which automatically reduces the consumption of gas when the desired temperature of the water is attained. These water-heaters have proved to be very satisfactory in use and very economical in gas.

Owing to the cost of timber, due to war conditions, the floors throughout have been formed of hollow tile bricks. These in turn have been finished by a patent composition which, when polished, gives the appearance of a permanent linoleum.

Observations:

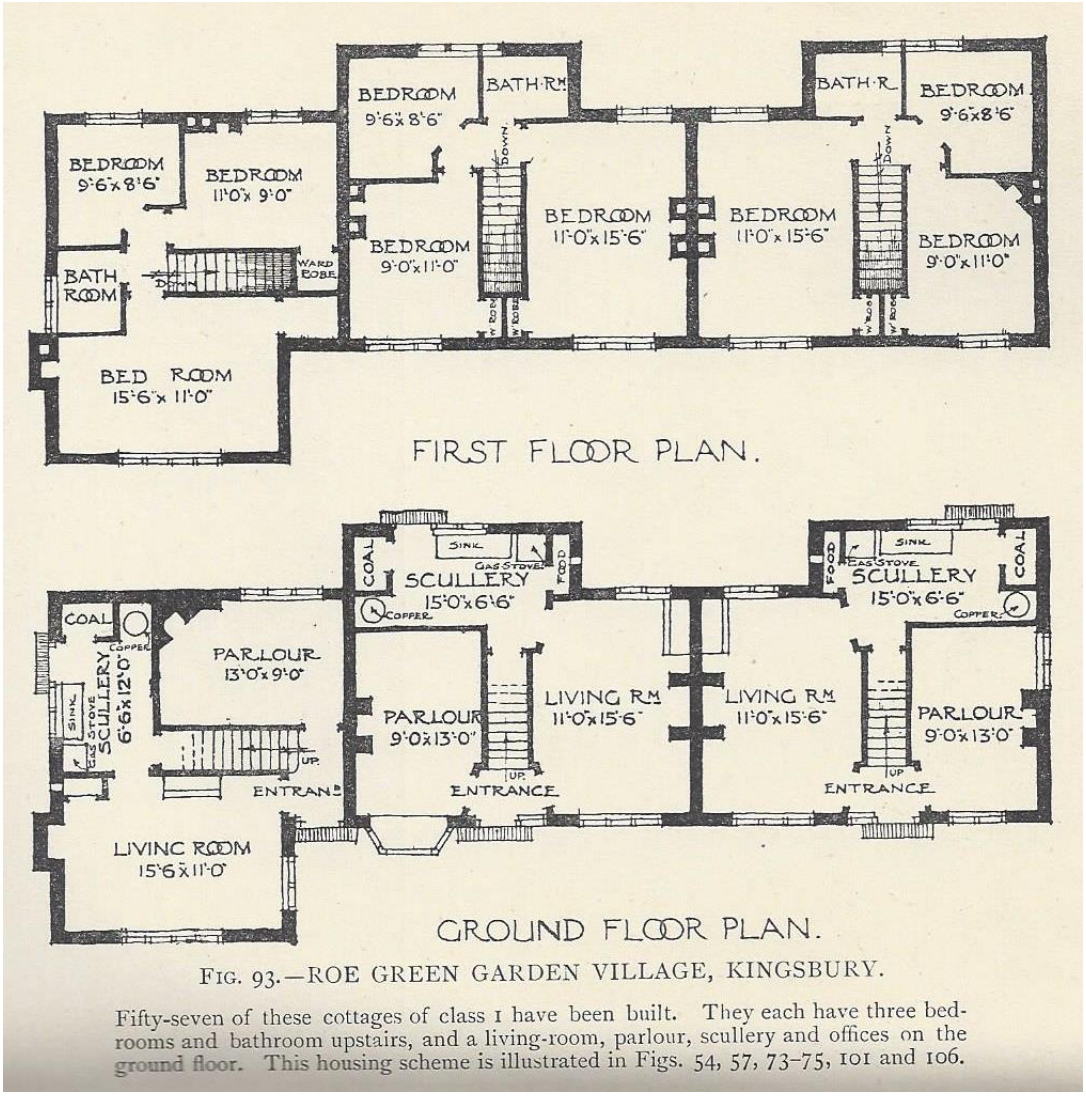


FIG. 93.—ROE GREEN GARDEN VILLAGE, KINGSBURY.

Fifty-seven of these cottages of class 1 have been built. They each have three bedrooms and bathroom upstairs, and a living-room, parlour, scullery and offices on the ground floor. This housing scheme is illustrated in Figs. 54, 57, 73–75, 101 and 106.

Housing record

No. 384 Date 1918 (1)

Location: Roe Green, Kingsbury Address Type B

O/S sheet No: 176 Grid Reference: TQ 200894

Reference: Roe Green Village scheme, Kingsbury, *The Builder*, January 4, 1918.

Allen Gordon (1919) *The cheap cottage and small house*, London, B T Batsford Ltd. (2)

Description: Three bedroomed or two bedrooms and parlour house with living room and scullery. (4)

Rooms and Layout: Living room, parlour/bedroom and scullery on ground floor, two bedrooms and bathroom on first floor. (28)

Sanitation and drainage: W C in bathroom on first floor (7)

Water supply:

Gas and electricity supply:

Water heating: Gas water heater (6)

Cooking facilities: Gas cooker in scullery and a “Kitchener”, in the living room. (3)

Food storage: Food store off the living room. (1)

Washing and bathing Bathroom upstairs (10)

Clothes washing: Free standing copper with flue in scullery (4)

Room heating: Fireplaces in living room, parlour and the two first floor bedrooms. (2)

Fuel storage: Coal store off scullery, adjacent to entrance door.

Lighting:

General storage: Wardrobes in bedrooms.

Specific provisions:

Construction description: (3, 4)

Foundations

Walls in brick where plastered or slated, and elsewhere cavity walls, partitions formed of coke breeze slabs.

Floors the ground floors will be of cement concrete 4in thick on hardcore, finished with cement rendering; and the living rooms will be covered with linoleum, obviating the cost of sleeper walls and timber on the ground floor. The upper floors are constructed of patent hollow blocks finished with cement and linoleum. By this system of construction, a large economy of timber and of cost has been affected and the buildings rendered fireproof.

Roof: Flat roofs are covered with asphalt. The roofs will in the majority of cases be slated with Delabole slating, Willesden paper being used in lieu of roof boarding where the roofs form ceilings.

Finishes: The walls generally will be distempered, and the joinery treated with Solignum.

Fixtures and fittings: The standardisation of all joinery has been carried out sufficiently to ensure economy without necessitating a wearisome monotony, which is not necessary even in these days of machine joinery.

Developer: Aircraft Manufacturing Company (3)

Architect/designer: Sir Frank Baines.

Occupant's occupation: Aircraft workers.

Notes: Type B. 53 houses, with living room, bedroom or parlour and scullery on ground floor, 2 bedrooms, bathroom and w.c. on first floor.

All houses and tenements are provided with gas cooker in the scullery, as experience proves that tenants often prefer to cook meals there to obviate the nuisance caused by cooking in a living room. In one-half of the houses types A and B a kitchener is installed in the living room so as to meet individual requirements, the remainder will be fitted with ordinary grates. Dressers are placed in the living rooms, the upper part being provided with glazed doors; and a good-sized food cupboard, ventilated by gratings, is accessible either from the living room or scullery. Coal cupboards, holding one ton, are placed next the scullery. Wherever possible cupboard space is provided, but in every case a good-sized cupboard is found off the best bedroom.

The Air-Co Rag – Every house has its own gas-cooker, and each is also fitted with a gas water-heater which automatically reduces the consumption of gas when the desired temperature of the water is attained. These water-heaters have proved to be very satisfactory in use and very economical in gas.

Owing to the cost of timber, due to war conditions, the floors throughout have been formed of hollow tile bricks. These in turn have been finished by a patent composition which, when polished, gives the appearance of a permanent linoleum.

Observations:

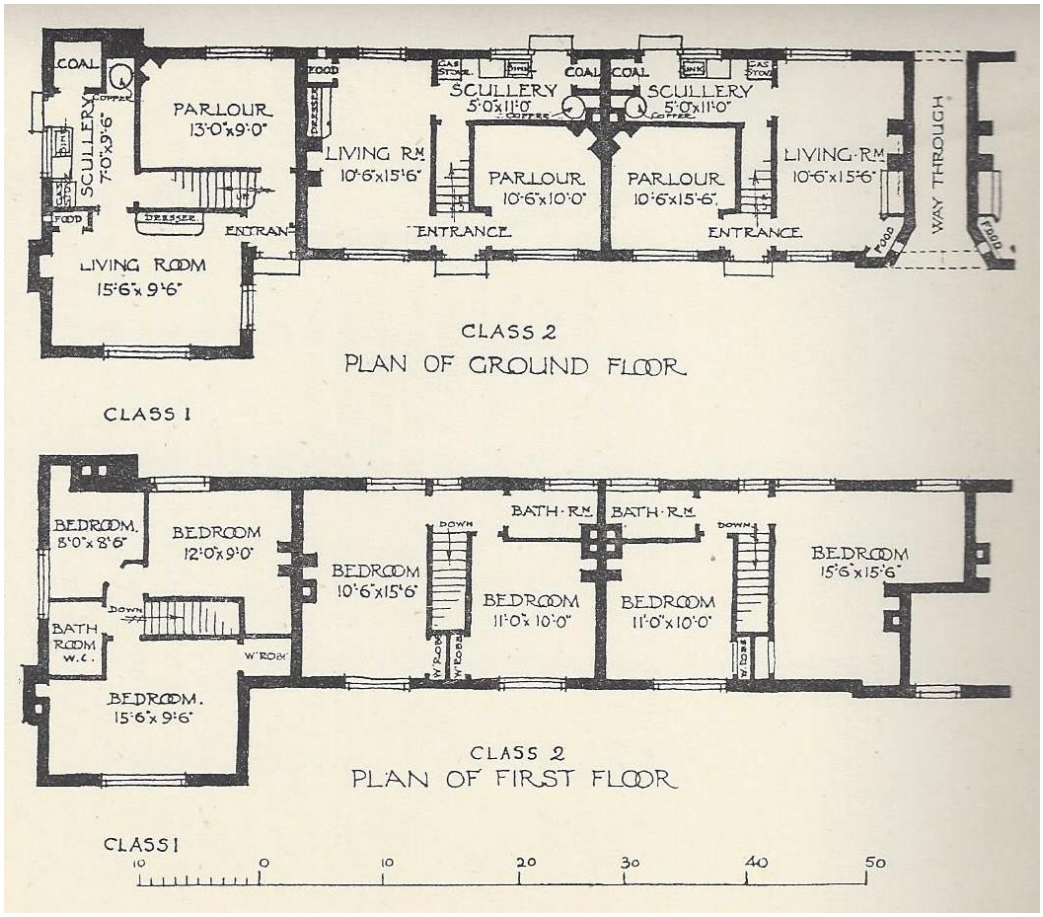


FIG. 54.—ROE GREEN GARDEN VILLAGE, KINGSBURY.

This is another housing scheme carried out by the Office of Works (Sir Frank Baines, C.B.E., M.V.O., Principal Architect). The dwellings, for aeroplane workers, are of five classes, all of which are illustrated in Figs. 57, 73, 74, 75, 101 and 106. In classes 1 and 2, shown above, the accommodation on the ground floor consists of a living-room, parlour, scullery and offices. Three bedrooms and a combined bathroom and W.C. are on the first floor of No. 1 class cottage. There is one bedroom less in the class 2 cottages. 110 dwellings of these two types have been built in 1918.

Housing record

No. 384A Date 1918 (1)

Location: Roe Green, Kingsbury Address Type B

O/S sheet No: 176 Grid Reference: TQ 200894

Reference: Roe Green Village scheme, Kingsbury, *The Builder*, January 4, 1918.

Allen Gordon (1919) *The cheap cottage and small house*, London, B T Batsford Ltd. (2)

Description: Three bedroomed or two bedrooms and parlour house with living room and scullery. (4)

Rooms and Layout: Living room, parlour/bedroom and scullery on ground floor, three bedrooms and bathroom on first floor. (49)

Sanitation and drainage: W C in bathroom on first floor (7)

Water supply:

Gas and electricity supply:

Water heating: Gas water heater (6)

Cooking facilities: Gas cooker in scullery and a “Kitchener”, in the living room. (3)

Food storage: Food store off the living room. (1)

Washing and bathing Bathroom upstairs (10)

Clothes washing: Free standing copper with flue in scullery (4)

Room heating: Fireplaces in living room, parlour and the two first floor bedrooms. (2)

Fuel storage: Coal store off scullery, adjacent to entrance door.

Lighting:

General storage: Wardrobes in bedrooms.

Specific provisions:

Construction description: (3, 4)

Foundations

Walls in brick where plastered or slated, and elsewhere cavity walls, partitions formed of coke breeze slabs.

Floors the ground floors will be of cement concrete 4in thick on hardcore, finished with cement rendering; and the living rooms will be covered with linoleum, obviating the cost of sleeper walls and timber on the ground floor. The upper floors are constructed of patent hollow blocks finished with cement and linoleum. By this system of construction, a large economy of timber and of cost has been affected and the buildings rendered fireproof.

Roof: Flat roofs are covered with asphalt. The roofs will in the majority of cases be slated with Delabole slating, Willesden paper being used in lieu of roof boarding where the roofs form ceilings.

Finishes: The walls generally will be distempered, and the joinery treated with Solignum.

Fixtures and fittings: The standardisation of all joinery has been carried out sufficiently to ensure economy without necessitating a wearisome monotony, which is not necessary even in these days of machine joinery.

Developer: Aircraft Manufacturing Company (3)

Architect/designer: Sir Frank Baines.

Occupant's occupation: Aircraft workers.

Notes: Type B. 53 houses, with living room, bedroom or parlour and scullery on ground floor, 2 bedrooms, bathroom and w.c. on first floor.

All houses and tenements are provided with gas cooker in the scullery, as experience proves that tenants often prefer to cook meals there to obviate the nuisance caused by cooking in a living room. In one-half of the houses types A and B a kitchener is installed in the living room so as to meet individual requirements, the remainder will be fitted with ordinary grates. Dressers are placed in the living rooms, the upper part being provided with glazed doors; and a good-sized food cupboard, ventilated by gratings, is accessible either from the living room or scullery. Coal cupboards, holding one ton, are placed next the scullery. Wherever possible cupboard space is provided, but in every case a good-sized cupboard is found off the best bedroom.

The Air-Co Rag – Every house has its own gas-cooker, and each is also fitted with a gas water-heater which automatically reduces the consumption of gas when the desired temperature of the water is attained. These water-heaters have proved to be very satisfactory in use and very economical in gas.

Owing to the cost of timber, due to war conditions, the floors throughout have been formed of hollow tile bricks. These in turn have been finished by a patent composition which, when polished, gives the appearance of a permanent linoleum.

Observations:

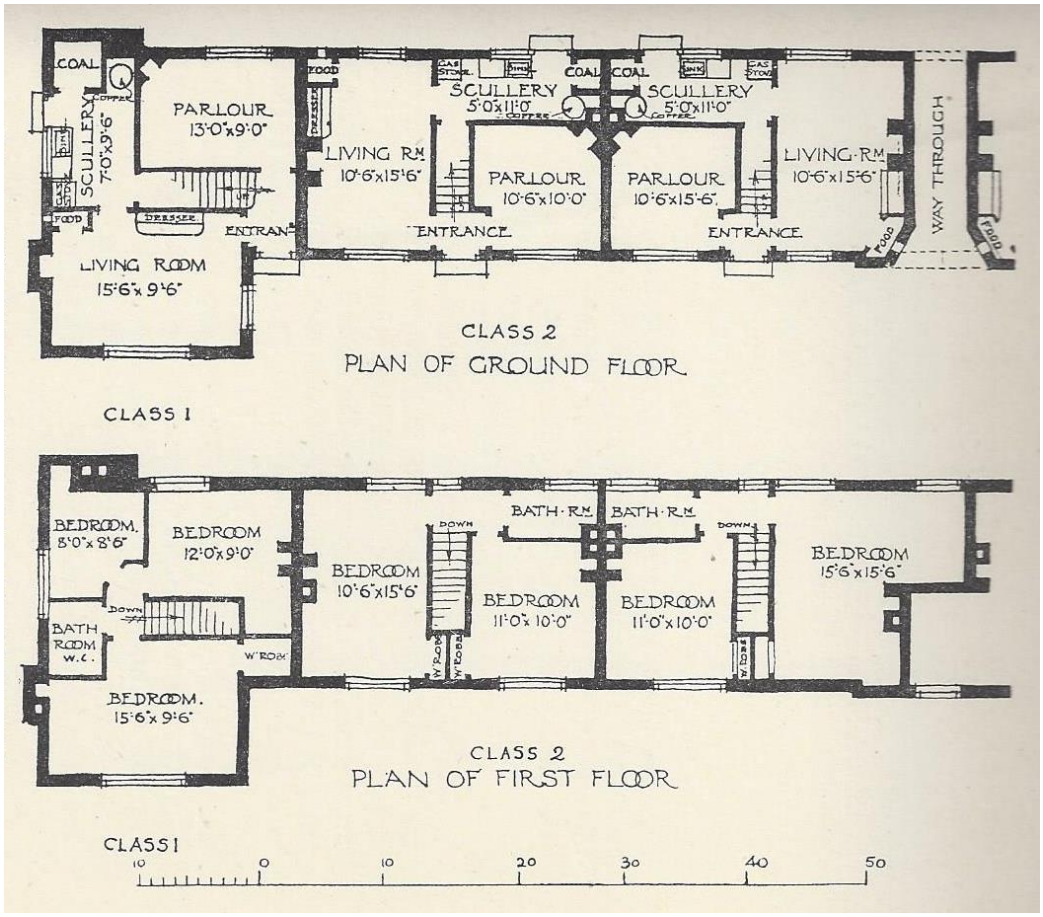


FIG. 54.—ROE GREEN GARDEN VILLAGE, KINGSBURY.

This is another housing scheme carried out by the Office of Works (Sir Frank Baines, C.B.E., M.V.O., Principal Architect). The dwellings, for aeroplane workers, are of five classes, all of which are illustrated in Figs. 57, 73, 74, 75, 101 and 106. In classes 1 and 2, shown above, the accommodation on the ground floor consists of a living-room, parlour, scullery and offices. Three bedrooms and a combined bathroom and W.C. are on the first floor of No. 1 class cottage. There is one bedroom less in the class 2 cottages. 110 dwellings of these two types have been built in 1918.

Housing record

No. 385 Date 1918 (1)

Location: Roe Green, Kingsbury Address Type C

O/S sheet No: 176 Grid Reference: TQ 200894

Reference: Roe Green Village scheme, Kingsbury, *The Builder*, January 4, 1918.

Allen Gordon (1919) *The cheap cottage and small house*, London, B T Batsford Ltd. (2)

Description: Three bedroomed house with living room and scullery. (2)

Rooms and Layout: Living room and scullery on ground floor, three bedrooms on first floor. (38)

Sanitation and drainage: W C accessed from open rear lobby (4)

Water supply:

Gas and electricity supply:

Water heating: Gas water heater (6)

Cooking facilities: Gas cooker in scullery and a “Kitchener”, in the living room. (3)

Food storage: Food store off scullery. (1)

Washing and bathing Bath in scullery with hinged cover. (2)

Clothes washing: Free standing copper with flue in scullery (4)

Room heating: Fireplaces in living room and the two first floor bedrooms. (2)

Fuel storage:

Lighting:

General storage: Cupboard in main bedroom.

Specific provisions:

Construction description: (3, 4)

Foundations

Walls in brick where plastered or slated, and elsewhere cavity walls, partitions formed of coke breeze slabs.

Floors the ground floors will be of cement concrete 4in thick on hardcore, finished with cement rendering; and the living rooms will be covered with linoleum, obviating the cost of sleeper walls and timber on the ground floor. The upper floors are constructed of patent hollow blocks finished with cement and linoleum. By this system of construction, a large economy of timber and of cost has been affected and the buildings rendered fireproof.

Roof: Flat roofs are covered with asphalt. The roofs will in the majority of cases be slated with Delabole slating, Willesden paper being used in lieu of roof boarding where the roofs form ceilings.

Finishes: The walls generally will be distempered, and the joinery treated with Solignum.

Fixtures and fittings: The standardisation of all joinery has been carried out sufficiently to ensure economy without necessitating a wearisome monotony, which is not necessary even in these days of machine joinery.

Developer: Aircraft Manufacturing Company (3)

Architect/designer: Sir Frank Baines.

Occupant's occupation: Aircraft workers.

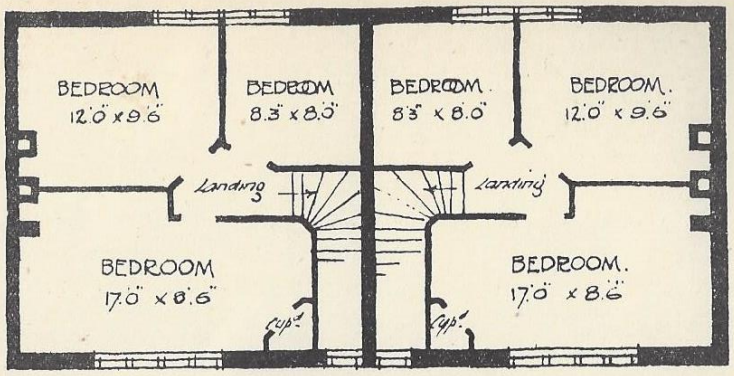
Notes: Type C. 40 houses, with living room, scullery and w.c. on ground floor and 3 bedrooms on first floor.

All houses and tenements are provided with gas cooker in the scullery, as experience proves that tenants often prefer to cook meals there to obviate the nuisance caused by cooking in a living room. In one-half of the houses types A and B a kitchener is installed in the living room so as to meet individual requirements, the remainder will be fitted with ordinary grates. Dressers are placed in the living rooms, the upper part being provided with glazed doors; and a good-sized food cupboard, ventilated by gratings, is accessible either from the living room or scullery. Coal cupboards, holding one ton, are placed next the scullery. Wherever possible cupboard space is provided, but in every case a good-sized cupboard is found off the best bedroom.

The Air-Co Rag – Every house has its own gas-cooker, and each is also fitted with a gas water-heater which automatically reduces the consumption of gas when the desired temperature of the water is attained. These water-heaters have proved to be very satisfactory in use and very economical in gas.

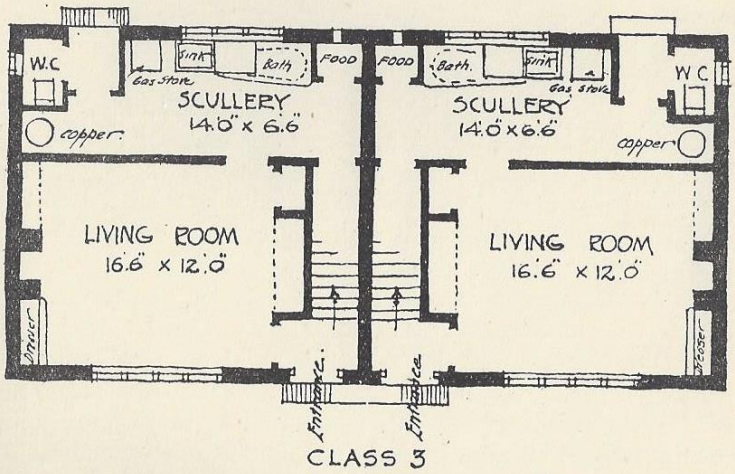
Owing to the cost of timber, due to war conditions, the floors throughout have been formed of hollow tile bricks. These in turn have been finished by a patent composition which, when polished, gives the appearance of a permanent linoleum.

Observations:



CLASS 3

FIRST FLOOR PLAN.



CLASS 3

GROUND FLOOR PLAN.

FIG. 74.—ROE GREEN GARDEN VILLAGE, KINGSBURY.

This housing scheme was built in 1918 for aeroplane workers, and designed by Sir Frank Baines, C.B.E., M.V.O., Principal Architect, Office of Works. The project includes 258 houses, built 12½ to the acre. There are forty cottages of class 3, which, as shown above, contain a large living-room, scullery with bath, and three bedrooms. Other illustrations of Roe Green appear on the opposite page, and in Figs. 54, 57, 75, 101 and 106.

Housing record

No. 386 Date 1918 (1)

Location: Roe Green, Kingsbury Address Types D & E

O/S sheet No: 176 Grid Reference: TQ 200894

Reference: Roe Green Village scheme, Kingsbury, *The Builder*, January 4, 1918.

Allen Gordon (1919) *The cheap cottage and small house*, London, B T Batsford Ltd. (2)

Description: Two bedroomed or maisonette with living room and scullery. (6)

Rooms and Layout: Living room and scullery and two bedrooms on one floor. (9)

Sanitation and drainage: W C accessed from open rear lobby on ground floor and open area on first. (4)

Water supply:

Gas and electricity supply:

Water heating: Gas water heater. (6)

Cooking facilities: Gas cooker in scullery and a “Kitchener”, in the living room. (3)

Food storage: Food store off the entrance lobby or living room in the type D flats but off the scullery in the type E ones. (1)

Washing and bathing Bath in scullery. (2)

Clothes washing: Free standing copper with flue in scullery (4)

Room heating: Fireplaces in living room and one bedroom. (2)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (3, 4)

Foundations

Walls in brick where plastered or slated, and elsewhere cavity walls, partitions formed of coke breeze slabs.

Floors the ground floors will be of cement concrete 4in thick on hardcore, finished with cement rendering; and the living rooms will be covered with linoleum, obviating the cost of sleeper walls and timber on the ground floor. The upper floors are constructed of patent hollow blocks finished with cement and linoleum. By this system of construction, a large economy of timber and of cost has been affected and the buildings rendered fireproof.

Roof: Flat roofs are covered with asphalt. The roofs will in the majority of cases be slated with Delabole slating, Willesden paper being used in lieu of roof boarding where the roofs form ceilings.

Finishes: The walls generally will be distempered, and the joinery treated with Solignum.

Fixtures and fittings: The standardisation of all joinery has been carried out sufficiently to ensure economy without necessitating a wearisome monotony, which is not necessary even in these days of machine joinery.

Developer: Aircraft Manufacturing Company (3)

Architect/designer: Sir Frank Baines.

Occupant's occupation: Aircraft workers.

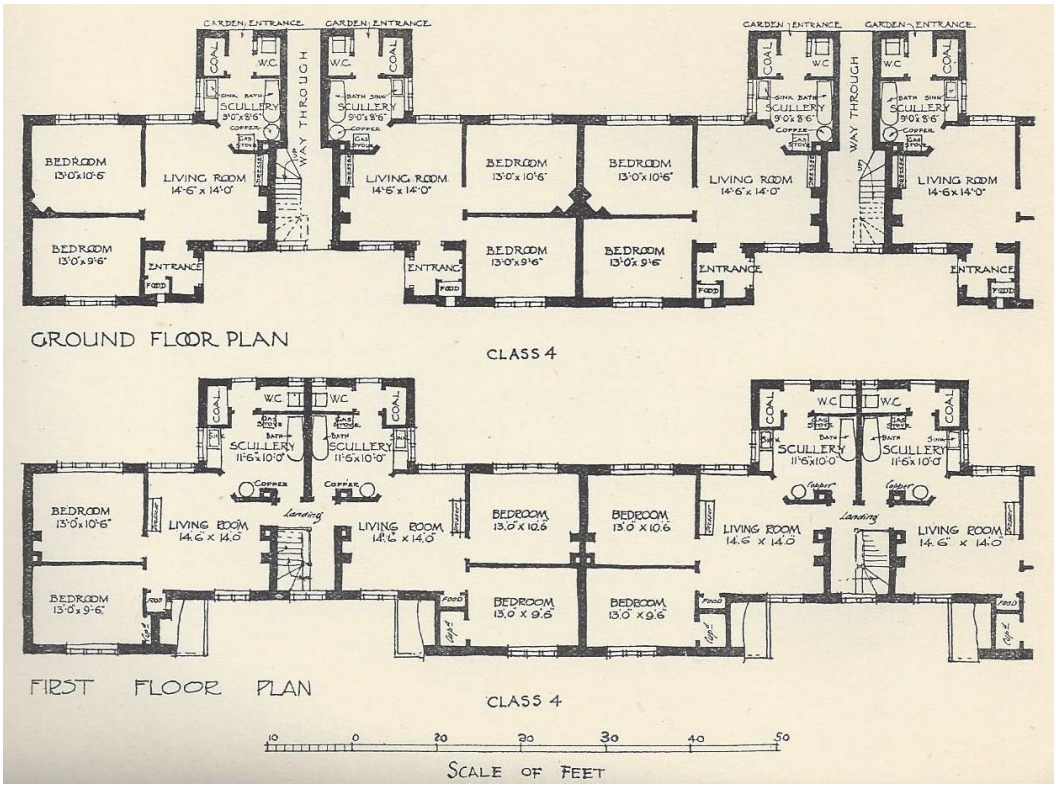
Notes: Type C. 40 houses, with living room, scullery and w.c. on ground floor and 3 bedrooms on first floor.

All houses and tenements are provided with gas cooker in the scullery, as experience proves that tenants often prefer to cook meals there to obviate the nuisance caused by cooking in a living room. In one-half of the houses types A and B a kitchener is installed in the living room so as to meet individual requirements, the remainder will be fitted with ordinary grates. Dressers are placed in the living rooms, the upper part being provided with glazed doors; and a good-sized food cupboard, ventilated by gratings, is accessible either from the living room or scullery. Coal cupboards, holding one ton, are placed next the scullery. Wherever possible cupboard space is provided, but in every case a good-sized cupboard is found off the best bedroom.

The Air-Co Rag – Every house has its own gas-cooker, and each is also fitted with a gas water-heater which automatically reduces the consumption of gas when the desired temperature of the water is attained. These water-heaters have proved to be very satisfactory in use and very economical in gas.

Owing to the cost of timber, due to war conditions, the floors throughout have been formed of hollow tile bricks. These in turn have been finished by a patent composition which, when polished, gives the appearance of a permanent linoleum.

Observations:



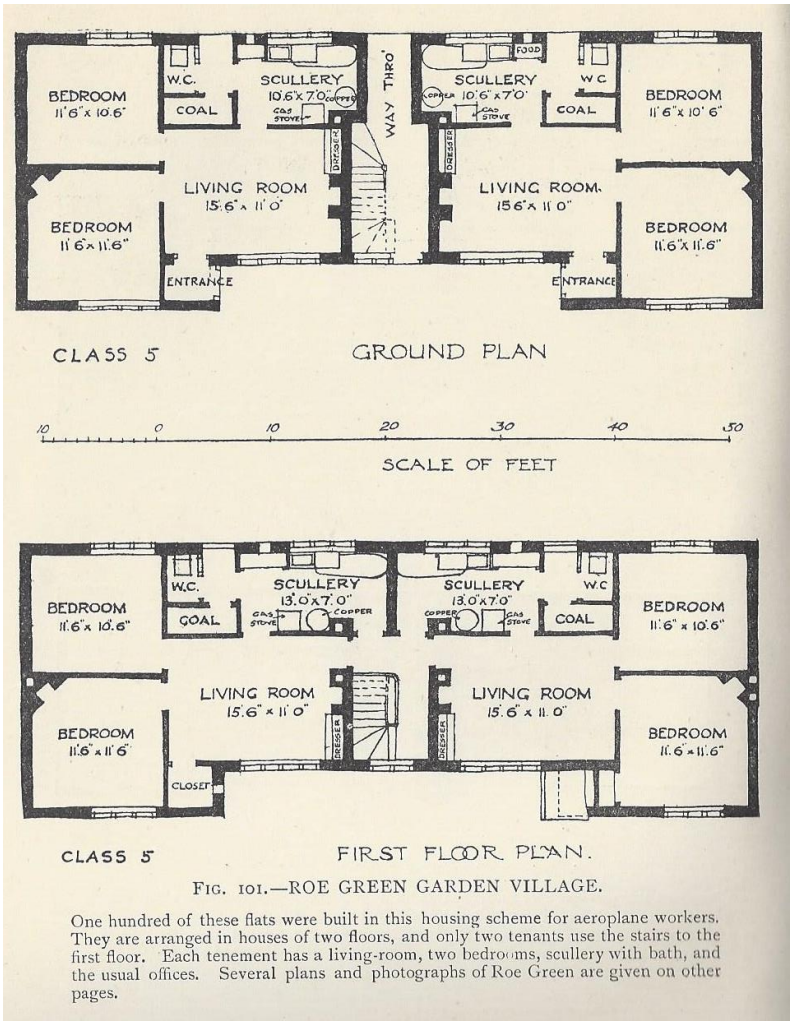


FIG. 101.—ROE GREEN GARDEN VILLAGE.

One hundred of these flats were built in this housing scheme for aeroplane workers. They are arranged in houses of two floors, and only two tenants use the stairs to the first floor. Each tenement has a living-room, two bedrooms, scullery with bath, and the usual offices. Several plans and photographs of Roe Green are given on other pages.

Housing record

No. 387 Date: C1916 (1)

Location: Mancot, near Chester Address: Type V

O/S sheet No: 117 Grid Reference: SJ 3167

Reference: Allen Gordon (1919) *The cheap cottage and small house*, London, B T Batsford Ltd.

Architects' and Builders' Journal, Supplement, December 25, 1918. (2)

Description: Blocks of three-bedroom cottages (4)

Rooms and layout: Living room and scullery downstairs, three bedrooms on first floor (38)

Sanitation and drainage: W C off open rear lobby in types V. (4)

Water supply:

Gas and electricity supply:

Water heating; (1)

Cooking facilities: Provision for a range in the living room. (2)

Food storage: Larder off either the living room or scullery (1)

Washing and bathing: Bath in scullery. (1)

Clothes washing: Copper with flue, in scullery. (4)

Room Heating: (2)

Lighting:

Fuel storage: Coal store accessed from open rear lobby.

Services:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls: Brick, cavity wall construction.

Roof: Grey Welsh slates

Finishes:

Fixtures and fittings:

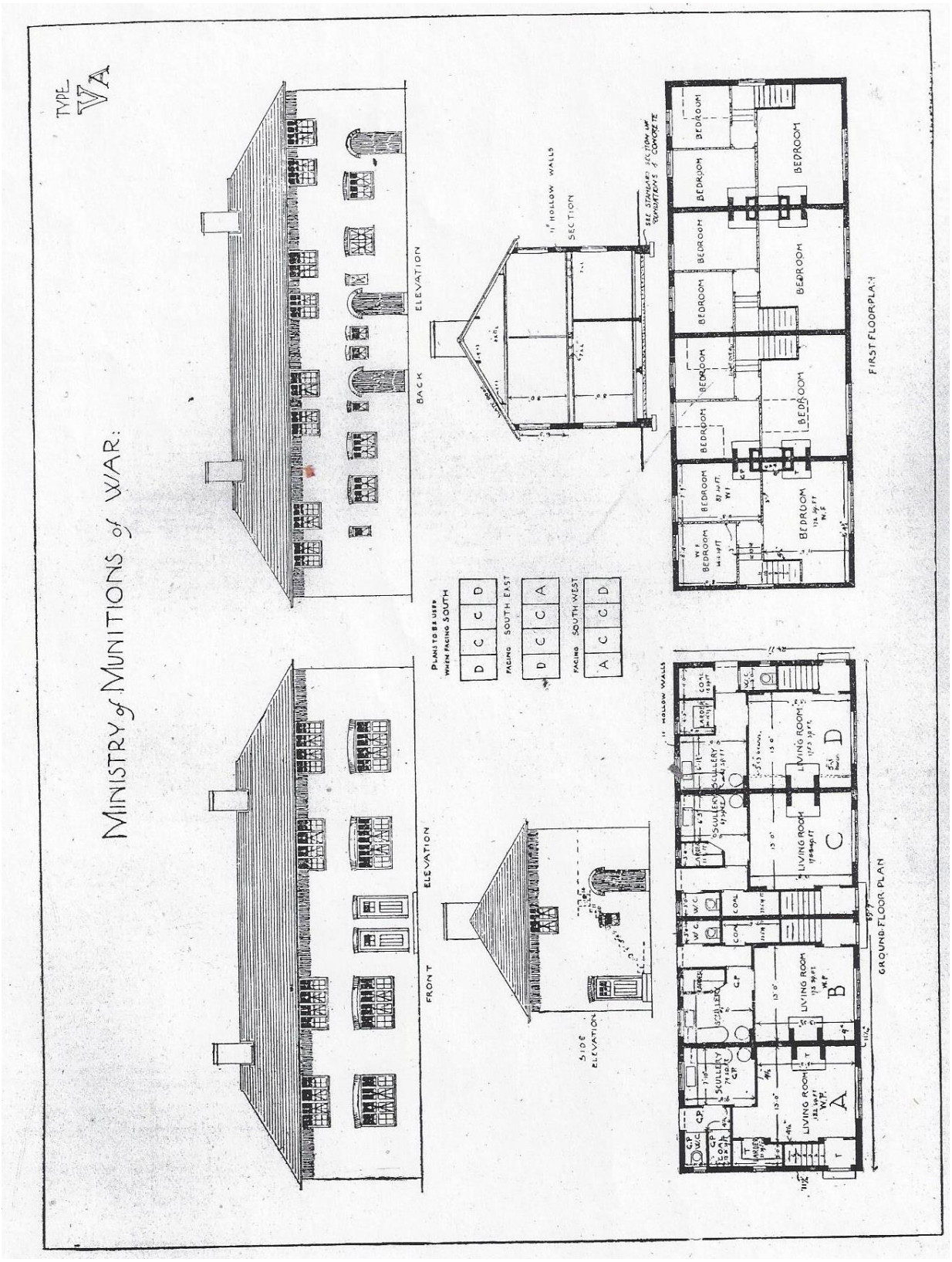
Developer: Housing Branch of the Ministry of Munitions (3)

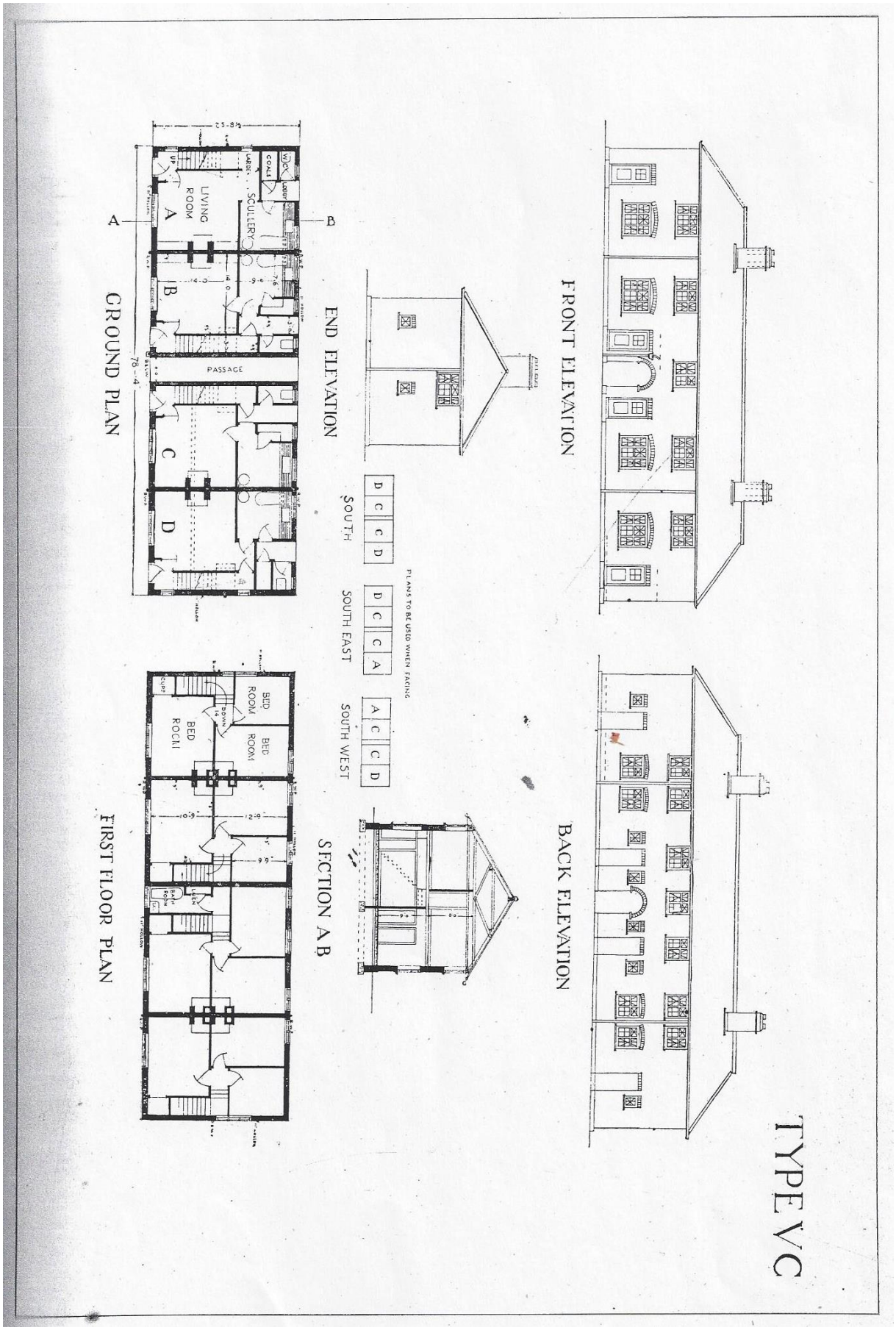
Architect/designer: Mr Raymond Unwin.

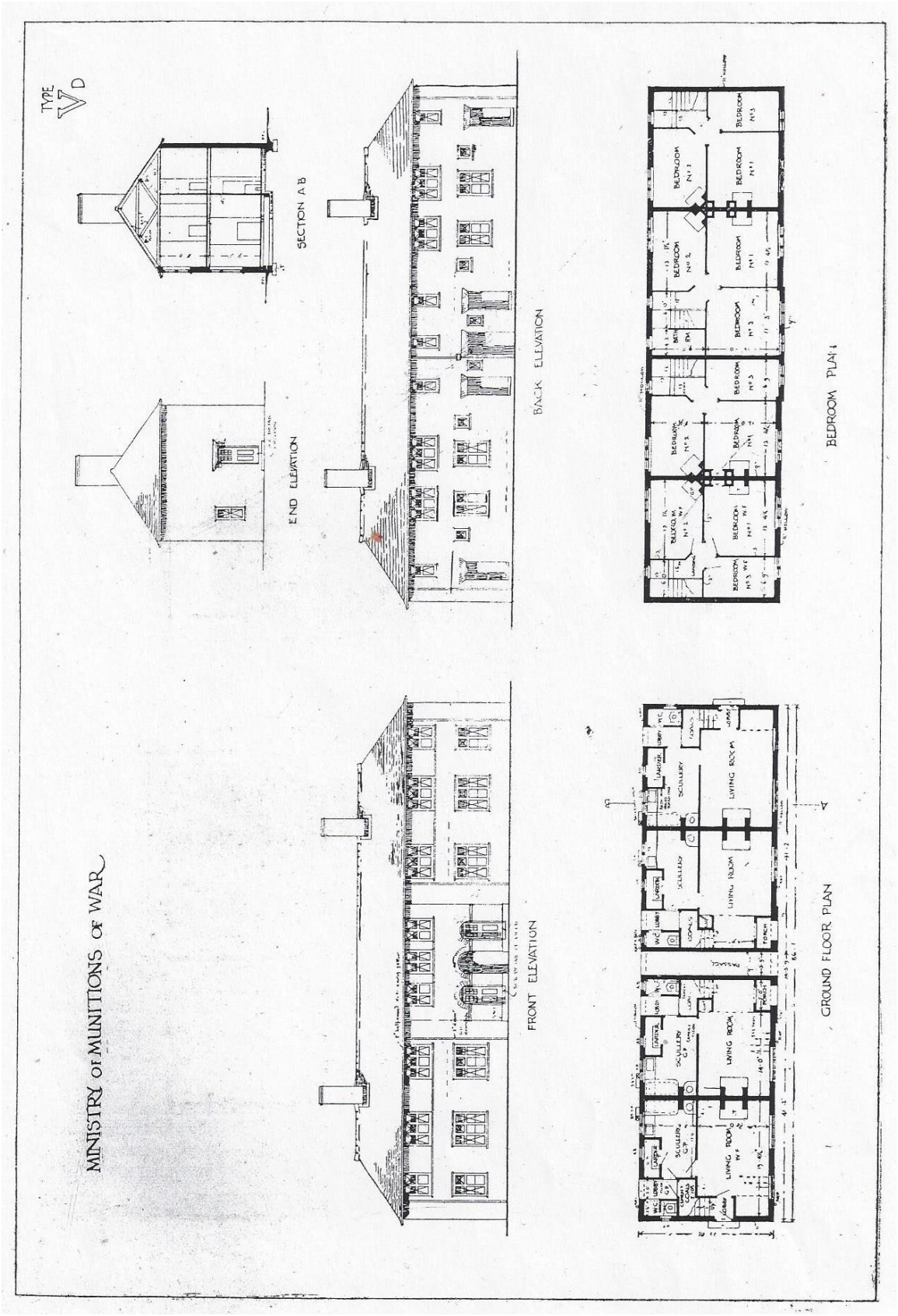
Occupant's occupation: Munition workers

Notes: These cottages have been built during the war and were designed by the Housing Branch of the Ministry of munitions, under the general direction of Mr. Raymond Unwin. The walls are of light brick, the roofing being of grey Welsh slates. Each cottage contains a large living-room, kitchen with a recess containing a bath, sink and copper, and three bedrooms upstairs.

Observations and comments:


TYPE VA
MINISTRY of MUNITIONS of WAR:
BACK ELEVATION
FRONT ELEVATION
SIDE ELEVATION
SECTION
PLANS TO BE USED WHEN FACING SOUTH
FACING SOUTH EAST
FACING SOUTH WEST
FIRST FLOOR PLAN
GROUND FLOOR PLAN
BEDROOM
LIVING ROOM
SCULLERY
COAL
W.C.


TYPE VC
FRONT ELEVATION
BACK ELEVATION
END ELEVATION
SOUTH
SOUTH EAST
SOUTH WEST
PLANS TO BE USED WHEN FACING
SECTION A B
GROUND PLAN
FIRST FLOOR PLAN
LIVING ROOM
SCULLERY
PASSAGE
BED ROOM
BED ROOM
BED ROOM


TYPE V D
SECTION A B
END ELEVATION
BACK ELEVATION
BEDROOM PLAN
MINISTRY OF MUNITIONS OF WAR
FRONT ELEVATION
GROUND FLOOR PLAN

Housing record

No. 387A Date: C1916 (1)

Location: Mancot, near Chester Address: Type V

O/S sheet No: 117 Grid Reference: SJ 3167

Reference: Allen Gordon (1919) *The cheap cottage and small house,* London, B T Batsford Ltd.

Architects' and Builders' Journal, Supplement, December 25, 1918. (2)

Description: Block of three-bedroom cottages (4)

Rooms and layout: Living room and kitchen downstairs, three bedrooms on first floor (44)

Sanitation and drainage: W C off hall. (5)

Water supply:

Gas and electricity supply:

Water heating: (2)

Cooking facilities: Provision for a range in the kitchen. (4)

Food storage: Larder off the kitchen (1)

Washing and bathing: Bath in an enclosure off the kitchen. (7)

Clothes washing: Copper with flue, in combined bathroom/washhouse. (4)

Room Heating: provision for range in the kitchen, fireplace in living room and two upstairs bedrooms. (2)

Lighting:

Fuel storage: Coal store accessed from outside.

Services:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls: Brick, cavity wall construction.

Roof: Grey Welsh slates

Finishes:

Fixtures and fittings:

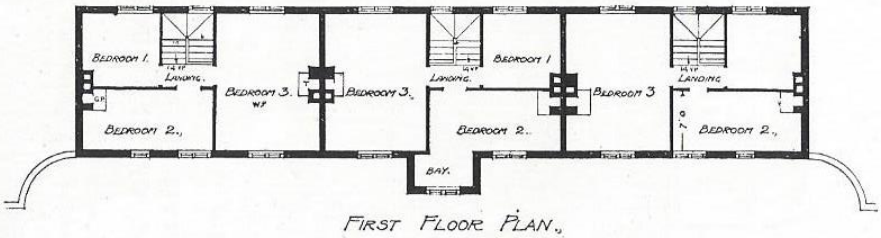
Developer: Housing Branch of the Ministry of Munitions (3)

Architect/designer: Mr Raymond Unwin.

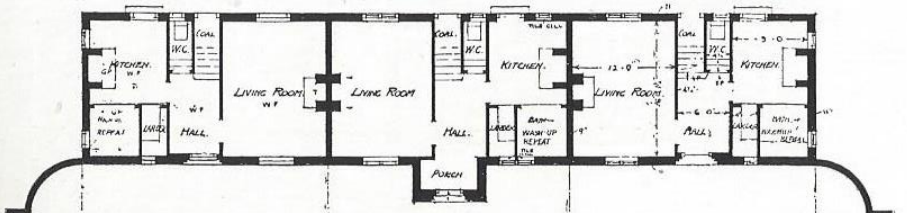
Occupant's occupation: Munition workers

Notes: These cottages have been built during the war and were designed by the Housing Branch of the Ministry of munitions, under the general direction of Mr. Raymond Unwin. The walls are of light brick, the roofing being of grey Welsh slates. Each cottage contains a large living-room, kitchen with a recess containing a bath, sink and copper, and three bedrooms upstairs.

Observations and comments:



FIRST FLOOR PLAN.



GROUND FLOOR PLAN

Housing record

No. 388 Date: C1916 (1)

Location: Mancot, near Chester Address: Type XI

O/S sheet No: 117 Grid Reference: SJ 3167

Reference: Allen Gordon (1919) *The cheap cottage and small house,* London, B T Batsford Ltd. (2)

Architects' and Builders' Journal, Supplement, December 25, 1918.

Description: Blocks of three-bedroom, parlour cottages (2)

Rooms and layout: Living room, parlour, kitchen and wash house downstairs, three bedrooms and bathroom on first floor (52)

Sanitation and drainage: W C off first floor landing, Second W C in outhouse. (2, 8)

Water supply:

Gas and electricity supply:

Water heating: (3)

Cooking facilities: Provision for a range in the kitchen. (4)

Food storage: Larder off the wash house. (1)

Washing and bathing: Bathroom off first floor landing, containing bath, wash-hand basin and linen cupboard. (11)

Clothes washing: Copper with flue, in washhouse. (4)

Room Heating: Provision for a range in the kitchen, fireplaces in living room, parlour and all three bedrooms. (2)

Lighting:

Fuel storage: Coal store in separate outhouse.

Services:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls: Brick, cavity wall construction.

Roof: Grey Welsh slates

Finishes:

Fixtures and fittings:

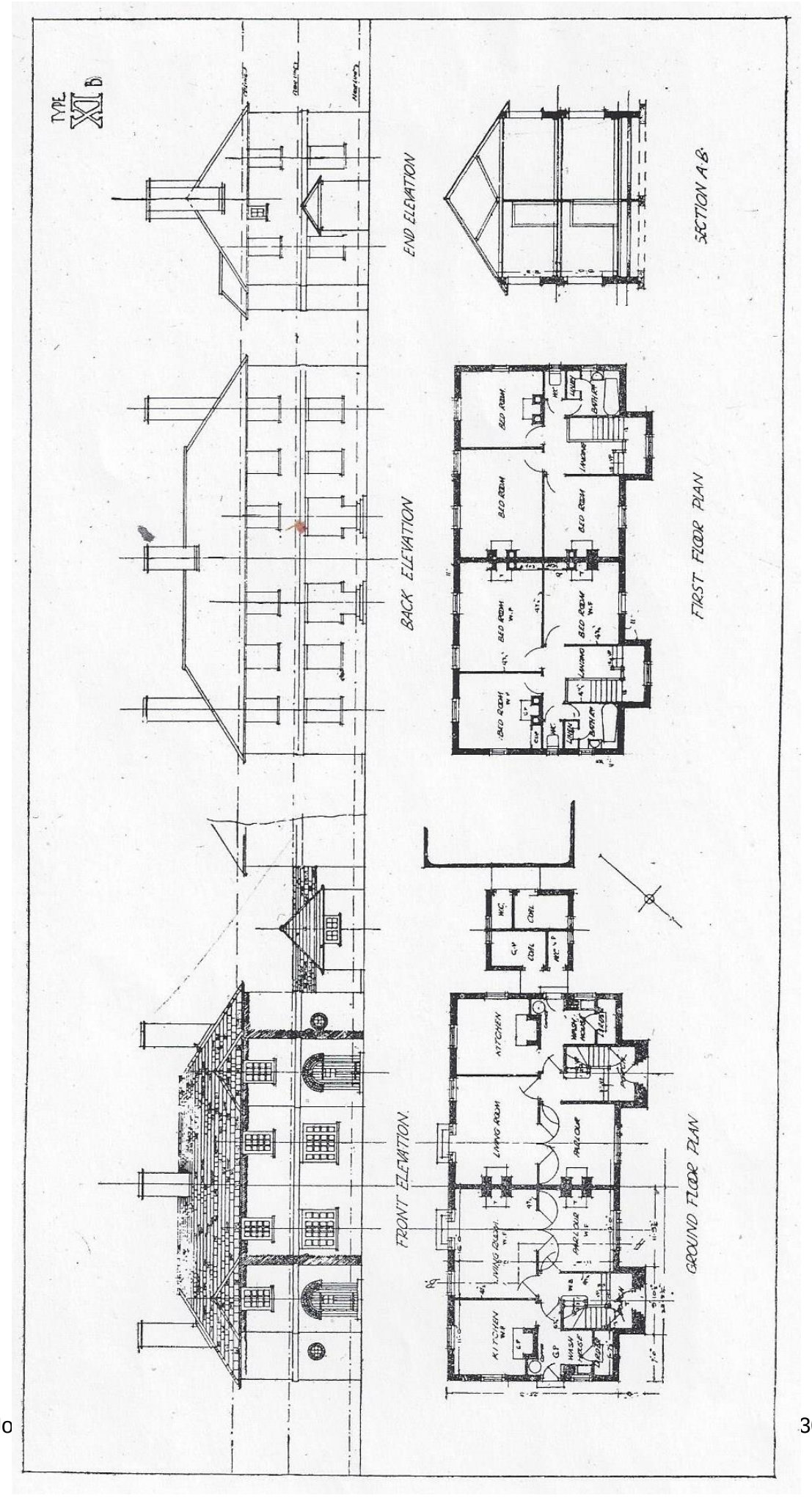
Developer: Housing Branch of the Ministry of Munitions (3)

Architect/designer: Mr Raymond Unwin.

Occupant's occupation: Munition workers

Notes: These cottages have been built during the war and were designed by the Housing Branch of the Ministry of munitions, under the general direction of Mr. Raymond Unwin. The walls are of light brick, the roofing being of grey Welsh slates.

Observations and comments: These superior houses probably for managers who could employ domestic help, hence the second W C adjacent to side door.


TYPE XI B
FRONT ELEVATION.
BACK ELEVATION
END ELEVATION
SECTION A-B.
FIRST FLOOR PLAN
GROUND FLOOR PLAN
KITCHEN
LIVING ROOM
PARLOUR
BED ROOM
LANDING
BATHR.
W.C.
COAL
G.P.
WASH HOUSE

Housing record

No. 389 Date: C1916 (1)

Location: Mancot, near Chester Address: Type XV

O/S sheet No: 117 Grid Reference: SJ 3167

Reference: Allen Gordon (1919) *The cheap cottage and small house*, London, B T Batsford Ltd. (2)

Architects' and Builders' Journal, Supplement, December 25, 1918.

Description: Blocks of two, four-bedroom, parlour cottages (2)

Rooms and layout: Living room, dining room, kitchen and scullery downstairs, four bedrooms and bathroom on first floor (97)

Sanitation and drainage: W C off first floor landing, a second W C off the entrance lobby and a further one off the open side entrance lobby. (4, 6, 8)

Water supply:

Gas and electricity supply:

Water heating: (3)

Cooking facilities: Provision for a range in the kitchen. (4)

Food storage: Larder off the scullery. (1)

Washing and bathing: Bathroom off first floor landing, containing bath, wash-hand basin and linen cupboard. (11)

Clothes washing: Copper with flue, in the scullery. (4)

Room Heating: Provision for a range in the kitchen, fireplaces in living room, dining room, scullery and all three bedrooms. (2)

Lighting:

Fuel storage: Coal store off open side entrance lobby.

Services:

General storage:

Specific provisions: Large pantry with sink and cupboards

Construction description: (4)

Foundations:

Walls: Brick, cavity wall construction.

Roof: Grey Welsh slates

Finishes:

Fixtures and fittings:

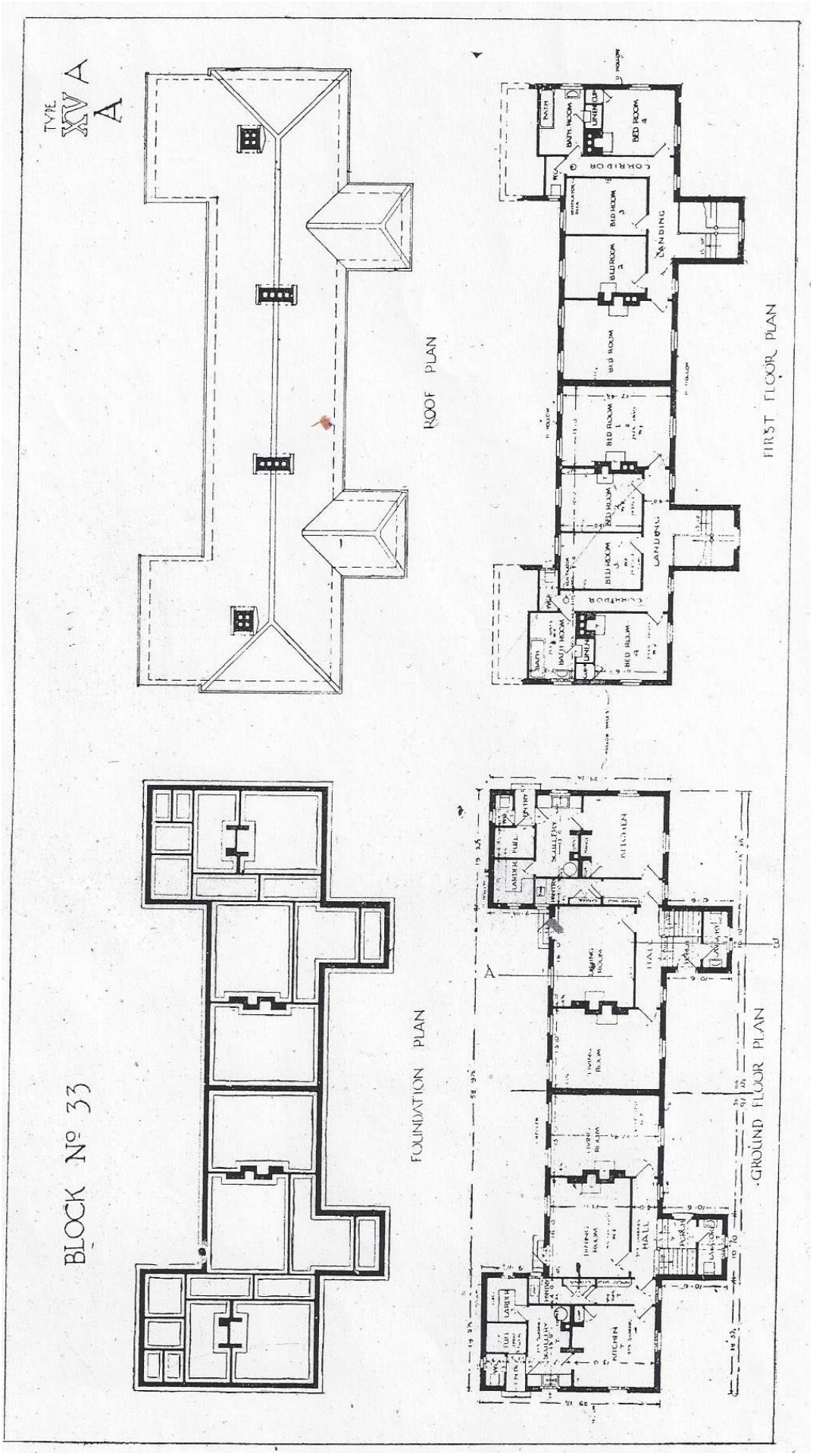
Developer: Housing Branch of the Ministry of Munitions (3)

Architect/designer: Mr Raymond Unwin.

Occupant's occupation: Munition workers

Notes: These cottages have been built during the war and were designed by the Housing Branch of the Ministry of munitions, under the general direction of Mr. Raymond Unwin. The walls are of light brick, the roofing being of grey Welsh slates.

Observations and comments: These superior houses probably for managers who could employ domestic help. The domestic area of the ground floor is separated from the main hall by a door. The third W C off the side lobby is further evidence of the provision for servants.


TYPE XV A
BLOCK Nº 33
ROOF PLAN
FIRST FLOOR PLAN
FOUNDATION PLAN
GROUND FLOOR PLAN
BED ROOM
BATH ROOM
LANDING
CORRIDOR
KITCHEN
HALL
LIVING ROOM
PORCH
A

Housing record

No. 390 Date: 1918 (1)

Location: Shirehampton, Bristol Address:

O/S sheet No: 172 Grid Reference: ST 530775

Reference: Barnwell P S, Palmer Marilyn, (2019) *Working-class Housing, improvement and technology,* Donington, Shaun Tyas. (2)

The Architect, April 11, 1919, P254

Description: Blocks of three bedroomed cottages. (4)

Rooms and layout: Living room and scullery downstairs three bedrooms upstairs (38)

Sanitation and drainage: W C accessed from outside on rear wall. (3)

Water supply: A water but is shown on the rear elevation, probably to collect water for clothes washing.

Gas and electrical supply:

Water heating: (1)

Cooking facilities: Range in living room. Gas cooker in scullery. (3)

Food storage: Pantry off scullery (1)

Washing and bathing: Bath, with shelf over, in scullery adjacent to sink (1)

Clothes washing: Brick set copper with flue in scullery. (2)

Room Heating: Range in living room (2)

Lighting: electric

Fuel storage: Coal storage under the stairs accessed from scullery.

General storage: Dresser in living room, cupboard in main bedroom.

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer: (30

Architect/designer:

Occupant's occupation: Munition workers.

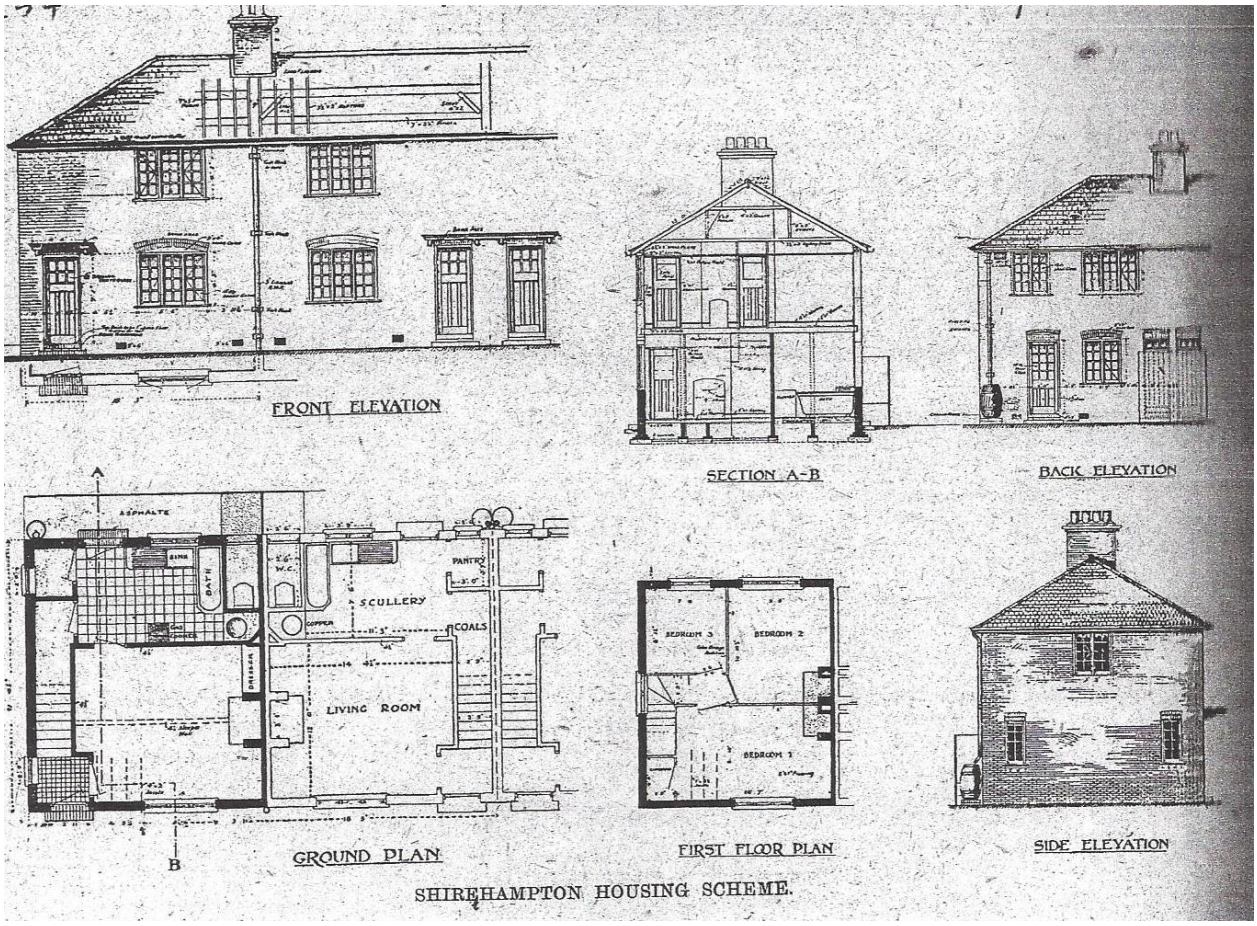
Notes: 150 houses for munitions workers were erected on the Penpole Estate near Avonmouth, Bristol. They contained a small scullery, just 6ft deep, and between the white fireclay sink at one end and a cast-iron bath at the other, there was just enough space for a small wooden drain board, wash copper and gas cooker.

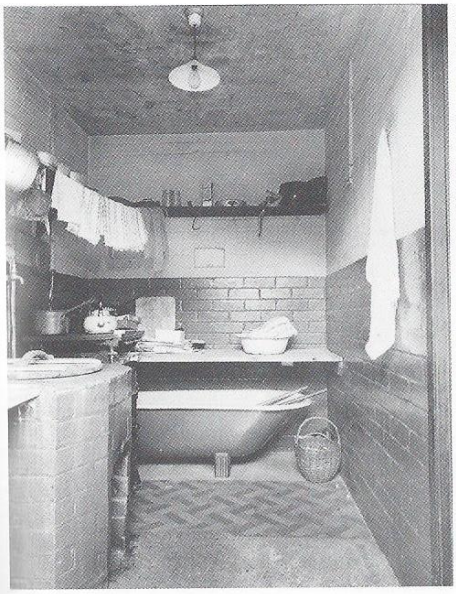
House in Old Quarry Road, Shirehampton, Bristol, built in c. 1918 to house munitions workers from Avonmouth:

Scullery shows the cast iron bath, gas cooker and wash copper squeezed into a small room of painted brick just 6ft wide; the Belfast sink and single cold tap is next to the wash copper.

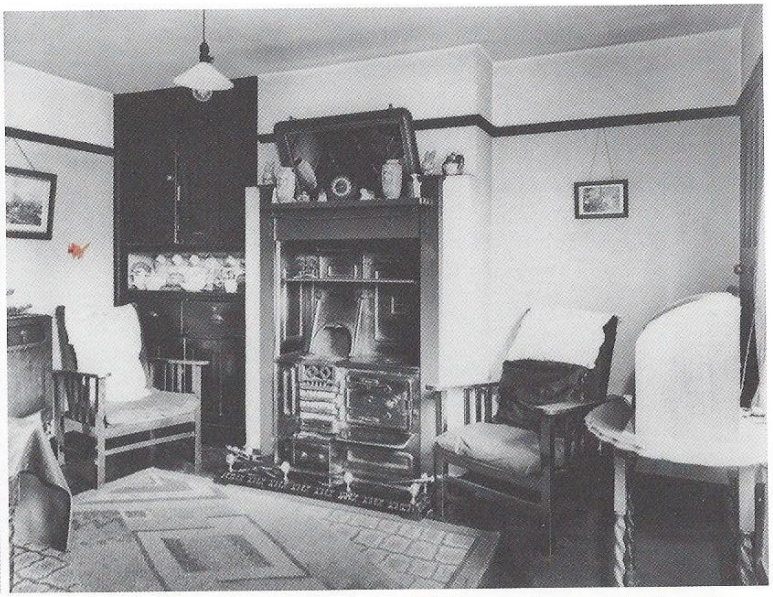
Living room was provided with a small open-fire kitchen range for cooking although it is likely the gas cooker in the scullery had been preferred for many years.

Observations and comments: the 1950s photographs show electric lighting, it is unknown whether this was installed when the houses were built. The photograph of the scullery appears to show a pipe on the inside wall terminating at the correct height for a gas light.





9.10 House in Old Quarry Road, Shirehampton, Bristol, built in *c.* 1918 to house munitions workers from Avonmouth: scullery. This mid 1950s photograph shows the cast-iron bath, gas cooker and wash copper squeezed into a small room of painted brick just 6 ft (1·8 m.) wide; the Belfast sink and single cold tap is next to the wash copper, behind the photographer. (© Copyright Bristol Archives. Reproduced with permission)



9.11 House in Old Quarry Road on the Penpole Estate, Shirehampton, Bristol (as Fig. 9.10): living room. It was provided with a small open-fire kitchen range for cooking although it is likely the gas cooker in the scullery had been preferred for many years. (© Copyright Bristol Archives. Reproduced with permission)

Housing record

No. 391 Date: 1918 (1)

Location: Dormanstown, Redcar, Yorkshire Address:

O/S sheet No: 172 Grid Reference: NZ 585239

Reference: *The Architects' Journal,* May 28, 1919, P370 (2)

Description: Blocks of three bedroomed cottages. (4)

Rooms and layout: Living room and scullery downstairs three bedrooms upstairs (38)

Sanitation and drainage: W C in rear extension accessed from outside. (2)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Provision for a range in living room. Possible gas cooker in scullery. (3)

Food storage: Larder off the scullery (1)

Washing and bathing: Bath in scullery. (2)

Clothes washing: Copper with flue in scullery. (4)

Room Heating: Range in living room and fireplace in all three bedrooms (2)

Lighting:

Fuel storage: Coal store accessed from outside.

Services:

General storage: Dresser in living room, cupboard off landing or in main bedroom.

Specific provisions:

Construction description: (1)

Foundations:

Walls: Brick

Roof:

Finishes:

Fixtures and fittings:

Developer: Dorman Long. (3)

Architect/designer: Patrick Abercrombie

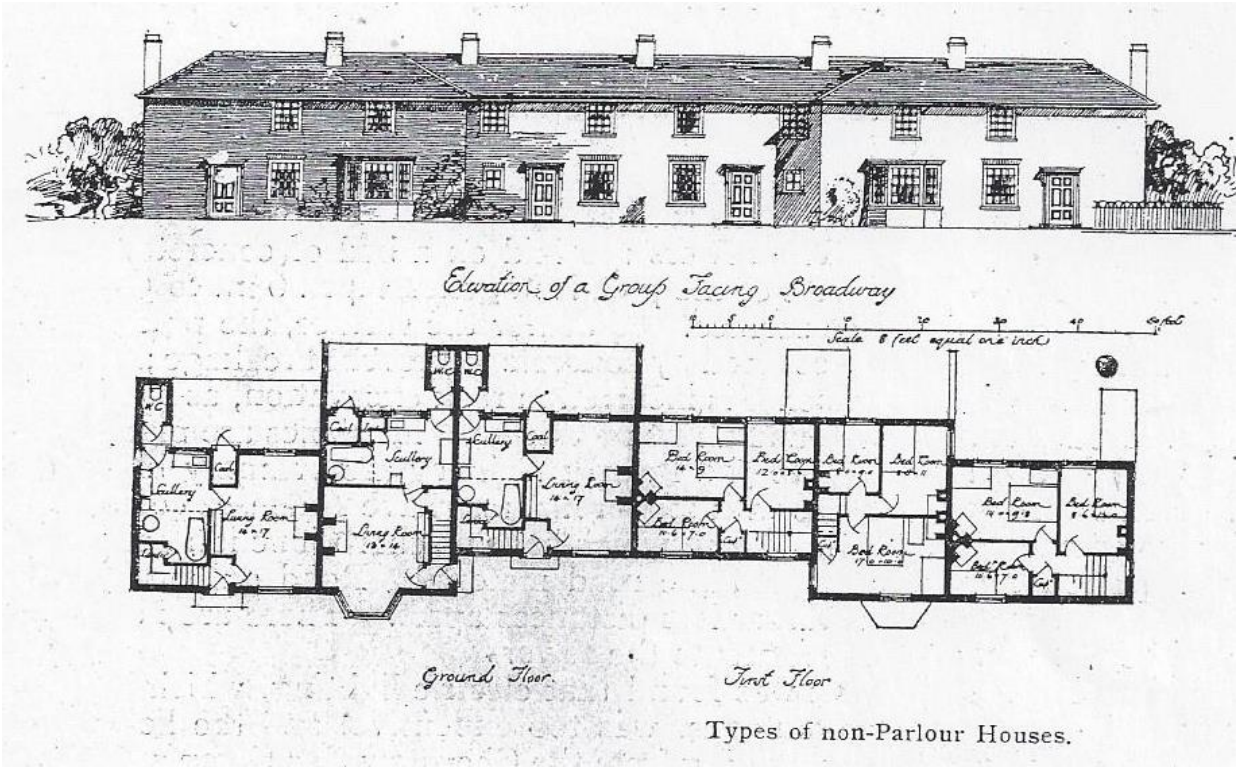
Occupant’s occupation: Steel workers.

Notes: The first 300 houses of this village were built during the war by Messrs Dorman long, and Co., of Middlesbrough, to house the employees at their new works near Redcar, in Yorkshire.

The elevations are almost severely plain, depending as they do, for interest on their grouping, the careful disposition and proportion of the windows and the studied details of the doors.

The houses already built are pretty equally divided between parlour and non-parlour types, with three bedrooms and hot and cold-water services to baths and sinks

Observations and comments:



Types of non-Parlour Houses.

Housing record

No. 392 Date: 1918 (1)

Location: Dormanstown, Redcar, Yorkshire Address:

O/S sheet No: 172 Grid Reference: NZ 585239

Reference: *The Architects' Journal,* May 28, 1919, P370 (2)

Description: Blocks of three bedroomed parlour cottages. (4)

Rooms and layout: Living room, parlour and scullery downstairs three bedrooms upstairs (51)

Sanitation and drainage: W C in rear extension accessed from outside. (2)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Provision for a range in living room. Possible gas cooker in scullery. (3)

Food storage: Larder off the scullery or hall. (1)

Washing and bathing: Bath in scullery. (1)

Clothes washing: Copper with flue in scullery. The pair of cottages have a separate wash house. (4)

Room Heating: Range in living room and a fire in parlour and all three bedrooms (2)

Lighting:

Fuel storage: Coal store accessed from outside.

Services:

General storage: Dresser in living room, cupboard off landing or in main bedroom.

Specific provisions:

Construction description: (1)

Foundations:

Walls: Brick

Roof:

Finishes:

Fixtures and fittings:

Developer: Dorman Long: (3)

Architect/designer: Patrick Abercrombie

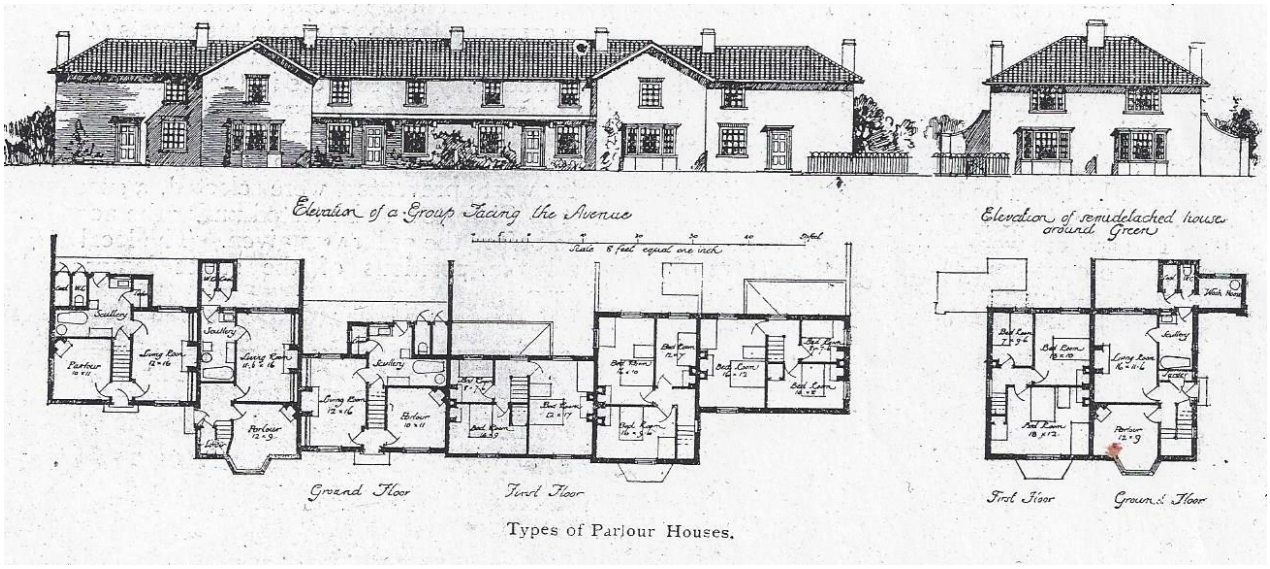
Occupant's occupation: Steel workers.

Notes: The first 300 houses of this village were built during the war by Messrs Dorman long, and Co., of Middlesbrough, to house the employees at their new works near Redcar, in Yorkshire.

The elevations are almost severely plain, depending as they do, for interest on their grouping, the careful disposition and proportion of the windows and the studied details of the doors.

The houses already built are pretty equally divided between parlour and non-parlour types, with three bedrooms and hot and cold-water services to baths and sinks

Observations and comments:



Types of Parlour Houses.

Housing record

No. 392A Date: 1918 (1)

Location: Dormanstown, Redcar, Yorkshire Address:

O/S sheet No: 172 Grid Reference: NZ 585239

Reference: *The Architects' Journal,* May 28, 1919, P370 (2)

Description: Pair of three bedroomed parlour cottages. (2)

Rooms and layout: Living room, parlour and scullery downstairs three bedrooms upstairs (50)

Sanitation and drainage: W C in rear extension accessed from outside. (2)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Provision for a range in living room. (2)

Food storage: Larder off the scullery or hall. (1)

Washing and bathing: Bath in scullery. (2)

Clothes washing: Copper with no flue in separate wash house. (9)

Room Heating: Range in living room and a fire in parlour and all three bedrooms (2)

Lighting:

Fuel storage: Coal store accessed from outside.

Services:

General storage: Dresser in living room, cupboard off landing or in main bedroom.

Specific provisions:

Construction description: (1)

Foundations:

Walls: Brick

Roof:

Finishes:

Fixtures and fittings:

Developer: Dorman Long: (3)

Architect/designer: Patrick Abercrombie

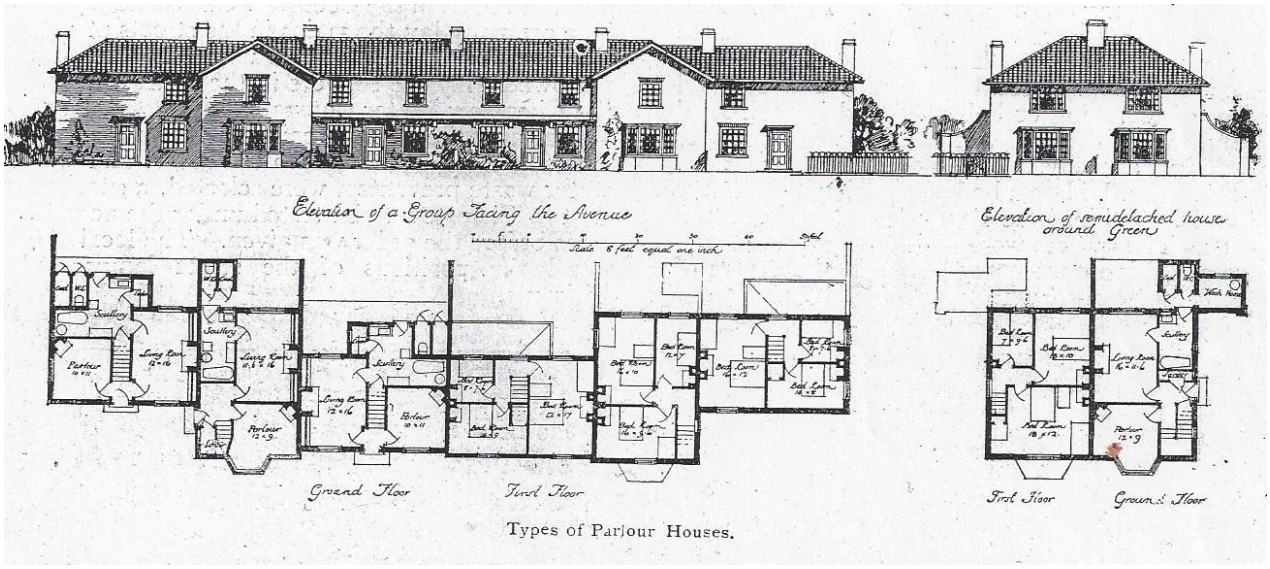
Occupant's occupation: Steel workers.

Notes: The first 300 houses of this village were built during the war by Messrs Dorman long, and Co., of Middlesbrough, to house the employees at their new works near Redcar, in Yorkshire.

The elevations are almost severely plain, depending as they do, for interest on their grouping, the careful disposition and proportion of the windows and the studied details of the doors.

The houses already built are pretty equally divided between parlour and non-parlour types, with three bedrooms and hot and cold-water services to baths and sinks

Observations and comments:



Types of Parlour Houses.

Housing record

No. 393 Date: 1918 (1)

Location: Dormanstown, Redcar, Yorkshire Address:

O/S sheet No: 172 Grid Reference: NZ 585239

Reference: *The Architects' Journal,* May 28, 1919, P370 (2)

Description: Pair of three bedroomed parlour cottages. (2)

Rooms and layout: Dining room, parlour and kitchen downstairs three bedrooms and bathroom upstairs (55)

Sanitation and drainage: W C in upstairs bathroom, second W C in rear extension accessed from open lobby. (4, 7)

Water supply:

Gas and electricity supply:

Water heating: (2)

Cooking facilities: Range in kitchen, no indication of gas cooker. (4)

Food storage: Larder off the kitchen. (1)

Washing and bathing: Bathroom containing bath, W C and wash-hand basin off first floor landing. (12)

Clothes washing: No apparent provision.

Room Heating: Range in kitchen and a fire in dining room, parlour and all three bedrooms (2)

Lighting:

Fuel storage: Coal store accessed from outside.

Services:

General storage: Dresser in kitchen.

Specific provisions:

Construction description: (1)

Foundations:

Walls: Brick

Roof:

Finishes:

Fixtures and fittings:

Developer: Dorman Long: (3)

Architect/designer: Patrick Abercrombie

Occupant's occupation: Steel workers.

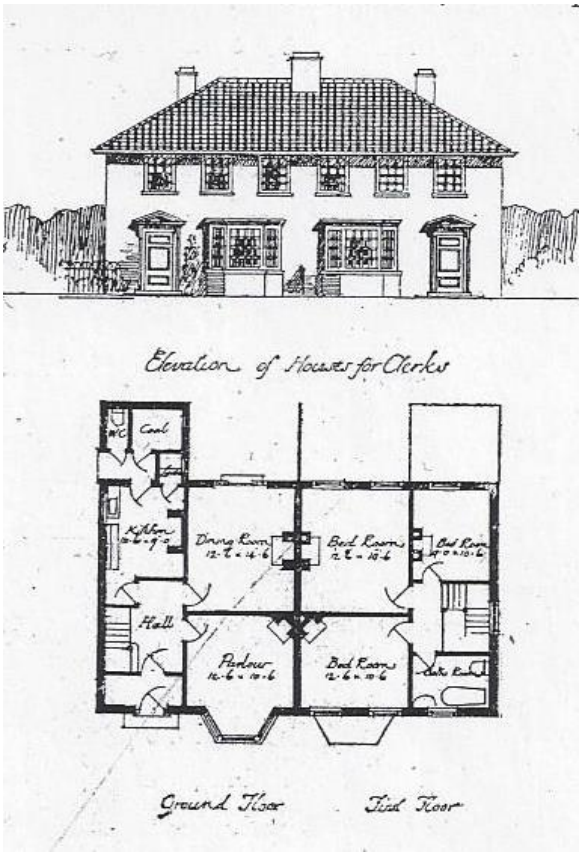
Notes: The first 300 houses of this village were built during the war by Messrs Dorman long, and Co., of Middlesbrough, to house the employees at their new works near Redcar, in Yorkshire.

The elevations are almost severely plain, depending as they do, for interest on their grouping, the careful disposition and proportion of the windows and the studied details of the doors.

The houses already built are pretty equally divided between parlour and non-parlour types, with three bedrooms and hot and cold-water services to baths and sinks

Observations and comments: The provision of the second W C accessed from a rear lobby suggests that these cottages were for staff which might be expected to have domestic help.

There is no apparent provision for clothes washing. Were the occupants expected to send all laundry away?


Elevation of Houses for Clerks
W.C
Coal
Kitchen
Dining Room
Bed Room
Bed Room
Hall
Parlour
Bed Room
Cake Room
Ground Floor
First Floor

Housing record

No. 394 Date: 1918 (1)

Location: Dormanstown, Redcar, Yorkshire Address: Steel frame Type A

O/S sheet No: 93 Grid Reference: NZ 585239

Reference: *The Architects' Journal,* December 31, 1919, P812

Buckley Cheryl, 'Tradition and the Design of the 'Industrial Village' of Dormanstown 1917-1923, *Journal of Design History,* Vol. 23, No. 1 pp 21-40. (2)

Description: Blocks of three bedroomed cottages. (4)

Rooms and layout: Living room, scullery and bathroom downstairs three bedrooms upstairs. (40)

Sanitation and drainage: W C in bathroom off entrance hall (5)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Range in living room and indication of gas cooker in the scullery. (3)

Food storage: Larder off the scullery. (1)

Washing and bathing: Bathroom containing bath, W C and wash-hand basin off entrance hall. (6)

Clothes washing: Copper with flue in scullery. (4)

Room Heating: Range in living room and a fire in two bedrooms (2)

Lighting:

Fuel storage: Coal store accessed from scullery.

Services:

General storage: Cupboard off landing or in main bedroom.

Specific provisions:

Construction description:

Foundations:

Walls: Steel framed. (12)

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Dorman Long (3)

Occupant's occupation: Steel workers.

Notes: Desiring to extend the village, Messrs. Dorman, Long and Co. decided to adopt a construction, quite unique in domestic buildings, having a framework of steel, with hy-rib as the concrete reinforcement for the outside walls (inner walls being of slabs) for the first floors, and for the ceilings and roofs. The popular theory that houses built on any such standardised system must be architecturally monotonous and unattractive is hereby completely exploded.

Structurally, the first point of interest is the steel framework, which is simple yet substantial, and absolutely self-contained. This framework has been patented by Messrs. Dorman Long and Co., Ltd., and is supplied by their own constructional department, being treated against corrosion in a special manner, both before and after erection. To this steel structure is

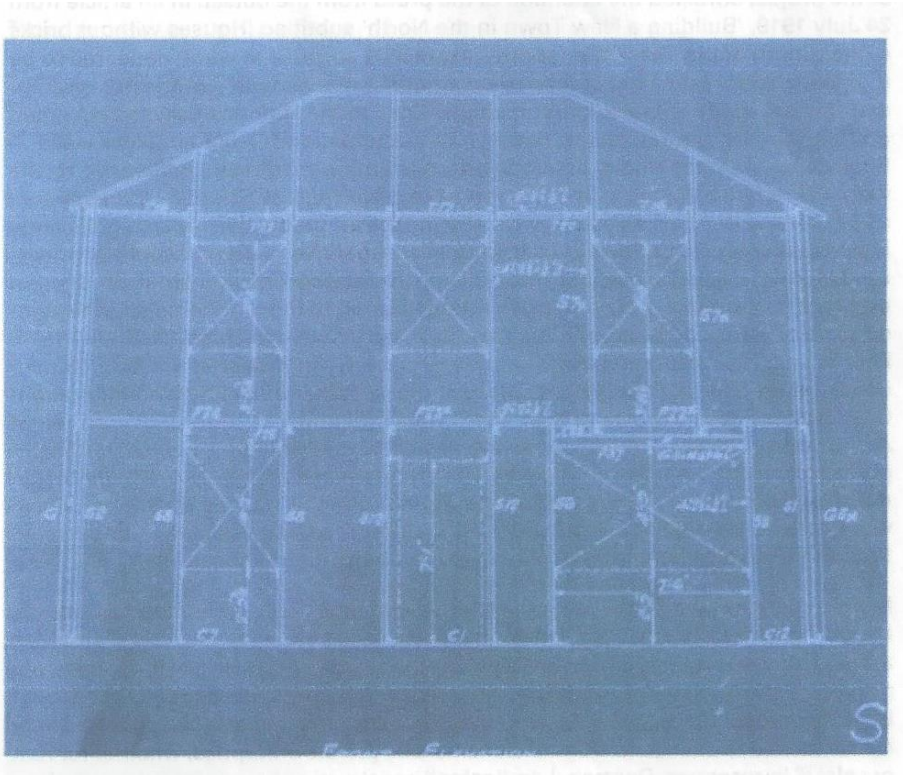
attached the hy-rib reinforcement, and this operation can be accomplished in about three days.

In the case of the walls, fixing is affected by means of galvanised wire which is passed through holes 21in apart already drilled in the angle uprights and round the rib of the reinforcement. In this manner an excellent fixing and one giving great rigidity is obtained.

The material is fixed horizontally with the rib inwards, and 3/16 in diameter rods are also used, being wired at right angles to the hy-rib at 30in centres to provide for temperature stresses.

In all cases sheets are lapped and pressed together and are perfectly locked by punching with a handpunch every 24in and at the ends. The hy-rib is then connected to a thickness of 2in (that is, 1½in on the inside, rib side, and ½in on the mesh side), with one to four mixture of cement and sand. This one to four mixture comprising 2½ parts sand, 1½ parts fine crushed slag and one part cement, is proving highly satisfactory, and can be recommended in cases where a good grade slag, free from sulphur and lime, is readily accessible. This wall is permanent and durable, vermin proof and fire-resisting. Hy-rib being a self-centering material, close boarded shuttering is eliminated, and it is only necessary to have temporary supports at about 2ft 6in centres, which may be removed after the inside coat has been applied.

For the floors, the reinforcing sheets, with the lath surface downwards, are fixed to the joists by means of plate clips at 18tn centres. The concrete is then applied to a thickness of 2½in, and after removing the temporary brace a ½in render coat is applied to the underside.



Observations and comments:

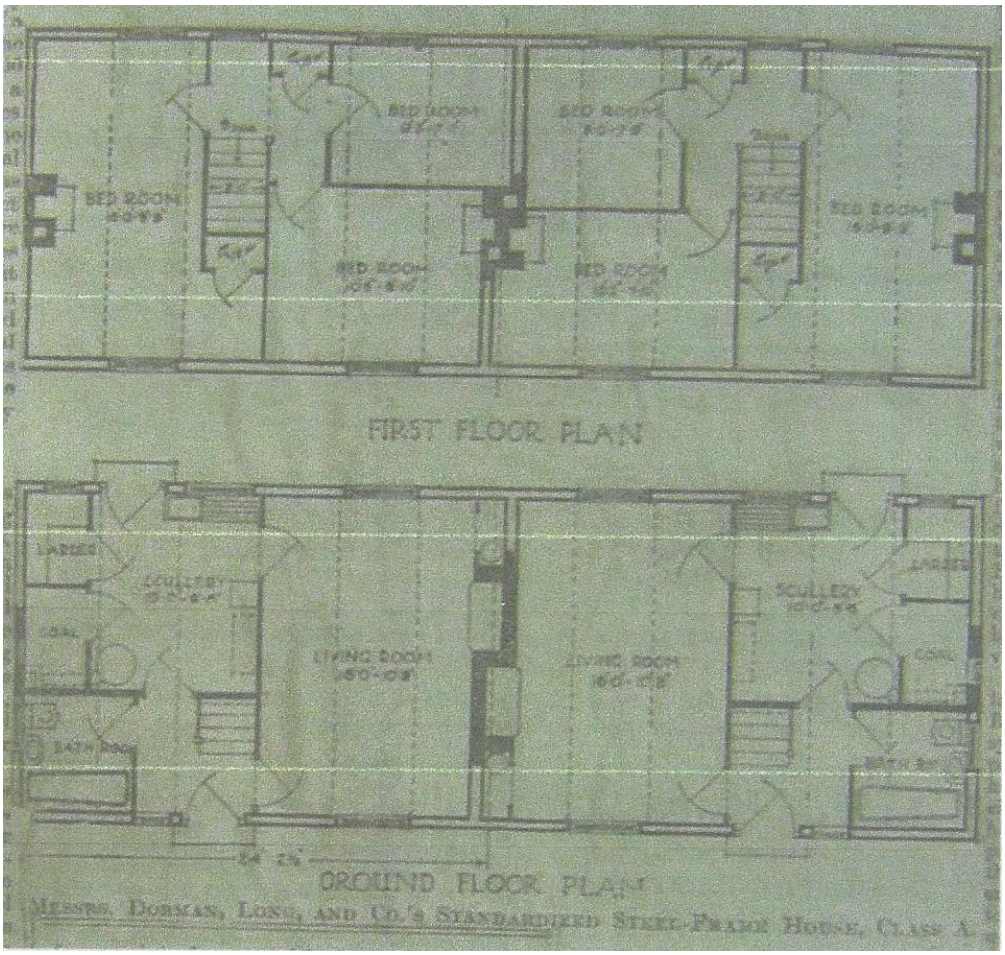


Fig 11. House interior in Westfield Court. This rare interior view shows a non-parlour house with the 'through' room that serves as a kitchen/living-room. Illustrated in *Country Life*, 17 July 1920, it effectively illustrates the 'taste' for eighteenth-century goods, and it points to working-class pride in a well-kept home.

Housing record

No. 395 Date: 1918 (1)

Location: Dormanstown, Redcar, Yorkshire Address: Steel frame Type B

O/S sheet No: 93 Grid Reference: NZ 585239

Reference: *The Architects' Journal,* December 31, 1919, P812

Buckley Cheryl, 'Tradition and the Design of the 'Industrial Village' of Dormanstown 1917-1923, *Journal of Design History,* Vol. 23, No. 1 pp 21-40. (2)

Description: Blocks of three bedroomed parlour cottages. (4)

Rooms and layout: Drawing room, dining room, kitchen and scullery downstairs, three bedrooms upstairs. (75)

Sanitation and drainage: W C off first floor landing (8)

Water supply:

Gas and electricity supply:

Water heating: (3)

Cooking facilities: Range in kitchen and no indication of gas cooker as well. (4)

Food storage: Pantry off the scullery. (1)

Washing and bathing: Bathroom containing bath and wash-hand basin off first floor landing. (11)

Clothes washing: Copper with no flue in scullery. (9)

Room Heating: Range in kitchen and fireplaces in dining room, drawing room and all three bedrooms (2)

Lighting:

Fuel storage: Coal store accessed from scullery.

Services:

General storage: Linen cupboard off landing.

Specific provisions:

Construction description: (12)

Foundations:

Walls: Steel framed.

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: Dorman Long (3)

Occupant's occupation: Steel workers.

Notes: Desiring to extend the village, Messrs. Dorman, Long and Co. decided to adopt a construction, quite unique in domestic buildings, having a framework of steel, with hy-rib as the concrete reinforcement for the outside walls (inner walls being of slabs) for the first floors, and for the ceilings and roofs. The popular theory that houses built on any such standardised system must be architecturally monotonous and unattractive is hereby completely exploded.

Structurally, the first point of interest is the steel framework, which is simple yet substantial, and absolutely self-contained. This framework has been patented by Messrs. Dorman Long and Co., Ltd., and is supplied by their own constructional department, being treated against corrosion in a special manner, both before and after erection. To this steel structure is

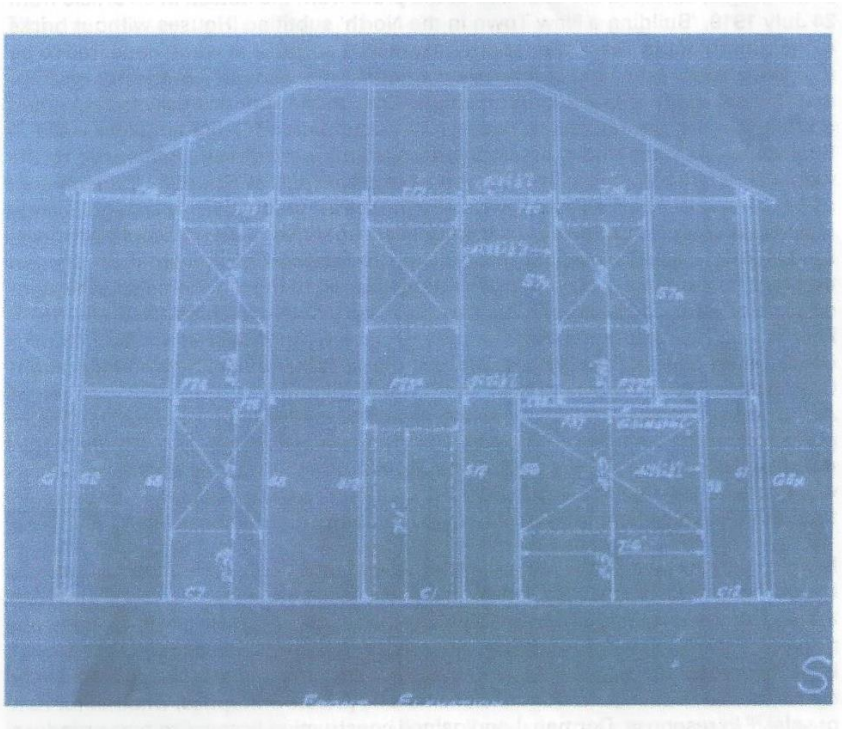
attached the hy-rib reinforcement, and this operation can be accomplished in about three days.

In the case of the walls, fixing is affected by means of galvanised wire which is passed through holes 21in apart already drilled in the angle uprights and round the rib of the reinforcement. In this manner an excellent fixing and one giving great rigidity is obtained.

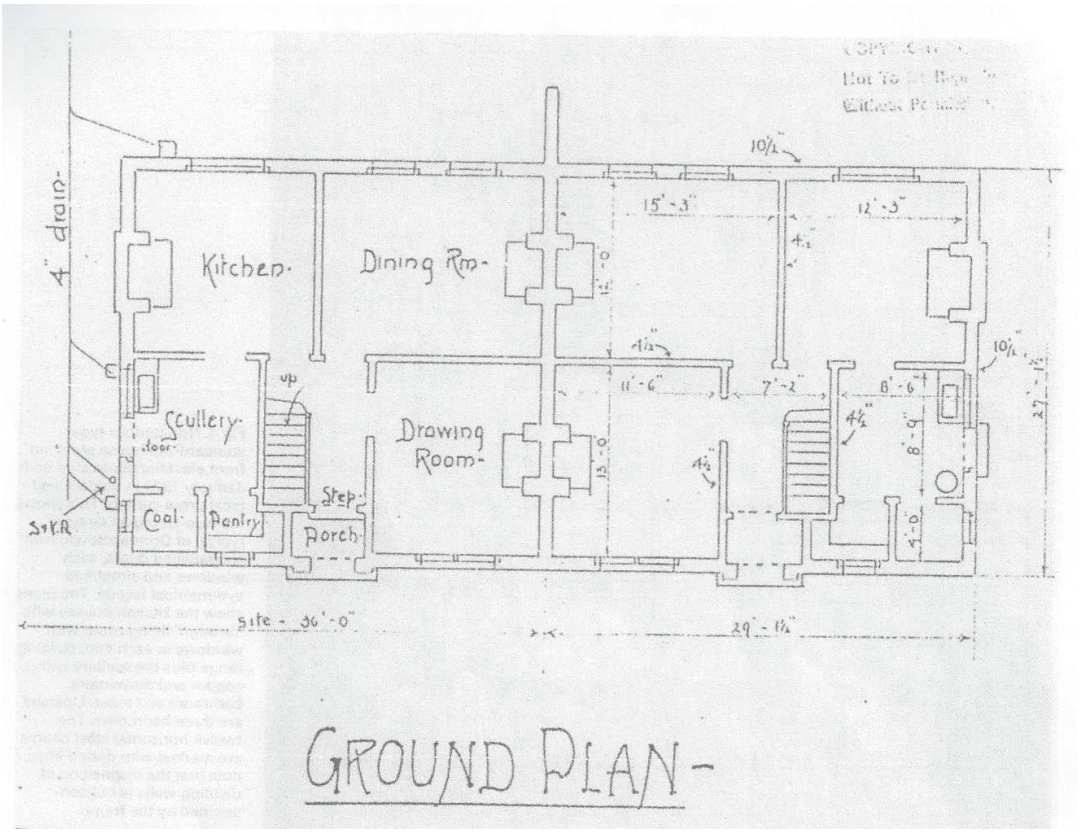
The material is fixed horizontally with the rib inwards, and 3/16 in diameter rods are also used, being wired at right angles to the hy-rib at 30in centres to provide for temperature stresses.

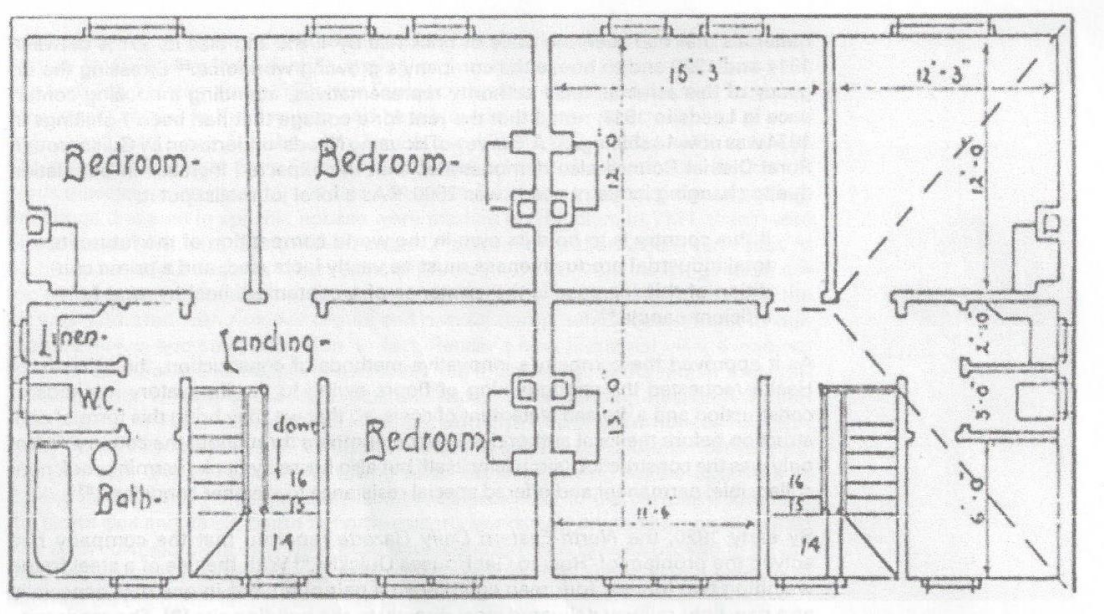
In all cases sheets are lapped and pressed together and are perfectly locked by punching with a handpunch every 24in and at the ends. The hy-rib is then connected to a thickness of 2in (that is, 1½in on the inside, rib side, and ½in on the mesh side), with one to four mixture of cement and sand. This one to four mixture comprising 2½ parts sand, 1½ parts fine crushed slag and one part cement, is proving highly satisfactory, and can be recommended in cases where a good grade slag, free from sulphur and lime, is readily accessible. This wall is permanent and durable, vermin proof and fire-resisting. Hy-rib being a self-centering material, close boarded shuttering is eliminated, and it is only necessary to have temporary supports at about 2ft 6in centres, which may be removed after the inside coat has been applied.

For the floors, the reinforcing sheets, with the lath surface downwards, are fixed to the joists by means of plate clips at 18tn centres. The concrete is then applied to a thickness of 2½in, and after removing the temporary brace a ½in render coat is applied to the underside.



Observations and comments:




Bedroom-
Bedroom-
15'-3"
12'-3"
12'-0"
12'-0"
Linen-
Landing-
WC.
Bath-
down
16
15
14
Bedroom-
13'-0"
11'-6"
16
15
14
2'-0"
5'-0"
6'-0"

Housing record

No. 396 Date: 1917-18 (1)

Location: Shortstown, Cardington, Bedford Address: Type A

O/S sheet No: 153 Grid Reference: TL 072470

Reference: *The Builder*, June 27, 1919, pp 638-40 (2)

Description: Three or four bedroomed houses with living room, parlour and scullery built in blocks of varying types (4)

Rooms and layout: Parlour, living room, dining room or fourth bedroom, scullery downstairs and three bedrooms, bathroom and WC on first floor. (86A)

Sanitation and drainage: W C off first floor landing (8)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Position for a range in the living room (2)

Food storage: Food store off scullery (1)

Washing and bathing: Bathroom off first floor landing with bath and wash-hand basin. (11)

Clothes washing: Copper with flue in scullery (4)

Room Heating: Range in living room, fireplaces in dining room, parlour and three first floor bedrooms. (2)

Lighting:

Fuel storage: Coal store off scullery

Services:

General storage: cupboards in two front bedrooms and on landing

Specific provisions:

Construction description: (1)

Foundations:

Walls: Red facing brick

Roof: sand-faced tiles

Finishes:

Fixtures and fittings:

Developer: Messrs Short Brothers. (3)

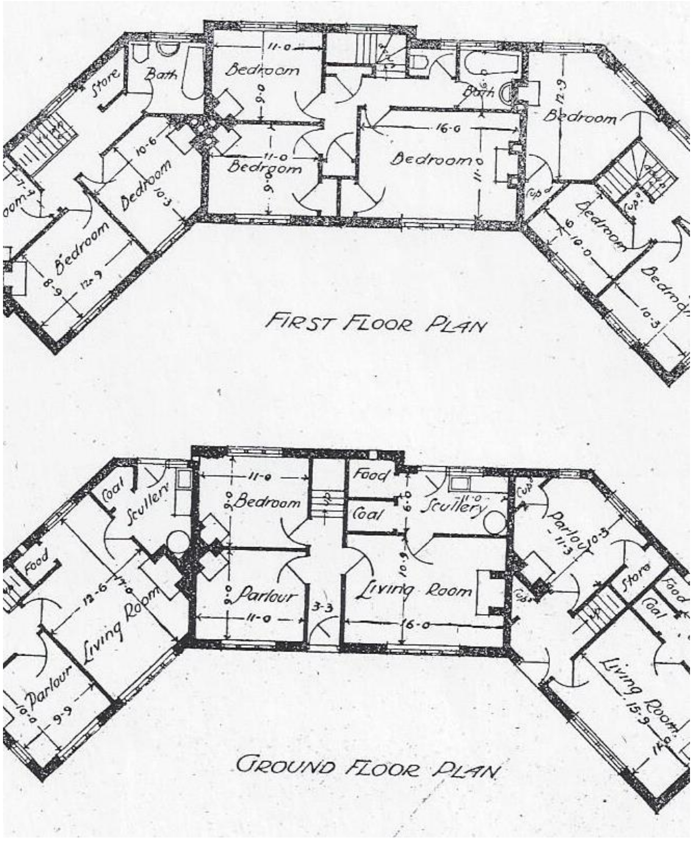
Architect/designer: Cackett & Burns Dick of Newcastle.

Occupant's occupation: Airship builders.

Notes: The architects were fortunate, however, in securing from various sources nearly sufficient excellent facing bricks and sand-faced tiles to do the whole of the houses, and the general colour effect is good. They were loath to resort to a general facing of rough cast as has been done in some admirable housing schemes, feeling that with the best designed houses the effect soon tends to a drab and somewhat shoddy monotony, especially where there is much smoke from surrounding works. Only in Greycote has rough cast been used to any extent, and as a contrast to the soft and varying brick tones it is satisfactory.

The number of houses built up to the present is 151. They consist of four classes; A, 6 roomed; B, 5 roomed; C, 4 roomed; and D, flats of 3 rooms. The proportion of each is A 12, B 36, C 64, and D 36.

Observations and comments:


FIRST FLOOR PLAN
Bedroom
Bath
Store
Bedroom
Bedroom
Bedroom
Bedroom
Bath
Bedroom
Bedroom
GROUND FLOOR PLAN
Coal
Scullery
Food
Living Room
Parlour
Bedroom
Parlour
Food
Coal
Scullery
Living Room
Parlour
Store
Food
Coal
Living Room

Housing record

No. 397 Date: 1917-18 (1)

Location: Shortstown, Cardington, Bedford Address: Type B

O/S sheet No: 153 Grid Reference: TL 072470

Reference: *The Builder*, June 27, 1919, pp 638-40 (2)

Description: Three bedroomed house with living room, parlour and scullery built in blocks of varying types (4)

Rooms and layout: Parlour, living room, scullery downstairs and three bedrooms, bathroom and WC on first floor. (49)

Sanitation and drainage: W C in bathroom off first floor landing (7)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Position for a range in the living room (2)

Food storage: Food store off scullery or living room (1)

Washing and bathing: Bathroom off first floor landing with bath, W C and wash-hand basin. (12)

Clothes washing: Copper with flue in scullery (4)

Room Heating: Range in living room, fireplaces in parlour and two or three first floor bedrooms. (2)

Lighting:

Fuel storage: Coal store off scullery

Services:

General storage: cupboards in occasional bedroom and by entrance door.

Specific provisions:

Construction description: (1)

Foundations:

Walls: Red facing brick

Roof: sand-faced tiles

Finishes:

Fixtures and fittings:

Developer: Messrs Short Brothers: (3)

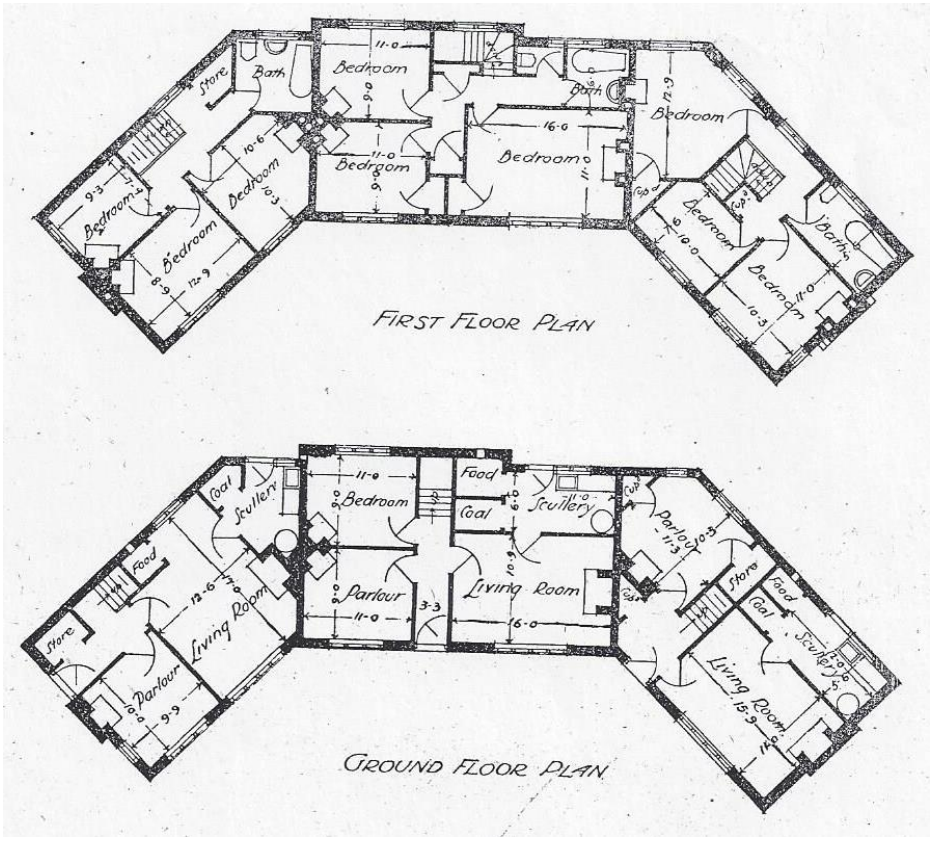
Architect/designer: Cackett & Burns Dick of Newcastle.

Occupant's occupation: Airship builders.

Notes: The architects were fortunate, however, in securing from various sources nearly sufficient excellent facing bricks and sand-faced tiles to do the whole of the houses, and the general colour effect is good. They were loath to resort to a general facing of rough cast as has been done in some admirable housing schemes, feeling that with the best designed houses the effect soon tends to a drab and somewhat shoddy monotony, especially where there is much smoke from surrounding works. Only in Greycote has rough cast been used to any extent, and as a contrast to the soft and varying brick tones it is satisfactory.

The number of houses built up to the present is 151. They consist of four classes; A, 6 roomed; B, 5 roomed; C, 4 roomed; and D, flats of 3 rooms. The proportion of each is A 12, B 36, C 64, and D 36.

Observations and comments:



Housing record

No. 398 Date: 1917-18 (1)

Location: Shortstown, Cardington, Bedford Address: Type C

O/S sheet No: 153 Grid Reference: TL 072470

Reference: *The Builder*, June 27, 1919, pp 638-40 (2)

Description: Three bedroomed house with living room and scullery built in blocks of varying types (4)

Rooms and layout: Living room, scullery, bath and W C. (40)

Sanitation and drainage: W C on ground floor (4)

Water supply:

Gas and electricity supply:

Water heating:

Cooking facilities: Position for a range in the living room (2)

Food storage:

Washing and bathing: Bath on ground floor (1)

Clothes washing:

Room Heating:

Lighting:

Fuel storage:

Services:

General storage:

Specific provisions:

Construction description: (1)

Foundations:

Walls: Red facing brick

Roof: sand-faced tiles

Finishes:

Fixtures and fittings:

Developer: Messrs Short Brothers: (3)

Architect/designer: Cackett & Burns Dick of Newcastle.

Occupant's occupation: Airship builders.

Notes: The architects were fortunate, however, in securing from various sources nearly sufficient excellent facing bricks and sand-faced tiles to do the whole of the houses, and the general colour effect is good. They were loath to resort to a general facing of rough cast as has been done in some admirable housing schemes, feeling that with the best designed houses the effect soon tends to a drab and somewhat shoddy monotony, especially where there is much smoke from surrounding works. Only in Greycote has rough cast been used to any extent, and as a contrast to the soft and varying brick tones it is satisfactory.

The number of houses built up to the present is 151. They consist of four classes; A, 6 roomed; B, 5 roomed; C, 4 roomed; and D, flats of 3 rooms. The proportion of each is A 12, B 36, C 64, and D 36.

Housing record

No. 399 Date: 1917-18 (1)

Location: Shortstown, Cardington, Bedford Address: Type D

O/S sheet No: 153 Grid Reference: TL 072470

Reference: *The Builder*, June 27, 1919, pp 638-40 (2)

Description: Two bedroomed flats with living room and scullery built in blocks of varying types (6)

Rooms and layout: Living room, scullery, two bedrooms, bath and W C. (10)

Sanitation and drainage: W C accessed from outside (4)

Water supply:

Gas and electricity supply:

Water heating:

Cooking facilities: Position for a range in the living room (2)

Food storage:

Washing and bathing: Bathroom (1)

Clothes washing:

Room Heating:

Lighting:

Fuel storage:

Services:

General storage:

Specific provisions:

Construction description: (1)

Foundations:

Walls: Red facing brick

Roof: sand-faced tiles

Finishes:

Fixtures and fittings:

Developer: Messrs Short Brothers (3)

Architect/designer: Cackett & Burns Dick of Newcastle.

Occupant's occupation: Airship builders.

Notes: The architects were fortunate, however, in securing from various sources nearly sufficient excellent facing bricks and sand-faced tiles to do the whole of the houses, and the general colour effect is good. They were loath to resort to a general facing of rough cast as has been done in some admirable housing schemes, feeling that with the best designed houses the effect soon tends to a drab and somewhat shoddy monotony, especially where there is much smoke from surrounding works. Only in Greycote has rough cast been used to any extent, and as a contrast to the soft and varying brick tones it is satisfactory.

The number of houses built up to the present is 151. They consist of four classes; A, 6 roomed; B, 5 roomed; C, 4 roomed; and D, flats of 3 rooms. The proportion of each is A 12, B 36, C 64, and D 36.

Housing record

No. 400 Date: 1918 (1)

Location: Chepstow, Bulwarks Village Address: Type B, C3

O/S sheet No: 162 Grid Reference: ST 537925

Reference: *The Architect,* June 13, 1919 pp 381-5, *The Architect,* June 13, 1919, pp 257-8 (2)

Description: Block of four three bedroomed parlour houses. (4)

Rooms and layout: Living room, parlour, kitchen and scullery downstairs, three bedrooms, bathroom and W C, upstairs. (52A)

Sanitation and drainage: W C off first floor landing (8)

Water supply:

Gas and electricity supply:

Water heating: (1, 3)

Cooking facilities: Position for a range in the kitchen (4)

Food storage: Larder off the scullery (1)

Washing and bathing: Bathroom off first floor landing with bath and wash-hand basin. (11)

Clothes washing: Copper with flue in scullery (4)

Room Heating: Range in kitchen, fireplaces in living room, parlour all three bedrooms. (2)

Lighting:

Fuel storage: Coal store off scullery

General storage: Some bedroom cupboards, linen cupboards off landing.

Specific provisions:

Construction description: (7)

Foundations:

Walls: Concrete block cavity walls

Roof: Hand-made tiles

Finishes: Plaster to inside walls

Fixtures and fittings:

Developer: National Shipyards (3)

Architect/designer: Messrs Dunn, Watson and Curtis Green

Occupant's occupation: Shipyard workers

Notes: The commencement of the B type or parlour type houses was made at Beta Road, and a good type of this house is observable at the "Octagon,".

The scheme is enormous in its extent that adequate description and illustration are difficult but considering that the work was carried out under the pressure of war conditions the result obtained by the architect seems to us to be a very satisfactory one. The difficulty of obtaining bricks and the local conditions affecting materials led to the adoption of concrete block construction of the Winget type, which has been employed with very satisfactory results both from a practical standpoint and that of design.

The concrete is mixed in a semi-dry state, and the exterior surface maintains the gravel and sand finish. A stone texture of face is obtained when the aggregate is crushed stone and red sand; this, with the warm jointing, has a most pleasant effect in sunlight.

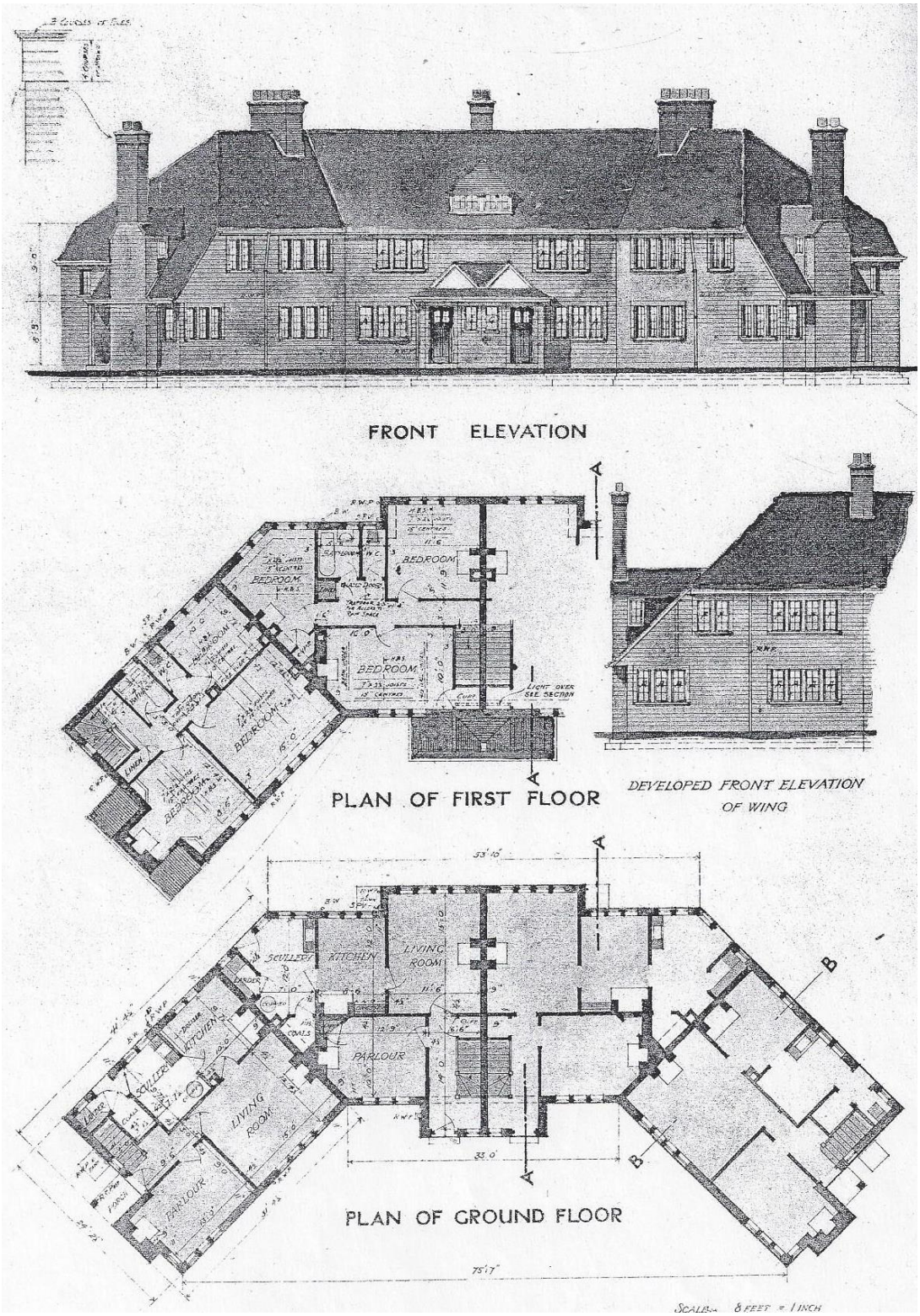
Of course, blocks can be produced from clinker or slag carefully selected, which require rough-casting or other rendered treatment externally.

The inner block or leaf of the wall is a plain block, and the aggregate contains a proportion of breeze which allows the wall to breathe, thus avoiding condensation. The work is perfectly weatherproof, and the continuous cavity walls effectually keep out the heavy, driving rains of the district. The interior wall surface only requires two coats of plasterwork; in fact, in some instances only a skimming coat is used, and party-walls, also built hollow, are sound-proofed and fulfil the requirements against fire. The work is designed so that the blocks work in with the standard doors

and windows used; cutting and the usage of special blocks being avoided. The blocks are a convenient size for handling.

The eves are finished with a flat block, which prevents any leakage of the roof getting in the inside wall. This also does away with soffit, thus reducing the cost of maintenance and speeding the work in execution. The joints are finished on the exterior walls with a warm yellow mortar. The exterior woodwork, practically confined to doors, is treated with dark Solignum. The spouts are lead colour; the roof is covered with hand-made tiles.

Observations and comments:


FRONT ELEVATION
PLAN OF FIRST FLOOR
DEVELOPED FRONT ELEVATION OF WING
PLAN OF GROUND FLOOR
BEDROOM
KITCHEN
LIVING ROOM
PARLOUR
SCULLERY
LIGHT OVER SEE SECTION
75'7"
33'0"

Housing record

No. 401 Date: 1918 (1)

Location: Chepstow, Bulwarks Village Address: Type B

O/S sheet No: 162 Grid Reference: ST 537925

Reference: *The Architect*, June 13, 1919 pp 381-5, *The Architect*, June 13, 1919, pp 257-8 (2)

Description: Block of three, three bedroomed parlour houses. (4)

Rooms and layout: Living room, parlour and scullery downstairs, three bedrooms and bathroom, upstairs. (49)

Sanitation and drainage: W C accessed from outside, via a covered way from scullery door. (3)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Position for a range in the living room, gas stove in scullery. (3)

Food storage: Larder off the scullery (1)

Washing and bathing: Bathroom off first floor landing with bath and wash-hand basin. (11)

Clothes washing: Copper with no flue in scullery (9)

Room Heating: Range in living room, fireplaces in parlour and two bedrooms. (2)

Lighting:

Fuel storage: Coal store off scullery

General storage:

Specific provisions:

Construction description: (7)

Foundations:

Walls: Concrete block cavity walls

Roof: Hand-made tiles

Finishes: Plaster to inside walls

Fixtures and fittings:

Developer: National Shipyards (3)

Architect/designer: Messrs Dunn, Watson and Curtis Green

Occupant's occupation: Shipyard workers

Notes: The commencement of the B type or parlour type houses was made at Beta Road, and a good type of this house is observable at the "Octagon,".

The scheme is enormous in its extent that adequate description and illustration are difficult but considering that the work was carried out under the pressure of war conditions the result obtained by the architect seems to us to be a very satisfactory one. The difficulty of obtaining bricks and the local conditions affecting materials led to the adoption of concrete block construction of the Winget type, which has been employed with very satisfactory results both from a practical standpoint and that of design.

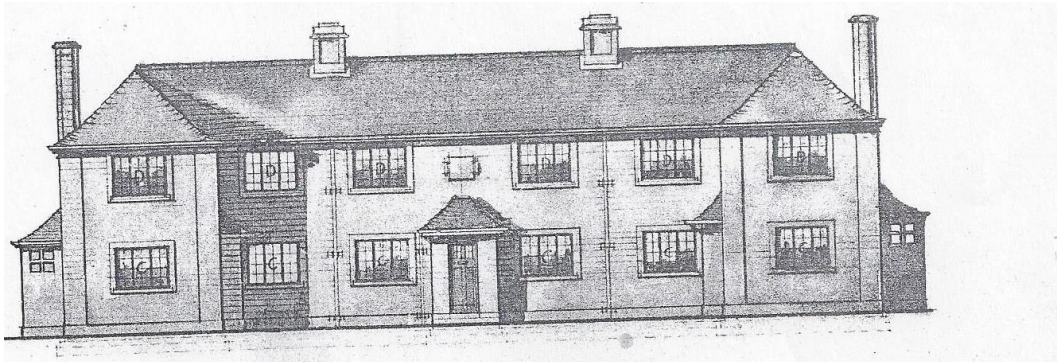
The concrete is mixed in a semi-dry state, and the exterior surface maintains the gravel and sand finish. A stone texture of face is obtained when the aggregate is crushed stone and red sand; this, with the warm jointing, has a most pleasant effect in sunlight.

Of course, blocks can be produced from clinker or slag carefully selected, which require rough-casting or other rendered treatment externally.

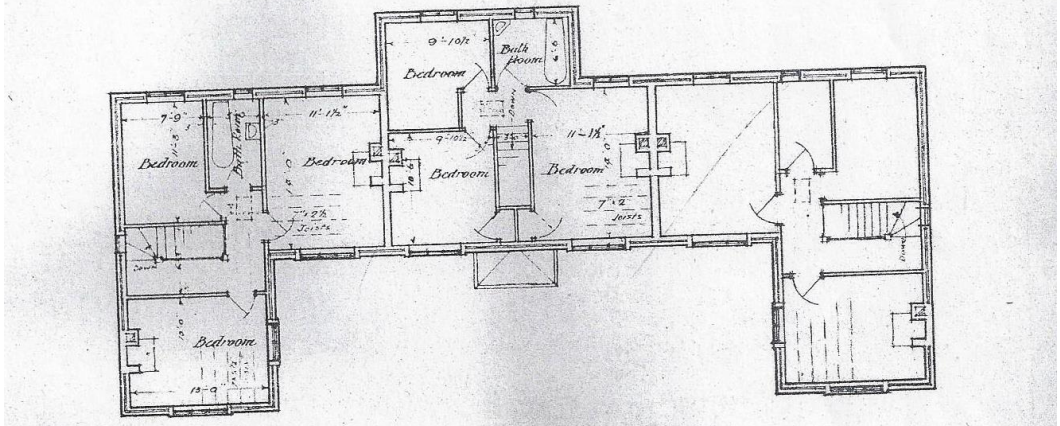
The inner block or leaf of the wall is a plain block, and the aggregate contains a proportion of breeze which allows the wall to breathe, thus avoiding condensation. The work is perfectly weatherproof, and the continuous cavity walls effectually keep out the heavy, driving rains of the district. The interior wall surface only requires two coats of plasterwork; in fact, in some instances only a skimming coat is used, and party-walls, also built hollow, are sound-proofed and fulfil the requirements against fire. The work is designed so that the blocks work in with the standard doors and windows used; cutting and the usage of special blocks being avoided. The blocks are a convenient size for handling.

The eves are finished with a flat block, which prevents any leakage of the roof getting in the inside wall. This also does away with soffit, thus reducing the cost of maintenance and speeding the work in execution. The joints are finished on the exterior walls with a warm yellow mortar. The exterior woodwork, practically confined to doors, is treated with dark Solignum. The spouts are lead colour; the roof is covered with hand-made tiles.

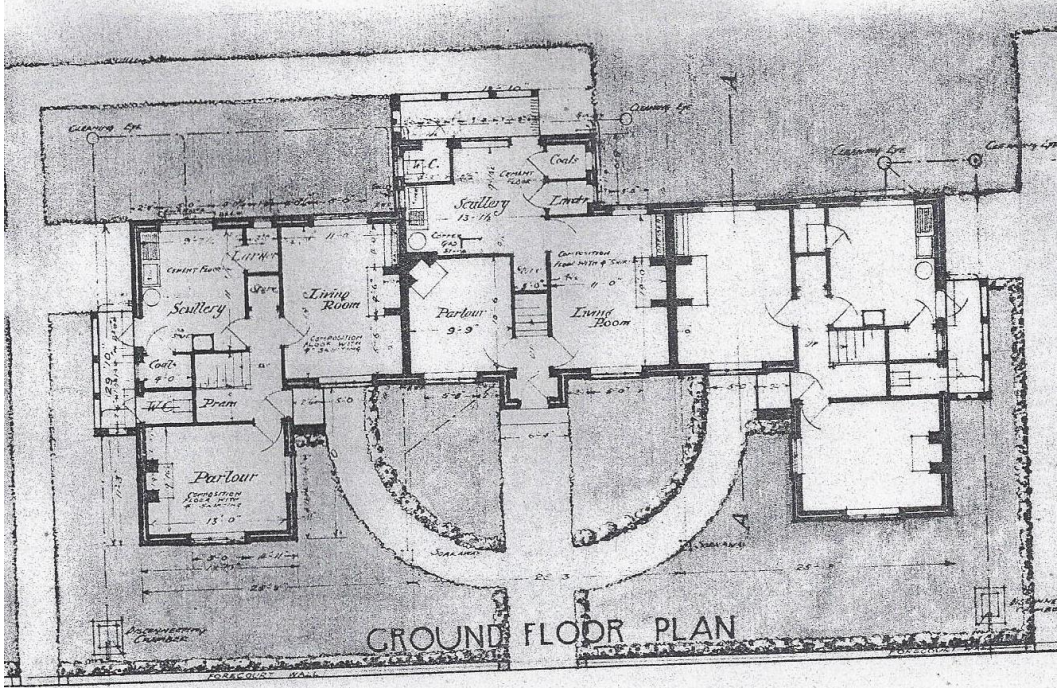
Observations and comments:



FRONT ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Housing record

No. 402 Date: 1918 (1)

Location: Chepstow, Bulwarks Village Address: Type B 18

O/S sheet No: 162 Grid Reference: ST 537925

Reference: *The Architect*, June 13, 1919 pp 381-5, *The Architect*, June 13, 1919, pp 257-8 (2)

Description: Block of two three bedroomed parlour houses. (2)

Rooms and layout: Living room, parlour and kitchen downstairs, three bedrooms, W C and bathroom, upstairs. (55)

Sanitation and drainage: W C accessed from first floor landing. (8)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Position for a range in the kitchen. (4)

Food storage: Larder off the scullery or kitchen (1)

Washing and bathing: Bathroom off first floor landing with bath and wash-hand basin. (11)

Clothes washing: Copper with flue in scullery or rear lobby (4)

Room Heating: Range in kitchen or kitchen/living room, fireplaces in living room, parlour and all three bedrooms. (2)

Lighting:

Fuel storage: Coal store off rear lobby

General storage:

Specific provisions:

Construction description: (7)

Foundations:

Walls: Concrete block cavity walls

Roof: Hand-made tiles

Finishes: Plaster to inside walls

Fixtures and fittings:

Developer: National Shipyards (3)

Architect/designer: Messrs Dunn, Watson and Curtis Green

Occupant's occupation: Shipyard workers

Notes: The commencement of the B type or parlour type houses was made at Beta Road, and a good type of this house is observable at the "Octagon,".

The scheme is enormous in its extent that adequate description and illustration are difficult but considering that the work was carried out under the pressure of war conditions the result obtained by the architect seems to us to be a very satisfactory one. The difficulty of obtaining bricks and the local conditions affecting materials led to the adoption of concrete block construction of the Winget type, which has been employed with very satisfactory results both from a practical standpoint and that of design.

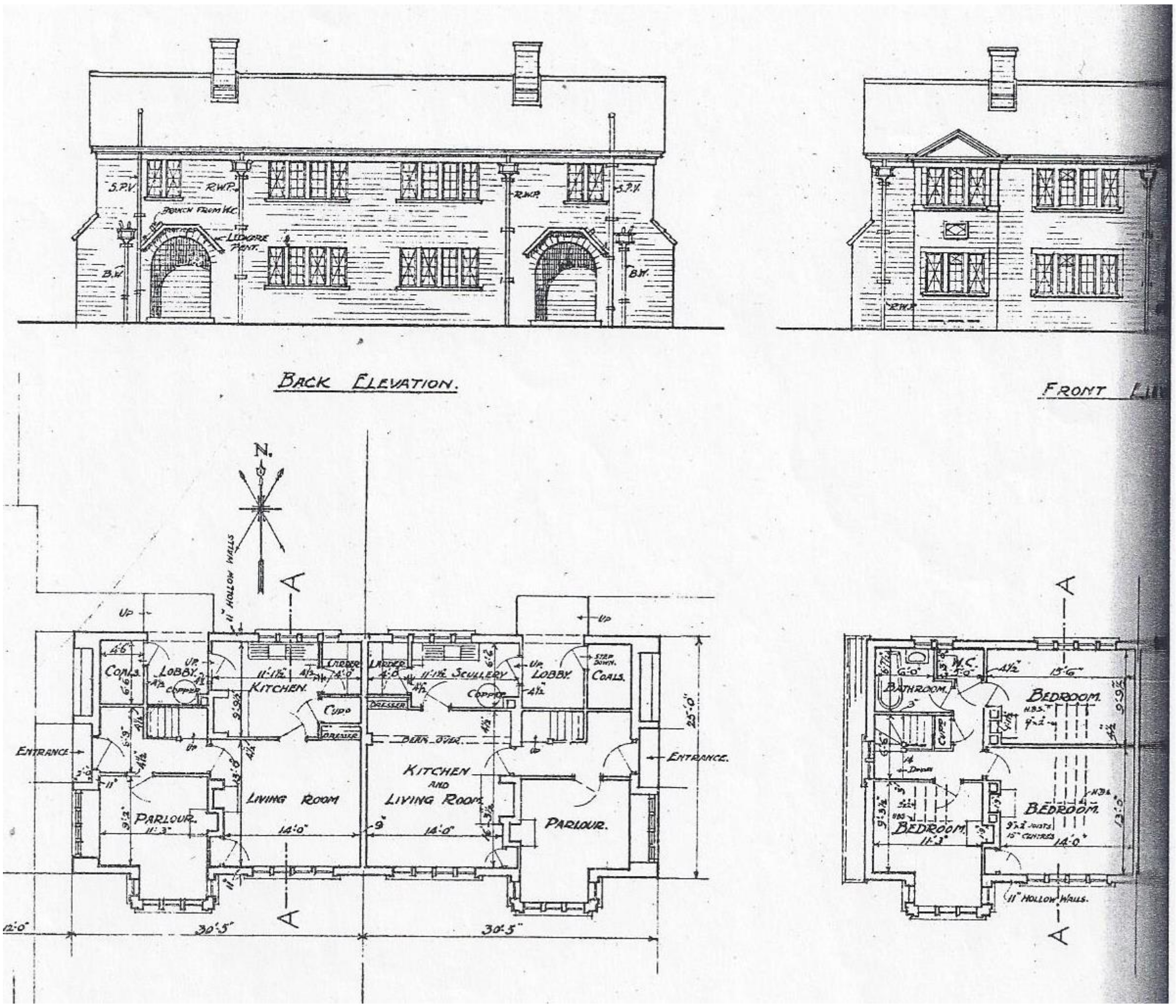
The concrete is mixed in a semi-dry state, and the exterior surface maintains the gravel and sand finish. A stone texture of face is obtained when the aggregate is crushed stone and red sand; this, with the warm jointing, has a most pleasant effect in sunlight.

Of course, blocks can be produced from clinker or slag carefully selected, which require rough-casting or other rendered treatment externally.

The inner block or leaf of the wall is a plain block, and the aggregate contains a proportion of breeze which allows the wall to breathe, thus avoiding condensation. The work is perfectly weatherproof, and the continuous cavity walls effectually keep out the heavy, driving rains of the district. The interior wall surface only requires two coats of plasterwork; in fact, in some instances only a skimming coat is used, and party-walls, also built hollow, are sound-proofed and fulfil the requirements against fire. The work is designed so that the blocks work in with the standard doors and windows used; cutting and the usage of special blocks being avoided. The blocks are a convenient size for handling.

The eves are finished with a flat block, which prevents any leakage of the roof getting in the inside wall. This also does away with soffit, thus reducing the cost of maintenance and speeding the work in execution. The joints are finished on the exterior walls with a warm yellow mortar. The exterior woodwork, practically confined to doors, is treated with dark Solignum. The spouts are lead colour; the roof is covered with hand-made tiles.

Observations and comments:


BACK ELEVATION.
FRONT
S.P.V.
R.W.P.
B.W.
N.
11" HOLLOW WALLS
ENTRANCE
ENTRANCE.
COALS
LOBBY
KITCHEN
LARDER
SCULLERY
CUPD
DRESSER
LIVING ROOM
KITCHEN AND LIVING ROOM
PARLOUR.
W.C.
BATHROOM.
BEDROOM.
11" HOLLOW WALLS.
30'5"
25'0"
14'0"

Housing record

No. 402A Date: 1918 (1)

Location: Chepstow, Bulwarks Village Address: Type B 18

O/S sheet No: 162 Grid Reference: ST 537925

Reference: *The Architect*, June 13, 1919 pp 381-5, *The Architect*, June 13, 1919, pp 257-8 (2)

Description: Block of two three bedroomed parlour houses. (2)

Rooms and layout: Kitchen/living room, parlour, downstairs, three bedrooms, W C and bathroom, upstairs. (37)

Sanitation and drainage: W C accessed from first floor landing. (8)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Position for a range in the kitchen/living room. (2)

Food storage: Larder off the scullery or kitchen (1)

Washing and bathing: Bathroom off first floor landing with bath and wash-hand basin. (11)

Clothes washing: Copper with flue in scullery or rear lobby (4)

Room Heating: Range in kitchen or kitchen/living room, fireplaces in living room, parlour and all three bedrooms. (2)

Lighting:

Fuel storage: Coal store off rear lobby

General storage:

Specific provisions:

Construction description: (7)

Foundations:

Walls: Concrete block cavity walls

Roof: Hand-made tiles

Finishes: Plaster to inside walls

Fixtures and fittings:

Developer: National Shipyards (3)

Architect/designer: Messrs Dunn, Watson and Curtis Green

Occupant's occupation: Shipyard workers

Notes: The commencement of the B type or parlour type houses was made at Beta Road, and a good type of this house is observable at the "Octagon,".

The scheme is enormous in its extent that adequate description and illustration are difficult but considering that the work was carried out under the pressure of war conditions the result obtained by the architect seems to us to be a very satisfactory one. The difficulty of obtaining bricks and the local conditions affecting materials led to the adoption of concrete block construction of the Winget type, which has been employed with very satisfactory results both from a practical standpoint and that of design.

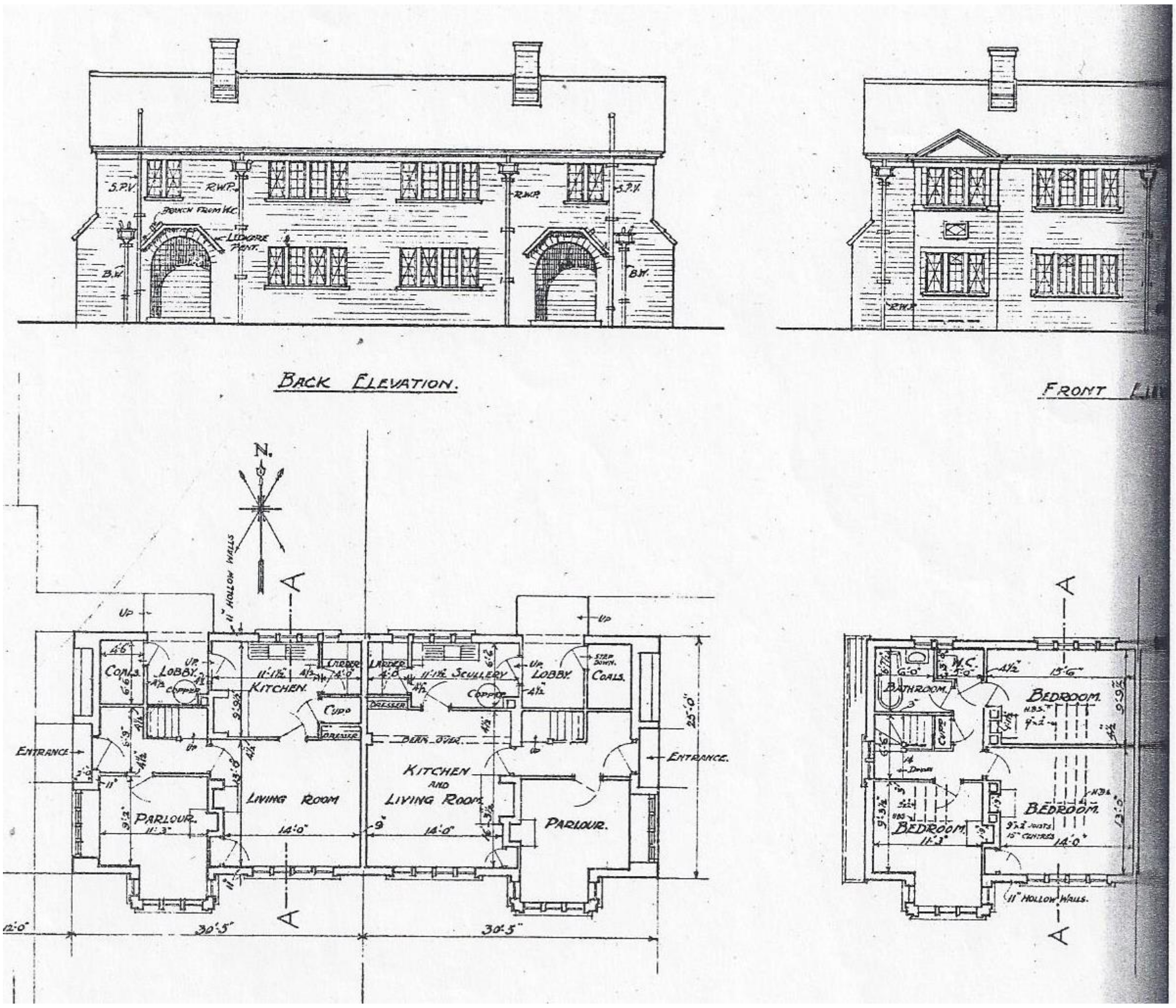
The concrete is mixed in a semi-dry state, and the exterior surface maintains the gravel and sand finish. A stone texture of face is obtained when the aggregate is crushed stone and red sand; this, with the warm jointing, has a most pleasant effect in sunlight.

Of course, blocks can be produced from clinker or slag carefully selected, which require rough-casting or other rendered treatment externally.

The inner block or leaf of the wall is a plain block, and the aggregate contains a proportion of breeze which allows the wall to breathe, thus avoiding condensation. The work is perfectly weatherproof, and the continuous cavity walls effectually keep out the heavy, driving rains of the district. The interior wall surface only requires two coats of plasterwork; in fact, in some instances only a skimming coat is used, and party-walls, also built hollow, are sound-proofed and fulfil the requirements against fire. The work is designed so that the blocks work in with the standard doors and windows used; cutting and the usage of special blocks being avoided. The blocks are a convenient size for handling.

The eves are finished with a flat block, which prevents any leakage of the roof getting in the inside wall. This also does away with soffit, thus reducing the cost of maintenance and speeding the work in execution. The joints are finished on the exterior walls with a warm yellow mortar. The exterior woodwork, practically confined to doors, is treated with dark Solignum. The spouts are lead colour; the roof is covered with hand-made tiles.

Observations and comments:


BACK ELEVATION.
FRONT
KITCHEN
LIVING ROOM
KITCHEN AND LIVING ROOM
PARLOUR.
SCULLERY
LOBBY.
COALS.
ENTRANCE.
BATHROOM.
W.C.
BEDROOM.
11" HOLLOW WALLS.
30'5"
25'0"

Housing record

No. 403 Date: 1918 (1)

Location: Chepstow, Bulwarks Village Address: Type B

O/S sheet No: 162 Grid Reference: ST 537925

Reference: *The Architect,* June 13, 1919 pp 381-5, *The Architect,* June 13, 1919, pp 257-8 (2)

Description: Block of six three bedroomed parlour houses. (4)

Rooms and layout: Living room, parlour and scullery downstairs, three bedrooms, W C and bathroom, upstairs. (49)

Sanitation and drainage: W C accessed from outside (3)

Water supply: Rainwater butts

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Position for a range in living room. (2)

Food storage: Larder off the scullery (1)

Washing and bathing: Bathroom off first floor landing with bath and wash-hand basin. (11)

Clothes washing: Copper with flue in scullery (4)

Room Heating: Range in living room, fireplaces in parlour and all three bedrooms. (2)

Lighting:

Fuel storage: Coal store off scullery

Services:

General storage:

Specific provisions:

Construction description: (7)

Foundations:

Walls: Concrete block cavity walls

Roof: Hand-made tiles

Finishes: Plaster to inside walls

Fixtures and fittings:

Developer: National Shipyards (3)

Architect/designer: Messrs Dunn, Watson and Curtis Green

Occupant's occupation: Shipyard workers

Notes: The commencement of the B type or parlour type houses was made at Beta Road, and a good type of this house is observable at the "Octagon,".

The scheme is enormous in its extent that adequate description and illustration are difficult but considering that the work was carried out under the pressure of war conditions the result obtained by the architect seems to us to be a very satisfactory one. The difficulty of obtaining bricks and the local conditions affecting materials led to the adoption of concrete block construction of the Winget type, which has been employed with very satisfactory results both from a practical standpoint and that of design.

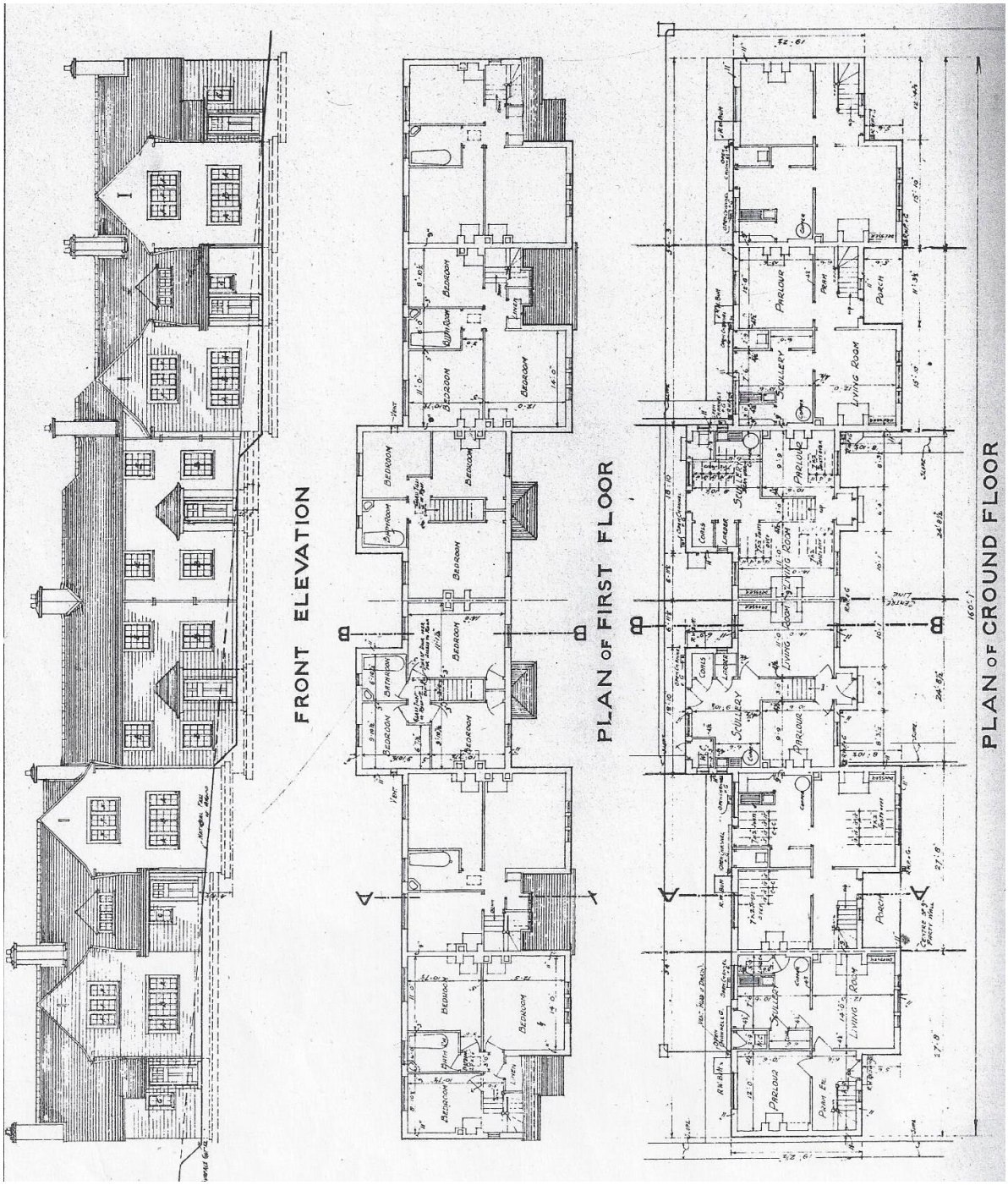
The concrete is mixed in a semi-dry state, and the exterior surface maintains the gravel and sand finish. A stone texture of face is obtained when the aggregate is crushed stone and red sand; this, with the warm jointing, has a most pleasant effect in sunlight.

Of course, blocks can be produced from clinker or slag carefully selected, which require rough-casting or other rendered treatment externally.

The inner block or leaf of the wall is a plain block, and the aggregate contains a proportion of breeze which allows the wall to breathe, thus avoiding condensation. The work is perfectly weatherproof, and the continuous cavity walls effectually keep out the heavy, driving rains of the district. The interior wall surface only requires two coats of plasterwork; in fact, in some instances only a skimming coat is used, and party-walls, also built hollow, are sound-proofed and fulfil the requirements against fire. The work is designed so that the blocks work in with the standard doors and windows used; cutting and the usage of special blocks being avoided. The blocks are a convenient size for handling.

The eves are finished with a flat block, which prevents any leakage of the roof getting in the inside wall. This also does away with soffit, thus reducing the cost of maintenance and speeding the work in execution. The joints are finished on the exterior walls with a warm yellow mortar. The exterior woodwork, practically confined to doors, is treated with dark Solignum. The spouts are lead colour; the roof is covered with hand-made tiles.

Observations and comments:


FRONT ELEVATION
PLAN OF FIRST FLOOR
PLAN OF GROUND FLOOR

Housing record

No. 404 Date: 1918 (1)

Location: Chepstow, Sedbury, Pennsylvania Village Address: Type B

O/S sheet No: 162 Grid Reference: ST 546932

Reference: *The Architect*, June 13, 1919 pp 381-5, *The Architect*, June 13, 1919, pp 257-8 (2)

Description: Block of six three bedroomed parlour houses. (4)

Rooms and layout: Living room, parlour and scullery and wash house downstairs, three bedrooms upstairs. (50)

Sanitation and drainage: W C accessed from outside (3)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Position for a range in living room and gas cooker in scullery. (3)

Food storage: Larder under stairs (1)

Washing and bathing: Bath in scullery. (2)

Clothes washing: Copper with flue in outside wash house (1)

Room Heating: Range in living room, fireplaces in parlour and all three bedrooms. (2)

Lighting:

Fuel storage: Coal store off scullery

Services:

General storage: Cupboard on landing, stores in living room and scullery

Specific provisions:

Construction description:

Foundations:

Walls: Concrete block cavity walls (7)

Roof: Hand-made tiles

Finishes: Plaster to inside walls

Fixtures and fittings:

Developer: National Shipyards (3)

Architect/designer: Messrs Dunn, Watson and Curtis Green

Occupant's occupation: Shipyard workers

Notes: The commencement of the B type or parlour type houses was made at Beta Road, and a good type of this house is observable at the "Octagon,".

The scheme is enormous in its extent that adequate description and illustration are difficult but considering that the work was carried out under the pressure of war conditions the result obtained by the architect seems to us to be a very satisfactory one. The difficulty of obtaining bricks and the local conditions affecting materials led to the adoption of concrete block construction of the Winget type, which has been employed with very satisfactory results both from a practical standpoint and that of design.

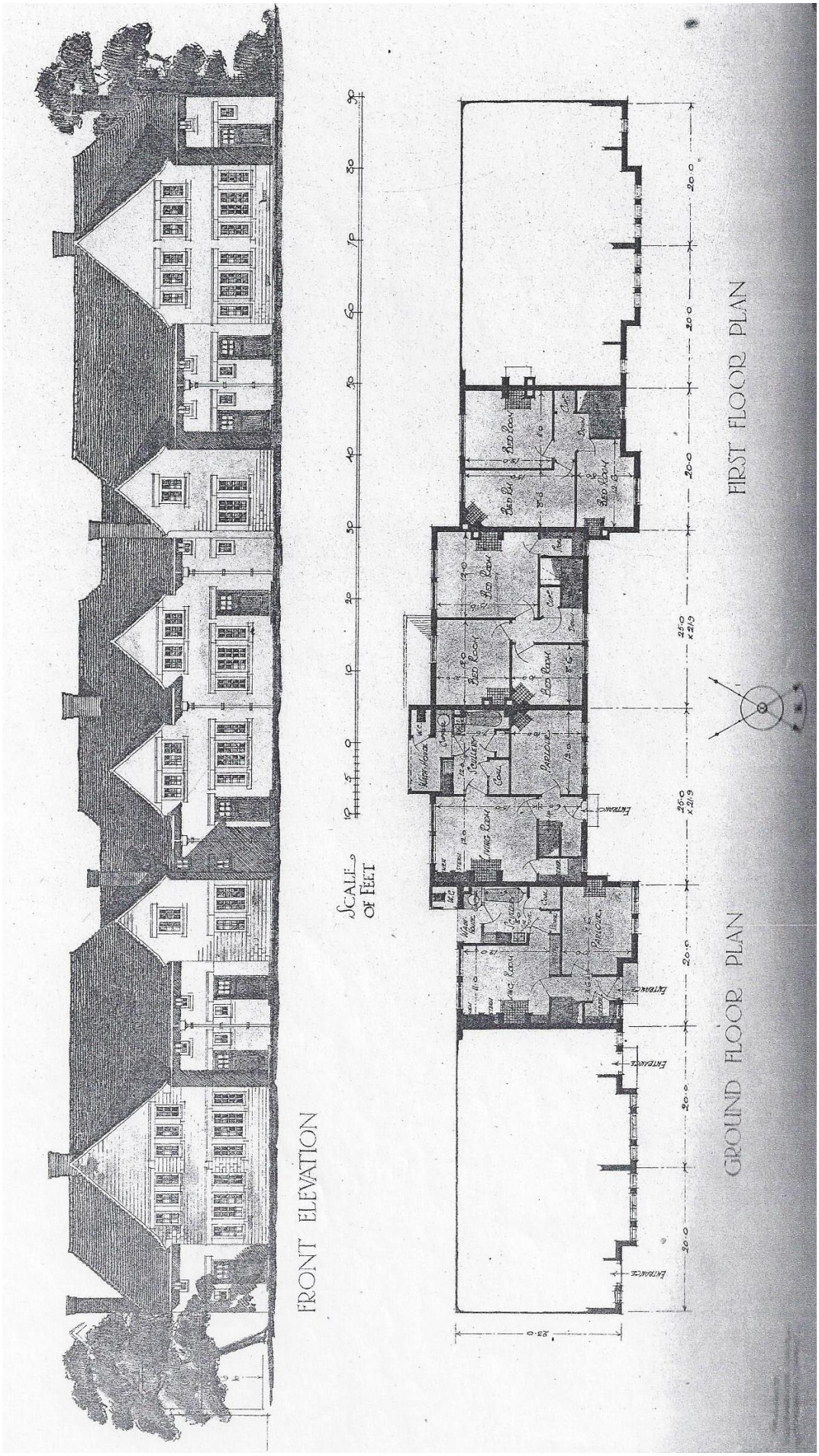
The concrete is mixed in a semi-dry state, and the exterior surface maintains the gravel and sand finish. A stone texture of face is obtained when the aggregate is crushed stone and red sand; this, with the warm jointing, has a most pleasant effect in sunlight.

Of course, blocks can be produced from clinker or slag carefully selected, which require rough-casting or other rendered treatment externally.

The inner block or leaf of the wall is a plain block, and the aggregate contains a proportion of breeze which allows the wall to breathe, thus avoiding condensation. The work is perfectly weatherproof, and the continuous cavity walls effectually keep out the heavy, driving rains of the district. The interior wall surface only requires two coats of plasterwork; in fact, in some instances only a skimming coat is used, and party-walls, also built hollow, are sound-proofed and fulfil the requirements against fire. The work is designed so that the blocks work in with the standard doors and windows used; cutting and the usage of special blocks being avoided. The blocks are a convenient size for handling.

The eves are finished with a flat block, which prevents any leakage of the roof getting in the inside wall. This also does away with soffit, thus reducing the cost of maintenance and speeding the work in execution. The joints are finished on the exterior walls with a warm yellow mortar. The exterior woodwork, practically confined to doors, is treated with dark Solignum. The spouts are lead colour; the roof is covered with hand-made tiles.

Observations and comments:


FRONT ELEVATION
SCALE OF FEET
FIRST FLOOR PLAN
GROUND FLOOR PLAN

Housing record

No. 405 Date: 1919 (2)

Location: Braintree, Essex Address: Clockhouse Way Estate

O/S sheet No: Grid Reference:

Reference: Allen Gordon (1919) *The cheap cottage & small house,* London, Batsford Ltd. p 105

Jones B E (1920) *Cassell's Reinforced Concrete,* London, The Waverley Book Company Limited. P.419-21

Mead F J. (1989) *Silver End, the making of an Essex Village,* Department of Architecture North East Polytechnic. P27-30 (2)

Description: A pair of three bedroomed parlour cottages. (2)

Rooms and layout: Living room, parlour, scullery on ground floor and three bedrooms and bathroom on the first. (49)

Sanitation and drainage: W C off outside covered yard (2)

Water supply:

Gas and electricity supply:

Water heating: (1, 6)

Cooking facilities: Range in living room and gas cooker in scullery (3)

Food storage: Larder off scullery, with concrete shelf (1)

Washing and bathing: Bath with geyser, in upstairs bathroom, no wash-hand basin. (9)

Clothes washing: Copper with flue in scullery (4)

Room Heating: Range in living room and fireplaces in parlour and all three bedrooms. (2)

Lighting:

Fuel storage: Fuel store off covered yard

General storage: Dresser and cupboard in living room, book casein parlour, plate rack in scullery. Clothes cupboard on landing

Specific provisions: Covered drying yard to rear of scullery and covered yard.

Construction description: (7)

Foundations:

Walls: Cavity concrete blocks

Roof: Flat with tarred finish

Finishes: Holes filled and decorated direct to concrete.

Fixtures and fittings: Steel windows, doors and staircase.

Developer: Crittall Windows (3)

Architect/designer: Messrs C H B Quennell

Occupant's occupation: window manufacturers

Notes: Allen – These cottages were designed by Messrs C H B Quennell and W F Crittall on the "Unit" principle. The jointing of walls and arrangements of windows and doors are in relation to unit lines. All walling is of "Winget" concrete blocks.

Jones – **Unit-built System.** The system on which these cottages have been constructed is primarily concerned with the building to dimensions, the multiples of which are called "units". The units are constants, with the result that variations of dimensions are made in an exact ratio, so that an attempt has been made to standardise, not the cottage as a whole, but the

method of construction and building. The system is perhaps, best explained by reference to the plan. In the case of the cottages shown the unit adopted was 1 metre. All walls were centred on unit lines, but these could occur at ½ or ¼ units if need be. The concrete blocks of which the walls are built measure ½ x ¼ x ⅛ unit, less the thickness of one joint each way. Thus, if 2 blocks = 1 unit in length, and the walls equal so many more, it can be built without any cutting or waste. The same end can be obtained on plan with all openings necessary for doors, windows, etc., if these are arranged with regard to the unit dimensions and the bonding of the blocks. If the same methods are adopted in the elevations of the walling, and courses arranged to unit dimensions, a series of openings are formed to receive fittings which can be made to exact sizes, or variations of the same, the ratio of which will be constant.

Fine gravel being obtainable on the site, it was decided to use concrete blocks, and these were made on a special "Winget" machine. The same type of block was used for the partition as the external walls. The floors and roof have been cast in concrete, reinforced with expanded metal, and experiments made with unit centring. So far as the roof is concerned, the unit system does not preclude the use of slated or tiled roofs. In the case of this pair of cottages, flat roofs were used because it was felt to be advisable to make an attempt to overcome the prejudice with which this method is generally regarded. The roof concrete was composed of finely graded aggregate and has been tarred on the surface. The windows are unit steel casements, and the elevation shows that by a combination of these it is possible to fill any sized opening which may be required to glaze, subject to the fact that the same must conform to unit dimensions.

Mead – The Clockhouse Way Estate in Cressing Road, Braintree, comprising of fifty-six workers houses was built by a construction

company formed by Francis Crittall specifically to provide the housing required for the growing workforce at the nearby Manor Works and are considered to be the first Modern houses in Britain (Gould 1977 p 10). The cubic houses with prominent chimney stacks and stripped classical imagery are thought to be derived from Tony Garnier's unbuilt residential units in his Cite Industrielle published one year earlier in 1917. Garnier's use of reinforced concrete was only partly used in the form of floors and roofs for the Braintree houses, the walls being constructed from concrete blockwork with all internal surfaces left unplastered, including the exposed ceilings. The brochure publicising the houses argued, 'the surface and appearance of the blocks is so pleasant, hard and durable'

Such was Pink Crittall's enthusiasm for the design of the 'Unity' houses as they became known that he was involved throughout the design process. Both Crittall and Quennell were aiming for the standardisation of components, calling it the 'unit' principal. The benefits to Crittall Manufacturing Company were obvious, and Francis Crittall saw the potential of the popularisation of the standard window and door in domestic architecture, especially with the demand for new houses and the shortage of timber as a result of the recent war.

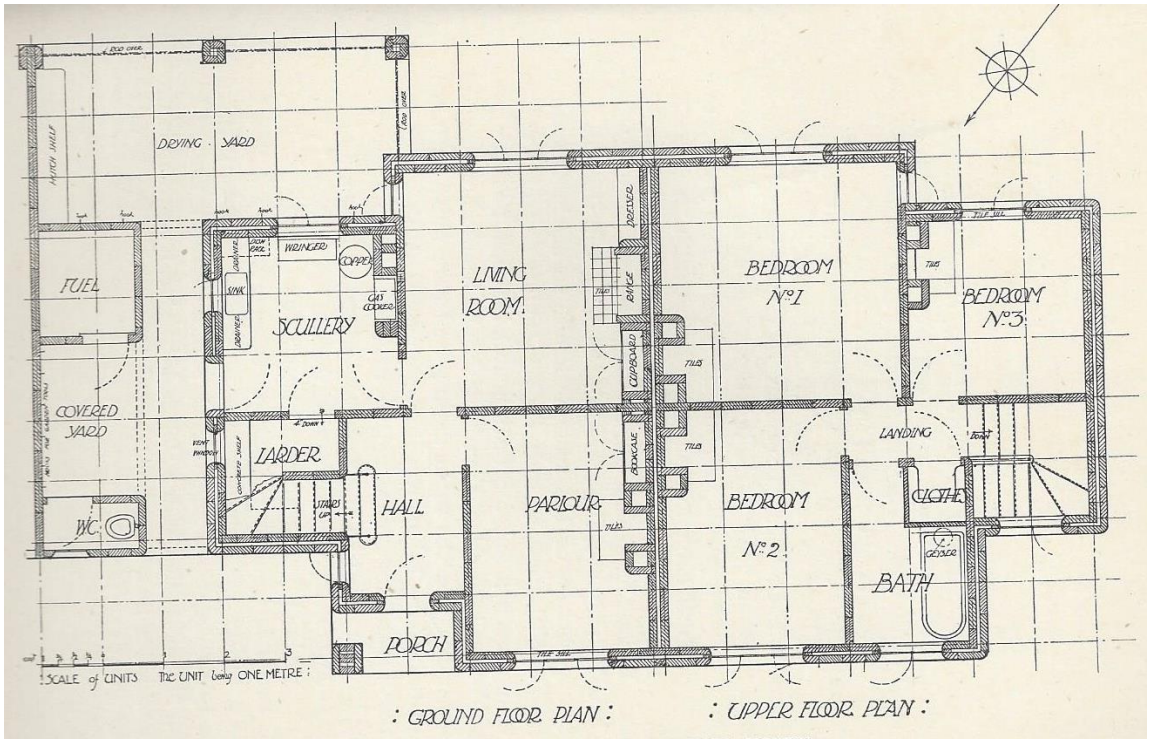
The purpose of the Tudor Walters investigation of 1918 was to examine the needs of working-class housing for the growing numbers of homeless families. Pink Crittall especially saw this as an opportunity to further publicise the modular building system, and together with Quennell built a pair of 'experimental' semi-detached cottages at 156/158 Cressing Road with the express purpose of demonstrating to the Tudor Walters Committee the unique advantages of their system. Cost was a dominant factor in immediate post war housing as, during the war years, the cost of house construction had doubled. The 'unit' principle was considered to reduce the cost of a five-hundred-pound cottage by a considerable thirty percent.

The pair of cottages in Cressing Road were constructed entirely of concrete and steel, and with the shortage of timber many of the interior fittings and fixtures such as staircases, cupboards and doors were also manufactured form steel. Cavity wall construction was used with two skins of concrete blockwork with flat concrete roof and a standard metal window allowed light and air to penetrate in generous quantities. The plans were defined by a modular grid, two concrete blocks equalling a one metre unit. The metric use of measurement being chosen for 'the reconstruction of France and Belgium' badly damaged during the war. An imperial version for use in Britain was also available.

Unfortunately for Crittall and Quennell, the Tudor Walters Committee, under the direction of Raymond Unwin with his vernacular inclinations, faced the economic arguments for modular construction and flat roofs with considerable scepticism and the concept found a loose foothold in Britain.

Observations and comments: The implication that these were the first houses to use standard components, so as to avoid cutting the concrete blocks conflicts with the contemporary reports on the houses for National Shipyards at Chepstow.

Mead made the point that the design principle was rejected by the Tudor Walters' committee. The report of the Women's Housing Sub-committee, in contrast referred, at paragraph 41, to "An interesting experiment with the walls of sculleries is being made in a new housing scheme at Braintree, in Essex".


DRYING YARD
FUEL
COVERED YARD
W.C.
LARDER
SCULLERY
WRINGER
COPPER
SINK
GAS COOKER
LIVING ROOM
HALL
PARLOUR
PORCH
BEDROOM N°1
BEDROOM N°2
BEDROOM N°3
LANDING
CLOTHES
BATH
SCALE of UNITS THE UNIT being ONE METRE
: GROUND FLOOR PLAN :
: UPPER FLOOR PLAN :

Housing record

No. 406 Date: 1927 (3)

Location: Silver End, Essex Address: Craig Angus

O/S sheet No: 168 Grid Reference: TL 810200

Reference: Mead F J. (1989) *Silver End, the making of an Essex Village,* Department of Architecture North East Polytechnic. P55 (2)

Description: Four bedroomed detached house. (1)

Rooms and layout: Living room, dining room and kitchen downstairs, four bedrooms and bathroom upstairs. (95)

Sanitation and drainage: W C off first floor landing, second W C by side entrance on ground floor. (5, 8)

Water supply:

Gas and electricity supply:

Water heating: (6)

Cooking facilities: Range in kitchen (4)

Food storage: Larder off ground floor passage (1)

Washing and bathing: Bathroom off first floor landing with bath wash-hand basin. (11)

Clothes washing:

Room Heating: Range in kitchen, fireplaces in living room, dining room and three bedrooms. (2)

Lighting:

Fuel storage: Fuel store off ground floor passage,

General storage: Garage and tool store

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

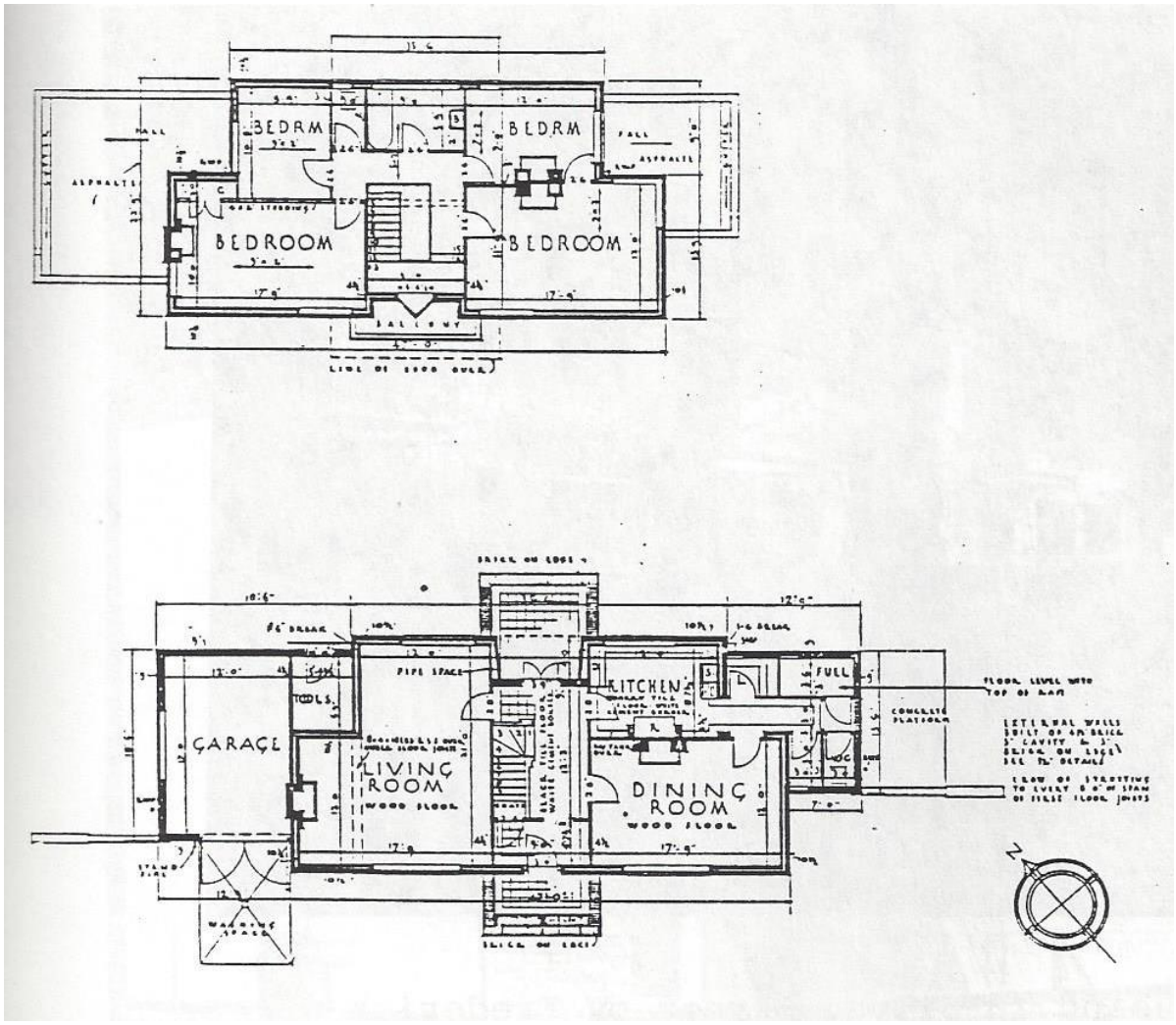
Developer: Crittall Windows (3)

Architect/designer:

Occupant’s occupation: factory manager

Notes:

Observations and comments:


BEDRM
BEDRM
BEDROOM
BEDROOM
GARAGE
LIVING ROOM
KITCHEN
DINING ROOM
FULL
TOOLS
PIPE SPACE
CONCRETE PLATFORM
FLOOR LEVEL INTO TOP OF SLAB
N

Housing record

No. 407 Date: 1928 (3)

Location: Silver End, Essex Address: Silver Street

O/S sheet No: 168 Grid Reference: TL 810200

Reference: Mead F J. (1989) *Silver End, the making of an Essex Village,* Department of Architecture North East Polytechnic. P55 (2)

Description: Three bedroomed terraced house. (4)

Rooms and layout: Living room, sitting room and scullery downstairs, three bedrooms and bathroom upstairs. (64)

Sanitation and drainage: W C off first floor landing. (8)

Water supply:

Gas and electricity supply:

Water heating: (3)

Cooking facilities: Space for a range in living room (2)

Food storage: Larder off the scullery (1)

Washing and bathing: Bathroom off first floor landing with bath but no wash-hand basin. (9)

Clothes washing:

Room Heating: Place for a range in the living room, a compact stove in the sitting room and fireplaces in two bedrooms. (2)

Lighting:

Fuel storage: Fuel store off scullery or entrance hall.

General storage: Linen cupboard off landing and cupboards in two bedrooms

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

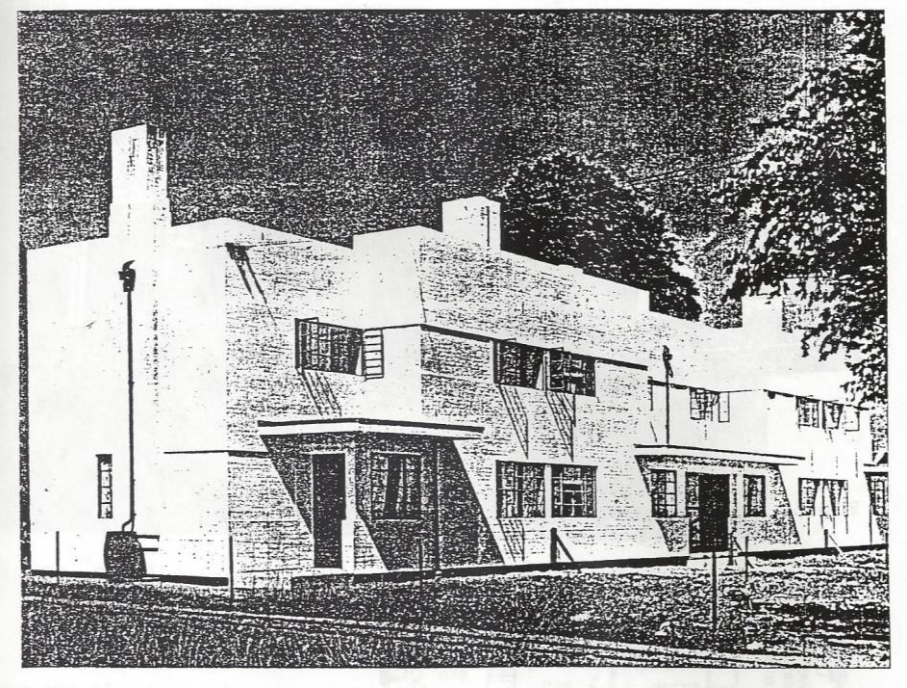
Developer: Crittall Windows (3)

Architect/designer:

Occupant's occupation: window manufacturers

Notes: The mix of the houses comprises two terraces of four units each with the remaining twenty-four units being semi-detached. All of the houses are three bedroomed with bathroom on the first floor. On the original plans the smaller of the two living rooms was labelled as a sitting room but was more likely to be used by the occupants as the parlour.

Observations and comments:



Housing record

No. 408 Date: 1928 (3)

Location: Silver End, Essex Address: Silver Street

O/S sheet No: 168 Grid Reference: TL 810200

Reference: Mead F J. (1989) *Silver End, the making of an Essex Village,* Department of Architecture North East Polytechnic. P55 (2)

Description: Pair of three bedroomed houses. (2)

Rooms and layout: Living room, sitting room and scullery downstairs, three bedrooms and bathroom upstairs. (64)

Sanitation and drainage: W C off first floor landing. (8)

Water supply:

Gas and electricity supply:

Water heating: (3)

Cooking facilities: Space for a range in living room (2)

Food storage: Larder off the scullery (1)

Washing and bathing: Bathroom off first floor landing with bath and wash-hand basin. (11)

Clothes washing:

Room Heating: Place for a range in the living room, fireplace in the sitting room and in two bedrooms. (2)

Lighting:

Fuel storage: Fuel store off scullery.

General storage: Linen cupboard off landing and cupboards in two bedrooms

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer: Crittall Windows (3)

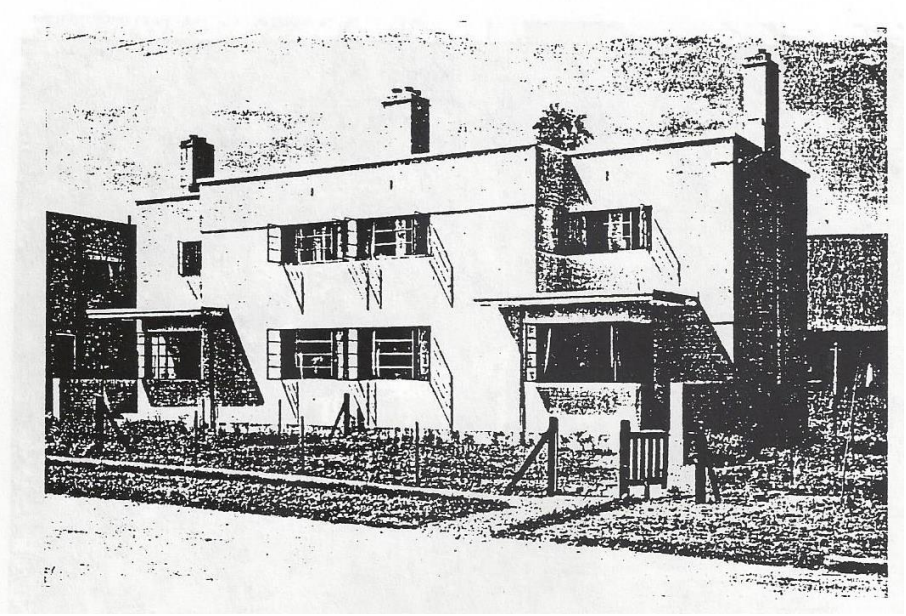
Architect/designer:

Occupant's occupation: window manufacturers

Notes: The mix of the houses comprises two terraces of four units each with the remaining twenty-four units being semi-detached. All the houses are three bedroomed with bathroom on the first floor. On the original plans the smaller of the two living rooms was labelled as a sitting room but was more likely to be used by the occupants as the parlour.

Ivory colourwashed cavity brickwork was used for the external wall construction with glazing bars in emerald green, doors in green, orange or ultramarine blue added concentrations of colour to the planar facades. The coping stones on the parapets to the flat roofs and chimneys were a later addition following problems with water penetration into the cavities.

Observations and comments:



Housing record

No. 409 Date: 1934 (30

Location: North Ilford Address: Mossford Park type K

O/S sheet No: Grid Reference:

Reference: Jackson Alan A (1973) *Semi-detached London*, London, George Allen & Unwin Ltd. Appendix 6. (2)

Description: Three bedroomed terrace house. (4)

Rooms and layout: Drawing room, dining room and kitchen on ground floor, three bedrooms and bathroom on first floor. (76)

Sanitation and drainage: W C in bathroom on first floor (7)

Water supply:

Gas and electricity supply:

Water heating: (4)

Cooking facilities: Provision for gas cooker in kitchenette (5)

Food storage: Larder off kitchenette (1)

Washing and bathing: Bathroom off first floor landing, contains bath W C and wash-hand basin (12)

Clothes washing: point for gas copper in kitchenette (7)

Room Heating: fireplace in living room and bedrooms 1 and 2, back boiler in dining room. Also, provision for both gas and electric heaters in Drawing-room, dining-room and for a gas fire in bedroom 1. (2)

Lighting: electric

Fuel storage:

General storage: Linen cupboard and clothes cupboard in bedroom 2

Specific provisions:

Construction description: (3)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: New Ideal Homesteads Ltd (2)

Occupant's occupation:

Notes: Type 'K', in blocks of four.

General specification applying to all New Ideal Homestead house, 1934:

Exterior walls: on concrete foundation, minimum 9in thick. Ground concrete under all floors eight parts aggregate to one part cement. Sleeper walls 4½in brickwork supporting ground-floor joists. External walls 9in solid brickwork rendered with two coats of cement mortar and finished with clean single except where shown as facing brickwork.

Interior partition walls: brick built, 3in thick.

Damp-proof course: double slate, embedded in cement.

Roofs: English hand-made sand-faced roofing tiles laid to a 4in gauge on1in by ¾in battens nailed to 4in by 2in rafters. Every fifth course of tiles nailed with 2in stout nails.

Ceilings: plaster ceiling board. 8ft minimum height floor to ceiling.

Windows: Wooden casements with transoms and opening fan lights.

Internal doors: Four panelled.

Front door: Glazed in artic glass in upper panel; Yale-type latch with three keys and barrel bolt.

Moulded skirtings and architraves to all rooms.

Ceilings panelled and papered to match friezes; walls papered to choice; internal paintwork to choice.

Copper tubing to water system.

Flush-type electric light wall switches in Bakelite finish; ceiling roses, flexes and lampholders supplied; power points with plug holders and switches.

Dwarf brick walls with posts and chains in front; entrance gate.

Rear boundary close boarded fence 6ft high, post set in concrete.

Side division fences in chestnut paling strongly fixed criss-cross fashion.

Length of 6ft close-boarded fencing at immediate back

Car drive made up with gravel for semi-detached houses.

Type K

Hall and staircase: 5ft 6in by 10ft. Front door with tiled canopy. Artic glass window at side of door. Meter cupboard under stairs. Two-way light switches hall and landing. Chair rail around hall and up staircase, lincrusta paper from this rail to skirting.

Drawing-room: 13ft by 10ft 4½in. Large four-section semi-circular bay window. Well-type fireplace with tiled surrounds and solid mahogany mantel (Mottled or plain tiles to colour choice). Gas and electric power points by fireplace.

Dining-room: 13ft 9in by 10ft 4½in. Brown tiled surround to fireplace. Back boiler in fireplace to provide hot water supply. Oak mantel surround. French casement doors to garden. Gas and electric power points at fireplace.

Kitchenette: 10ft by 5ft 6in. Tiled to dado height with white glazed tiles, black and white ornamental strip and black capping. White porcelain deep sink with detachable draining board. Two gas points (cooker and cooper). Larder, kitchenette cabinet with glazed doors. Outside door glazed in upper panel.

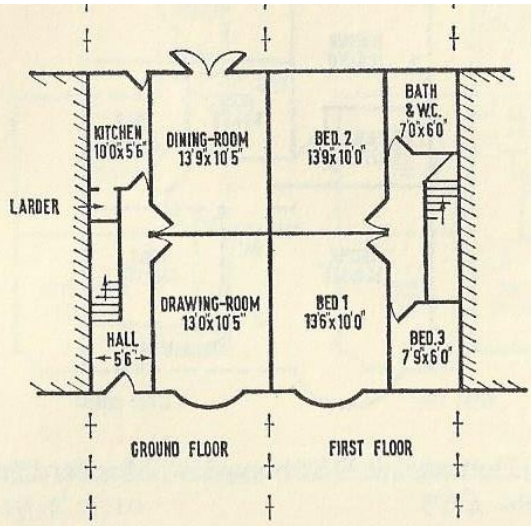
Bedroom 1: 10ft by 13ft 6in. Bay window as drawing-room. Tiled fireplace for coal or gas (gas point).

Bedroom 2: 13ft 9in by 10ft. Four light window. Heated linen cupboard and wardrobe cupboard between fireplace and window.

Bedroom 3: 7ft 9in by 6 ft. Gas and electric power points.

Bathroom: 7ft by 6ft. All walls tiled to dado height with white glazed tiles, ornamental black and white strip tiling and capping. Lavatory basin attached to wall, waste and water pipes exposed outside tiles. Panelled bath. W.C.

Observations and comments:



New Ideal Homesteads terrace house. Mossford Park Estate, Ilford, 1934. £595

Housing record

No. 410 Date: 1934 (3)

Location: North Ilford Address: Mossford Park, type A2

O/S sheet No: Grid Reference:

Reference: Jackson Alan A (1973) *Semi-detached London*, London, George Allen & Unwin Ltd. Appendix 6. (2)

Description: Two or three bedroomed semi-detached chalet houses. (2)

Rooms and layout: Drawing room, dining room and kitchen, bathroom and third bedroom/study on ground floor, two bedrooms on first floor. (73)

Sanitation and drainage: W C off ground floor hall. (8)

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: Provision for gas cooker in kitchen (5)

Food storage: Larder off kitchen (1)

Washing and bathing: Bathroom off ground floor hall, contains bath, wash-hand basin and heated towel rail. (11)

Clothes washing: point for gas copper in kitchen (7)

Room Heating: boiler in kitchen, fireplace in living room and dining room. Electric fires in all bedrooms. (3)

Lighting: electric

Fuel storage: coal store accessible from inside and out

Services: gas and electricity

General storage: Linen cupboard in bathroom

Specific provisions: Dresser in kitchen

Construction description: (3)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: New Ideal Homesteads Ltd (2)

Occupant's occupation:

Notes: Type A2 chalet (semi-detached).

General specification applying to all New Ideal Homestead house, 1934:

Exterior walls: on concrete foundation, minimum 9in thick. Ground concrete under all floors eight parts aggregate to one part cement. Sleeper walls 4½in brickwork supporting ground-floor joists. External walls 9in solid brickwork rendered with two coats of cement mortar and finished with clean single except where shown as facing brickwork.

Interior partition walls: brick built, 3in thick.

Damp-proof course: double slate, embedded in cement.

Roofs: English hand-made sand-faced roofing tiles laid to a 4in gauge on1in by ¾in battens nailed to 4in by 2in rafters. Every fifth course of tiles nailed with 2in stout nails.

Ceilings: plaster ceiling board. 8ft minimum height floor to ceiling.

Windows: Wooden casements with transoms and opening fan lights.

Internal doors: Four panelled.

Front door: Glazed in artic glass in upper panel; Yale-type latch with three keys and barrel bolt.

Moulded skirtings and architraves to all rooms.

Ceilings panelled and papered to match friezes; walls papered to choice; internal paintwork to choice.

Copper tubing to water system.

Flush-type electric light wall switches in Bakelite finish; ceiling roses, flexes and lampholders supplied; power points with plug holders and switches.

Dwarf brick walls with posts and chains in front; entrance gate.

Rear boundary close boarded fence 6ft high, post set in concrete.

Side division fences in chestnut paling strongly fixed criss-cross fashion.

Length of 6ft close-boarded fencing at immediate back

Car drive made up with gravel for semi-detached houses.

Type A2

Drawing-room: 16ft 3in by 11ft 9in. Well-type fireplace with tiled surround and mahogany mantel. Gas and electric power points. Five-light semi-circular bay window.

Dining-room: 13ft 9in by 12ft 3in. French casement doors to garden. Well-type fireplace with tiled surround and oak mantel. Gas and electric power points. Built-in cupboard

Kitchen: 10ft 6in by 8ft. Black and white tiled floor. Walls tiled to dado height with white glazed tiles, ornamental strip tiling and capping. Dresser

7ft long by 2ft wide along window length. Electric point for iron. Larder with two shelves and tiled slab. Slow combustion boiler for hot water supply. Deep porcelain sink, large draining board, nickel taps. Gas points for cooker and copper. Coal store accessible from inside and out. 8ft-wide cement paving outside kitchen round to dining-room casement doors.

Bedroom 1: 16ft 3in by 11ft 10½in. Bay window as drawing-room. Electric wall-fire, gas and electric power points. Lighting points over bed and over window.

Bedroom 2: 11ft 10in by 10ft 4in. Electric wall-fire. Lighting points over bed and over window.

Bedroom 3 or study: (on ground floor) 10ft 5in by 7ft 10½in. Oriel bay window with seat. 2kW. Electric fire in tiled surround.

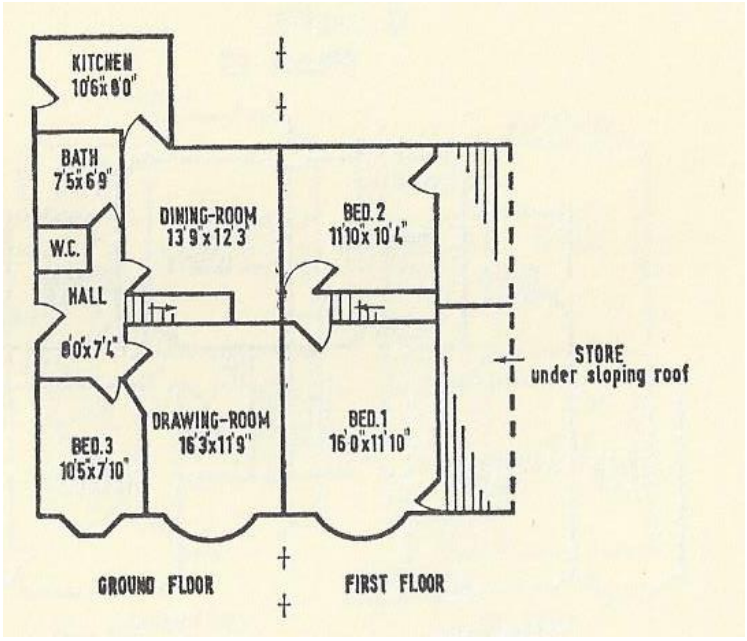
Boxroom: combined floorspace 200 sq. ft. under eaves, reached by doors from bedrooms 1 and 2.

Bathroom: 6ft 9in by 7ft 4½in. (ground floor). White glazed tiles to dado height with, ornamental black and white strip course and black capping. White porcelain enamelled square-ended bath enclosed with marbled panels. Lavatory basin bracketed out from wall. Heated linen cupboard. Heated chromium-plated towel rail.

Separate W.C. (£20 reduction if combined with bathroom),

Hall: 8ft by 7ft 4in (at side of house). Lighting points controlled from hall and landing.

Observations and comments:


KITCHEN
10'6"x8'0"
BATH
7'5"x6'9"
W.C.
HALL
8'0"x7'4"
DINING-ROOM
13'9"x12'3"
BED.2
11'10"x10'4"
STORE
under sloping roof
BED.3
10'5"x7'10"
DRAWING-ROOM
16'3"x11'9"
BED.1
16'0"x11'10"
GROUND FLOOR
FIRST FLOOR

Housing record

No. 411 Date: 1934 (3)

Location: North Ilford Address: Mossford Park, type D.B.1

O/S sheet No: Grid Reference:

Reference: Jackson Alan A (1973) *Semi-detached London*, London, George Allen & Unwin Ltd. Appendix 6. (2)

Description: Three bedroomed bungalow. (9)

Rooms and layout: Dining-lounge, kitchen, bathroom and three bedrooms. (15)

Sanitation and drainage: W C in bathroom. (7)

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: Provision for gas cooker in kitchen (5)

Food storage:

Washing and bathing: Bathroom off ground floor hall, contains bath, wash-hand basin and W C. (12)

Clothes washing: point for gas copper in kitchen (7)

Room Heating: boiler in kitchen, fireplace in lounge. Electric fires in all bedrooms. (3)

Lighting: electric

Fuel storage:

Services: gas and electricity

General storage:

Specific provisions: Dresser in kitchen

Construction description: (3)

Foundations: concrete

Walls: 9in brick rendered and pebble dashed

Roof: sand faced tiles

Finishes:

Fixtures and fittings:

Developer/designer: New Ideal Homesteads Ltd (2)

Occupant's occupation:

Notes: Type D.B.1 Detached.

General specification applying to all New Ideal Homestead house, 1934:

Exterior walls: on concrete foundation, minimum 9in thick. Ground concrete under all floors eight parts aggregate to one part cement. Sleeper walls 4½in brickwork supporting ground-floor joists. External walls 9in solid brickwork rendered with two coats of cement mortar and finished with clean single except where shown as facing brickwork.

Interior partition walls: brick built, 3in thick.

Damp-proof course: double slate, embedded in cement.

Roofs: English hand-made sand-faced roofing tiles laid to a 4in gauge on1in by ¾in battens nailed to 4in by 2in rafters. Every fifth course of tiles nailed with 2in stout nails.

Ceilings: plaster ceiling board. 8ft minimum height floor to ceiling.

Windows: Wooden casements with transoms and opening fan lights.

Internal doors: Four panelled.

Front door: Glazed in artic glass in upper panel; Yale-type latch with three keys and barrel bolt.

Moulded skirtings and architraves to all rooms.

Ceilings panelled and papered to match friezes; walls papered to choice; internal paintwork to choice.

Copper tubing to water system.

Flush-type electric light wall switches in Bakelite finish; ceiling roses, flexes and lampholders supplied; power points with plug holders and switches.

Dwarf brick walls with posts and chains in front; entrance gate.

Rear boundary close boarded fence 6ft high, post set in concrete.

Side division fences in chestnut paling strongly fixed criss-cross fashion.

Length of 6ft close-boarded fencing at immediate back

Car drive made up with gravel for semi-detached houses.

Type D B 1

Sun loggia at front with 6ft by 6ft quarry-tiled floor.

Entrance hall: French windows either side of front door.

Dining-lounge: 16ft by 14ft. Tiled fireplace set in oak mantel. Gas and electric power points. French doors to sun loggia.

Kitchen: 12ft by 9ft. Deep white porcelain sink, nickel taps, draining board. Gas copper and cooker points. Electric point for iron. Fitted dresser-cupboard under window with tabletop. Boiler for hot water supply. Floor and walls tiled.

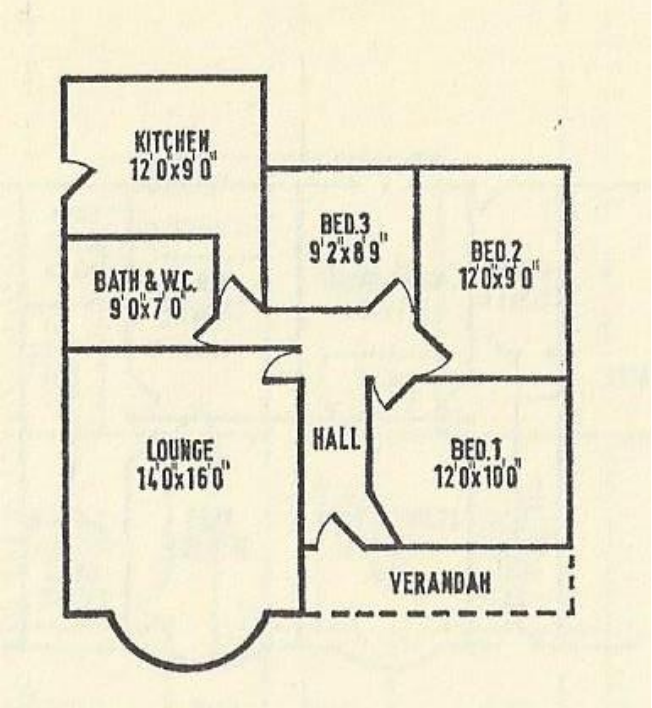
Bathroom: 9ft by 7ft. White glazed tiles to dado height, black and white strip and black capping. Square-edged porcelain enamelled bath enclosed in marbled panels. Lavatory basin bracketed from wall, nickel taps. W.C.

Bedroom 1: 12ft by 10ft. Electric wall-fire.

Bedroom 2: 12ft by 9ft. Electric wall-fire.

Spare bedroom: 9ft 1½in by 8ft 9in. Electric wall fire.

Observations and comments:



Housing record

No. 412 Date: 1939 (3)

Location: Address: Ashtead Woods Estate

O/S sheet No: Grid Reference:

Reference: Jackson Alan A (1973) *Semi-detached London*, London, George Allen & Unwin Ltd. Appendix 6. (2)

Description: Three bedroomed semi-detached house with garage. (2)

Rooms and layout: Drawing-room, dining-room and kitchen downstairs, three bedrooms, bathroom and box room upstairs. (76)

Sanitation and drainage: W C off first floor landing (8)

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: Provision for gas cooker in kitchen (5)

Food storage:

Washing and bathing: Bathroom off first floor landing, with bath and pedestal wash-hand basin. (11)

Clothes washing: Provision for gas boiler in kitchen. (7)

Room Heating: Slow combustion boiler in kitchen fireplaces in drawing-room and dining-room, panel electric heaters in bedrooms 1 & 2. (3)

Lighting:

Fuel storage: Brick fuel store

Services: gas and electricity

General storage: Fitted cabinet with flap in kitchen, heated linen cupboard off landing.

Specific provisions: Integral garage

Construction description: (4)

Foundations:

Walls: 11in cavity and 9in

Roof: timber with close boarding felt and sand faced tiles

Finishes: plaster board ceilings

Fixtures and fittings:

Developer/designer: E & L Berg Ltd (2)

Occupant's occupation:

Notes: General specification (applicable to all Berg houses of this period)

Roof: English hand-made sand-faced tiles over closeboarding and felt. Principle rafters 4in by 2in at 14in centres. Purlins 5in by 3in with 4in by 2in struts.

Windows: Crittall steel frames, leaded lights. Special hinges to allow easy cleaning.

Curtain boxes to conceal runners. Curtain rails.

Artic or coloured glass to choice in hall, front door, bathroom, lavatory, back door and side kitchen windows.

Doors: Front doors in oak or pine to choice, internal doors British Columbian pine with five horizontal panels, leaver type handles, all fitted with mortice locks.

Hot water system: Copper piping throughout. 22½ gallon copper hot water cylinder. All pies in loft wrapped. Loft tank 30 gallons, galvanised riveted iron, cased.

Walls: Double slate or lead core bitumen damp course on cement plinth. External walls all facing bricks or stucco to choice, cavity 11in walls to ground floor, 9in rendered walls elsewhere. 9in forecourt walls and oak gates.

External and internal paintwork and finish: to choice.

Ceilings: 8ft plasterboard, coved.

Floors: Narrow strip British Columbian Pine.

Fences: 6ft close-boarded cedarwood at immediate rear. Boundary fences in close-boarded cedarwood with cedarwood lattice tops.

Type 88, semi-detached

Entrance Hall: 9ft 5in by 5ft 6in at narrowest point. Concealed staircase with walk-in cloak cupboard under. Quarry tiled, roofed porch.

Drawing-room: 12ft by 15ft 1in. Six-light bay window. Well-type fireplace with ornamental tiled surround. Gas and electric power points.

Dining-room: 12ft 6in by 13ft 9in. Double French casement doors with pebble glass and lead lights from hall. Double French casement doors to garden. Well-type fireplace with ornamental tiled surround. Electric power and gas point.

Kitchen: 12ft 6in by 7ft 11in. Fitted cabinet with flap table. Slow combustion boiler for hot water supply. Gas points for cooker and boiler. Electric power point. Deep white butler sink with teak draining board. Tiled to shoulder height, colours to choice. Quarry tiling to floor around boiler and cooker.

Fuel store: (brick built) outside back door, for 5 cwt coke, 8 cwt coal.

Integral garage: 14ft8in by 8ft. Double doors at front, door to garden.

Side entrance, with close boarded gate.

Bedroom 1: 12ft 3in by 15ft 8in. Panel electric fire in tiled surround. Six-bay window. Electric power point.

Bedroom 2: 12ft 6in by 14ft 2in. Six-light bay window. Panel electric fire in tiled surround. Electric power point.

Bedroom 3: - 9ft 7in by 8ft 2in.

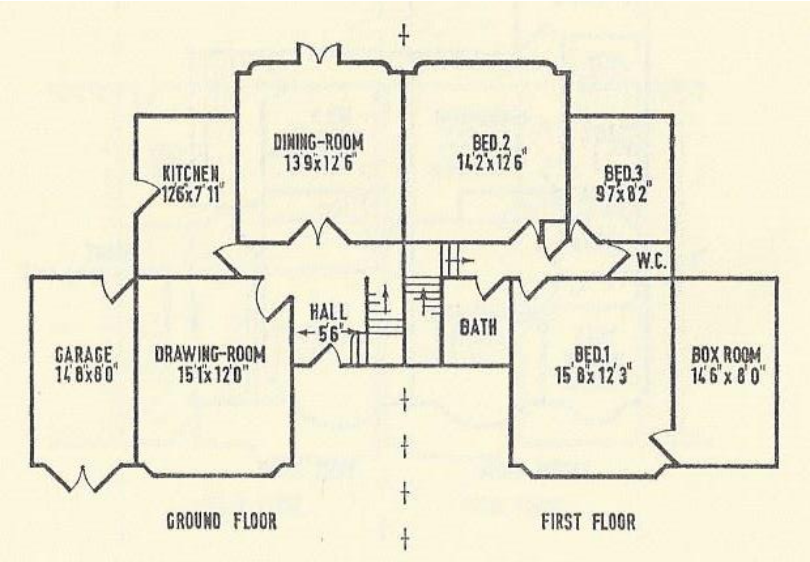
Bathroom: Tiled to shoulder height to choice of colour. Square-ended porcelain bath with tiled panelling and cupboard under. Chromium-plated taps and shower fitting with mixer. Pedestal lavatory basin with chromium plated taps. Chromium-plated heated towel rail.

Separate W C

Heated linen cupboards off landing with slatted shelving.

Boxroom: 14ft 6in by 8ft under sloping roof. Reached from Bedroom 1.

Observations and comments:



Housing record

No. 413 Date: 1939 (3)

Location: St Albans Address: Marshalswick Farm Estate

O/S sheet No: Grid Reference:

Reference: Jackson Alan A (1973) *Semi-detached London*, London, George Allen & Unwin Ltd. Appendix 6. (2)

Description: Detached three bedroomed house (1)

Rooms and layout: Sitting-room, dining-room and kitchen in single storey extension downstairs, three bedrooms and bathroom upstairs. (76)

Sanitation and drainage: W C in first floor bathroom (7)

Water supply:

Gas and electricity supply:

Water heating:

Cooking facilities: (5)

Food storage: Pantry off kitchen (1)

Washing and bathing: Bathroom off first floor landing, with bath and W C. (10)

Clothes washing:

Room Heating:

Lighting:

Fuel storage:

General storage: Apparent linen cupboard in bathroom

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Roof:

Finishes:

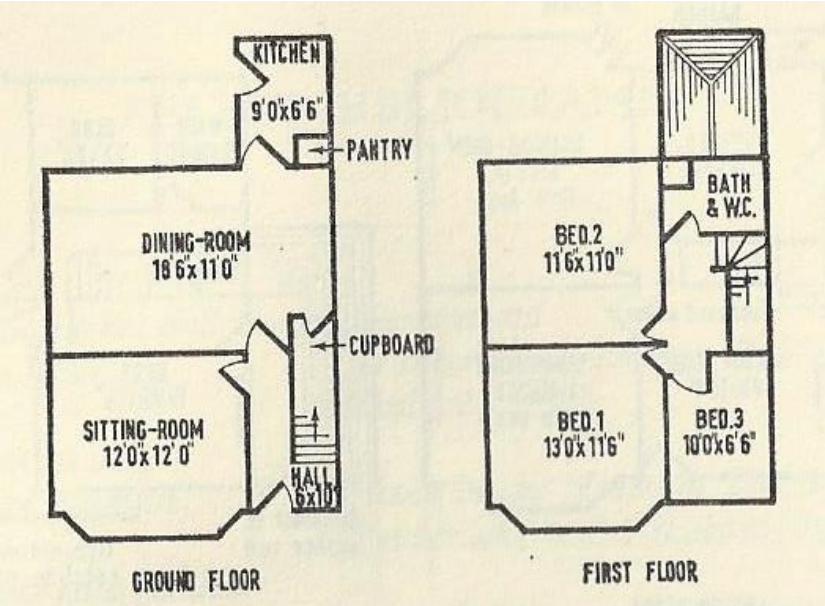
Fixtures and fittings:

Developer/designer: T F Nash (2)

Occupant's occupation:

Notes:

Observations and comments:



Housing record

No. 414 Date: 1935 (3)

Location: Edgware Address: Edgwarebury lane Estate

O/S sheet No: Grid Reference:

Reference: Jackson Alan A (1973) *Semi-detached London*, London, George Allen & Unwin Ltd. Appendix 6. (2)

Description: Detached or semi-detached three bedroomed house (1)

Rooms and layout: Drawing-room, dining-room and kitchen downstairs, three bedrooms and bathroom upstairs. (76)

Sanitation and drainage: W C off first floor landing (8)

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: (5)

Food storage: Larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing, with bath and pedestal wash-hand basin. (11)

Clothes washing: gas washing machine (10)

Room Heating: Fireplaces in dining-room, drawing-room, and two bedrooms. (2)

Lighting:

Fuel storage: Brick fuel store

Services:

General storage: Linen cupboard off first floor landing.

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: A W Curton Ltd. (20

Occupant's occupation:

Notes: *General specification applying to all A. W. Curton houses (1935):*

Foundations: Taken down to solid bottom; composed of ballast Portland cement concrete 2in thicker than required by local authority and reinforced with steel rods. Rapid hardening cement use in winter months.

Drains: Each house separately connected to main drainage.

Damp course: Double slate

Walls: 9in brickwork with rustic facings to front, side and back elevations up to tiles oversailing courses.

Rough Casting: All external walls above oversailing course rough cast with two-coat work, cement and sand impregnated with damp-proofing solution, final coat Crystal Spar or clean shingle.

Beams and half-timbering: Solid English Oak, properly framed together.

Roofs: Boarded and covered with antique sand-faced tiles with swept tiled valleys.

Carcassing timbers: Well-seasoned yellow deal of generous size, properly framed together.

Plastering: Ceilings lathed with lathing reinforced with galvanised wires. Finished with white superfine Hydro-Keen's cement.

Doors: Single panelled; choice of door furniture.

Windows: Wooden casements glazed with British 24 oz drawn glass and leaded lights.

Staircases: Panelled, or balusters, to choice.

Floors: Pine in most houses, suitable for polishing. Oak parquetry extra: Hall £8, Lounge-hall £15, Reception rooms £15 each.

Water Heating: Enamelled Ideal coke boiler or gas circulator, heating airing-cupboard, kitchen sink, bath and lavatory basin.

Electricity: Power points on each floor, and in kitchen. Flush switches, fuse boxes and pendants fitted.

Gas: Points at all fireplaces. Gas washing-machine installed.

Wireless: Indoor aerial fitted.

Bathroom: All walls covered to dado height with coloured tiled or marble to client's choice of colour. Hot and cold mixer hand spray fitting to bath. Chromium-plated hot towel rails in all four-, five- and six-bedroom houses.

Oak Panelling: Fitted to Dining-room or Lounge-hall in all houses.

Decorations: To choice. Exterior paintwork in white lead, internal work in enamel or grained and varnished as desired.

Gardens: Front gardens turved; crazy patterned concrete path to house.

Plan 8 details:-

Hall and staircase: Staircase with movable panel, solid oak handrail and newel posts with pedestal lamp.

Drawing-room: 12ft 3in by 17ft 3in (into bay). Doors in side of bay, leading to garden. Tiled fireplace, polished hardwood mantel to choice, non-dust-collecting cornice, Figure rail, moulded skirting. Wireless aerial installed.

Dining-room: 13ft 6in by 14ft 9in (into bay). Oak panelled walls, plaque rail, moulded skirting, oak mantel, tiled fireplace (or all-brick fireplace).

Kitchen: 9ft 3in by 10ft 6in (into door recess). Black and white tiled floor and white tiled dado. Dresser with glazed cupboards and enamelled table top. Gas washing-machine. Deep white glazed sink with detachable draining board. Power point for iron etc. Shelved larder.

Brick-built coal store at back of house

Bedroom 1: 12ft by 14ft 9in. Figure rail, recessed cupboard (under front gable). Tiled fireplace and hearth with wooden mantel (or all-tiled).

Bedroom 2: 12ft by 14ft 9in. Figure rail, tiled fireplace and hearth.

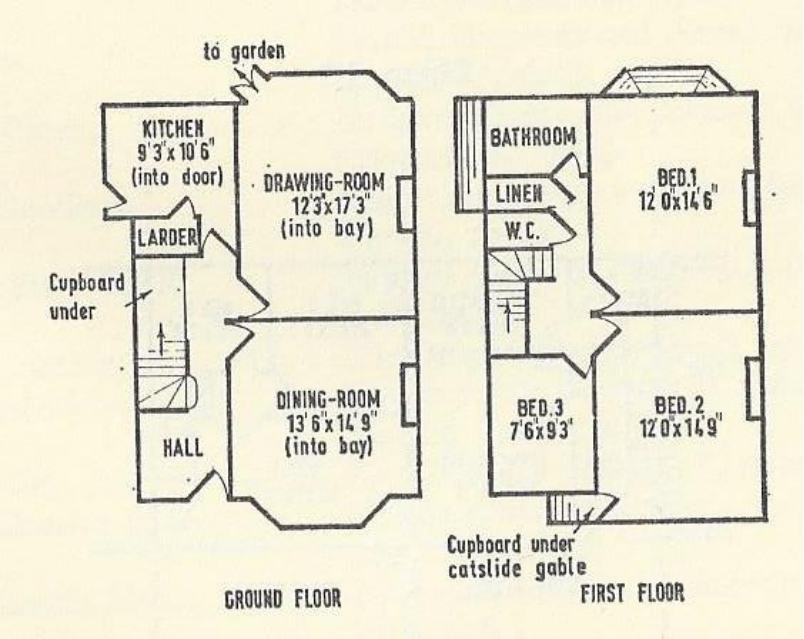
Bedroom 3: 7ft 6in by 9ft 3in. Corner window.

Bathroom: 7ft 6in by 6ft. Marble or coloured tiled dado to choice. Porcelain enamelled square enclosed bath. Chromium-plated shower and mixing valve. Pedestal lavatory basin with chromium-plated corner placed taps.

Airing-cupboard: With slatted shelves.

Separate lavatory: With ‘low-down’ suite.

Observations and comments:


to garden
KITCHEN
9'3"x10'6"
(into door)
LARDER
Cupboard
under
DRAWING-ROOM
12'3"x17'3"
(into bay)
DINING-ROOM
13'6"x14'9"
(into bay)
HALL
GROUND FLOOR
BATHROOM
LINEN
W.C.
BED.1
12'0"x14'6"
BED.3
7'6"x9'3"
BED.2
12'0"x14'9"
Cupboard under
catslide gable
FIRST FLOOR

Housing record

No. 415 Date: 1935 (3)

Location: Edgware Address: Edgwarebury lane Estate type 4C

O/S sheet No: Grid Reference:

Reference: Jackson Alan A (1973) *Semi-detached London*, London, George Allen & Unwin Ltd. Appendix 6. (2)

Description: Semi-detached four bedroomed house (2)

Rooms and layout: Lounge hall, drawing-room, dining-room and kitchen downstairs, four bedrooms and bathroom upstairs. Attached garage. (98)

Sanitation and drainage: W C off first floor landing and second one off kitchen (3, 8)

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: (5)

Food storage: Larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing. (11)

Clothes washing: gas washing machine (10)

Room Heating: Fireplaces in lounge hall, drawing-room, dining-room, and three bedrooms. (2)

Lighting:

Fuel storage:

Services:

General storage: Linen cupboard off first floor landing.

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer/designer: A W Curton Ltd. (2)

Occupant's occupation:

Notes: *General specification applying to all A. W. Curton houses (1935):*

Foundations: Taken down to solid bottom; composed of ballast Portland cement concrete 2in thicker than required by local authority and reinforced with steel rods. Rapid hardening cement use in winter months.

Drains: Each house separately connected to main drainage.

Damp course: Double slate

Walls: 9in brickwork with rustic facings to front, side and back elevations up to tiles oversailing courses.

Rough Casting: All external walls above oversailing course rough cast with two-coat work, cement and sand impregnated with damp-proofing solution, final coat Crystal Spar or clean shingle.

Beams and half-timbering: Solid English Oak, properly framed together.

Roofs: Boarded and covered with antique sand-faced tiles with swept tiled valleys.

Carcassing timbers: Well-seasoned yellow deal of generous size, properly framed together.

Plastering: Ceilings lathed with lathing reinforced with galvanised wires. Finished with white superfine Hydro-Keen's cement.

Doors: Single panelled; choice of door furniture.

Windows: Wooden casements glazed with British 24 oz drawn glass and leaded lights.

Staircases: Panelled, or balusters, to choice.

Floors: Pine in most houses, suitable for polishing. Oak parquetry extra: Hall £8, Lounge-hall £15, Reception rooms £15 each.

Water Heating: Enamelled Ideal coke boiler or gas circulator, heating airing-cupboard, kitchen sink, bath and lavatory basin.

Electricity: Power points on each floor, and in kitchen. Flush switches, fuse boxes and pendants fitted.

Gas: Points at all fireplaces. Gas washing-machine installed.

Wireless: Indoor aerial fitted.

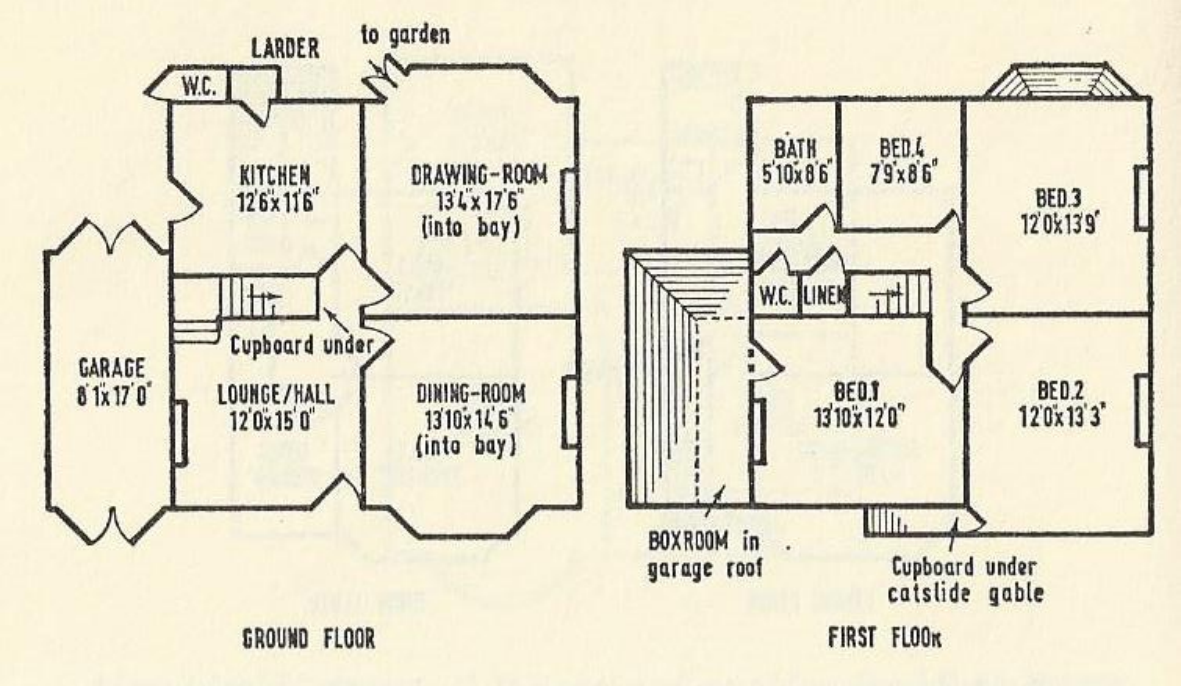
Bathroom: All walls covered to dado height with coloured tiled or marble to client's choice of colour. Hot and cold mixer hand spray fitting to bath. Chromium-plated hot towel rails in all four-, five- and six-bedroom houses.

Oak Panelling: Fitted to Dining-room or Lounge-hall in all houses.

Decorations: To choice. Exterior paintwork in white lead, internal work in enamel or grained and varnished as desired.

Gardens: Front gardens turved; crazy patterned concrete path to house.

Observations and comments:


LARDER
to garden
W.C.
KITCHEN
12'6"x11'6"
DRAWING-ROOM
13'4"x17'6"
(into bay)
GARAGE
8'1"x17'0"
Cupboard under
LOUNGE/HALL
12'0"x15'0"
DINING-ROOM
13'10"x14'6"
(into bay)
GROUND FLOOR
BATH
5'10"x8'6"
BED.4
7'9"x8'6"
BED.3
12'0"x13'9"
W.C.
LINEN
BED.1
13'10"x12'0"
BED.2
12'0"x13'3"
BOXROOM in
garage roof
Cupboard under
catslide gable
FIRST FLOOR

Housing record

No. 416 Date: 1956 (3)

Location: East Tilbury, Essex. Address: Farm Houses

O/S sheet No: 177 Grid Reference: TQ 683788

Reference: Rumsey, *The Origin and Development of the Bata Factory and Estate and Social Examination of the Community*, Thurrock, Thurrock Thames Gateway Development Corporation. (2)

Description: Pair of three bedroomed houses (2)

Rooms and layout: Living room, kitchen and bathroom downstairs, three bedrooms upstairs. (44)

Sanitation and drainage: W C in downstairs bathroom (5)

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: Free standing gas cooker in kitchen (5)

Food storage: Refrigerator in kitchen and larder off hall (1, 3)

Washing and bathing: Bathroom off downstairs hall with bath W C and wash-hand basin (6)

Clothes washing: Wash copper under draining board in kitchen (7)

Room Heating: Central heating from Ideal boiler in kitchen, fireplace in living room. (5)

Lighting:

Fuel storage: Fuel store under stairs accessed from hall

General storage: Cupboard in main bedroom

Specific provisions: Airing cupboard off first floor landing with hot water cylinder

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

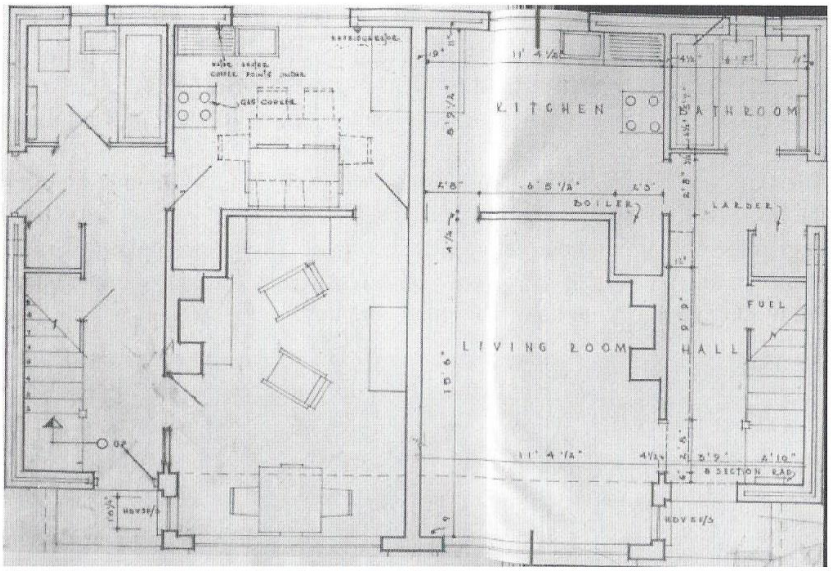
Developer: Bata (3)

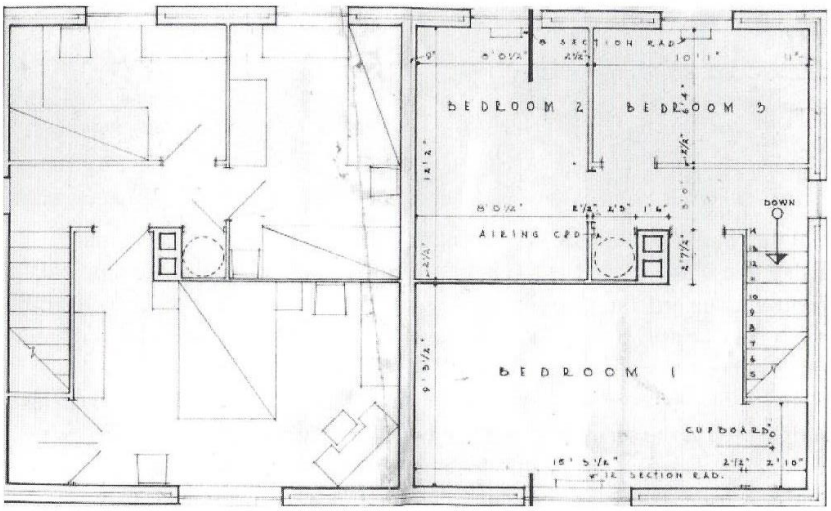
Architect/designer:

Occupant's occupation: Shoe workers.

Notes: Special farmhouses are provided for the use of the men and their families employed on the farm. These were built in 1956 and consist of two pairs of semi-detached houses with three bedrooms, living room, large kitchen and bathroom. All rooms are centrally heated from an Ideal Boiler in the kitchen and are known to be the best farmhouses in Essex.

Observations and comments:


KITCHEN
BATHROOM
BOILER
LARDER
FUEL
LIVING ROOM
HALL
8 SECTION RAD


8 SECTION RAD
BEDROOM 2
BEDROOM 3
AIRING CPD
DOWN
BEDROOM 1
CUPBOARD
12 SECTION RAD.

Housing record

No. 417 Date: 1933-4 (3)

Location: East Tilbury, Essex. Address: Bata Avenue

O/S sheet No: 177 Grid Reference: TQ 683788

Reference: Rumsey, *The Origin and Development of the Bata Factory and Estate and Social Examination of the Community*, Thurrock, Thurrock Thames Gateway Development Corporation. (2)

Description: Pair of three bedroomed houses (2)

Rooms and layout: Living room, kitchen and bathroom downstairs, three bedrooms upstairs. (44)

Sanitation and drainage: Downstairs W C off entrance lobby (5)

Water supply:

Gas and electricity supply:

Water heating:

Cooking facilities: Range in kitchen (5)

Food storage: (1)

Washing and bathing: Bathroom off kitchen with bath, wash-hand basin and copper or hot water storage cylinder. (3)

Clothes washing:

Room Heating: Range in kitchen, register grate in living room and two bedrooms. (2)

Lighting:

Fuel storage: Fuel store under stairs accessed from entrance lobby

General storage: Cupboard in main bedroom

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer: Bata (3)

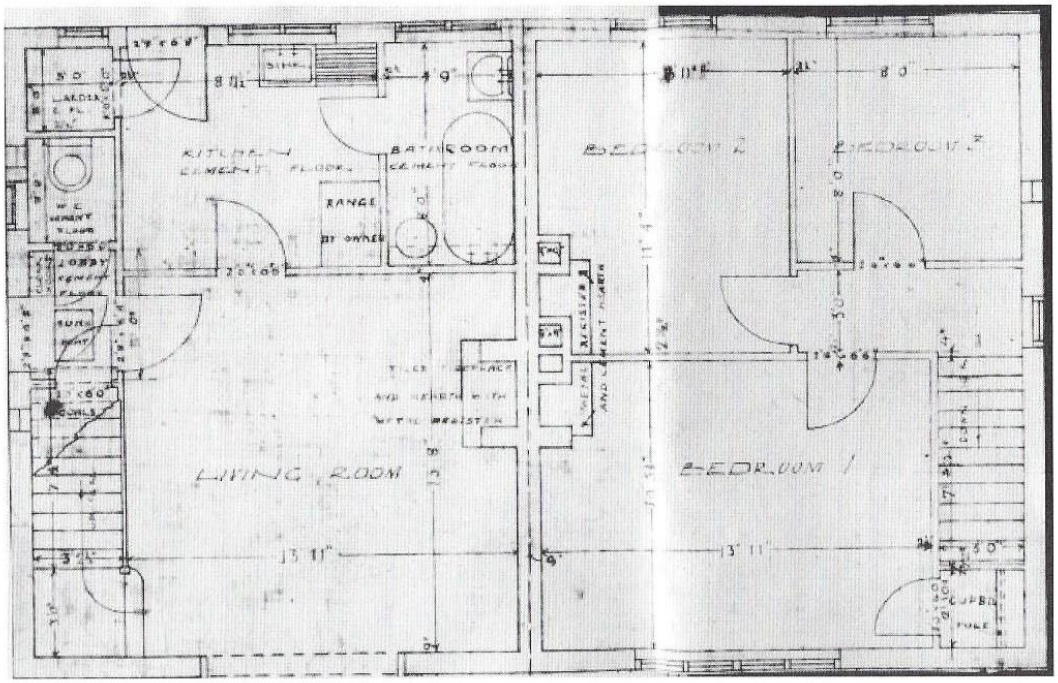
Architect/designer:

Occupant's occupation: Shoe workers.

Notes: Originally in 1933-4 the first houses to be built were 16 pairs of semi-detached houses in Bata Avenue. This road runs alongside the factory and was the obvious place for the first houses. The houses were flat roofed, and this was since the architects from Czechoslovakia were employed to design these first houses which are obviously unsuitable for our climate. They are a copy of Czech design and the flat roof is probably due to the Bauhaus which was influencing Czechoslovakia at the time.

As can be seen from the plans these are three bedroomed houses with living room, kitchen and bathroom although there was no hot water installation.

Observations and comments:



Above - Plan of first houses in Bata Avenue

Housing record

No. 418 Date: 1936-7 (3)

Location: East Tilbury, Essex. Address: King George VI Ave and Queen Elizabeth Av.

O/S sheet No: 177 Grid Reference: TQ 683788

Reference: Rumsey, *The Origin and Development of the Bata Factory and Estate and Social Examination of the Community*, Thurrock, Thurrock Thames Gateway Development Corporation. (2)

Description: Pair of three bedroomed houses (2)

Rooms and layout: Living room, kitchen and bathroom downstairs, three bedrooms upstairs. (44)

Sanitation and drainage: W C in downstairs bathroom (5)

Water supply:

Gas and electricity supply:

Water heating: (6)

Cooking facilities: Presumably gas cooker in kitchen (5)

Food storage:

Washing and bathing: Bathroom off downstairs hall with bath, wash-hand basin and W C. (6)

Clothes washing:

Room Heating: Fireplace in living room and main bedroom. (2)

Lighting:

Fuel storage:

General storage: Cupboard in main bedroom

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer: Bata (3)

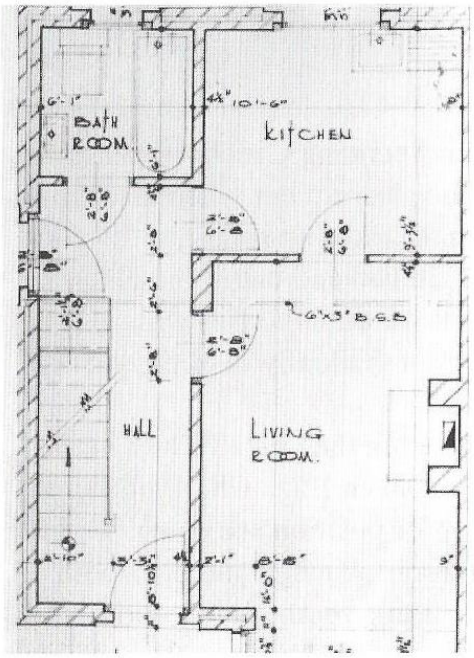
Architect/designer:

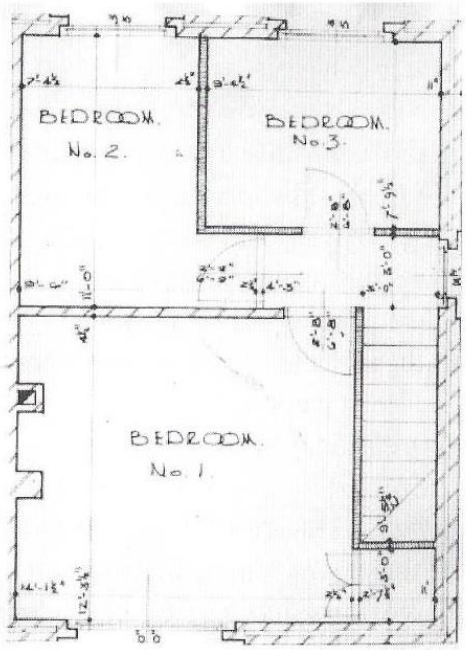
Occupant's occupation: Shoe workers.

Notes: A great deal more building was completed within the years 1936/7 in the form of 42 pairs of semi-detached houses in Queen Elizabeth Avenue and the Eastern side of King George VI Avenue. Part of these were three-bedroomed with living room, kitchen and bathroom downstairs and partly with sitting room, dining room, kitchen and bathroom upstairs. These houses still have characteristically Czechoslovakian flat roofs but now had hot water heating had been installed.

Observations and comments:

Below - Plan of 3 bedroom type in King George VI Ave and Queen Elizabeth Ave.





Housing record

No. 419 Date: 1936-7 (3)

Location: East Tilbury, Essex. Address: Gloucester Av.

O/S sheet No: 177 Grid Reference: TQ 683788

Reference: Rumsey, *The Origin and Development of the Bata Factory and Estate and Social Examination of the Community*, Thurrock, Thurrock Thames Gateway Development Corporation. (2)

Description: Pair of two bedroomed houses

Rooms and layout: Drawing room, dining room and kitchen downstairs, two bedrooms and bathroom upstairs. (26)

Sanitation and drainage: W C in upstairs bathroom (7)

Water supply:

Gas and electricity supply:

Water heating: (6)

Cooking facilities: Presumably gas cooker in kitchen (5)

Food storage:

Washing and bathing: Bathroom off landing with bath, wash-hand basin and W C. (12)

Clothes washing:

Room Heating: Fireplace in living room and main bedroom. (2)

Lighting:

Fuel storage:

Services:

General storage: Cupboard in main bedroom

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

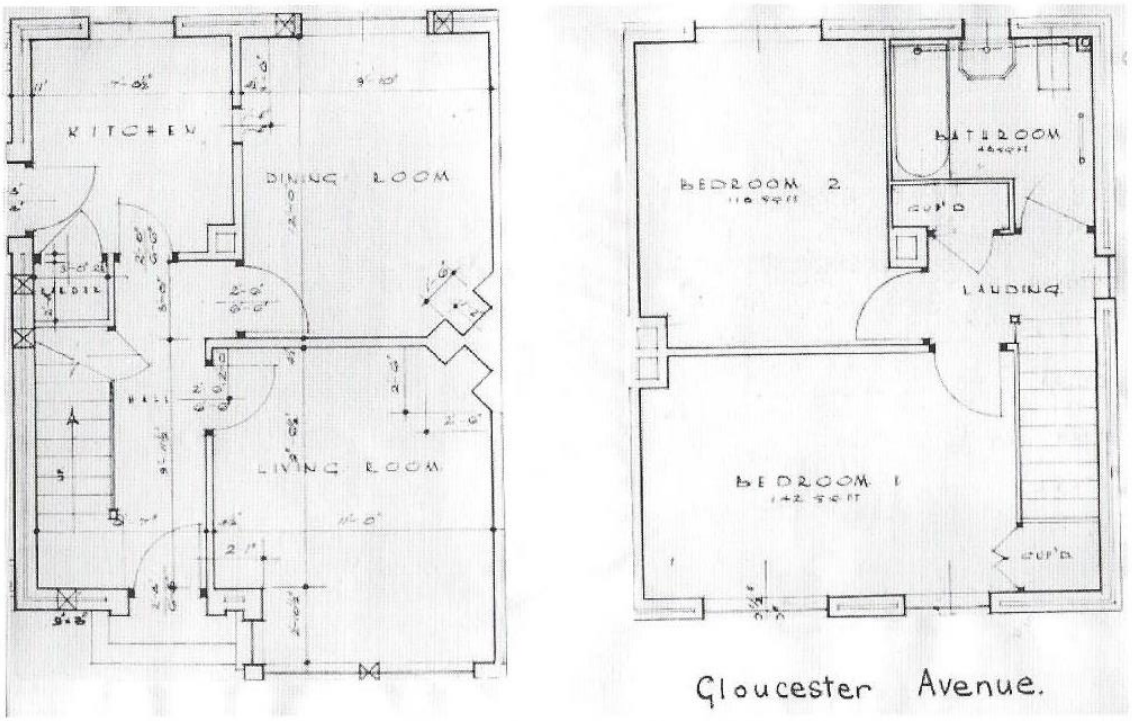
Developer: Bata (3)

Architect, designer:

Occupant's occupation: Shoe workers.

Notes: A great deal more building was completed within the years 1936/7 in the form of 42 pairs of semi-detached houses in Queen Elizabeth Avenue and the Eastern side of King George VI Avenue. Part of these were three-bedroomed with living room, kitchen and bathroom downstairs and partly with sitting room, dining room, kitchen and bathroom upstairs. These houses still have characteristically Czechoslovakian flat roofs but now had hot water heating had been installed.

Observations and comments:



Houses in Gloucester Avenue, plan of interior above.

Housing record

No. 420 Date: 1936-7 (3)

Location: East Tilbury, Essex. Address: Coronation Av.

O/S sheet No: 177 Grid Reference: TQ 683788

Reference: Rumsey, *The Origin and Development of the Bata Factory and Estate and Social Examination of the Community*, Thurrock, Thurrock Thames Gateway Development Corporation. (2)

Description: Pair of four bedroomed houses, with integral garage (2)

Rooms and layout: Lounge, dining room, kitchen and W C downstairs, four bedrooms and bathroom upstairs. (96)

Sanitation and drainage: W C with wash-hand basin off ground floor stairs, second WC possibly in upstairs bathroom (6, 7)

Water supply:

Gas and electricity supply:

Water heating: (6)

Cooking facilities: Presumably gas cooker in kitchen (5)

Food storage: Larder off kitchen (1)

Washing and bathing: Bathroom off upstairs landing with bath, wash-hand basin and W C. (12)

Clothes washing:

Room Heating: Fireplace in Lounge and Dining room, provision for small heaters in two bedrooms. (3)

Lighting:

Fuel storage:

General storage: Second store off kitchen

Specific provisions: Integral garage

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer: Bata (3)

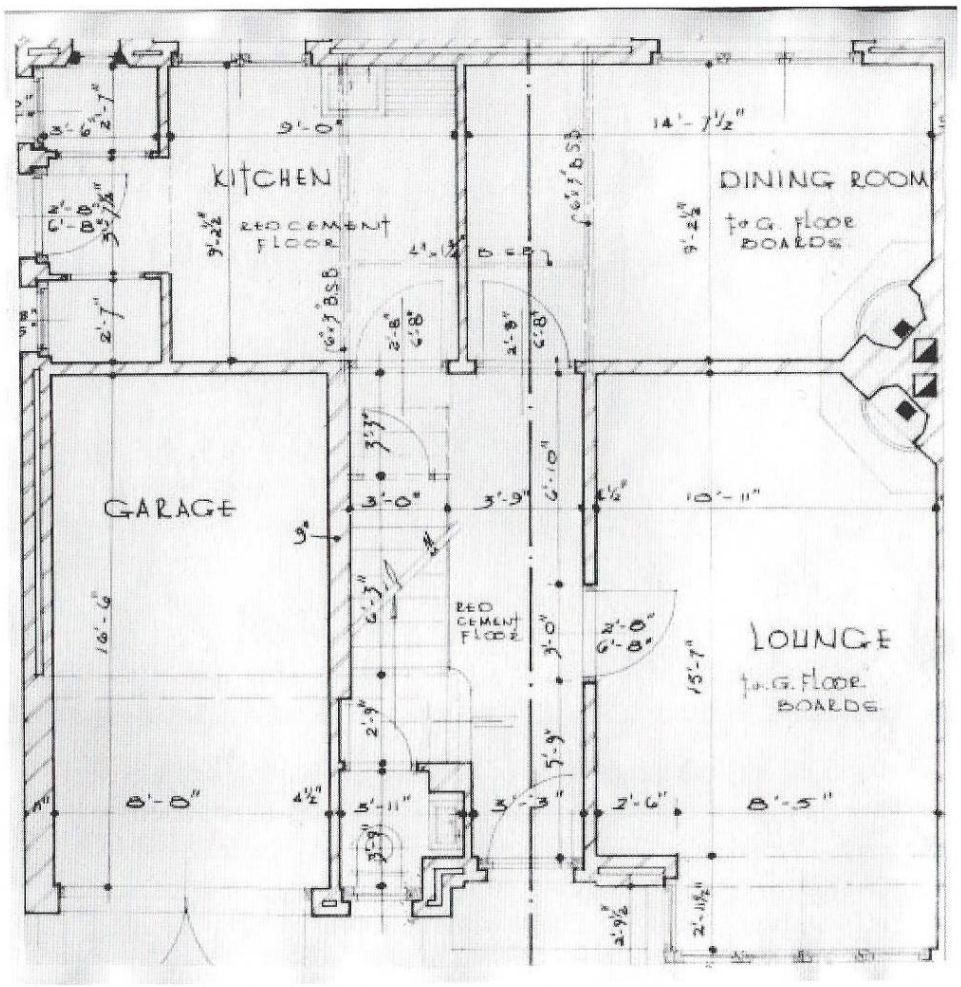
Architect/designer:

Occupant's occupation: Shoe workers.

Notes: Also, in these years the largest type of houses were built and obviously enough were occupied by employees holding better paid and more responsible jobs. They were still built semi-detached but are four bedroomed with lounge, dining room, kitchen, bathroom and garage. These houses were still built with flat roofs, window frames, parts and all electrical fittings imported from Czechoslovakia. Therefore, any additional fittings and spares had to be obtained from the company. Windows were designed as suitable for the climate of Czechoslovakia. There they are double thickness opening inwards to keep out the cold, here only single thickness was used but still opening inwards. Although this proved useful for cleaning purposes it was altogether disadvantageous otherwise. They did eventually prove a great deal of trouble with the flat roofs, damp continually leaked in and so eventually all the roofs had to be re-tarred. It can be noticed also from the plans of most of the earlier houses that many fireplaces are built in corners of the rooms and this proved to be another

disadvantage due to the concentration of heat. Especially with these four bedroomed houses one bedroom is very large and the other three all rather small which did not prove too convenient, and the bedroom situated immediately above the garage was very damp. However, the balcony did prove useful.

Observations and comments:



Ground plan of four bedroomed house.

Housing record

No. 421 Date: 1946 (4)

Location: East Tilbury, Essex. Address: King George VI Av.

O/S sheet No: 177 Grid Reference: TQ 683788

Reference: Rumsey, *The Origin and Development of the Bata Factory and Estate and Social Examination of the Community*, Thurrock, Thurrock Thames Gateway Development Corporation. (2)

Description: Pair of three bedroomed houses. (2)

Rooms and layout: Living room, dining room, kitchen downstairs, three bedrooms and bathroom upstairs. (60)

Sanitation and drainage: W C in upstairs bathroom. (7)

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: Free standing cooker in kitchen (5)

Food storage: Larder off rear lobby (1)

Washing and bathing: Bathroom off upstairs landing with bath, wash-hand basin and W C. (12)

Clothes washing Clothes boiler adjacent to kitchen sink (7)

Room Heating: Boiler in kitchen, central heating throughout, fireplace in living room and dining room. (1, 5)

Lighting:

Fuel storage:

General storage: Units in kitchen, cupboard off landing probably with hot water cylinder, cupboards in two main bedrooms.

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

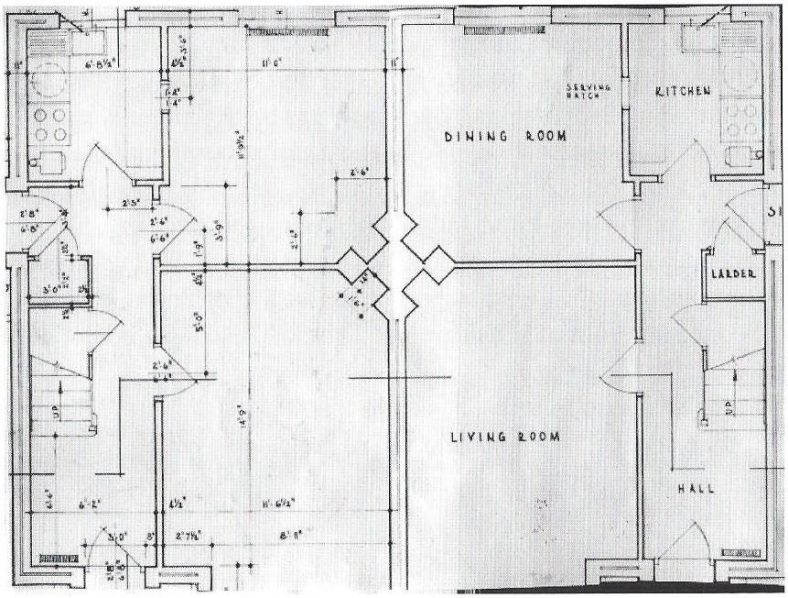
Developer: Bata

Architect/designer:

Occupant's occupation: Shoe workers.

Notes: In 1946 King George VI Avenue was completed, that in the west side and also along the eastern side that is the side of Thomas Bata Avenue. There were 28 pairs of three bedroomed houses with sitting room, dining room, kitchen and bathroom. These houses were of more modern design having domestic and central heating throughout and built-in wardrobes and kitchen units.

Observations and comments:


SERVING HATCH
KITCHEN
DINING ROOM
LARDER
LIVING ROOM
HALL

Housing record

No. 422 Date: 1952 (4)

Location: East Tilbury, Essex. Address: Thomas Bata Av.

O/S sheet No: 177 Grid Reference: TQ 683788

Reference: Rumsey, *The Origin and Development of the Bata Factory and Estate and Social Examination of the Community*, Thurrock, Thurrock Thames Gateway Development Corporation. (2)

Description: Pair of three bedroomed houses. (2)

Rooms and layout: Living room, dining room, kitchen downstairs, three bedrooms and bathroom upstairs. (60)

Sanitation and drainage: W C in upstairs bathroom. (7)

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: Free standing cooker in kitchen (5)

Food storage: Larder off rear lobby (1)

Washing and bathing: Bathroom off upstairs landing with bath, wash-hand basin and W C. (12)

Clothes washing: Clothes boiler adjacent to kitchen sink (7)

Room Heating: Boiler in kitchen, central heating throughout, fireplace in living room and dining room. (1, 5)

Lighting:

Fuel storage:

General storage: Units in kitchen, cupboard off landing probably with hot water cylinder, cupboards in two main bedrooms.

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

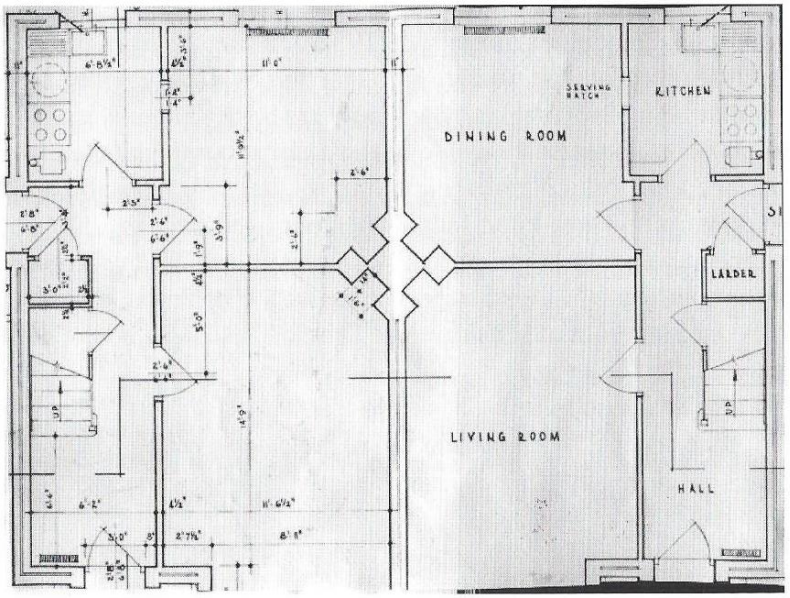
Developer: Bata (3)

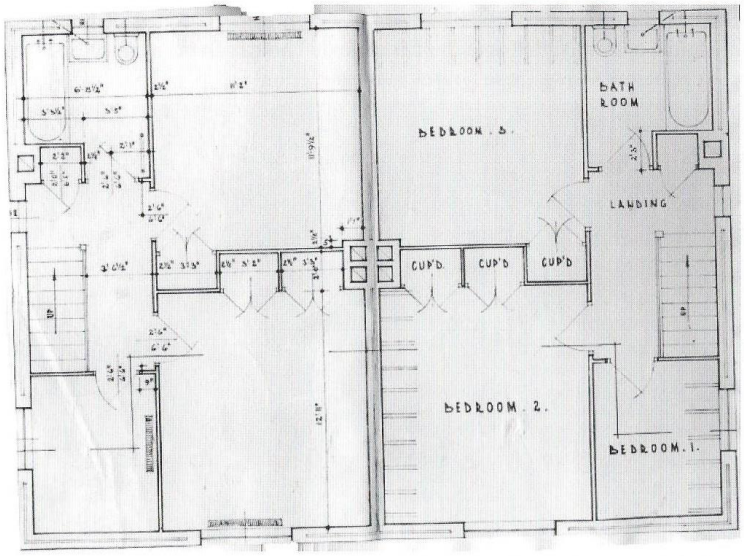
Architect/designer:

Occupant's occupation: Shoe workers.

Notes: In 1952 a further 16 pairs of houses were built to complete the western side of Thomas Bata Avenue. These were houses of a similar design to the eastern side of the avenue, but the kitchen fitments were installed to working table height only as the cupboards above were used mainly for unwanted items also when removed gave the kitchens a larger appearance

Observations and comments:


SERVING HATCH
KITCHEN
DINING ROOM
LARDER
LIVING ROOM
HALL


BATH ROOM
BEDROOM. 3.
LANDING
CUP'D
CUP'D
CUP'D
BEDROOM. 2.
BEDROOM. 1.

Housing record

No. 423 Date: 1958 (4)

Location: East Tilbury, Essex. Address: Princess Margaret Road.

O/S sheet No: 177 Grid Reference: TQ 683788

Reference: Rumsey, *The Origin and Development of the Bata Factory and Estate and Social Examination of the Community,* Thurrock, Thurrock Thames Gateway Development Corporation. (20

Description: Pair of three bedroomed houses. (2)

Rooms and layout: Living room, dining room, kitchen downstairs, three bedrooms and bathroom upstairs. (60)

Sanitation and drainage: W C in upstairs bathroom. (7)

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: (5)

Food storage: (3)

Washing and bathing: Bathroom off upstairs landing with bath, wash-hand basin and W C. (12)

Clothes washing:

Room Heating: (5)

Lighting:

Fuel storage:

General storage

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Roof:

Finishes:

Fixtures and fittings:

Developer: Bata (3)

Architect/designer:

Occupant's occupation: Shoe workers.

Notes: The last type of house to be built were started in 1958. These houses border the main road to the railway station which has been named Princess Margaret Road. They are obviously more modern and attractive in design than any of the previous models and naturally now have a sloping roof. There are 29 pairs and are of modern design with a "through" lounge being separated from the dining room by sliding doors. The kitchen and bathroom are half tiled with a heated linen cupboard. All floors downstairs except the kitchen are fitted with parquet flooring. Central heating is installed throughout with a brick-built coal and boiler fuel storage part separate from the house.

Observations and comments:

Housing record

No. 424 Date: 1944 (4)

Location: Northolt, Middlesex Address: BISF type B

O/S sheet No: 176 Grid Reference: TQ 121831

Reference: Madge John, (1946) *Tomorrow's houses,* London, Pilot Press Ltd. p.219 (2)

Description: A pair of three bedroomed houses (2)

Rooms and layout: Downstairs an interconnecting Living and dining room, hall and kitchen, upstairs three bedrooms, bathroom and W C. (60)

Sanitation and drainage: W C off first floor landing (8)

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: cooker in kitchen (5)

Food storage: larder in kitchen (1)

Washing and bathing: Bathroom off first floor landing with bath and wash-hand basin (11)

Clothes washing:

Room Heating: Boiler in dining area, open fire in living area, wall mounted heaters in two main bedrooms (1)

Lighting:

Fuel storage:

Services: Gas, electric, water and main drainage

General storage: Cupboards and dresser in kitchen, linen cupboard in second bedroom, wardrobes in two main bedrooms and a cupboard in the third.

Specific provisions: `pram space in hall.

Construction description: (14)

Foundations: Concrete footings to external and party walls with concrete ground slab over hardcore and with waterproof membrane over whole surface

Walls: *Structure.* Cold rolled steel sections spot and ridge welded. Posts spaced at 3ft 6in centres. Assembly takes place on site, all pieces being light enough for two men to lift.

External Facing. Cement rendering on dovetail steel sheet or wire mesh fabric to first floor level; above, horizontal ribbed steel sheeting galvanised and painted.

Inside Lining. Plasterboard panels factory-bonded to fibreboard, finished with a skim of plaster.

Party Wall: Two leafs of 3in foam slag, structurally separate except at outside walls.

Floors: First Floor, 1in boarding on battens on steel joists. Ceiling of plasterboard with skim coat of plaster.

Ground Floor, Linoleum fixed by adhesive to cement rendering over waterproof surface of site concrete.

Roof: Cellactite roof sheeting laid on ½in fibreboard. Roof trusses of light gauge steel. Ceiling of plasterboard with skim coat of plaster; glass silk quilt for insulation.

Partitions: 2in breeze or foam slag finished with ½in plaster.

Finishes:

Fixtures and fittings:

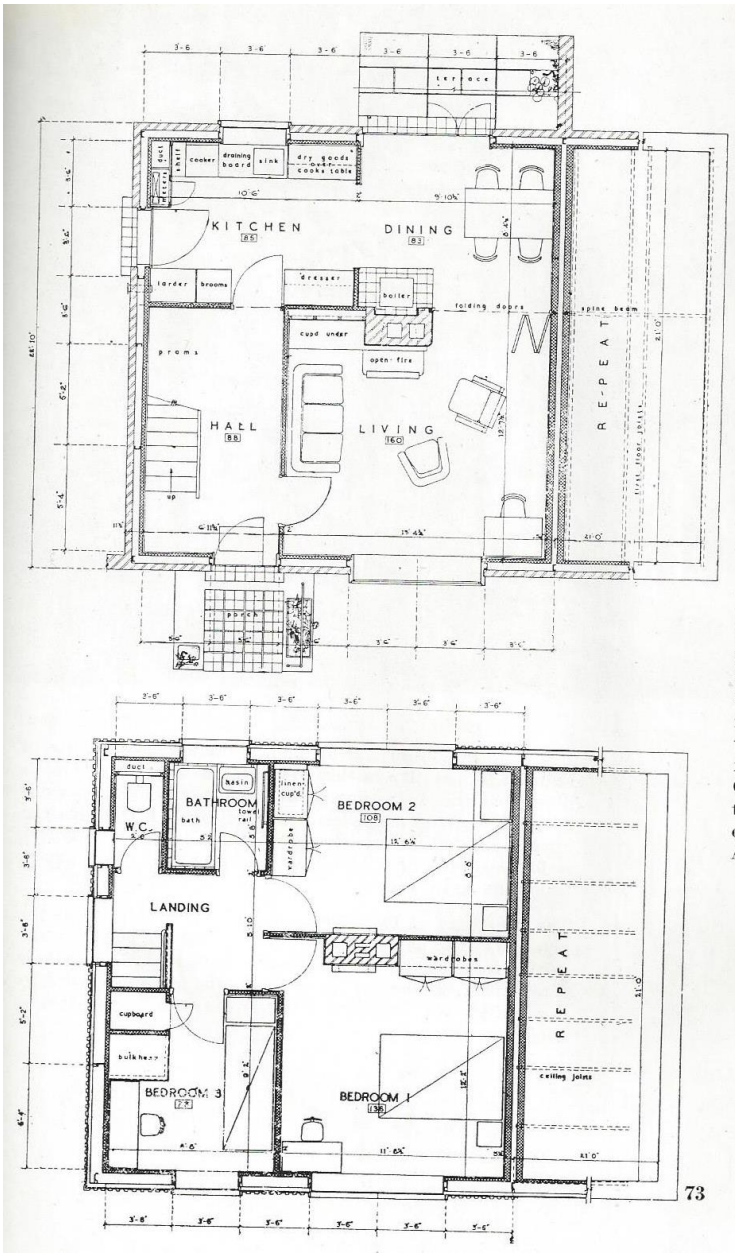
Developer: Local authorities (1)

Architect/designer: British Iron and Steel Federation, Architect Frederick Gibberd.

Occupant's occupation:

Notes: This house is one of three experimental types sponsored by the British Iron and Steel Federation. Particulars of production models are not yet available. As will be seen, it is not strictly a prefabricated house, consisting as it does of a light steel frame which is erected on the site and to which a variety of external finishes can be attached.

Observations and comments:


KITCHEN
DINING
HALL
LIVING
REPEAT
terrace
cooker
draining board
sink
dry goods cooks table
larder
broom
dresser
boiler
folding doors
spine beam
cupd under
open fire
prams
up
porch
BATHROOM
W.C.
bath
basin
towel rail
linen cupd
BEDROOM 2
wardrobe
LANDING
cupboard
bulkhead
BEDROOM 3
BEDROOM 1
ceiling joists
73

Housing record

No. 425 Date: 1945 (4)

Location: Hendon Address: The Braithwaite House

O/S sheet No: Grid Reference:

Reference: Madge John (1946) *Tomorrow's houses,* London, Pilot Press Limited. P.221/4 (2)

Description: Pair of non-parlour three bedroomed houses (2)

Rooms and layout: Living-room/dining area and kitchen on ground floor, three bedrooms and bathroom on first floor. (67)

Sanitation and drainage: WC off the first floor landing. (8)

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: Split level cooker (5)

Food storage: (3)

Washing and bathing: Bathroom off first floor landing, with bath and wash-hand basin. (11)

Clothes washing:

Room Heating: Stove in living room warm air to bedrooms. (4)

Lighting:

Fuel storage:

Services: electricity

General storage:

Specific provisions: brick shed to rear

Construction description: (14)

Foundations: Continuous walls of in situ concrete. Stanchion holes, 9in deep, take the legs of the frames which are grouted in.

Walls: *Structure.* Built up of welded frame units formed from cold-rolled or pressed sections of light-gauge steel, one or two stories high and either 3ft 1½in or 6ft 3½in wide. Four of these can be seen in the upper progress photograph overleaf.

Outside Facing. Main material in prototypes is ½in thick asbestos cement sheeting with small vertical flutes. These sheets, 3ft 1½in wide and up to one storey in height, require no painting. They are secured to the steel frames by a special clip section, which also weathers the joints. Other materials can be used, including 4½in brickwork or precast concrete slabs.

Inside Lining. A variety of forms of sheeting can be used, including Jixonite, cellular plywood, fibreboard, plasterboard and glazed asbestos cement sheeting. The latter is ¼in thick and the others are ½in thick. Additional thermal insulation, required in the case of all materials except Jixonite, is provided by slag wool, rock wool or aluminium foil.

Party Wall: This is made fire-resisting by means of two leaves of 2½in thick precast concrete blocks, placed between independent frames.

Floor and Roof Structure: Cold-rolled tight-gauge steel beams of special design, generally 7in deep, bolted into the vertical framework. Floors are of the floating type, resting on fibreboard or cork strips. Roof is of lightweight concrete slabs; all other floors of ½in

blockboard or T and G flooring stiffened with deal battens at about 1ft intervals. Concrete slabs can be used for kitchens and offices.

Partitions: Steel frames similar to the main structural members are used, and are covered with suitable lining materials.

Finishes:

Fixtures and fittings: Plumbing is largely prefabricated. Electrical wiring and piping are housed within the frames and floor units. By convection, heat from the living room flue is used to warm the air of the bedrooms.

Developer; Local authorities (1)

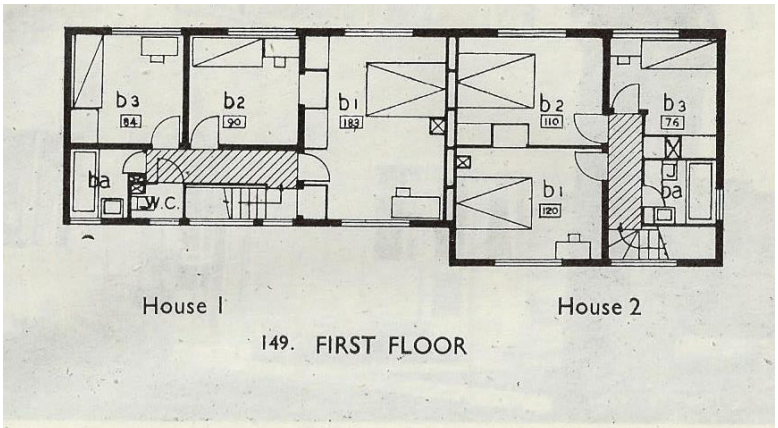
Architect/designer: John Howard & Co Ltd. Architect: Frederick Gibberd.

Occupant's occupation:

Notes: This is one of the examples of unit frame construction. While the frame is prefabricated, the rest of the house, including the cladding, is put together on site. This combines the advantages of dry assembly and standardisation with considerably greater flexibility than a fully prefabricated system allows.

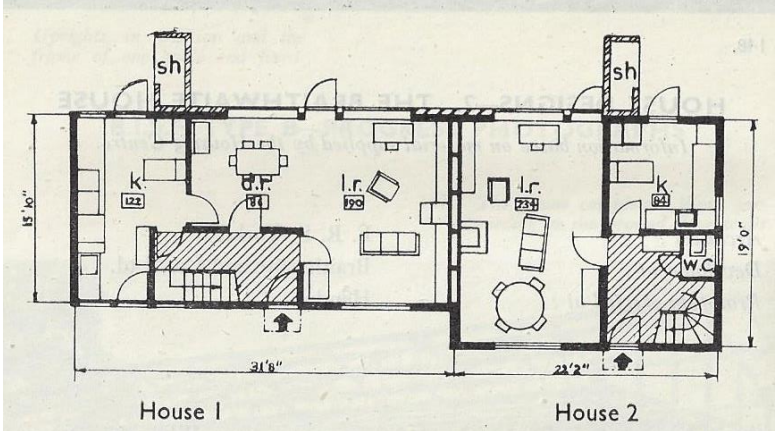
Flexibility is symbolised in the erection of the pair of houses illustrated here, whose plans are entirely different, even in depth. The same method of construction can be used for three storey flat types.

Observations and comments:



House 1 House 2

149. FIRST FLOOR



House 1 House 2

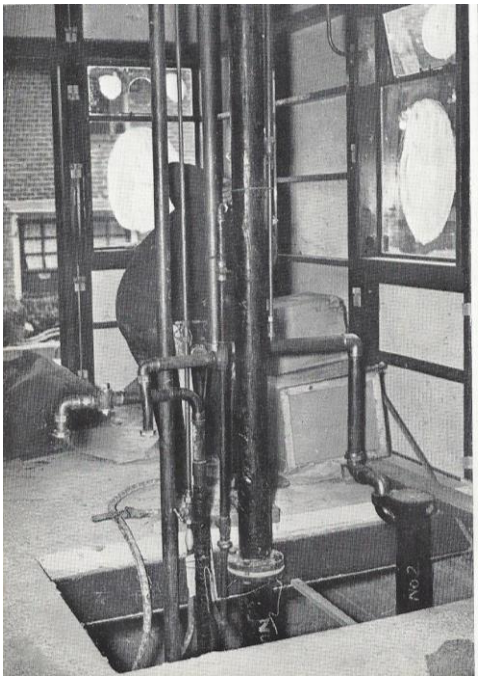
150. GROUND FLOOR

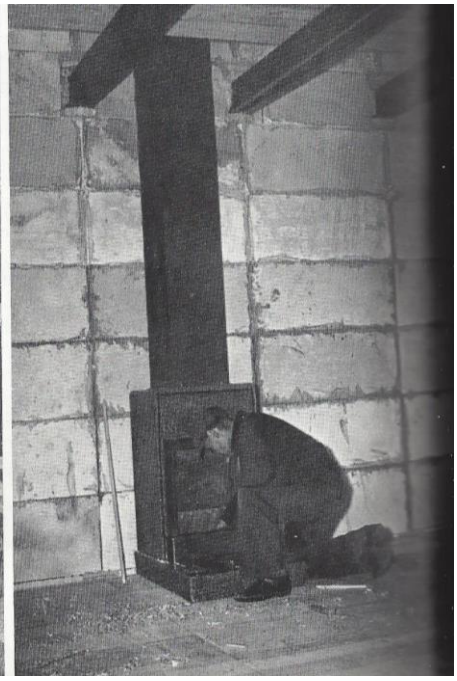
KEY :

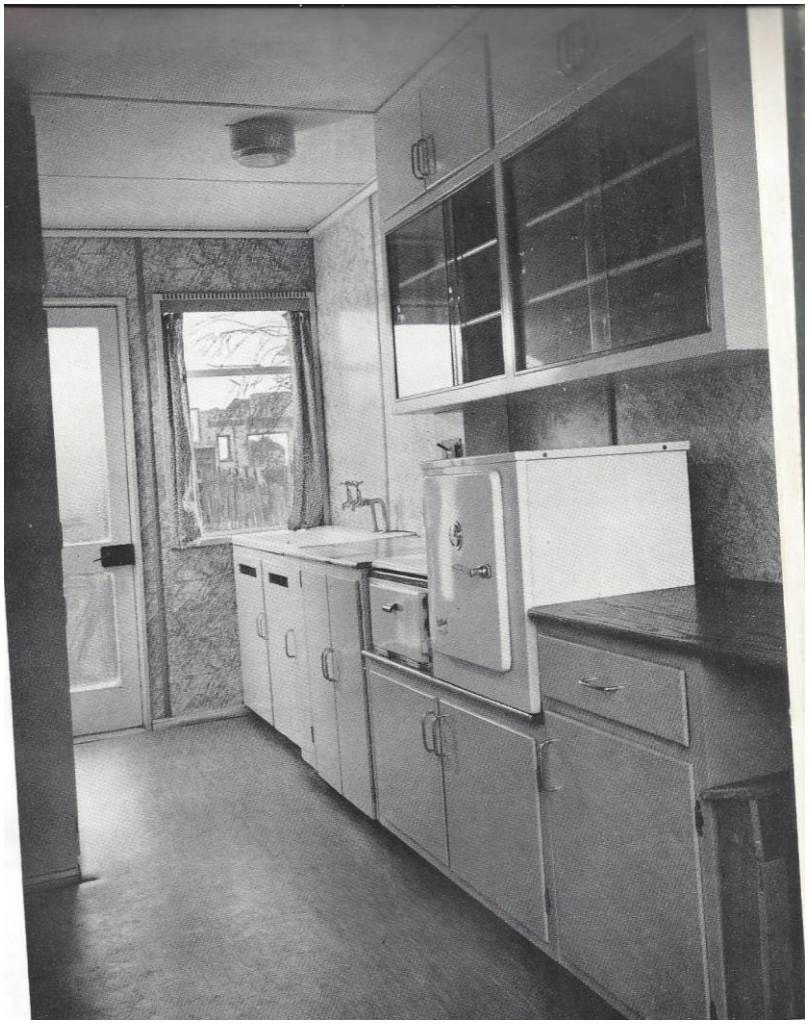
b1, b2, b3	bedrooms
ba	bathroom
lr	living-room
dr	dining-room
k	kitchen
sh	shed

Hall and landing hatched.

AREAS :
House 1 = 960 sq. ft.
House 2 = 810 sq. ft.
Room areas in sq. ft. as marked on plans.







Housing record

No. 425A Date: 1945 (4)

Location: Hendon Address: The Braithwaite House

O/S sheet No: Grid Reference:

Reference: Madge John (1946) *Tomorrow's houses,* London, Pilot Press Limited. P.221/4 (2)

Description: Pair of non-parlour three bedroomed houses (2)

Rooms and layout: Living-room/dining area and kitchen on ground floor, three bedrooms and bathroom on first floor. (67)

Sanitation and drainage: WC on first floor in the bathroom and on the ground floor off the hall. (5, 7)

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: Split level cooker (5)

Food storage: (3)

Washing and bathing: Bathroom off first floor landing, with bath, WC and wash-hand basin. (12)

Clothes washing:

Room Heating: Stove in living room warm air to bedrooms. (4)

Lighting:

Fuel storage:

Services: electricity

General storage:

Specific provisions: brick shed to rear

Construction description: (14)

Foundations: Continuous walls of in situ concrete. Stanchion holes, 9in deep, take the legs of the frames which are grouted in.

Walls: *Structure.* Built up of welded frame units formed from cold-rolled or pressed sections of light-gauge steel, one or two stories high and either 3ft 1½in or 6ft 3½in wide. Four of these can be seen in the upper progress photograph overleaf.

Outside Facing. Main material in prototypes is ½in thick asbestos cement sheeting with small vertical flutes. These sheets, 3ft 1½in wide and up to one storey in height, require no painting. They are secured to the steel frames by a special clip section, which also weathers the joints. Other materials can be used, including 4½in brickwork or precast concrete slabs.

Inside Lining. A variety of forms of sheeting can be used, including Jixonite, cellular plywood, fibreboard, plasterboard and glazed asbestos cement sheeting. The latter is ¼in thick and the others are ½in thick. Additional thermal insulation, required in the case of all materials except Jixonite, is provided by slag wool, rock wool or aluminium foil.

Party Wall: This is made fire-resisting by means of two leaves of 2½in thick precast concrete blocks, placed between independent frames.

Floor and Roof Structure: Cold-rolled tight-gauge steel beams of special design, generally 7in deep, bolted into the vertical framework. Floors are of the floating type, resting on fibreboard or cork strips. Roof is of lightweight concrete slabs; all other floors of ½in

blockboard or T and G flooring stiffened with deal battens at about 1ft intervals. Concrete slabs can be used for kitchens and offices.

Partitions: Steel frames similar to the main structural members are used, and are covered with suitable lining materials.

Finishes:

Fixtures and fittings: Plumbing is largely prefabricated. Electrical wiring and piping are housed within the frames and floor units. By convection, heat from the living room flue is used to warm the air of the bedrooms.

Developer; Local authorities (1)

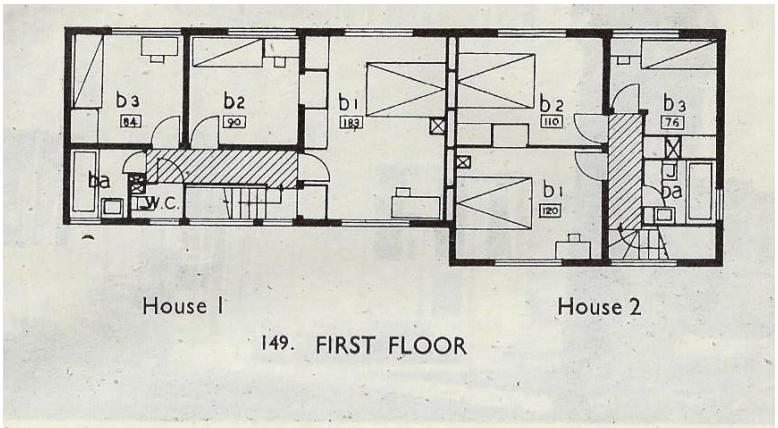
Architect/designer: John Howard & Co Ltd. Architect: Frederick Gibberd.

Occupant's occupation:

Notes: This is one of the examples of unit frame construction. While the frame is prefabricated, the rest of the house, including the cladding, is put together on site. This combines the advantages of dry assembly and standardisation with considerably greater flexibility than a fully prefabricated system allows.

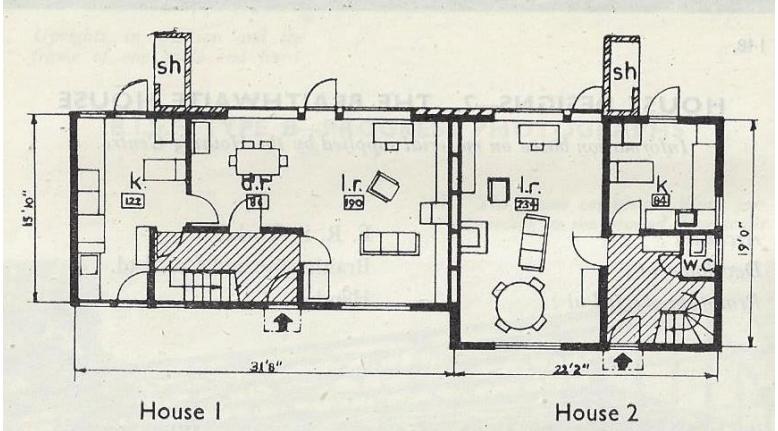
Flexibility is symbolised in the erection of the pair of houses illustrated here, whose plans are entirely different, even in depth. The same method of construction can be used for three storey flat types.

Observations and comments:



House 1 House 2

149. FIRST FLOOR



House 1 House 2

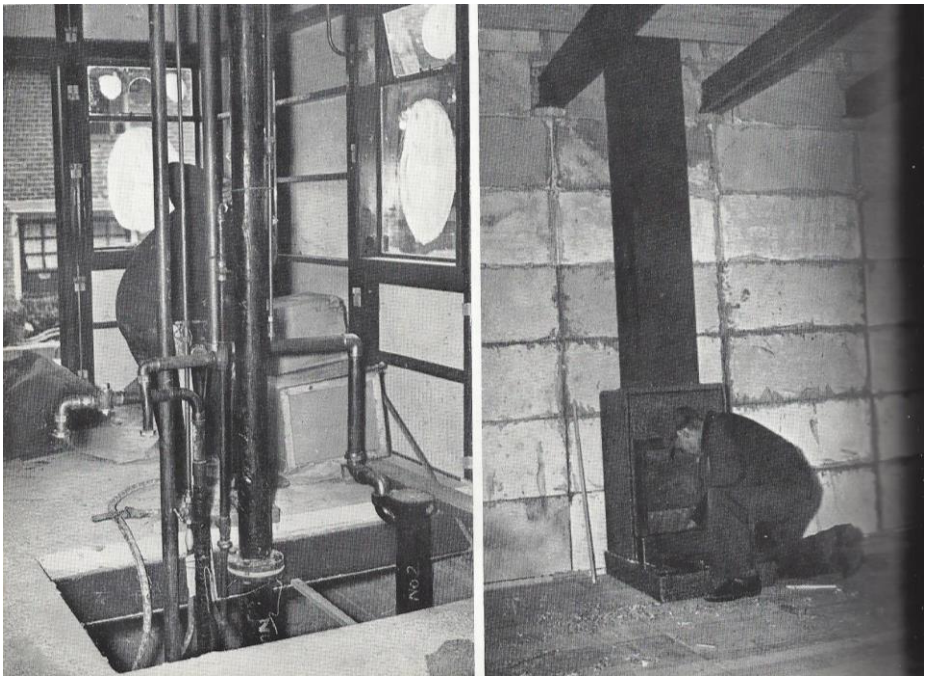
150. GROUND FLOOR

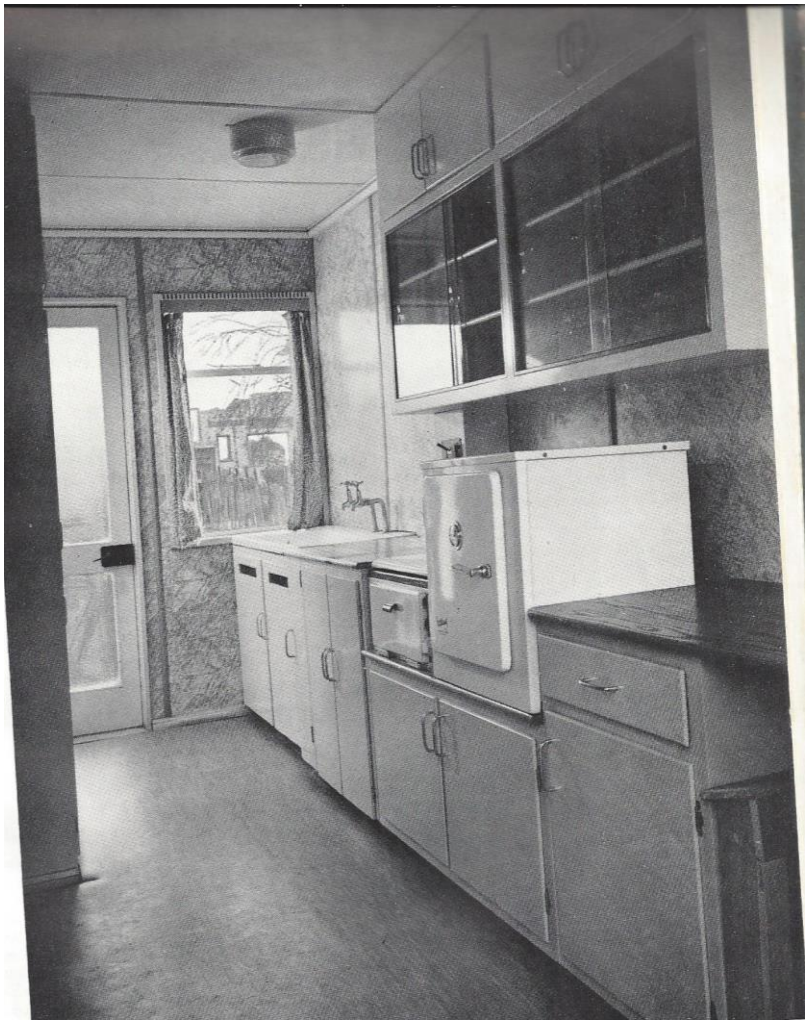
KEY :

b1, b2, b3	bedrooms
ba	bathroom
lr	living-room
dr	dining-room
k	kitchen
sh	shed

Hall and landing hatched.

AREAS :
House 1 = 960 sq. ft.
House 2 = 810 sq. ft.
Room areas in sq. ft. as marked on plans.





Housing record

No. 426 Date: 1945 (4)

Location: Datchet Address: The Howard House

O/S sheet No: Grid Reference:

Reference: Madge John (1946) *Tomorrow's houses,* London, Pilot Press Limited. P.225/78

Sheppard Richard (1946) *Prefabrication in building,* London, The Architectural Press. p.74/7 (2)

Description: Pair of non-parlour three bedroomed houses (2)

Rooms and layout: Living-room, with or without partition to dining area and kitchen/utility room on ground floor, three bedrooms and bathroom on first floor. (62)

Sanitation and drainage: W C on first floor. (8)

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: Free standing cooker in kitchen (5)

Food storage: Built in fridge and food store (1, 3)

Washing and bathing: Bathroom off first floor landing, with bath and wash-hand basin. (11)

Clothes washing: Wash tub, wringer and copper in utility area (9)

Room Heating: Stove in living room, electric panel heater in dining area. (3)

Lighting:

Fuel storage:

Services: electricity

General storage: Fitted kitchen, fitted wardrobes in all bedrooms, Linen and airing cupboards off landing.

Specific provisions: Pram space under stairs

Construction description: (14)

Foundations: Concrete bases for the ten main stanchions required for each house.

Walls: *Structure.* Prefabricated horizontal band beams span between inch-wide spaced steel columns, the spaces between the beams being filled with windows or blank non-structural panels set behind the main wall face, so that the house flashes itself.

External facing. The horizontal units, up to 21ft long, are of light welded steel sections, delivered faced with asbestos-cement sheeting, or aluminium “weatherboard”, finished rough-cast in a choice of colours.

Internal lining. Prefabricated internal wall lining units consisting of a light timber frame, cementated wood wool, plasterboard, and aluminium.

Party Wall: Two independent leaves joined only at outside walls complete the sound insulation system, which is already largely achieved by planning.

Partitions: Non-loadbearing; double partition units of cementated wood wool with plasterboard face.

Roof: Ribbed asbestos cement roofing sheets on steel purlins on light steel roof truss. The latter are close spaced to receive prefabricated

ceiling linings. Insulation is provided by a slag wool blanket over the ceiling.

First Floor: Prefabricated timber floor units drop on steel floor beams, which are at 3ft 6in spanning between the band beams and the centre steel span. The underside is sealed with timber and plasterboard units.

Ground Floor: As for first floor, but without lining on soffit.

Finishes:

Fixtures and fittings: The kitchen is a completely factory-made room. The walls, floors, ceiling, doors, windows and all equipment such as cupboards, sink etc. are made in the one factory, and the plumbing and hot water services installed. It is then delivered on a lorry to the site and slung into position by a light crane. The bath, basin WC etc. are later stood on the "roof" of the kitchen and connected up to the existing service pipes.

The "Octopus" system of prefabricated electrical wiring is installed.

Developer: Local authority (1)

Architect/designer: John Howard & Co Ltd. Architect: Frederick Gibberd.

Occupant's occupation:

Notes: Sheppard - The Howard house is one of the first prefabricated houses to be built in quantity in this country. In the pair of houses the living space is 20ft square and a smaller unit attached to it contains kitchen and bathroom. By paring these a recession of plans is formed and these houses are of great interest both in technique and planning.

The simplicity of the structural frame is evident from the plan. The living room can either run the length of the garden front or can extend from front

to back. By making front and back doors to the kitchen-the former screened by the trellis, a passage between the houses is avoided.

Large units reduce the number of in situ connections and the warren girders span 20ft. The structure allows solid block material to be used under the windows on the ground floor.

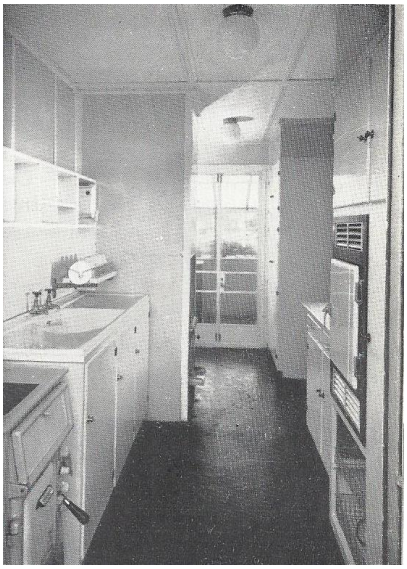
The kitchen looking towards the doors which are screened from the road by the trellis. The plumbing duct with the boiler in the base is contained in the bulkhead beyond the sink.

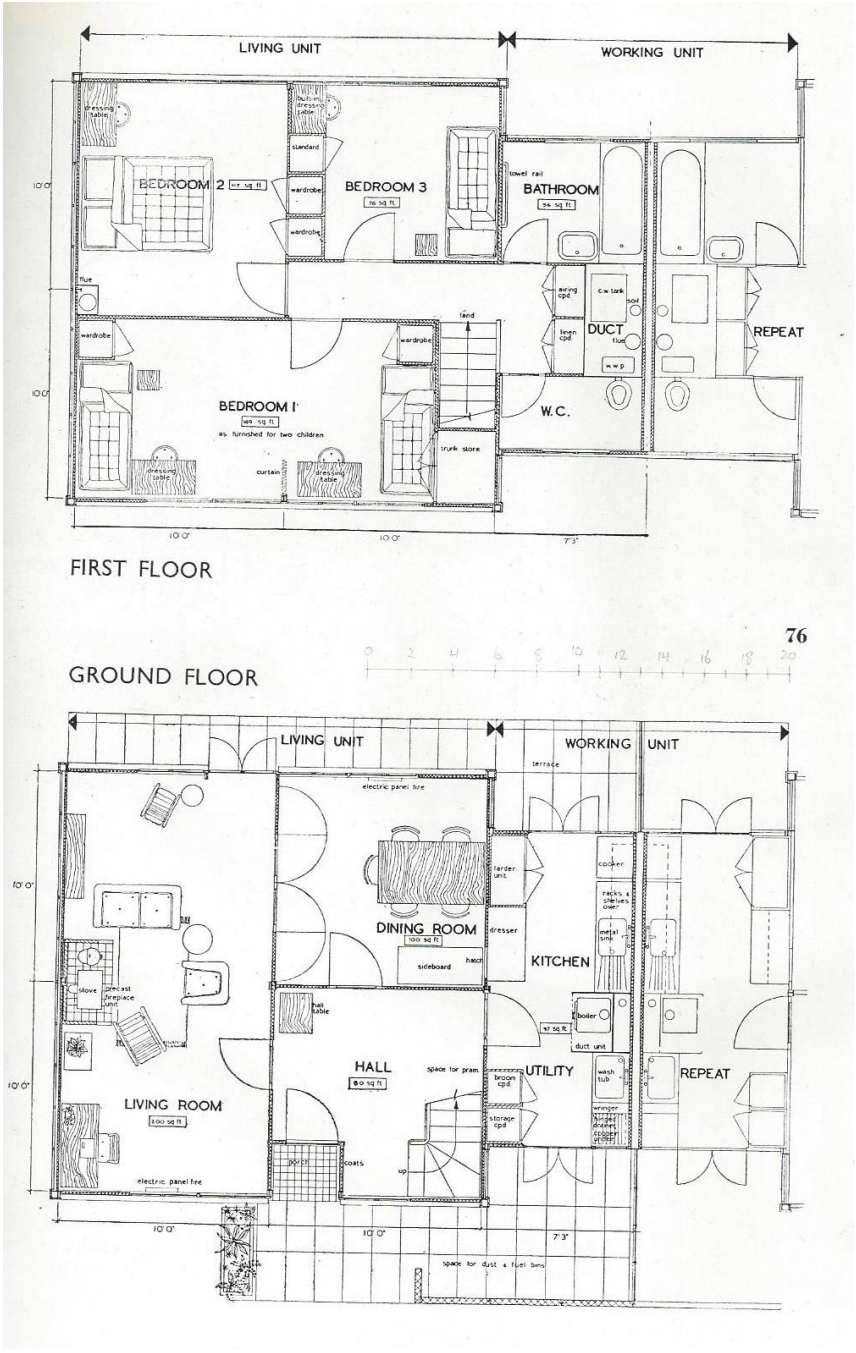
Madge – This is one of the latest types to be developed, and thus is liable to incorporate the main recommendations of the reports made to the Ministry of Health Advisory Committee on House Planning.

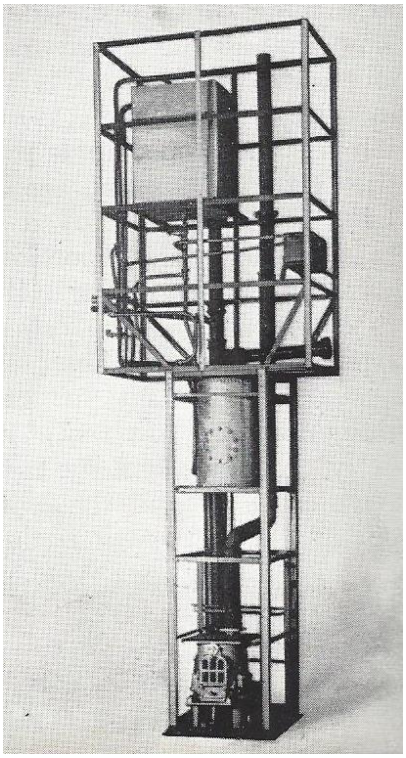
The planning of the Howard House is of particular interest. It goes far to isolate the "quiet" rooms from neighbours' noise; the double aspect kitchen makes it possible to use these houses in terraces without the need for tunnels or back lanes, and the "works" of the house are all concentrated together.

The structure also is noteworthy, and its wide spacing of posts, with long band beams spanning between them, contrasts with many of the other types illustrated. It will be observed that there is no brickwork, even for flues, and very little timber is used.

Observations and comments:




LIVING UNIT
WORKING UNIT
BEDROOM 2
BEDROOM 3
BATHROOM
BEDROOM 1
as furnished for two children
W.C.
DUCT
REPEAT
FIRST FLOOR
76
GROUND FLOOR
LIVING UNIT
WORKING UNIT
DINING ROOM
KITCHEN
HALL
UTILITY
LIVING ROOM
REPEAT



Howard house service unit

Housing record

No. 427 Date: 1945 (4)

Location: Address: The Jicwood House

O/S sheet No: Grid Reference:

Reference: Madge John (1946) *Tomorrow's houses,* London, Pilot Press Limited P. 229/32

Sheppard Richard (1946) *Prefabrication in building,* London, The Architectural Press. p. 119-22 2)

Description: A two bedroomed bungalow intended for the emergency housing programme. (9)

Rooms and layout: Livingroom, two bedrooms, kitchen and bathroom (14)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and electricity supply:

Water heating: (4)

Cooking facilities: Cooker in kitchen (5)

Food storage: Larder cupboard off kitchen, fridge under draining board and veg store. (1, 3)

Washing and bathing: Bathroom with bath, wash-hand basin and WC. (12)

Clothes washing:

Room Heating: Fireplace in livingroom. (1)

Lighting:

Fuel storage: fuel store in out-house

Services:

General storage: built in storage in both bedrooms, livingroom and hall.

Specific provisions: Separate sore for bins and prams/cycles in out-house

Construction description: (15)

Foundations: Four point support to each of four precast reinforced concrete I-beams.

Walls: *Structure.* As the structure is of stressed-skin type, there is no frame independent of the walls.

Main Walls. Plywood as inside and outside facing to insulating and stabilising core of compressed sawdust and paper pulp (or of expanded rubber). The whole wall, bonded together with synthetic resin, is 1⅝in thick. External finish can be special veneer, or can be rendered, etc. Internal finish can be special veneer, distemper, wallpaper, etc. Each wall assembled in factory and brought to site complete.

Roof: Plywood box beams, 3½in wide tapering to suit run of 6º roof (i.e. varying from approximately 6 to 16ins). Roof, 1⅝in thick, is identical in composition with the walls. It is screwed to the box beams on site.

Ground Floor: Floor joists at 4ft centres resting on RC I-beams support floor, which is of material similar to that of the walls, but with ¼in ply each side to withstand wear.

Partitions: Of similar composition to that of the outside walls, but only 1in thick. Not load-bearing, are attached to outside walls by means of metal angles and fit into special fillets on the floor.

Finishes:

Fixtures and fittings: heating and cooking can be by gas, electricity or solid fuel, to suit local and individual requirements

Developer: Local authority (1)

Architect/designer: Jicwood Ltd. Architect Richard Sheppard and Anthony M Chitty.

Occupant's occupation:

Notes: Madge – The only emergency type house and also the only single storey type illustrated in this series, the Jicwood timber bungalow is a noteworthy example of stressed skin construction. Although practically entirely of wood, the amount of timber used is said to be only one-third of that used in a similar house of brick construction.

The house provided an interesting comparison with the AIROH house. Both are far more fully prefabricated than any permanent houses illustrated, and are therefore demountable. In the case of the Jicwood house, the loss of reassembly is claimed to be only 5%.

Sheppard – This appears to be the only complete stressed skin structure, as distinct from panels, which has been commercially produced in this country. The method can be applied to both one or two storey construction and in the house illustrated the surface coverings or skins provide the necessary strength.

The Jicwood panel consists of two thin sheets of resin-bonded plywood separated by a core. The core in the house illustrated is of expanded rubber, but compressed sawdust and paper pulp is also used. The whole

panel is glued under pressure in the factory. The plywood skins are stabilised by the core to give sufficient mechanical strength and the core material also provides for thermal insulation.

No Code of Practice as yet exists for this material and the strength of the panels must be determined by testing. The mechanical strength of the panels can be economically and precisely controlled.

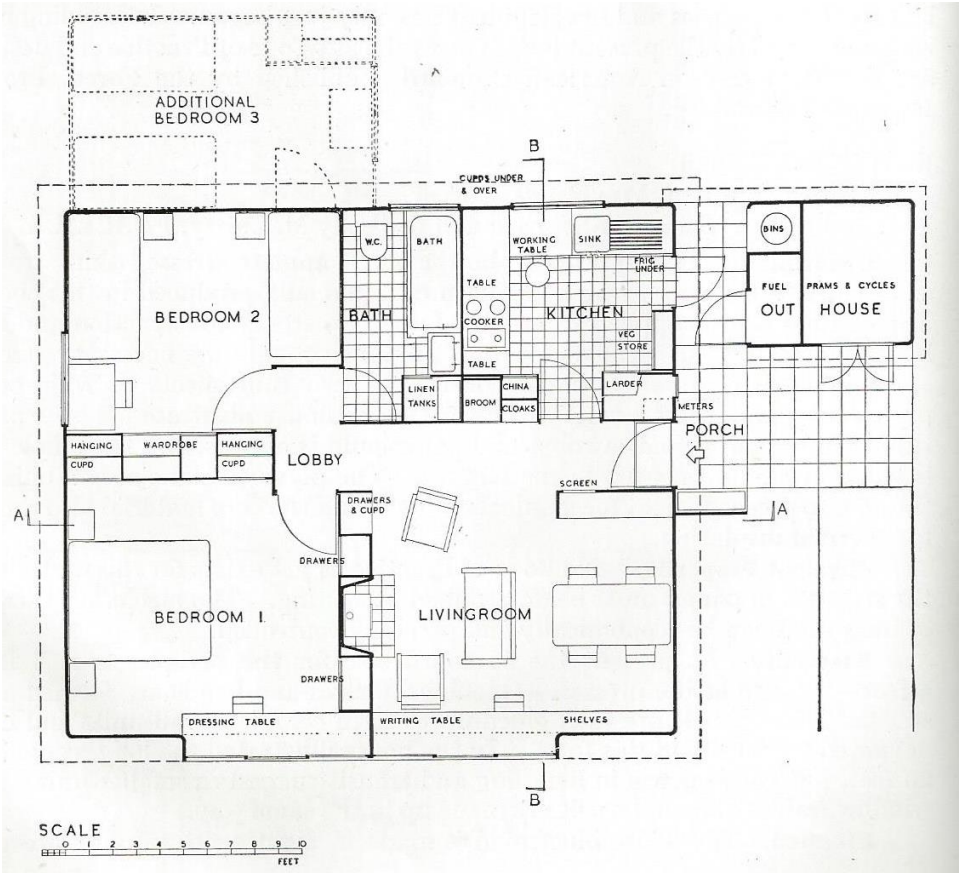
At present the standard size for the panels is 8 feet X 4 feet – the size of the presses. Openings, curves and bends are formed at this stage. The panels are then glued up to form complete wall units and can be delivered to site in this form. In the house illustrated the longest panel was 26 feet, but convenience in handling and transit suggests a smaller unit. Door, window frames and cupboards are made up in the same way.

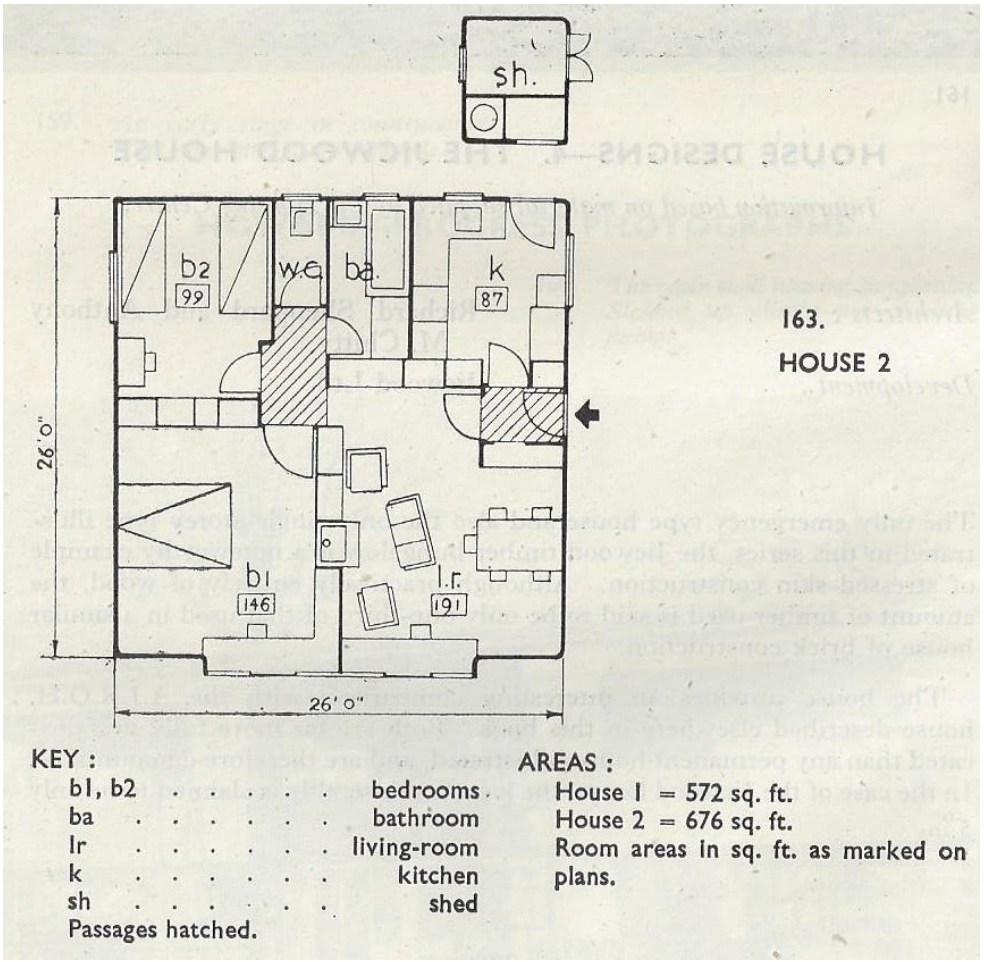
The house illustrated is made in eight sections, and site gluing and assembly is reduced to a minimum. The floors are manufactured with the stiffening beam as an integral part of the panel. These go down first and the wall units follow. The roof beams and certain internal partitions are then fixed and the roof decks are glued to the beams on site. The rest of the partitions and equipment follows.

The method of construction reduces to the minimum the number of site joints. For these a rebated or spline joint is made, and the units screwed or clamped together until the glue has set.

Surfaces can be left in the natural state, particularly if veneers are used, or they can be painted. Externally the houses are spray painted to reduce risk of fire spread.

Observations and comments:


ADDITIONAL
BEDROOM 3
B
CUPBS UNDER
& OVER
W.C.
BATH
WORKING
TABLE
SINK
FRIG.
UNDER
BINS
FUEL
OUT
PRAMS & CYCLES
HOUSE
BEDROOM 2
BATH
TABLE
COOKER
KITCHEN
VEG
STORE
TABLE
LINEN
TANKS
BROOM
CHINA
CLOAKS
LARDER
METERS
PORCH
HANGING
CUPD
WARDROBE
HANGING
CUPD
LOBBY
SCREEN
A
A
DRAWERS
& CUPD
DRAWERS
BEDROOM 1
LIVINGROOM
DRAWERS
DRESSING TABLE
WRITING TABLE
SHELVES
B
SCALE
0 1 2 3 4 5 6 7 8 9 10
FEET


sh.
b2
99
w.c.
ba.
k
87
163.
HOUSE 2
26'0"
b1
146
l.r.
191
26'0"
KEY :
b1, b2 . . . . . bedrooms
ba . . . . . bathroom
lr . . . . . living-room
k . . . . . kitchen
sh . . . . . shed
Passages hatched.
AREAS :
House 1 = 572 sq. ft.
House 2 = 676 sq. ft.
Room areas in sq. ft. as marked on plans.

Housing record

No. 428 Date: 1944 (4)

Location: Canley, Coventry Address: Keyhouse Unibuilt, type 1

O/S sheet No: Grid Reference:

Reference: Madge John (1946). *Tomorrow's houses,* London, Pilot Press Limited P.233/36

Sheppard Richard (1946) *Prefabrication in building,* London, The Architectural Press. p. 86/7 (2)

Description: Three bedroomed house with living-room and dining room. (2)

Rooms and layout: Living-room, dining room, kitchen, utility room and W C on ground floor three bedrooms and bathroom on first floor. (62)

Sanitation and drainage: W C off ground floor hall and a second W C in first floor bathroom (5,7)

Water supply:

Gas and electricity supply:

Water heating: (4)

Cooking facilities: cooker in kitchen (5)

Food storage: (3)

Washing and bathing: Bathroom off first floor landing with bath wash-hand basin and W C. (12)

Clothes washing: Boiler and sink in utility room. (9)

Room Heating: Back boiler in living-room, warm air from flue and electric radiant panels. (4, 7)

Lighting:

Fuel storage:

Services:

General storage:

Specific provisions:

Construction description: (14)

Foundations: Traditional foundations, with brick footings and sleepr walls. Precast concrete cill, complete with anchor bolts is laid ready to receive the light steel framework.

Walls: *Structure.* Ridge-welded rolled strip steel sections factory assembled into interchangeable units. Normal units, 4ft wide by 10ft high, are bolted together onsite, designed in varying types suitable for doorways, windows etc. Frames are joined by square tubular dowels held in position by locating plates, thus eliminating nuts and bolts.

Outside Facing. Asbestos cement pans, 4ft wide by 2ft high, factory filled with 2in thickness of wood wool. Joints caulked with waterproof mastic material applied with a pressure gun.

Inside Lining. ½in plasterboard.

Party Wall: Two skins of laminated plasterboard with a core of wood-wool slabs. Complete separation of houses except at outside facing and roof.

Floors: First floor trusses of factory assembled units, similar to wall frames, span20 or 24ft clear, giving maximum internal flexibility. On these, and on ground floor sleeper walls, rest timber bearers at 2ft

centres supporting “Escor” aerated concrete slabs 2ft by 4ft by 2½in thick, finished with damp-proof linoleum.

Roof: Structure and concrete slabs similar to those used for first floor. Roof finished with 3-ply ruberoid.

Partitions: Not load bearing, light steel studding faced with ½in plasterboard jointed with flush metal cover strips.

Finishes:

Fixtures and fittings: Space heating by means of “Courtier” stove with back boiler. A 6in fluepipe is encased in a ventilated sheet metal duct, thus using warmth for space heating. Supplementary heating by electric radiant panels. Other equipment obtained from such stocks as were available.

Developer: Local authority (1)

Architect/designer: Keyhouse Unibuilt Ltd. G Grey Wornum and Richard Sheppard

Occupant’s occupation:

Notes: **Madge** – These house were erected to illustrate the technique of rapid assembly of Keyhouse Unibuilt Construction Units into permanent two storey houses. None of the standardised light steel framing units weigh more than 100 Lb so the heaviest can be carried by two men. Floor and roof trusses span right across the building, being either 20ft or 24 ft.

The Canley prototypes, occupied since October, 1944, should not be considered final or definite, although the tenants appear to have been very satisfied with them. A second pair, incorporating minor revisions, has since been built at Sighthill, Edinburgh.

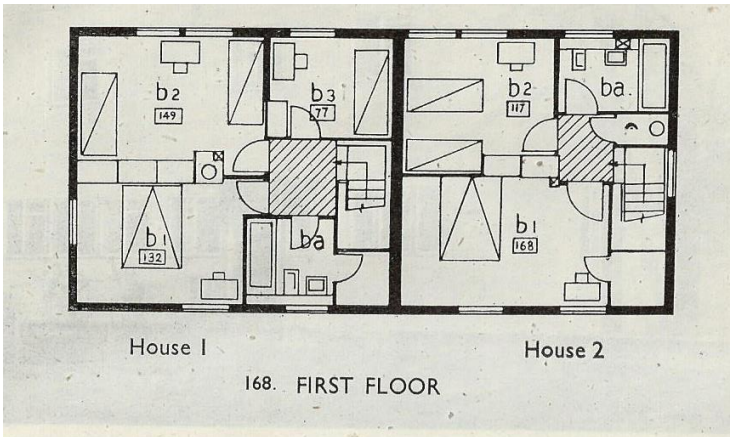
Sheppard – This system, which was originally designed by George Wright, consists of panels frame and trusses which are produced in standard sizes and connected on the site to form one or two storey buildings. The cladding and linings, floors and roofs are all prefabricated and clipped to the structure. It is a system of construction and not a standard house.

18 gauge strip steel is rolled into U sections ridged for welding. All panels and trusses are built up from this section. Panels are 10 feet X 4 feet 0½ inch wide (one storey) or can be made double this length for two storey buildings. In the houses illustrated two 10 feet units were used. The trusses may be either 20 feet or 24 feet in span and are 1 foot 8 inches deep. No unit weighs more than 100 Lb and is thus easily lifted. Less than two tons of steel are needed for the structure of a two storey house over 900 feet square. The steel frame does not continue through the party wall.

External cladding. Asbestos trays 4 feet 0½ inch X 2 feet were used in the houses illustrated. They were filled with 2½ inches wood wool. Metal trays filled with glass fibre are also used. These are clipped to the chassis units and the joints caulked with mastic.

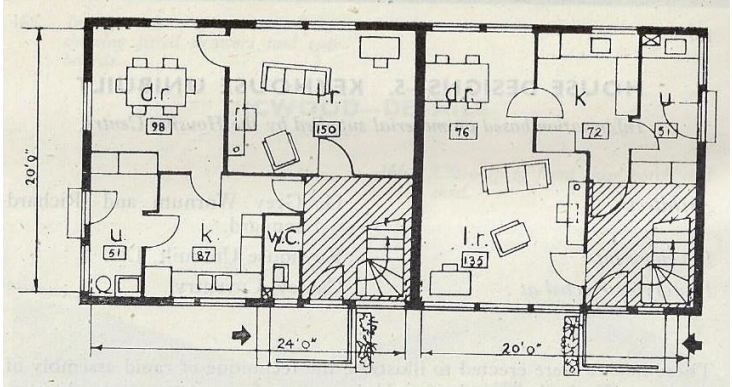
Internal lining. Plasterboard was used throughout these houses.

Observations and comments:



House 1 House 2

168. FIRST FLOOR



House 1 House 2

169. GROUND FLOOR

KEY :

b1, b2, b3	bedrooms
ba	bathroom
lr	living-room
dr	dining-room
k	kitchen
u	utility room

Hall and landing hatched.

AREAS :

House 1 = 980 sq. ft.
House 2 = 820 sq. ft.
Room areas in sq. ft. as marked on plans.

Housing record

No. 428A Date: 1944 (40

Location: Canley, Coventry Address: Keyhouse Unibuilt, type 2

O/S sheet No: Grid Reference:

Reference: Madge John (1946). *Tomorrow's houses,* London, Pilot Press Limited P.233/36

Sheppard Richard (1946) *Prefabrication in building,* London, The Architectural Press. p. 86/7 (2)

Description: Two bedroomed house. (2)

Rooms and layout: Living-room, kitchen and utility room on ground floor two bedrooms and bathroom on first floor. (23)

Sanitation and drainage: WC in first floor bathroom. (7)

Water supply:

Gas and electricity supply:

Water heating: (4)

Cooking facilities: cooker in kitchen (5)

Food storage: (3)

Washing and bathing: Bathroom off first floor landing with bath wash-hand basin and W C. (12)

Clothes washing: Sink in utility room.

Room Heating: Back boiler in living-room, warm air from flue and electric radiant panels. (4, 7)

Lighting:

Fuel storage:

Services:

General storage:

Specific provisions:

Construction description: (14)

Foundations: Traditional foundations, with brick footings and sleepr walls. Precast concrete cill, complete with anchor bolts is laid ready to receive the light steel framework.

Walls: *Structure.* Ridge-welded rolled strip steel sections factory assembled into interchangeable units. Normal units, 4ft wide by 10ft high, are bolted together onsite, designed in varying types suitable for doorways, windows etc. Frames are joined by square tubular dowels held in position by locating plates, thus eliminating nuts and bolts.

Outside Facing. Asbestos cement pans, 4ft wide by 2ft high, factory filled with 2in thickness of wood wool. Joints caulked with waterproof mastic material applied with a pressure gun.

Inside Lining. ½in plasterboard.

Party Wall: Two skins of laminated plasterboard with a core of wood-wool slabs. Complete separation of houses except at outside facing and roof.

Floors: First floor trusses of factory assembled units, similar to wall frames, span20 or 24ft clear, giving maximum internal flexibility. On these, and on ground floor sleeper walls, rest timber bearers at 2ft centres supporting “Escor” aerated concrete slabs 2ft by 4ft by 2½in thick, finished with damp-proof linoleum.

Roof: Structure and concrete slabs similar to those used for first floor. Roof finished with 3-ply ruberoid.

Partitions: Not load bearing, light steel studding faced with ½in plasterboard jointed with flush metal cover strips.

Finishes:

Fixtures and fittings: Space heating by means of "Courtier" stove with back boiler. A 6in fluepipe is encased in a ventilated sheet metal duct, thus using warmth for space heating. Supplementary heating by electric radiant panels. Other equipment obtained from such stocks as were available.

Developer: Local authority (1)

Architect/designer: Keyhouse Unibuilt Ltd. G Grey Wornum and Richard Sheppard

Occupant's occupation:

Notes: **Madge** – These house were erected to illustrate the technique of rapid assembly of Keyhouse Unibuilt Construction Units into permanent two storey houses. None of the standardised light steel framing units weigh more than 100 Lb so the heaviest can be carried by two men. Floor and roof trusses span right across the building, being either 20ft or 24 ft.

The Canley prototypes, occupied since October, 1944, should not be considered final or definite, although the tenants appear to have been very satisfied with them. A second pair, incorporating minor revisions, has since been built at Sighthill, Edinburgh.

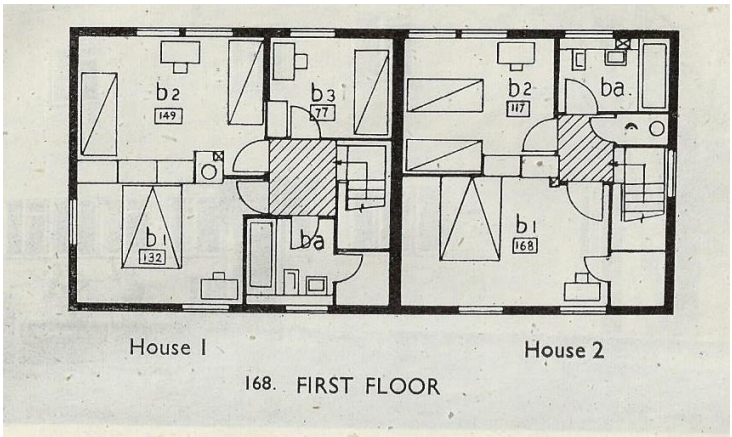
Sheppard – This system, which was originally designed by George Wright, consists of panels frame and trusses which are produced in standard sizes and connected on the site to form one or two storey buildings. The cladding and linings, floors and roofs are all prefabricated and clipped to the structure. It is a system of construction and not a standard house.

18 gauge strip steel is rolled into U sections ridged for welding. All panels and trusses are built up from this section. Panels are 10 feet X 4 feet 0½ inch wide (one storey) or can be made double this length for two storey buildings. In the houses illustrated two 10 feet units were used. The trusses may be either 20 feet or 24 feet in span and are 1 foot 8 inches deep. No unit weighs more than 100 Lb and is thus easily lifted. Less than two tons of steel are needed for the structure of a two storey house over 900 feet square. The steel frame does not continue through the party wall.

External cladding. Asbestos trays 4 feet 0½ inch X 2 feet were used in the houses illustrated. They were filled with 2½ inches wood wool. Metal trays filled with glass fibre are also used. These are clipped to the chassis units and the joints caulked with mastic.

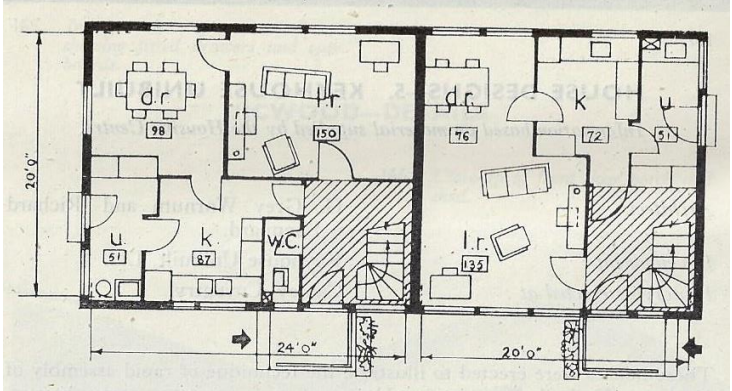
Internal lining. Plasterboard was used throughout these houses.

Observations and comments:



House 1 House 2

168. FIRST FLOOR



House 1 House 2

169. GROUND FLOOR

KEY :

b1, b2, b3	bedrooms
ba	bathroom
lr	living-room
dr	dining-room
k	kitchen
u	utility room

Hall and landing hatched.

AREAS :

House 1 = 980 sq. ft.
House 2 = 820 sq. ft.
Room areas in sq. ft. as marked on plans.

Housing record

No. 429 Date: 1945 (4)

Location: Colnbrook, Berkshire Address: Orlit System (electric)

O/S sheet No: Grid Reference:

Reference: Madge John (1946) *Tomorrow's houses,* London, Pilot Press Limited P.237/40

Sheppard Richard (1946) *Prefabrication in building,* London, The Architectural Press. p.134-137. (2)

Description: Three bedroomed house varying plans. (2)

Rooms and layout: Living/dining room and kitchen on ground floor, three bedrooms, bathroom and W C on first floor. (67)

Sanitation and drainage: WC off first floor landing (8)

Water supply:

Gas and electricity supply:

Water heating: (8)

Cooking facilities: electric cooker in kitchen (5)

Food storage: larder off kitchen, fridge in one layout (1, 3)

Washing and bathing: Bathroom off first floor landing with bath and wash-hand basin. (11)

Clothes washing:

Room Heating: Fire place in living room and one bedroom. (2)

Lighting:

Fuel storage:

Services:

General storage: Largely fitted kitchen, linen cupboard on landing, some bedroom cupboards.

Specific provisions:

Construction description: (11)

Foundations: In-situ concrete foundations, precast footings exactly spaced and levelled by means of special jig.

Walls: *Structure.* Interlocking precast reinforced concrete members. Upright members at 10 or 12 ft centres. Two connections, one just above each floor, are formed by bolting together cast-in steel plates. Horizontal connections completed by pouring a small amount of concrete into cavities at the overlap.

Outside facing. Orlit concrete slabs with special exposed aggregated finish.

Inside lining. Lightweight concrete (foam slag) slabs plastered, to provide thermal insulation.

Party Wall: Orlit slabs forming cavity wall. Leaves physically unconnected. The latest development shows two independent frames to break all structural contact.

First Floor and Roof: Orlit concrete channels, on which various floor surfaces are used. As an alternative concrete joists and prefabricated timber panel flooring. Ceilings of plasterboard fixed to wood battens inserted between channels.

Ground floor: Concrete slab or suspended floor similar to 1st floor construction.

Partitions: Tongued and grooved lightweight concrete slabs for semi-dry assembly and subsequent plastering. Alternatively any prefabricated partitions may be employed.

Finishes:

Fixtures and fittings: All sanitary fitments are grouped centrally near to plumbing ducts provided with access panels for maintenance and inspection. Electric conduits in pre-cut lengths lain in wall and floor cavities, or behind hollow skirtings.

Developer: (1)

Architect/designer: Orlit Ltd, E Katona

Occupant's occupation:

Notes: **Madge –** Of the six designs here illustrated, the Orlit is the only one which makes use of a reinforced concrete frame. The use of this material has led to the adoption of wide spacing of the structural members.

It is intended that the manufacture of all constructional units should be done on site. As the concrete units are weatherproof, there is no need for storage under cover.

The Orlit system thus relies on site prefabrication. It does not, however, achieve complete dry assembly; the horizontal frame members are jointed by pouring concrete into a socket formed between them, and the wall panels are jointed and pointed in gauged lime mortar. Against this, it has the advantage that the materials required are readily available throughout the country. It is also claimed that less skill is required for production and erection.

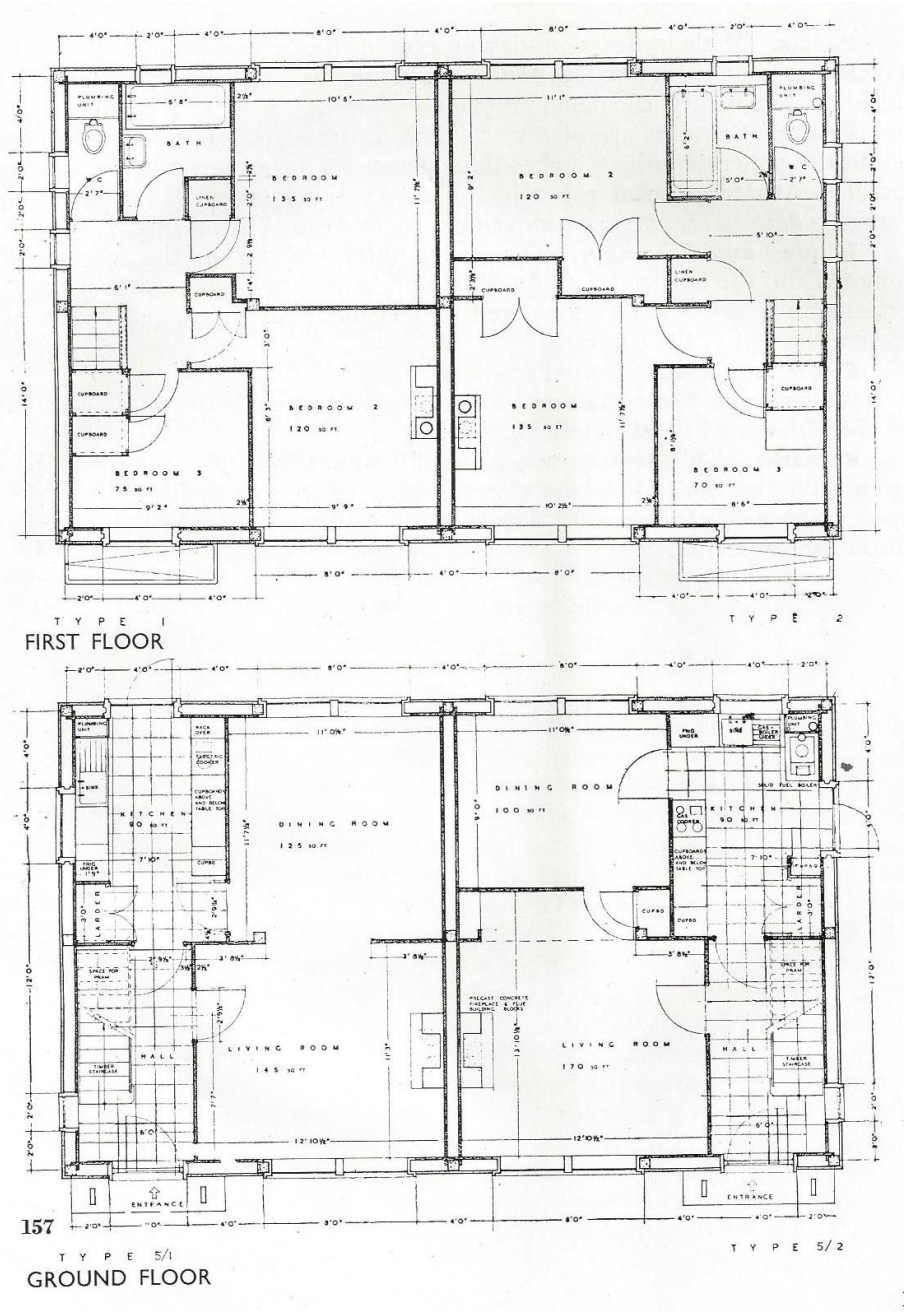
Sheppard – Precast concrete beams and posts are used with precast architectural concrete slabs. The frame is arranged on a standard grid which is related to the size of the slabs and units thus form the module (2

feet). The slabs can also be used with a steel frame as they are used to form a continuous cavity wall. The system can have a flat or pitched roof.

Panels – size of standard panels is 2 feet by 4 feet. They are cast either with a stone faced finish with various textures for external use, or for foamed slag concrete or other lightweight materials. Panels are rebated on the edges for connection and locked to form a cavity wall with a patent wedge connector.

Frame – columns are cast with beam heads or brackets which are grouted with another section to form a beam with a joggled joint at the point of contraflexure. The column junction consists of two steel plates to which the reinforcement rods are welded and is placed in the shutter box at the time of casting.

Observations and comments:


TYPE 1
FIRST FLOOR
TYPE 2
157
TYPE 5/1
GROUND FLOOR
TYPE 5/2

Housing record

No. 429A Date: 1945 (4)

Location: Colnbrook, Berkshire Address: Orlit System (electric)

O/S sheet No: Grid Reference:

Reference: Madge John (1946) *Tomorrow's houses,* London, Pilot Press Limited P.237/40

Sheppard Richard (1946) *Prefabrication in building,* London, The Architectural Press. p.134-137. (2)

Description: Three bedroomed house varying plans. (2)

Rooms and layout: Living room and dining room and kitchen on ground floor, three bedrooms, bathroom and W C on first floor. (47)

Sanitation and drainage: WC off first floor landing (8)

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: gas cooker in kitchen (5)

Food storage: larder off kitchen, fridge in one layout (1, 3)

Washing and bathing: Bathroom off first floor landing with bath and wash-hand basin. (11)

Clothes washing: Gas boiler under the draining board. (7)

Room Heating: Fire place in living room and one bedroom. (2)

Lighting:

Fuel storage:

Services:

General storage: Largely fitted kitchen, linen cupboard on landing, some bedroom cupboards.

Specific provisions:

Construction description: (11)

Foundations: In-situ concrete foundations, precast footings exactly spaced and levelled by means of special jig.

Walls: *Structure.* Interlocking precast reinforced concrete members. Upright members at 10 or 12 ft centres. Two connections, one just above each floor, are formed by bolting together cast-in steel plates. Horizontal connections completed by pouring a small amount of concrete into cavities at the overlap.

Outside facing. Orlit concrete slabs with special exposed aggregated finish.

Inside lining. Lightweight concrete (foam slag) slabs plastered, to provide thermal insulation.

Party Wall: Orlit slabs forming cavity wall. Leaves physically unconnected. The latest development shows two independent frames to break all structural contact.

First Floor and Roof: Orlit concrete channels, on which various floor surfaces are used. As an alternative concrete joists and prefabricated timber panel flooring. Ceilings of plasterboard fixed to wood battens inserted between channels.

Ground floor: Concrete slab or suspended floor similar to 1st floor construction.

Partitions: Tongued and grooved lightweight concrete slabs for semi-dry assembly and subsequent plastering. Alternatively any prefabricated partitions may be employed.

Finishes:

Fixtures and fittings: All sanitary fitments are grouped centrally near to plumbing ducts provided with access panels for maintenance and inspection. Electric conduits in pre-cut lengths lain in wall and floor cavities, or behind hollow skirtings.

Developer: (1)

Architect/designer: Orlit Ltd, E Katona

Occupant's occupation:

Notes: **Madge –** Of the six designs here illustrated, the Orlit is the only one which makes use of a reinforced concrete frame. The use of this material has led to the adoption of wide spacing of the structural members.

It is intended that the manufacture of all constructional units should be done on site. As the concrete units are weatherproof, there is no need for storage under cover.

The Orlit system thus relies on site prefabrication. It does not, however, achieve complete dry assembly; the horizontal frame members are jointed by pouring concrete into a socket formed between them, and the wall panels are jointed and pointed in gauged lime mortar. Against this, it has the advantage that the materials required are readily available throughout the country. It is also claimed that less skill is required for production and erection.

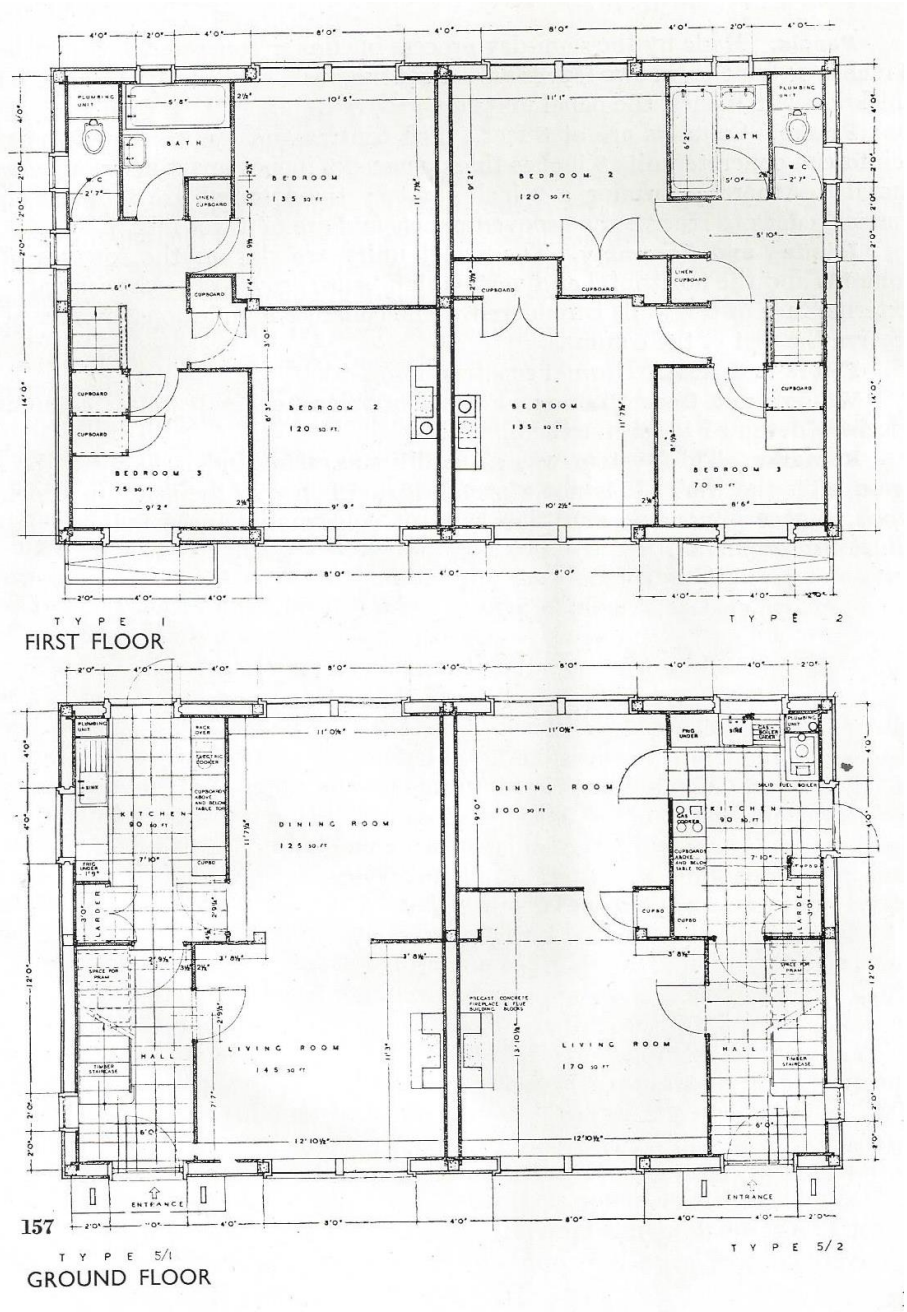
Sheppard – Precast concrete beams and posts are used with precast architectural concrete slabs. The frame is arranged on a standard grid which is related to the size of the slabs and units thus form the module (2

feet). The slabs can also be used with a steel frame as they are used to form a continuous cavity wall. The system can have a flat or pitched roof.

Panels – size of standard panels is 2 feet by 4 feet. They are cast either with a stone faced finish with various textures for external use, or for foamed slag concrete or other lightweight materials. Panels are rebated on the edges for connection and locked to form a cavity wall with a patent wedge connector.

Frame – columns are cast with beam heads or brackets which are grouted with another section to form a beam with a joggled joint at the point of contraflexure. The column junction consists of two steel plates to which the reinforcement rods are welded and is placed in the shutter box at the time of casting.

Observations and comments:


BEDROOM 1
135 SQ FT
BEDROOM 2
120 SQ FT
BATH
W C
LINEN CUPBOARD
CUPBOARD
BEDROOM 2
120 SQ FT
BEDROOM
135 SQ FT
BEDROOM 3
75 SQ FT
BEDROOM 3
70 SQ FT
TYPE 1
TYPE 2
FIRST FLOOR
KITCHEN
80 SQ FT
DINING ROOM
125 SQ FT
DINING ROOM
100 SQ FT
KITCHEN
90 SQ FT
LARDER
HALL
LIVING ROOM
145 SQ FT
LIVING ROOM
170 SQ FT
HALL
ENTRANCE
ENTRANCE
157
TYPE 5/1
TYPE 5/2
GROUND FLOOR

Housing record

No. 430 Date: 1945 (4)

Location: Address: Arcon temporary house

O/S sheet No: Grid Reference:

Reference: Richard Sheppard (1946) *Prefabrication in building,* London, The Architectural Press. p23 (2)

Description: Two bedroomed bungalow. (9)

Rooms and layout: Living room, kitchen, two bedrooms, bathroom and WC. (14)

Sanitation and drainage: WC off hall (8)

Water supply:

Gas and electricity supply:

Water heating: (4)

Cooking facilities: Cooker in Kitchen (5)

Food storage: Larder and refrigerator in Kitchen (1, 3)

Washing and bathing: Bathroom off hall, with bath and wash-hand basin. (11)

Clothes washing: Wash boiler and wringer in Kitchen (7)

Room Heating: Slow combustion stove in living room. (1)

Lighting:

Fuel storage:

Services:

General storage: Wardrobes in bedrooms, airing cupboard in hall, part fitted kitchen.

Specific provisions:

Construction description: (14)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

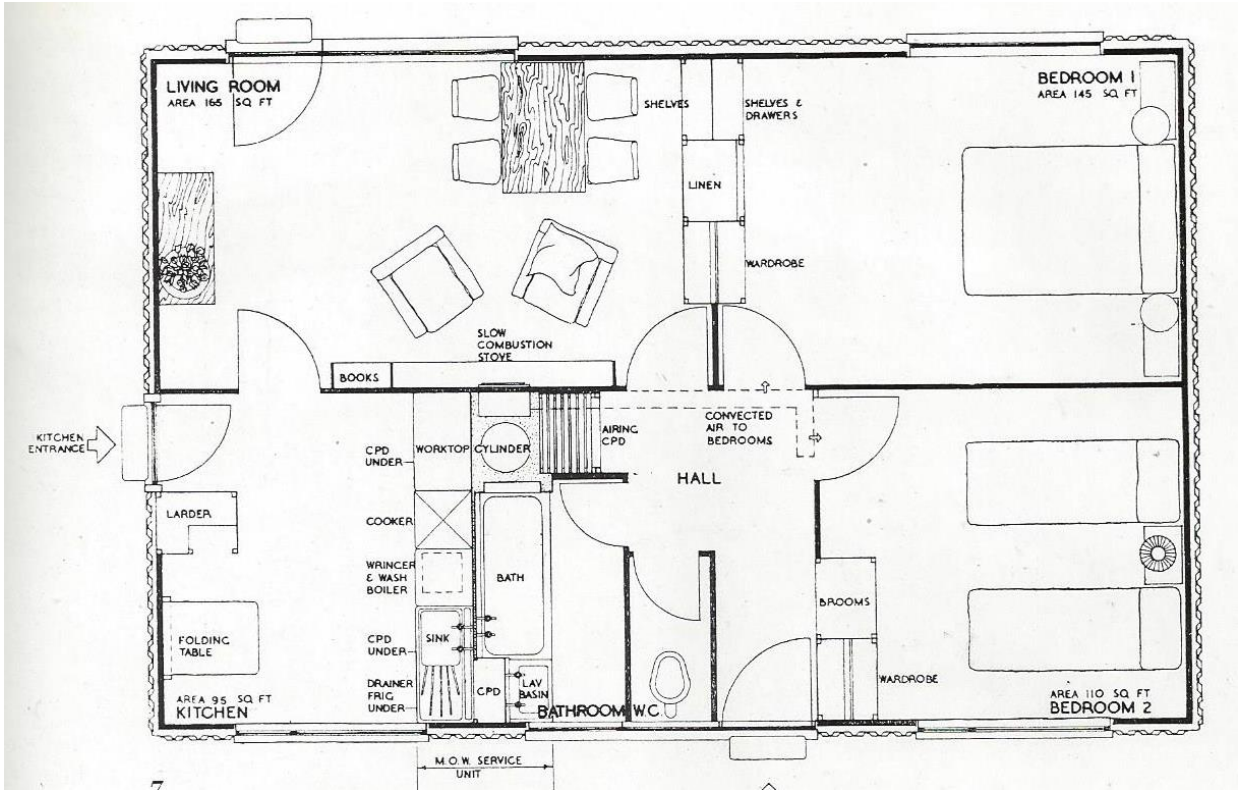
Developer: (1)

Architect/designer: Messrs Arcon

Occupant's occupation:

Notes:

Observations and comments:


LIVING ROOM
AREA 165 SQ FT
SHELVES
SHELVES & DRAWERS
BEDROOM 1
AREA 145 SQ FT
LINEN
WARDROBE
SLOW COMBUSTION STOVE
BOOKS
KITCHEN ENTRANCE
CPD UNDER
WORKTOP
CYLINDER
AIRING CPD
CONVECTED AIR TO BEDROOMS
HALL
LARDER
COOKER
WRINCER & WASH BOILER
BATH
BROOMS
FOLDING TABLE
CPD UNDER
SINK
DRAINER FRIG UNDER
CPD
LAV BASIN
WARDROBE
AREA 95 SQ FT
KITCHEN
BATHROOM W.C.
AREA 110 SQ FT
BEDROOM 2
M.O.W. SERVICE UNIT

Housing record

No. 431 Date: 1945 (4)

Location: Address: Tarran

O/S sheet No: Grid Reference:

Reference: Richard Sheppard (1946) *Prefabrication in building,* London, The Architectural Press. p108, 110 (2)

Description: Three bedroomed house. (1)

Rooms and layout: Sitting room, kitchen and utility room down stairs, three bedrooms, bathroom and WC on first floor. (77)

Sanitation and drainage: WC off landing (8)

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: Cooker in Kitchen (5)

Food storage: Larder and fridge in Kitchen (1, 3)

Washing and bathing: Bathroom off landing, with bath and wash-hand basin. (11)

Clothes washing: Sink in utility room

Room Heating: Slow combustion stove in kitchen, fireplace in sitting room, electric heaters in two bedrooms. (3)

Lighting:

Fuel storage:

Services:

General storage: Wardrobes in all bedrooms, linen cupboard on landing, cupboards in kitchen.

Specific provisions:

Construction description: A system of unit construction; timber forms the principal material for framing these panels except in the floor where pressed steel channel members are used. The system is fully prefabricated; wall, roof, floor and partition units are standardised. One or two-storey houses are made. (15)

Foundations:

Walls panels: 1 foot X 8 feet (or storey height). Frame of resin-bonded plywood faced with precast concrete slab. This is backed with building paper.

Party Wall:

Floors units: 12 feet X 4 feet; weight 200 Lb unit. Wearing surface resin-bonded plywood or hardboard. Steel channel frames form the outer frame and intermediate joists of steel or laminated timber.

Roof units: Flat or pitched with prefabricated trusses.

Partitions:

Finishes: Plasterboard or asbestos or other boards can be nailed to the units

Fixtures and fittings:

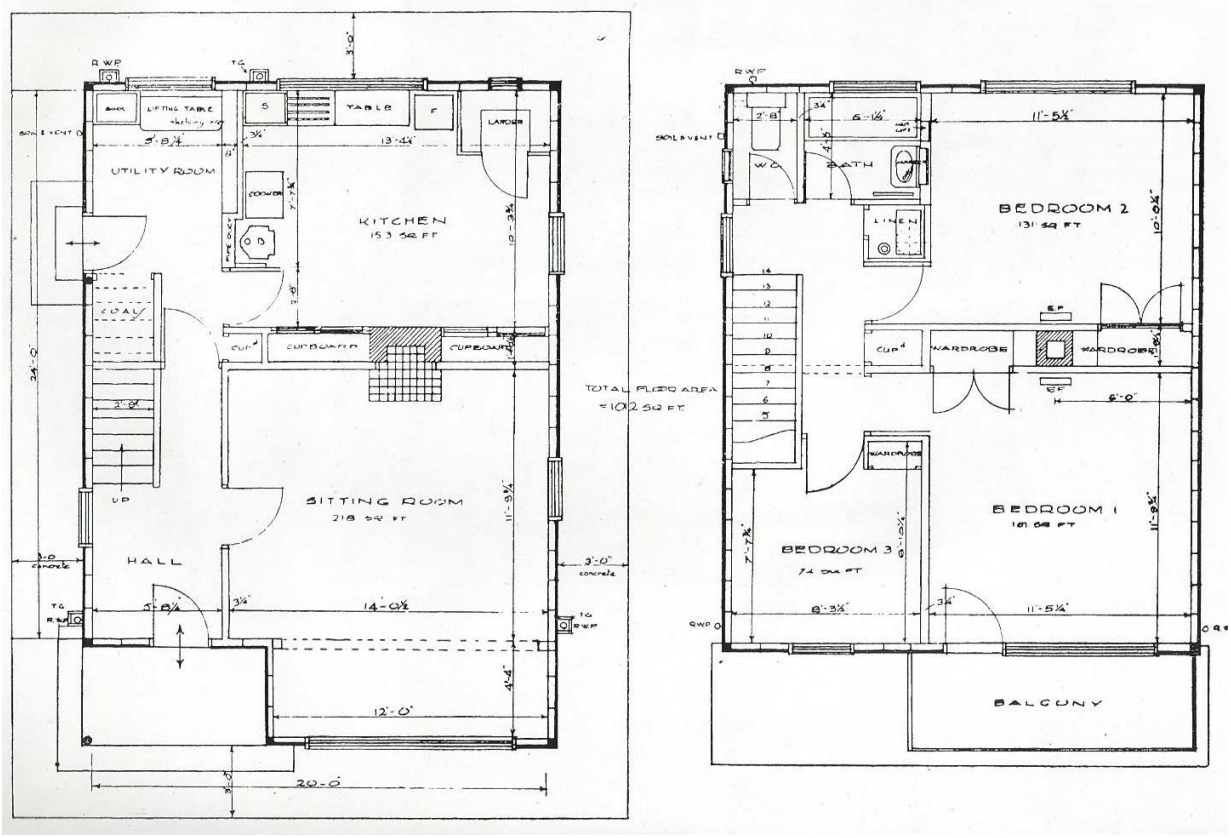
Developer: (1)

Architect/designer: Tarran Industries, Hull

Occupant's occupation:

Notes:

Observations and comments:



Housing record

No. 432 Date: 1945 (4)

Location: Glasgow Address: Flatted houses

O/S sheet No: Grid Reference:

Reference: Richard Sheppard (1946) *Prefabrication in building,* London, The Architectural Press. p129-132 (2)

Description: Three bedroomed flats. (7)

Rooms and layout: Living room, scullery, three bedrooms and bathroom, on each floor. (13)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and electricity supply:

Water heating: (4)

Cooking facilities: Cooker in scullery (5)

Food storage: Larder in scullery (1)

Washing and bathing: Bathroom off hall, with bath, wash-hand basin and WC. (12)

Clothes washing: Sink in scullery

Room Heating: fireplace in living room (2)

Lighting:

Fuel storage: in scullery

Services:

General storage:

Specific provisions:

Construction description: Reinforced foamed slag panels in large sizes are used exclusively for these two storey, semi-detached flats. The entire structural carcase is formed of these panels, and, owing to their size, site work is reduced to a minimum, with few joints. (17)

Foundations:

Walls: Storey height panels (8 feet 8 inches) are used in widths up to 10 feet. The panels are 6 inches thick reinforced with wire mesh, and the largest weighs 25 cwts. External walls of the four flats require 72 panels and 66 external partitions.

Party Wall: Consist of two 4 inch partition slabs with a 4 inch cavity between.

Floor: Hollow precast concrete units

Roof: Precast foamed slag units

Partitions:

Finishes: Exterior of panels cement rendered after erection. Interior plastered.

Fixtures and fittings:

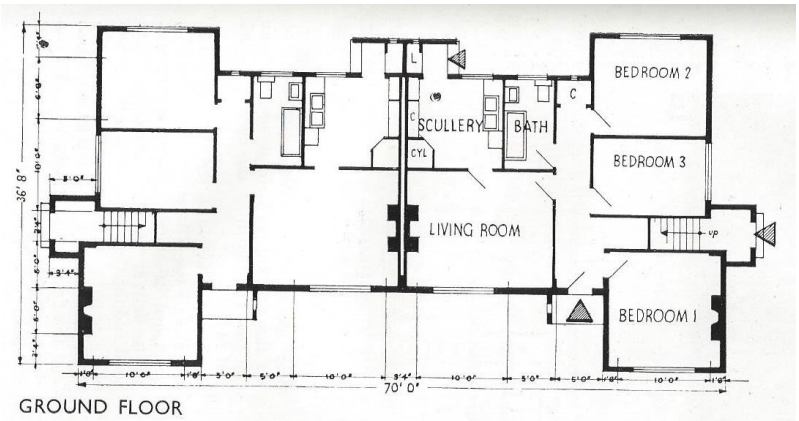
Developer: Glasgow Corporation (1)

Architect/designer: Glasgow Corporation

Occupant's occupation:

Notes:

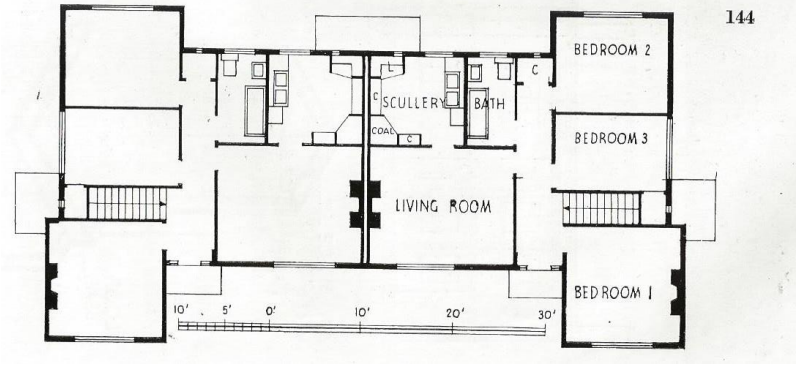
Observations and comments:



GROUND FLOOR

FIRST FLOOR

144



Housing record

No. 433 Date: 1922-27 (3)

Location: Hollingwood Village Address: Doctor's house

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Detached five bedroomed house (1)

Rooms and layout: Drawing room, dining room, Kitchen and scullery downstairs, five bedrooms bathroom and WC upstairs. Attached doctor's consulting room, waiting room and dispensary and garage. Fifth bedroom may be for a living-in maid. (103)

Sanitation and drainage: WC off first floor landing, Further WC adjacent to scullery accessed from outside, presumably for use by staff. (3, 8)

Water supply:

Gas and electricity supply:

Water heating: (3)

Cooking facilities: Position for range in kitchen (4)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing, with bath and wash-hand basin (11)

Clothes washing:

Room heating: fire places in drawing room, dining room and two main bedrooms, wall mounted heaters in a further two bedrooms and waiting room. (3)

Lighting:

Fuel storage: Fuel store in scullery extension and accessible from outside

Services:

General storage: Store off scullery.

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Doctor

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of

accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs. Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

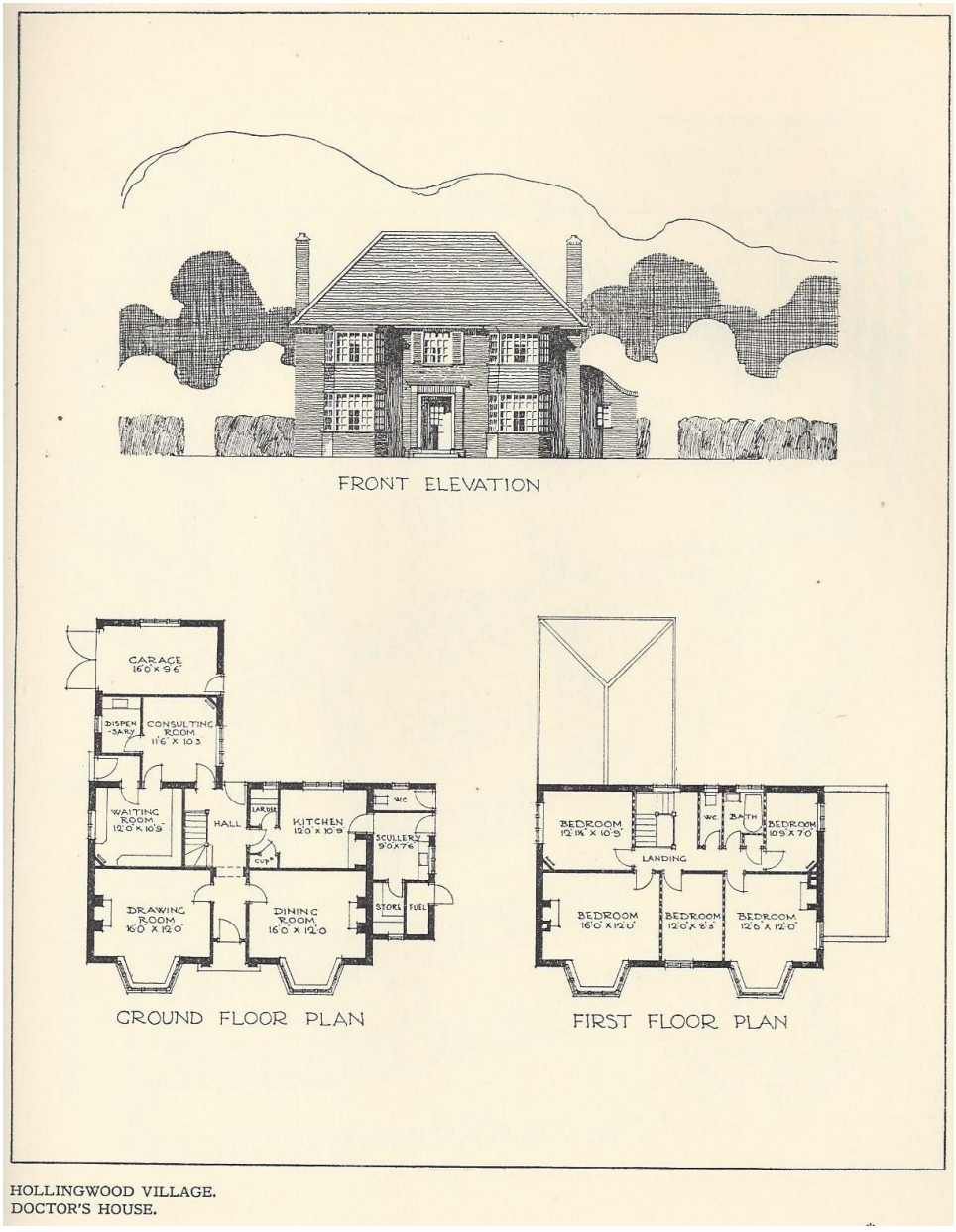
The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

The question of the position of the bathroom excites many differences of opinion. In the absence of pit head baths in a colliery village, where the man comes home from work in his pit clothes, the downstairs bathroom with access from a back lobby enables him to get rid of his working clothes

, have his bath, and dress in his ordinary attire, without carrying the pit dirt and odour into the house, and for these reasons the downstairs bathroom has been chiefly adopted in the colliery villages.

Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



HOLLINGWOOD VILLAGE.
DOCTOR'S HOUSE.

Housing record

No. 434 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 1

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Pair of two bedroomed houses (2)

Rooms and layout: Living room and kitchen on the ground floor, two bedrooms and bathroom on first floor (22)

Sanitation and drainage: WC accessed from open side lobby (4)

Water supply:

Gas and electricity supply:

Water heating: (7)

Cooking facilities: Position for range in living room (2)

Food storage: larder off living room (1)

Washing and bathing: Bathroom off first floor landing, with bath only (9)

Clothes washing: Copper with flue in kitchen (4)

Room Heating: provision for range in living room, fire places in both bedrooms. (2)

Lighting:

Fuel storage: Fuel store off side lobby

Services:

General storage: Cupboard off main bedroom.

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs.

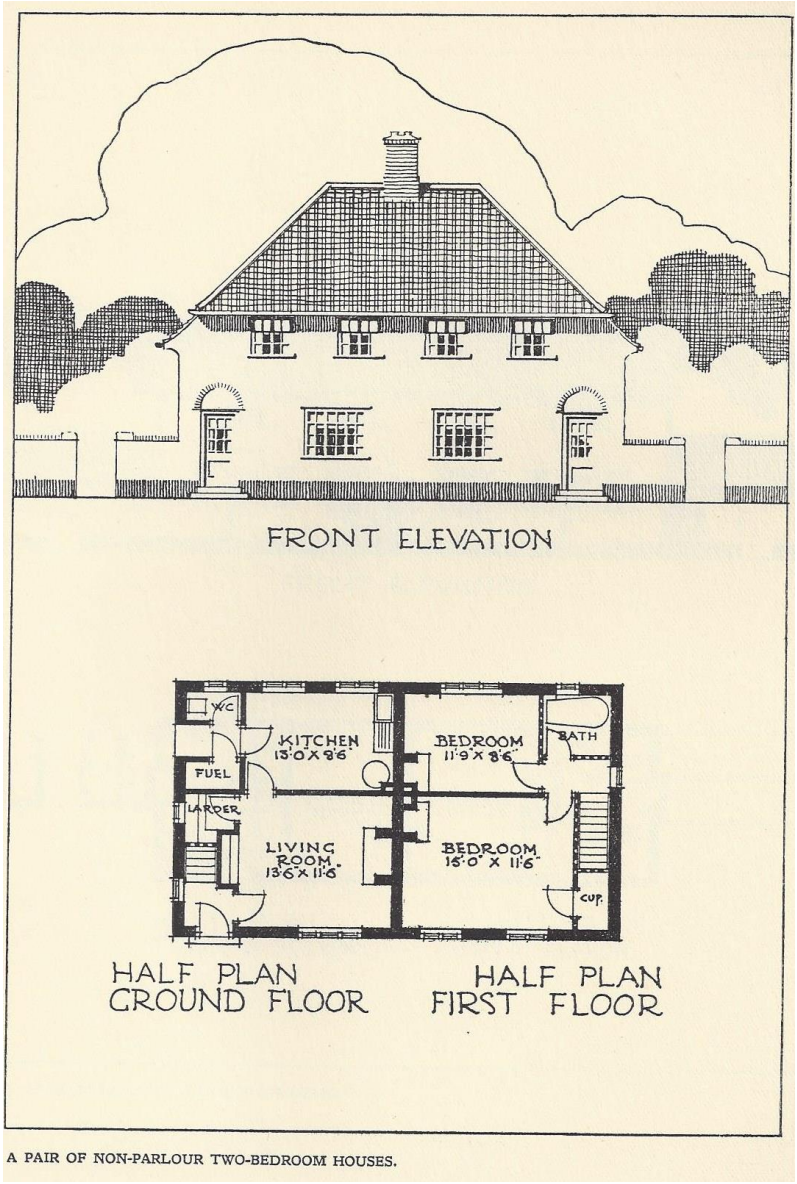
Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

The question of the position of the bathroom excites many differences of opinion. In the absence of pit head baths in a colliery village, where the man comes home from work in his pit clothes, the downstairs bathroom with access from a back lobby enables him to get rid of his working clothes, have his bath, and dress in his ordinary attire, without carrying the pit dirt and odour into the house, and for these reasons the downstairs bathroom has been chiefly adopted in the colliery villages.

Observations and comments: The use of the term kitchen for the second downstairs room when there is no hearth and no indication of a free standing cooker is strange.



A PAIR OF NON-PARLOUR TWO-BEDROOM HOUSES.

Housing record

No. 435 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 2

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Pair of two bedroomed house (2)

Rooms and layout: Living room and kitchen on ground floor, two bedrooms and bathroom on first floor (22)

Sanitation and drainage: WC in side extension. (2)

Water supply:

Gas and electricity supply:

Water heating: (7)

Cooking facilities: Position for range in living room and fireplace in kitchen (2)

Food storage: larder off entrance lobby (1)

Washing and bathing: Bathroom off first floor landing, with bath only. (9)

Clothes washing: Copper under draining board in kitchen. (7)

Room Heating: position for a range in both living room and kitchen, and fire places in the two bedrooms. (2)

Lighting:

Fuel storage: Fuel store in side extension

Services:

General storage: Cupboard in living room and second bedroom.

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs.

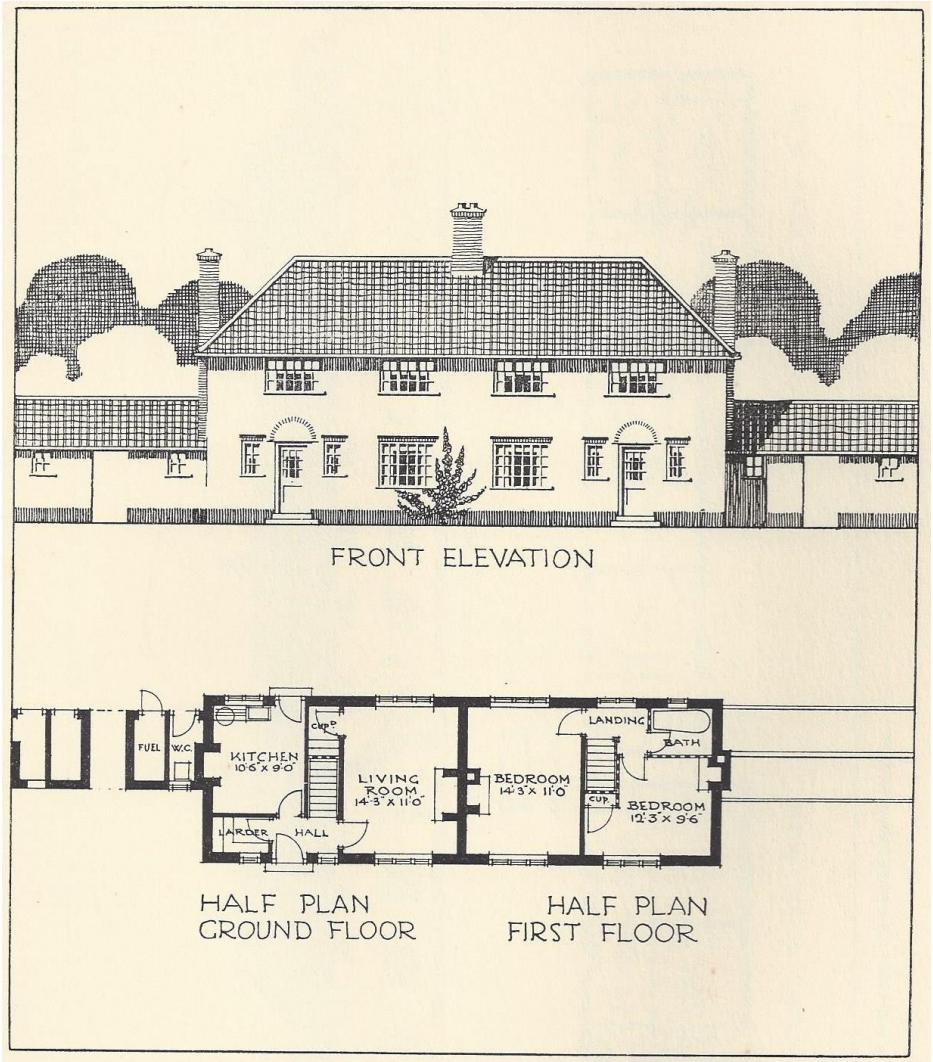
Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

The question of the position of the bathroom excites many differences of opinion. In the absence of pit head baths in a colliery village, where the man comes home from work in his pit clothes, the downstairs bathroom with access from a back lobby enables him to get rid of his working clothes , have his bath, and dress in his ordinary attire, without carrying the pit dirt and odour into the house, and for these reasons the downstairs bathroom has been chiefly adopted in the colliery villages.

Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A PAIR OF NON-PARLOUR TWO-BEDROOM HOUSES.

Housing record

No. 436 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 3

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Block of six two bedroomed houses (4)

Rooms and layout: Living room and scullery on ground floor, two bedrooms and bathroom on first floor (20)

Sanitation and drainage: WC off side open lobby. (2)

Water supply:

Gas and electricity supply:

Water heating: (7)

Cooking facilities: Position for range in living room and fireplace in scullery (2)

Food storage: larder (1)

Washing and bathing: Bathroom off first floor landing, with bath only. (9)

Clothes washing: Copper under draining board in kitchen. (7)

Room Heating: position for a range in both living room and scullery, and fire places in the two bedrooms. (2)

Lighting:

Fuel storage: Fuel store

Services:

General storage: Cupboard in main bedroom.

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs.

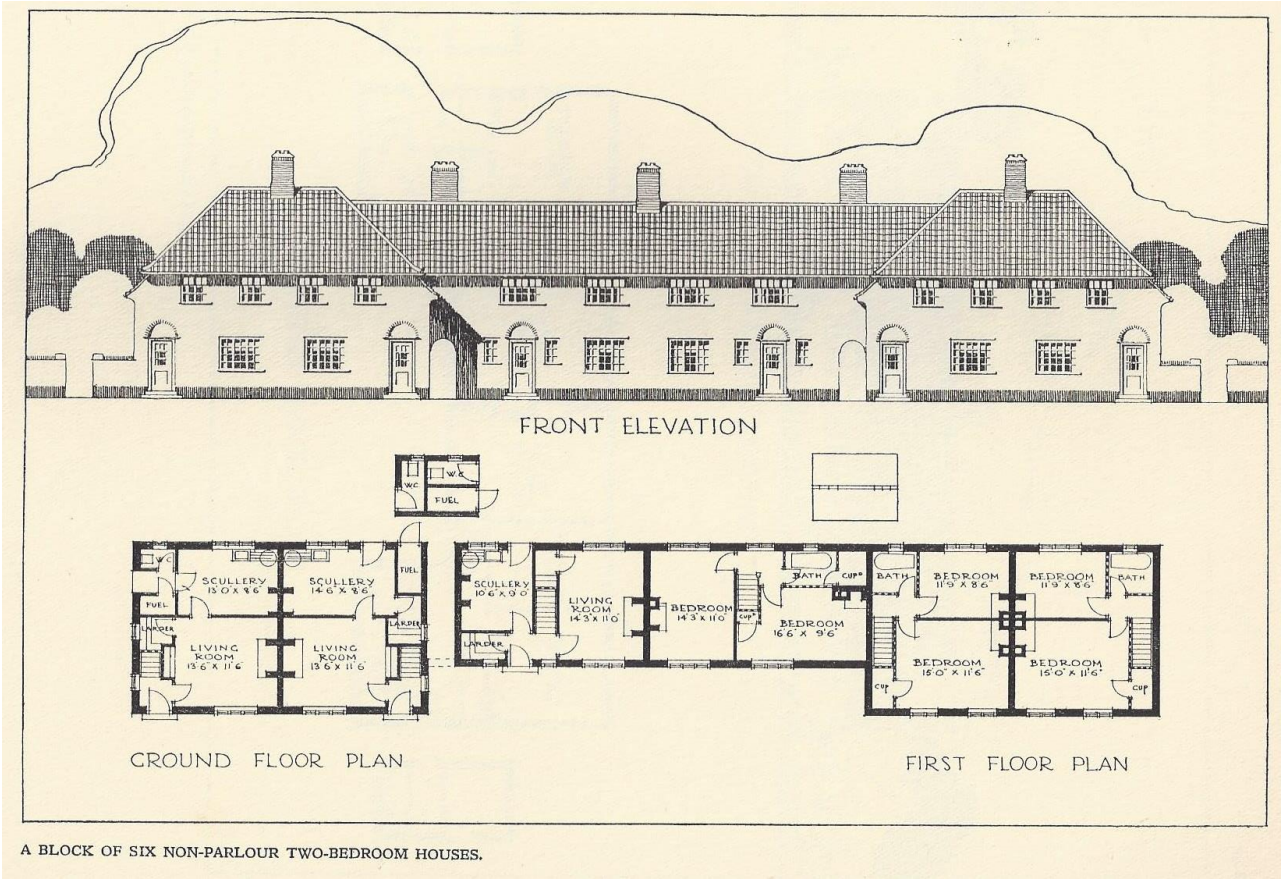
Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

The question of the position of the bathroom excites many differences of opinion. In the absence of pit head baths in a colliery village, where the man comes home from work in his pit clothes, the downstairs bathroom with access from a back lobby enables him to get rid of his working clothes , have his bath, and dress in his ordinary attire, without carrying the pit dirt and odour into the house, and for these reasons the downstairs bathroom has been chiefly adopted in the colliery villages.

Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A BLOCK OF SIX NON-PARLOUR TWO-BEDROOM HOUSES.

Housing record

No. 436A Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 3

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Block of six two bedroomed houses (4)

Rooms and layout: Living room and scullery on ground floor, two bedrooms and bathroom on first floor (20)

Sanitation and drainage: WC in out-building at rear. (4)

Water supply:

Gas and electricity supply:

Water heating: (7)

Cooking facilities: Position for range in living room and fireplace in scullery (2)

Food storage: larder (1)

Washing and bathing: Bathroom off first floor landing, with bath only. (9)

Clothes washing: Copper under draining board in kitchen. (7)

Room Heating: position for a range in both living room and scullery, and fire places in the two bedrooms. (2)

Lighting:

Fuel storage: Fuel store

Services:

General storage: Cupboard in main bedroom.

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs.

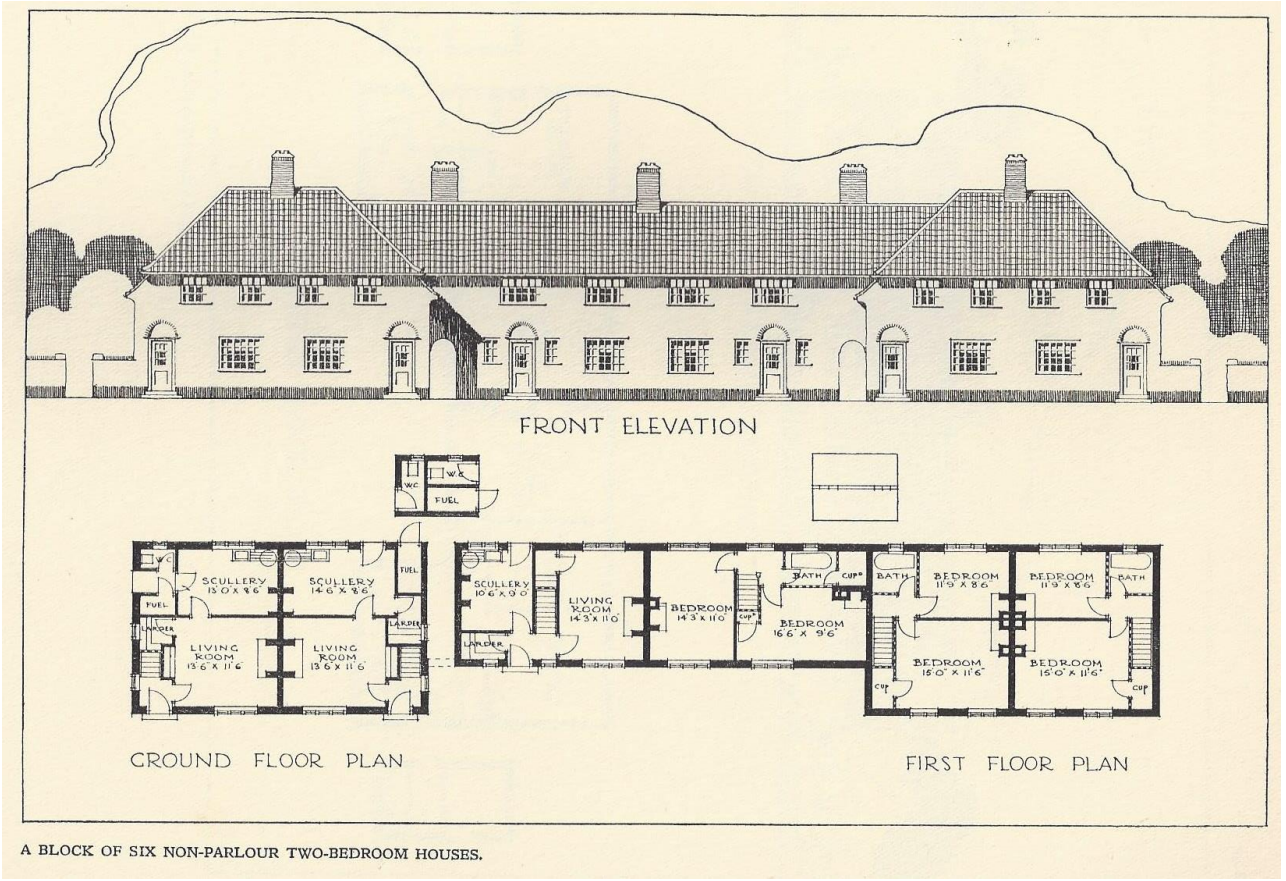
Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

The question of the position of the bathroom excites many differences of opinion. In the absence of pit head baths in a colliery village, where the man comes home from work in his pit clothes, the downstairs bathroom with access from a back lobby enables him to get rid of his working clothes , have his bath, and dress in his ordinary attire, without carrying the pit dirt and odour into the house, and for these reasons the downstairs bathroom has been chiefly adopted in the colliery villages.

Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A BLOCK OF SIX NON-PARLOUR TWO-BEDROOM HOUSES.

Housing record

No. 437 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical bungalow

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Pair of two bedroomed bungalows (9)

Rooms and layout: Living room and scullery, two bedrooms, bathroom and outside wash-house. (11)

Sanitation and drainage: WC in bathroom, off open side lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (3)

Cooking facilities: Position for range in living room and possible cooker in scullery (3)

Food storage: larder off scullery (1)

Washing and bathing: Bathroom off side lobby, with bath and WC. (10)

Clothes washing: Copper and sink in separate wash-house. (9)

Room Heating: position for a range in living room and a fire place in the main bedroom. (2)

Lighting:

Fuel storage: Fuel store off open side lobby

Services:

General storage: Linen cupboard off hall.

Specific provisions: Store in separate building.

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs.

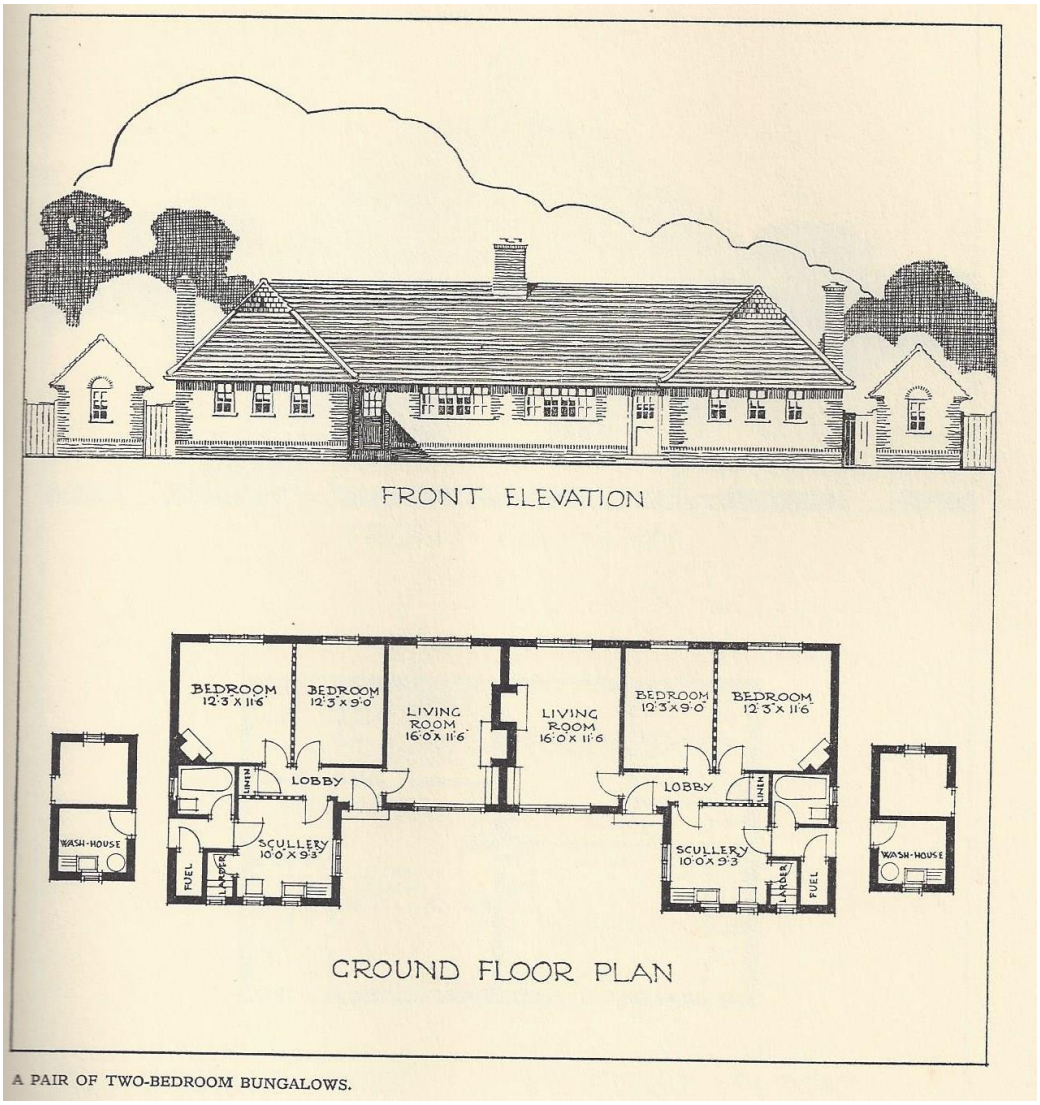
Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

The question of the position of the bathroom excites many differences of opinion. In the absence of pit head baths in a colliery village, where the man comes home from work in his pit clothes, the downstairs bathroom with access from a back lobby enables him to get rid of his working clothes, have his bath, and dress in his ordinary attire, without carrying the pit dirt and odour into the house, and for these reasons the downstairs bathroom has been chiefly adopted in the colliery villages.

Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A PAIR OF TWO-BEDROOM BUNGALOWS.

Housing record

No. 438 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 4

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Pair off three bedroomed houses (2)

Rooms and layout: Living room, scullery and bathroom downstairs, three bedrooms upstairs. (40)

Sanitation and drainage: WC in bathroom, off open side lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (7)

Cooking facilities: Position for range in living room and possible cooker in scullery (3)

Food storage: larder off scullery (1)

Washing and bathing: Bathroom off side lobby, with bath and WC. (8)

Clothes washing: Boiler in scullery. (9)

Room Heating: position for a range in living room and a fire place in the main bedroom. (2)

Lighting:

Fuel storage: Fuel store off open side lobby

Services:

General storage: Linen cupboard off hall.

Specific provisions: Store in separate building.

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs.

Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

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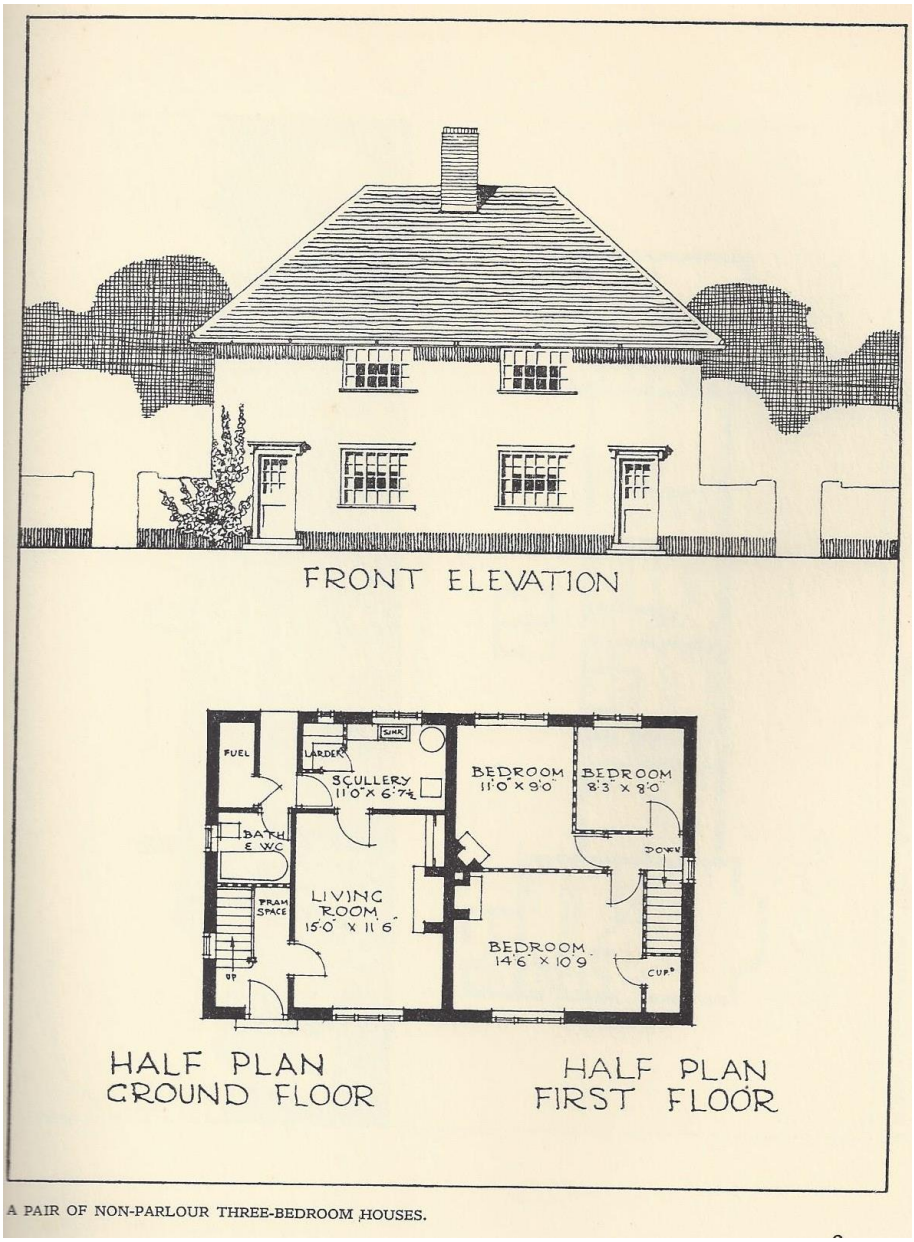
Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A PAIR OF NON-PARLOUR THREE-BEDROOM HOUSES.

Housing record

No. 439 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 5

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: A block of three bedroomed houses (4)

Rooms and layout: Living room, scullery and bathroom downstairs, three bedrooms upstairs. (40)

Sanitation and drainage: WC off open rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (7)

Cooking facilities: Position for range in living room. (2)

Food storage: larder off scullery (1)

Washing and bathing: Bathroom off rear lobby, with bath. (7)

Clothes washing: portable copper in scullery. (4)

Room Heating: position for a range in living room and fire places in two bedrooms. (2)

Lighting:

Fuel storage: Fuel store off open rear lobby, or separate store.

Services:

General storage:

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs. Consideration also to be given to a good place for the perambulator and for

cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

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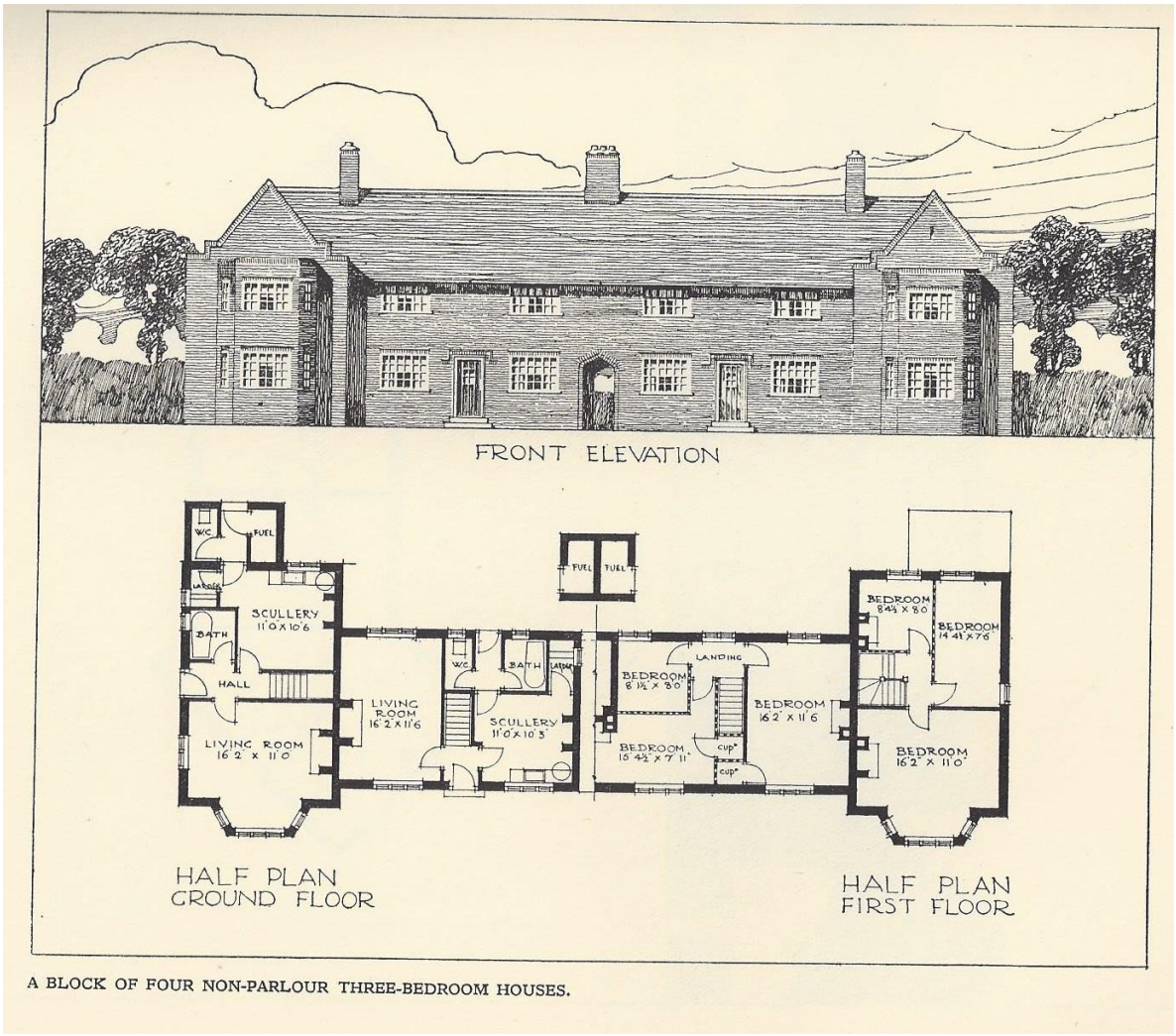
Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A BLOCK OF FOUR NON-PARLOUR THREE-BEDROOM HOUSES.

Housing record

No. 440 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 6

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Block of two, three bedroomed houses (2)

Rooms and layout: Living room, scullery and bathroom downstairs, three bedrooms upstairs. (40)

Sanitation and drainage: WC off open rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (7)

Cooking facilities: Position for range in living room and in scullery. (2)

Food storage: larder off hall (1)

Washing and bathing: Bathroom off rear lobby, with bath only. (7)

Clothes washing: Copper in scullery, under draining board. (4)

Room Heating: position for a range in living room and scullery, fire places in two bedrooms. (2)

Lighting:

Fuel storage: Fuel store in free standing shed

Services:

General storage:

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs.

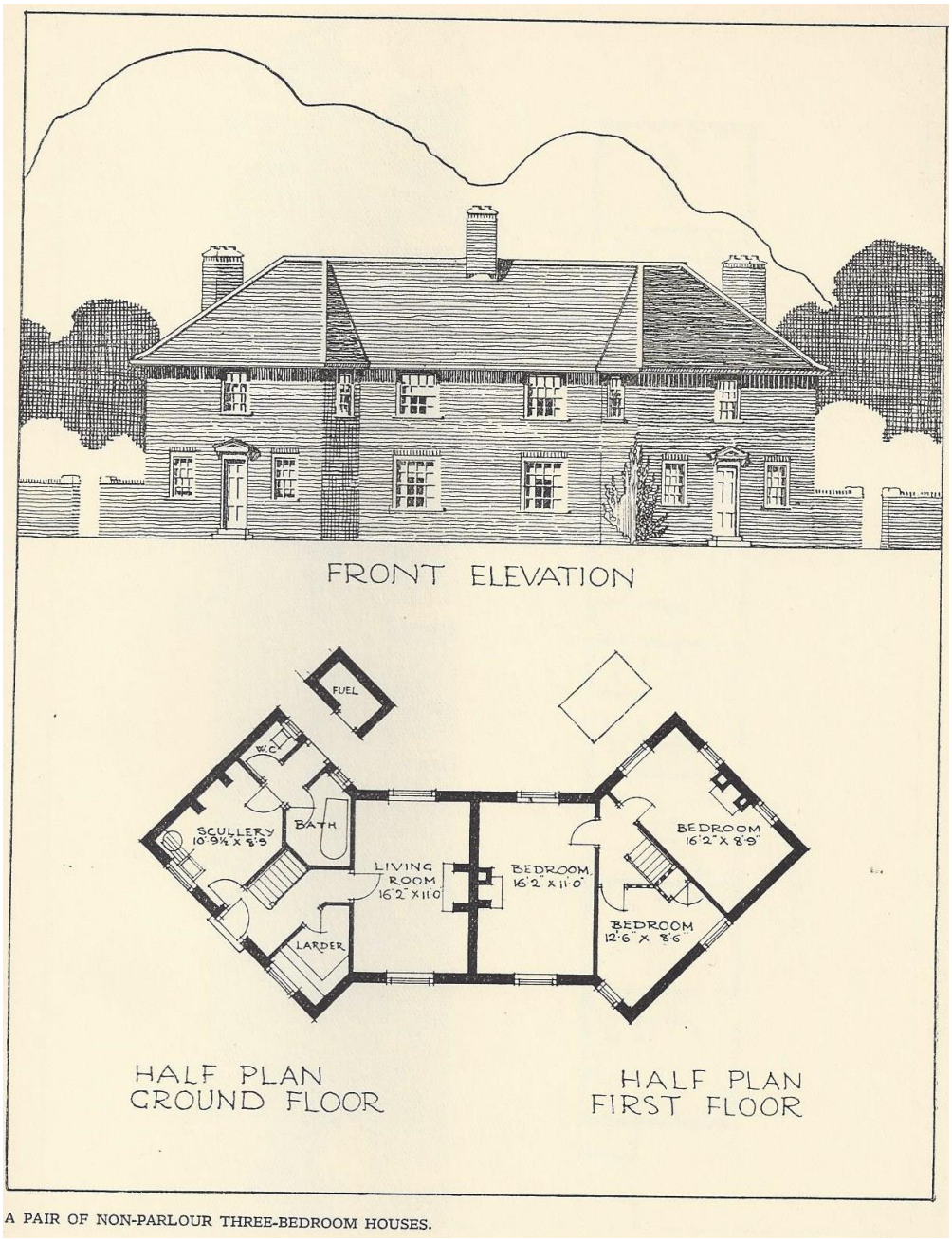
Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

The question of the position of the bathroom excites many differences of opinion. In the absence of pit head baths in a colliery village, where the man comes home from work in his pit clothes, the downstairs bathroom with access from a back lobby enables him to get rid of his working clothes, have his bath, and dress in his ordinary attire, without carrying the pit dirt and odour into the house, and for these reasons the downstairs bathroom has been chiefly adopted in the colliery villages.

Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A PAIR OF NON-PARLOUR THREE-BEDROOM HOUSES.

Housing record

No. 441 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 7

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Block of four, three bedroomed houses (4)

Rooms and layout: Living room, scullery and bathroom downstairs, three bedrooms upstairs. (40)

Sanitation and drainage: WC in bathroom off enclosed rear lobby. (5)

Water supply:

Gas and electricity supply:

Water heating: (3)

Cooking facilities: Position for range in both living room and scullery. (2)

Food storage: larder off scullery (1)

Washing and bathing: Bathroom off rear lobby, with bath and WC. (8)

Clothes washing: Copper in scullery, under draining board. (7)

Room Heating: position for a range in living room and scullery, fire places in two bedrooms. (2)

Lighting:

Fuel storage: Fuel store in attached shed

Services:

General storage: Linen cupboard on landing, with possible cylinder, cupboard in main bedroom.

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every

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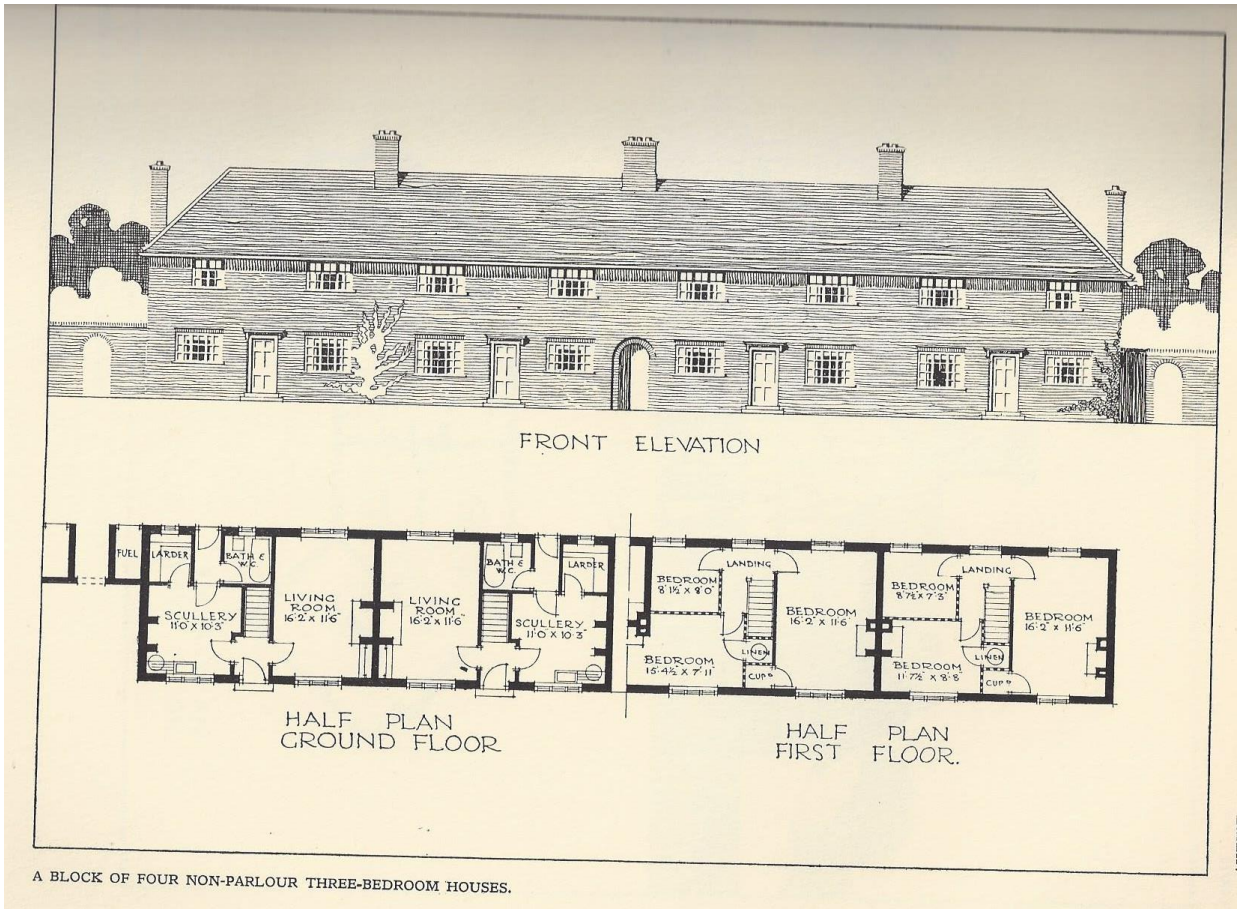
Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A BLOCK OF FOUR NON-PARLOUR THREE-BEDROOM HOUSES.

Housing record

No. 442 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 8

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Block of two, four bedroomed houses (2)

Rooms and layout: Living room, scullery and bathroom downstairs, four bedrooms upstairs. (82)

Sanitation and drainage: WC in bathroom off enclosed rear lobby. (5)

Water supply:

Gas and electricity supply:

Water heating: (7)

Cooking facilities: Position for range in both living room and scullery. (2)

Food storage: larder off hall (1)

Washing and bathing: Bathroom off rear lobby, with bath and WC. (8)

Clothes washing: Copper in scullery, under draining board. (7)

Room Heating: position for a range in living room and scullery, fire places in two bedrooms. (2)

Lighting:

Fuel storage: Fuel store in attached shed

Services:

General storage:

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs.

Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

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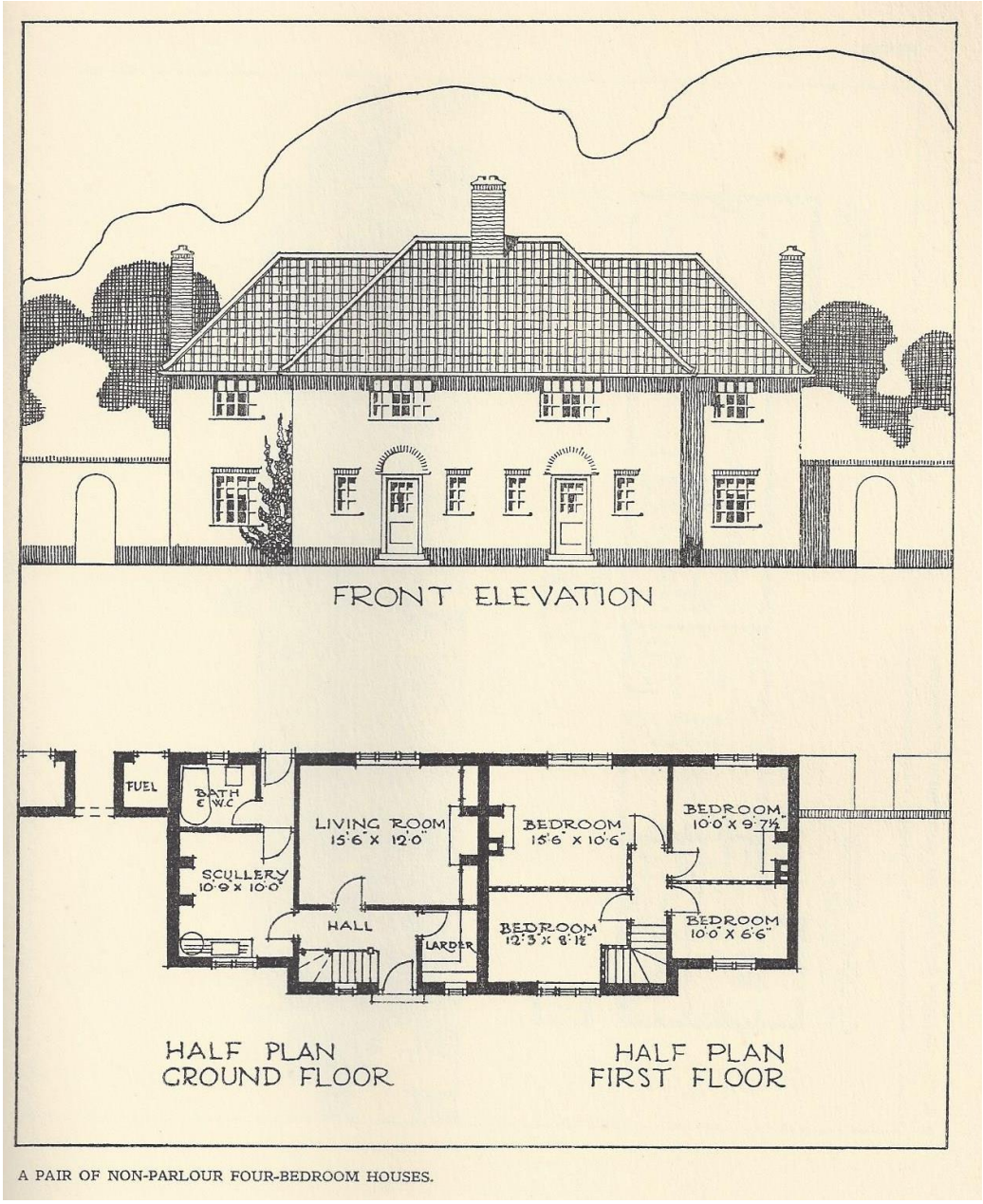
Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A PAIR OF NON-PARLOUR FOUR-BEDROOM HOUSES.

Housing record

No. 443 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 9

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Block of four, four bedroomed houses (4)

Rooms and layout: Living room, scullery and bathroom downstairs, four bedrooms upstairs. (82)

Sanitation and drainage: WC off enclosed rear lobby. (5)

Water supply:

Gas and electricity supply:

Water heating: (7)

Cooking facilities: Position for range in both living room and scullery. (2)

Food storage: larder off hall (1)

Washing and bathing: Bathroom off rear lobby, with bath only. (7)

Clothes washing: Copper in scullery, under draining board. (7)

Room Heating: position for a range in living room and scullery, fire places in two bedrooms. (2)

Lighting:

Fuel storage: Fuel store in detached shed

Services:

General storage: Dresser in living room

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs.

Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

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In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

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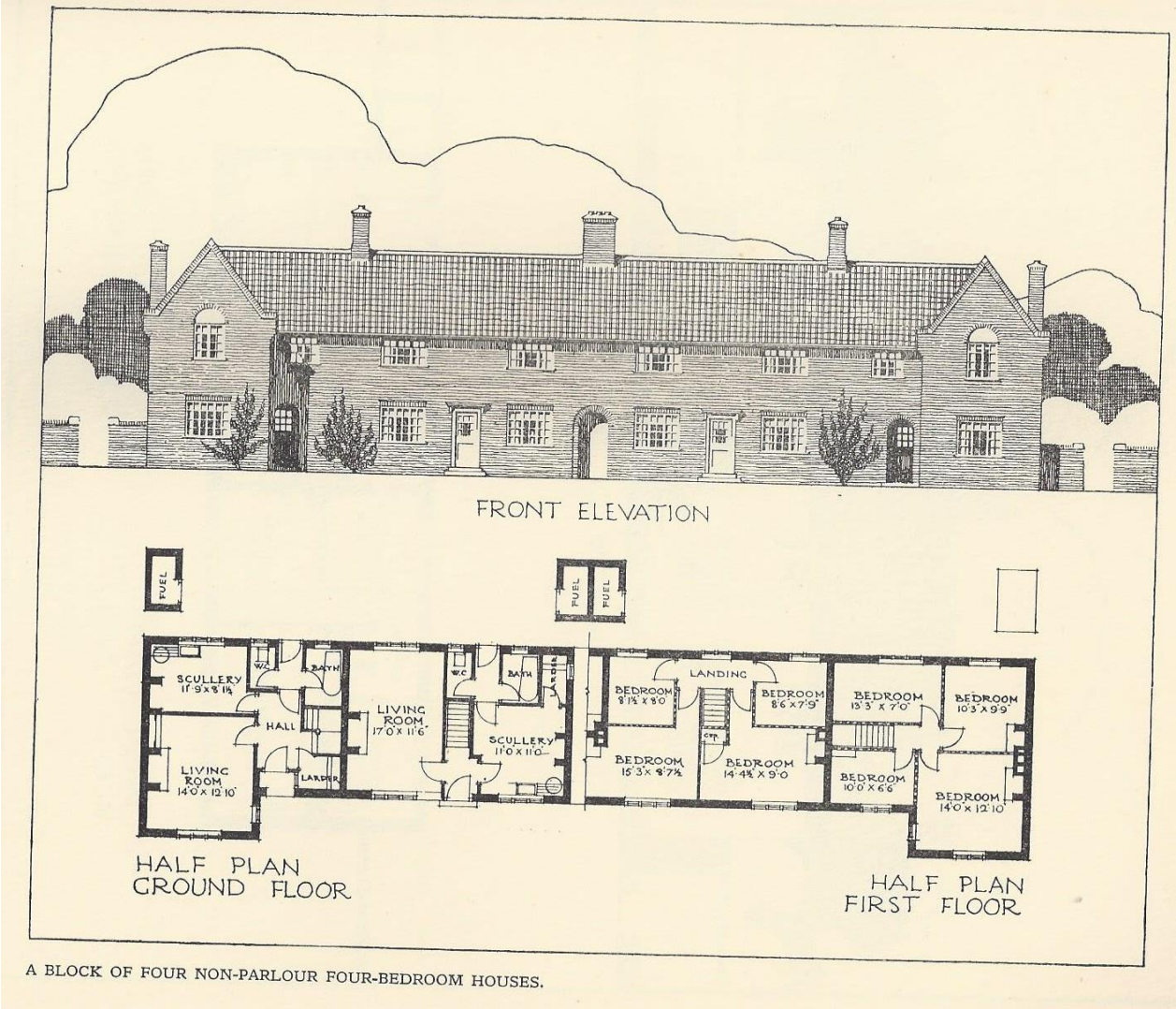
Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A BLOCK OF FOUR NON-PARLOUR FOUR-BEDROOM HOUSES.

Housing record

No. 444 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 10

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Pair of four bedroomed houses (2)

Rooms and layout: Living room, scullery and bathroom downstairs, four bedrooms upstairs. (82)

Sanitation and drainage: WC off enclosed rear lobby. (5)

Water supply:

Gas and electricity supply:

Water heating: (7)

Cooking facilities: Position for range in both living room and scullery. (2)

Food storage: larder off scullery (1)

Washing and bathing: Bathroom off scullery, with bath only. (7)

Clothes washing: Copper in scullery, under draining board. (7)

Room Heating: position for a range in living room and scullery, fire places in two bedrooms. (2)

Lighting:

Fuel storage: Fuel store in linked shed

Services:

General storage:

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs.

Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

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In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

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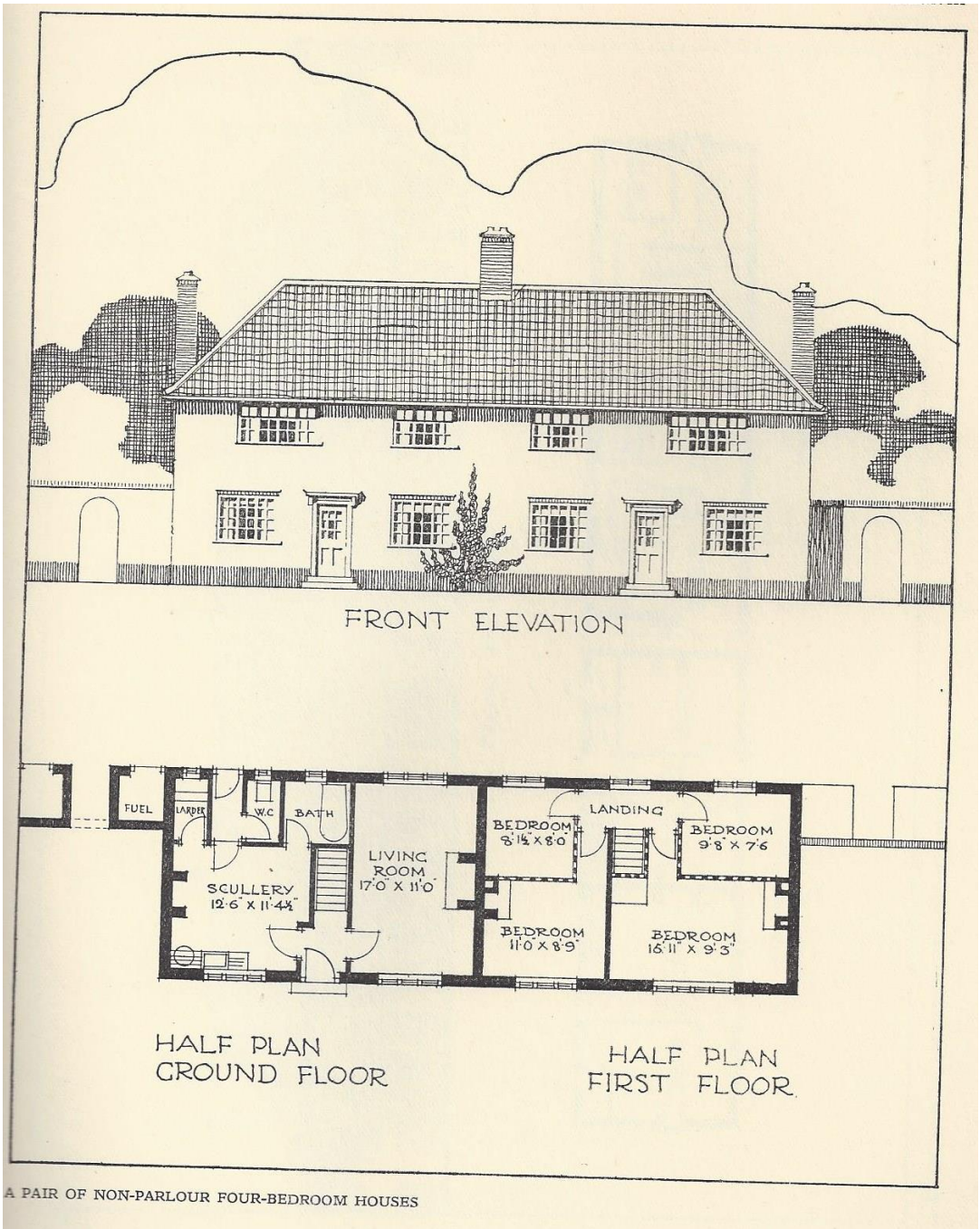
Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A PAIR OF NON-PARLOUR FOUR-BEDROOM HOUSES

Housing record

No. 445 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 11

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Block of four, three bedroomed houses (4)

Rooms and layout: Living room and parlour downstairs, three bedrooms and bathroom upstairs. (48)

Sanitation and drainage: WC off open rear lobby. (4)

Water supply:

Gas and electricity supply:

Water heating: (3)

Cooking facilities: Position for range in living room. (2)

Food storage: larder off living room (1)

Washing and bathing: Bathroom off first floor landing, with bath only. (9)

Clothes washing: Sink and copper with flue in living room. (2A)

Room Heating: position for a range in living room, fire places in parlour and two bedrooms. (2)

Lighting:

Fuel storage: Fuel store access from rear

Services:

General storage: Linen cupboard in bathroom with indication of hot water cylinder.

Specific provisions: pram space off rear passage

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every

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In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

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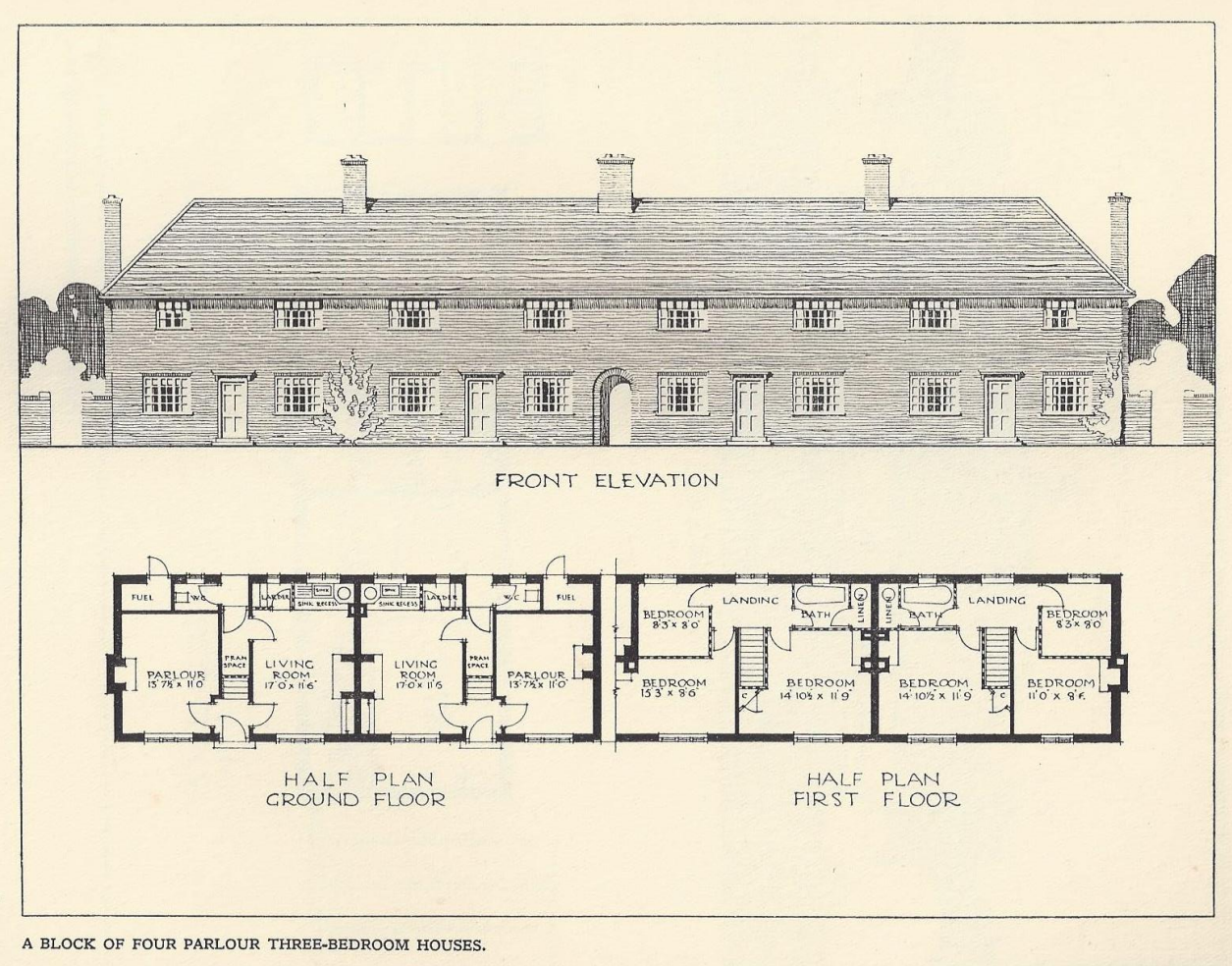
Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A BLOCK OF FOUR PARLOUR THREE-BEDROOM HOUSES.

Housing record

No. 446 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 12

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Pair of, three bedroomed houses (2)

Rooms and layout: Living room, parlour and scullery downstairs, three bedrooms and bathroom upstairs. (49)

Sanitation and drainage: WC in first floor bathroom. Second WC in linked block. (2, 7)

Water supply:

Gas and electricity supply:

Water heating: (7)

Cooking facilities: Position for range in living room and scullery. (2)

Food storage: larder off hall (1)

Washing and bathing: Bathroom off first floor landing, with bath and WC. (10)

Clothes washing: Copper in scullery under draining board. (7)

Room Heating: position for a range in living room and scullery, fire places in parlour and two bedrooms. (2)

Lighting:

Fuel storage: Fuel store in linked block

Services:

General storage: Linen cupboard on landing

Specific provisions: Cycle store in linked block

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs.

Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

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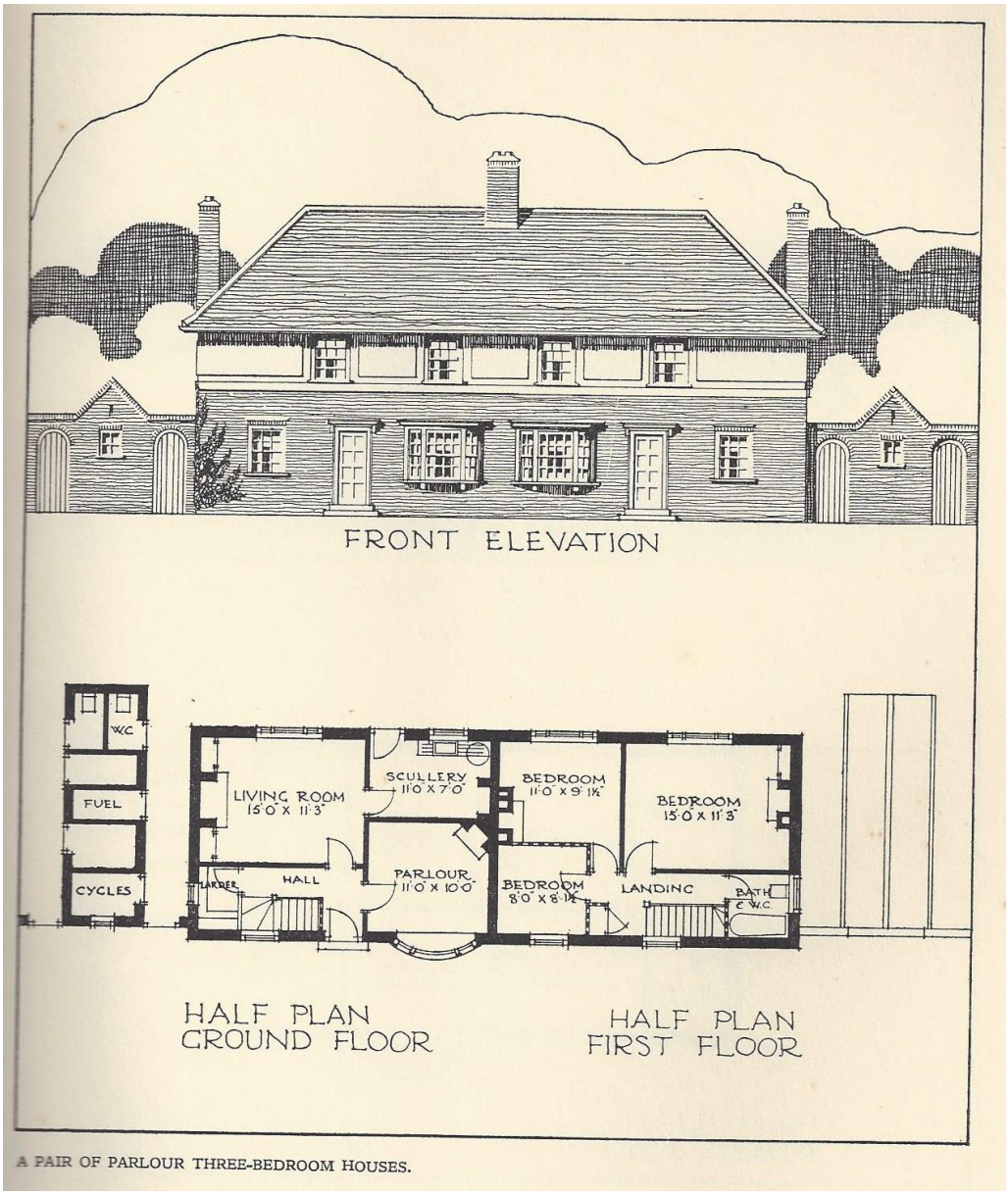
Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A PAIR OF PARLOUR THREE-BEDROOM HOUSES.

Housing record

No. 447 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 13

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Pair of, three bedroomed houses (2)

Rooms and layout: Living room, parlour and scullery downstairs, three bedrooms and bathroom upstairs. (49)

Sanitation and drainage: WC in first floor bathroom. Second WC in linked block. (2, 7)

Water supply:

Gas and electricity supply:

Water heating: (7)

Cooking facilities: Position for range in living room. (2)

Food storage: larder off scullery (1)

Washing and bathing: Bathroom off first floor landing, with bath and WC. (10)

Clothes washing: Copper in scullery. (7)

Room Heating: position for a range in living room, fire places in parlour and two bedrooms. (2)

Lighting:

Fuel storage: Fuel store in linked block

Services:

General storage:

Specific provisions: Cycle store in linked block

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs.

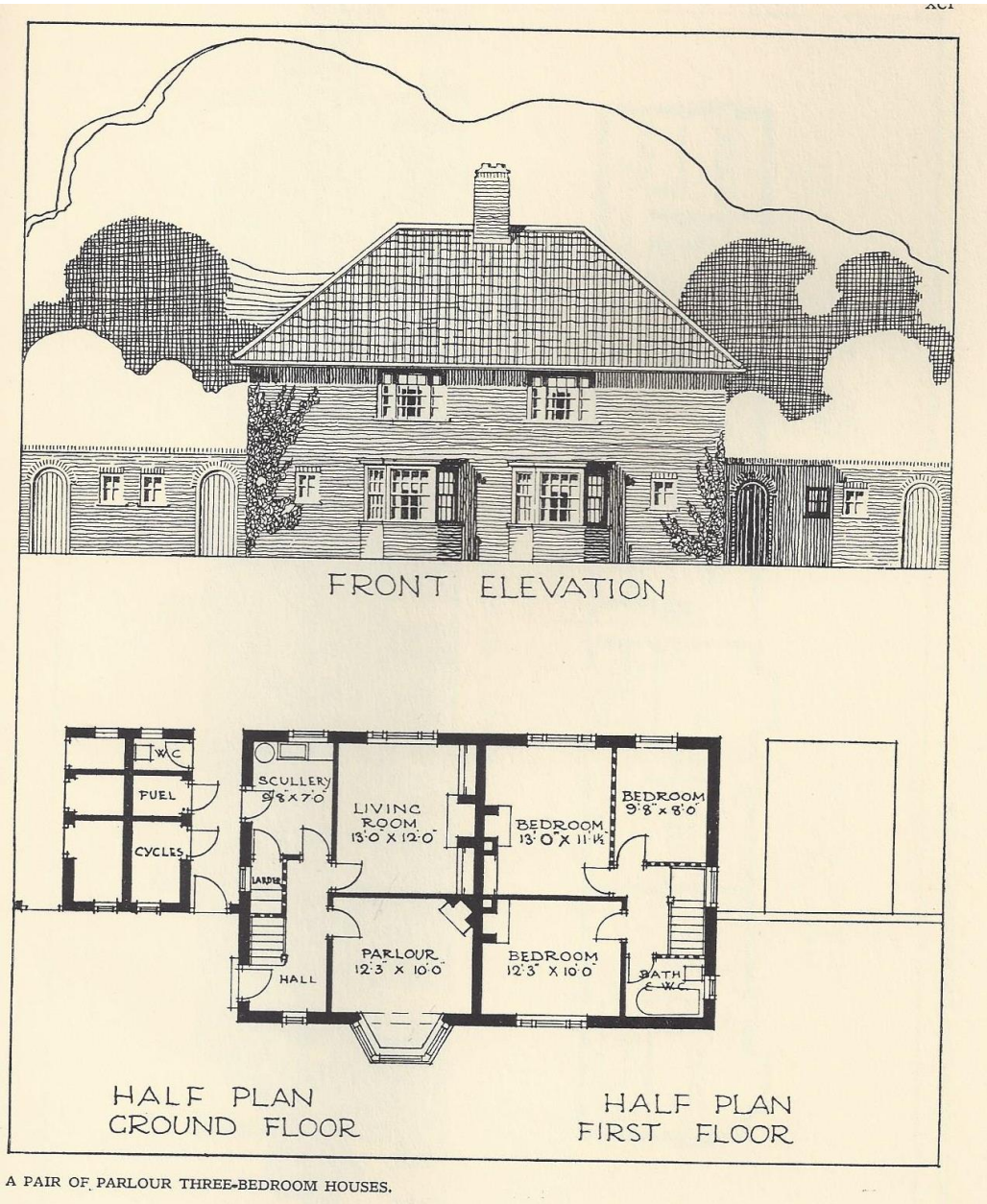
Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

The question of the position of the bathroom excites many differences of opinion. In the absence of pit head baths in a colliery village, where the man comes home from work in his pit clothes, the downstairs bathroom with access from a back lobby enables him to get rid of his working clothes, have his bath, and dress in his ordinary attire, without carrying the pit dirt and odour into the house, and for these reasons the downstairs bathroom has been chiefly adopted in the colliery villages.

Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A PAIR OF PARLOUR THREE-BEDROOM HOUSES.

Housing record

No. 448 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 14

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Block of four, three bedroomed houses (4)

Rooms and layout: Living room, parlour and scullery downstairs, three bedrooms and bathroom upstairs. (49)

Sanitation and drainage: WC accessed from outside. (3)

Water supply:

Gas and electricity supply:

Water heating: (3)

Cooking facilities: Position for range in living room, cooker in scullery. (30

Food storage: larder off scullery

Washing and bathing: Bathroom off first floor landing, with bath and wash-hand basin. (11)

Clothes washing: Copper in scullery, under draining board. (7)

Room Heating: position for a range in living room, fire places in parlour and two bedrooms. (2)

Lighting:

Fuel storage: Fuel store off scullery

Services:

General storage: Linen cupboard in bathroom

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs.

Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

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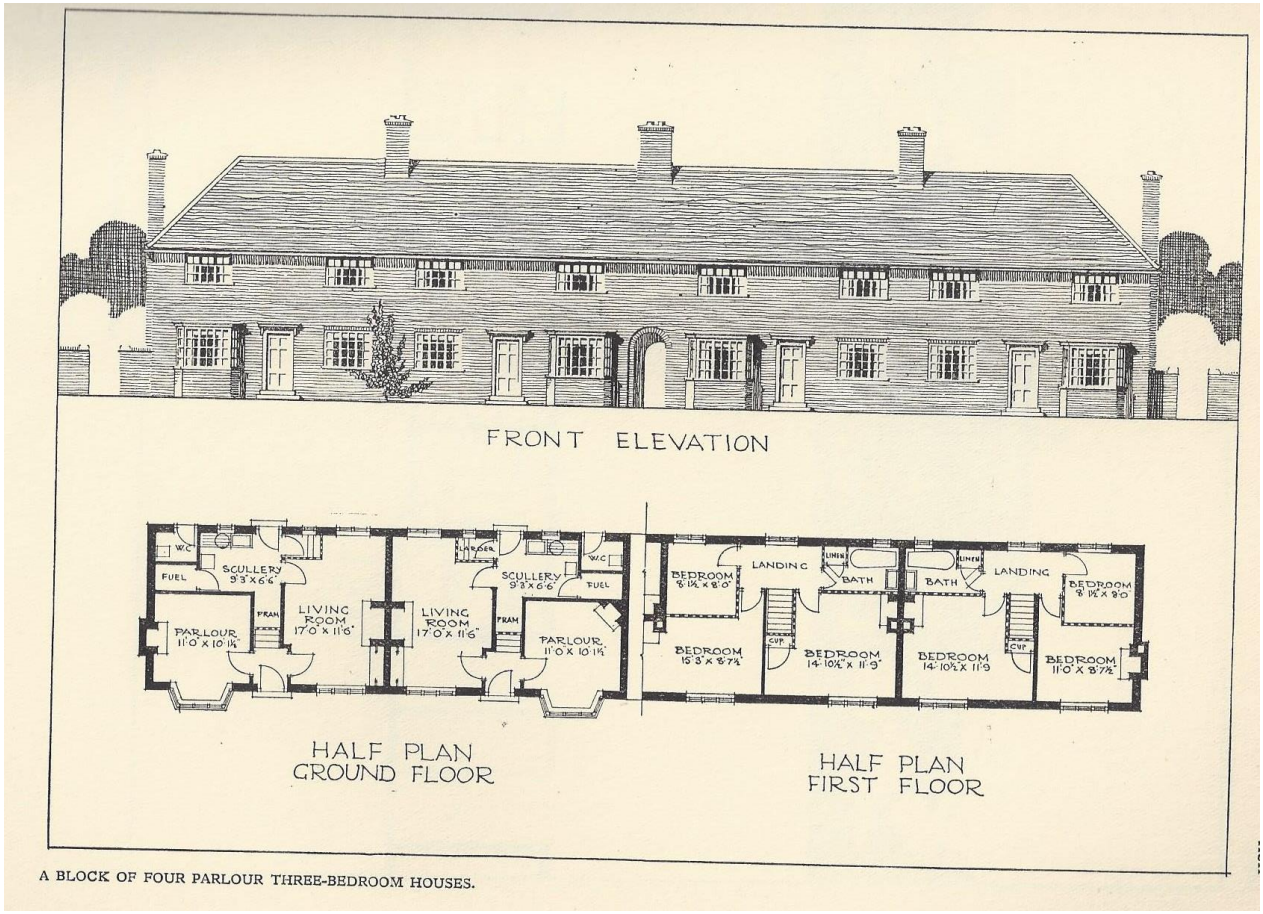
Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A BLOCK OF FOUR PARLOUR THREE-BEDROOM HOUSES.

Housing record

No. 449 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 15

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Pair of, three bedroomed houses (2)

Rooms and layout: Living room, parlour and scullery downstairs, three bedrooms and bathroom upstairs. (49)

Sanitation and drainage: WC in upstairs bathroom and Second WC in link block. (2, 7)

Water supply:

Gas and electricity supply:

Water heating: (7)

Cooking facilities: Position for range in living room. (2)

Food storage: larder off scullery (1)

Washing and bathing: Bathroom off first floor landing, with bath and WC. (10)

Clothes washing: Copper in scullery. (4)

Room Heating: position for a range in living room, fire places in parlour and two bedrooms. (2)

Lighting:

Fuel storage: Fuel store in link block

Services:

General storage: Cupboards in two bedrooms

Specific provisions: Cycle store in link block

Construction description: (4)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs.

Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

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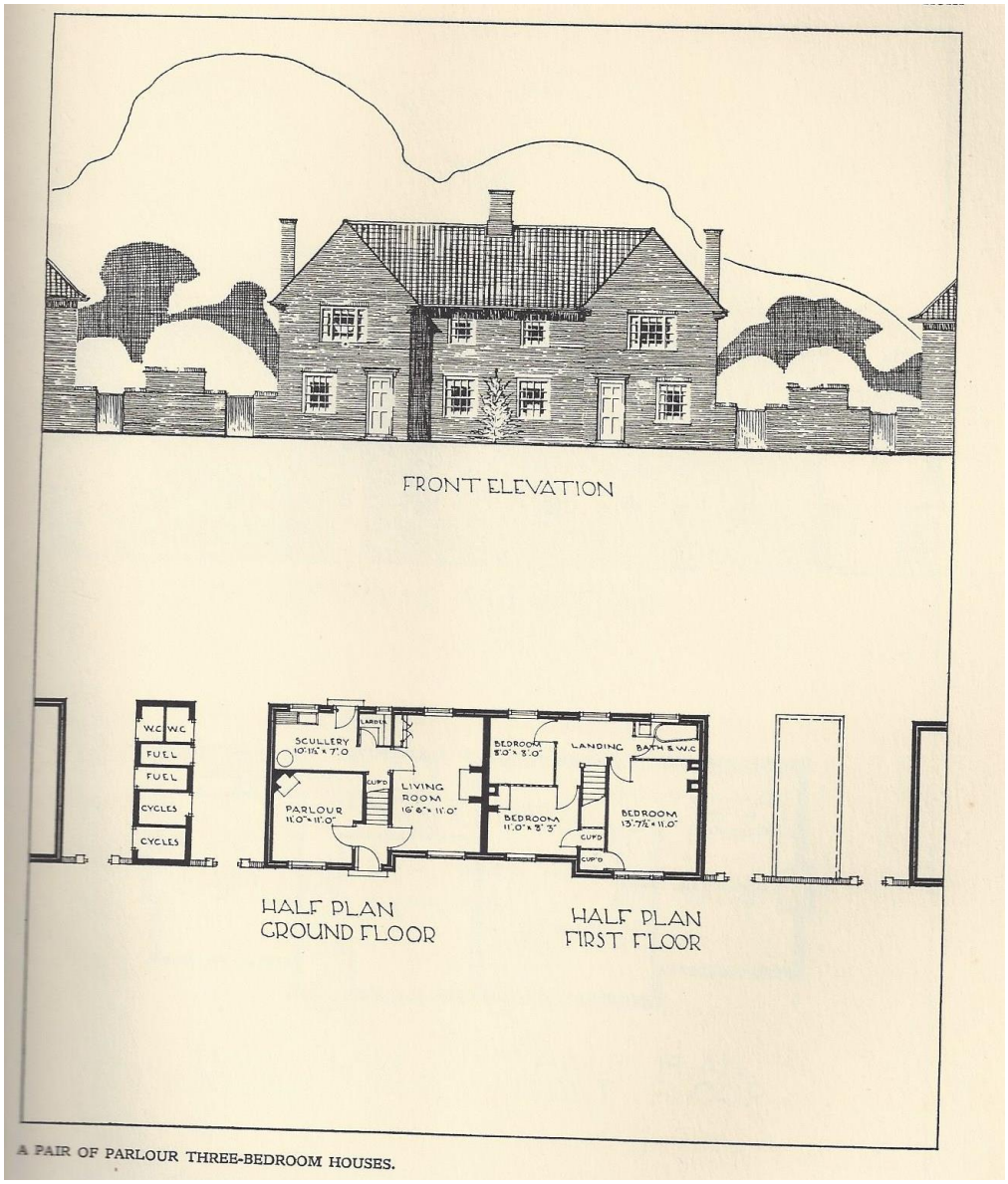
Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A PAIR OF PARLOUR THREE-BEDROOM HOUSES.

Housing record

No. 450 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 16

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Pair of, three bedroomed houses (2)

Rooms and layout: Living room, parlour and scullery downstairs, three bedrooms and bathroom upstairs. (49)

Sanitation and drainage: WC access from outside. (3)

Water supply:

Gas and electricity supply:

Water heating: (3)

Cooking facilities: Position for range in living room. (2)

Food storage: larder off scullery (1)

Washing and bathing: Bathroom off first floor landing, with bath only. (9)

Clothes washing: Copper in scullery, under draining board. (4)

Room Heating: position for a range in living room, fire places in parlour and two bedrooms. (2)

Lighting:

Fuel storage: Fuel store accessed from outside.

Services:

General storage: Cupboards in main bedroom

Specific provisions: Space for pram

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs.

Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

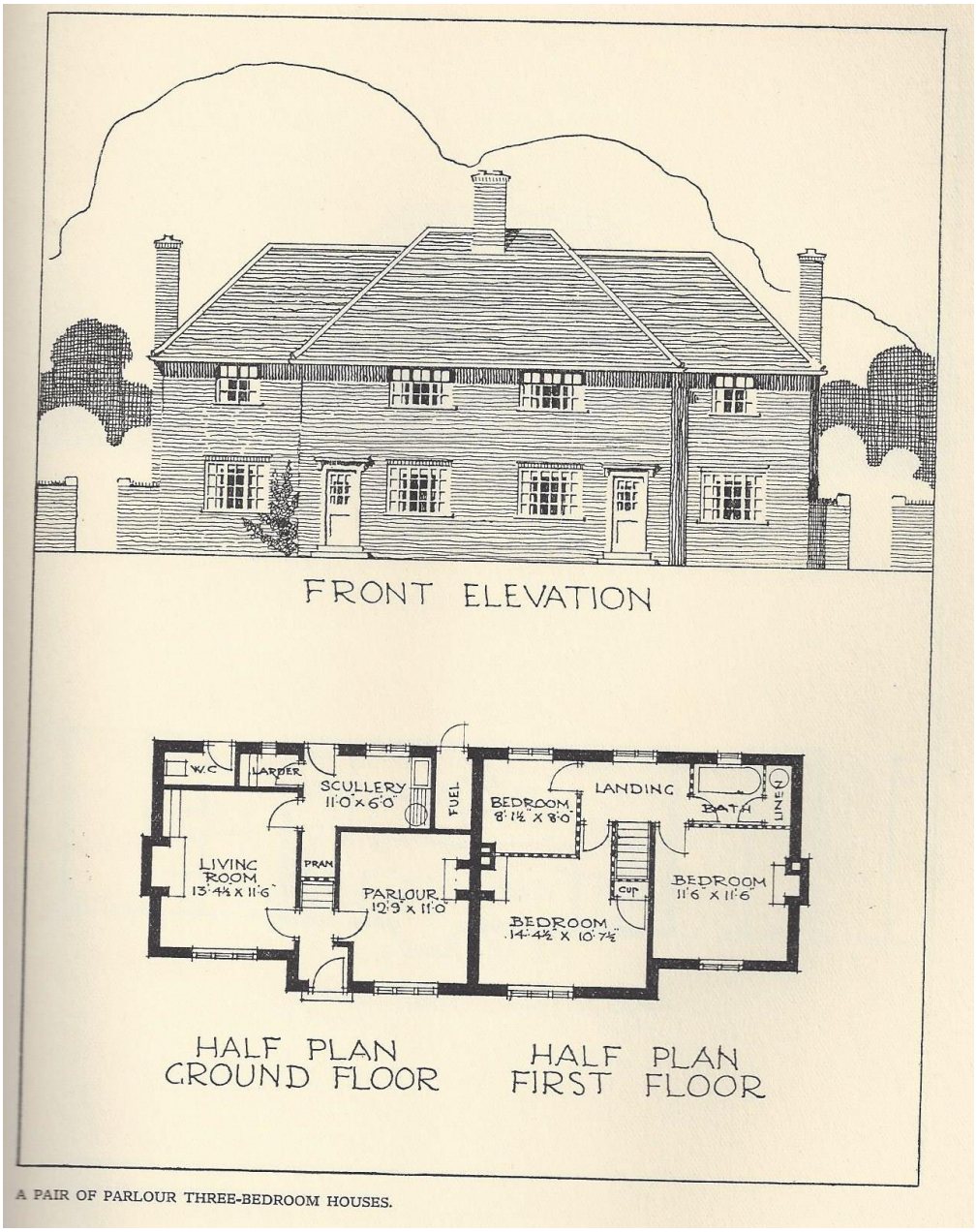
The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

The question of the position of the bathroom excites many differences of opinion. In the absence of pit head baths in a colliery village, where the man comes home from work in his pit clothes, the downstairs bathroom with access from a back lobby enables him to get rid of his working clothes, have his bath, and dress in his ordinary attire, without carrying the pit dirt and odour into the house, and for these reasons the downstairs bathroom has been chiefly adopted in the colliery villages.

Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.

Apparent cylinder in linen cupboard therefor hot water could be from a back boiler in the range.



A PAIR OF PARLOUR THREE-BEDROOM HOUSES.

Housing record

No. 451 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 17

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Pair of, three bedroomed houses (2)

Rooms and layout: Living room, parlour and scullery downstairs, three bedrooms and bathroom upstairs. (49)

Sanitation and drainage: WC in upstairs bathroom and Second WC in link block. (2, 7)

Water supply:

Gas and electricity supply:

Water heating: (7)

Cooking facilities: Position for range in living room and cooker in scullery. (3)

Food storage: larder off scullery (1)

Washing and bathing: Bathroom off first floor landing, with bath, WC and wash-hand basin. (12)

Clothes washing:

Room Heating: position for a range in living room, fire places in parlour and two bedrooms. (2)

Lighting:

Fuel storage: Fuel store in link block.

Services:

General storage:

Specific provisions: Cycle shed in link block

Construction description: (3)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every

house, and an ample supply of cupboards, shelving and pegs. Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

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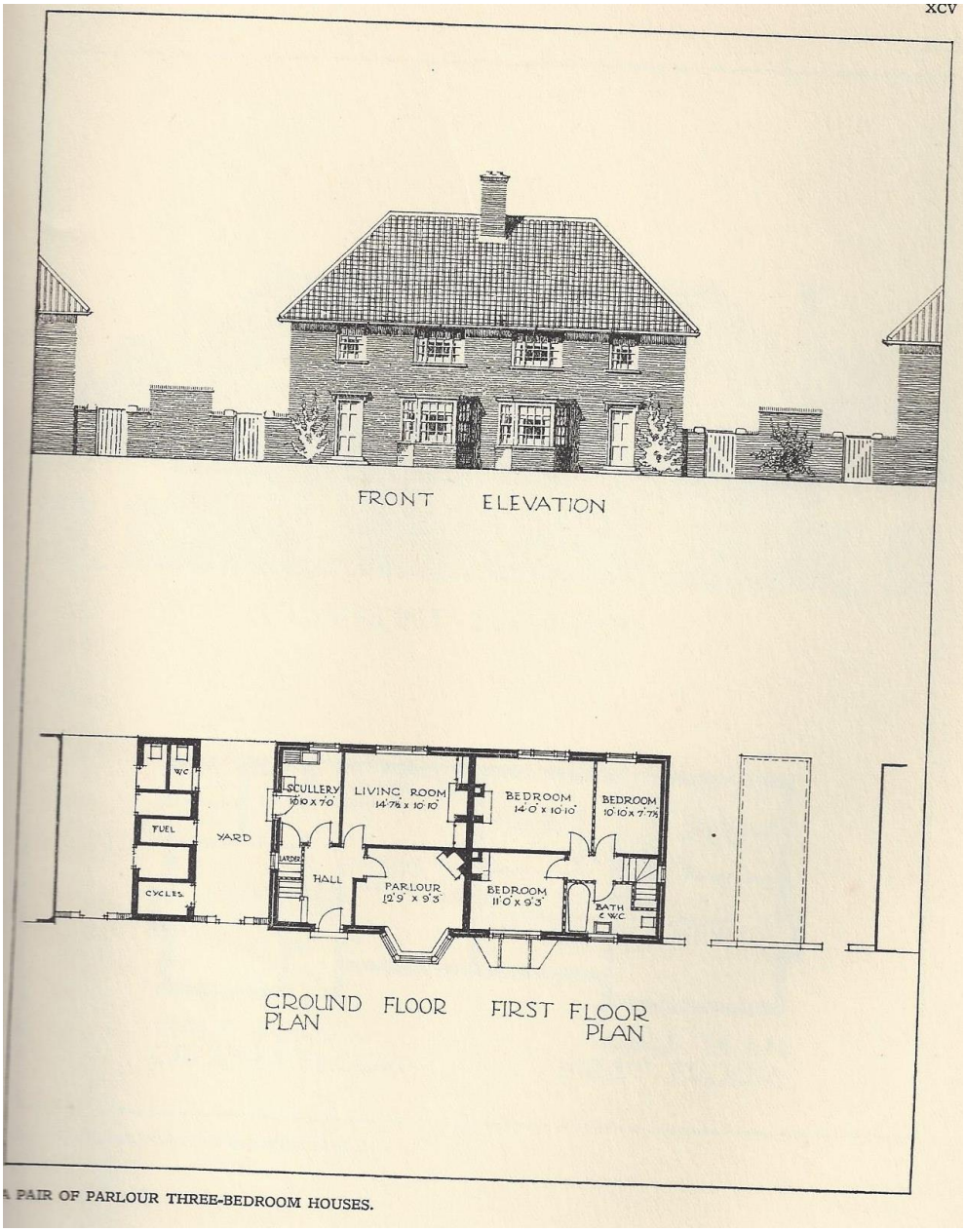
Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



Housing record

No. 452 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 18

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Pair of, four bedroomed houses (2)

Rooms and layout: Living room, parlour and bathroom downstairs, four bedrooms upstairs. (84)

Sanitation and drainage: WC accessed from outside. (3)

Water supply:

Gas and electricity supply:

Water heating: (7)

Cooking facilities: Position for range in living room. (2)

Food storage: larder off living room (1)

Washing and bathing: Bathroom off rear lobby, with bath only. (7)

Clothes washing: sink and copper under draining board in living room (4A)

Room Heating: position for a range in living room, fire places in parlour and two bedrooms. (2)

Lighting:

Fuel storage: Fuel store accessed from outside.

Services:

General storage:

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs.

Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

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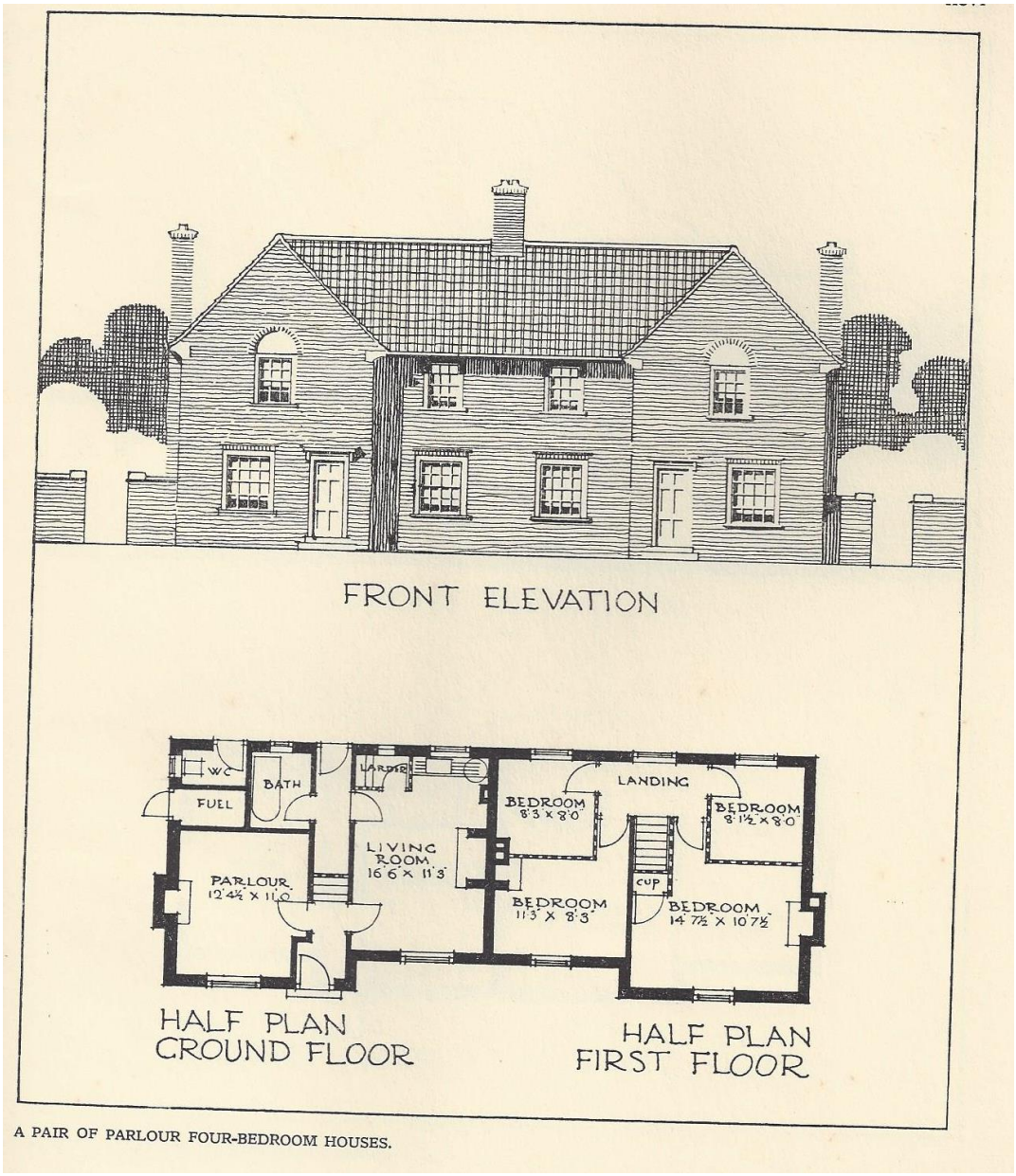
Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A PAIR OF PARLOUR FOUR-BEDROOM HOUSES.

Housing record

No. 453 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 19

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Pair of, four bedroomed houses (2)

Rooms and layout: Living room, parlour and bathroom downstairs, four bedrooms upstairs. (84)

Sanitation and drainage: WC in downstairs bathroom (5)

Water supply:

Gas and electricity supply:

Water heating: (7)

Cooking facilities: Position for range in living room. (2)

Food storage: larder off living room (1)

Washing and bathing: Bathroom off rear lobby, with bath and WC. (8)

Clothes washing: sink and copper under draining board in living room (4A)

Room Heating: position for a range in living room, fire places in parlour and two bedrooms. (2)

Lighting:

Fuel storage: Fuel store accessed from outside.

Services:

General storage:

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs.

Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

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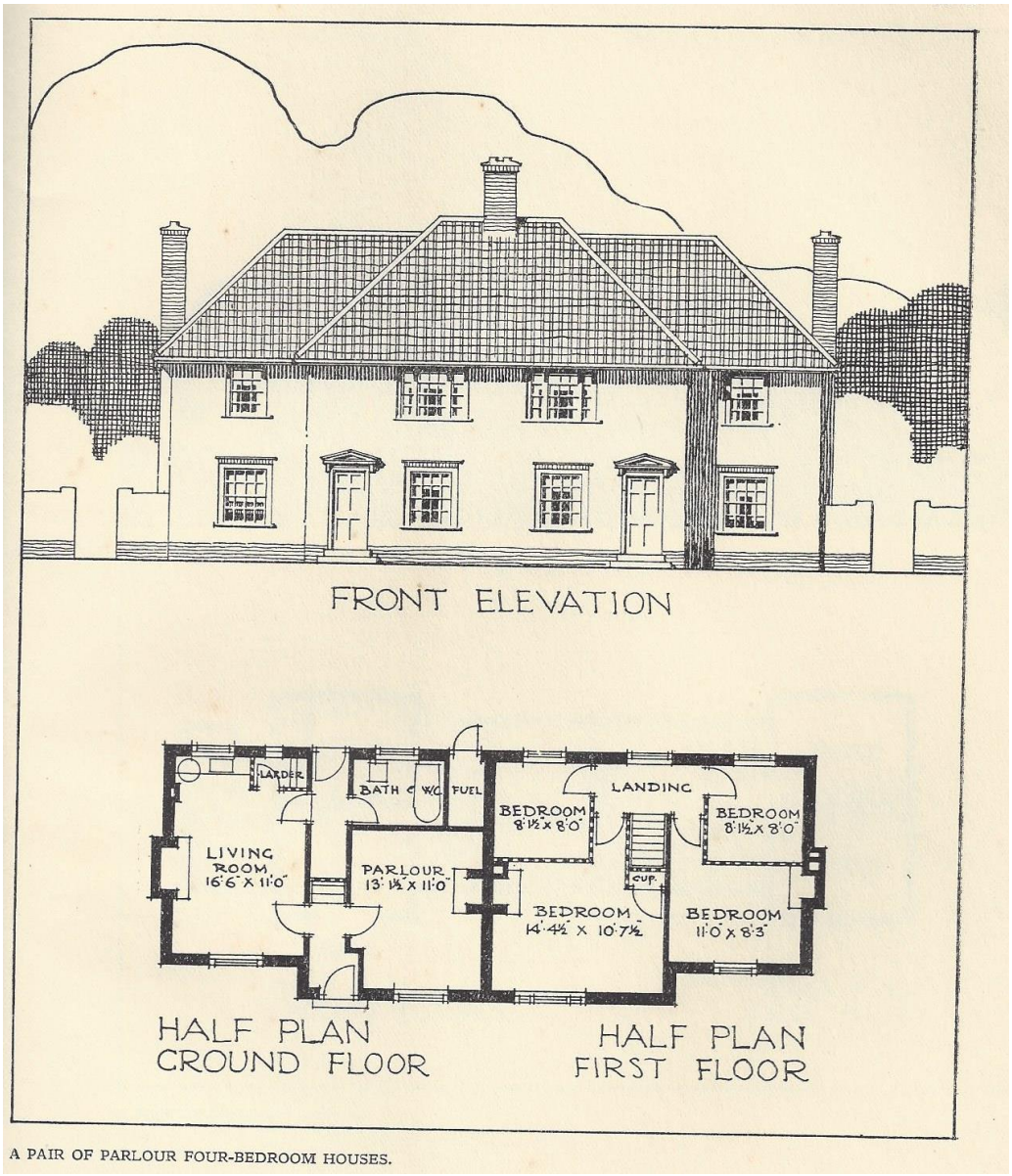
Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A PAIR OF PARLOUR FOUR-BEDROOM HOUSES.

Housing record

No. 454 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 20

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Pair of, four bedroomed houses (2)

Rooms and layout: Drawing room, dining room and kitchen downstairs, four bedrooms and bathroom upstairs. (100)

Sanitation and drainage: WC off first floor landing, second WC in outside extension (2, 8)

Water supply:

Gas and electricity supply:

Water heating: (4)

Cooking facilities: Position for range in kitchen. (4)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing, with bath and wash-hand basin. (11)

Clothes washing: sink and copper in wash house, in outside extension (1)

Room Heating: position for a range in kitchen, fire places in drawing room, dining room and all four bedrooms. (2)

Lighting:

Fuel storage: Fuel store in outside extension.

Services:

General storage:

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every

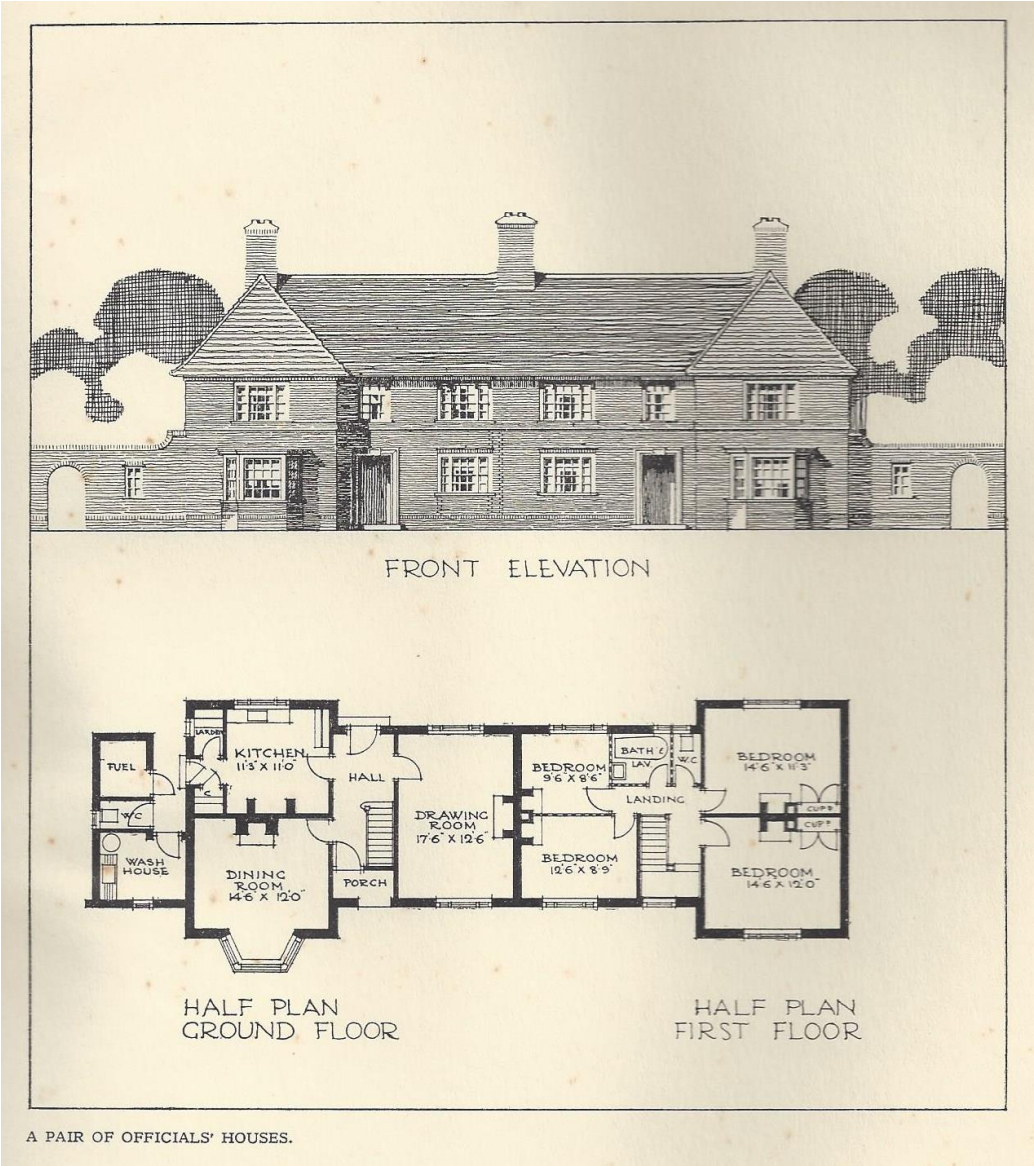
house, and an ample supply of cupboards, shelving and pegs. Consideration also to be given to a good place for the perambulator and for cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

The question of the position of the bathroom excites many differences of opinion. In the absence of pit head baths in a colliery village, where the man comes home from work in his pit clothes, the downstairs bathroom with access from a back lobby enables him to get rid of his working clothes, have his bath, and dress in his ordinary attire, without carrying the pit dirt and odour into the house, and for these reasons the downstairs bathroom has been chiefly adopted in the colliery villages.

Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A PAIR OF OFFICIALS' HOUSES.

Housing record

No. 455 Date: 1922-27 (3)

Location: 12,000 houses Address: Typical house 21

O/S sheet No: Grid Reference:

Reference: Walters Sir J Tudor (1927) *The building of twelve thousand houses,* London, Bouverie House (2)

Description: Pair of, three bedroomed houses (2)

Rooms and layout: Living room, scullery and bathroom downstairs, three bedrooms upstairs. (40)

Sanitation and drainage: WC off open rear lobby (3)

Water supply:

Gas and electricity supply:

Water heating: (7)

Cooking facilities: Position for range in living room and scullery. (2)

Food storage: larder off scullery (1)

Washing and bathing: Bathroom off scullery, with bath only. (7)

Clothes washing:

Room Heating: position for a range in living room and scullery, fire places in all three bedrooms. (2)

Lighting:

Fuel storage: Detached fuel store.

Services:

General storage:

Specific provisions:

Construction description: (1)

Foundations:

Walls:

Party Wall:

Floors:

Roof:

Partitions:

Finishes:

Fixtures and fittings:

Developer: Industrial Housing Association Limited (3)

Architect:

Occupant's occupation: Miner

Notes: With respect to the internal planning, it was decided to have many types so as to provide for varying needs, including both parlour and non-parlour houses, but we were resolved that even in the non-parlour houses there should always be one good, large living-room, and, where possible, that this should be for the full depth of the house with windows at each end. It seemed desirable that three bedrooms should be the standard of accommodation, and that in a small percentage of the houses four bedrooms should be provided; there are really only a few cases in which two bedrooms have been provided, to meet the case of some of the older men whose children have left home. A bathroom is essential to every house, and an ample supply of cupboards, shelving and pegs. Consideration also to be given to a good place for the perambulator and for

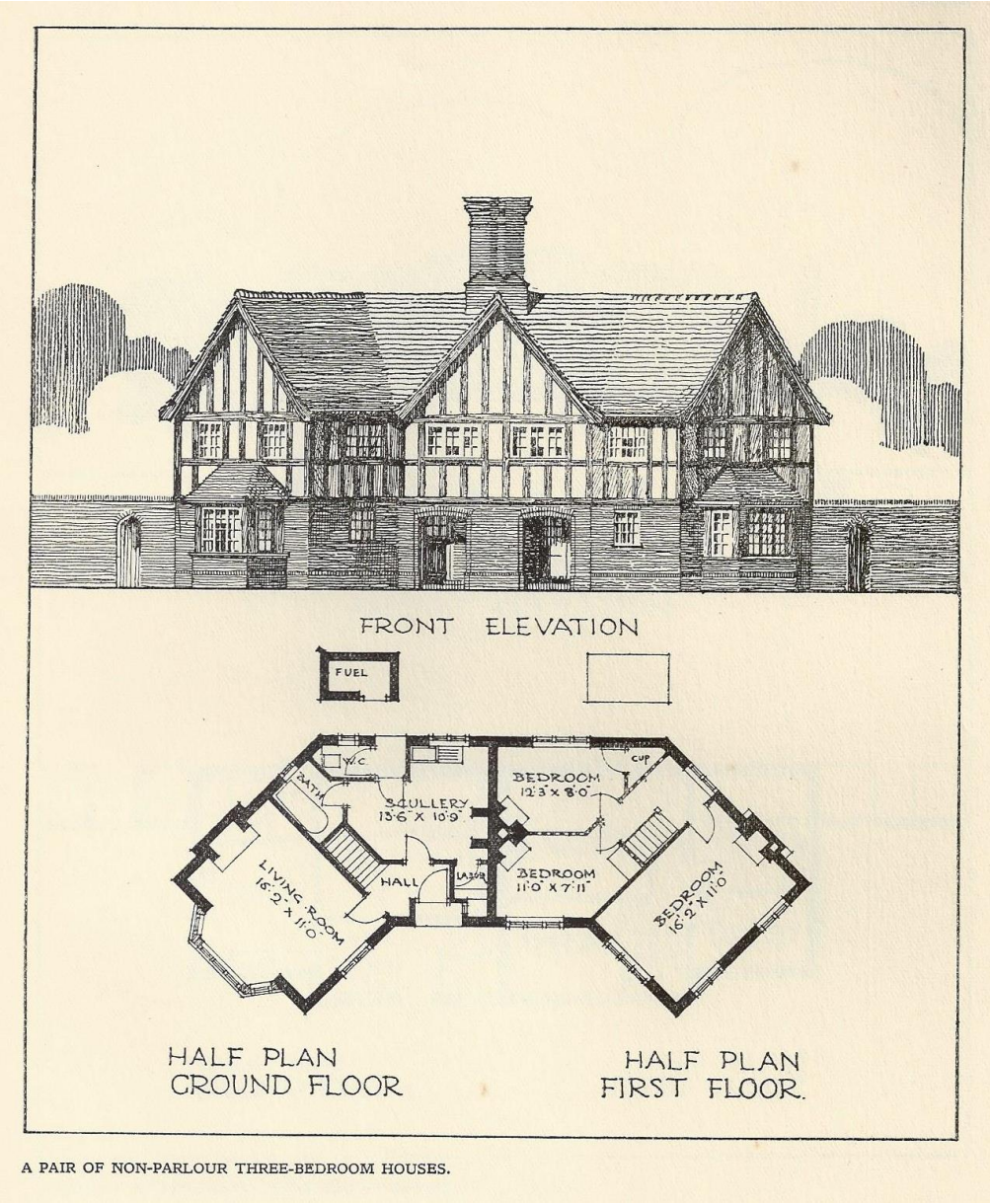
cycle storage. In some of the colliery villages the demand for a shed for a motor-cycle, and in a few cases even a motor-car.

The late Mr. Charles Markham installed a system of hot-water supply in the cottages from his own design, and in the large number of houses provided for the Staveley Coal and Iron Company this provision has been made so that each house has from a tap in the bathroom, and over the sink in the kitchen, a constant supply of hot water. This is a very great boon to the housewife, and also a considerable advantage to men coming home from night shift desiring a hot bath at times when hot water from a kitchen fire would not be available. The hot water is supplied either from the colliery or, where the village is some distance from the colliery, from a main hot-water station in the centre of the village.

In the planning of the houses consideration should be given to the convenience of the housewife, and the position of the pantry, cooking range, kitchen dresser, and sink in relation to the number of footsteps that have to be taken to perform the day's work, should be considered. It is very desirable also to have convenient cupboards, shelving, and pegs both downstairs and in the bedrooms, full provision has been made for these in our plans.

The question of the position of the bathroom excites many differences of opinion. In the absence of pit head baths in a colliery village, where the man comes home from work in his pit clothes, the downstairs bathroom with access from a back lobby enables him to get rid of his working clothes, have his bath, and dress in his ordinary attire, without carrying the pit dirt and odour into the house, and for these reasons the downstairs bathroom has been chiefly adopted in the colliery villages.

Observations and comments: There is no reference to the provision for clothes washing, which must be of significance in mining villages where working clothes will need changing frequently.



A PAIR OF NON-PARLOUR THREE-BEDROOM HOUSES.

Housing record

No. 456 Date: 1968 (5)

Location: Beaconsfield Address Lovell, narrow front

O/S sheet No: 165 Grid Reference: SU 9095

Reference: 'Lovell Timber Housing', *Building*, 29 March 1968. (5)

Description: Block of three bedroomed houses (4)

Rooms and Layout: Living room, kitchen and cloakroom on ground floor and three bedrooms and bathroom on first floor. (67)

Sanitation and drainage: Downstairs cloakroom with WC and wash-hand basin and WC in upstairs bathroom. (6, 7)

Water supply:

Gas and electricity supply:

Water heating (5)

Cooking facilities: Cooker in kitchen (5)

Food storage: Larder cupboard and fridge space. (1, 3)

Washing and bathing Bathroom off upstairs landing, with bath, WC and wash-hand basin. (12)

Clothes washing: Washing machine space (10)

Room heating: Warm air from kitchen boiler (4)

Fuel storage:

Lighting:

General storage: under stairs store off living room, store off rear lobby, Linen cupboard with hot water cylinder on first floor

Specific provisions: Space for pram by front door.

Construction description: The product is a housing system of storey height wall panels and internal partitions fabricated in white spruce, and hemlock floor panels designed for a superimposed load of 30 Lb per sq. ft. The trussed rafters are manufactured to Forest Products Research Laboratory standards and lateral bracing of all external wall panels is provided by external quality 5/16 in plywood. All components and jointing conform to BS Code of Practice CP 112; 1967. (15)

The remainder of the construction is variable to suit individual requirements but the houses already built at Beaconsfield certainly do not give the impression of being timber framed. Brick end walls, main façades clad in Western Red Cedar and prefinished aluminium weather-boarding combine with standard colour concrete roof tiles to produce a finished house that looks traditionally built but the saving is there.

Foundations

Walls

Floors

Roof

Finishes

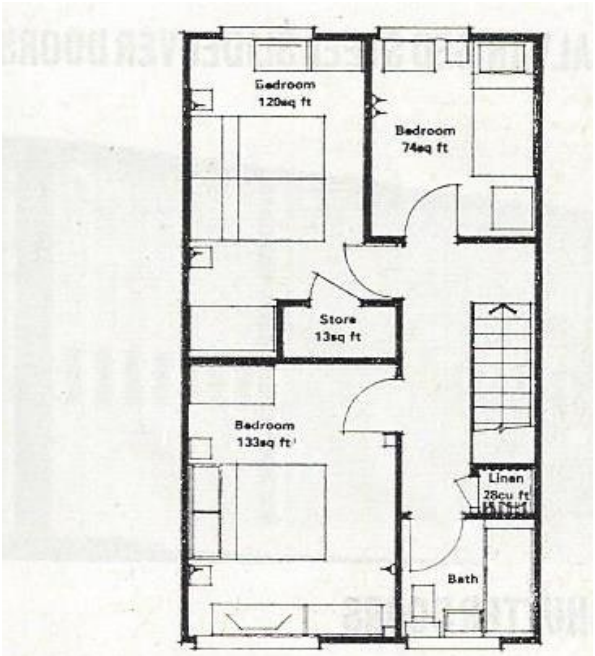
Fixtures and fittings

Developer/designer: Lovell Housing Ltd (2)

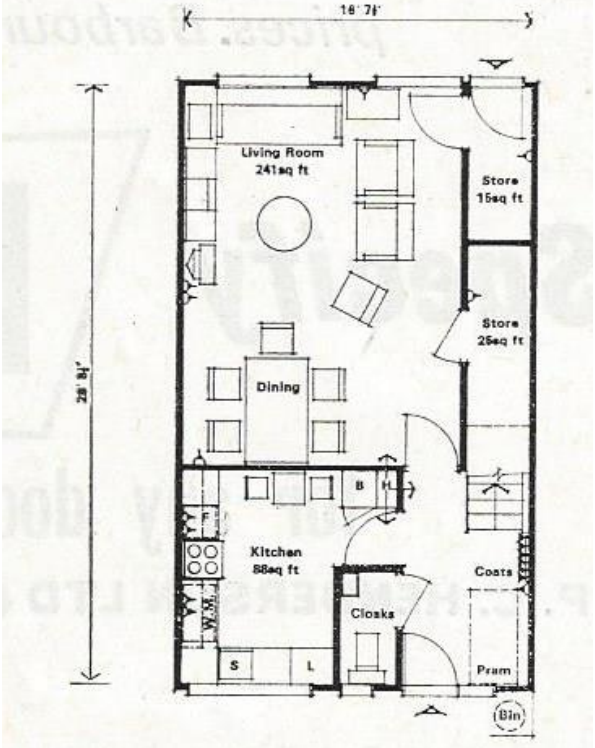
Occupant’s occupation:

Notes:

Observations:



First floor plan, narrow front



Ground floor plan, narrow front

Housing record

No. 457 Date: 1968 (5)

Location: Beaconsfield Address Lovell, medium front

O/S sheet No: 165 Grid Reference: SU 9095

Reference: 'Lovell Timber Housing', *Building*, 29 March 1968. (5)

Description: Block of three bedroomed houses (4)

Rooms and Layout: Living room, kitchen and cloakroom on ground floor and three bedrooms and bathroom on first floor. (67)

Sanitation and drainage: Downstairs cloakroom with WC and wash-hand basin and WC in upstairs bathroom. (6, 7)

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: Cooker in kitchen (5)

Food storage: Larder cupboard and fridge space. (3)

Washing and bathing Bathroom off upstairs landing, with bath, WC and wash-hand basin. (12)

Clothes washing: Washing machine space (10)

Room heating: Warm air from kitchen boiler (4)

Fuel storage:

Lighting:

General storage: store off hall, store off rear lobby, store and linen cupboard with hot water cylinder on first floor, store off rear bedroom.

Specific provisions: Space for pram under stairs.

Construction description: The product is a housing system of storey height wall panels and internal partitions fabricated in white spruce, and hemlock floor panels designed for a superimposed load of 30 Lb per sq. ft. The trussed rafters are manufactured to Forest Products Research Laboratory standards and lateral bracing of all external wall panels is provided by external quality 5/16 in plywood. All components and jointing conform to BS Code of Practice CP 112; 1967. (15)

The remainder of the construction is variable to suit individual requirements but the houses already built at Beaconsfield certainly do not give the impression of being timber framed. Brick end walls, main façades clad in Western Red Cedar and prefinished aluminium weather-boarding combine with standard colour concrete roof tiles to produce a finished house that looks traditionally built but the saving is there.

Foundations

Walls

Floors

Roof

Finishes

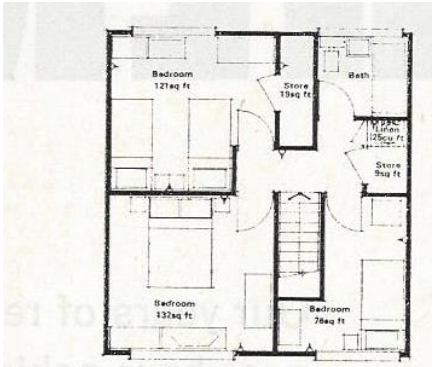
Fixtures and fittings

Developer/designer: Lovell Housing Ltd (2)

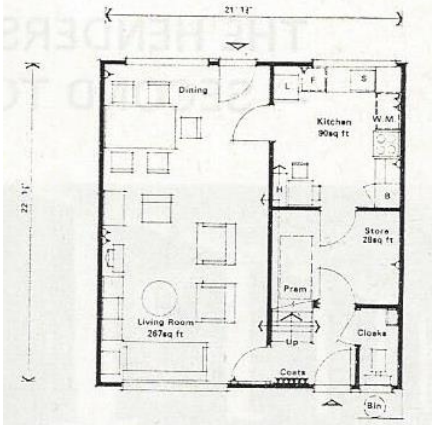
Occupant’s occupation:

Notes:

Observations:



First floor plan, medium front



Ground floor plan, medium front

Housing record

No. 458 Date: C1930. (3)

Location: Harrow Weald, Middlesex Address: Bengarth Drive

O/S sheet No: Grid Reference:

Reference: Oliver Paul, Davis Ian and Bentley Ian, (1981), *Dunroamin, The suburban Semi and its Enemies*, London, Barrie & Jenkins. (4)

Description: Pair of three bedroomed houses (2)

Rooms and Layout: Sitting room, living room and kitchen downstairs, three bedrooms, bathroom and WC upstairs. (65)

Sanitation and drainage: WC off first floor landing (8)

Water supply:

Gas and electricity supply:

Water heating:

Cooking facilities: Gas oven shown in kitchen (5)

Food storage: Larder, under stairs accessed from hall. (1)

Washing and bathing Bathroom off first floor landing, with bath and wash-hand basin (11)

Clothes washing:

Room heating: Fire places in sitting room, living room and two bedrooms (2)

Fuel storage:

Lighting:

General storage: Dresser in kitchen

Specific provisions:

Construction description: (3)

Foundations

Walls

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: (2)

Occupant’s occupation:

Notes:

Observations: There is no indication as to general cooking or water heating, the flue from the kitchen suggests that there may have been a boiler in the kitchen.

HARROW WEALD.

BENGARTH DRIVE *(off Whitefriars Drive).*

HARROW & WEALDSTONE STATION.

(Bakerloo & L.M.S.) 12 minutes.

L. G. O. C. Omnibus passes Estate.

One of Several Designs.

MORTGAGE TERMS:

FREEHOLD £875.

A Mortgage of £828 can be obtained.

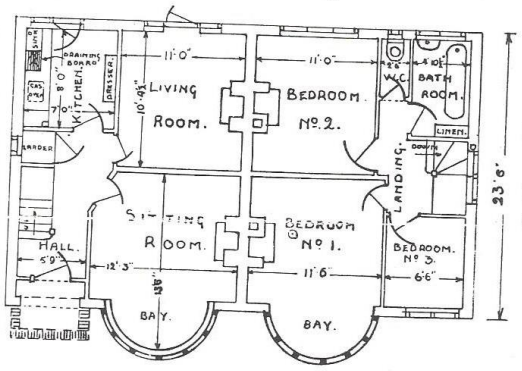
LEASEHOLD £740.

A Mortgage of £691 4s will be granted.

Garage.

Most houses have space for garage.

Builders will erect at very low cost.



Plots vary from 80 ft. to 140 ft.

Built on slope, in exceptionally high position.

PRICES [*ALL SEMI-DETACHED*]:

LEASEHOLD £740. FREEHOLD £875.

ALL LEASES 99 YEARS AT £7 10s. PER ANNUM.

No Road Charges.

Housing record

No. 459 Date: C1935. (3)

Location: Address: Morrell's houses

O/S sheet No: Grid Reference:

Reference: Oliver Paul, Davis Ian and Bentley Ian, (1981), *Dunroamin, The suburban Semi and its Enemies*, London, Barrie & Jenkins. (4)

Description: Pair of three bedroomed houses (2)

Rooms and Layout: Lounge, dining room and kitchen downstairs, three bedrooms, bathroom and WC upstairs. (80)

Sanitation and drainage: (8)

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: Gas oven shown in kitchen (5)

Food storage: Larder, under stairs accessed from hall. (1)

Washing and bathing Bathroom, with cased bath and heated towel rail (11)

Clothes washing: automatic copper and wringer in kitchen (10)

Room heating: High pressure boiler in dining room (2)

Fuel storage:

Lighting: electric with pendent switches in bedrooms

General storage: Kitchen cabinet

Specific provisions: Many gas and power points

Construction description: (1)

Foundations

Walls

Floors

Roof

Finishes

Fixtures and fittings

Developer/designer: Morrell (Builders) Ltd. (2)

Occupant’s occupation:

Notes:

Observations:

Morrells appealed to the young housewife and the 'joy of health and drudgeless living' in Kent (*Daily Telegraph*, 1935)

Housing record

No. 460 Date: 1922 (2)

Location: Nottingham Address: Proposed council houses

O/S sheet No: Grid Reference:

Reference: Oliver Paul, Davis Ian and Bentley Ian, (1981), *Dunroamin, The suburban Semi and its Enemies*, London, Barrie & Jenkins. (2)

Description: Block of eight three bed houses (5)

Rooms and Layout: Living room, bathroom and scullery downstairs, two bedrooms upstairs and a further bedroom on the top floor. (40A)

Sanitation and drainage: WC accessed from outside (3)

Water supply:

Gas and electricity supply:

Water heating: (1)

Cooking facilities: Space for range in living room, possible cooker in scullery (3)

Food storage: Larder off scullery. (1)

Washing and bathing Bathroom off scullery with bath and built-in copper (5)

Clothes washing: copper in bathroom (3)

Room heating: Range in living room, fire place in front bedroom (2)

Fuel storage: Coal store off bathroom

Lighting:

General storage: Cupboards off living room and landing

Specific provisions:

Construction description: (3)

Foundations

Walls

Floors

Roof

Finishes

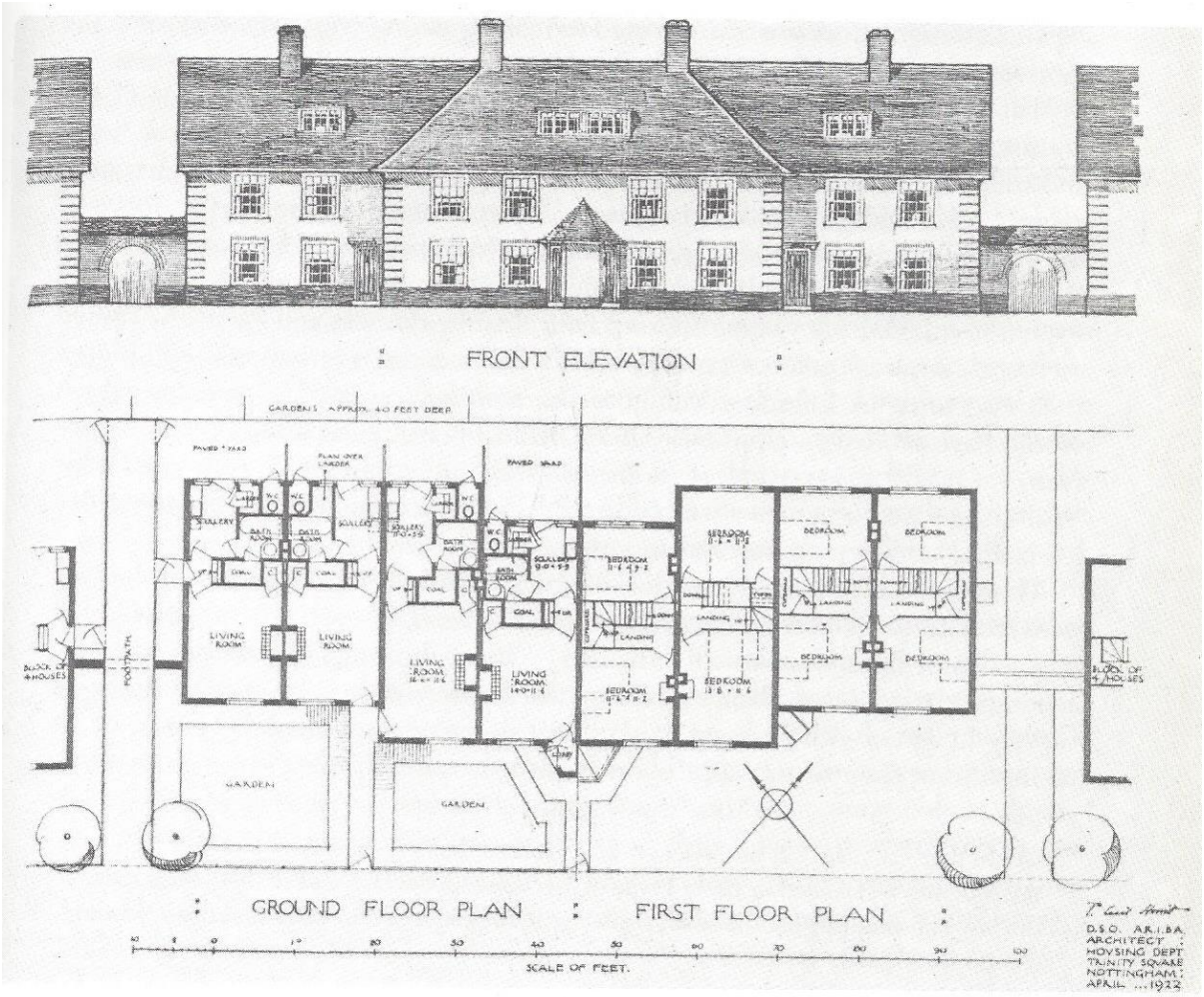
Fixtures and fittings

Developer/designer: Nottingham council (1)

Occupant’s occupation:

Notes:

Observations:



Unification of several council houses in one composition, for small sites in Nottingham. Low-cost standard type proposed by T. Cecil Howitt, 1922. Several houses have their sole living rooms used as circulation space (*The Builder*)

Housing record

No. 461 Date: 1934-36 (3)

Location: Address: Standard plan 2

O/S sheet No: Grid Reference:

Reference: Oliver Paul, Davis Ian and Bentley Ian, (1981), *Dunroamin, The suburban Semi and its Enemies*, London, Barrie & Jenkins P.147. (2)

Description: Pair of three bedroomed houses (2)

Rooms and Layout: Parlour, living room and kitchen down stairs, three bedrooms, bathroom and WC upstairs. (55)

Sanitation and drainage: WC off upstairs landing (8)

Water supply:

Gas and electricity supply:

Water heating: Boiler in kitchen (5)

Cooking facilities: Provision for a range in the living room. (2)

Food storage: Larder under stairs off hall. (1)

Washing and bathing Bathroom off first floor landing with bath and wash-hand basin. (11)

Clothes washing:

Room heating: fireplaces in parlour, living room and all three bedrooms (2)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (1)

Foundations

Walls

Floors

Roof

Finishes

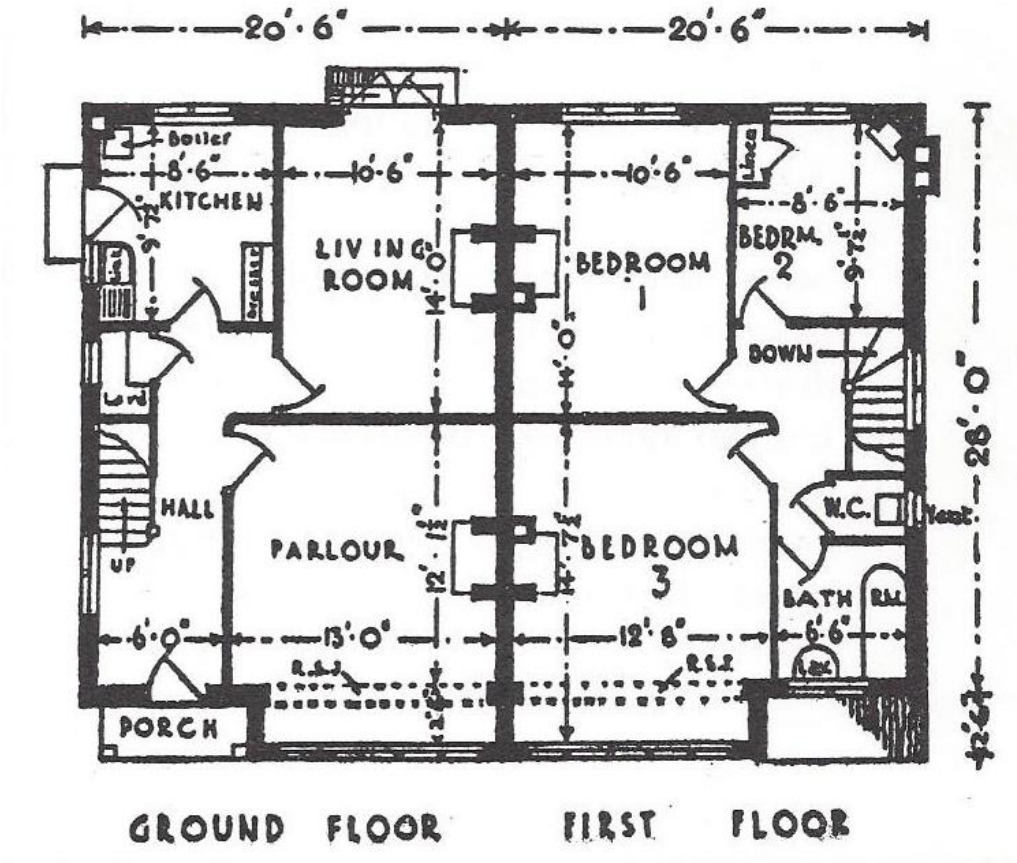
Fixtures and fittings

Developer/designer: (2)

Occupant’s occupation:

Notes:

Observations:



Housing record

No. 462 Date: 1934-36 (3)

Location: Address: Standard plan 1

O/S sheet No: Grid Reference:

Reference: Oliver Paul, Davis Ian and Bentley Ian, (1981), *Dunroamin, The suburban Semi and its Enemies*, London, Barrie & Jenkins P.147. (2)

Description: Pair of three bedroomed houses (2)

Rooms and Layout: Sitting room, living room and kitchen down stairs, three bedrooms, bathroom with WC upstairs. (55)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: Gas stove in kitchen (5)

Food storage: Larder under stairs off kitchen. (1)

Washing and bathing Bathroom off first floor landing with bath and wash-hand basin and WC. (12)

Clothes washing: Boiler in kitchen (7)

Room heating: Fireplaces in sitting room, living room and two bedrooms (2)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (1)

Foundations

Walls

Floors

Roof

Finishes

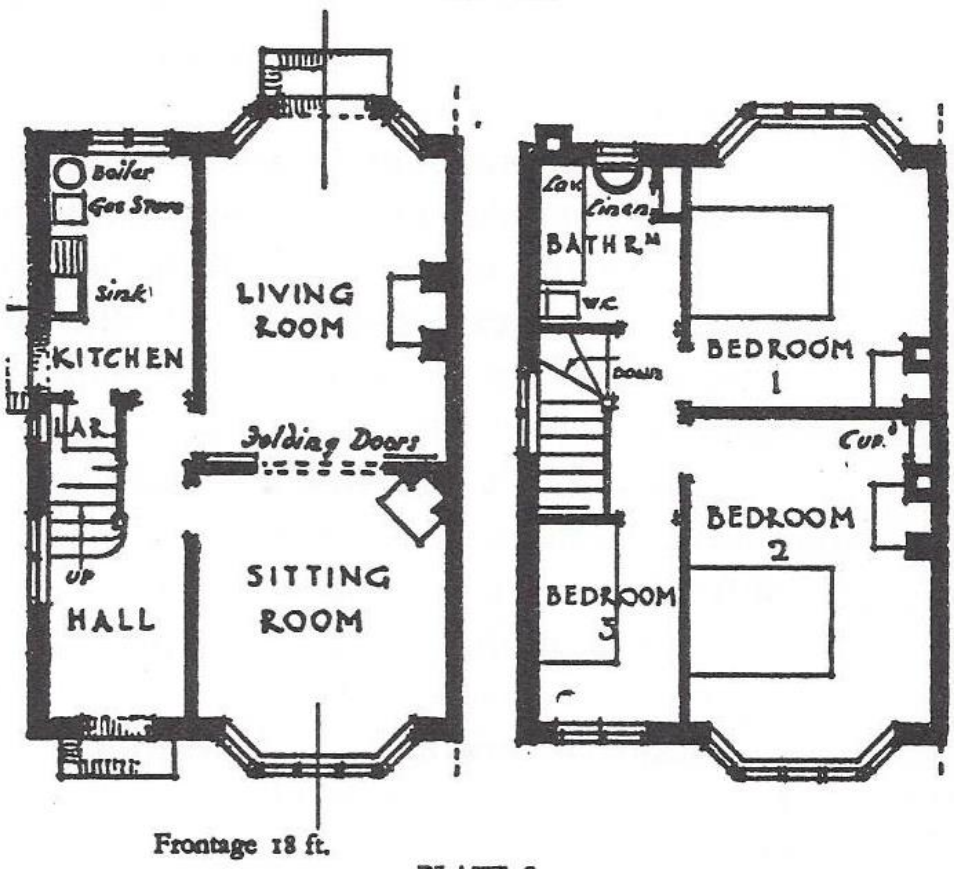
Fixtures and fittings

Developer/designer: (2)

Occupant's occupation:

Notes:

Observations:



Housing record

No. 463 Date: C1948 (4)

Location: Address: Airey Urban House

O/S sheet No: Grid Reference:

Reference: Holloway, *Daily Mail Ideal Home Book 1948-9*, London, Daily Mail Ideal Home Exhibition p 18. (2)

Description: Pair of three bedroomed houses (2)

Rooms and Layout: Living room, kitchen with dining recess and WC downstairs, three bedrooms and bathroom upstairs (68)

Sanitation and drainage: WC downstairs by side entrance door. Second WC in first floor bathroom. (5, 7)

Water supply:

Gas and electricity supply:

Water heating: Back boiler in living room fire (4)

Cooking facilities: Possible stove in kitchen (5)

Food storage: Larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing, with bath WC and wash-hand basin (12)

Clothes washing:

Room heating: fire in living-room, stove in kitchen. (1)

Fuel storage: Fuel store by side entrance door.

Lighting:

General storage: Broom cupboard, dry goods cupboard and dresser in kitchen. Wardrobes in two bedrooms, linen cupboard off landing

Specific provisions:

Construction description: (11)

Foundations

Walls

Floors

Roof

Finishes

Fixtures and fittings

Developer: (2)

Architect: Designer Wm Airey & Son (Leeds) Ltd

Occupant's occupation:

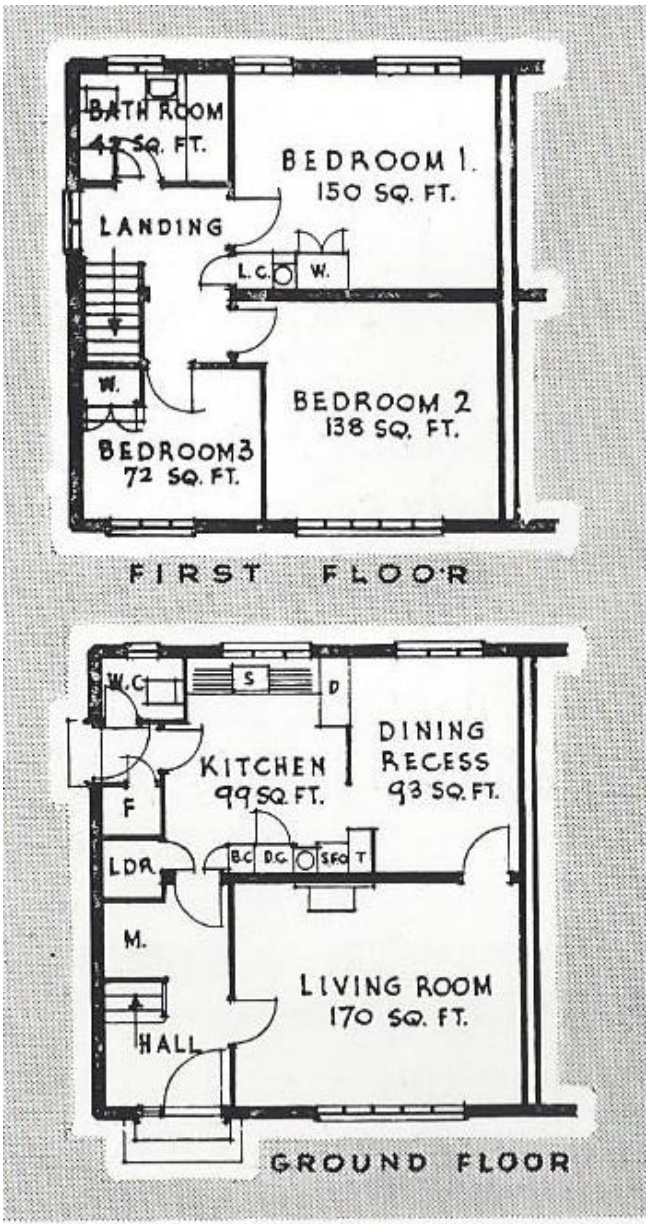
Notes: The "Airey" house is BUILT TO LAST and combines the advantages of prefabrication planned to the last detail, with all that is best in a brick-built house. Firstly, it can be built for less money; secondly, it is more speedily completed; thirdly, the materials used in its manufacture, the method of its erection, and the quality of its modern fittings ensure its length of life.

To those thousands needing a home of their own, the "Airy" Permanent House provides everything they desire. On the ground floor there is an entrance hall, living-room, modern kitchen with roomy dining-recess, generous cupboard space … dresser, larder, dying cupboard, fuel store and conveniently situated W C.

Upstairs there are three bedrooms, bathroom and W C, ample built-in wardrobes, airing cupboard etc., and in the garden a permanent outbuilding for storage is provided.

Everything planned for easy working- maximum light-SECURITY!

Observations:



Housing record

No. 464 Date: 1947 (4)

Location: Address: Extendable house

O/S sheet No: Grid Reference:

Reference: Holloway (1948) *Plan your new house*, Daily Mail Ideal home Book 1948-9 p. 22-4 (2)

Description: Detached three bedroomed house, extendable to a six bedroomed house, with study and garage. (1)

Rooms and Layout: Living room and kitchen downstairs, three bedrooms, bathroom and WC upstairs. (45)

Sanitation and drainage: WC off first floor landing (8)

Water supply:

Gas and electricity supply:

Water heating Boiler in kitchen (5)

Cooking facilities: (5)

Food storage: Larder under the stairs accessed from the kitchen. (1)

Washing and bathing Bathroom off first floor landing, with bath and wash-hand basin. (11)

Clothes washing:

Room heating: fireplace in living room and main bedroom, supplementary as necessary elsewhere. (2)

Fuel storage:

Lighting:

General storage: cupboards in bathroom and bedroom two.

Specific provisions: Serving hatch, which had been intended to have been a service fitting containing drawers for cutlery and cupboards for crockery.

Construction description: (4)

Foundations

Walls

Floors

Roof

Finishes

Fixtures and fittings

Developer: (2)

Architect: Frank Webster Holloway

Occupant's occupation:

Notes: This house was built in 1947, occupied at the end of the year and specifically planned for future extension.

As will be seen, the design and planning caters for one dual-purpose living room. This was planned at the back of the house to secure southern aspect and so to trap the sun.

The southern wall of this room contains two double French doors, each approximately 9ft wide. In good weather, and with each set of doors fully opened, this room is a fine sun lounge. There are also windows in the east and west walls to catch the early morning and late evening sun.

Between this room and the kitchen is a serving hatch. This was intended to be a serving fitting containing drawers for cutlery and cupboards for crockery, and accessible to both rooms. Lack of permitted timber meant

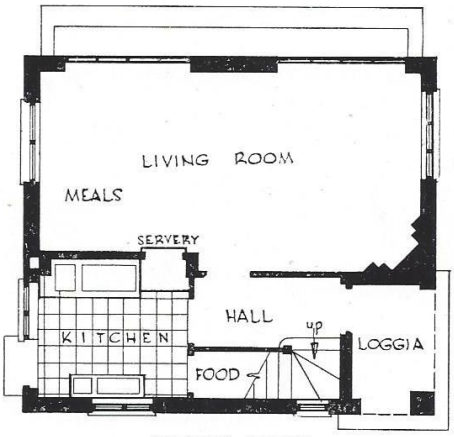
temporary cancellation, through provision for later introduction is made in the construction of the house.

In view of future extension, the necessary supporting members for upper walls are carried within the structure, thereby permitting a great saving when the extension is eventually licenced.

So much can be, and must be, done to get the best out of materials allowed. Take timber for instance. The maximum allocation in 1947 was 1.6 standards per house, whereas before 1939 possibly 3 standards would be consumed upon a house approximating in size to the one illustrated. The restricted allocation did not permit the use of timber in the ground floors. These had necessarily to be in concrete or similar material based on hardcore. Composition flooring, rubber, cork, etc., were possible but costly and affected the limited cost.

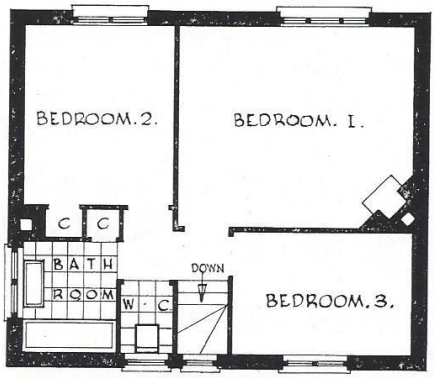
“One solid fuel-burning device” only in addition to that in the kitchen, was normally licenced, so supplementary heating equipment is needed. By-laws demand the provision of ventilation in addition to windows for all rooms not provided with flues. Draughtless ventilators, consuming no power, are available to meet these requirements.

Observations:



GROUND FLOOR

Size of rooms: Living room, 23 ft. 8 in.×13 ft. and 11 ft. 6 in.; kitchen, 9 ft. 6 in.×9 ft.; hall, 4 ft. 6 in. wide; bedroom No. 1, 15 ft.×13 ft.; bedroom No. 2, 11 ft. 6 in.×9 ft.; bedroom No. 3, 11 ft. 6 in.×7 ft. 6 in.; bathroom, 8 ft. 9 in.× 6 ft.



FIRST FLOOR

Housing record

No. 465 Date: 1949 (4)

Location: Address: Housing Manual, Fig 19

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Rural – two bedroomed semi-detached house (2)

Rooms and Layout: Kitchen-living room, scullery downstairs, two bedrooms and bathroom upstairs with detached wash-house and WC. (27)

Sanitation and drainage: WC in upstairs bathroom, second WC in detached out-building. (2, 7)

Water supply:

Gas and electricity supply:

Water heating: Back boiler to range in kitchen-living room? (3)

Cooking facilities: Possible range in kitchen-living room and cooker in scullery (3)

Food storage: Larder in scullery, place for a refrigerator in scullery (1, 3)

Washing and bathing Bathroom off first floor landing, with bath WC and wash-hand basin (12)

Clothes washing: Wash boiler and tub in detached outbuilding (9)

Room heating: Range in kitchen-living room and a fire place in one bedroom. (2)

Fuel storage: Fuel store in detached outbuilding.

Lighting:

General storage: Linen cupboard in kitchen-living room, cupboards in scullery

Specific provisions: Large store in outbuilding

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

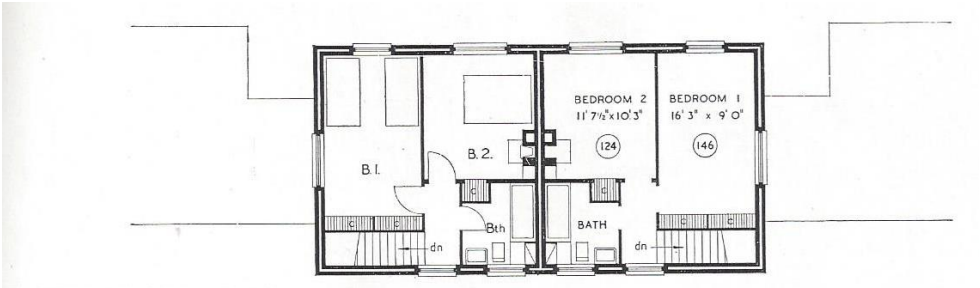
Developer: (1)

Architect:

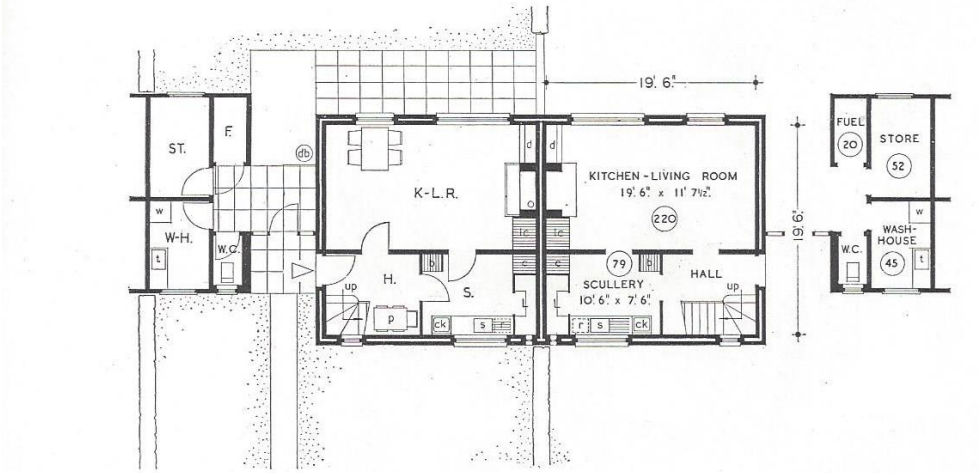
Occupant’s occupation:

Notes:

Observations:



FIRST FLOOR PLAN



GROUND FLOOR PLAN

RURAL SEMI-DETACHED HOUSE · **North aspect**

Four person. Floor area: House 761 sq. ft.; outbuildings 159 sq. ft.

FIG. 19. A house with one entrance.

Housing record

No. 466 Date: 1949 (4)

Location: Address: Housing Manual, Fig 20

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Rural – three bedroomed semi-detached house (2)

Rooms and Layout: Kitchen-living room, sitting room, scullery downstairs, three bedrooms and bathroom upstairs with attached wash-house and WC. (66)

Sanitation and drainage: WC in upstairs bathroom and second WC in attached outbuilding (5, 7)

Water supply:

Gas and electricity supply:

Water heating: Back boiler to range in kitchen-living room? (3)

Cooking facilities: Possible range in kitchen-living room and cooker in scullery (3)

Food storage: Larder in scullery, place for a refrigerator in scullery (1, 3)

Washing and bathing Bathroom off first floor landing, with bath WC and wash-hand basin (12)

Clothes washing: Wash boiler and tub in attached outbuilding (9)

Room heating: Range in kitchen-living room and fireplace in sitting room and one bedroom. (2)

Fuel storage: Fuel store in attached outbuilding.

Lighting:

General storage: Linen cupboard off landing, cupboards in all bedrooms, dresser and cupboard in kitchen-living room, cupboards in scullery

Specific provisions: Large store in outbuilding

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

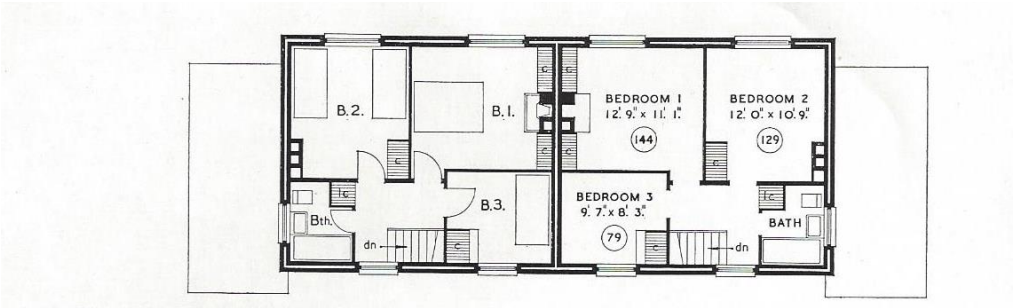
Developer: (1)

Architect:

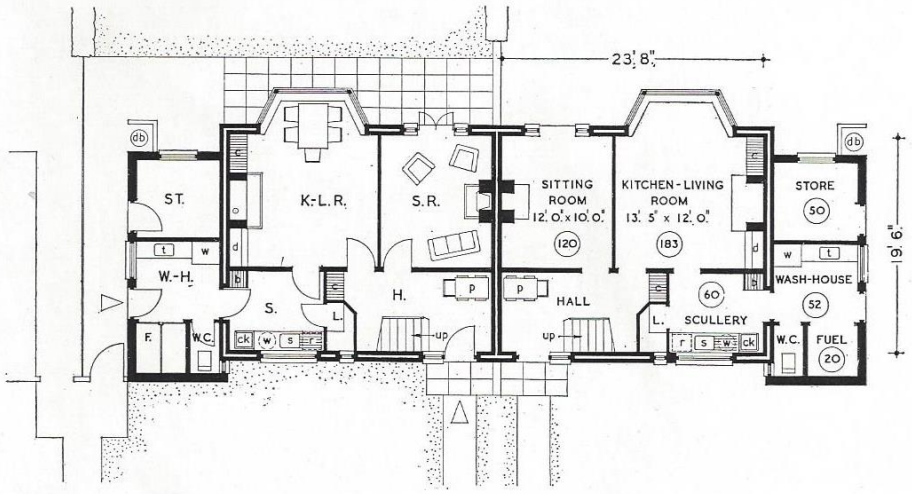
Occupant’s occupation:

Notes:

Observations:



FIRST FLOOR PLAN



GROUND FLOOR PLAN

RURAL SEMI-DETACHED HOUSE · **North aspect**

Five person. Floor area: House 945 sq. ft.; outbuildings 141 sq. ft.

FIG. 20. A separate sitting room should be provided in houses of this type having three or more bedrooms.

Housing record

No. 467 Date: 1949 (4)

Location: Address: Housing Manual, Fig 21

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Rural – three bedroomed semi-detached house (2)

Rooms and Layout: Kitchen-living room, sitting room, scullery downstairs, three bedrooms and bathroom upstairs with detached wash-house. (66)

Sanitation and drainage: WC in upstairs bathroom and second WC accessed from rear garden (3, 7)

Water supply:

Gas and electricity supply:

Water heating: Back boiler to range in kitchen-living room? (3)

Cooking facilities: Possible range in kitchen-living room and cooker in scullery (3)

Food storage: Larder in scullery, place for a refrigerator in scullery (1, 3)

Washing and bathing Bathroom off first floor landing, with bath WC and wash-hand basin (12)

Clothes washing: Wash boiler and tub in detached outbuilding (9)

Room heating: Range in kitchen-living room and fireplace in sitting room and one bedroom. (2)

Fuel storage: Fuel store in detached outbuilding.

Lighting:

General storage: Linen cupboard in second bedroom, cupboards in all bedrooms, dresser and cupboard in kitchen-living room, cupboards in scullery

Specific provisions: Large store in outbuilding

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

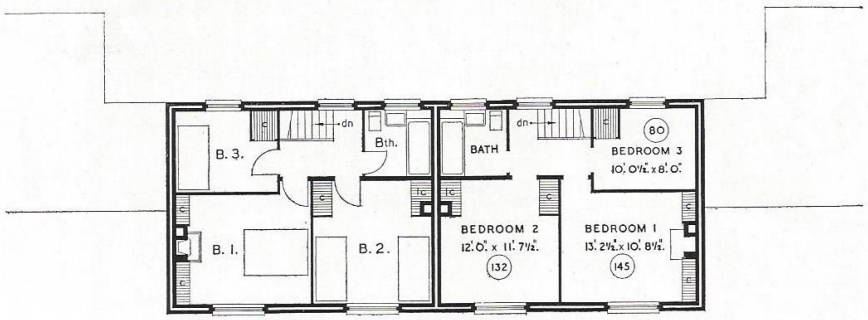
Developer: (1)

Architect:

Occupant’s occupation:

Notes:

Observations:



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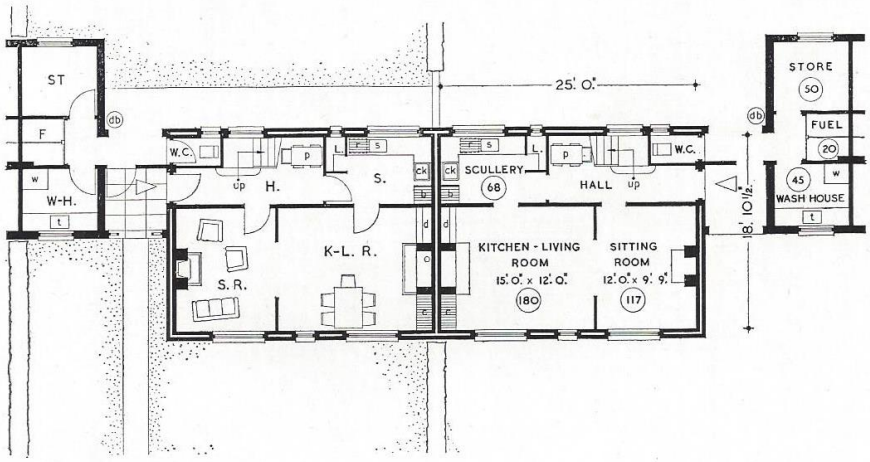


GROUND FLOOR PLAN

RURAL SEMI-DETACHED HOUSE **South aspect**

Five person. Floor area: House 944 sq. ft.; outbuildings 132 sq. ft.

FIG. 21. A house with one entrance. Double or sliding doors are shown between the kitchen-living room and the sitting room. If desired an additional door could be provided from the hall to the kitchen-living room

Housing record

No. 468 Date: 1949 (4)

Location: Address: Housing Manual, Fig 22

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Rural – four bedroomed terraced house. (4)

Rooms and Layout: Kitchen-living room, sitting room, scullery and wash-house downstairs, four bedrooms and bathroom upstairs. (92)

Sanitation and drainage: WC off first floor landing and a second WC off the scullery lobby. (5, 8)

Water supply:

Gas and electricity supply:

Water heating: Back boiler to range in kitchen-living room? (3)

Cooking facilities: Possible range in kitchen-living room and cooker in scullery (3)

Food storage: Larder in scullery, place for a refrigerator in scullery (1, 3)

Washing and bathing Bathroom off first floor landing, with bath and wash-hand basin (11)

Clothes washing: Wash boiler and tub in wash-house (9)

Room heating: Range in kitchen-living room and fireplace in sitting room and one bedroom. (2)

Fuel storage: Fuel store off scullery lobby.

Lighting:

General storage: Linen cupboard off landing, cupboards in all bedrooms, cupboards in kitchen-living room, cupboards and dresser in scullery

Specific provisions:

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

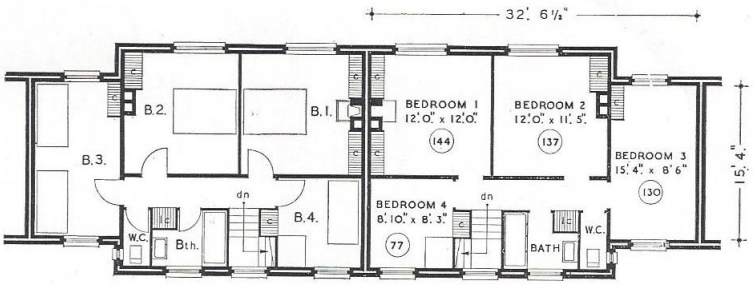
Developer: (1)

Architect:

Occupant’s occupation:

Notes:

Observations:



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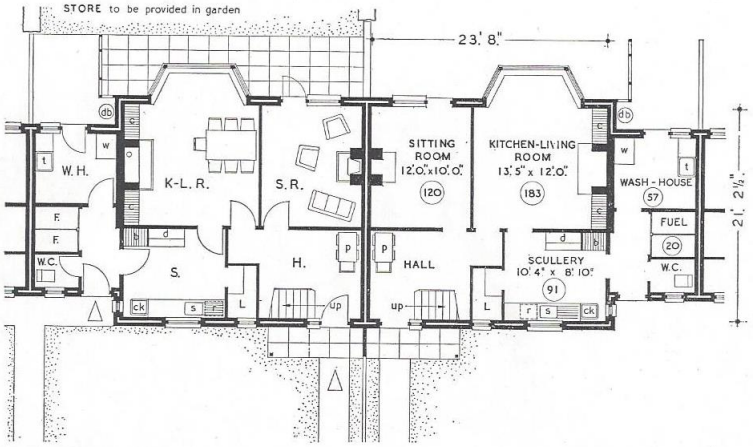


GROUND FLOOR PLAN

RURAL TERRACE HOUSE · **North aspect**

Seven person. Floor area: House 1,298 sq. ft.; including store, fuel, W.C., etc., 127 sq. ft.

FIG. 22. One bedroom is arranged over the washhouse and fuel store. Access from front to back is through the washhouse.

Housing record

No. 469 Date: 1949 (4)

Location: Address: Housing Manual, Fig 23

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – two bedroomed semi-detached house. (2)

Rooms and Layout: Living room, working kitchen downstairs, two bedrooms and bathroom upstairs. (22)

Sanitation and drainage: WC in first floor bathroom. (7)

Water supply:

Gas and electricity supply:

Water heating: Back boiler to fire in living room? (4)

Cooking facilities: Cooker in working kitchen (5)

Food storage: Larder and place for a refrigerator in working kitchen (1, 3)

Washing and bathing Bathroom off first floor landing, with bath, WC and wash-hand basin (12)

Clothes washing: Wash boiler in working kitchen (7)

Room heating: Fireplace in living room and one bedroom. (2)

Fuel storage: Fuel store detached store.

Lighting:

General storage: Linen cupboard in bedroom two, cupboards in both bedrooms, cupboards in working kitchen

Specific provisions: Large store in detached outbuilding.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

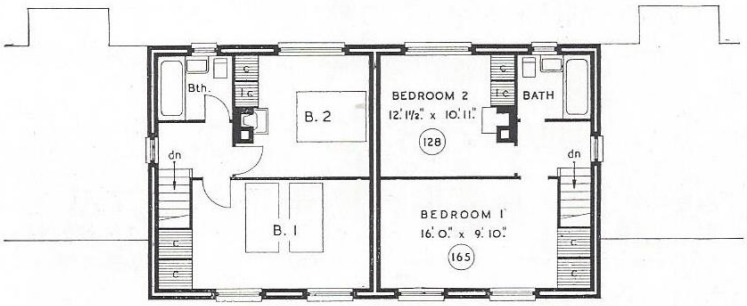
Developer: (1)

Architect:

Occupant’s occupation:

Notes:

Observations:



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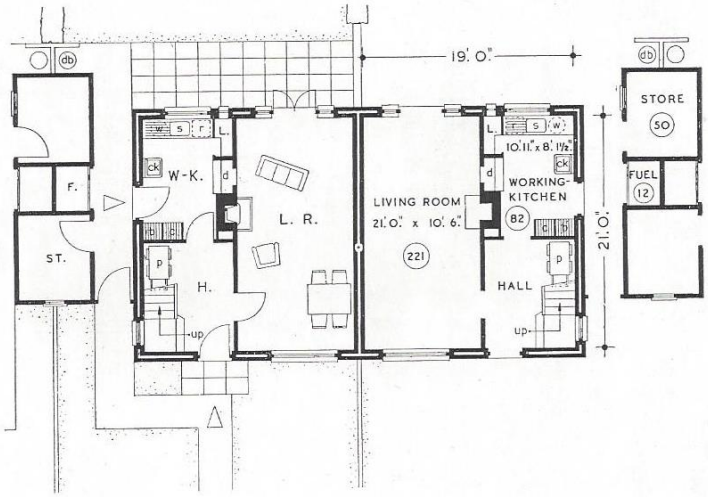


GROUND FLOOR PLAN

URBAN SEMI-DETACHED HOUSE · **East or West aspect**

Four person. Floor area: House 798 sq. ft.; outbuildings 63 sq. ft.

FIG. 23. The outbuildings are interlocked to save frontage.

Housing record

No. 470 Date: 1949 (4)

Location: Address: Housing Manual, Fig 24

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – three bedroomed semi-detached house. (2)

Rooms and Layout: Living room, working kitchen, with dining space downstairs, three bedrooms and bathroom upstairs. (47)

Sanitation and drainage: WC in first floor bathroom and second WC in detached outbuilding (2, 7)

Water supply:

Gas and electricity supply:

Water heating: Boiler in working kitchen (5)

Cooking facilities: Cooker in working kitchen (5)

Food storage: Larder and place for a refrigerator in working kitchen (1, 3)

Washing and bathing Bathroom off first floor landing, with bath, WC and wash-hand basin (12)

Clothes washing: Wash boiler in working kitchen (7)

Room heating: Fireplace in living room and one bedroom. (2)

Fuel storage: Fuel store detached outbuilding.

Lighting:

General storage: Linen cupboard off landing, cupboards in all bedrooms, cupboards in working kitchen

Specific provisions: Large store in detached outbuilding.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

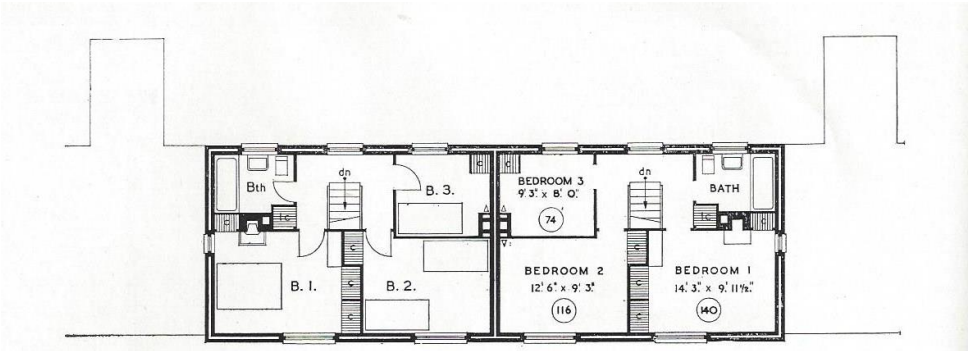
Developer: (1)

Architect:

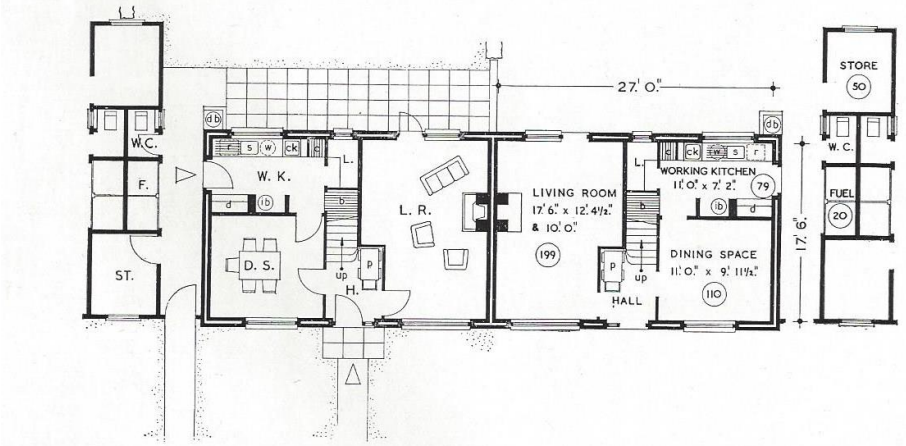
Occupant’s occupation:

Notes:

Observations:



FIRST FLOOR PLAN



GROUND FLOOR PLAN

URBAN SEMI-DETACHED HOUSE · **South or West aspect**

Five person. Floor area: House 945 sq. ft.; outbuildings 86 sq. ft.

FIG. 24. A double-fronted house having a through living room and a separate dining space. Hot water is provided by an independent boiler.

Housing record

No. 471 Date: 1949 (4)

Location: Address: Housing Manual, Fig 25

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – three bedroomed semi-detached house. (2)

Rooms and Layout: Living room, working kitchen downstairs, three bedrooms and bathroom upstairs.

Sanitation and drainage: WC on ground floor and in first floor bathroom. (6, 7)

Water supply:

Gas and electricity supply:

Water heating: Back to back appliance between working kitchen and living room (4)

Cooking facilities: Back to back cooker and separate cooker in working kitchen (8, 5)

Food storage: Larder and place for a refrigerator in working kitchen (1, 3)

Washing and bathing Bathroom off first floor landing, with bath, WC and wash-hand basin (12)

Clothes washing: Wash boiler in working kitchen (7)

Room heating: Back to back fireplace in living room and fireplace in one bedroom. (2)

Fuel storage: Fuel store detached outbuilding.

Lighting:

General storage: Linen cupboard in working kitchen, cupboards in all bedrooms and on landing, cupboards in working kitchen

Specific provisions: Large store in detached outbuilding.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

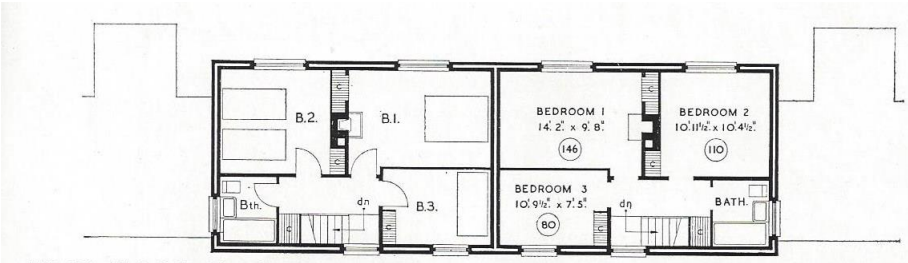
Developer: (1)

Architect:

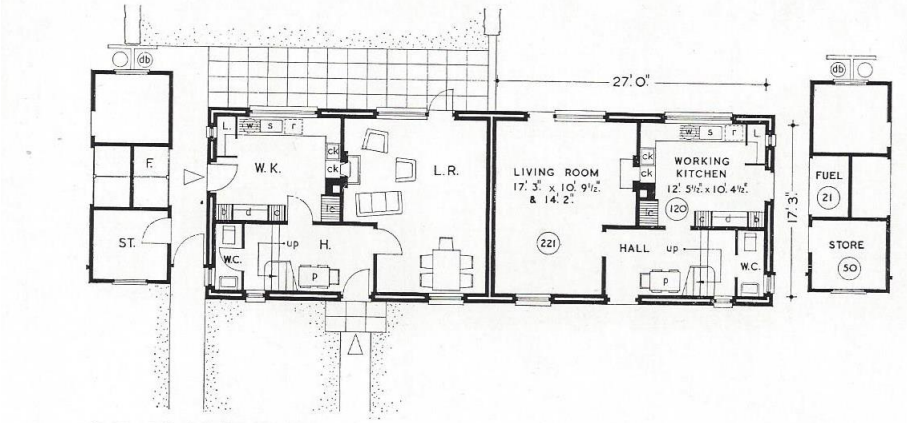
Occupant’s occupation:

Notes:

Observations:



FIRST FLOOR PLAN



GROUND FLOOR PLAN

URBAN SEMI-DETACHED HOUSE · **East or West aspect**

Five person. Floor area: House 931 sq. ft.; outbuildings 72 sq. ft.

FIG. 25. A back-to-back appliance provides for cooking, space heating of the living room and hot water.

Housing record

No. 472 Date: 1949 (4)

Location: Address: Housing Manual, Fig 26

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – three bedroomed semi-detached house. (2)

Rooms and Layout: Living room, working kitchen, dining space and WC downstairs and three bedrooms and bathroom upstairs. (47)

Sanitation and drainage: WC in first floor bathroom and second WC off hall (5, 7)

Water supply:

Gas and electricity:

Water heating: Boiler in working kitchen (5)

Cooking facilities: Cooker in working kitchen (5)

Food storage: Larder and place for a refrigerator in working kitchen (1, 3)

Washing and bathing Bathroom off first floor landing, with bath, WC and wash-hand basin (12)

Clothes washing: Wash boiler in working kitchen (7)

Room heating: Fire place in living room and one bedroom (2)

Fuel storage: Fuel store attached outbuilding.

Lighting:

General storage: Linen cupboard in bedroom 2, cupboards in all bedrooms, cupboards in working kitchen

Specific provisions: Large store in attached outbuilding.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

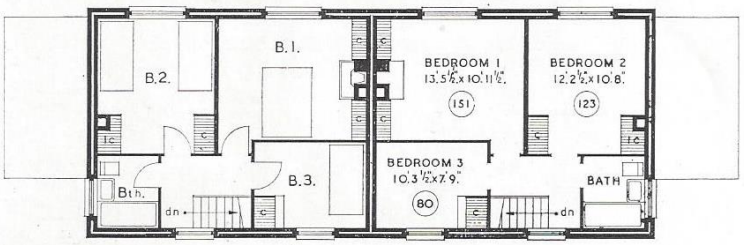
Developer: (1)

Architect:

Occupant’s occupation:

Notes:

Observations:



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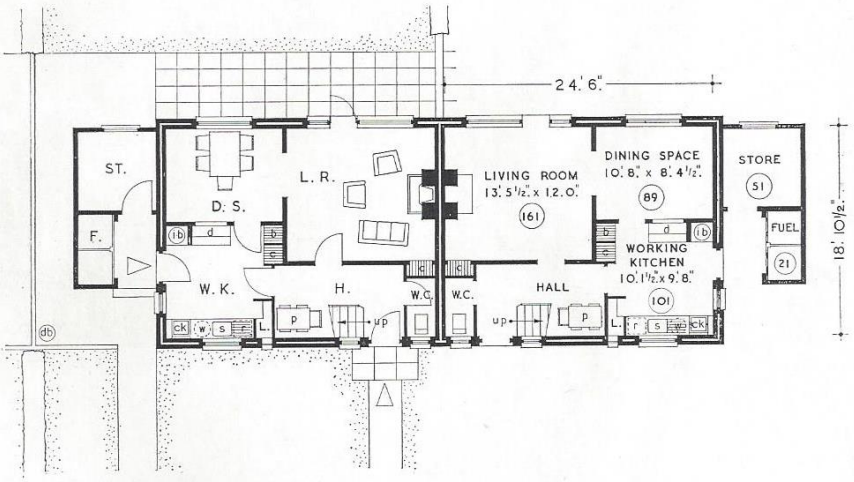


GROUND FLOOR PLAN

URBAN SEMI-DETACHED HOUSE · **North aspect**

Five person. Floor area: House 925 sq. ft.; outbuildings 99 sq. ft.

FIG. 26. Outbuildings are shown attached to the house; a suitable arrangement for use on a moderate slope.

Housing record

No. 473 Date: 1949 (4)

Location: Address: Housing Manual, Fig 27

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – three bedroomed semi-detached house. (2)

Rooms and Layout: Living room, working kitchen, dining space downstairs and three bedrooms and bathroom upstairs. (47)

Sanitation and drainage: WC in first floor bathroom and a second WC in detached outbuilding (2, 7)

Water supply:

Gas and electricity supply:

Water heating: Back boiler? In Living room (4)

Cooking facilities: Cooker in working kitchen (5)

Food storage: Larder and place for a refrigerator in working kitchen (1, 3)

Washing and bathing Bathroom off first floor landing, with bath, WC and wash-hand basin (12)

Clothes washing: Wash boiler in working kitchen (7)

Room heating: Warm air heating from fireplace in living room, fireplace in one bedroom. (2)

Fuel storage: Fuel store detached outbuilding.

Lighting:

General storage: Linen cupboard in bedroom 2, cupboards in all bedrooms, cupboards in working kitchen

Specific provisions: Large store in detached outbuilding.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

Developer: (1)

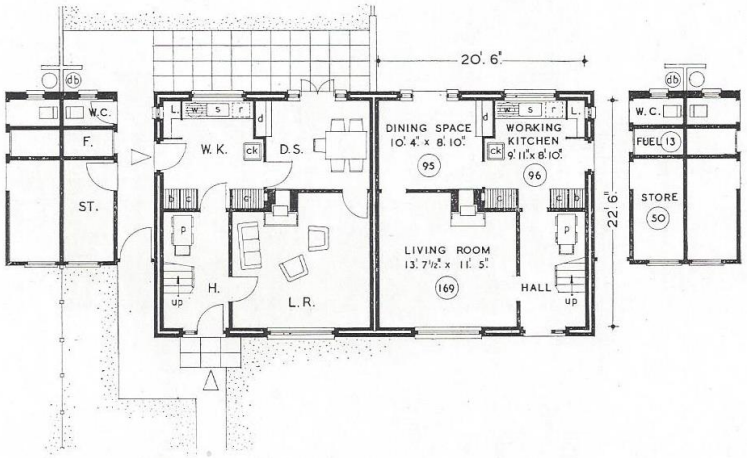
Architect:

Occupant’s occupation:

Notes:

Observations:

FIRST FLOOR PLAN



GROUND FLOOR PLAN

URBAN SEMI-DETACHED HOUSE · **South or West aspect**

Five person. Floor area: House 923 sq. ft.; outbuildings 80 sq. ft.

FIG. 27. A plan with a central brick stack incorporating a gravity warm air system.

Housing record

No. 474 Date: 1949 (4)

Location: Address: Housing Manual, Fig 28

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – four bedroomed semi-detached house. (2)

Rooms and Layout: Living room, working kitchen, dining space downstairs and three bedrooms and bathroom upstairs. (95)

Sanitation and drainage: WC off first floor landing and a second WC in detached outbuilding (2, 8)

Water supply:

Gas and electricity supply:

Water heating: Boiler in dining space (5)

Cooking facilities: Cooker in working kitchen (5)

Food storage: Larder and place for a refrigerator in working kitchen (1, 3)

Washing and bathing Bathroom off first floor landing, with bath and wash-hand basin (11)

Clothes washing: Wash boiler in working kitchen (7)

Room heating: Boiler in dining space, fireplace in living room, fireplace in one bedroom. (2)

Fuel storage: Fuel store detached outbuilding.

Lighting:

General storage: Linen cupboard off ground floor hall, cupboards in all bedrooms, cupboards in working kitchen, dresser in dining space

Specific provisions: Large store in detached outbuilding.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

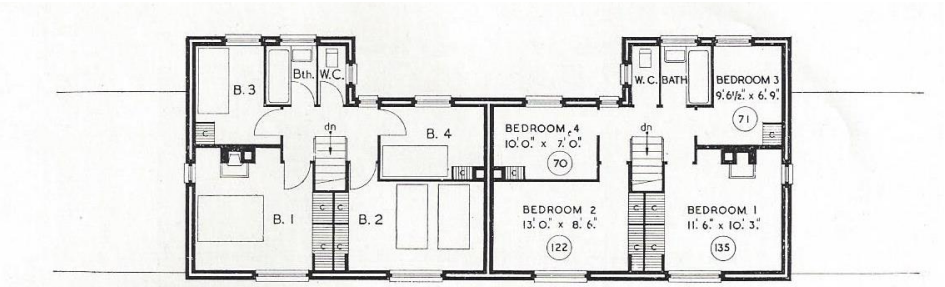
Developer: (1)

Architect:

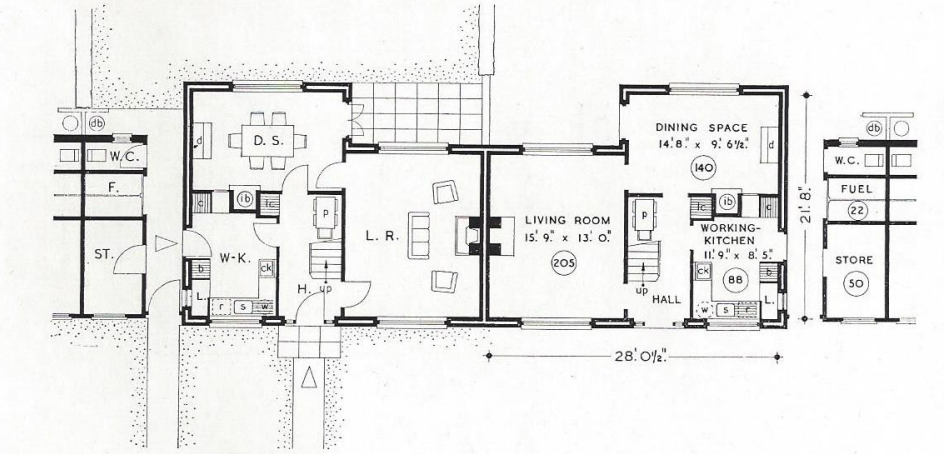
Occupant’s occupation:

Notes:

Observations:



FIRST FLOOR PLAN



GROUND FLOOR PLAN

URBAN SEMI-DETACHED HOUSE · **North or East aspect**

Six person. Floor area: House 1,057 sq. ft.; outbuildings 90 sq. ft.

FIG. 28. A family house with two double and two single bedrooms. An independent boiler in the dining space provides hot water and some space heating.

Housing record

No. 475 Date: 1949 (4)

Location: Address: Housing Manual, Fig 29

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – three bedroomed terraced house. (4)

Rooms and Layout: Living room, working kitchen, dining space downstairs and three bedrooms and bathroom upstairs. (68)

Sanitation and drainage: WC off first floor landing and a second WC in detached outbuilding (2, 7)

Water supply:

Gas and electricity supply:

Water heating: Back-to-back appliance between living room and working kitchen (4)

Cooking facilities: Cooker in working kitchen also combined cooker and water heater in back-to-back arrangement. (8, 5)

Food storage: Larder and place for a refrigerator in working kitchen (1, 3)

Washing and bathing Bathroom off first floor landing, with bath and wash-hand basin and WC. (12)

Clothes washing: Wash boiler in working kitchen (7)

Room heating: Back-to-back arrangement in living room, fireplace in one bedroom. (2)

Fuel storage: Fuel store detached outbuilding.

Lighting:

General storage: Linen cupboard off first floor landing, cupboards in all bedrooms and on landing, cupboards in working kitchen, dresser in dining space, cupboard under stairs

Specific provisions: Large store in detached outbuilding.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

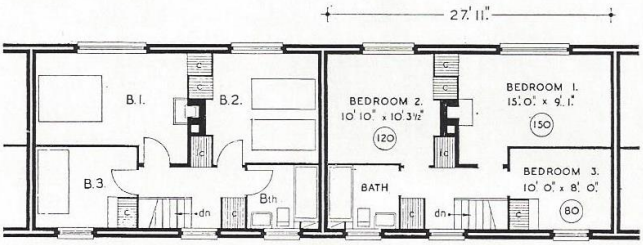
Developer: (1)

Architect:

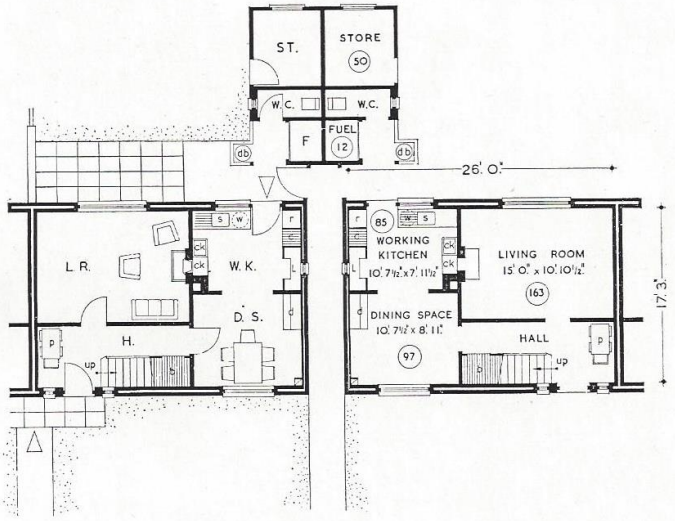
Occupant’s occupation:

Notes:

Observations:



FIRST FLOOR PLAN



GROUND FLOOR PLAN

URBAN TERRACE HOUSE **East aspect**

Five person. Floor area: House 930 sq. ft.; outbuildings 84 sq. ft.

FIG. 29. The elevation shows a 'one pitch' roof suitable only for particular sites and where the house is of narrow depth.

Housing record

No. 476 Date: 1949 (4)

Location: Address: Housing Manual, Fig 30

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – three bedroomed terraced house. (4)

Rooms and Layout: Living room, working kitchen downstairs and three bedrooms and bathroom upstairs. (67)

Sanitation and drainage: WC in first floor bathroom and second WC off hall. (5, 7)

Water supply:

Gas and electricity supply:

Water heating: Boiler in working kitchen (5)

Cooking facilities: Cooker in working kitchen. (5)

Food storage: Larder and place for a refrigerator in working kitchen (1, 3)

Washing and bathing Bathroom off first floor landing, with bath and wash-hand basin and WC. (12)

Clothes washing: Wash boiler in working kitchen (7)

Room heating: Fireplace in living room and main bedroom. (2)

Fuel storage: Fuel store outbuilding.

Lighting:

General storage: Linen cupboard off first floor landing, cupboards in all bedrooms, cupboards in working kitchen.

Specific provisions: Large store in through passage.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

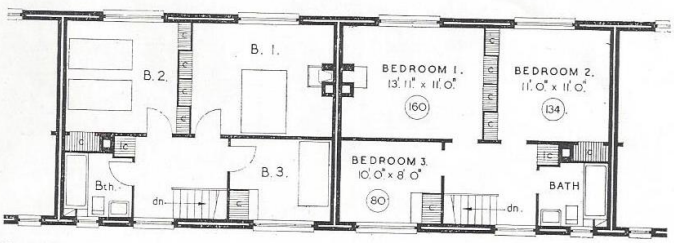
Developer: (1)

Architect:

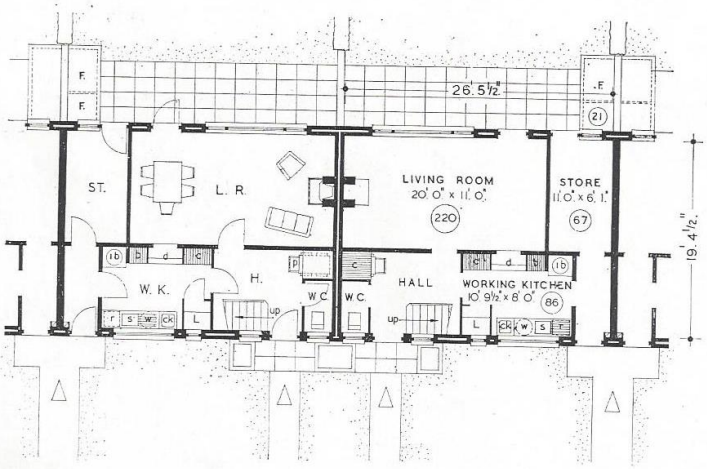
Occupant’s occupation:

Notes:

Observations:



FIRST FLOOR PLAN



GROUND FLOOR PLAN

URBAN TERRACE HOUSE · **North aspect**

Five person. Floor area: House 1,024 sq. ft.; including store, etc., 93 sq. ft.; outbuildings 21 sq. ft.

FIG. 30. A terrace in which the elevation of each pair of houses is repeated as the unit of design. In this and in Figs. 31 and 32 the store is planned within the house and gives access from front to back.

Housing record

No. 477 Date: 1949 (4)

Location: Address: Housing Manual, Fig 31

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – three bedroomed terraced house. (4)

Rooms and Layout: Living room, with dining space, working kitchen and WC downstairs and three bedrooms and bathroom upstairs. (79)

Sanitation and drainage: WC in first floor bathroom and second WC off side passage. (5, 7)

Water supply:

Gas and electricity supply:

Water heating: Boiler in working kitchen (5)

Cooking facilities: Cooker in working kitchen. (5)

Food storage: Larder and place for a refrigerator in working kitchen (1, 3)

Washing and bathing Bathroom off first floor landing, with bath and wash-hand basin and WC. (12)

Clothes washing: Wash boiler in working kitchen (7)

Room heating: Fireplace in living room and main bedroom. (2)

Fuel storage: Fuel store outbuilding.

Lighting:

General storage: Linen cupboard off first floor landing, cupboards in all bedrooms, additional cupboard on landing, cupboards in working kitchen.

Specific provisions: Large store as through passage.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

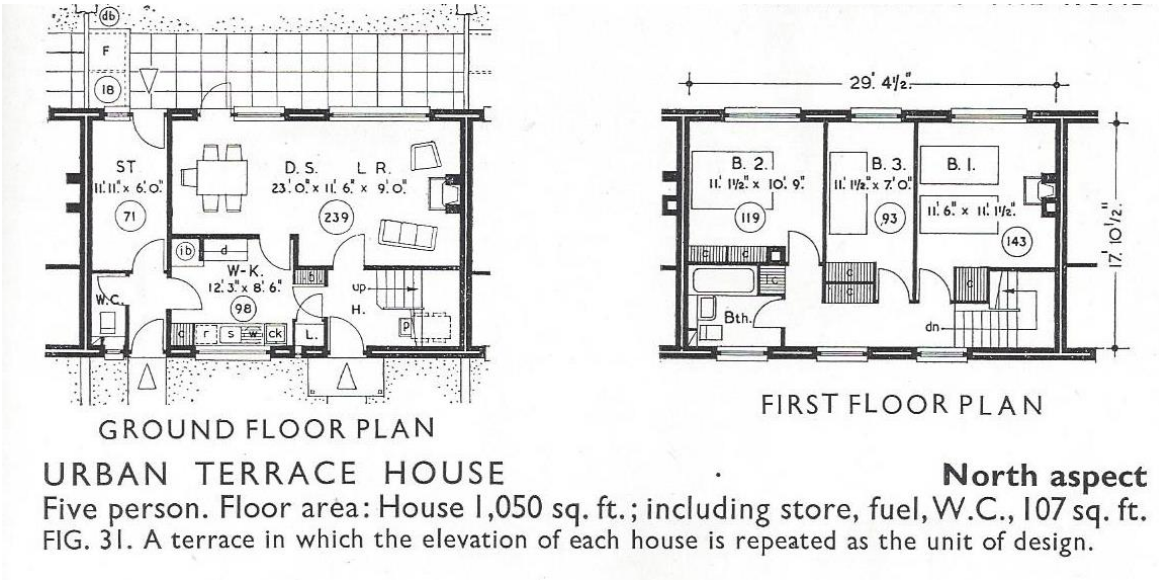
Developer: (1)

Architect:

Occupant's occupation:

Notes:

Observations:



URBAN TERRACE HOUSE · **North aspect**

Five person. Floor area: House 1,050 sq. ft.; including store, fuel, W.C., 107 sq. ft.

FIG. 31. A terrace in which the elevation of each house is repeated as the unit of design.

Housing record

No. 478 Date: 1949 (4)

Location: Address: Housing Manual, Fig 32

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949,* London, HMSO (1)

Description: Urban – three bedroomed terraced house. (4)

Rooms and Layout: Living room, working kitchen and outside WC downstairs and three bedrooms and bathroom upstairs. (45)

Sanitation and drainage: WC in first floor bathroom and second WC in outbuilding (2, 7)

Water supply:

Gas and electrical supply:

Water heating: Boiler in working kitchen (5)

Cooking facilities: Cooker in working kitchen. (5)

Food storage: Larder and place for a refrigerator in working kitchen (1, 3)

Washing and bathing Bathroom off first floor landing, with bath and wash-hand basin and WC. (12)

Clothes washing: Wash boiler in working kitchen (7)

Room heating: Fireplace in living room and main bedroom. (2)

Fuel storage: Fuel store off through passage.

Lighting:

General storage: Linen cupboard in bathroom, cupboards in all bedrooms, additional cupboard on landing, cupboards in working kitchen.

Specific provisions: Large store as through passage.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

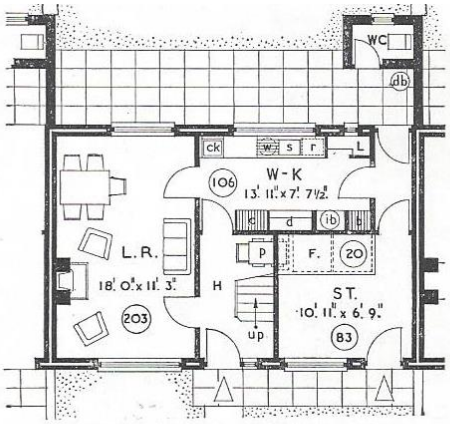
Developer: (1)

Architect:

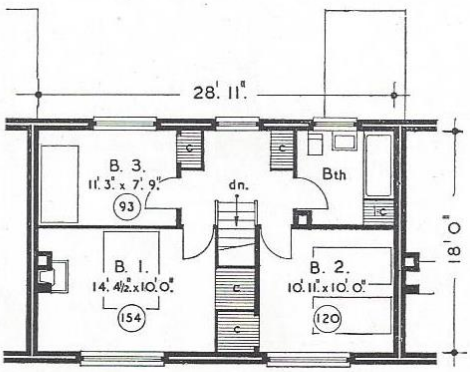
Occupant’s occupation:

Notes:

Observations:



GROUND FLOOR PLAN



FIRST FLOOR PLAN

URBAN TERRACE HOUSE · **South or West aspect**

Five person. Floor area: House 1,041 sq. ft.; including store, fuel, etc., 133 sq. ft.; outbuildings 14 sq. ft.

FIG. 32. A terrace in which the frontage of each pair of houses is stepped and set back to suit a moderate slope.

Housing record

No. 479 Date: 1949 (4)

Location: Address: Housing Manual, Fig 33

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – three bedroomed terraced house, for five persons (4)

Rooms and Layout: Living room, dining space, working kitchen and outside WC downstairs and three bedrooms and bathroom upstairs. (60)

Sanitation and drainage: WC in first floor bathroom and second WC in outbuilding (2, 7)

Water supply:

Gas and electricity supply:

Water heating: Back boiler in living room? (4)

Cooking facilities: Cooker in working kitchen. (5)

Food storage: Larder and place for a refrigerator in working kitchen (1, 3)

Washing and bathing Bathroom off first floor landing, with bath and wash-hand basin and WC. (12)

Clothes washing: Wash boiler in working kitchen (7)

Room heating: Fireplace in living room and second bedroom. (2)

Fuel storage: Fuel store by detached store.

Lighting:

General storage: Linen cupboard on landing, cupboards in all bedrooms, cupboards in working kitchen, and under stairs.

Specific provisions: Large store in outbuilding.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

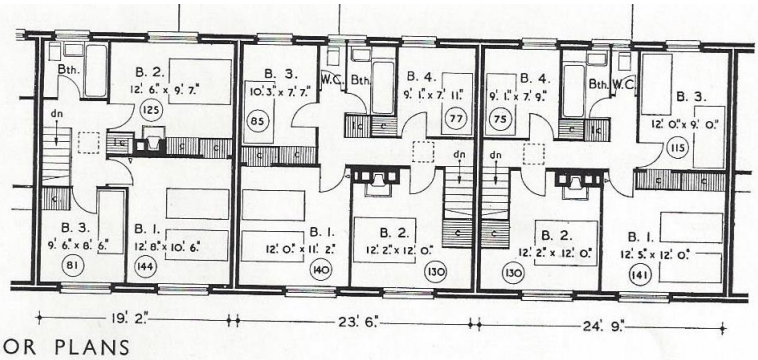
Developer: (1)

Architect:

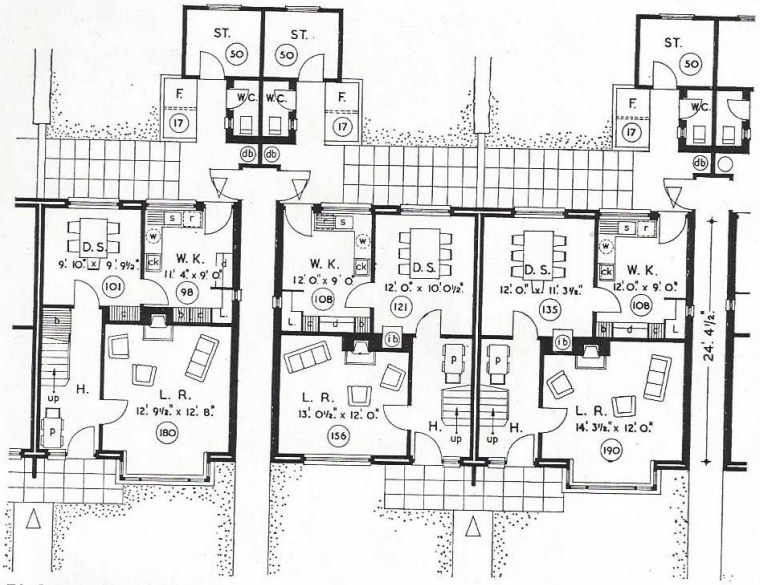
Occupant’s occupation:

Notes:

Observations:



FIRST FLOOR PLANS



GROUND FLOOR PLANS

Five person	Six person	Seven person
FIG. 33	FIG. 34	FIG. 35

URBAN TERRACE HOUSES · **South or West aspect**

FIGS. 33, 34, 35. Terrace type house plans each having a depth of 24′ 4½″.

Housing record

No. 480 Date: 1949 (4)

Location: Address: Housing Manual, Fig 34

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – four bedroomed terraced house, for six persons (4)

Rooms and Layout: Living room, dining space, working kitchen and outside WC downstairs and four bedrooms, bathroom and WC upstairs. (95)

Sanitation and drainage: WC on first floor and second WC in outbuilding (2, 8)

Water supply:

Gas and electricity supply:

Water heating: Boiler in dining area (5)

Cooking facilities: Cooker in working kitchen. (5)

Food storage: Larder and place for a refrigerator in working kitchen (1, 3)

Washing and bathing Bathroom off first floor landing, with bath and wash-hand basin. (11)

Clothes washing: Wash boiler in working kitchen (7)

Room heating: Boiler in dining area, fireplace in living room and second bedroom. (2)

Fuel storage: Fuel store by detached store.

Lighting:

General storage: Linen cupboard on landing, cupboards in all bedrooms, cupboards in working kitchen.

Specific provisions: Large store in outbuilding.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

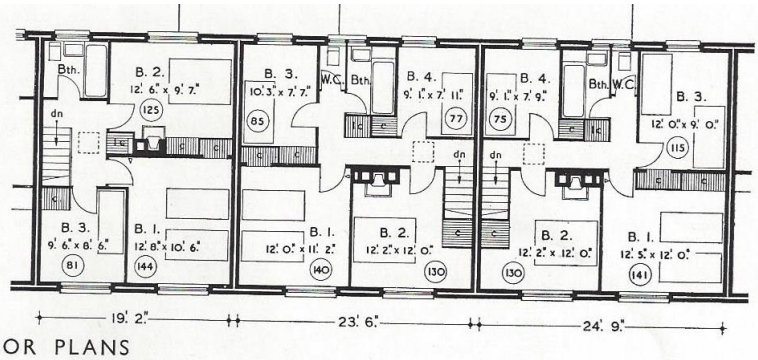
Developer: (1)

Architect:

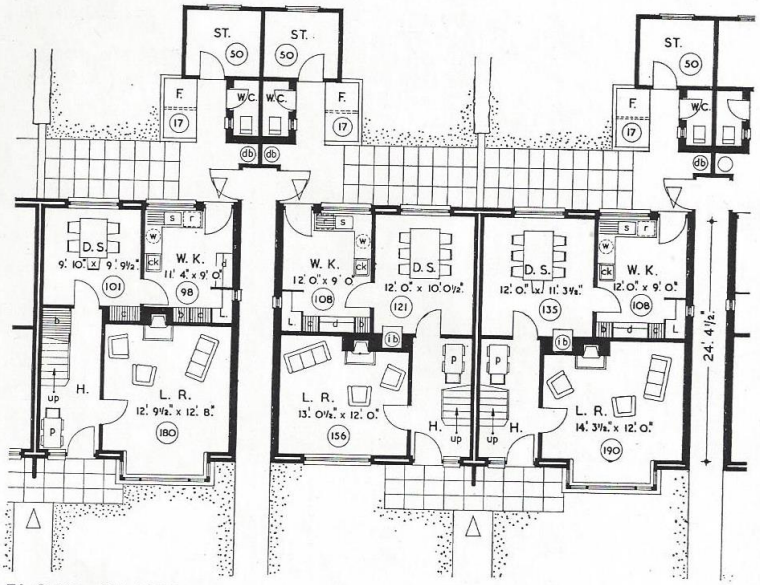
Occupant’s occupation:

Notes:

Observations:



FIRST FLOOR PLANS



GROUND FLOOR PLANS

Five person
FIG. 33

Six person
FIG. 34

Seven person
FIG. 35

URBAN TERRACE HOUSES · **South or West aspect**

FIGS. 33, 34, 35. Terrace type house plans each having a depth of 24′ 4½″.

Housing record

No. 481 Date: 1949 (4)

Location: Address: Housing Manual, Fig 35

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – four bedroomed terraced house, for seven persons (4)

Rooms and Layout: Living room, dining space, working kitchen and outside WC downstairs and four bedrooms, bathroom and WC upstairs. (95)

Sanitation and drainage: WC on first floor and second WC in outbuilding (2, 8)

Water supply:

Gas and electricity supply:

Water heating: Boiler in dining space (5)

Cooking facilities: Cooker in working kitchen. (5)

Food storage: Larder and place for a refrigerator in working kitchen (1, 3)

Washing and bathing Bathroom off first floor landing, with bath and wash-hand basin. (11)

Clothes washing: Wash boiler in working kitchen (7)

Room heating: Boiler in dining space and fireplace in living room and second bedroom. (2)

Fuel storage: Fuel store by detached store.

Lighting:

General storage: Linen cupboard on landing, cupboards in all bedrooms, cupboards in working kitchen.

Specific provisions: Large store in outbuilding.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

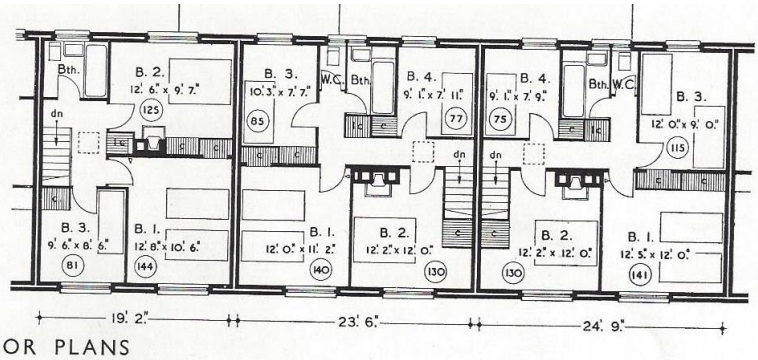
Developer: (1)

Architect:

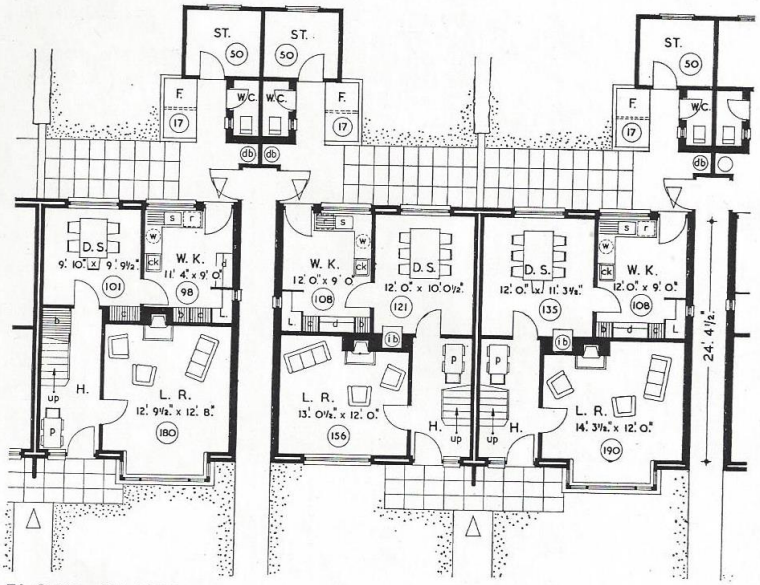
Occupant’s occupation:

Notes:

Observations:



FIRST FLOOR PLANS



GROUND FLOOR PLANS

Five person	Six person	Seven person
FIG. 33	FIG. 34	FIG. 35

URBAN TERRACE HOUSES · **South or West aspect**

FIGS. 33, 34, 35. Terrace type house plans each having a depth of 24′ 4½″.

Housing record

No. 482 Date: 1949 (4)

Location: Address: Housing Manual, Fig 36

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – four bedroomed terraced house. (4)

Rooms and Layout: Living room, working kitchen and outside WC downstairs and four bedrooms, bathroom and WC upstairs. (93)

Sanitation and drainage: WC on first floor and second WC off through passage (2, 8)

Water supply:

Gas and electricity supply:

Water heating: Boiler in working kitchen (5)

Cooking facilities: Cooker in working kitchen. (5)

Food storage: Larder and place for a refrigerator in working kitchen (1, 3)

Washing and bathing Bathroom off first floor landing, with bath and wash-hand basin. (11)

Clothes washing: Wash boiler in working kitchen (7)

Room heating: Fireplace in living room and main bedroom. (2)

Fuel storage: Fuel store off through passage.

Lighting:

General storage: Linen cupboard in bathroom, cupboards in all bedrooms, cupboards in working kitchen and in hall.

Specific provisions: Large store off through passage.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

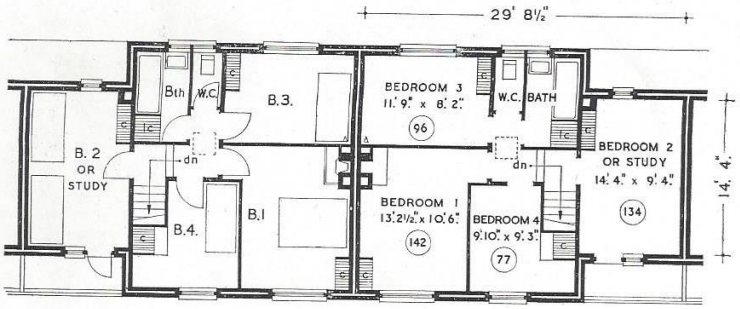
Developer: (1)

Architect:

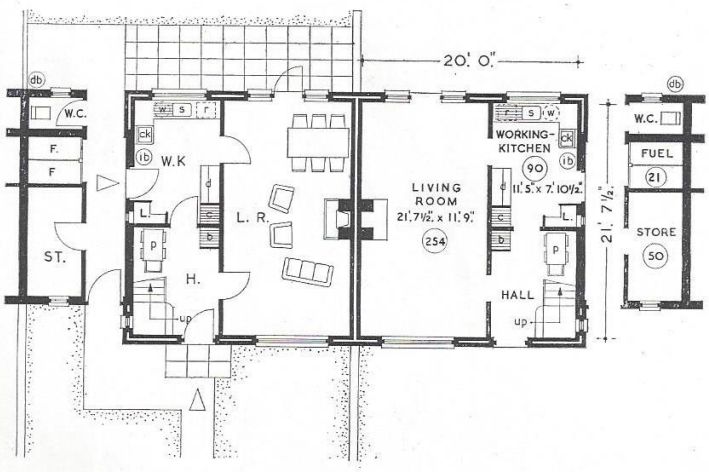
Occupant’s occupation:

Notes:

Observations:



FIRST FLOOR PLAN



GROUND FLOOR PLAN

URBAN TERRACE HOUSE · **East or West aspect**

Six person. Floor area: House 1,148 sq. ft.; including store, fuel and covered passage 133 sq. ft.; outbuilding 13 sq. ft.

FIG. 36. A house in which one bedroom is arranged over the store and covered passage.

Housing record

No. 483 Date: 1949 (4)

Location: Address: Housing Manual, Fig 37

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – four bedroomed terraced house, for seven persons (4)

Rooms and Layout: Living room, working kitchen and WC downstairs and four bedrooms, bathroom and WC upstairs. (93)

Sanitation and drainage: WC on first floor and off hall (6, 8)

Water supply:

Gas and electricity supply:

Water heating: Boiler in working kitchen (5)

Cooking facilities: Cooker in working kitchen. (5)

Food storage: Larder and place for a refrigerator in working kitchen (1, 3)

Washing and bathing Bathroom off first floor landing, with bath and wash-hand basin. (11)

Clothes washing: Wash boiler in working kitchen (7)

Room heating: Fireplace in living room and second bedroom. (2)

Fuel storage: Fuel store off through passage.

Lighting:

General storage: Linen cupboard in bed 4, cupboards in all bedrooms, cupboards in working kitchen and cupboard in hall.

Specific provisions: Large store off through passage.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

Developer: (1)

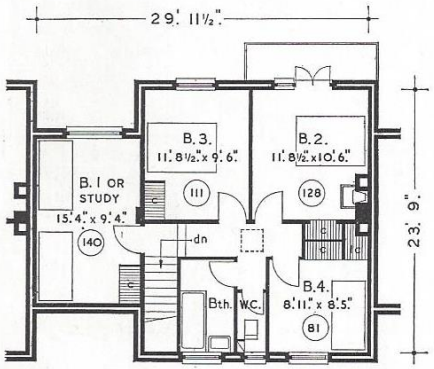
Architect:

Occupant’s occupation:

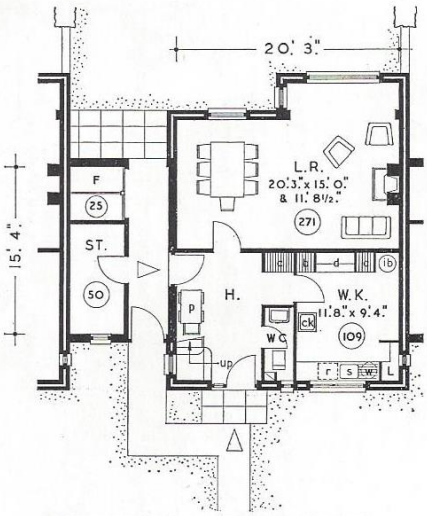
Notes:

Observations:

A house in which one bedroom is arranged over the store and covered passage. An alternative to the normal terrace treatment and suitable to fronting on to small squares or open space. In selected positions the low pitched gables would give variety and interest.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

URBAN TERRACE HOUSE · **North aspect**

Seven person. Floor area: House 1,292 sq ft.; including store, fuel, and covered passage 138 sq. ft.

Housing record

No. 484 Date: 1949 (4)

Location: Address: Housing Manual, Fig 38

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Rural – two bedroomed semi-detached house. (2)

Rooms and Layout: Living room, dining kitchen downstairs and two bedrooms, bathroom. (24)

Sanitation and drainage: WC in first floor bathroom and separate WC in detached outbuilding (2, 7)

Water supply:

Gas and electricity supply:

Water heating: Back-to-back appliance, in living room (4)

Cooking facilities: Back-to-back appliance and cooker in dining kitchen. (8, 5)

Food storage: Larder off hall and place for a refrigerator in dining kitchen (1, 3)

Washing and bathing Bathroom off first floor landing, with bath, wash-hand basin and WC. (12)

Clothes washing: Wash boiler and tub in detached wash-house (9)

Room heating: Back-to-back appliance and fireplace in main bedroom. (2)

Fuel storage: Fuel store in outbuilding.

Lighting:

General storage: Linen cupboard on landing, cupboards in both bedrooms, cupboards in dining kitchen.

Specific provisions: Large store in outbuilding.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

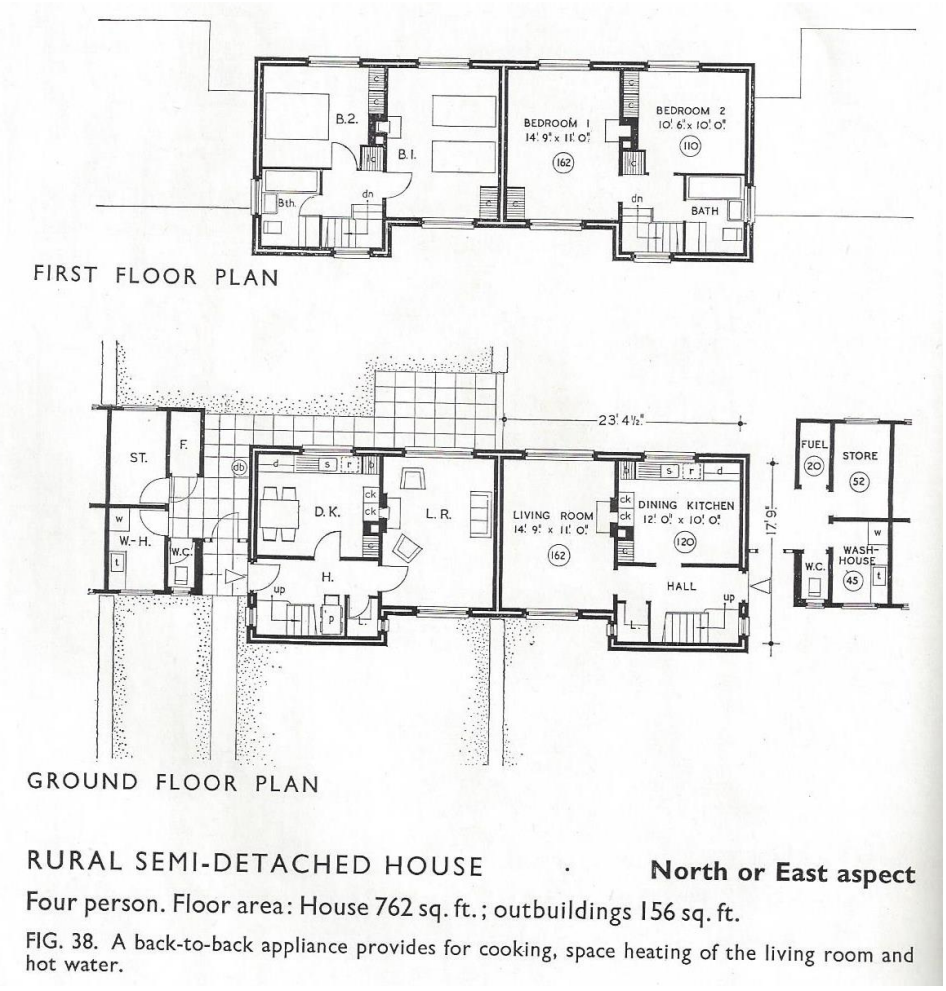
Developer: (1)

Architect:

Occupant’s occupation:

Notes:

Observations:



RURAL SEMI-DETACHED HOUSE · **North or East aspect**

Four person. Floor area: House 762 sq. ft.; outbuildings 156 sq. ft.

FIG. 38. A back-to-back appliance provides for cooking, space heating of the living room and hot water.

Housing record

No. 485 Date: 1949 (4)

Location: Address: Housing Manual, Fig 39

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – two bedroomed semi-detached house. (2)

Rooms and Layout: Living room, dining kitchen downstairs and two bedrooms, bathroom and WC. (24)

Sanitation and drainage: WC on first floor (8)

Water supply:

Gas and electricity supply:

Water heating: Back boiler in living room? (4)

Cooking facilities: cooker in dining kitchen. (5)

Food storage: Larder and place for a refrigerator in dining kitchen (1, 3)

Washing and bathing Bathroom off first floor landing, with bath, wash-hand basin. (11)

Clothes washing: Wash boiler in dining kitchen (7)

Room heating: fireplace in living room and main bedroom. (2)

Fuel storage: Fuel store in outbuilding.

Lighting:

General storage: Linen cupboard in main bedroom, cupboards in both bedrooms, cupboards and dresser in dining kitchen.

Specific provisions: Large store in outbuilding.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

Developer: (1)

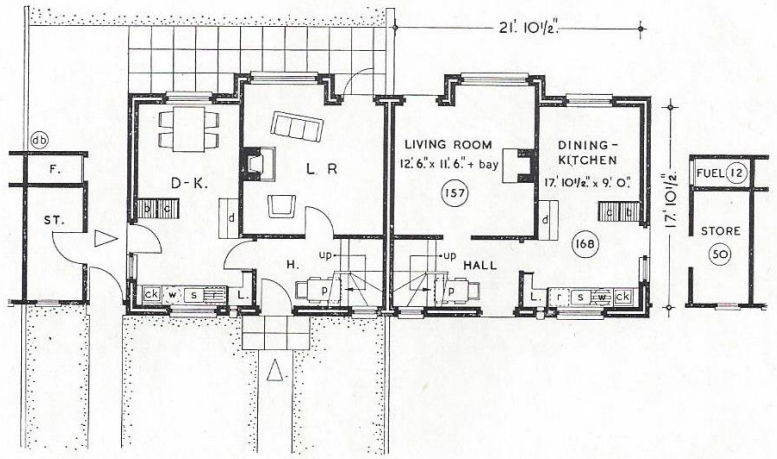
Architect:

Occupant’s occupation:

Notes:

Observations:

FIRST FLOOR PLAN



GROUND FLOOR PLAN

URBAN SEMI-DETACHED HOUSE · **North or East aspect**

Four person. Floor area: House 795 sq. ft.; outbuildings 64 sq. ft.

FIG. 39. The plan would be suitable as an end house to the terrace shown in Fig. 31.

Housing record

No. 486 Date: 1949 (4)

Location: Address: Housing Manual, Fig 40

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Rural – three bedroomed semi-detached house. (2)

Rooms and Layout: Living room, dining kitchen and wash-house downstairs and three bedrooms, bathroom upstairs. (59)

Sanitation and drainage: WC in first floor bathroom and second WC in side extension, access from side path (2, 7)

Water supply:

Gas and electricity supply:

Water heating: Back-to back appliance in living room (4)

Cooking facilities: cooker in dining kitchen and back-to-back appliance. (8)

Food storage: Larder and place for a refrigerator in dining kitchen (1, 3)

Washing and bathing Bathroom off first floor landing, with bath, wash-hand basin and WC. (12)

Clothes washing: Wash boiler and tub in wash-house (9)

Room heating: Back-to-back appliance in living room and fireplace main bedroom. (2)

Fuel storage: Fuel store in side extension.

Lighting:

General storage: Linen cupboard on landing, cupboards in all bedrooms and on landing, cupboards and dresser in dining kitchen.

Specific provisions: Large store in side extension.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

Developer: (1)

Architect:

Occupant’s occupation:

Notes:

Observations:

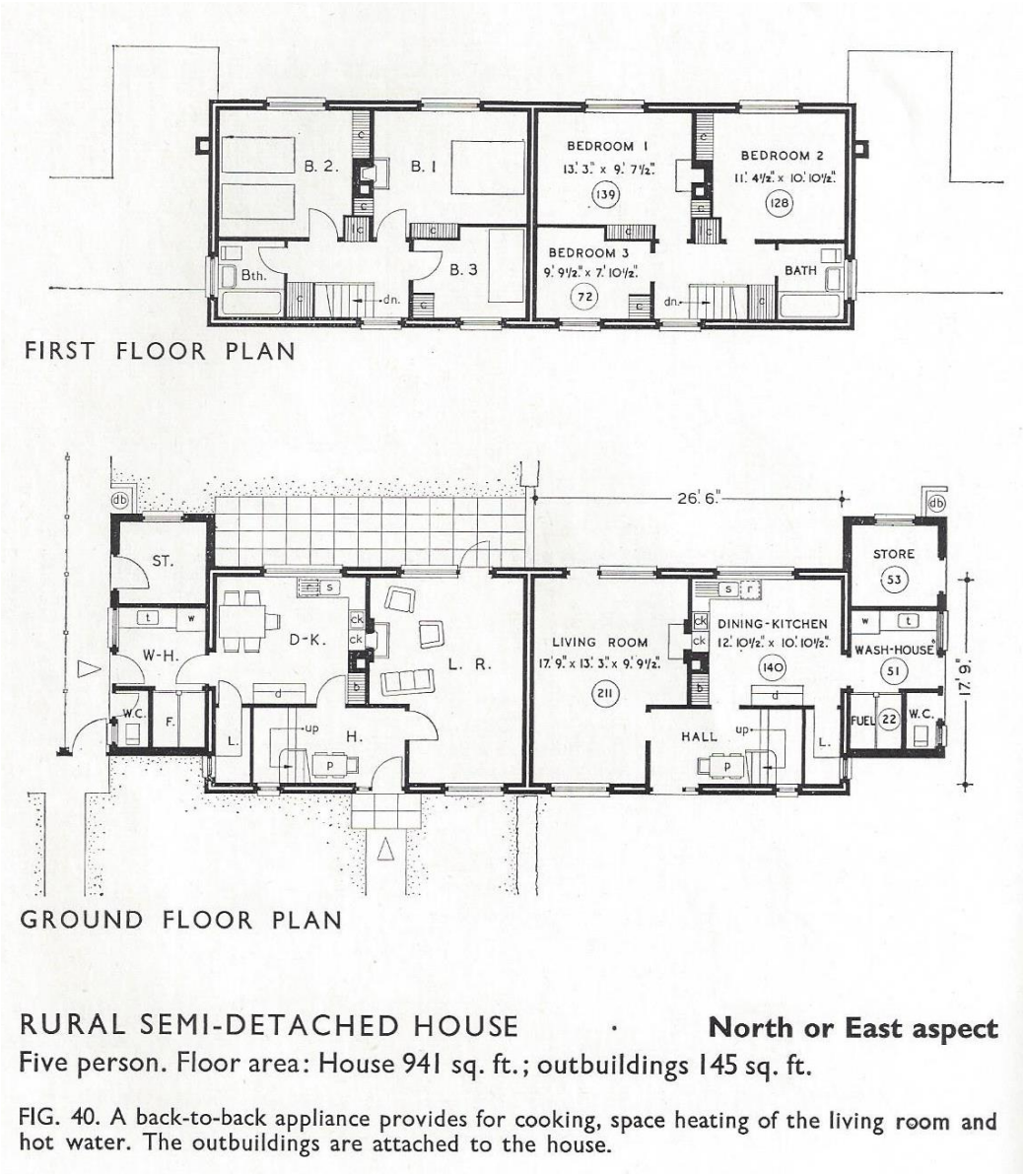


FIG. 40. A back-to-back appliance provides for cooking, space heating of the living room and hot water. The outbuildings are attached to the house.

Housing record

No. 487 Date: 1949 (4)

Location: Address: Housing Manual, Fig 41

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – three bedroomed semi-detached house. (2)

Rooms and Layout: Living room, dining kitchen and scullery downstairs and three bedrooms, bathroom upstairs. (58)

Sanitation and drainage: WC in first floor bathroom and second WC in outbuilding, access from side path (2, 7)

Water supply:

Gas and electricity supply:

Water heating: Back-to back appliance in living room (4)

Cooking facilities: back-to-back appliance in dining kitchen and cooker in scullery. (8)

Food storage: Larder and place for a refrigerator in scullery (1, 3)

Washing and bathing Bathroom off first floor landing, with bath, wash-hand basin and WC. (12)

Clothes washing: Wash boiler in scullery (9)

Room heating: Back-to-back appliance in living room and fireplace main bedroom. (2)

Fuel storage: Fuel store in outhouse.

Lighting:

General storage: Linen cupboard on landing, cupboards in all bedrooms, cupboard and dresser in dining kitchen and cupboards in scullery.

Specific provisions: Large store in outbuilding.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

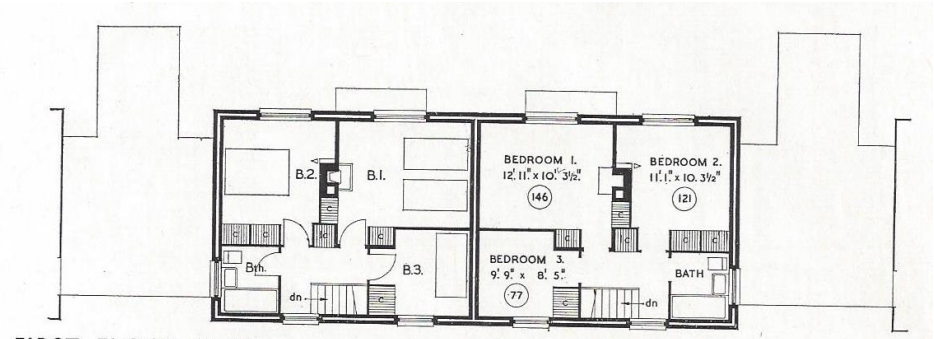
Developer: (1)

Architect:

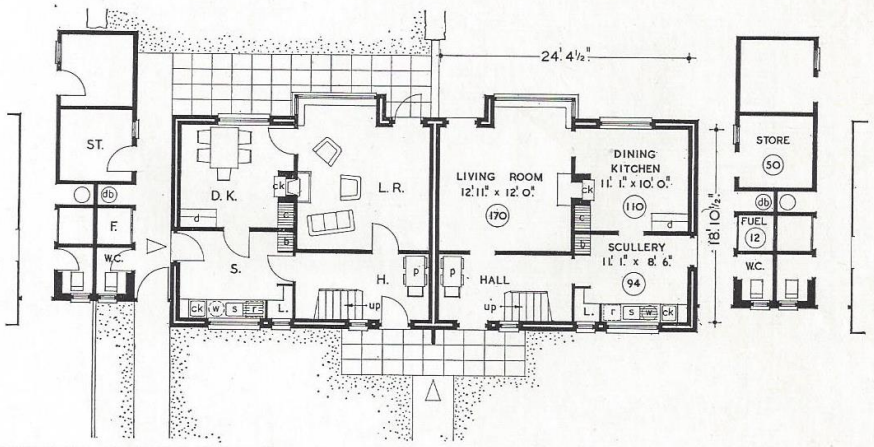
Occupant’s occupation:

Notes:

Observations:



FIRST FLOOR PLAN



GROUND FLOOR PLAN

URBAN SEMI-DETACHED HOUSE · **North aspect**

Five person. Floor area: House 936 sq. ft.; outbuildings 87 sq. ft.

FIG. 41. A modified dining kitchen house plan in which the sink is placed in the scullery.

Housing record

No. 488 Date: 1949 (4)

Location: Address: Housing Manual, Fig 42

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – four bedroomed semi-detached house. (2)

Rooms and Layout: Living room, dining kitchen, wash-house and WC downstairs and four bedrooms and bathroom upstairs. (89)

Sanitation and drainage: WC in bathroom on first floor and second WC in hall with wash-hand basin (6, 7)

Water supply:

Gas and electricity supply:

Water heating: Boiler in dining kitchen (5)

Cooking facilities: cooker in dining kitchen. (5)

Food storage: Larder and place for a refrigerator in dining kitchen. (1, 3)

Washing and bathing Bathroom off first floor landing, with bath, wash-hand basin and WC. (12)

Clothes washing: Wash boiler and tub in wash-house (9)

Room heating: fireplace in living room and main bedroom. (2)

Fuel storage: Fuel store in wash-house.

Lighting:

General storage: Linen cupboard on landing, cupboards in all bedrooms, cupboards and dresser in dining kitchen.

Specific provisions: Large store in outbuilding.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

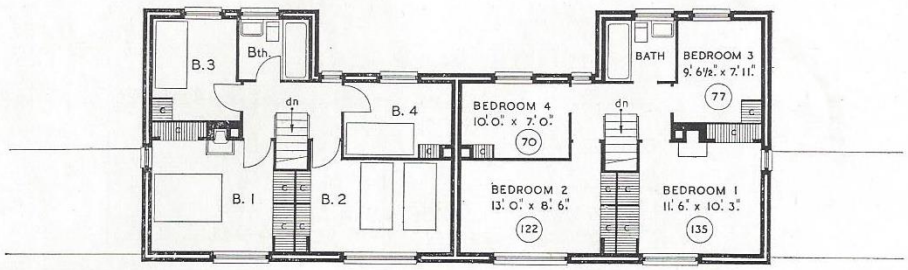
Developer: (1)

Architect:

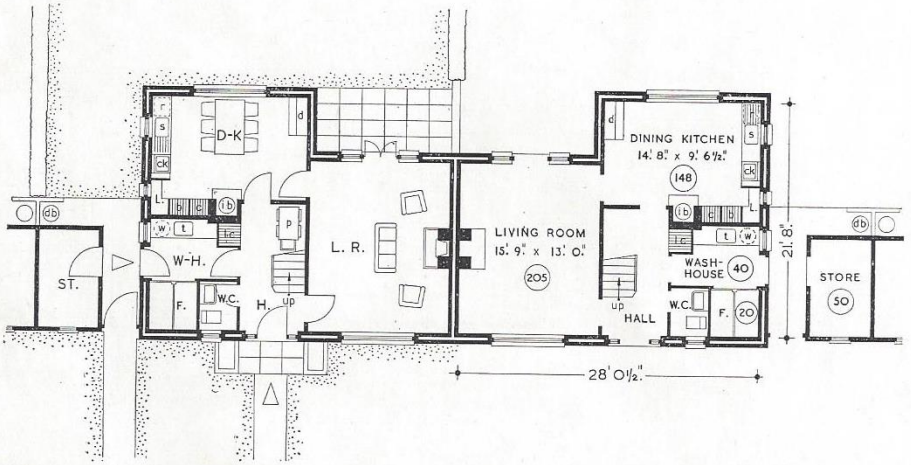
Occupant’s occupation:

Notes:

Observations:



FIRST FLOOR PLAN



GROUND FLOOR PLAN

URBAN SEMI-DETACHED HOUSE · **North or East aspect**

Six person. Floor area: House 1,057 sq. ft. including W.-H. and fuel, 62 sq. ft.; outbuildings 50 sq. ft.

FIG. 42. A family house with two double and two single bedrooms. An independent boiler in the dining kitchen provides hot water and some space heating.

Housing record

No. 489 Date: 1949 (4)

Location: Address: Housing Manual, Fig 43

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – two bedroomed terraced house. (4)

Rooms and Layout: Living room, dining kitchen, downstairs and two bedrooms, bathroom and WC upstairs. (24)

Sanitation and drainage: WC on first floor (8)

Water supply:

Gas and electricity supply:

Water heating: Back boiler? In living room (4)

Cooking facilities: cooker in dining kitchen. (5)

Food storage: Larder and place for a refrigerator in dining kitchen. (1, 3)

Washing and bathing Bathroom off first floor landing, with bath and wash-hand basin. (11)

Clothes washing: Wash boiler in dining kitchen (7)

Room heating: fireplace in living room and main bedroom. (2)

Fuel storage: Fuel store outside.

Lighting:

General storage: Linen cupboard in bedroom 2, cupboards in all bedrooms, cupboards and dresser in dining kitchen.

Specific provisions: Large store in outbuilding.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

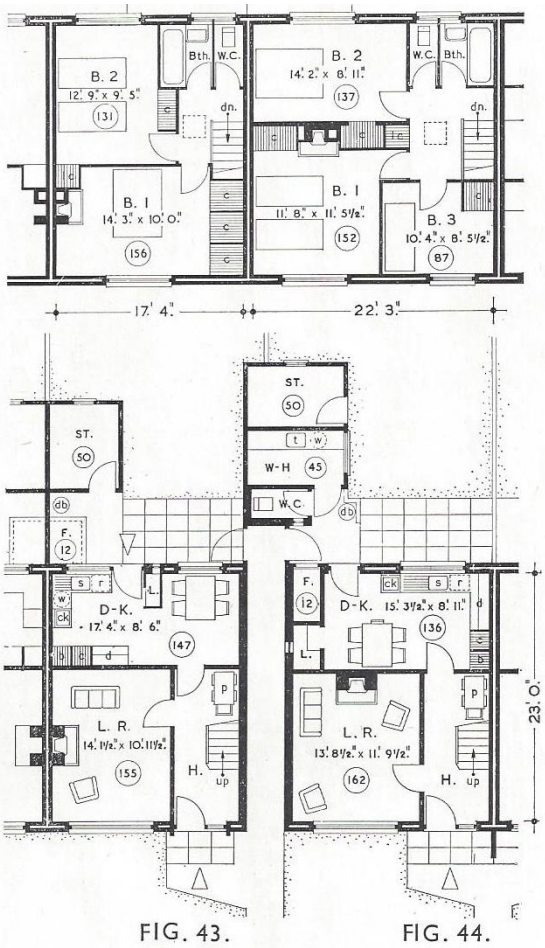
Developer: (1)

Architect:

Occupant’s occupation:

Notes:

Observations:



FIRST FLOOR PLAN

GROUND FLOOR PLAN

FIG. 43. FIG. 44.

URBAN TERRACE HOUSES

South or West aspect

FIG. 43.

Four person.
Floor area: House 797 sq. ft.
outbuildings 62 sq. ft.

FIG. 44.

Five person.
Floor area: House 928 sq. ft
including fuel 12 sq. ft.
outbuildings 115 sq. ft.

Terrace type house plans each having a depth of 23′ 0″.

Housing record

No. 490 Date: 1949 (4)

Location: Address: Housing Manual, Fig 44

O/S sheet No: Grid Reference:

Reference: Ministry of Health (1949) *Housing Manual 1949*, London, HMSO (1)

Description: Urban – three bedroomed terraced house. (4)

Rooms and Layout: Living room, dining kitchen, downstairs and three bedrooms, bathroom and WC upstairs, detached WC and wash-house. (59)

Sanitation and drainage: WC on first floor and second WC in rear outhouse (2, 8)

Water supply:

Gas and electricity supply:

Water heating: Back boiler? In living room (4)

Cooking facilities: cooker in dining kitchen. (5)

Food storage: Larder and place for a refrigerator in dining kitchen. (1, 3)

Washing and bathing Bathroom off first floor landing, with bath and wash-hand basin. (11)

Clothes washing: Wash boiler and tub in outbuilding (9)

Room heating: fireplace in living room and main bedroom. (2)

Fuel storage: Fuel store accessed from outside.

Lighting:

General storage: Linen cupboard on landing, cupboards in all bedrooms, cupboards and dresser in dining kitchen.

Specific provisions: Large store in outbuilding.

Construction description: (4)

Foundations

Walls shown as cavity walls.

Floors

Roof

Finishes

Fixtures and fittings

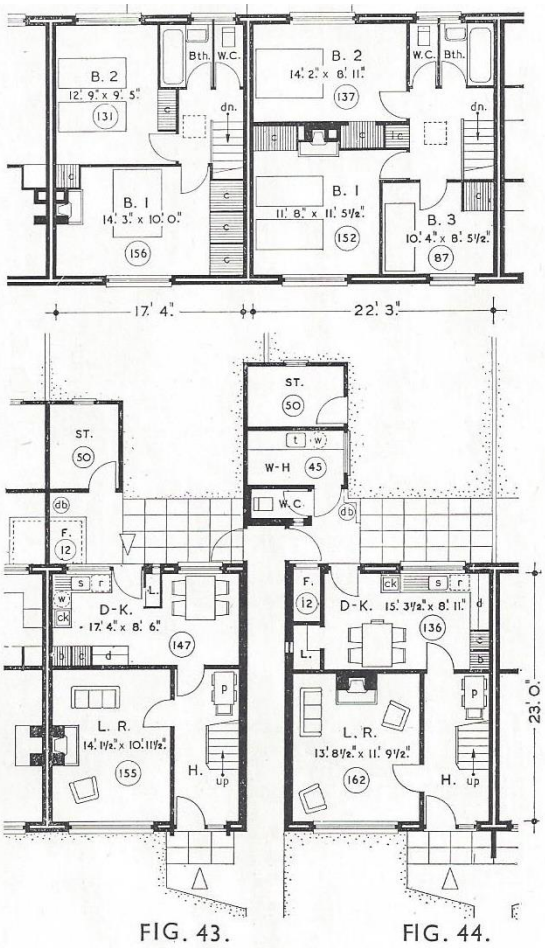
Developer: (1)

Architect:

Occupant’s occupation:

Notes:

Observations:



FIRST FLOOR PLAN

GROUND FLOOR PLAN

FIG. 43. FIG. 44.

URBAN TERRACE HOUSES

South or West aspect

FIG. 43.

Four person.
Floor area: House 797 sq. ft.
outbuildings 62 sq. ft.

FIG. 44.

Five person.
Floor area: House 928 sq. ft
including fuel 12 sq. ft.
outbuildings 115 sq. ft.

Terrace type house plans each having a depth of 23′ 0″.

Housing record

No. 491 Date: 1930 (3)

Location: Stepney, east London Address Wapping Estate

O/S sheet No: Grid Reference:

Reference: Darling Elizabeth (2007) *Re-forming Britain, narratives of modernity before reconstruction*, London, Routledge p. 117 and 119. (2)

Description: Two bedroomed flats in five storey blocks (7)

Rooms and Layout: Living room, kitchen, bathroom and two or one bedroom on single level. (14)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and electricity supply:

Water heating (6)

Cooking facilities: Gas cooker in kitchen (5)

Food storage: Larder in kitchen (1)

Washing and bathing Bathroom on main level, with bath and WC but no wash-hand basin (10)

Clothes washing: Copper in kitchen (4)

Room heating: Fire place in living room and one bedroom (2)

Fuel storage: Fuel store in hall

Lighting:

General storage: Dresser in kitchen

Specific provisions: Shared dust shoot in balcony

Construction description: (1)

Foundations

Walls

Floors

Roof

Finishes

Fixtures and fittings

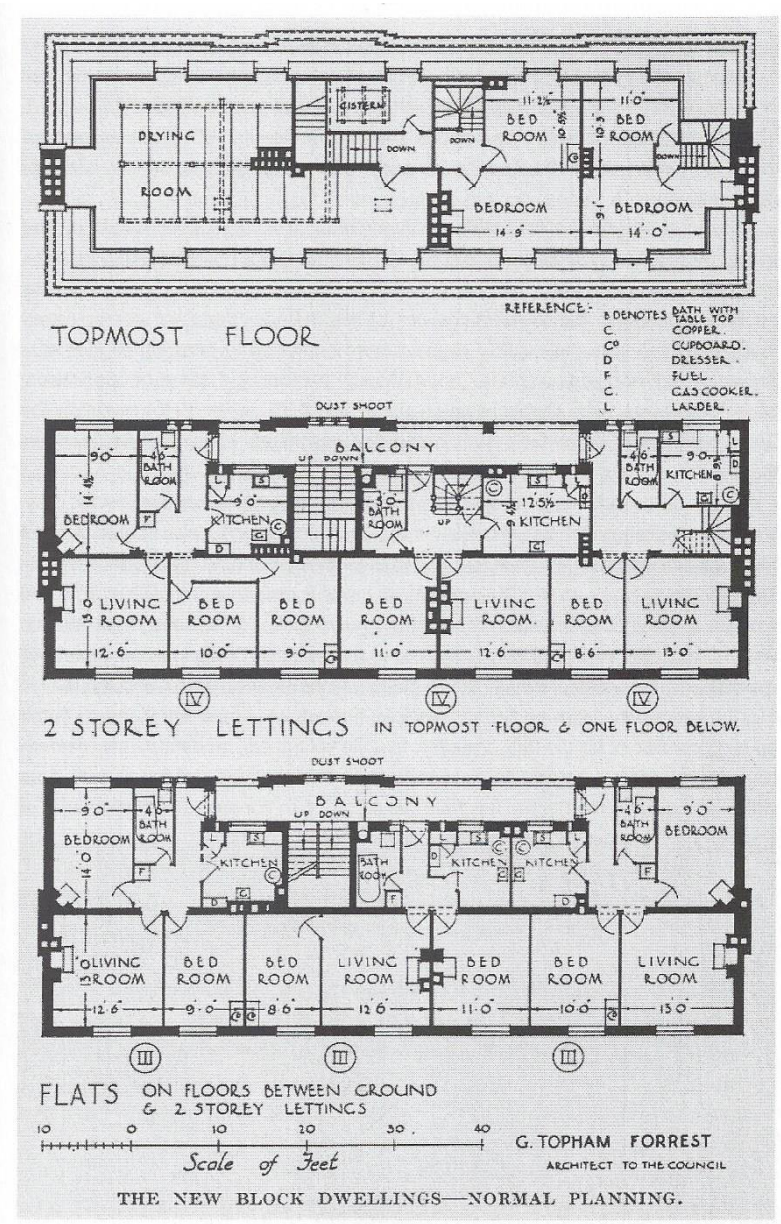
Developer: LCC (1)

Architect:

Occupant's occupation:

Notes:

Observations: By 1933 it was also becoming apparent that the sort of housing likely to be built under the new slum legislation would owe little to the exemplary work of the sector in the 1920s. Like the two-storey cottages they superseded, the blocks of flats built to re-house slum-dwellers represented a solidly materialist approach to housing practice. Though qualitatively far superior to the slum accommodation from which their tenants came, landlords like the LCC provided none of the amenities or management systems which the sector understood as necessary in the transition from slum to new dwelling and the restoration of family and community life. Perilously close to the 'barrack building' criticized at NHFO 1932 and by Fry in 1933, schemes as the LCC's Wapping estate, Stepney, east London, on which construction began in 1928, comprised only a series of five-storey neo-Georgian blocks. No amenities were provided other than some shops and the asphalted courtyards which each block overlooked. The interiors were no more imaginatively planned.


CISTERN
DRYING ROOM
BED ROOM
BED ROOM
BEDROOM
BEDROOM
14·9
14·0
REFERENCE:-
B DENOTES BATH WITH TABLE TOP
C COPPER.
Co CUPBOARD.
D DRESSER.
F FUEL.
G. GAS COOKER.
L. LARDER.
TOPMOST FLOOR
DUST SHOOT
BALCONY
UP DOWN
BEDROOM
BATH ROOM
KITCHEN
LIVING ROOM
BED ROOM
BED ROOM
BED ROOM
LIVING ROOM
BED ROOM
LIVING ROOM
12·6
10·0
9·0
11·0
12·6
8·6
13·0
IV
IV
IV
2 STOREY LETTINGS IN TOPMOST FLOOR & ONE FLOOR BELOW.
DUST SHOOT
BALCONY
UP DOWN
BEDROOM
BATH ROOM
KITCHEN
BATH ROOM
KITCHEN
KITCHEN
BEDROOM
LIVING ROOM
BED ROOM
BED ROOM
LIVING ROOM
BED ROOM
BED ROOM
LIVING ROOM
12·6
9·0
8·6
12·6
11·0
10·0
13·0
III
III
III
FLATS ON FLOORS BETWEEN GROUND & 2 STOREY LETTINGS
10 0 10 20 30 40
Scale of Feet
G. TOPHAM FORREST
ARCHITECT TO THE COUNCIL
THE NEW BLOCK DWELLINGS—NORMAL PLANNING.

Housing record

No. 491A Date: 1930 (3)

Location: Stepney, east London Address Wapping Estate

O/S sheet No: Grid Reference:

Reference: Darling Elizabeth (2007) *Re-forming Britain, narratives of modernity before reconstruction*, London, Routledge p. 117 and 119. (2)

Description: Two bedroomed flats in five storey blocks (7)

Rooms and Layout: Living room, kitchen, bathroom and one bedroom on the lower level and two bedrooms above. (17)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and electricity supply:

Water heating (6)

Cooking facilities: Gas cooker in kitchen (5)

Food storage: Larder in kitchen (1)

Washing and bathing Bathroom on main level, with bath and WC but no wash-hand basin (10)

Clothes washing: Copper in kitchen (4)

Room heating: Fire place in living room and one bedroom (2)

Fuel storage: Fuel store in hall

Lighting:

General storage: Dresser in kitchen

Specific provisions: Shared dust shoot in balcony

Construction description: (1)

Foundations

Walls

Floors

Roof

Finishes

Fixtures and fittings

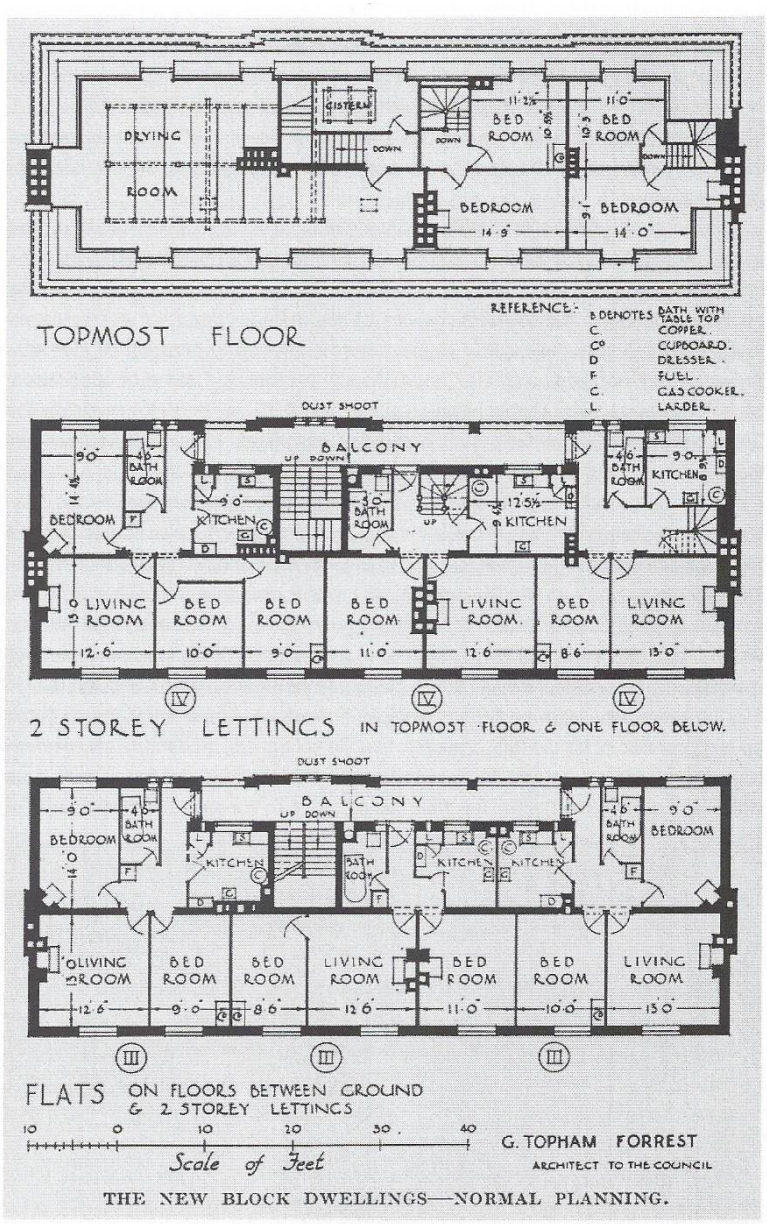
Developer: LCC (1)

Architect:

Occupant's occupation:

Notes:

Observations: By 1933 it was also becoming apparent that the sort of housing likely to be built under the new slum legislation would owe little to the exemplary work of the sector in the 1920s. Like the two-storey cottages they superseded, the blocks of flats built to re-house slum-dwellers represented a solidly materialist approach to housing practice. Though qualitatively far superior to the slum accommodation from which their tenants came, landlords like the LCC provided none of the amenities or management systems which the sector understood as necessary in the transition from slum to new dwelling and the restoration of family and community life. Perilously close to the 'barrack building' criticized at NHFO 1932 and by Fry in 1933, schemes as the LCC's Wapping estate, Stepney, east London, on which construction began in 1928, comprised only a series of five-storey neo-Georgian blocks. No amenities were provided other than some shops and the asphalted courtyards which each block overlooked. The interiors were no more imaginatively planned.


CISTERN
DRYING ROOM
BED ROOM
BED ROOM
BEDROOM
BEDROOM
TOPMOST FLOOR
REFERENCE:-
B DENOTES BATH WITH TABLE TOP
C COPPER.
Co CUPBOARD.
D DRESSER.
F FUEL.
G. GAS COOKER.
L. LARDER.
DUST SHOOT
BALCONY
BEDROOM
BATH ROOM
KITCHEN
LIVING ROOM
BED ROOM
2 STOREY LETTINGS IN TOPMOST FLOOR & ONE FLOOR BELOW.
FLATS ON FLOORS BETWEEN GROUND & 2 STOREY LETTINGS
Scale of Feet
G. TOPHAM FORREST
ARCHITECT TO THE COUNCIL
THE NEW BLOCK DWELLINGS—NORMAL PLANNING.

Housing record

No. 492 Date: 1920s (2)

Location: Tamworth, Staffordshire Address

O/S sheet No: Grid Reference:

Reference: Jensen Finn (2007), *The English semi-detached house,* Ellington, Huntingdon, Ovolo Publishing p 167/8 (2)

Description: Pair of three bedroomed semi-detached cottages (2)

Rooms and Layout: Living room, kitchen and bathroom downstairs, with WC in rear extension three bedrooms. (44)

Sanitation and drainage: WC in rear extension accessed from rear lobby (4)

Water supply:

Gas and electricity supply:

Water heating (1)

Cooking facilities: Range in kitchen (4)

Food storage: Pantry off rear lobby (1)

Washing and bathing Bathroom with bath off kitchen (7)

Clothes washing: Copper in kitchen (6)

Room heating: fireplaces in living room and in two main bedrooms (2)

Fuel storage: Coal store in rear extension

Lighting:

General storage: Closet with shelves off first floor landing, cloaks cupboard off living room.

Specific provisions:

Construction description: (1)

Foundations

Walls:

Floors:

Roof:

Finishes

Fixtures and fittings:

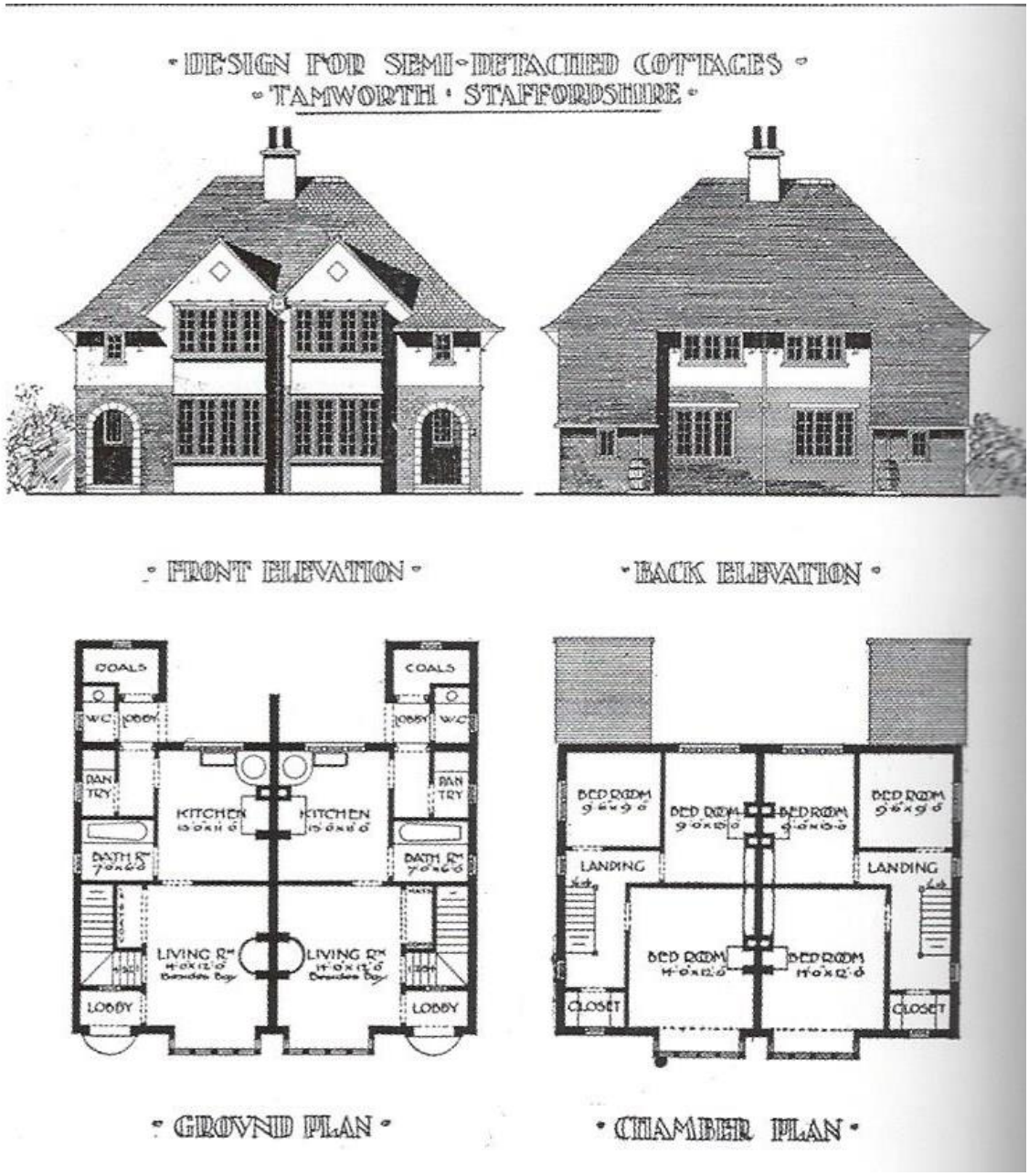
Developer: (2)

Architect:

Occupant's occupation:

Notes: As with the Tudorbethan style the non-Tudorbethan variations were seen well before the First World War. A pattern book of 1908 shows several examples that look like archetypal nineteen twenties semis, these are such a pair of semi-detached houses (or cottages, as they were called at the time). This design was described as a superior type of cottage – it had at the time the book was published been erected at Tamworth in Staffordshire – and the pattern book pains to describe the materials in some detail: "All walls up to the first floor level, also the front boundary wall, were carried out in the best sand-faced Staffordshire bricks with neatly rubbed joints; all walls above and also the chimney stack, were finished in roughcast painted white. The roofs were covered with the best Broseley tiles of a rich strawberry colour. All outside woodwork – also eaves, gutters and downpipes – were finished white. The inside wall, partitions &, were finished in plaster, and all woodwork was finished green".

Observations:


DESIGN FOR SEMI-DETACHED COTTAGES
TAMWORTH : STAFFORDSHIRE
FRONT ELEVATION
BACK ELEVATION
COALS
W.C.
LOBBY
PAN TRY
KITCHEN
BATH R.M
LIVING R.M
LOBBY
BED ROOM
LANDING
CLOSET
GROUND PLAN
CHAMBER PLAN

Housing record

No. 493 Date: 1930s (3)

Location: Kenton, Middlesex Address

O/S sheet No: Grid Reference:

Reference: Jensen Finn (2007), *The English semi-detached house*, Ellington, Huntingdon, Ovolo Publishing p 187 (2)

Description: Pair of three bedroomed semi-detached cottages (2)

Rooms and Layout: Living room, dining room and kitchen and downstairs, three bedrooms, bathroom and WC upstairs. (60)

Sanitation and drainage: WC off first floor landing (8)

Water supply:

Gas and electricity supply:

Water heating: Boiler in kitchen (5)

Cooking facilities: Gas cooker in kitchen (5)

Food storage: Larder under stairs accessed off hall (1)

Washing and bathing Bathroom with bath and wash-hand basin off first floor landing (11)

Clothes washing:

Room heating: fireplaces in living room, dining room and in two main bedrooms (2)

Fuel storage:

Lighting:

General storage: Dresser in kitchen

Specific provisions:

Construction description: (3)

Foundations

Walls: 9 in brick walls, rendered externally in white cement, with a certain amount of facing bricks

Floors: wooden floors

Roof: Flat roof of patent reinforced hollow blocks, covered with two layers of asphalt.

Finishes

Fixtures and fittings: windows are standard metal frames built direct into brickwork, painted green.

Developer: Walker and Westerndarp. (2)

Architect:

Occupant’s occupation:

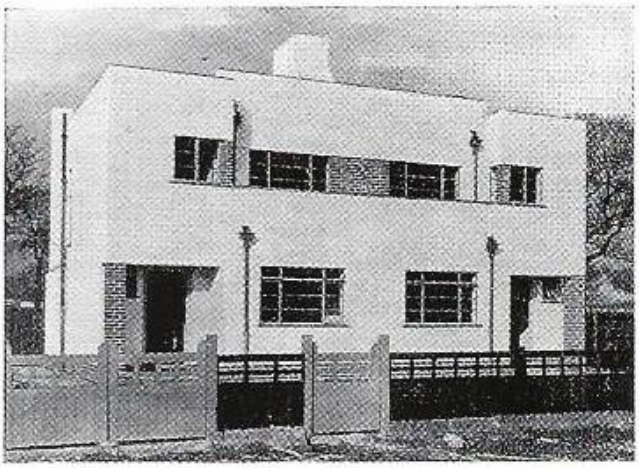
Notes:

Observations:

KENTON, *MIDDLESEX*

WALKER AND WESTENDARP

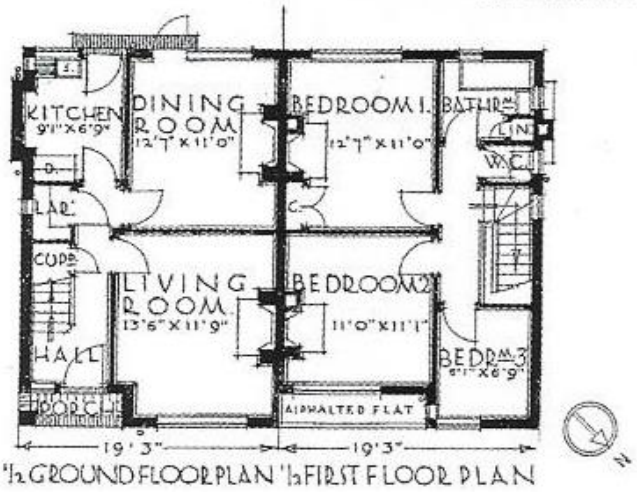
SITE AND PLAN—Actual frontage of each plot, 24 ft. It was stipulated by developers of estate that planning, accommodation and equipment should be exactly similar to their normal type of house selling at same price, any saving caused by omission of external excrescences to be used in obtaining better finish. Thus no alteration was made in plans except that bay windows have been shorn off and rooms slightly enlarged. The pair of houses represents an attempt by a firm of estate developers to provide seemly and up-to-date dwelling for man with less than £1,000 to spend. Each house is intended to be sold at £850, or 24s. 6d. weekly, including land and space for garage.



CONSTRUCTION—9 in. brick walls, rendered externally in white cement concrete, with a certain amount of facing bricks, and wooden floors. Flat roof is of patent reinforced hollow blocks, covered with two layers of asphalt. Sills, external and internal, are of black quarry tiles, and a course of similar tiles is set on top of parapet walls. Windows are standard metal frames built direct into brickwork, but with vertical bars omitted; they are painted bright green.

SERVICES—Kitchens are fitted with gas cooker, small heating boiler and built-in dresser.

COST—Approximately £990 the pair.



½ GROUND FLOOR PLAN ½ FIRST FLOOR PLAN

Above is the view of the entrance front, facing the road, of the pair of houses at Kenton, Middlesex. The plans are on the left.

Housing record

No. 494 Date: 1940s (4)

Location: Norfolk Address

O/S sheet No: Grid Reference:

Reference: Jensen Finn (2007), *The English semi-detached house,* Ellington, Huntingdon, Ovolo Publishing p 213 (2)

Description: Pair of three bedroomed semi-detached cottages (2)

Rooms and Layout: Living room, parlour, kitchen and WC downstairs, three bedrooms, bathroom upstairs. (54)

Sanitation and drainage: WC off ground floor hall (5)

Water supply:

Gas and electricity supply:

Water heating: Range in kitchen (4)

Cooking facilities: Range in living room and cooker in kitchen (3)

Food storage: Larder under stairs accessed from kitchen (2)

Washing and bathing Bathroom with bath and wash-hand basin off first floor landing (11)

Clothes washing: boiler adjacent to kitchen sink (7)

Room heating: Range in living room, fireplace in parlour. (1)

Fuel storage: fuel store in large outbuilding

Lighting:

General storage: Cupboards in main bedrooms, cupboard with hot water cylinder in bathroom

Specific provisions: Large store in out building

Construction description: (4)

Foundations

Walls:

Floors:

Roof:

Finishes

Fixtures and fittings:

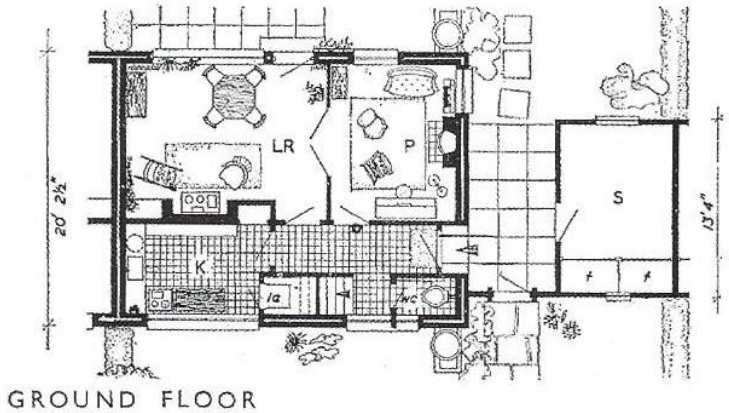
Developer: (2)

Architect:

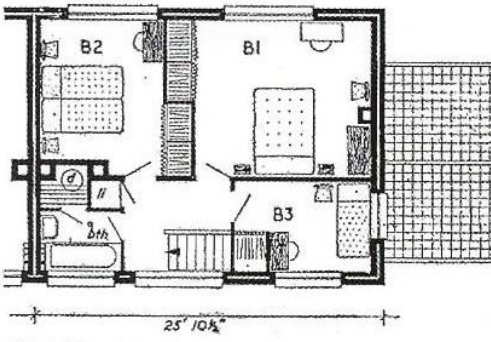
Occupant’s occupation:

Notes:

Observations:



GROUND FLOOR



FIRST FLOOR

Housing record

No. 495 Date: 1932 (3)

Location: Edmonton Address: Huxley Garden Estate

O/S sheet No: Grid Reference:

Reference: Ryan Deborah Sugg (2018) *Ideal homes, 1918-39, domestic design and suburban modernism,* Manchester, Manchester University Press. (4)

Description: Three bedroomed semi- detached house (2)

Rooms and Layout: Two reception rooms, three bedrooms, kitchenette, bathroom and two WCs. (60)

Sanitation and drainage: Two WCs (5, 8)

Water supply:

Gas and electricity supply:

Water heating: Ideal Type Boiler (5)

Cooking facilities: (5)

Food storage: Larder (1)

Washing and bathing: Bathroom with bath and hand basin (11)

Clothes washing: Gas copper, Deep Butler Sink (7)

Room heating: (2)

Fuel storage:

Lighting: Electric lighting

General storage: Hygena Kitchen Cabinet

Specific provisions:

Construction description: (3)

Foundations:

Walls:

Floors:

Roof:

Finishes: Marble bathroom, tiled kitchenette

Fixtures and fittings:

Developer: H Smith Bros. (2)

Architect:

Occupant’s occupation:

Notes:

Observations:

1932

SMITH'S Famous for Value HOUSES

HUXLEY GARDEN ESTATE
Cambridge Arterial Road, N.9

Ideal Houses in a Premier Position at the Right Price

WITH CLEAN CONCRETE ROADS

Large Rooms, Two Reception, Three Bed., Tiled Kitchenette, Ideal Type Boiler, Hygena Kitchen Cabinet, Larder. Gas Copper, Deep Butler's Sink, Draining Board. Marble Bathroom, Modern Enclosed Bath, Hand Basin, Chromium Fittings, Two W.Cs. Brick Coal Shed. White Atlas Cement Finish to Exterior. Electric Light Fittings, complete to Pendants. Decorations to Choice.

FREEHOLD PRICE £699

END HOUSES WITH ROOM FOR GARAGE From £725

Total Deposit: £50

£5 Secures, Balance by Arrangement

No Road Charges. No Stamp Duties. No Legal Costs. No Survey Fees

NO EXTRAS WHATSOEVER

Repayments to Building Society **21/-** PER WEEK, for 20 years

Rates: 6/5 in the £ for half-year, March, 1932. Electricity: 4d. per unit, lighting.
Gas: 8.6d. per therm. Water: Supplied by the Metropolitan Water Board.

These well-designed houses represent the last word in Modern Planning. The pleasing Mediaeval Elevation lends striking contrast to the exceptionally Light, Spacious and Convenient Interior.

HOW TO GET THERE.—From Liverpool Street to SILVER STREET Station, EDMONTON, in about 20 minutes trains every few minutes, bus or walk to Cambridge Arterial Road, one mile; or Tube to Finsbury Park and tram or bus to North Circular Rd., by Cambridge Arterial Road. Nearer TUBE Stations under construction: Bowes Road and Wood Green. Frequent bus services within five minutes: No. 201, Stroud Green to EDMONTON; No. 551, Whetstone to EDMONTON; No. 602, Muswell Hill to Chingford; No. 299, Victoria to LOWER EDMONTON. PASSES ESTATE.

H. SMITH BROS., Builders & Contractors

Huxley Garden Estate Office, Cambridge Arterial Rd., EDMONTON

Phone: PALMERS GREEN 5922 & 5923. OPEN WEEK-ENDS.

Estates at GOLDERS GREEN, KENTON, KINGSBURY, LOUGHTON, WALTHAMSTOW, WESTCLIFF-ON-SEA

Promotional leaflet by H. Smith Bros advertising Huxley Garden Estate, 1932

Housing record

No. 496 Date: 1920 (2)

Location: Ideal Home Exhibition Address: Labour saving house

O/S sheet No: Grid Reference:

Reference: Ryan Deborah S (1997) *The Ideal home through the 20th century*, London, Hazar Publishing, p 34 (2)

Description: Five bedroomed detached house (1)

Rooms and Layout: Drawing room, dining room, study, maids room and kitchen downstairs and five bedrooms and bathroom upstairs (103)

Sanitation and drainage: WC off upstairs corridor, cloakroom with WC and wash-hand basin off entrance lobby and WC by side lobby. (5, 6, 8)

Water supply:

Gas and electricity supply:

Water heating Boiler and duplex hot water cistern. (5)

Cooking facilities: cooker/range in kitchen (4)

Food storage: water cooled safe in larder (2)

Washing and bathing Wash-hand basins in all first floor bedrooms, bathroom with bath off first floor corridor (9)

Clothes washing: electric washer and wringer and copper in kitchen (10)

Room heating: fire places in dining room, drawing room and study (1)

Fuel storage: Coal store off side lobby

Lighting:

General storage: Wardrobes in each bedroom

Specific provisions: Lift, rubbish chute

Construction description: (1)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

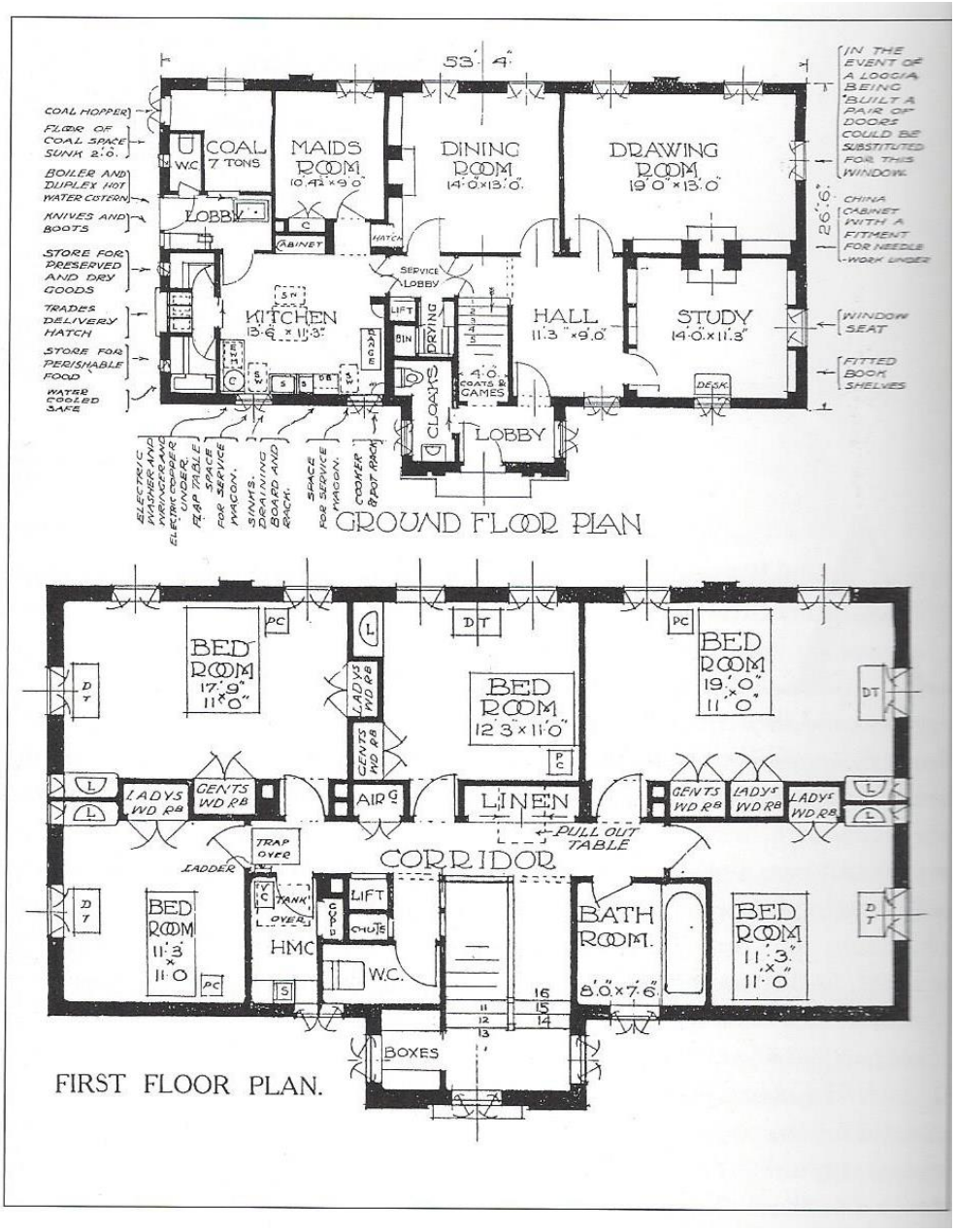
Developer: (2)

Architect:

Occupant’s occupation:

Notes:

Observations:


53' 4"
COAL HOPPER
FLOOR OF COAL SPACE SUNK 2'0"
BOILER AND DUPLEX HOT WATER COTERN
KNIVES AND BOOTS
STORE FOR PRESERVED AND DRY GOODS
TRADES DELIVERY HATCH
STORE FOR PERISHABLE FOOD
WATER COOLED SAFE
U W.C
COAL 7 TONS
MAIDS ROOM 10.4" x 9'0"
DINING ROOM 14'0" x 13'0"
DRAWING ROOM 19'0" x 13'0"
LOBBY
CABINET
HATCH
SERVICE LOBBY
KITCHEN 13'6" x 11'3"
LIFT
DRYING
BIN
HALL 11'3" x 9'0"
STUDY 14'0" x 11'3"
4'0" COATS & CANES
CLOAKS
LOBBY
DESK
IN THE EVENT OF A LOGGIA BEING BUILT A PAIR OF DOORS COULD BE SUBSTITUTED FOR THIS WINDOW.
26'6"
CHINA CABINET WITH A FITMENT FOR NEEDLE WORK UNDER
WINDOW SEAT
FITTED BOOK SHELVES
ELECTRIC WASHER AND WRINGER AND ELECTRIC MOTOR TO SAME
FLAP TABLE SPACE FOR SERVICE WAGON.
SINKS. DRAINING BOARD AND RACK.
SPACE FOR SERVICE WAGON.
COOKER & POT RACK
GROUND FLOOR PLAN
BED ROOM 17'9" x 11'0"
LADYS WD RB
GENTS WD RB
BED ROOM 12'3" x 11'0"
BED ROOM 19'0" x 11'0"
AIR Q
LINEN
PULL OUT TABLE
CORRIDOR
TRAP OVER
LADDER
BED ROOM 11'3" x 11'0"
TANK
LIFT
CHUTE
HMC
W.C.
BATH ROOM. 8'0" x 7'6"
BED ROOM 11'3" x 11'0"
BOXES
FIRST FLOOR PLAN.

Housing record

No. 497 Date: 1928 (3)

Location: Ideal Home Exhibition Address: Concrete house

O/S sheet No: Grid Reference:

Reference: Ryan Deborah S (1997) *The Ideal home through the 20th century*, London, Hazar Publishing, p 58 (5)

Description: Three bedroomed detached house (1)

Rooms and Layout: Living room, sitting room and kitchen downstairs and three bedrooms and bathroom upstairs (60)

Sanitation and drainage: WC in first floor bathroom and second WC on the ground floor. (5, 7)

Water supply:

Gas and electricity supply:

Water heating: Low pressure water-heating system, Hot-water service is provided to scullery and bathroom. (5)

Cooking facilities: (5)

Food storage:

Washing and bathing: First floor complete bathroom (11)

Clothes washing:

Room heating: low pressure water heating system, fire places for coal, gas or electricity (3, 5)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (9)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (2)

Architect:

Occupant’s occupation:

Notes:

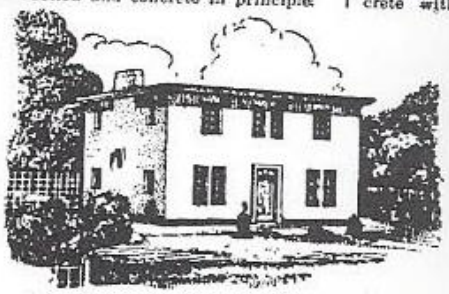
Observations:

£750 CONCRETE HOUSE.

Winning Design in Architects' Competition.

The exhibit illustrated below is built from the design which secured first place in Class B of the competition for architects promoted by the Portland Cement Selling and Distributing Co., Ltd.

It will be generally conceded that the authors of Class B design have successfully arrived at a solution whereby the smallest house can be built of concrete—concrete in construction and concrete in principle.



"Sunshine Cottage," the £750 Concrete House erected by The Universal Housing Co., Ltd., Bury Works, Rickmansworth, Herts., to the prize-winning designs of Frank J. Brown and J. H. Peek, 50, Moorgate, London, E.C. 2. Stand No. 39, New Hall, Olympia, London, W.

The plan in its simplicity of arrangement has been developed on labour-saving principles—so essential in these days of domestic economy.

The ground floor contains a comparatively large living room with a square sitting room—both leading off the main hall.

The kitchen scullery is well equipped to meet the needs of the modern housewife.

The upper floor contains one large bedroom with two well-proportioned smaller bedrooms.

The lavatory accommodation provides for a complete bathroom with an extra w.c. on the ground floor.

As with all pioneer work, there is much that appeals in the treatment of the exterior design, and likewise much that will arouse criticism. The design is a new phase of thought and fully expresses the material used in the construction thereof.

The exterior walls are of mass concrete with light steel reinforcement and with prepared shuttering to give a "dragged" effect to the external surface. The whole of the interior is covered with an insulating material which gives a warm, sound finish, prevents any dampness or condensation, and can be painted, distempered, or papered.

The roof and first floor are of concrete slab construction with light steel reinforcement.

The partitions are of breeze concrete slab formation and plastered.

The floors of living room, sitting room and bedroom are finished with pine boarding on special grounds incorporated in the concrete bed.

All other areas of flooring are finished with approved patent jointless flooring.

The windows are of standard cottage type—metal casements to open out.

The covering to roof construction of asphalt dressed over into gutters formed in the concrete.

The house is warmed partly by a low pressure water-heating system, and has fireplaces for coal, gas, or electricity.

Hot-water service is provided in scullery and bathroom. Price for house, £750.

Housing record

No. 498 Date: Post WW2 (4)

Location: Ideal Home Exhibition Address: The house that women want

O/S sheet No: Grid Reference:

Reference: Ryan Deborah S (1997) *The Ideal home through the 20th century*, London, Hazar Publishing, p 89 (1)

Description: Three bedroomed semi-detached house (2)

Rooms and Layout: Living room, sitting room and kitchen downstairs, with wash house, utility room and WC in single storey extension and three bedrooms, bathroom and WC upstairs (52)

Sanitation and drainage: WC on first floor and second WC on the ground floor, off wash house. (8)

Water supply:

Gas and electricity supply:

Water heating: Back boiler to open fire in living room. Alternative was for a back-to-back grate between living room and kitchen (4)

Cooking facilities: cooker in kitchen (5)

Food storage: Larder in kitchen (1)

Washing and bathing: First floor bathroom, with bath, wash-hand basin and heated towel rail (11)

Clothes washing: Copper, wringer and wash tub in wash house. (9)

Room heating: open fire in living room and bedroom 1, gas or electric fires in sitting room and bedroom 2. (3)

Fuel storage: Store in side extension

Lighting:

General storage: Linen cupboard off landing

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

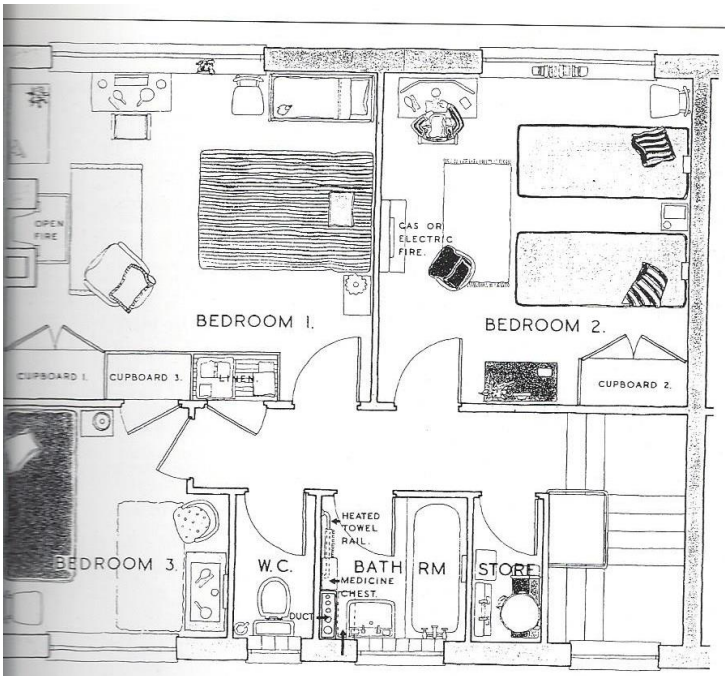
Developer: (2)

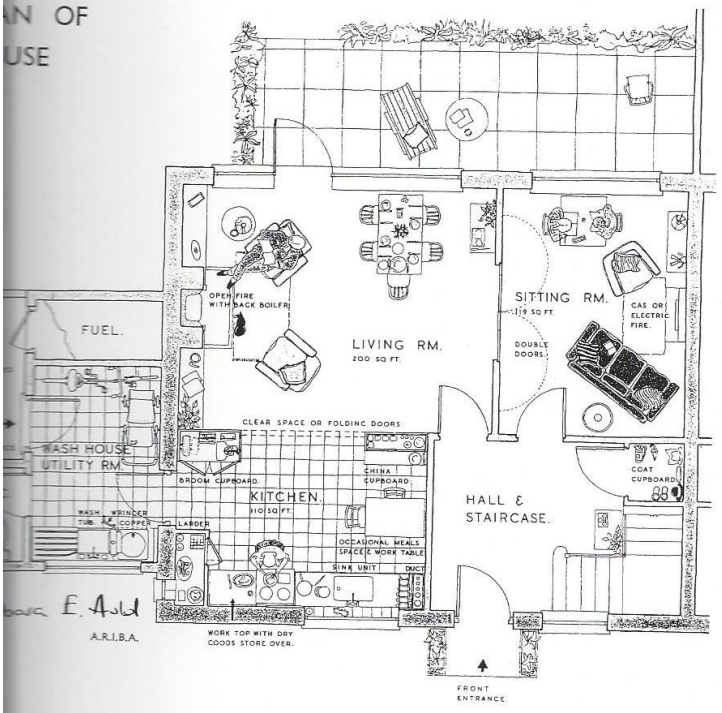
Architect: Barbara E Auld

Occupant’s occupation:

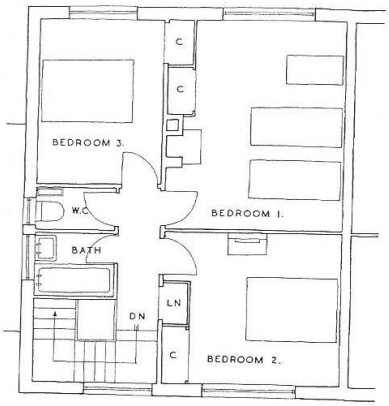
Notes:

Observations:

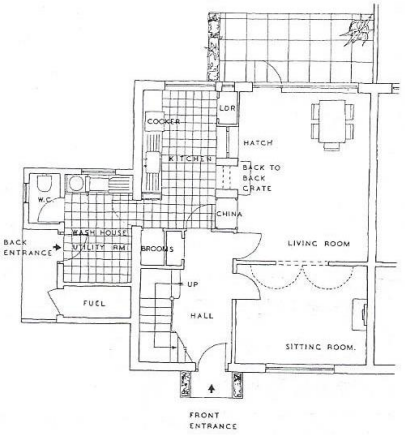




The plans for the House That Women Want were published in the Daily Mail Book of Britain's Post-War Homes. The layout of the ground floor was designed for economy of plumbing and the double doors between living room and sitting room allowed the area to be opened up for entertaining. On the first floor, the architect suggested that the house could be built so that the main bedroom could later be converted into two smaller cubicle bedrooms for older children.



ALTERNATIVE FIRST FLOOR PLAN SHOWING THREE DOUBLE BEDROOMS.



ALTERNATIVE GROUND FLOOR PLAN SHOWING KITCHEN SEPARATE FROM LIVING ROOM.

Housing record

No. 499 Date: 1950s (4)

Location: Ideal Home Exhibition house Address: The Women's Institute

O/S sheet No: Grid Reference:

Reference: Ryan Deborah S (1997) *The Ideal home through the 20th century*, London, Hazar Publishing, p 9 (2)

Description: Three bedroomed detached house (1)

Rooms and Layout: Kitchen living room, parlour and scullery downstairs, with laundry and WC in single storey extension and three bedrooms, bathroom and WC upstairs (37)

Sanitation and drainage: WC on first floor and second WC in outbuilding accessed from outside. (2, 8)

Water supply:

Gas and electricity supply:

Water heating: Back boiler in kitchen living room (3)

Cooking facilities: Range in kitchen living room (2)

Food storage: Larder in scullery (1)

Washing and bathing: First floor bathroom, with bath and wash-hand basin. (11)

Clothes washing: Copper, wash tub and drying cupboard in laundry. (9)

Room heating: Range in living room kitchen fireplace in parlour. (1)

Fuel storage: Store in outbuilding

Lighting:

General storage: Linen cupboard off landing, cylinder.

Specific provisions: Cupboards in scullery

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

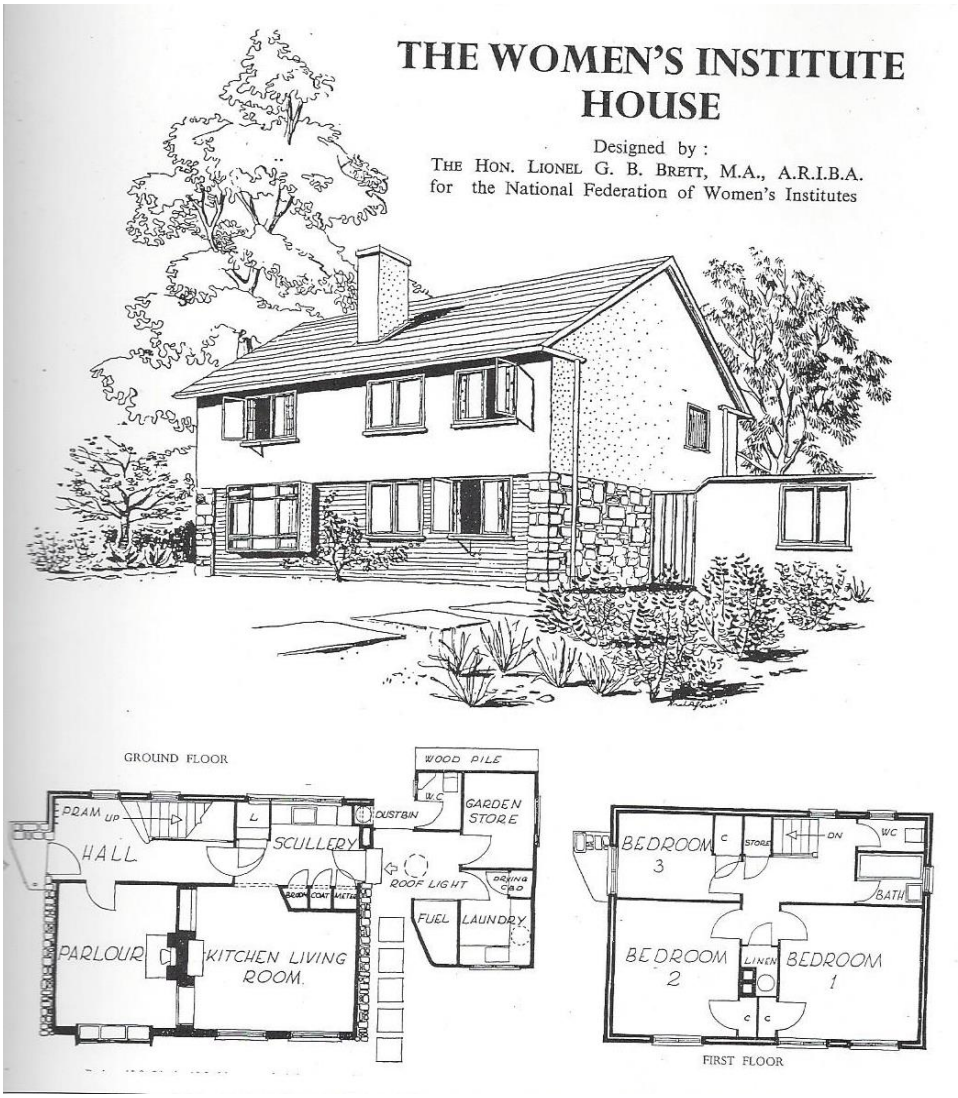
Developer: The Women’s Institute (2)

Architect: The Hon Lionel G B Brett

Occupant’s occupation:

Notes:

Observations:


THE WOMEN'S INSTITUTE HOUSE
Designed by :
THE HON. LIONEL G. B. BRETT, M.A., A.R.I.B.A.
for the National Federation of Women's Institutes
GROUND FLOOR
WOOD PILE
W.C
GARDEN STORE
PRAM UP
L
DUSTBIN
HALL
SCULLERY
ROOF LIGHT
DRYING CAB
COAT
FUEL
LAUNDRY
PARLOUR
KITCHEN LIVING ROOM.
BEDROOM 3
C
STORE
UP
W.C
BATH
BEDROOM 2
LINEN
BEDROOM 1
C
C
FIRST FLOOR

Housing record

No. 500 Date: 1965 (5)

Location: Shepperton, Middlesex. Address: Mulberry Trees

O/S sheet No: Grid Reference:

Reference: Ryan Deborah S (1997) *The Ideal home through the 20th century*, London, Hazar Publishing, p 134 (4)

Description: Two or three bedroomed semi-detached house (2)

Rooms and Layout: Lounge, dining room and kitchen downstairs, two or three bedrooms (80)

Sanitation and drainage:

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities: Beautifully equipped kitchen (5)

Food storage:

Washing and bathing:

Clothes washing:

Room heating: Complete gas central heating, Lounge with Adam fireplace (5)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description:

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Avante Estates Ltd (2)

Architect:

Occupant’s occupation:

Notes:

Observations:

Above: Private speculative builders were still relying on the charms of period style, as this advertisement from the 1965 catalogue shows.

Housing record

No. 501 Date: 1964 (4)

Location: Ideal homes exhibition. Address: Extendable house

O/S sheet No: Grid Reference:

Reference: Ryan Deborah S (1997) *The Ideal home through the 20th century*, London, Hazar Publishing, p 134 (1)

Description: Two extended to three bedroomed bungalow. (9)

Rooms and Layout: Living room, dining kitchen, two bedrooms bathroom and WC extended to include dining room and third bedroom (12)

Sanitation and drainage: WC with wash-hand basin (9)

Water supply:

Gas and electricity supply:

Water heating:

Cooking facilities:

Food storage:

Washing and bathing: Bathroom with bath and wash-hand basin (11)

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

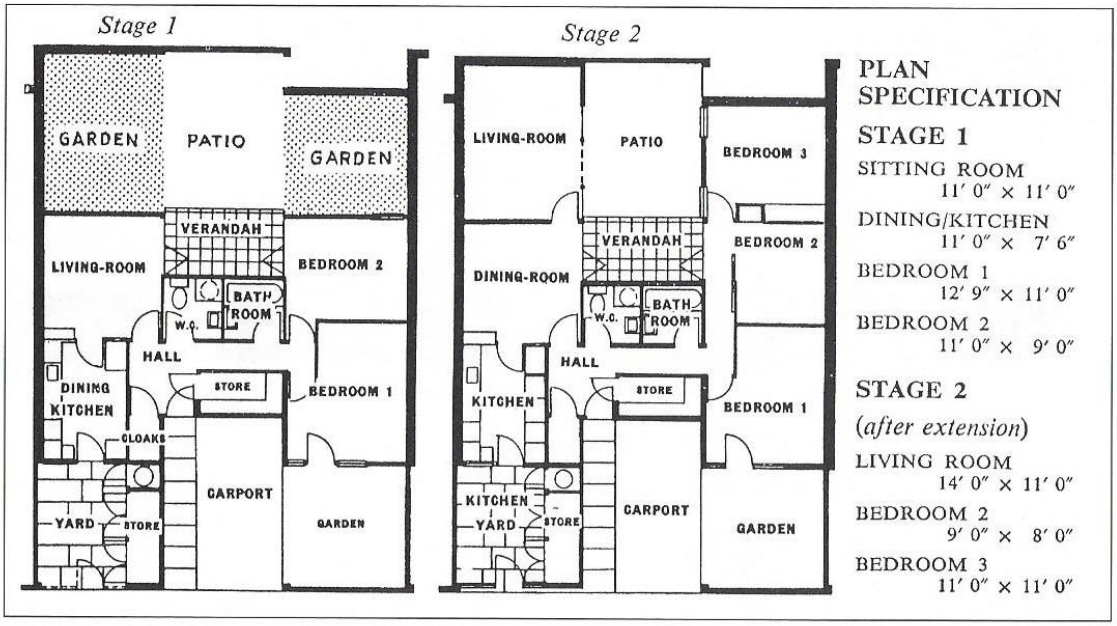
Developer: (2)

Architect:

Occupant's occupation:

Notes:

Observations:



Housing record

No. 502 Date: 1924 (3)

Location: North Harrow. Address: Glebe, Roxborough and Hooking estates

O/S sheet No: Grid Reference:

Reference: Jensen Finn (2007) *The English semi-detached house*, Ellington, Huntingdon, Ovolo Publishing p163 (4)

Description: Three or four bedroomed houses. (2)

Rooms and Layout:

Sanitation and drainage:

Water supply:

Gas and electricity supply:

Water heating: (5)

Cooking facilities:

Food storage:

Washing and bathing:

Clothes washing:

Room heating:

Fuel storage:

Lighting: Electric light

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: A Cutler (2)

Architect:

Occupant’s occupation:

Notes:

Observations:

GLEBE ESTATE. ROXBOROUGH ESTATE.
HOOKING GREEN ESTATE.

SEMI-DETACHED Brick-Built Villas on this Estate, ideally situated within 3 minutes of North Harrow, 5 minutes West Harrow Stations. Train journey about 16 minutes Baker Street or Marylebone.

3 Bedroom Semi-Det. Houses from **£750** to **£875.**
4 „ „ „ „ **£950** „ **£1050.**

REPAYMENTS AS RENT.

Over 12 Years 19s. 11d. } per Month for each
„ 15 „ 17s. 2d. } £100 advanced.

Ordinary Mortgages arranged. Repayment £12 10s. per quarter, plus interest. £200 down, balance as rent.

Electric Light, Large Gardens, Pinner Parish, Decorations to suit Purchasers. Rates 8s. in the £ per year.

A. CUTLER, *Builder,*

Estate Office, Pinner Road, North Harrow.

Phone—Harrow 139.

SAY YOU SAW IT IN "METRO-LAND."

Housing record

No. 503 Date: 1933 (3)

Location: Longsight. Address: North Road Estate

O/S sheet No: Grid Reference:

Reference: Jensen Finn (2007) *The English semi-detached house*, Ellington, Huntingdon, Ovolo Publishing p172 (4)

Description: Three bedroomed semi-detached houses. (2)

Rooms and Layout: three bedrooms, dining room, drawing room, bathroom, WC and scullery (60)

Sanitation and drainage: (8)

Water supply:

Gas and electricity supply:

Water heating:

Cooking facilities: Range (4)

Food storage:

Washing and bathing: (11)

Clothes washing:

Room heating: (2)

Fuel storage:

Lighting: Electric light

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: F Annable & Son (2)

Architect:

Occupant’s occupation:

Notes:

Observations:

ANNABLE'S HOUSES at LONGSIGHT.

MAKE EARLY APPLICATION and BE SURE
in securing one of the WONDERFUL HOUSES on the
NORTH ROAD ESTATE,
Off STANLEY GROVE,
LONGSIGHT.

(Within 1 minute of main Road 'Buses, Trams and Shops).
Every House has up-to-date MODERN LABOUR SAVING DEVICES and EASIWORK HOMES.

3 Bed Rooms — Dining Room — Drawing Room — Bath Room — W.C. — Scullery — Pantry — Outside Coal — Range for Cooking — Chromium Plated Fittings — Electric Light throughout — Garden (Back and Front) — Room for Garage. Asphalt Path — Choice of own Decorations.

PRICE
FREEHOLD **£420** FREEHOLD

Subject to a Chief Rent £4 p.a.
Deposit £22. Low Assessments. Repayments £2 10 0 per month.
NO LEGAL CHARGES — ROAD CHARGES
STAMP DUTIES OR VALUATION FEES.
APPLY AT ONCE — DON'T BE DISAPPOINTED!

F. ANNABLE & SON (Builders & Contractors),
73, HYDE ROAD, WEST GORTON, MANCHESTER.
Telephones: ARDWICK 2211. RUSHOLME 3332. BRAMHALL 552.

Fig. 8.20. An example of class 3 type semi with flat-topped bays. The picture is from a 1933 advert [11].

Housing record

No. 504 Date: 1930s (3)

Location: Kenton, Middlesex. Address: Woodcock Dell, Lyon Farm

O/S sheet No: Grid Reference:

Reference: Jensen Finn (2007) *The English semi-detached house*, Ellington, Huntingdon, Ovolo Publishing p174 (4)

Description: Semi-detached houses. (2)

Rooms and Layout:

Sanitation and drainage:

Water supply:

Gas and electricity supply:

Water heating:

Cooking facilities:

Food storage:

Washing and bathing:

Clothes washing:

Room heating: (2)

Fuel storage:

Lighting: Electric light

General storage:

Specific provisions:

Construction description:

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: F & C Costin Ltd (2)

Architect:

Occupant’s occupation:

Notes:

Observations:


"COSTIN" HOUSES
AT KENTON –
BUILT TO LAST!
27 Years Recommendations
ENTIRELY NEW FEATURES
★ No road charges
★ No law charges
★ No stamp duties
★ Electric-Light fittings included
★ Small deposits by arrangement
★ Both new Estates
WOODCOCK DELL
£865 – £1200
FREEHOLD
LYON FARM
£1050 – £2500
FREEHOLD
SEND FOR ILLUSTRATED BOOKLET NOW –
F. & C. COSTIN LTD.
Dept. A.L. Kenton Rd., Harrow.

Housing record

No. 505 Date: 1933 (3)

Location: Rayners Lane Address: The Greenway

O/S sheet No: Grid Reference:

Reference: Edwards Dennis & Pigram Ron (1983), *The Golden years of the Metropolitan Railway*, London, Baton Transport p83. (4)

Description: Three bedroomed semi-detached houses (2)

Rooms and Layout: Drawing room, dining room, kitchen and three bedrooms (60)

Sanitation and drainage: Separate WC (8)

Water supply:

Gas and electricity supply:

Water heating Ideal boiler (5)

Cooking facilities: Gas cooker (5)

Food storage: Tiled larder (1)

Washing and bathing: Tiled bathroom (11)

Clothes washing: Gas Boiler (7)

Room heating: (2)

Fuel storage:

Lighting:

General storage: Easy-work cabinet

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: B D Bird & Sons (2)

Architect:

Occupant’s occupation:

Notes:

Observations:

Housing record

No. 506 Date: 1932 (3)

Location: Ruislip Address: Croft estate

O/S sheet No: Grid Reference:

Reference: Edwards Dennis & Pigram Ron (1983), *The Golden years of the Metropolitan Railway*, London, Baton Transport p94. (4)

Description: Detached and semi-detached houses (1)

Rooms and Layout:

Sanitation and drainage: main drainage

Water supply: company's water

Gas and electricity supply: Electricity and gas services

Water heating

Cooking facilities:

Food storage:

Washing and bathing:

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description:

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: H L Bowers (2)

Architect:

Occupant’s occupation:

Notes:

Observations:

Housing record

No. 507 Date: 1930s (3)

Location: Wembley Address: Barn Hill estate

O/S sheet No: Grid Reference:

Reference: Edwards Dennis & Pigram Ron (1983), *The Golden years of the Metropolitan Railway*, London, Baton Transport. p95 (4)

Description: Detached four bedroom houses (1)

Rooms and Layout:

Sanitation and drainage: main drainage

Water supply: company's water

Gas and electricity supply: Electricity and gas services

Water heating

Cooking facilities:

Food storage:

Washing and bathing:

Clothes washing:

Room heating: (2)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Haymills (2)

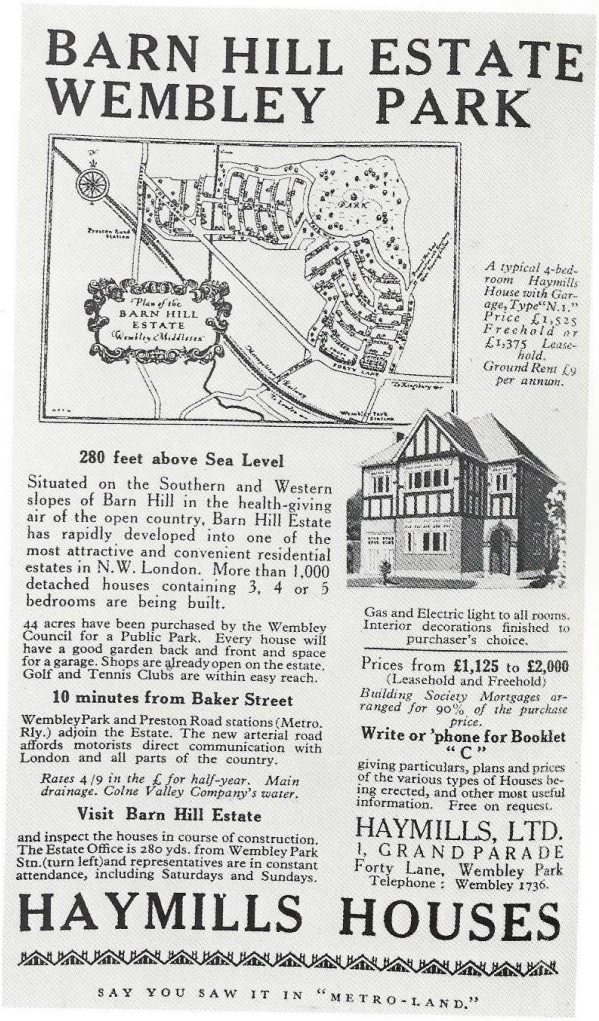
Architect:

Occupant’s occupation:

Notes:

Observations:

The Barn Hill Estate at Wembley was centred on the Preston Road station, which at the time was still very rural. A large stretch of land was purchased by the local council as a public park – a fact listed as an extra attraction to prospective house buyers, along with the inevitable golf and tennis clubs.



BARN HILL ESTATE
WEMBLEY PARK

A typical 4-bedroom Haymills House with Garage, Type "N.1." Price £1,525 Freehold or £1,375 Leasehold. Ground Rent £9 per annum.

280 feet above Sea Level

Situated on the Southern and Western slopes of Barn Hill in the health-giving air of the open country, Barn Hill Estate has rapidly developed into one of the most attractive and convenient residential estates in N.W. London. More than 1,000 detached houses containing 3, 4 or 5 bedrooms are being built.

44 acres have been purchased by the Wembley Council for a Public Park. Every house will have a good garden back and front and space for a garage. Shops are already open on the estate. Golf and Tennis Clubs are within easy reach.

10 minutes from Baker Street

WembleyPark and Preston Road stations (Metro. Rly.) adjoin the Estate. The new arterial road affords motorists direct communication with London and all parts of the country.

Rates 4/9 in the £ for half-year. Main drainage. Colne Valley Company's water.

Visit Barn Hill Estate

and inspect the houses in course of construction. The Estate Office is 280 yds. from Wembley Park Stn. (turn left) and representatives are in constant attendance, including Saturdays and Sundays.

Gas and Electric light to all rooms. Interior decorations finished to purchaser's choice.

Prices from **£1,125** to **£2,000** (Leasehold and Freehold)

Building Society Mortgages arranged for 90% of the purchase price.

Write or 'phone for Booklet "C" giving particulars, plans and prices of the various types of Houses being erected, and other most useful information. Free on request.

HAYMILLS, LTD.
1, GRAND PARADE
Forty Lane, Wembley Park
Telephone: Wembley 1736.

HAYMILLS HOUSES

SAY YOU SAW IT IN "METRO-LAND."

Housing record

No. 507A Date: 1930s (3)

Location: Wembley Address: Kenton Hill estate

O/S sheet No: Grid Reference:

Reference: Edwards Dennis & Pigram Ron (1983), *The Golden years of the Metropolitan Railway*, London, Baton Transport. p95 (4)

Description: Semidetached three bedroom houses (2)

Rooms and Layout:

Sanitation and drainage: main drainage

Water supply: company's water

Gas and electricity supply: Electricity and gas services

Water heating

Cooking facilities:

Food storage:

Washing and bathing:

Clothes washing:

Room heating: (2)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (3)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Geo H Gillett & Co. Ltd. (2)

Architect:

Occupant’s occupation:

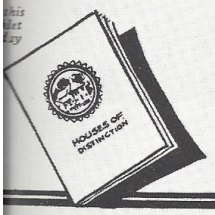
Notes:

Observations:

LLETT'S *"QUALITY"* HOUSES

EASONABLE in cost yet vastly superior to many offered at a higher price, Gillett's houses, ly placed on Kenton's highest will undoubtedly appeal. They ilt up to a standard and not down ice; they represent the successful me of a keen endeavour to satisfy need, and everything likely to labour and increase home comfort e found in their design.

The prices range from £1,045 to £1,525 and only superior materials and conscientious workmanship have been employed. Each house has a good garden and liberal frontage; each house a spacious garage or room for one. Their situation is both exclusive and accessible, and on the estate is a splendid club house with 22 tennis courts, whilst an 18-hole golf course adjoins the station.



Why not write, 'phone or call today for a copy of our "Houses of distinction" booklet describing the houses in detail —it will be well worth your while.

GEO. H. GILLETT & Co. Ltd.

Telephone - - Harrow 2514

Woodcock Hill Lane, Kenton, Harrow

SAY YOU SAW IT IN "METRO-LAND."

Page 119

Woodcock Hill, Kenton was another good quality area of new housing, built by Gillett, costing well over a thousand pounds for the superior semi-detached structure shown here. They were put up on the highest part of the district. The nearest stations were Preston Road or Northwick Park.

Housing record

No. 508 Date: 1930s (3)

Location: Southgate Address:

O/S sheet No: Grid Reference:

Reference: Edwards Dennis & Pigram Ron (1986), *London's underground suburbs*, London, Baton Transport. p56 (4)

Description: Semi-detached three bedroomed houses (2)

Rooms and Layout: porch, entrance hall, two reception rooms, kitchen, three double bedrooms, bathroom and WC. (60)

Sanitation and drainage: Separate WC (8)

Water supply

Gas and electricity supply: Gas

Water heating

Cooking facilities: tiled kitchen (5)

Food storage:

Washing and bathing: tiled bathroom (11)

Clothes washing:

Room heating:

Fuel storage:

Lighting: electric light to all rooms

General storage:

Specific provisions:

Construction description: (4)

Foundations: Concrete foundations, slate damp course.

Walls: Red brick facings

Floors:

Roof: Sand faced tiles

Finishes:

Fixtures and fittings: Hope iron frame windows

Developer: Hugh Davies (2)

Architect:

Occupant’s occupation:

Notes:

Observations:

North London. Estate agents were anxious to stress the comparatively low weekly expense of their properties. Here the deposit was pitched quite high, for £50 was roughly half the cost of a Ford 8 saloon car, larg numbers of which were starting to pour out of the factories during these years.

Housing record

No. 509 Date: 1930s (3)

Location: Wembley Hill Address:

O/S sheet No: Grid Reference:

Reference: Edwards Dennis & Pigram Ron (1986), *London's underground suburbs*, London, Baton Transport. p80 (4)

Description: Semi-detached three bedroomed houses (2)

Rooms and Layout: three bedrooms, two reception rooms, bathroom, kitchenette and WC. (60)

Sanitation and drainage: Separate WC (8)

Water supply

Gas and electricity supply:

Water heating

Cooking facilities: tiled kitchenette (5)

Food storage:

Washing and bathing: tiled bathroom (11)

Clothes washing:

Room heating: (2)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Callow & Wright Limited (2)

Architect:

Occupant’s occupation:

Notes:

Observations:

Wembley
Most builders termed their developments 'Garden Suburbs' or 'Garden City' if they had taken some sort of effort to provide a parade of shops on their new estates. This typical advertisement for Callow & Wright shows what was on offer at Wembley Hill, near to the Bakerloo Line.

Housing record

No. 510 Date: 1927 (3)

Location: Northwick Park Address:

O/S sheet No: Grid Reference:

Reference: Edwards Dennis & Pigram Ron (1986), *London's underground suburbs*, London, Baton Transport. p82 (4)

Description: Four bedroomed houses. (1)

Rooms and Layout:

Sanitation and drainage: Main drainage

Water supply: Colne Valley Water

Gas and electricity supply:

Water heating

Cooking facilities:

Food storage:

Washing and bathing:

Clothes washing:

Room heating:

Fuel storage:

Lighting: Electric light

General storage:

Specific provisions: Gas

Construction description:

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: The Northwick Estate (2)

Architect:

Occupant’s occupation:

Notes:

Observations:

Northwick Park. Advertisement, in 1927, for the estate built on land owned by the Churchill Family, whose seat was at Northwick Park near Blockley in the Cotswolds. The Met Country Estates announced: 'Why pay high rents and live in crowded flats when well-planned houses can be purchased on advantageous terms.

Housing record

No. 511 Date: 1934 (3)

Location: South Harrow, Rayners Lane Address:

O/S sheet No: Grid Reference:

Reference: Edwards Dennis & Pigram Ron (1986), *London's underground suburbs*, London, Baton Transport. p87 (4)

Description: Four bedroomed houses. (1)

Rooms and Layout: (95)

Sanitation and drainage: separate WC (8)

Water supply:

Gas and electricity supply:

Water heating (5)

Cooking facilities: (5)

Food storage:

Washing and bathing: Bathroom (11)

Clothes washing:

Room heating: Central heating (5)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description:

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: T F Nash (2)

Architect:

Occupant's occupation:

Notes:

Observations:

Manor Homes advertisement 1934. Not everybody liked this kind of advertisement nor the houses that the Nash group of companies built. At Rayners Lane, E. S. Reid's Harrow Garden Village Estate announced in *Metro-land*: 'Profit is not the first consideration . . . our houses are not blots on the landscape . . . great care has been taken to keep away from the monotony of mass-produced houses.'

Housing record

No. 512 Date: 1929 (3)

Location: Kenton Address:

O/S sheet No: Grid Reference:

Reference: Edwards Dennis & Pigram Ron (1986), *London's underground suburbs*, London, Baton Transport. p100 (4)

Description: Three bedroomed semi-detached houses. (2)

Rooms and Layout: Two reception rooms, roomy tiled kitchen, three bedrooms, bathroom and WC (60)

Sanitation and drainage: Separate WC (8)

Water supply:

Gas and electricity supply:

Water heating: Ideal boiler (5)

Cooking facilities: (5)

Food storage:

Washing and bathing: tiled bathroom with built-in bath (11)

Clothes washing: gas copper (7)

Room heating: (2)

Fuel storage:

Lighting:

General storage:

Specific provisions: glass fronted dresser

Construction description: (3)

Foundations:

Walls: double slate damp course

Floors:

Roof: boarded roof, English tiles, lead flashings

Finishes:

Fixtures and fittings: Crittall steel windows

Developer: Edwards (2)

Architect:

Occupant’s occupation:

Notes:

Observations:

Kenton. HRP estate advertisement. The land was sold by St Bartholomew's Hospital for building in about 1929 and over the next five years the vast estate of neat semi-detached houses spread right across from Kenton Lane to the edge of Wealdstone and north towards Belmont.

Kenton, with its parades of shops, its houses with their gardens full of roses, and the old Wealdstone brook safely culverted, was the complete suburb. The only countryside was glimpsed away north on the slopes of Harrow Weald.

Housing record

No. 513 Date: 1930s (3)

Location: Sudbury Hill Address: Whitton Avenue

O/S sheet No: Grid Reference:

Reference: Edwards Dennis & Pigram Ron (1986), *London's underground suburbs*, London, Baton Transport. p20 (4)

Description: Three bedroomed semi-detached houses. (2)

Rooms and Layout: Two living rooms, kitchen three bedrooms and bathroom (60)

Sanitation and drainage: (7)

Water supply:

Gas and electricity supply:

Water heating:

Cooking facilities: Fully fitted light-labour kitchen (5)

Food storage:

Washing and bathing: tiled bathroom (12)

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description:

Foundations:

Walls:

Floors:

Roof: boarded roof,

Finishes:

Fixtures and fittings:

Developer: Richard Costain & Sons Ltd (2)

Architect:

Occupant’s occupation:

Notes:

Observations:

Give them a better outlook in 1933!

Your rent will buy them a home at Greenford ; give them greater happiness—better health—and a heritage which You can enjoy for a lifetime. We make this great step simple—you make the Future secure.

FOR £10 CASH YOU MOVE IN

Your Building Society Repayments, INCLUSIVE of all Road Charges, Legal Fees, etc, are from

16/6 WEEKLY—NO EXTRAS

Greenford Homes are 2 minutes walk from Sudbury Hill Station. 354 trains daily carry you to and from the City and West End without any change, or bus or tram ride. Season Ticket (to Piccadilly or Temple Station) 5/7 weekly). Run out this week-end and inspect these full-value houses, built to last for generations. All are FREEHOLD. ACCOMMODATION: 3 Bedrooms, 2 Living Rooms, Tiled Bathroom and fully fitted light-labour Kitchen. Every house completely decorated and ready for occupation. Post the Coupon below for Plans and Details of the simple Costain-Owner-Purchaser Plan—founded upon 60 years of home-building experience.

COUPON.

To Richard Costain & Sons, Ltd.,
Estate Office, Greenford Road,
Greenford, Middlesex.

Please send plans and copy of your book without obligation to

Name .....

Address .....

.....

BLOCK LETTERS PLEASE E.N.

Sudbury Hill. Typical estate agent's advertisement. This one is for houses along Whitton Avenue and district. But they were certainly more than the two minutes' walk from the station mentioned in the copy!

Housing record

No. 514 Date: C 1930 (3)

Location: Pinner Address: Cecil Park Estate

O/S sheet No: Grid Reference:

Reference: Edwards Dennis (1977) *Metro memories, a pictorial history of Metro-land*, London, Barton Transport p45. (4)

Description: Pair of houses (2)

Rooms and Layout:

Sanitation and drainage:

Water supply:

Gas and electricity supply:

Water heating

Cooking facilities:

Food storage:

Washing and bathing

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description:

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

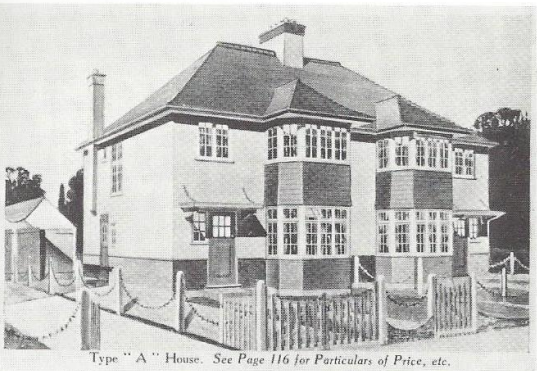
Developer: E S Reid (2)

Architect:

Occupant’s occupation:

Notes:

Observations:



Type " A " House. *See Page 116 for Particulars of Price, etc.*

NOWHERE in the whole perimeter of London has more remarkable development taken place during the past year than at Harrow Garden Village and, similarly, nowhere in or around London, can better value be obtained than that afforded by the various types of Reid Houses which form the outstanding feature of this increasingly popular Estate.
Reid houses are built to give lasting pleasure and pride; they are selling as fast as they are built; they are recommended by purchasers, surveyors and Building Societies; they reflect consummate care and thoroughness of

E.S. REID, STATION ESTATE OFFICE

SAY YOU SAW IT IN "METRO-LAND."

Page 114

Type " C " House. *See Page 117 for Particulars of Price, etc.*

workmanship and at every stage of their construction the closest scrutiny is cordially welcomed for the more thoroughly they are examined, the more apparent will become the value offered.
With a Reid house there is no such thing as monotony for they are so varied as to preserve the individuality of each and all. Again, with a Reid house goes a definite pledge of quality, satisfaction and after-sale service, whilst, behind it all, there is a friendly personal factor, a keenness to help and an assurance of a "square-deal" in every detail.

HARROW GARDEN VILLAGE
RAYNERS LANE STATION, MIDDSX
TELEPHONE: PINNER 987

RURAL RAYNERS LANE

A view along the Lane to Pinner in about 1930. The young lady is the daughter of the editor of *Metro-land*.

Photograph: Authors' Collection

THE HOUSES
are unique and tasteful in design, thoroughly well built, and have large gardens. They are planned by and erected under the direct supervision of the Committee's Architect.

THE SEWERS
are connected with the main drainage system of the district and great care is taken with the sanitary arrangements generally.

URBAN RAYNERS LANE

Very soon the Metropolitan Railway Country Estates began to lay out the Harrow Garden Village estate here, with chalets, houses and bungalows grouped around village greens or along avenues planted with flowering trees. Rows of neo-Tudor shops were built, while south of the station T.F. Nash began the vast housing estate of terraced and semi-detached 'Tudor' houses, with stained-glass front doors and pebble-dash-finish walls. The developers were so proud of their estate ('no stereo-typed layouts') that a gala opening week was held and a triumphal arch erected over the new shopping street, with a grand fireworks' display.

Photograph: Authors' Collection

45

Housing record

No. 515 Date: C 1930 (3)

Location: Pinner Address: Cecil Park Estate

O/S sheet No: Grid Reference:

Reference: Edwards Dennis (1977) *Metro memories, a pictorial history of Metro-land*, London, Barton Transport p66. (4)

Description: Pair of semi-detached houses (2)

Rooms and Layout:

Sanitation and drainage:

Water supply:

Gas and electricity supply:

Water heating

Cooking facilities:

Food storage:

Washing and bathing

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Cecil Park Estate (2)

Architect:

Occupant’s occupation:

Notes:

Observations:

Cecil Park Estate,

PINNER.

(The property of the Metropolitan Railway Surplus Lands Committee.)

Rent, £50 or £55.

GOOD CLASS SEMI-DETACHED HOUSES to be LET. Rents from £50 to £75.

PLOTS OF LAND

for the erection of Houses of good class are also to be let on Building Lease at moderate ground rents.

THIS ESTATE

is beautifully timbered, charmingly situated, and is within a few minutes walk of Pinner Village and of the Metropolitan Railway Station.

Housing record

No. 516 Date: C 1930 (3)

Location: Pinner Address: Cuckoo Hill Estate

O/S sheet No: Grid Reference:

Reference: Edwards Dennis (1977) *Metro memories, a pictorial history of Metro-land*, London, Barton Transport p69. (4)

Description:

Rooms and Layout:

Sanitation and drainage: Main drainage

Water supply:

Gas and electricity supply: Gas, water and electricity

Water heating

Cooking facilities:

Food storage:

Washing and bathing

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (2)

Architect:

Occupant’s occupation:

Notes:

Observations:

CUCKOO HILL ESTATE, PINNER

8 minutes' walk from Pinner Station (Metro.)

THE CITY MAN'S IDEAL RESIDENTIAL SUBURB

AN IDEAL TYPE ON THE ESTATE.

SUPERIOR FREEHOLD VILLAS AND SPACIOUS BUILDING PLOTS FOR SALE

Room for Garage. Houses built to your own ideas and designs. Government Guaranteed Title. Good Road. Main Drainage. Gas, Water, Electricity. Mortgages arranged. Expert advice on all matters. Good Schools. Tennis Courts are on the Estate. Inspection cordially invited.

Write for Brochure to W. A. TELLING, LTD.

CUCKOO HILL ESTATE OFFICE, STATION APPROACH, PINNER

TEL.: PINNER 598

EASTCOTE END PARK ESTATE :: EASTCOTE

(Close to Eastcote Station)

Attractive 3-Bedroom Houses and Bungalows. Write for full Particulars to :

W. A. TELLING, Ltd., Estate Office, Eastcote Stn. TEL.: PINNER 210

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SAY YOU SAW IT IN "METRO-LAND."

CUCKOO HILL

Detached houses set in leafy lanes were the style of housing developments in the Pinner area. Big gardens, bowling greens, tennis courts and rock gardens were the vogue. Cuckoo Hill was a 1930s development very popular with City businessmen.

Photograph: Authors' Collection

Housing record

No. 517 Date: 1938 (3)

Location: Leeds Address: Quarry Hill

O/S sheet No: Grid Reference:

Reference: Ravetz Alison (1974) *Model Estate, planned housing at Quarry Hill, Leeds,* London, Croom Helm p63. (2)

Mitchell Peter (1990) *Memento Mori, The flats at Quarry Hill, Leeds,* Otley, Smith Settle Ltd.

Description: Two and three bedroomed flats in large block (7)

Rooms and Layout: Living room, two bedrooms, scullery and bathroom (10)

Sanitation and drainage: WC in bathroom. Garchey method of water-borne refuse disposal. (7)

Water supply:

Gas and Electric supply: Both gas and electricity

Water heating: (7)

Cooking facilities: Baking oven, cooking range in living-room, gas rings and griller in scullery (8)

Food storage: (1)

Washing and bathing: Bathroom with bath, WC and wash-hand basin (12)

Clothes washing: Central laundry (11)

Room heating: coke range in living-room and coke fire in main bedroom socket for electric fire in other bedroom (2)

Fuel storage: on balcony

Lighting: electric lighting throughout

General storage:

Specific provisions:

Construction description: Mopin system (13)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Leeds council (1)

Architect: Mr Livett

Occupant's occupation:

Notes: As the only local authority estate of the interwar period to be built unconventionally, Quarry Hill has a special historical interest. Mopin's system, which was among the most advanced of its time, depended on a light steel frame encased in pre-cast units filled with poured concrete. Walls, floors, ceilings and all other parts were made of light, prefabricated units which enabled the building to be built up and worked on in stages, without scaffolding or shuttering.

The most careful design had gone into the scullery, which had a deep sink (then a new fashion) which was built into a worktop with cupboards below and a pan shelf above. Under the sink was fitted a refuse hopper for the Garchey system.

A baking oven in the scullery was connected to an open coke grate in the living room. This back-to-back range had been considered sympathetically in the Tudor Walters' Report. Livett felt a baking oven was essential for the northern housewife, who still baked her own bread, and was enthusiastic about the opportunities it gave for making the scullery, 'the housewife's workshop', warm and comfortable. He was very determined, however, that the tiny floor area of the scullery should preclude the serving of meals there, while as a concession to tradition the living room fire was fitted with trivets for pans. The rest of the cooking was to be done on a pair of gas rings and griller on the scullery worktop. Additional fittings were an electric socket for an iron and a ventilated larder.

The living-room was therefore intended to be dining and living room combined. It was fitted with a china cupboard, an airing cupboard, and a gas point for a poker. The master bedroom had a coke grate with a gas point and a fitted wardrobe and the second bedroom had an electric point for a fire and a corner hanging bracket. The bathroom contained a w.c. and a full length bath with a basin fitted over the end, to save space.

Every flat had an outlet for radio, which was relayed, and there was electric lighting throughout.

Observations:

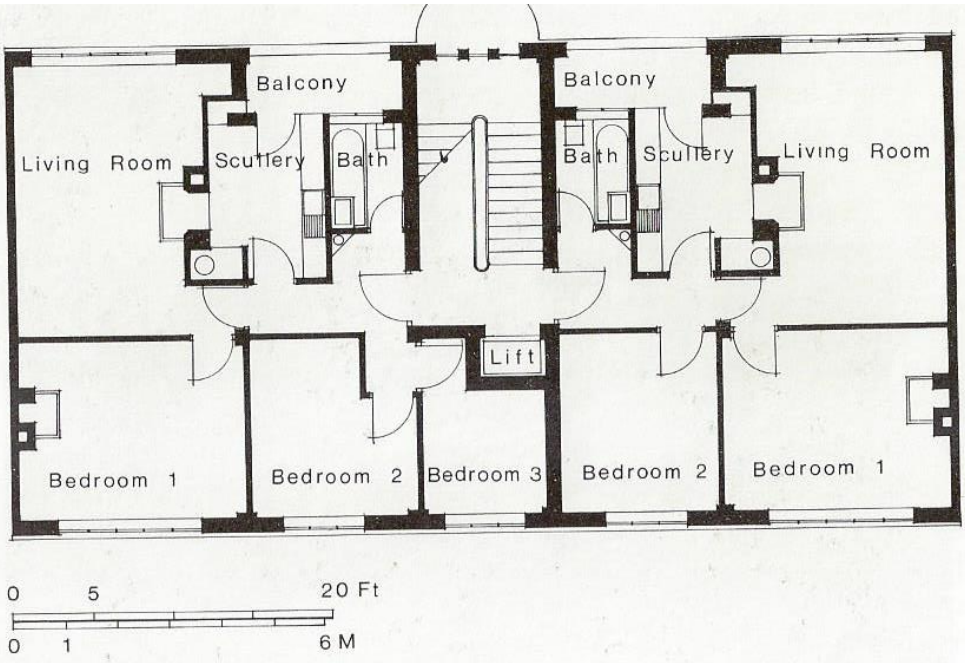


Fig.4 Plan of typical staircase block, two and three-bedroom flats

Housing record

No. 517A Date: 1938 (3)

Location: Leeds Address: Quarry Hill

O/S sheet No: Grid Reference:

Reference: Ravetz Alison (1974) *Model Estate, planned housing at Quarry Hill, Leeds,* London, Croom Helm p63. (2)

Mitchell Peter (1990) *Memento Mori, The flats at Quarry Hill, Leeds,* Otley, Smith Settle Ltd.

Description: Two and three bedroomed flats in large block (7)

Rooms and Layout: Living room, three bedrooms, scullery and bathroom (13)

Sanitation and drainage: WC in bathroom. Garchey method of water-borne refuse disposal. (7)

Water supply:

Gas and Electric supply: Both gas and electricity

Water heating: (7)

Cooking facilities: Baking oven, cooking range in living-room, gas rings and griller in scullery (8)

Food storage: (1)

Washing and bathing: Bathroom with bath, WC and wash-hand basin (12)

Clothes washing: Central laundry (11)

Room heating: coke range in living-room and coke fire in main bedroom socket for electric fire in other bedroom (2)

Fuel storage: on balcony

Lighting: electric lighting throughout

General storage:

Specific provisions:

Construction description: Mopin system (13)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Leeds council (1)

Architect: Mr Livett

Occupant's occupation:

Notes: As the only local authority estate of the interwar period to be built unconventionally, Quarry Hill has a special historical interest. Mopin's system, which was among the most advanced of its time, depended on a light steel frame encased in pre-cast units filled with poured concrete. Walls, floors, ceilings and all other parts were made of light, prefabricated units which enabled the building to be built up and worked on in stages, without scaffolding or shuttering.

The most careful design had gone into the scullery, which had a deep sink (then a new fashion) which was built into a worktop with cupboards below and a pan shelf above. Under the sink was fitted a refuse hopper for the Garchey system.

A baking oven in the scullery was connected to an open coke grate in the living room. This back-to-back range had been considered sympathetically in the Tudor Walters' Report. Livett felt a baking oven was essential for the northern housewife, who still baked her own bread, and was enthusiastic about the opportunities it gave for making the scullery, 'the housewife's workshop', warm and comfortable. He was very determined, however, that the tiny floor area of the scullery should preclude the serving of meals there, while as a concession to tradition the living room fire was fitted with trivets for pans. The rest of the cooking was to be done on a pair of gas rings and griller on the scullery worktop. Additional fittings were an electric socket for an iron and a ventilated larder.

The living-room was therefore intended to be dining and living room combined. It was fitted with a china cupboard, an airing cupboard, and a gas point for a poker. The master bedroom had a coke grate with a gas point and a fitted wardrobe and the second bedroom had an electric point for a fire and a corner hanging bracket. The bathroom contained a w.c. and a full length bath with a basin fitted over the end, to save space.

Every flat had an outlet for radio, which was relayed, and there was electric lighting throughout.

Observations:

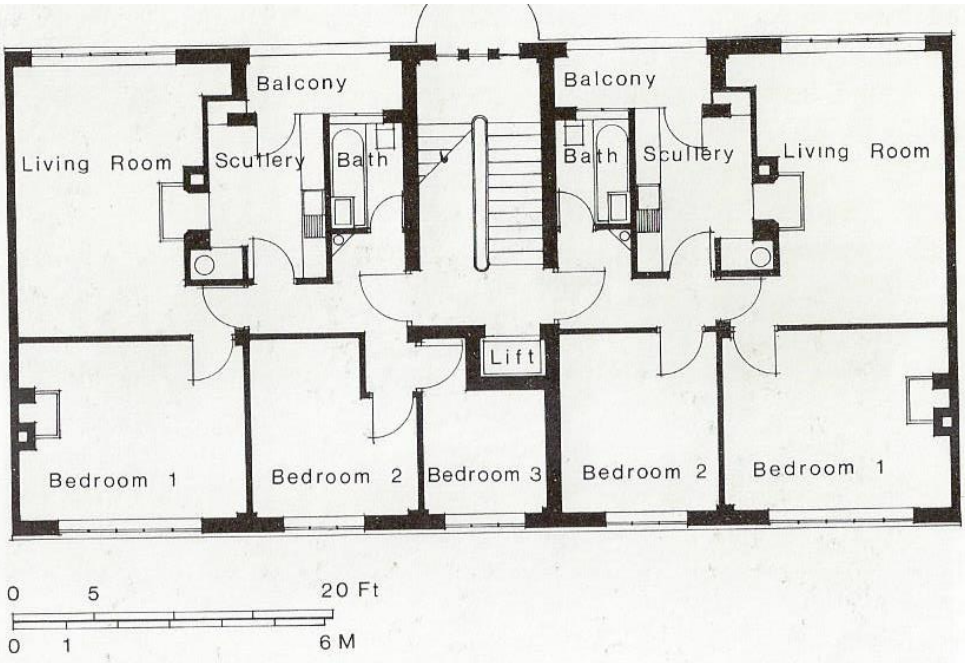


Fig.4 Plan of typical staircase block, two and three-bedroom flats

Housing record

No. 518 Date: 1930s (3)

Location: First National Housing trust Ltd Address: Typical house

O/S sheet No: Grid Reference:

Reference: Boot Charles (1943) *Houses built by private enterprise,* Ashford, First National Housing Trust (2)

Description: Pair of three bedroomed houses (2)

Rooms and Layout: Living room, Parlour and scullery down stairs, three bedrooms and bathroom/WC upstairs (49)

Sanitation and drainage: WC in upstairs bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: (3)

Cooking facilities: Probable range in living room (2)

Food storage: Food store off scullery (1)

Washing and bathing: Bathroom on first floor with bath, WC and wash-hand basin (12)

Clothes washing: sink in scullery

Room heating: Fire place in parlour and two bedrooms (2)

Fuel storage: Fuel store of side lobby

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

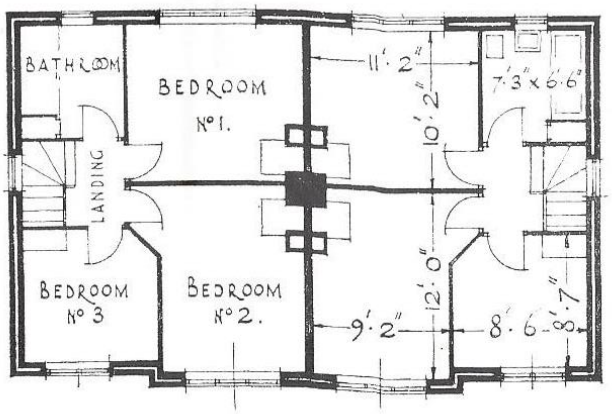
Developer: First National housing Trust Ltd. (2)

Architect: Earnest Willson

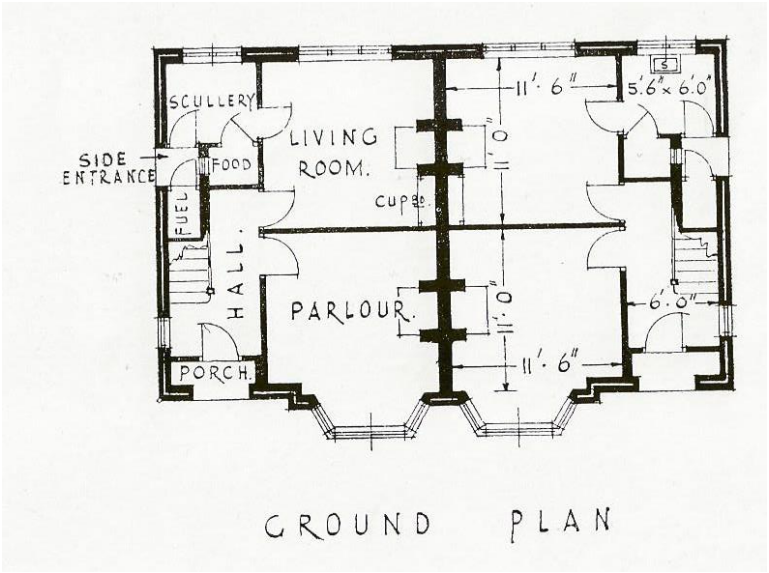
Occupant’s occupation:

Notes:

Observations:



FIRST FLOOR PLAN


SCULLERY
SIDE ENTRANCE
FOOD
LIVING ROOM.
FUEL
HALL.
PARLOUR.
PORCH.
11'. 6"
5'.6" x 6'.0"
11'. 6"
6'. 0"
11'. 6"
GROUND PLAN

Housing record

No. 519 Date: 1930s (3)

Location: First National Housing trust Ltd Address: Typical house 2

O/S sheet No: Grid Reference:

Reference: Boot Charles (1943) *Houses built by private enterprise*, Ashford, First National Housing Trust (2)

Description: Block of two and three bedroomed houses (4)

Rooms and Layout: Living room and kitchen down stairs, two bedrooms and bathroom upstairs (22)

Sanitation and drainage: WC off rear lobby (5)

Water supply:

Gas and Electric supply:

Water heating: Indication of hot water storage cylinder in first floor linen cupboard (3)

Cooking facilities: Probable range in kitchen (4)

Food storage: Larder off kitchen (1)

Washing and bathing: Bathroom on first floor with bath and wash-hand basin (11)

Clothes washing: indication of wash boiler under draining board, sink in kitchen (7)

Room heating: Fire places in living room and one bedroom (2)

Fuel storage: Coal store of rear lobby

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

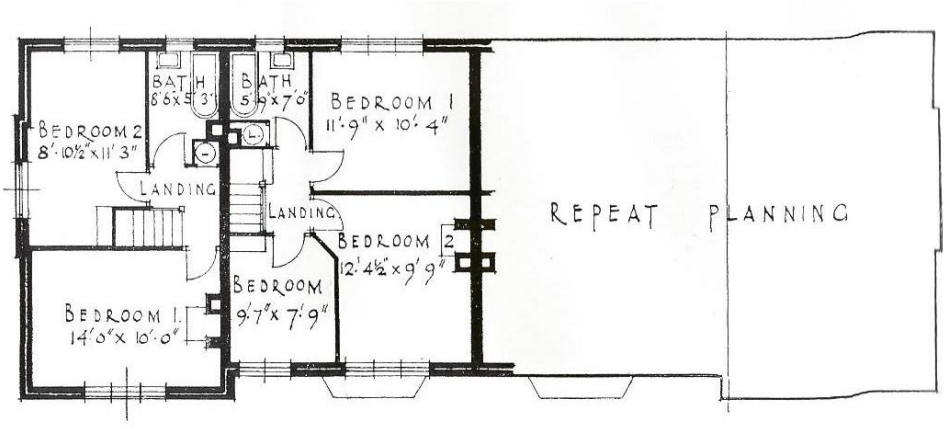
Developer: First National Housing Trust Ltd (2)

Architect: Earnest Willson

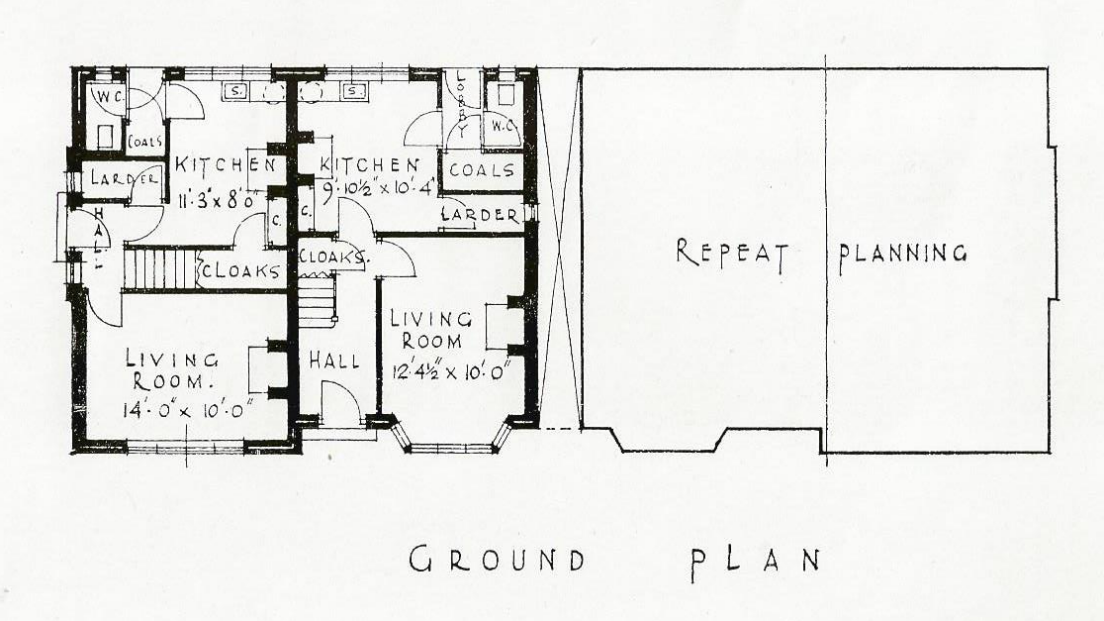
Occupant’s occupation:

Notes:

Observations:



FIRST FLOOR PLAN


W.C.
COALS
LARDER
KITCHEN
11'·3" x 8'·0"
HALL
CLOAKS
LIVING ROOM.
14'·0" x 10'·0"
S.
S.
C.
C.
CLOAKS
HALL
KITCHEN
9'·10½" x 10'·4"
LOBBY
W.C.
COALS
LARDER
LIVING ROOM
12'·4½" x 10'·0"
REPEAT
PLANNING
GROUND PLAN

Housing record

No. 519A Date: 1930s (3)

Location: First National Housing trust Ltd Address: Typical house 2

O/S sheet No: Grid Reference:

Reference: Boot Charles (1943) *Houses built by private enterprise*, Ashford, First National Housing Trust (2)

Description: Block of two and three bedroomed houses (4)

Rooms and Layout: Living room and kitchen down stairs, three bedrooms and bathroom upstairs (45)

Sanitation and drainage: WC off rear lobby (5)

Water supply:

Gas and Electric supply:

Water heating: Indication of hot water storage cylinder in first floor linen cupboard (3)

Cooking facilities: Probable range in kitchen (4)

Food storage: Larder off kitchen (1)

Washing and bathing: Bathroom on first floor with bath and wash-hand basin (11)

Clothes washing: indication of wash boiler under draining board, sink in kitchen (7)

Room heating: Fire places in living room and one bedroom (2)

Fuel storage: Coal store of rear lobby

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

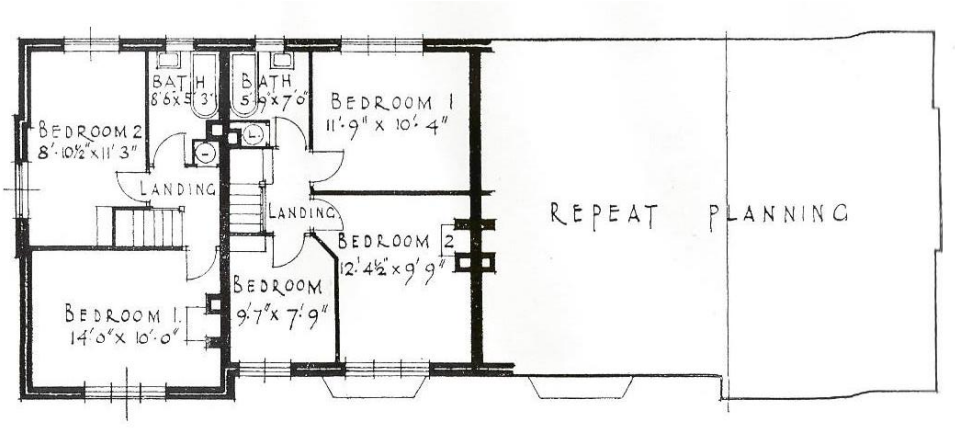
Developer: First National Housing Trust Ltd (2)

Architect: Earnest Willson

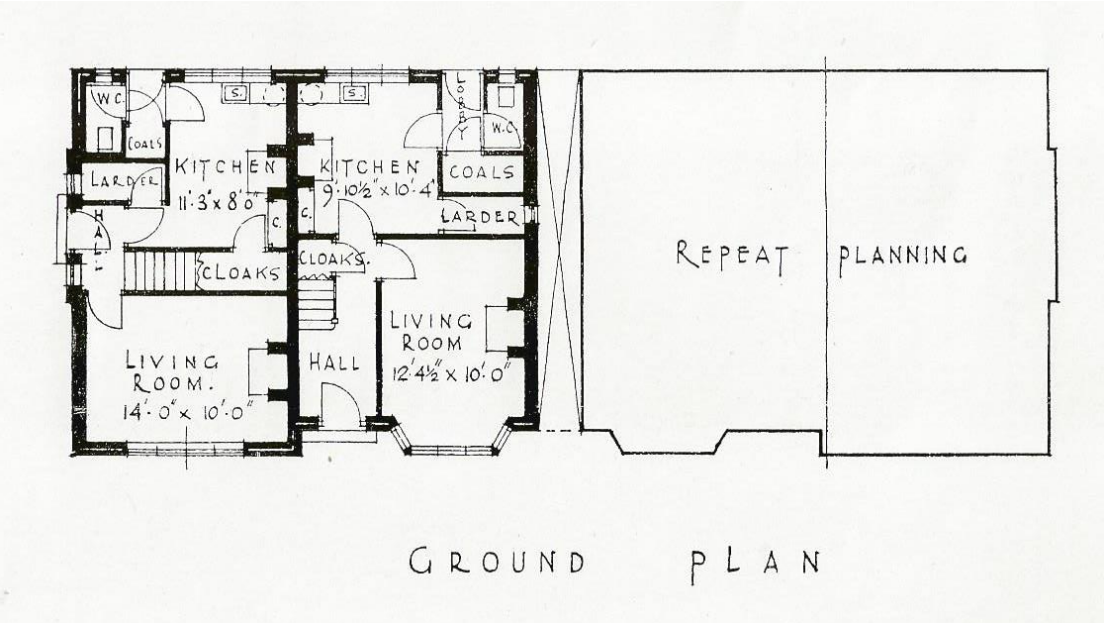
Occupant’s occupation:

Notes:

Observations:



FIRST FLOOR PLAN


W.C.
COALS
LARDER
KITCHEN
11'·3" x 8'·0"
H
A
L
L
C.
CLOAKS
LIVING
ROOM.
14'·0" x 10'·0"
S.
S.
KITCHEN
9'·10½" x 10'·4"
C.
CLOAKS
HALL
LIVING
ROOM
12'·4½" x 10'·0"
LOBBY
W.C.
COALS
LARDER
REPEAT
PLANNING
GROUND PLAN

Housing record

No. 520 Date: 1930s (3)

Location: First National Housing trust Ltd Address: Typical house 3

O/S sheet No: Grid Reference:

Reference: Boot Charles (1943) *Houses built by private enterprise*, Ashford, First National Housing Trust (2)

Description: Pair of three bedroomed houses

Rooms and Layout: Living room, parlour and kitchen down stairs, three bedrooms and bathroom/WC upstairs (55)

Sanitation and drainage: WC in upstairs bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: (4)

Cooking facilities: Gas cooker in kitchen (5)

Food storage: Larder off kitchen (1)

Washing and bathing: Bathroom on first floor with bath, WC and wash-hand basin (12)

Clothes washing: gas copper under draining board, sink in kitchen (7)

Room heating: Fire places in living room, parlour and two bedrooms (2)

Fuel storage: Fuel store under stairs, accessed from outside

Lighting:

General storage: Dresser in kitchen

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

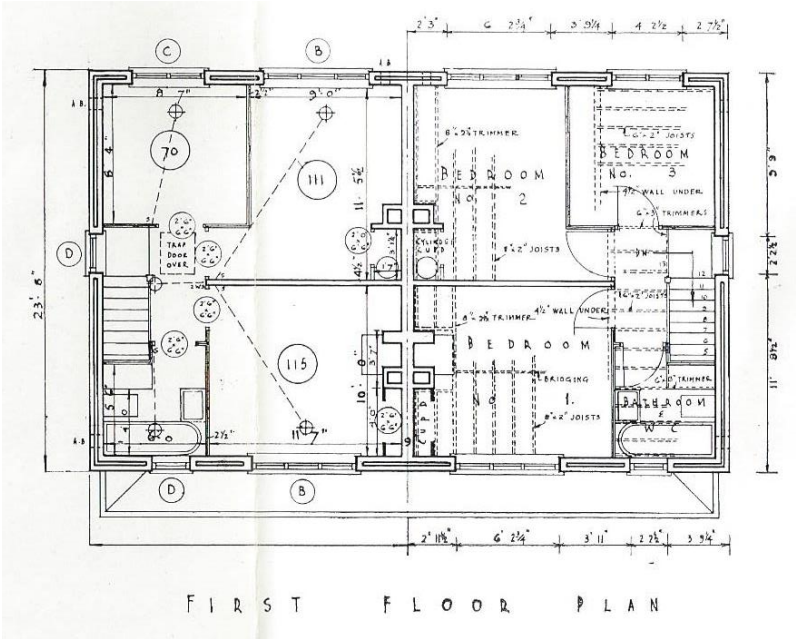
Developer: First National Housing Trust Ltd (2)

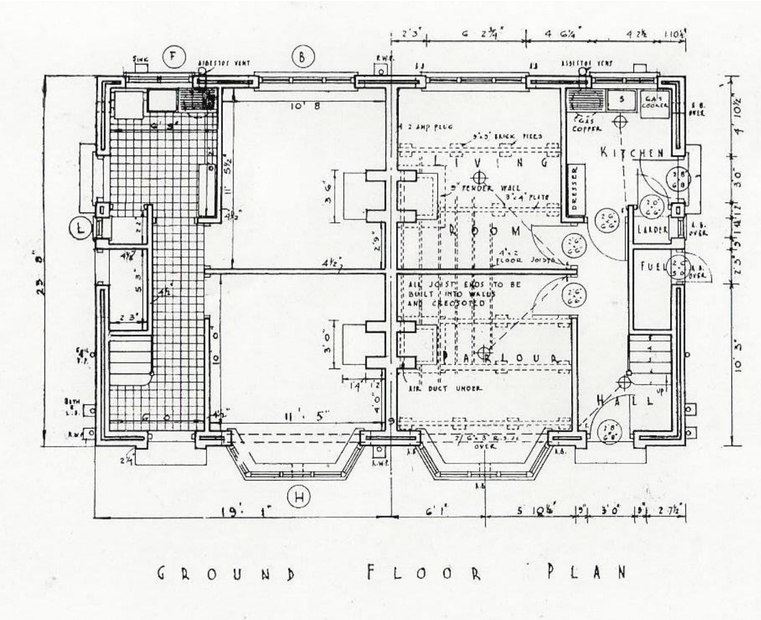
Architect:

Occupant’s occupation:

Notes:

Observations:




SINK
ASBESTOS VENT
GAS COOKER
GAS COPPER
2 AMP PLUG
KITCHEN
DRESSER
LIVING ROOM
5" FENDER WALL
LARDER
FUEL
ALL JOIST ENDS TO BE BUILT INTO WALLS AND CREOSOTED
PARLOUR
AIR DUCT UNDER
HALL
R.W.P.
GROUND FLOOR PLAN

Housing record

No. 521 Date: 1930s (3)

Location: First National Housing trust Ltd Address: Typical house 4

O/S sheet No: Grid Reference:

Reference: Boot Charles (1943) *Houses built by private enterprise*, Ashford, First National Housing Trust (2)

Description: Block of three bedroomed houses (4)

Rooms and Layout: Living room and kitchen down stairs, three bedrooms and bathroom/WC upstairs (45)

Sanitation and drainage: WC in upstairs bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: Boiler in kitchen (5)

Cooking facilities: Gas cooker in kitchen (5)

Food storage: Larder off kitchen (1)

Washing and bathing: Bathroom on first floor with bath, WC and wash-hand basin (12)

Clothes washing: gas copper (7)

Room heating: Fire places in living room and main bedroom, gas fire in bedroom 2. (3)

Fuel storage: Fuel store, accessed from outside

Lighting:

General storage: Dresser in kitchen, linen cupboard with hot water cylinder in bathroom

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

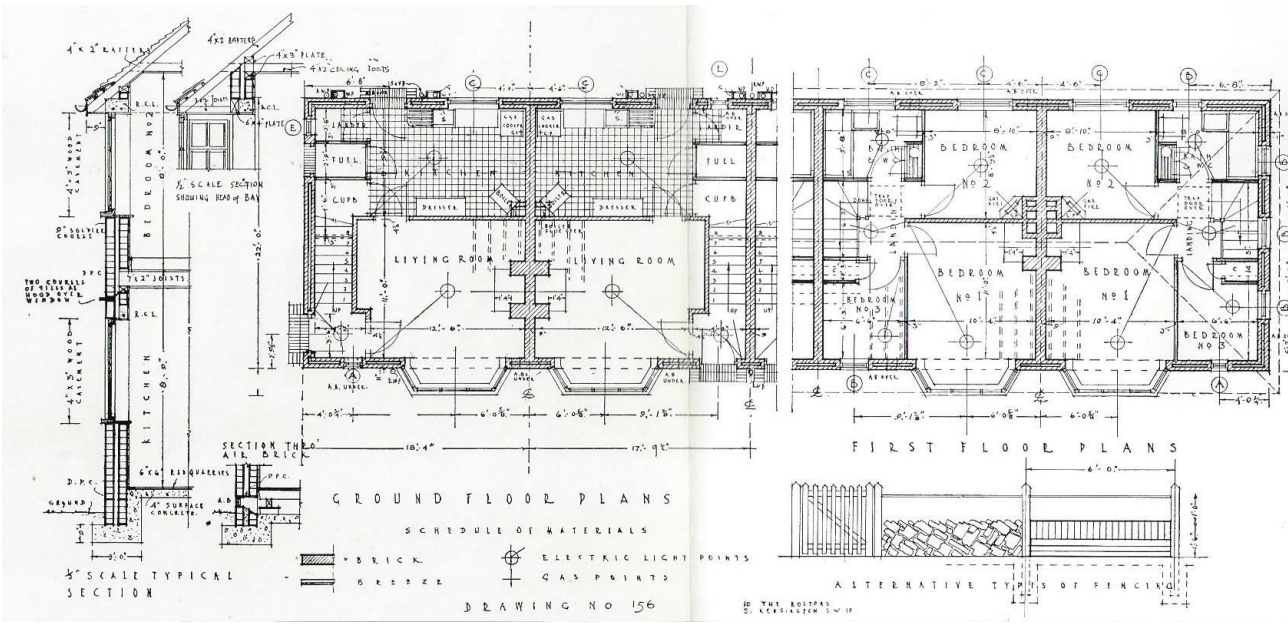
Developer: First National Housing Trust Ltd (2)

Architect:

Occupant’s occupation:

Notes:

Observations:



Housing record

No. 522 Date: 1953-63 (4)

Location: Sheffield Address: Park Hill, flat

O/S sheet No: 111 Grid Reference: SK 362872

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield*, Sheffield, City of Sheffield Architect's Department. p46/7

Tuffrey Peter (2013) *Sheffield Flats, Park Hill and Hyde Park, Hope, Eye-Sore, Heritage,* Fonthill. (2)

Description: Blocks of one and two bedroomed flats and three bedroomed maisonettes. (7)

Rooms and Layout: Living room, dining-kitchen, bedroom and bathroom/WC. (8)

Sanitation and drainage: WC in bathroom (7)

Water supply: piped water

Gas and Electric supply: Gas and electricity

Water heating: Piped hot water from central boiler house (7)

Cooking facilities: cooker in dining kitchen (5)

Food storage: fridge in dining kitchen (3)

Washing and bathing: Bathroom with bath, WC and wash-hand basin (12)

Clothes washing: Space for wash boiler or washing machine in dining kitchen (7)

Room heating: central heating from central boiler house (5)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description:

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: The Corporation of Sheffield (1)

Architect:

Occupant's occupation:

Notes: This system of access is eminently suited to a sloping site. By maintaining a constant horizontal roof-line, the building which is four stories high at the South (Talbot Street) end becomes fourteen storeys high at the North end by the railway cutting. All decks except the top one run out to ground at differing points, their continuity between the four blocks being achieved by bridges.

Further advantages of this system of deck access are that lifts can be placed at most strategic points in relation to shops, bus stops and schools, and that, as most walking takes place along these sheltered Rows above ground, the

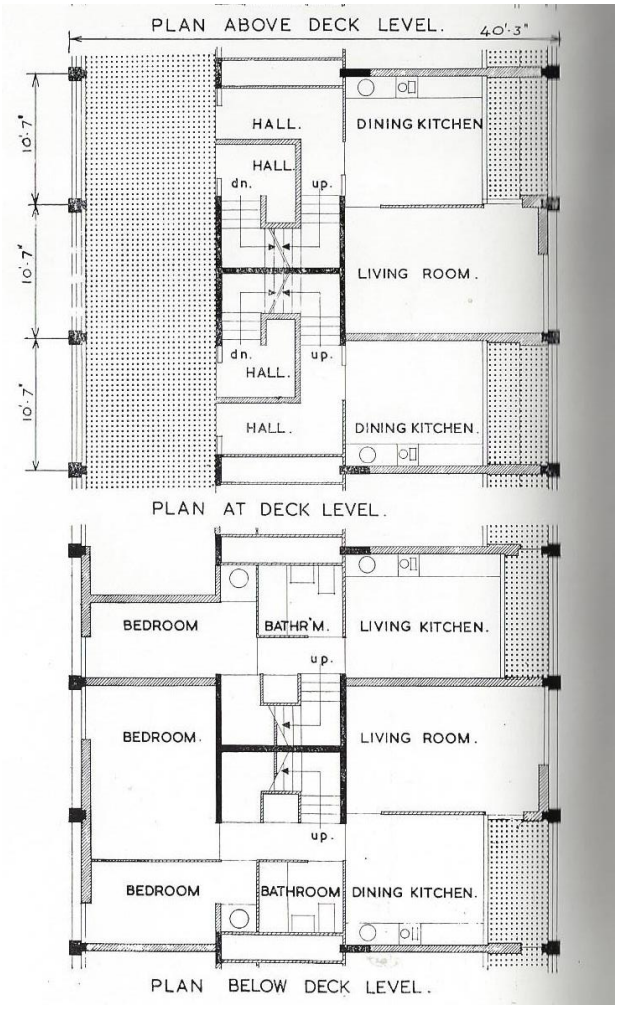
ground itself is freed considerably from foot traffic. Thus by careful arrangement of ground level spaces, the footpaths, lawns and hard play areas are used for their intended purposes. By using the decks and lifts children and old persons can go from the highest dwelling to the shops or schools on the ground without crossing a road.

The underlying notion of the design of these high dwellings has been to provide accommodation and amenities which are comparable with houses on the ground, and which form satisfactory homes for a wide range of families, for small children and for aged persons. The dwellings are so planned as to give each household privacy and quiet, despite the essentially communal nature of the project. From the decks, front doors open into entrance halls where there is room for a pram and cloaks. The halls and staircases are the only parts of the dwellings which abut on to the decks. Each dwelling, irrespective of size, is provided with a large sheltered balcony where a pram can be put out, and on which the occasional meal can be taken. Dwellings for three or more persons have Dining-Kitchens in addition to Living Rooms. Bathrooms and W.C's are compactly planned internally, and being mechanically ventilated, leave the outside walls free to provide ample light, air and sun to the Living Rooms, Dining-Kitchens and Bedrooms.

The primary economy of the scheme has been achieved by the use of a standard repetitive reinforced concrete structure into which the variety of dwelling types referred to have been fitted. Kitchens, Bathrooms and W.C's are planned vertically above each other and are completely standardised. The vertical ducts behind them include soil drainage, Garchey refuse disposal, heating and hot water supply pipes, cold water service, gas service and the ventilation trunks from bathrooms and W.C's. The vertical service ducts connect at the base with a horizontal structural duct which is continuous throughout the length of the building, and which

in turn is connected to the combined Boiler House and Garchey Refuse Disposal Station. From this Boiler House low pressure hot water central heating, including domestic hot water by use of calorifiers, is provided to the dwellings, shops, public houses, school, police station, and community centre of Part one of this scheme.

Observations:



Housing record

No. 522A Date: 1953-63 (4)

Location: Sheffield Address: Park Hill, flat

O/S sheet No: 111 Grid Reference: SK 362872

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield,* Sheffield, City of Sheffield Architect's Department. p46/7

Tuffrey Peter (2013) *Sheffield Flats, Park Hill and Hyde Park, Hope, Eye-Sore, Heritage,* Fonthill. (2)

Description: Blocks of one and two bedroomed flats and three bedroomed maisonettes. (7)

Rooms and Layout: Living room, dining-kitchen, two bedrooms and bathroom/WC. (8)

Sanitation and drainage: WC in bathroom (7)

Water supply: piped water

Gas and Electric supply: Gas and electricity

Water heating: Piped hot water from central boiler house (7)

Cooking facilities: cooker in dining kitchen (5)

Food storage: fridge in dining kitchen (3)

Washing and bathing: Bathroom with bath, WC and wash-hand basin (12)

Clothes washing: Space for wash boiler or washing machine in dining kitchen (7)

Room heating: central heating from central boiler house (5)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description:

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: The Corporation of Sheffield (1)

Architect:

Occupant's occupation:

Notes: This system of access is eminently suited to a sloping site. By maintaining a constant horizontal roof-line, the building which is four stories high at the South (Talbot Street) end becomes fourteen storeys high at the North end by the railway cutting. All decks except the top one run out to ground at differing points, their continuity between the four blocks being achieved by bridges.

Further advantages of this system of deck access are that lifts can be placed at most strategic points in relation to shops, bus stops and schools, and that, as most walking takes place along these sheltered Rows above ground, the ground itself is freed considerably from foot traffic. Thus by careful arrangement of ground level spaces, the footpaths, lawns and hard play

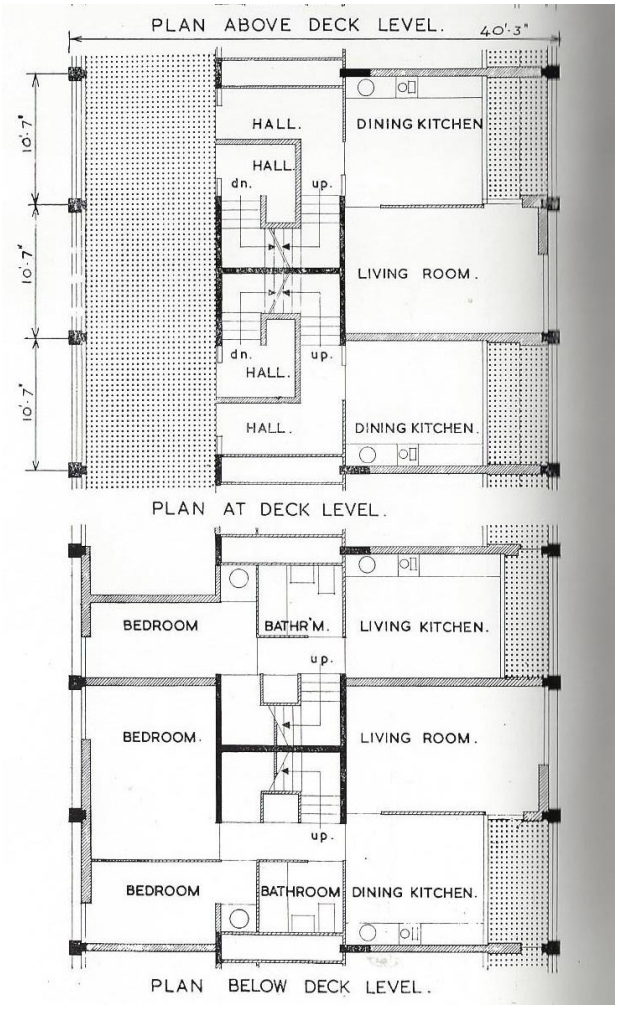
areas are used for their intended purposes. By using the decks and lifts children and old persons can go from the highest dwelling to the shops or schools on the ground without crossing a road.

The underlying notion of the design of these high dwellings has been to provide accommodation and amenities which are comparable with houses on the ground, and which form satisfactory homes for a wide range of families, for small children and for aged persons. The dwellings are so planned as to give each household privacy and quiet, despite the essentially communal nature of the project. From the decks, front doors open into entrance halls where there is room for a pram and cloaks. The halls and staircases are the only parts of the dwellings which abut on to the decks. Each dwelling, irrespective of size, is provided with a large sheltered balcony where a pram can be put out, and on which the occasional meal can be taken. Dwellings for three or more persons have Dining-Kitchens in addition to Living Rooms. Bathrooms and W.C's are compactly planned internally, and being mechanically ventilated, leave the outside walls free to provide ample light, air and sun to the Living Rooms, Dining-Kitchens and Bedrooms.

The primary economy of the scheme has been achieved by the use of a standard repetitive reinforced concrete structure into which the variety of dwelling types referred to have been fitted. Kitchens, Bathrooms and W.C's are planned vertically above each other and are completely standardised. The vertical ducts behind them include soil drainage, Garchey refuse disposal, heating and hot water supply pipes, cold water service, gas service and the ventilation trunks from bathrooms and W.C's. The vertical service ducts connect at the base with a horizontal structural duct which is continuous throughout the length of the building, and which in turn is connected to the combined Boiler House and Garchey Refuse Disposal Station. From this Boiler House low pressure hot water central

heating, including domestic hot water by use of calorifiers, is provided to the dwellings, shops, public houses, school, police station, and community centre of Part one of this scheme.

Observations:



Housing record

No. 523 Date: 1953-63 (4)

Location: Sheffield Address: Park Hill, maisonette

O/S sheet No: 111 Grid Reference: SK 362872

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield,* Sheffield, City of Sheffield Architect's Department. p46/7 (2)

Tuffrey Peter (2013) *Sheffield Flats, Park Hill and Hyde Park, Hope, Eye-Sore, Heritage,* Fonthill.

Description: Blocks of two bedroomed flats and two or three bedroomed maisonettes. (8)

Rooms and Layout: dining-kitchen at deck level, living room on the upper level, two bedrooms, bathroom and WC on upper level. (36)

Sanitation and drainage: WC on upper level, no wash-hand basin. (8)

Water supply: piped water

Gas and Electric supply: Gas and electricity

Water heating: Piped hot water from central boiler house (7)

Cooking facilities: cooker in dining kitchen (5)

Food storage: fridge in dining kitchen (3)

Washing and bathing: Bathroom with bath and wash-hand basin (11)

Clothes washing: Space for wash boiler or washing machine in dining kitchen (7)

Room heating: central heating from central boiler house (5)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (16)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: The Corporation of Sheffield (1)

Architect:

Occupant's occupation:

Notes: This system of access is eminently suited to a sloping site. By maintaining a constant horizontal roof-line, the building which is four stories high at the South (Talbot Street) end becomes fourteen storeys high at the North end by the railway cutting. All decks except the top one run out to ground at differing points, their continuity between the four blocks being achieved by bridges.

Further advantages of this system of deck access are that lifts can be placed at most strategic points in relation to shops, bus stops and schools, and that, as most walking takes place along these sheltered Rows above ground, the ground itself is freed considerably from foot traffic. Thus by careful arrangement of ground level spaces, the footpaths, lawns and hard play areas are used for their intended purposes. By using the decks and lifts

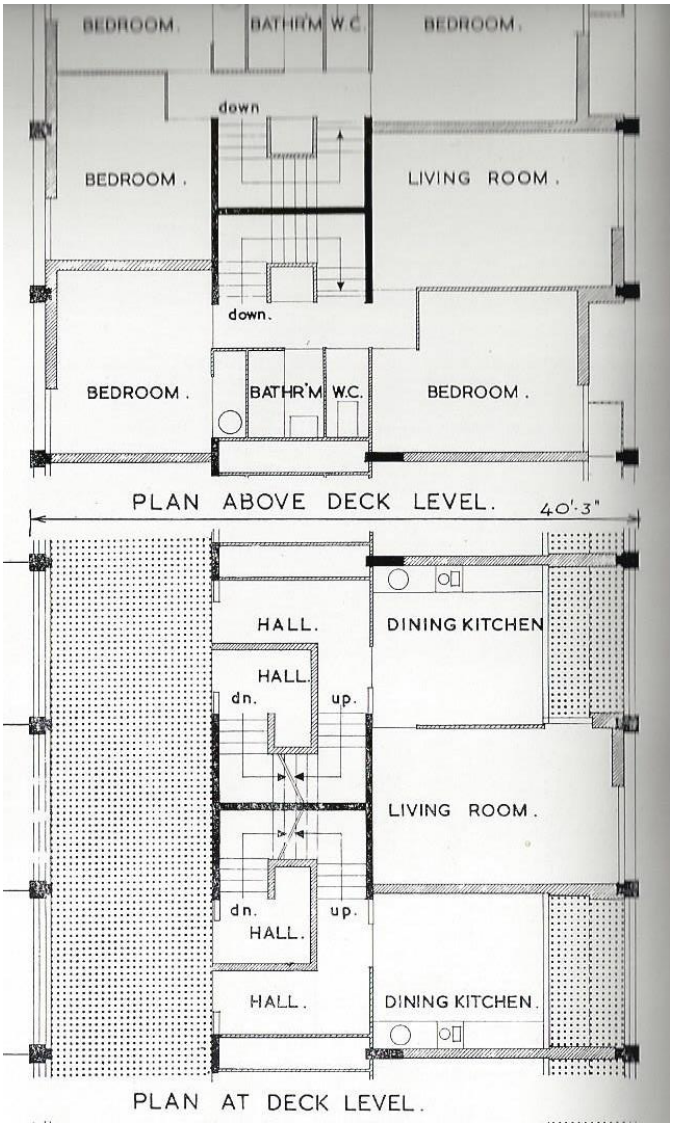
children and old persons can go from the highest dwelling to the shops or schools on the ground without crossing a road.

The underlying notion of the design of these high dwellings has been to provide accommodation and amenities which are comparable with houses on the ground, and which form satisfactory homes for a wide range of families, for small children and for aged persons. The dwellings are so planned as to give each household privacy and quiet, despite the essentially communal nature of the project. From the decks, front doors open into entrance halls where there is room for a pram and cloaks. The halls and staircases are the only parts of the dwellings which abut on to the decks. Each dwelling, irrespective of size, is provided with a large sheltered balcony where a pram can be put out, and on which the occasional meal can be taken. Dwellings for three or more persons have Dining-Kitchens in addition to Living Rooms. Bathrooms and W.C's are compactly planned internally, and being mechanically ventilated, leave the outside walls free to provide ample light, air and sun to the Living Rooms, Dining-Kitchens and Bedrooms.

The primary economy of the scheme has been achieved by the use of a standard repetitive reinforced concrete structure into which the variety of dwelling types referred to have been fitted. Kitchens, Bathrooms and W.C's are planned vertically above each other and are completely standardised. The vertical ducts behind them include soil drainage, Garchey refuse disposal, heating and hot water supply pipes, cold water service, gas service and the ventilation trunks from bathrooms and W.C's. The vertical service ducts connect at the base with a horizontal structural duct which is continuous throughout the length of the building, and which in turn is connected to the combined Boiler House and Garchey Refuse Disposal Station. From this Boiler House low pressure hot water central heating, including domestic hot water by use of calorifiers, is provided to

the dwellings, shops, public houses, school, police station, and community centre of Part one of this scheme.

Observations:



Housing record

No. 523A Date: 1953-63 (4)

Location: Sheffield Address: Park Hill, maisonette

O/S sheet No: 111 Grid Reference: SK 362872

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield,* Sheffield, City of Sheffield Architect's Department. p46/7 (2)

Tuffrey Peter (2013) *Sheffield Flats, Park Hill and Hyde Park, Hope, Eye-Sore, Heritage,* Fonthill.

Description: Blocks of two bedroomed flats and two or three bedroomed maisonettes. (8)

Rooms and Layout: dining-kitchen and living room at deck level, three bedrooms, bathroom and WC on upper level. (35)

Sanitation and drainage: WC on upper level, no wash-hand basin. (8)

Water supply: piped water

Gas and Electric supply: Gas and electricity

Water heating: Piped hot water from central boiler house (7)

Cooking facilities: cooker in dining kitchen (5)

Food storage: fridge in dining kitchen (3)

Washing and bathing: Bathroom with bath and wash-hand basin (11)

Clothes washing: Space for wash boiler or washing machine in dining kitchen (7)

Room heating: central heating from central boiler house (5)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (16)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: The Corporation of Sheffield (1)

Architect:

Occupant's occupation:

Notes: This system of access is eminently suited to a sloping site. By maintaining a constant horizontal roof-line, the building which is four stories high at the South (Talbot Street) end becomes fourteen storeys high at the North end by the railway cutting. All decks except the top one run out to ground at differing points, their continuity between the four blocks being achieved by bridges.

Further advantages of this system of deck access are that lifts can be placed at most strategic points in relation to shops, bus stops and schools, and that, as most walking takes place along these sheltered Rows above ground, the ground itself is freed considerably from foot traffic. Thus by careful arrangement of ground level spaces, the footpaths, lawns and hard play areas are used for their intended purposes. By using the decks and lifts

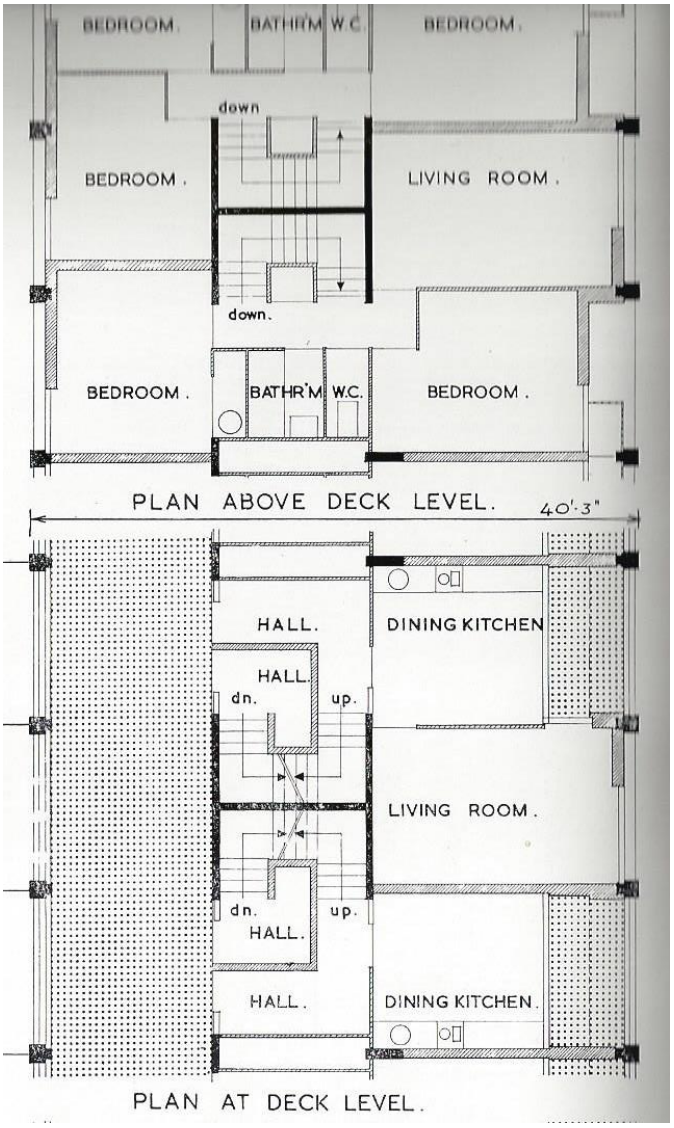
children and old persons can go from the highest dwelling to the shops or schools on the ground without crossing a road.

The underlying notion of the design of these high dwellings has been to provide accommodation and amenities which are comparable with houses on the ground, and which form satisfactory homes for a wide range of families, for small children and for aged persons. The dwellings are so planned as to give each household privacy and quiet, despite the essentially communal nature of the project. From the decks, front doors open into entrance halls where there is room for a pram and cloaks. The halls and staircases are the only parts of the dwellings which abut on to the decks. Each dwelling, irrespective of size, is provided with a large sheltered balcony where a pram can be put out, and on which the occasional meal can be taken. Dwellings for three or more persons have Dining-Kitchens in addition to Living Rooms. Bathrooms and W.C's are compactly planned internally, and being mechanically ventilated, leave the outside walls free to provide ample light, air and sun to the Living Rooms, Dining-Kitchens and Bedrooms.

The primary economy of the scheme has been achieved by the use of a standard repetitive reinforced concrete structure into which the variety of dwelling types referred to have been fitted. Kitchens, Bathrooms and W.C's are planned vertically above each other and are completely standardised. The vertical ducts behind them include soil drainage, Garchey refuse disposal, heating and hot water supply pipes, cold water service, gas service and the ventilation trunks from bathrooms and W.C's. The vertical service ducts connect at the base with a horizontal structural duct which is continuous throughout the length of the building, and which in turn is connected to the combined Boiler House and Garchey Refuse Disposal Station. From this Boiler House low pressure hot water central heating, including domestic hot water by use of calorifiers, is provided to

the dwellings, shops, public houses, school, police station, and community centre of Part one of this scheme.

Observations:



Housing record

No. 524 Date: 1962 (5)

Location: Sheffield Address: Middlewood, 2 storey house

O/S sheet No: 111 Grid Reference:

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield*, Sheffield, City of Sheffield Architect's Department. p68/9 (2)

Description: Blocks of two storey three bedroomed houses (4)

Rooms and Layout: Living room, dining room, kitchen and WC down stairs, three bedrooms and bathroom/WC upstairs. Garage (60)

Sanitation and drainage: WC with wash-hand basin off hall and second WC in first floor bathroom. (6, 7)

Water supply:

Gas and Electric supply:

Water heating: Heater in cupboard off the hall, cupboard with cylinder adjacent to bathroom (5)

Cooking facilities: cooker in kitchen (5)

Food storage: (3)

Washing and bathing: Bathroom with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: Heater in hall cupboard (5)

Fuel storage:

Lighting:

General storage: Large store on landing

Specific provisions: Bin store in garage

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

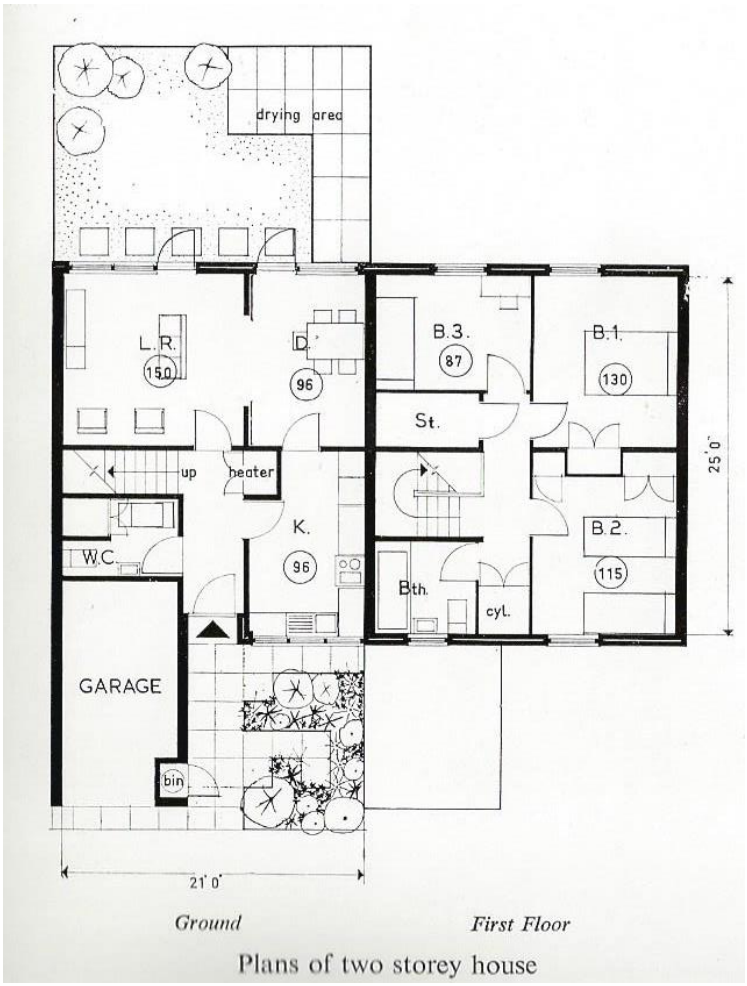
Developer: The Corporation of Sheffield (1)

Architect:

Occupant’s occupation:

Notes: Middlewood occupies a site lying between the main road and the River Don, part of the site being laid out as Parkland, for recreational purposes. It provides accommodation for a balanced community including play areas, meeting hall, shops and a public house. Each family house contains its own garage. Secluded paved patios replace private gardens with direct access to communal lawns and play areas.

Observations:



Plans of two storey house

Housing record

No. 525 Date: 1962 (5)

Location: Sheffield Address: Middlewood, 3 storey house

O/S sheet No: 111 Grid Reference:

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield*, Sheffield, City of Sheffield Architect's Department. p68/9 (2)

Description: Blocks of three storey three bedroomed houses (5)

Rooms and Layout: Dining kitchen room and WC on ground floor, living room and bedroom on first floor, two bedrooms and bathroom/WC on top floor. Garage (70)

Sanitation and drainage: WC with wash-hand basin off half landing and second WC in second floor bathroom. (6, 7)

Water supply:

Gas and Electric supply:

Water heating: Heater in cupboard off the hall, cupboard with cylinder adjacent to bathroom (5)

Cooking facilities: cooker in dining kitchen (5)

Food storage: (3)

Washing and bathing: Bathroom with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: Heater under stairs (5)

Fuel storage:

Lighting:

General storage: Large store on first floor landing

Specific provisions: Bin store in garage

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

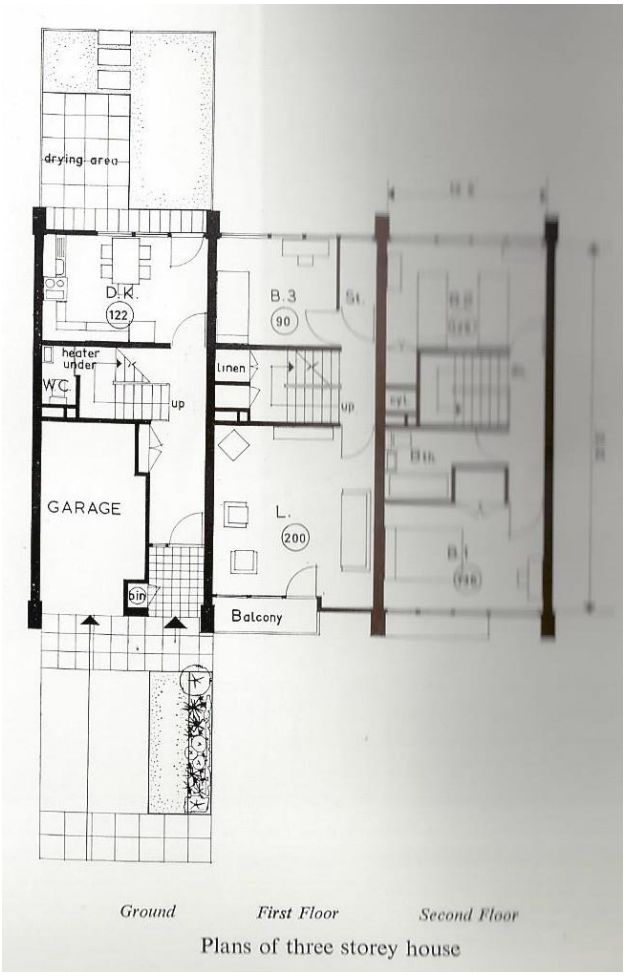
Developer: The Corporation of Sheffield (1)

Architect:

Occupant's occupation:

Notes: Middlewood occupies a site lying between the main road and the River Don, part of the site being laid out as Parkland, for recreational purposes. It provides accommodation for a balanced community including play areas, meeting hall, shops and a public house. Each family house contains its own garage. Secluded paved patios replace private gardens with direct access to communal lawns and play areas.

Observations:



Plans of three storey house

Housing record

No. 526 Date: 1950s (4)

Location: Sheffield Address: Standard type 1, Hemsworth, Gleadless

O/S sheet No: 111 Grid Reference:

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield,* Sheffield, City of Sheffield Architect's Department. p76 (2)

Description: Terrace of three bedroomed houses (4)

Rooms and Layout: Living room, kitchen and store on ground floor, three bedrooms, bathroom and WC on first floor. (45)

Sanitation and drainage: WC off landing. (8)

Water supply:

Gas and Electric supply:

Water heating: Presumably back boiler in living room (4)

Cooking facilities: cooker in kitchen (5)

Food storage: (1)

Washing and bathing: Bathroom with bath and wash-hand basin (11)

Clothes washing:

Room heating: Fire place in living room (1)

Fuel storage: Store in front extension

Lighting:

General storage: Large store off kitchen, accessible from outside

Specific provisions: Bin store in front extension

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

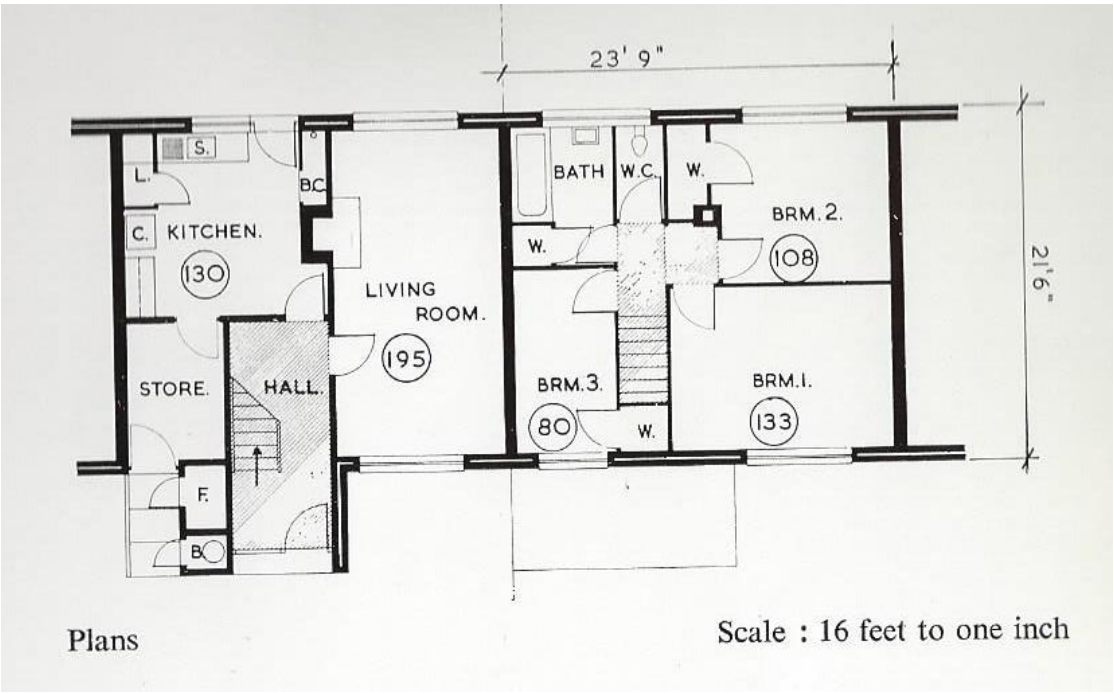
Developer: The Corporation of Sheffield (1)

Architect:

Occupant's occupation:

Notes: A general purpose two storey terrace house with three bedrooms. Heating – smokeless solid fuel.

Observations:



Plans Scale : 16 feet to one inch

Housing record

No. 527 Date: 1950s (4)

Location: Sheffield Address: Standard type 2, Hemsworth, Gleadless

O/S sheet No: 111 Grid Reference:

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield,* Sheffield, City of Sheffield Architect's Department. p77 (2)

Description: Pair of semi-detached four bedroomed houses (2)

Rooms and Layout: Living kitchen, parlour and store on ground floor, four bedrooms, bathroom and WC on first floor. (91)

Sanitation and drainage: WC off landing. (8)

Water supply:

Gas and Electric supply:

Water heating: Presumably back boiler in parlour (4)

Cooking facilities: cooker in kitchen (5)

Food storage: (1)

Washing and bathing: Bathroom with bath and wash-hand basin (11)

Clothes washing: Presumably use of sink in store

Room heating: Fire place in parlour (1)

Fuel storage: Store off main store

Lighting:

General storage: Large store off living kitchen with second sink, accessible from outside

Specific provisions: Bin store in side yard

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

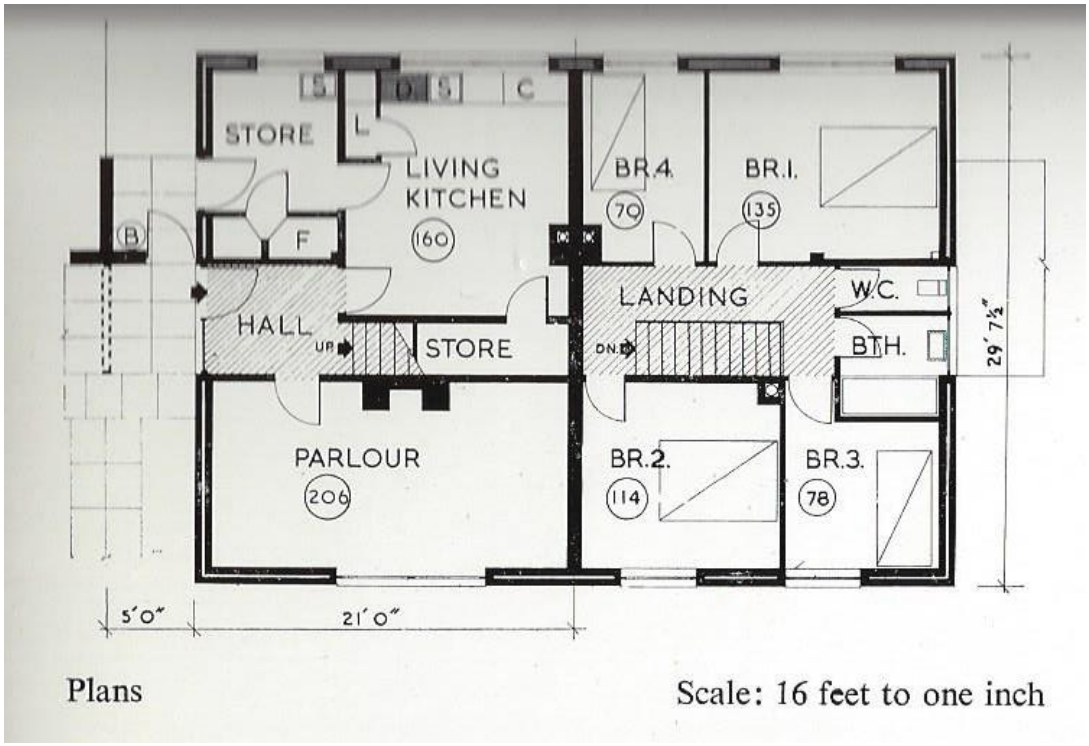
Developer: The Corporation of Sheffield (1)

Architect:

Occupant’s occupation:

Notes: A semi-detached house with four bedrooms, for large families. Heating – smokeless solid fuel.

Observations:



Plans

Scale: 16 feet to one inch

Housing record

No. 528 Date: 1950s (4)

Location: Sheffield Address: Standard type 3, Hemsworth, Gleadless

O/S sheet No: 111 Grid Reference:

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield,* Sheffield, City of Sheffield Architect's Department. p78 (2)

Description: A terrace of three bedroomed houses (4)

Rooms and Layout: Dining kitchen, living room and store on ground floor, three bedrooms, bathroom/WC on first floor. (68)

Sanitation and drainage: WC in bathroom. (7)

Water supply:

Gas and Electric supply:

Water heating: Presumably back boiler in living room (4)

Cooking facilities: cooker in kitchen (5)

Food storage: Larder off dining kitchen (1)

Washing and bathing: Bathroom with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: Fire place in parlour (1)

Fuel storage: Store off main store

Lighting:

General storage: Large store off dining kitchen, accessible from outside

Specific provisions: Bin store in front yard

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

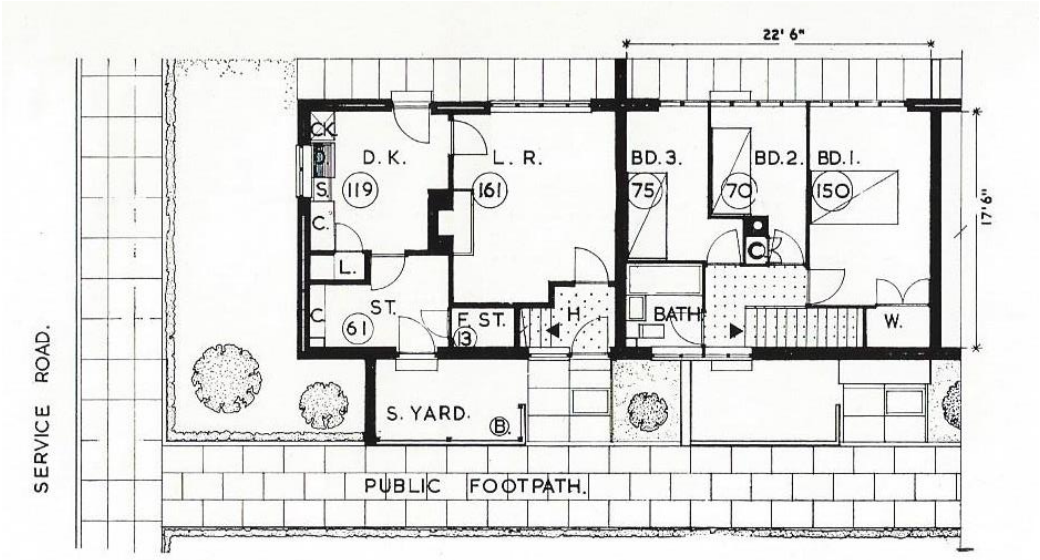
Developer: The Corporation of Sheffield (1)

Architect:

Occupant's occupation:

Notes: A small terrace house with three bedrooms. All rooms face the sun. Heating – smokeless solid fuel.

Observations:



Plans Scale: 16 feet to one inch

Housing record

No. 529 Date: 1950s (4)

Location: Sheffield Address: Standard type 4, Hemsworth, Gleadless

O/S sheet No: 111 Grid Reference:

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield,* Sheffield, City of Sheffield Architect's Department. p79 (2)

Description: A terrace of three bedroomed houses (4)

Rooms and Layout: Living room, kitchen and store on ground floor, three bedrooms, bathroom/WC on first floor. (45)

Sanitation and drainage: WC in bathroom. (7)

Water supply:

Gas and Electric supply:

Water heating: Presumably back boiler in living room (4)

Cooking facilities: cooker in kitchen (5)

Food storage: Larder off kitchen (1)

Washing and bathing: Bathroom with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: Fire place in parlour (1)

Fuel storage: Store off main store

Lighting:

General storage: Large store off front porch

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

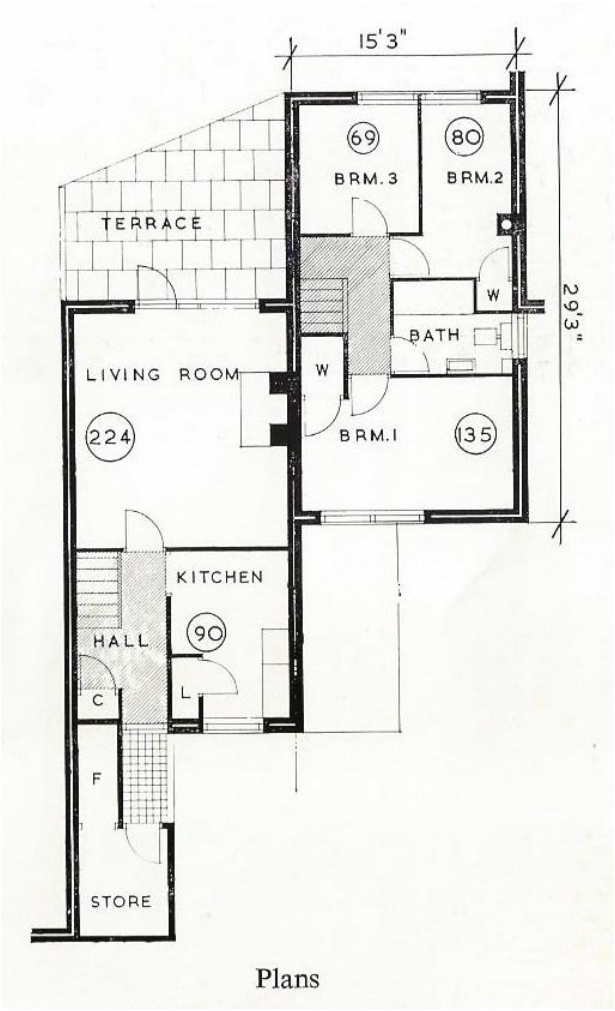
Developer: The Corporation of Sheffield (1)

Architect:

Occupant’s occupation:

Notes: A small terrace house with three bedrooms in staggered formation designed for steeply sloping sites. Heating – smokeless solid fuel.

Observations:


15'3"
69
BRM. 3
80
BRM.2
TERRACE
29'3"
W
BATH
LIVING ROOM
W
224
BRM.1
135
KITCHEN
90
HALL
C
L
F
STORE

Plans

Housing record

No. 530 Date: 1950s (4)

Location: Sheffield Address: Standard type 5, Hemsworth, Gleadless

O/S sheet No: 111 Grid Reference:

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield,* Sheffield, City of Sheffield Architect's Department. p80 (2)

Description: A terrace of three bedroomed houses (4)

Rooms and Layout: Living room, dining room, kitchen, bathroom and WC on first floor, three bedrooms below. (81)

Sanitation and drainage: WC off entrance hall. (5)

Water supply:

Gas and Electric supply:

Water heating: heating unit in bedroom 3 (5)

Cooking facilities: cooker in kitchen (5)

Food storage: Larder off kitchen (1)

Washing and bathing: Bathroom with bath and wash-hand basin (11)

Clothes washing:

Room heating: Ducted hot air (4)

Fuel storage:

Lighting:

General storage: Detached store on terrace

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

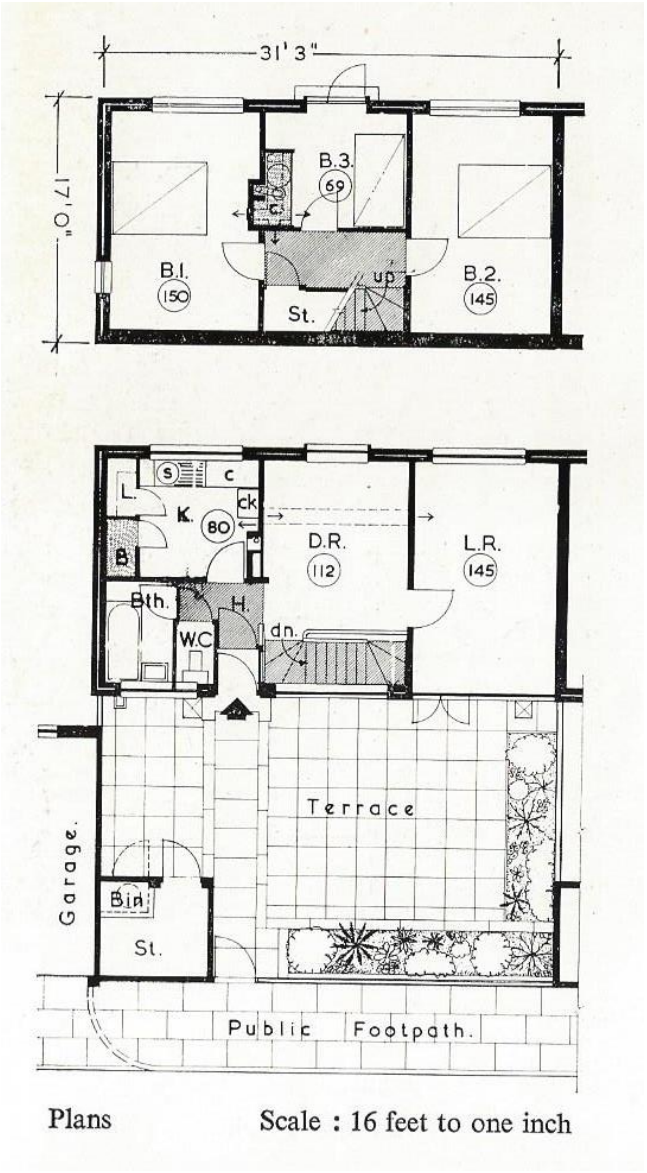
Developer: The Corporation of Sheffield (1)

Architect:

Occupant’s occupation:

Notes: A terrace house with three bedrooms but with the living rooms on the upper floor entered through a ‘patio’ garden facing south.. Heating – gas fired ducted warm air.

Observations:



Plans Scale : 16 feet to one inch

Housing record

No. 531 Date: 1950s (4)

Location: Sheffield Address: Standard type 6, Hemsworth, Gleadless

O/S sheet No: 111 Grid Reference:

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield,* Sheffield, City of Sheffield Architect's Department. p81 (2)

Description: A block of two bedroomed maisonettes (8)

Rooms and Layout: Living room and kitchen on lower floor, two bedrooms and bathroom/WC on upper floor. (32)

Sanitation and drainage: WC in bathroom. (7)

Water supply:

Gas and Electric supply:

Water heating: From central boiler (7)

Cooking facilities: cooker in kitchen (5)

Food storage: Larder off kitchen (1)

Washing and bathing: Bathroom with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: Hot water from central boiler (5)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

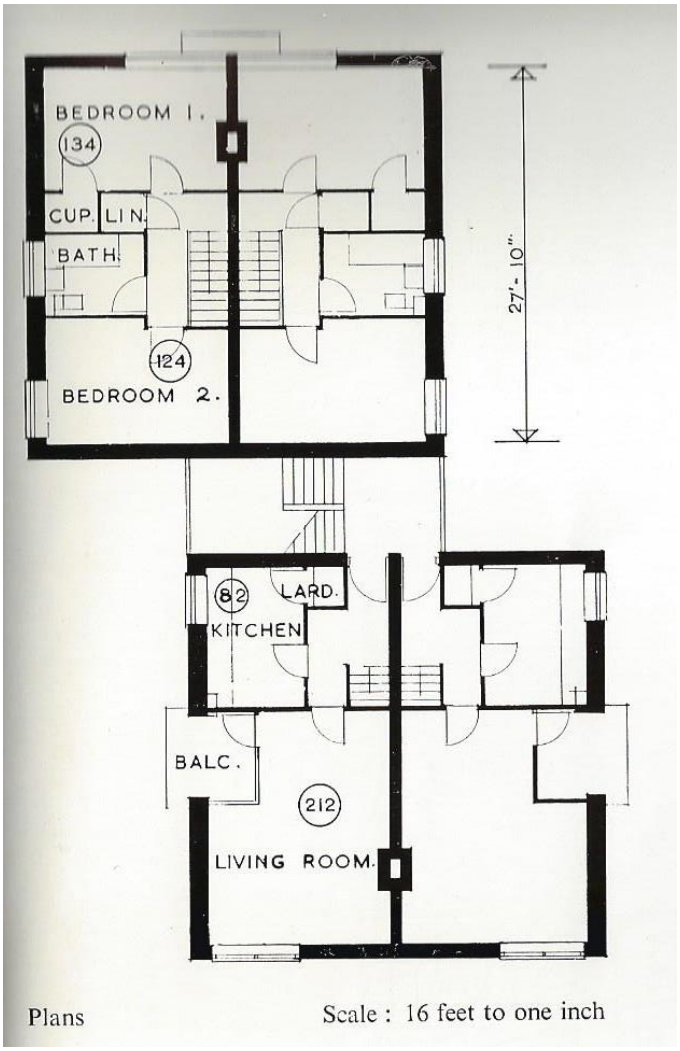
Developer: The Corporation of Sheffield (1)

Architect:

Occupant’s occupation:

Notes: A block of two bedroom Maisonettes and flats with bridge access. Heating – hot water fed by a central oil fired boiler every third block.

Observations:


BEDROOM 1.
134
CUP.
LIN.
BATH.
124
BEDROOM 2.
27'-10"
82
LARD.
KITCHEN
BALC.
212
LIVING ROOM.
Plans
Scale : 16 feet to one inch

Housing record

No. 532 Date: 1950s (4)

Location: Sheffield Address: Standard type 7, Hemsworth, Gleadless

O/S sheet No: 111 Grid Reference:

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield,* Sheffield, City of Sheffield Architect's Department. p82 (2)

Description: A block of one bedroomed flats (7)

Rooms and Layout: Living room and kitchen, bedroom and bathroom/WC. (7)

Sanitation and drainage: WC in bathroom. (7)

Water supply:

Gas and Electric supply:

Water heating: From living room fire, cylinder in kitchen (4)

Cooking facilities: cooker in kitchen (5)

Food storage: Larder off kitchen (1)

Washing and bathing: Bathroom with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: fireplace in living room (1)

Fuel storage: Fuel store on landing

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

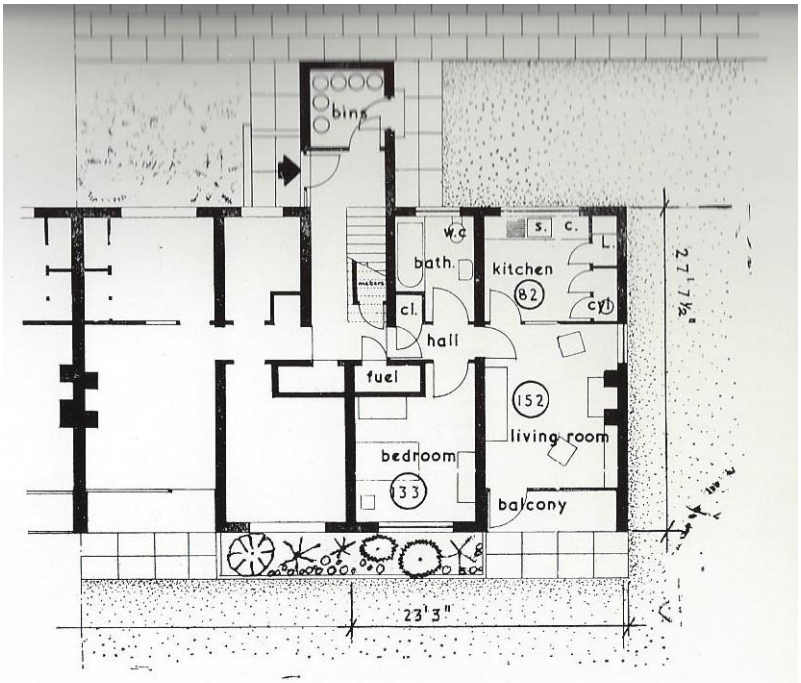
Developer: The Corporation of Sheffield (1)

Architect:

Occupant's occupation:

Notes: A three storey block of one bedroom flats with stair access. The ground floor flats are particularly suitable for old persons. Heating – smokeless solid fuel.

Observations:



Plans Scale : 16 feet to one inch

Housing record

No. 533 Date: 1950s (4)

Location: Sheffield Address: Standard type 8, Hemsworth, Gleadless

O/S sheet No: 111 Grid Reference:

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield,* Sheffield, City of Sheffield Architect's Department. p83 (2)

Description: A block of four three bedroomed houses (8)

Rooms and Layout: Dining kitchen and store on ground floor, living room, one bedroom, bathroom and WC on middle floor, two bedrooms on top floor. (70)

Sanitation and drainage: WC off first floor landing. (8)

Water supply:

Gas and Electric supply:

Water heating: Gas heater in dining kitchen (5)

Cooking facilities: cooker in dining kitchen (5)

Food storage: Larder off dining kitchen (1)

Washing and bathing: Bathroom with bath and wash-hand basin on first floor (11)

Clothes washing: washer by sink (7)

Room heating: gas fired ducted warm air (4)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

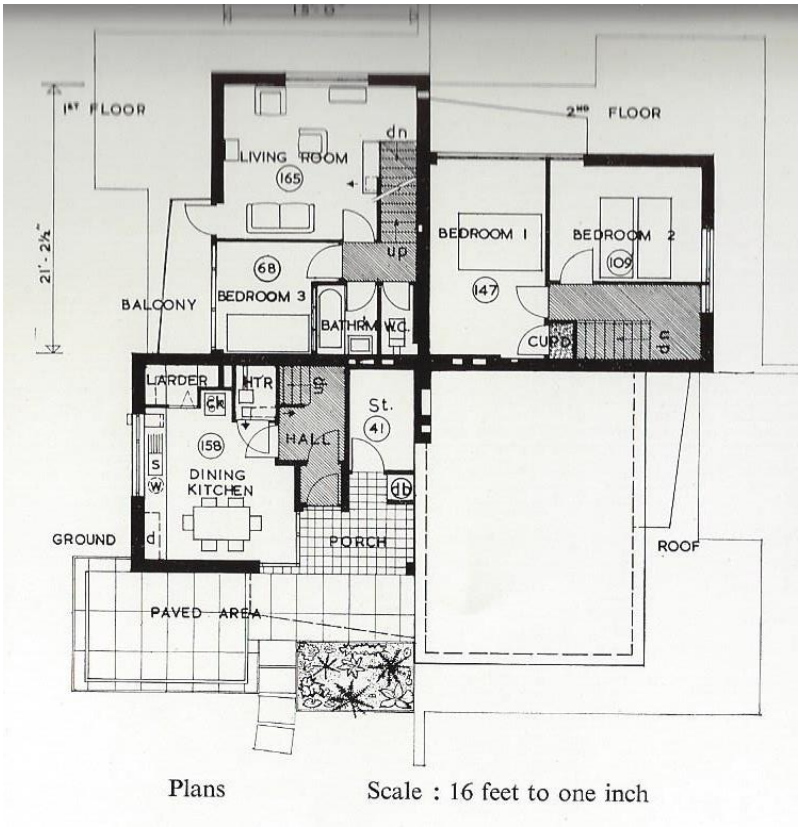
Developer: The Corporation of Sheffield (1)

Architect:

Occupant’s occupation:

Notes: A three storey cluster block of four houses each with three bedrooms.. The floor levels may be varied to suit sloping ground. Heating –gas fired ducted warm air.

Observations:



Plans Scale : 16 feet to one inch

Housing record

No. 534 Date: 1950s (4)

Location: Sheffield Address: Standard type 9, Rollestone, Gleadless

O/S sheet No: 111 Grid Reference:

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield,* Sheffield, City of Sheffield Architect's Department. p84 (2)

Description: A terrace of two bedroomed houses (4)

Rooms and Layout: Living room, dining room, working kitchen and bathroom/WC on upper floor, two bedrooms below. (30)

Sanitation and drainage: WC in bathroom. (7)

Water supply:

Gas and Electric supply:

Water heating: Gas heater (5)

Cooking facilities: cooker in working kitchen (5)

Food storage: Fridge (3)

Washing and bathing: Bathroom with bath, WC and wash-hand basin on upper floor (12)

Clothes washing:

Room heating: gas fired ducted warm air (4)

Fuel storage:

Lighting:

General storage: Store on upper terrace

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

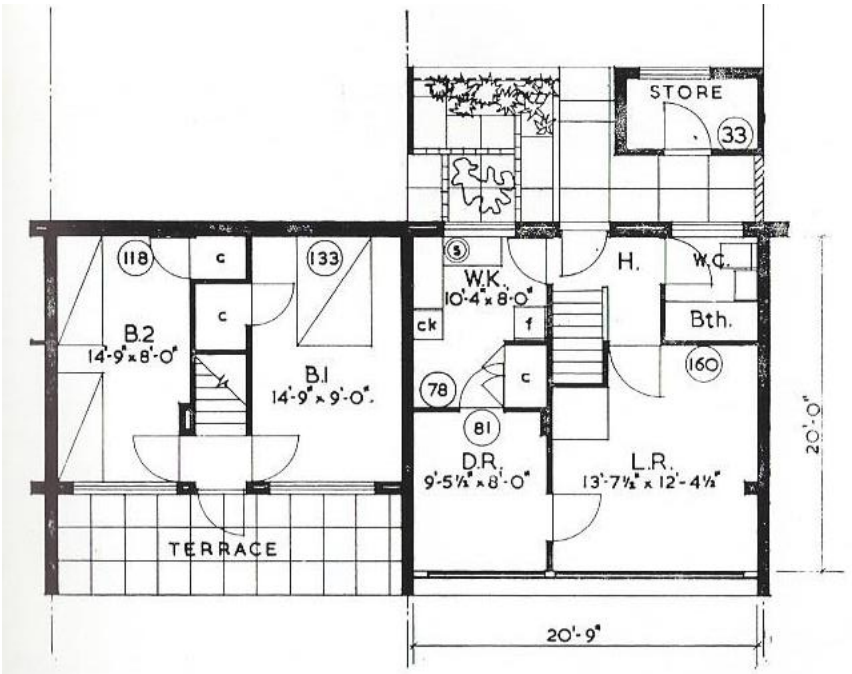
Developer: The Corporation of Sheffield (1)

Architect:

Occupant’s occupation:

Notes: A small terrace house with two bedrooms designed for a south facing steeply sloping site. The living rooms are on the first floor having views over the blocks below. Heating –gas fired ducted warm air.

Observations:


STORE
33
118
C
C
133
B.2
14'-9" x 8'-0"
B.1
14'-9" x 9'-0"
TERRACE
3
W.K.
10'-4" x 8'-0"
H.
W.C.
Bth.
160
ck
f
C
78
81
D.R.
9'-5½" x 8'-0"
L.R.
13'-7½" x 12'-4½"
20'-0"
20'-9"

Plans

Housing record

No. 535 Date: 1950s (4)

Location: Sheffield Address: Standard type 10, Rollestone, Gleadless

O/S sheet No: 111 Grid Reference:

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield,* Sheffield, City of Sheffield Architect's Department. p85 (2)

Description: A terrace of three bedroomed houses (4)

Rooms and Layout: Living room, dining room, working kitchen, bathroom and WC on ground floor, three bedrooms on first floor. Garage below (81A)

Sanitation and drainage: WC off hall. (5)

Water supply:

Gas and Electric supply:

Water heating: (8)

Cooking facilities: cooker in working kitchen (5)

Food storage: (3)

Washing and bathing: Bathroom with bath and wash-hand basin off hall (11)

Clothes washing:

Room heating: gas fires (7)

Fuel storage:

Lighting:

General storage: Store on terrace

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

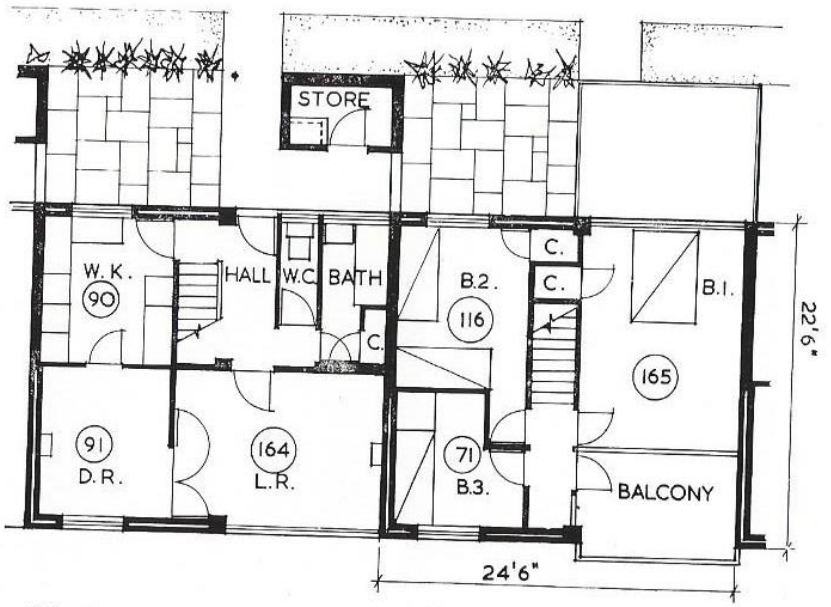
Developer: The Corporation of Sheffield (1)

Architect:

Occupant’s occupation:

Notes: A three storey terrace house with three bedrooms and a garage basement which can alternate with the type 9 down a steep slope. Heating –gas fires.

Observations:



Plans

Scale : 16 feet to one inch

Housing record

No. 536 Date: 1950s (4)

Location: Sheffield Address: Standard type 11, Rollestone, Gleadless

O/S sheet No: 111 Grid Reference:

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield,* Sheffield, City of Sheffield Architect's Department. p86 (2)

Description: A two bedroomed maisonette in a four storey block (8)

Rooms and Layout: Living room, dining kitchen on lower floor, two bedrooms and bathroom/WC on upper floor. Garage and store below. (33)

Sanitation and drainage: WC in bathroom. (7)

Water supply:

Gas and Electric supply:

Water heating: (5)

Cooking facilities: cooker in dining kitchen (5)

Food storage: Larder off kitchen (1)

Washing and bathing: Bathroom with bath, WC and wash-hand basin on upper floor. (12)

Clothes washing:

Room heating: gas fired ducted warm air (4)

Fuel storage:

Lighting:

General storage: Store in basement garage

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

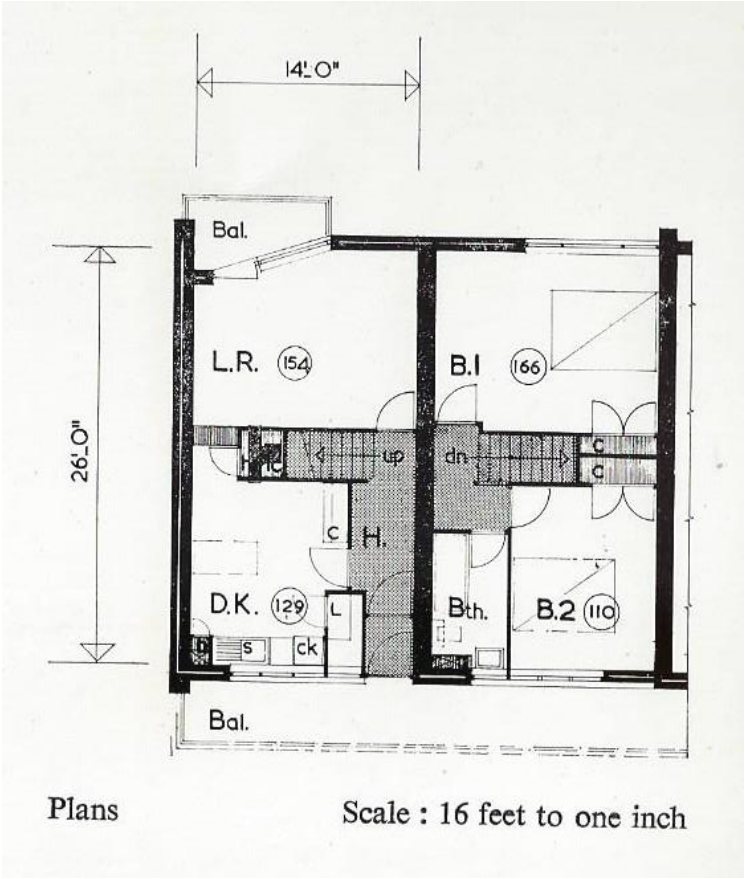
Developer: The Corporation of Sheffield (1)

Architect:

Occupant’s occupation:

Notes: Four storey maisonette with two bedrooms and garage/store basement. Heating –gas fired ducted warm air.

Observations:


14'-0"
26'-0"
Bal.
L.R. 154
B.1 166
up
dn
C
C
C
H.
D.K. 129
L
S
ck
Bth.
B.2 110
Bal.
Plans
Scale : 16 feet to one inch

Housing record

No. 537 Date: 1950s (4)

Location: Sheffield Address: Standard type 12, Netherthorpe

O/S sheet No: 111 Grid Reference:

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield,* Sheffield, City of Sheffield Architect's Department. p87 (2)

Description: A two bedroomed flat in a fifteen storey block (7)

Rooms and Layout: Living room, kitchen, two bedrooms, bathroom and WC. Store at ground level. (14)

Sanitation and drainage: WC off passage. (8)

Water supply:

Gas and Electric supply:

Water heating: (8)

Cooking facilities: (5)

Food storage: (3)

Washing and bathing: Bathroom with bath and wash-hand basin off passage. (11)

Clothes washing:

Room heating: electric under floor (6)

Fuel storage:

Lighting:

General storage: Store off passage and at ground level.

Specific provisions: Refuse chute on balcony

Construction description: (16)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

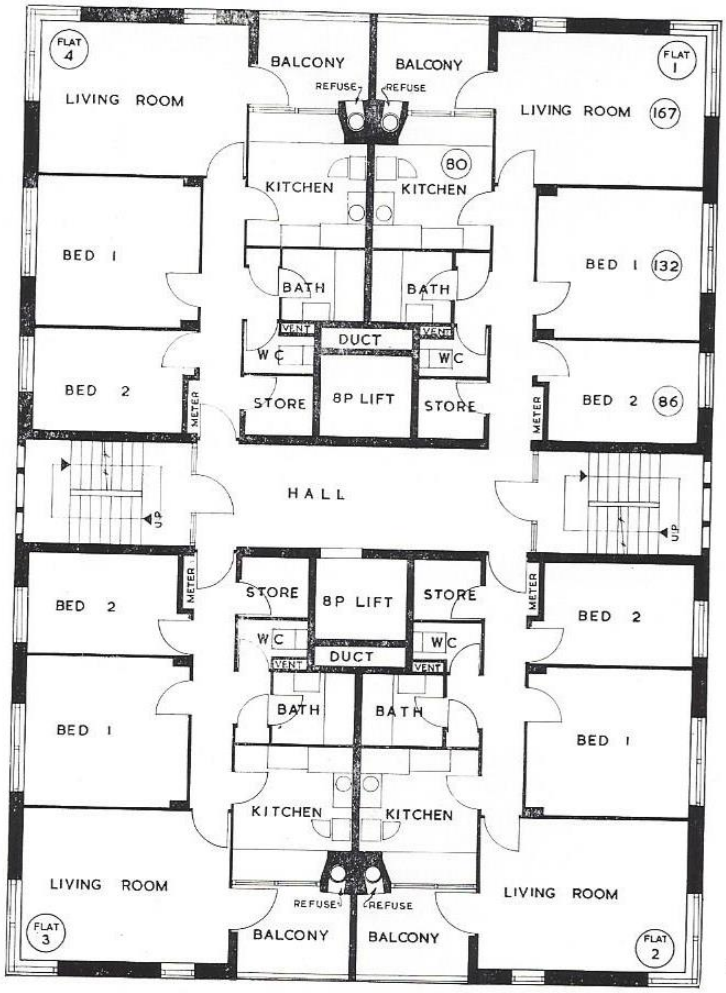
Developer: The Corporation of Sheffield (1)

Architect:

Occupant’s occupation:

Notes: A fifteen storey tower block of flats with two bedrooms, stores at ground level. Electric underfloor heating

Observations:


FLAT 4
BALCONY
BALCONY
REFUSE
REFUSE
FLAT 1
LIVING ROOM
LIVING ROOM
167
80
KITCHEN
KITCHEN
BED 1
BED 1
132
BATH
BATH
VENT
VENT
DUCT
W C
W C
BED 2
STORE
8P LIFT
STORE
METER
METER
BED 2
86
HALL
UP
UP
STORE
8P LIFT
STORE
METER
METER
BED 2
BED 2
W C
W C
VENT
DUCT
VENT
BATH
BATH
BED 1
BED 1
KITCHEN
KITCHEN
LIVING ROOM
LIVING ROOM
REFUSE
REFUSE
FLAT 3
BALCONY
BALCONY
FLAT 2

Pla

Housing record

No. 538 Date: 1950s (4)

Location: Sheffield Address: Standard type 13, Netherthorpe

O/S sheet No: 111 Grid Reference:

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield,* Sheffield, City of Sheffield Architect's Department. p87 (2)

Description: A one bedroomed flat in a thirteen storey block (7)

Rooms and Layout: Living room, kitchen, bedroom and bathroom/WC. Store at ground level. (7)

Sanitation and drainage: WC in bathroom. (7)

Water supply:

Gas and Electric supply:

Water heating: (8)

Cooking facilities: (5)

Food storage: (3)

Washing and bathing: Bathroom with bath, WC and wash-hand basin off passage. (12)

Clothes washing:

Room heating: electric under floor (6)

Fuel storage:

Lighting:

General storage: Store off passage and at ground level.

Specific provisions: Refuse chute on balcony

Construction description: (16)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

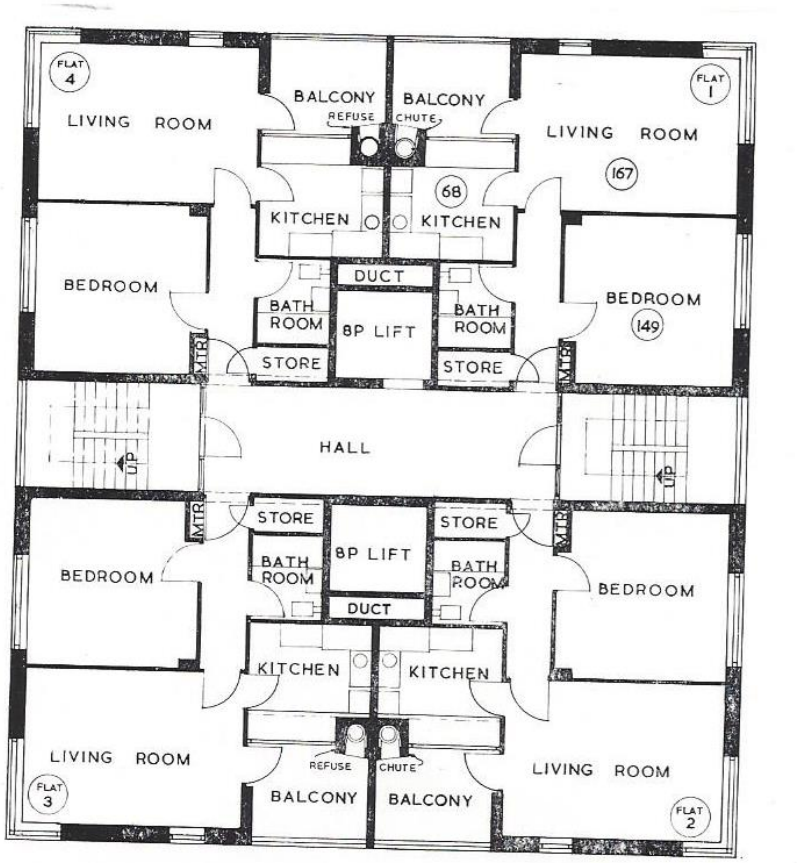
Developer: The Corporation of Sheffield (1)

Architect:

Occupant’s occupation:

Notes: A thirteen storey tower block of flats with one bedroom, store at ground level. Electric underfloor heating

Observations:


FLAT 4
LIVING ROOM
BALCONY
REFUSE
BALCONY
CHUTE
FLAT 1
LIVING ROOM
167
68
KITCHEN
KITCHEN
BEDROOM
DUCT
BATH ROOM
8P LIFT
BATH ROOM
BEDROOM
149
STORE
STORE
MTR
MTR
HALL
UP
UP
STORE
STORE
BEDROOM
BATH ROOM
8P LIFT
BATH ROOM
BEDROOM
DUCT
KITCHEN
KITCHEN
LIVING ROOM
REFUSE
CHUTE
LIVING ROOM
FLAT 3
BALCONY
BALCONY
FLAT 2

Housing record

No. 539 Date: 1950s (4)

Location: Sheffield Address: Standard type 14, Rollestone, Gleadless

O/S sheet No: 111 Grid Reference:

Reference: The Housing Development Committee of the Corporation of Sheffield (1962) *Ten years of housing in Sheffield,* Sheffield, City of Sheffield Architect's Department. p88 (2)

Description: A three bedroomed patio house (4)

Rooms and Layout: Dining kitchen, bedroom and cloakroom on ground floor, living room, two bedrooms and bathroom on upper floor. Outside store at ground level. (69)

Sanitation and drainage: WC in bathroom on first floor and second WC with wash-hand basin in ground floor cloak room. (6, 7)

Water supply:

Gas and Electric supply:

Water heating: (5)

Cooking facilities: cooker in kitchen (5)

Food storage: (1)

Washing and bathing: Bathroom with bath, WC and wash-hand basin off first floor landing. (12)

Clothes washing:

Room heating: gas fired ducted warm air unit in dining kitchen (4)

Fuel storage:

Lighting:

General storage: Store on patio.

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

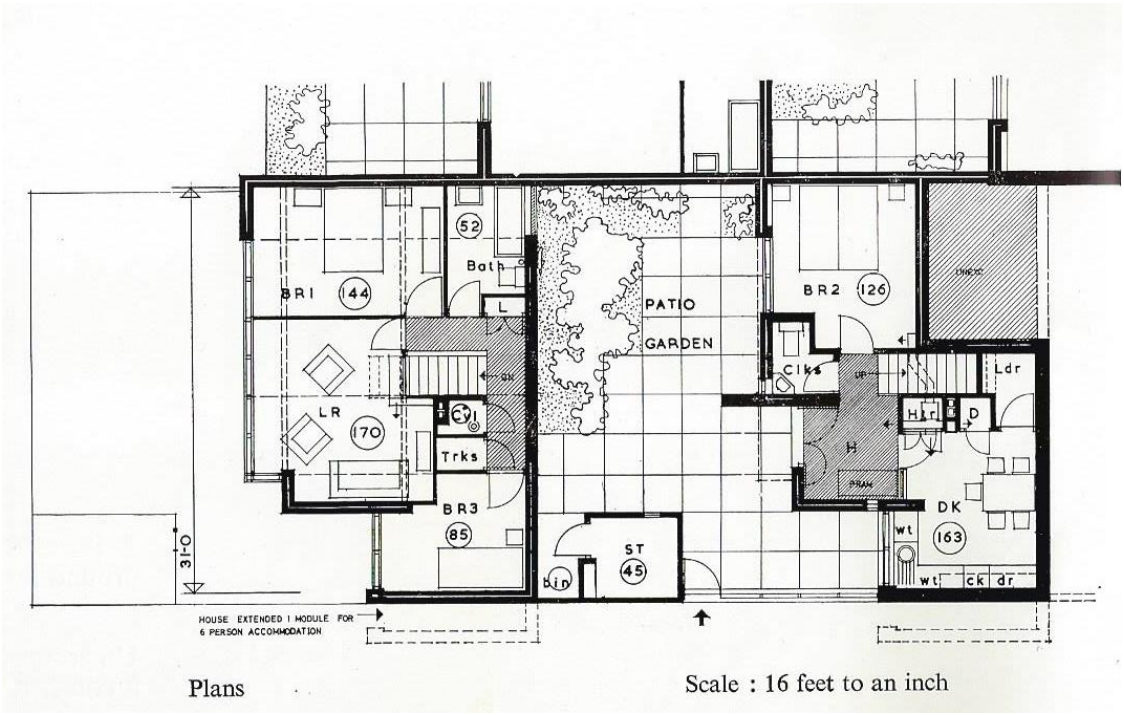
Developer: The Corporation of Sheffield (1)

Architect:

Occupant's occupation:

Notes: A two storey 'patio' house with three bedrooms designed for a steeply sloping south facing site. The living room is on the first floor to give un-obstructed views. Heating – gas fired ducted warm air

Observations:



Plans

Scale : 16 feet to an inch

Housing record

No. 540 Date: 1945-60 (4)

Location: Address: Easiform Type 693/1

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p14 (1)

Description: Pair of two bedroom semi-detached houses (2)

Rooms and Layout: Living/dining room and kitchen downstairs, two bedrooms and bathroom/WC upstairs (25)

Sanitation and drainage: WC in upstairs bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: Probably a back boiler in Lounge space (4)

Cooking facilities: cooker in Kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: fireplace in lounge space (10

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

The cavity wall construction in an Easiform dwelling prevents moisture penetration, and increases the thermal insulation of the walls. The thermal insulation is further increased by the use of a clinker concrete inner leaf, which in turn ensures a warm inner surface, and reduces condensation.

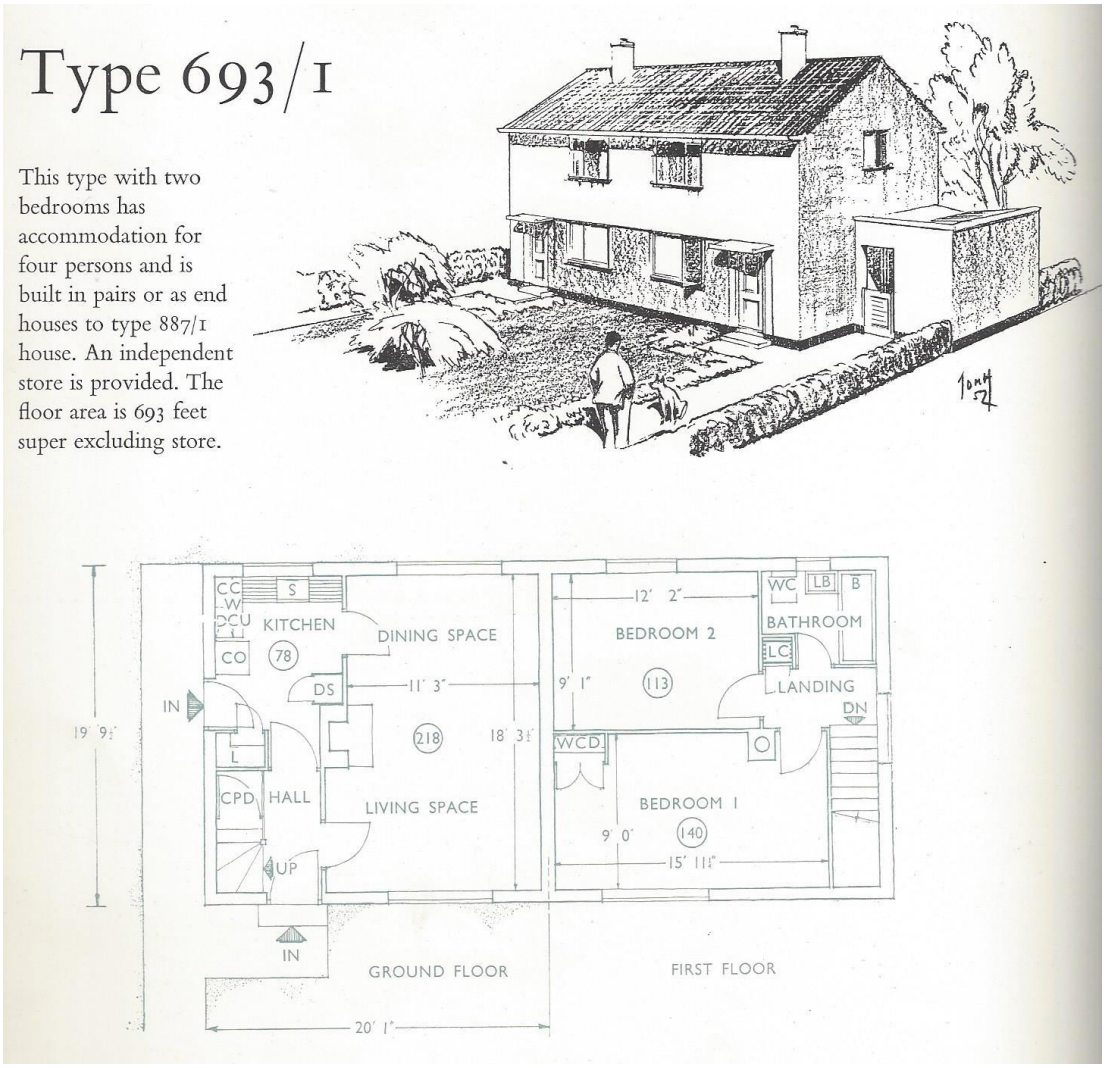
The internal wall finish is a skimming coat of plaster applied directly to the clinker concrete, and the demand on the services of plasterers is much

lower than in the case of traditional houses where additional plaster backing coats are required.

The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

Observations:



Housing record

No. 541 Date: 1945-60 (4)

Location: Address: Easiform Type 887/1

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p15 (1)

Description: Terrace of three bedroom houses (4)

Rooms and Layout: Living/dining room, kitchen and store downstairs, three bedrooms, bathroom and WC upstairs (67)

Sanitation and drainage: WC off first floor landing (8)

Water supply:

Gas and Electric supply:

Water heating: Probably a back boiler in Lounge space (4)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing with bath and wash-hand basin (11)

Clothes washing:

Room heating: fireplace in lounge space (1)

Fuel storage: fuel store off lobby

Lighting:

General storage:

Specific provisions:

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

The cavity wall construction in an Easiform dwelling prevents moisture penetration, and increases the thermal insulation of the walls. The thermal insulation is further increased by the use of a clinker concrete inner leaf, which in turn ensures a warm inner surface, and reduces condensation.

The internal wall finish is a skimming coat of plaster applied directly to the clinker concrete, and the demand on the services of plasterers is much

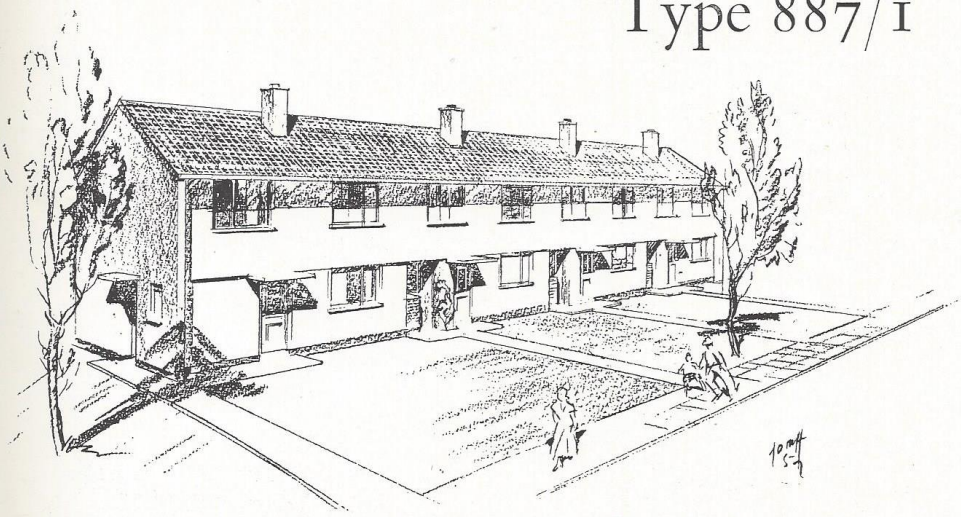
lower than in the case of traditional houses where additional plaster backing coats are required.

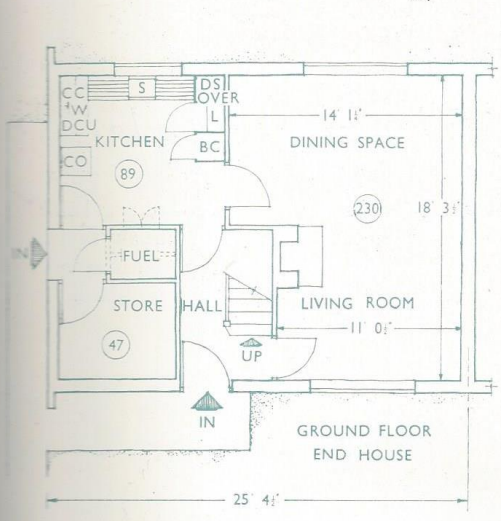
The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

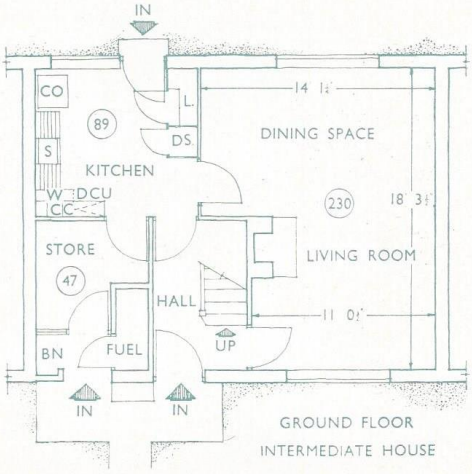
Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

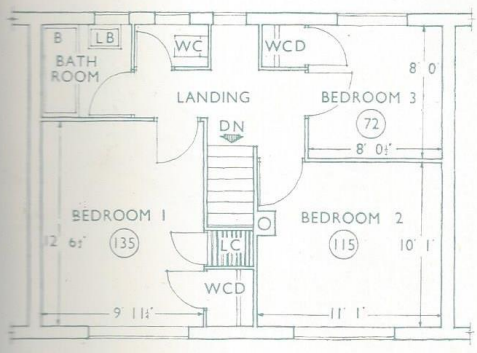
Observations:

Type 887/1









Five person, three-bedroom house with a total floor area of 887 feet super. It can be built in pairs or in terraces of any even number and the store, fuel, and bin compartments are contained within the house.

Housing record

No. 542 Date: 1945-60 (4)

Location: Address: Easiform Type 845/1

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p16 (1)

Description: Terrace of three bedroom houses (4)

Rooms and Layout: Living/dining room, kitchen and store downstairs, three bedrooms, bathroom and WC upstairs (67)

Sanitation and drainage: WC off first floor landing (8)

Water supply:

Gas and Electric supply:

Water heating: Probably a back boiler in Lounge space (4)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing with bath and wash-hand basin (11)

Clothes washing:

Room heating: fireplace in lounge space (1)

Fuel storage: fuel store off lobby, or store

Lighting:

General storage:

Specific provisions:

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer:

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

The cavity wall construction in an Easiform dwelling prevents moisture penetration, and increases the thermal insulation of the walls. The thermal insulation is further increased by the use of a clinker concrete inner leaf, which in turn ensures a warm inner surface, and reduces condensation.

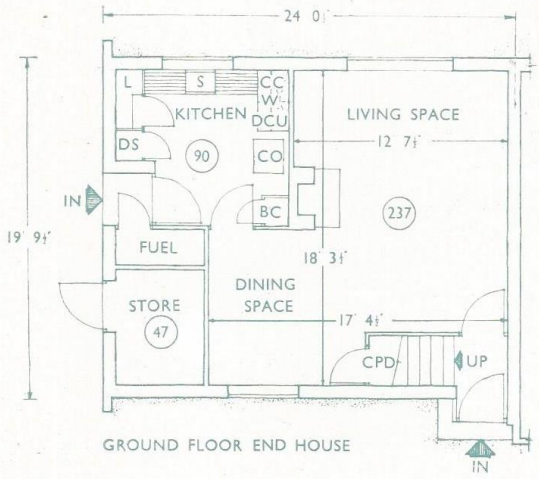
The internal wall finish is a skimming coat of plaster applied directly to the clinker concrete, and the demand on the services of plasterers is much

lower than in the case of traditional houses where additional plaster backing coats are required.

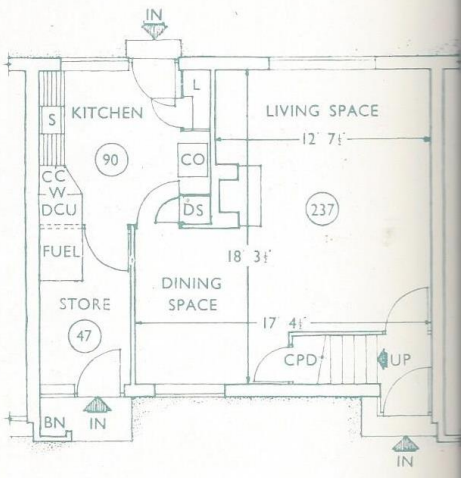
The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

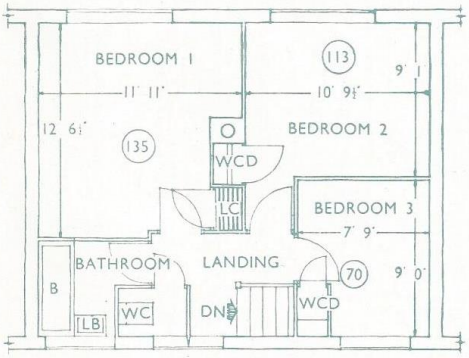
Observations:



GROUND FLOOR END HOUSE



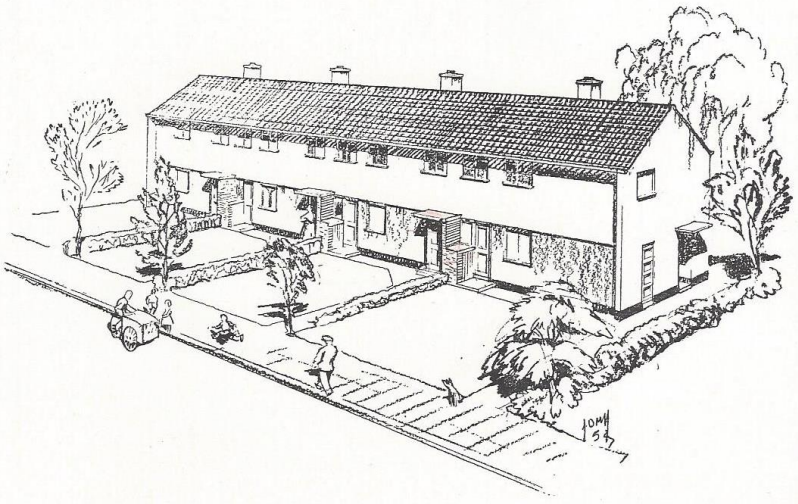
GROUND FLOOR INTERMEDIATE HOUSE



FIRST FLOOR

Type 845/1

This five person three-bedroom house has a smaller area than the 887/1 type and a reduced frontage. It has an area of 845 feet super and is available in pairs and terraces.



Housing record

No. 543 Date: 1945-60 (4)

Location: Address: Easiform Type 780/1

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p17 (1)

Description: Terrace of two bedroom houses (4)

Rooms and Layout: Living/dining room, kitchen and store downstairs, two bedrooms, bathroom/WC upstairs (22)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: Probably a back boiler living space (4)

Cooking facilities: cooker in kitchen (4)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: fireplace in lounge space (1)

Fuel storage: fuel store off lobby, or store

Lighting:

General storage:

Specific provisions:

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

The cavity wall construction in an Easiform dwelling prevents moisture penetration, and increases the thermal insulation of the walls. The thermal insulation is further increased by the use of a clinker concrete inner leaf, which in turn ensures a warm inner surface, and reduces condensation.

The internal wall finish is a skimming coat of plaster applied directly to the clinker concrete, and the demand on the services of plasterers is much

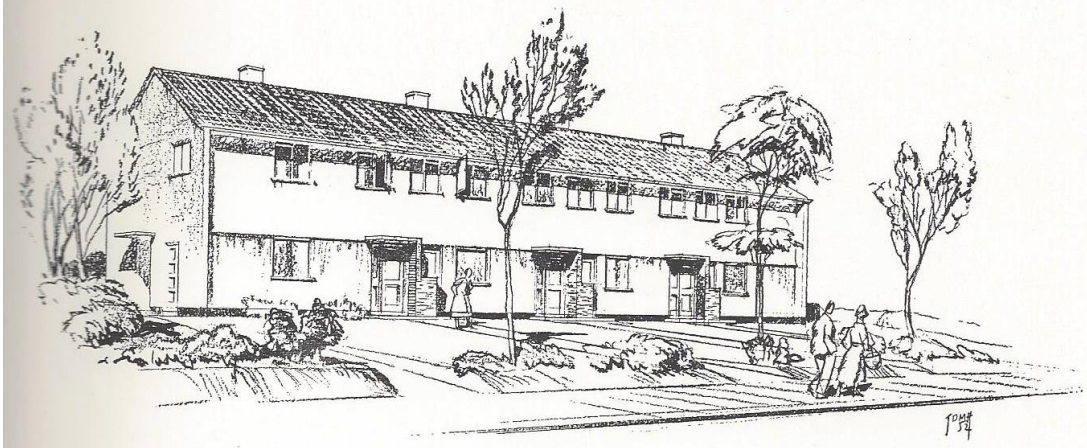
lower than in the case of traditional houses where additional plaster backing coats are required.

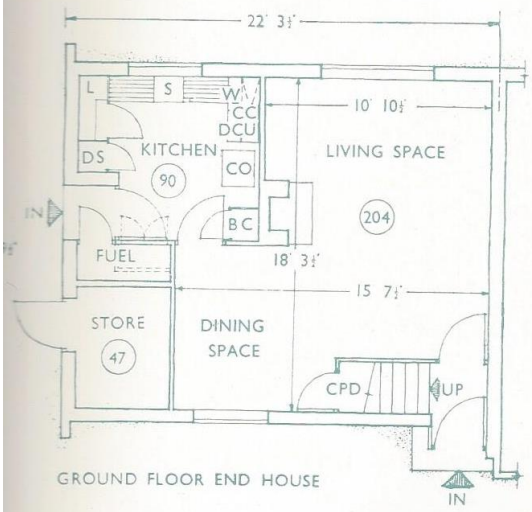
The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

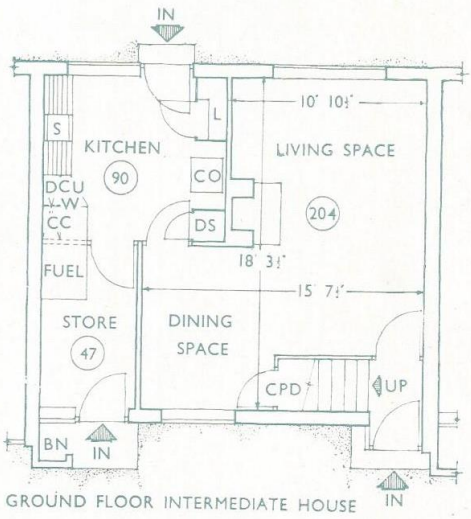
Observations:

Type 780/1



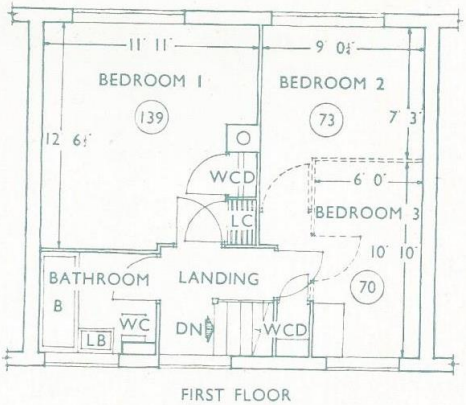


GROUND FLOOR END HOUSE



GROUND FLOOR INTERMEDIATE HOUSE

This two-bedroom, four person house, is also available in pairs or terraces or can be introduced with the 845/1 type in terraces. Alternatively, the first floor can be planned with three bedrooms for four persons.



FIRST FLOOR

Housing record

No. 544 Date: 1945-60 (4)

Location: Address: Easiform Type 900/4

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p18 (1)

Description: Pair of three bedroom houses (2)

Rooms and Layout: Living room, dining/kitchen and store downstairs, three bedrooms, bathroom and WC upstairs (68)

Sanitation and drainage: WC off first floor landing (8)

Water supply:

Gas and Electric supply:

Water heating: Probably a back boiler in living room (4)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing with bath and wash-hand basin (11)

Clothes washing: wash boiler in store (9)

Room heating: fireplace in living room (1)

Fuel storage: outside fuel store by rear door

Lighting:

General storage:

Specific provisions: fire place in dining-kitchen suitable to take a range.

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

The cavity wall construction in an Easiform dwelling prevents moisture penetration, and increases the thermal insulation of the walls. The thermal insulation is further increased by the use of a clinker concrete inner leaf, which in turn ensures a warm inner surface, and reduces condensation.

The internal wall finish is a skimming coat of plaster applied directly to the clinker concrete, and the demand on the services of plasterers is much

lower than in the case of traditional houses where additional plaster backing coats are required.

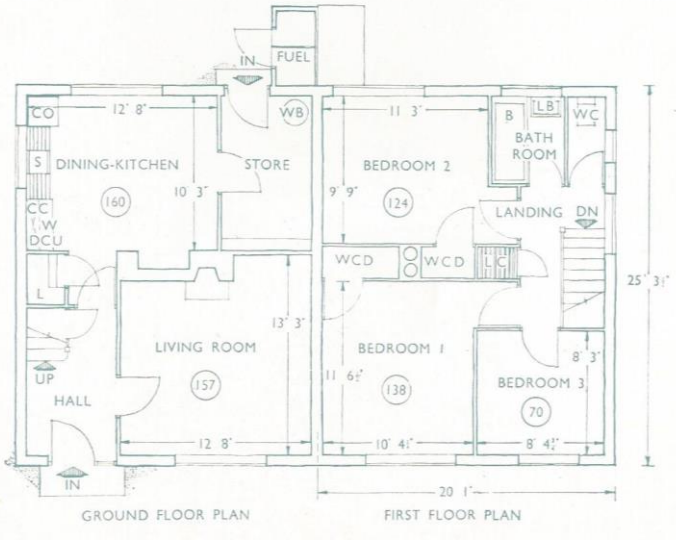
The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

Observations:

Type 900/4

A three-bedroom house based on the earlier 900/1, but designed with dining-kitchen and internal store. Two fireplaces are included, the one in the dining-kitchen being suitable for a range.



Housing record

No. 545 Date: 1945-60 (4)

Location: Address: Easiform Type 900/5

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p19 (1)

Description: Block of three bedroom houses (2)

Rooms and Layout: Living room, dining-kitchen and store downstairs, three bedrooms, bathroom and WC upstairs (68)

Sanitation and drainage: WC off first floor landing (8)

Water supply:

Gas and Electric supply:

Water heating: Probably a back boiler in living room. (4)

Cooking facilities: cooker in Kitchen. (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing with bath and wash-hand basin (11)

Clothes washing: wash boiler in store (9)

Room heating: fireplace in lounge space (10

Fuel storage: outside fuel store by rear door

Lighting:

General storage:

Specific provisions:

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

The cavity wall construction in an Easiform dwelling prevents moisture penetration, and increases the thermal insulation of the walls. The thermal insulation is further increased by the use of a clinker concrete inner leaf, which in turn ensures a warm inner surface, and reduces condensation.

The internal wall finish is a skimming coat of plaster applied directly to the clinker concrete, and the demand on the services of plasterers is much

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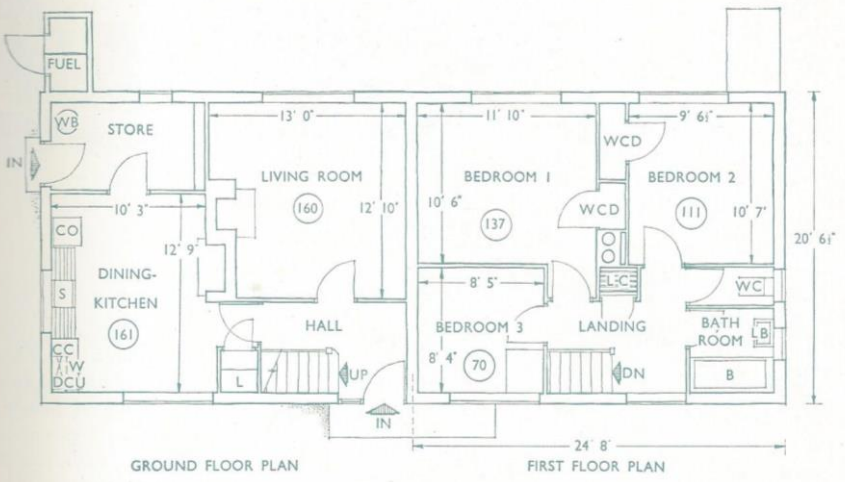
The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

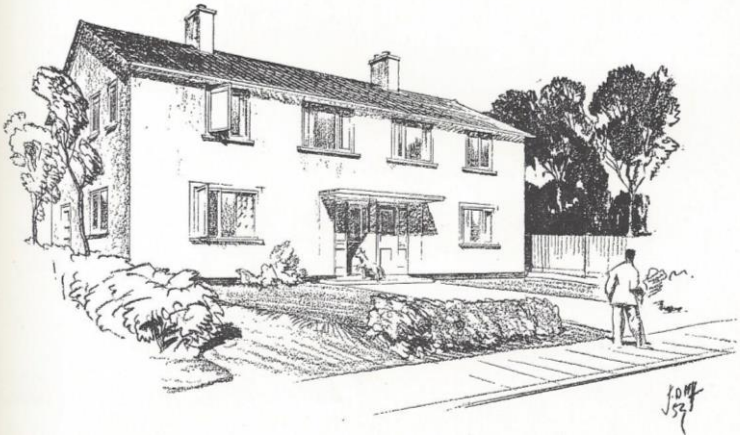
Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

Observations:

Type 900/5



This is the north aspect version of the type 900/4.
It has an area of 900 feet super, and is available in pairs.



Housing record

No. 546 Date: 1945-60 (4)

Location: Address: Easiform Type 900/6

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p20 (1)

Description: A terrace of three, three bedroom houses and one four bedroomed house (4)

Rooms and Layout: Living room, dining-kitchen and store downstairs, three bedrooms, bathroom and WC upstairs (68)

Sanitation and drainage: WC off first floor landing. (8)

Water supply:

Gas and Electric supply:

Water heating: Probably a back boiler in Living room (4)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing with bath and wash-hand basin (11)

Clothes washing: Wash boiler in store (9)

Room heating: fireplace in living room and dining-kitchen (1)

Fuel storage: outside fuel store by rear door

Lighting:

General storage:

Specific provisions: fireplace in dining-kitchen capable of taking a range

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

The cavity wall construction in an Easiform dwelling prevents moisture penetration, and increases the thermal insulation of the walls. The thermal insulation is further increased by the use of a clinker concrete inner leaf, which in turn ensures a warm inner surface, and reduces condensation.

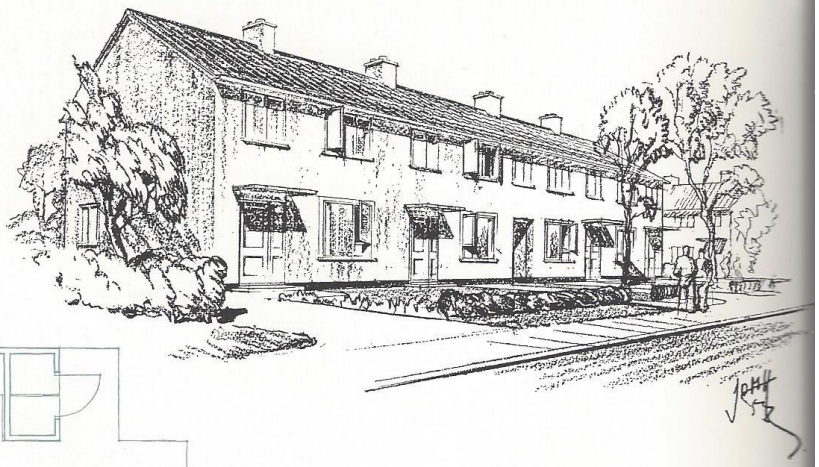
The internal wall finish is a skimming coat of plaster applied directly to the clinker concrete, and the demand on the services of plasterers is much lower than in the case of traditional houses where additional plaster backing coats are required.

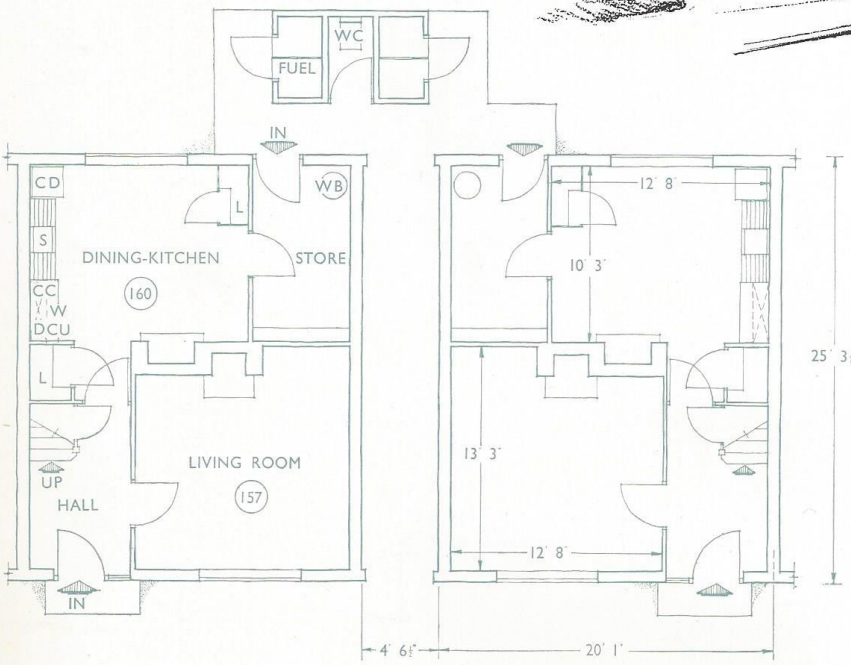
The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

Observations:

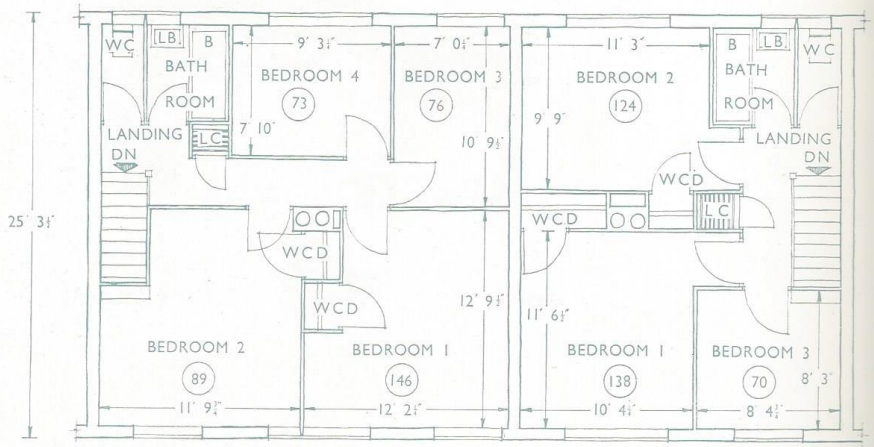
Type 900/6





GROUND FLOOR PLANS CENTRE HOUSES

A block of four houses based on type 900/4, but having one four-bedroom house. A passageway gives access to the rear of the centre pair.



4 BEDROOM HOUSE 3 BEDROOM HOUSE

FIRST FLOOR PLANS CENTRE HOUSES

20

Housing record

No. 546A Date: 1945-60 (4)

Location: Address: Easiform Type 900/6

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p20 (1)

Description: A terrace of three, three bedroom houses and one four bedroomed house (4)

Rooms and Layout: Living room, dining-kitchen and store downstairs, four bedrooms, bathroom and WC upstairs (88)

Sanitation and drainage: WC off first floor landing, second WC outside between fuel stores. (2, 8)

Water supply:

Gas and Electric supply:

Water heating: Probably a back boiler in Living room (4)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing with bath and wash-hand basin (11)

Clothes washing: Wash boiler in store (9)

Room heating: fireplace in living room and dining-kitchen (1)

Fuel storage: outside fuel store by rear door

Lighting:

General storage:

Specific provisions: fireplace in dining-kitchen capable of taking a range

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

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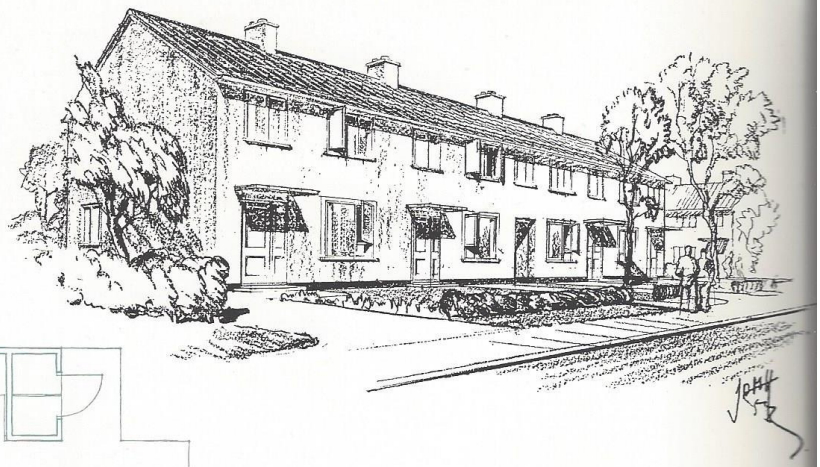
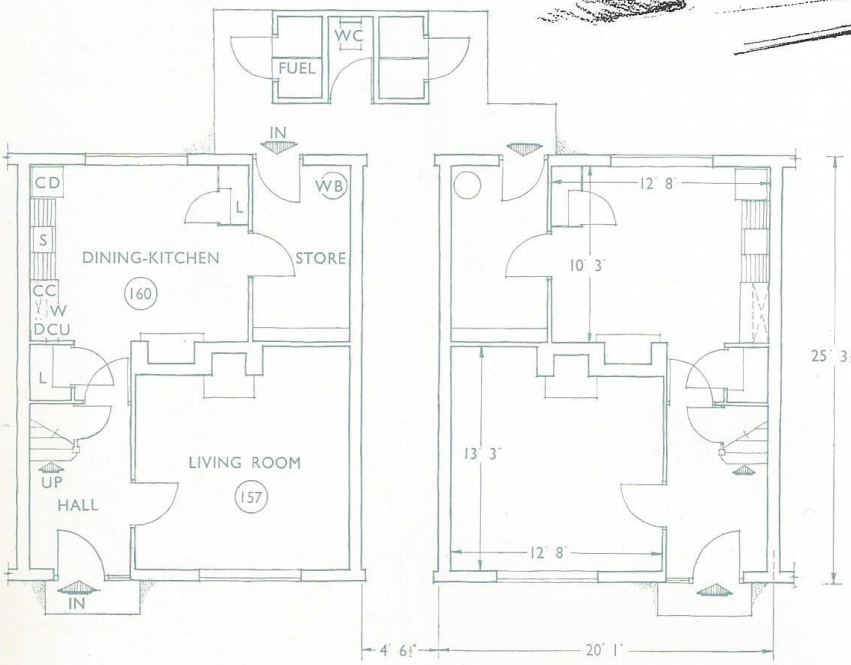
The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

Observations:

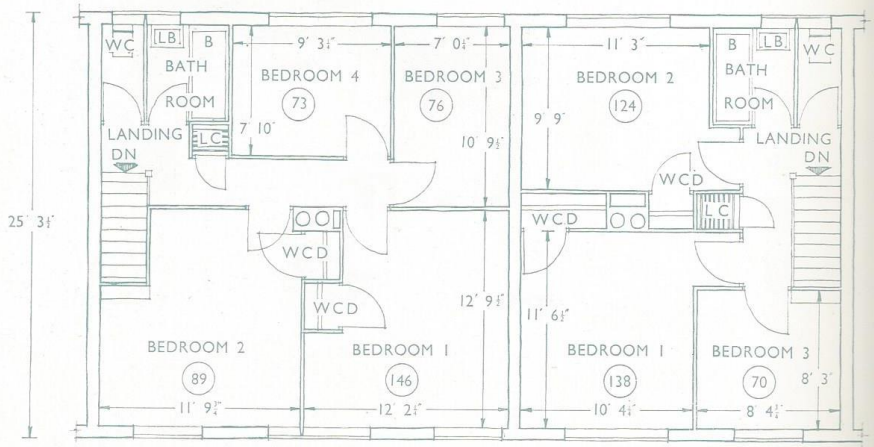
Type 900/6





A block of four houses based on type 900/4, but having one four-bedroom house. A passageway gives access to the rear of the centre pair.

GROUND FLOOR PLANS CENTRE HOUSES



20

4 BEDROOM HOUSE 3 BEDROOM HOUSE
FIRST FLOOR PLANS CENTRE HOUSES

Housing record

No. 547 Date: 1945-60 (40

Location: Address: Easiform Type 900/1

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p21 (10

Description: A pair of three bedroom houses (2)

Rooms and Layout: Living room, dining room and kitchen downstairs, three bedrooms, bathroom/WC upstairs (60)

Sanitation and drainage: WC in first floor bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: boiler in kitchen (5)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: fireplace in living room (1)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

The cavity wall construction in an Easiform dwelling prevents moisture penetration, and increases the thermal insulation of the walls. The thermal insulation is further increased by the use of a clinker concrete inner leaf, which in turn ensures a warm inner surface, and reduces condensation.

The internal wall finish is a skimming coat of plaster applied directly to the clinker concrete, and the demand on the services of plasterers is much

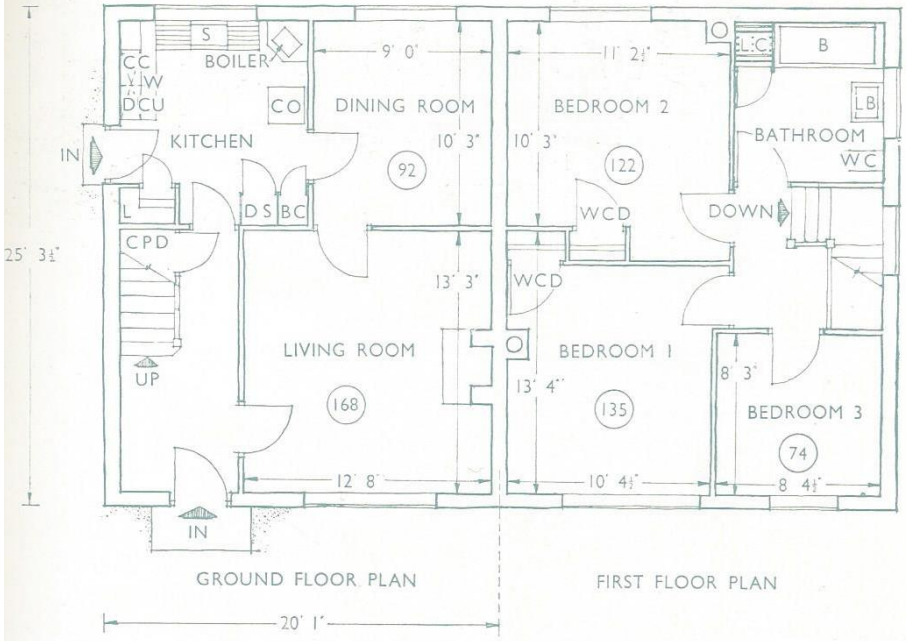
lower than in the case of traditional houses where additional plaster backing coats are required.

The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

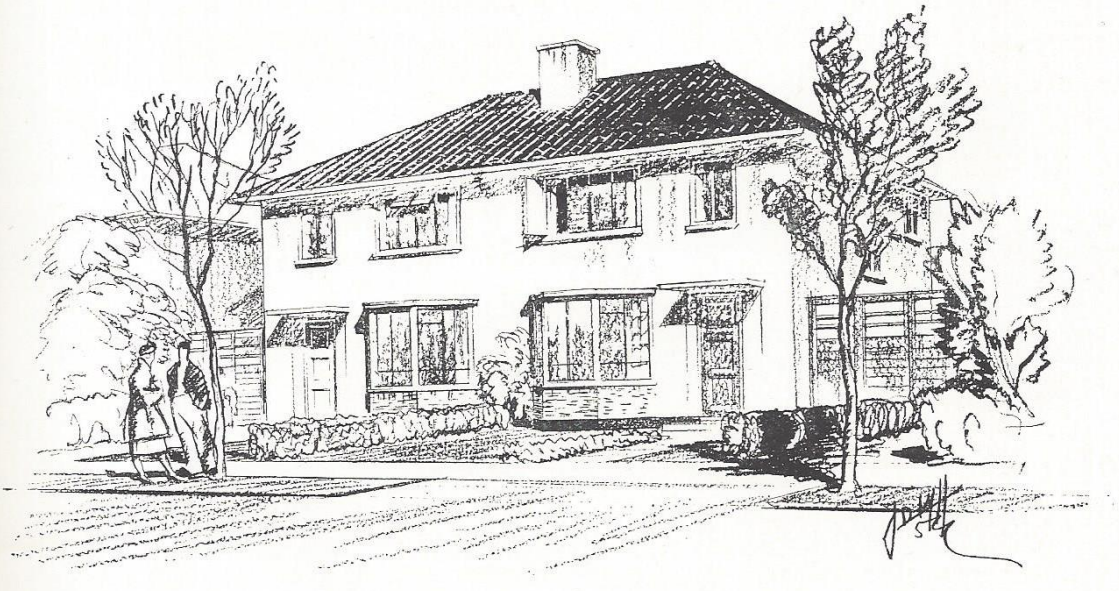
Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

Observations:

Type 900/1



A three-bedroom five person house with external store. The floor area, excluding the latter, is 900 feet super.



Housing record

No. 548 Date: 1945-60 (4)

Location: Address: Easiform Type 900/2A

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p 22 (1)

Description: A pair of three bedroom houses (2)

Rooms and Layout: Living room, dining room and kitchen downstairs, three bedrooms, bathroom/WC upstairs (60)

Sanitation and drainage: WC in first floor bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: boiler in kitchen (5)

Cooking facilities: cooker in kitchen. (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: fireplace in living room (1)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

The cavity wall construction in an Easiform dwelling prevents moisture penetration, and increases the thermal insulation of the walls. The thermal insulation is further increased by the use of a clinker concrete inner leaf, which in turn ensures a warm inner surface, and reduces condensation.

The internal wall finish is a skimming coat of plaster applied directly to the clinker concrete, and the demand on the services of plasterers is much

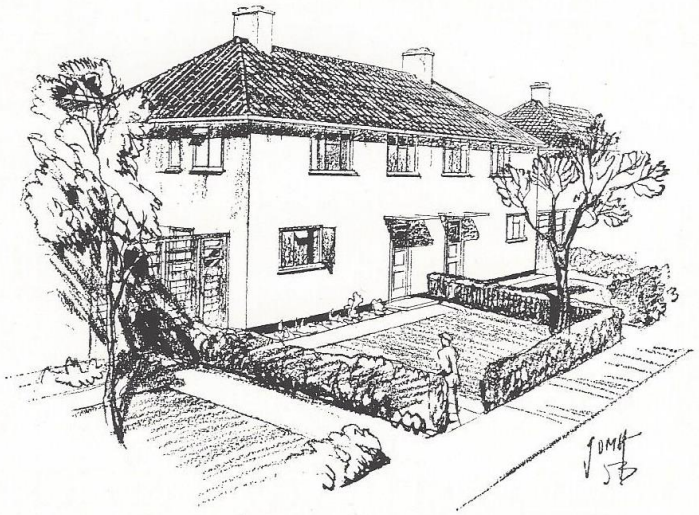
lower than in the case of traditional houses where additional plaster backing coats are required.

The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

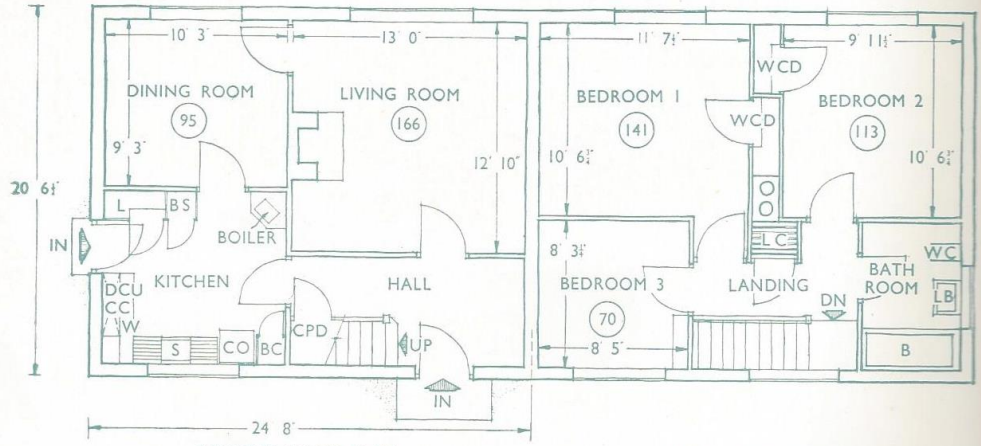
Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

Observations:

Type 900/2A



This is the north aspect version of the 900/1 three-bedroom house with the same area. Alternative stores are available either attached to, or detached from, the house.



Housing record

No. 549 Date: 1945-60 (4)

Location: Address: Easiform - Block of four

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p23 (1)

Description: A terrace of three, three bedroom and one four bedroomed house (4)

Rooms and Layout: Living room, dining room and kitchen downstairs, three bedrooms, bathroom/WC upstairs (60)

Sanitation and drainage: WC in first floor bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: presumed back boiler in living room (4)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: fireplace in living room (1)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

The cavity wall construction in an Easiform dwelling prevents moisture penetration, and increases the thermal insulation of the walls. The thermal insulation is further increased by the use of a clinker concrete inner leaf, which in turn ensures a warm inner surface, and reduces condensation.

The internal wall finish is a skimming coat of plaster applied directly to the clinker concrete, and the demand on the services of plasterers is much

lower than in the case of traditional houses where additional plaster backing coats are required.

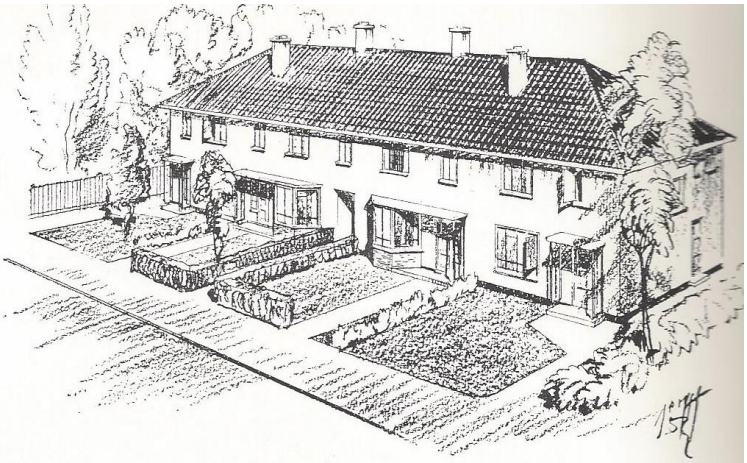
The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

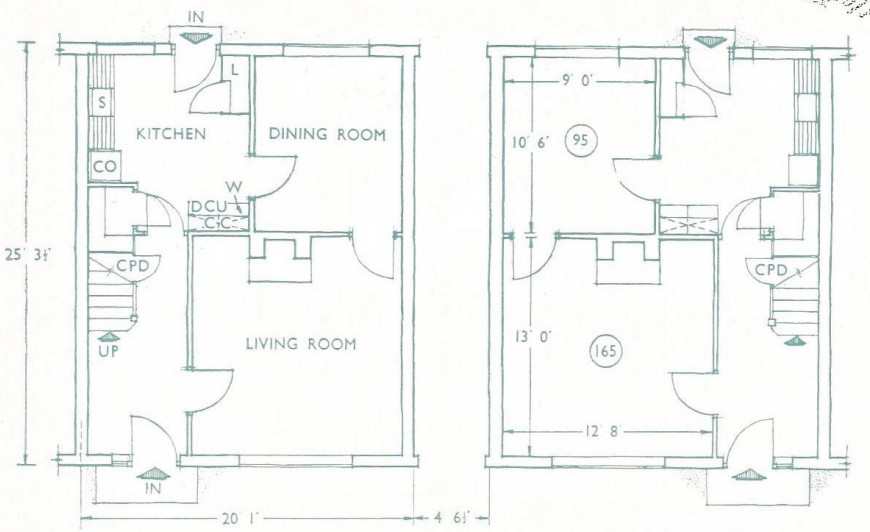
Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

Observations:

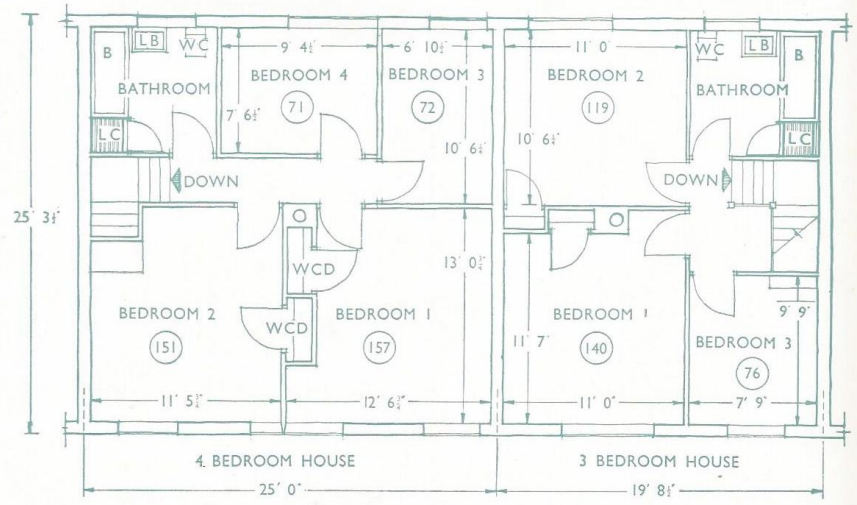
Blocks of four

These blocks consist of three three-bedroom and one four-bedroom house. A central passageway gives access to the rear of the centre pair. Appropriate stores are available for each house.
A block can be increased to six houses, including two with four bedrooms and two passageways.





BLOCK OF FOUR CENTRE HOUSES GROUND FLOOR PLANS



BLOCK OF FOUR CENTRE HOUSES FIRST FLOOR PLANS

23

Housing record

No. 549A Date: 1945-60 (4)

Location: Address: Easiform - Block of four

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p23 (1)

Description: A terrace of three, three bedroom and one four bedroomed house (4)

Rooms and Layout: Living room, dining room and kitchen downstairs, four bedrooms, bathroom/WC upstairs (95)

Sanitation and drainage: WC in first floor bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: presumed back boiler in living room (4)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: fireplace in living room (1)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

The cavity wall construction in an Easiform dwelling prevents moisture penetration, and increases the thermal insulation of the walls. The thermal insulation is further increased by the use of a clinker concrete inner leaf, which in turn ensures a warm inner surface, and reduces condensation.

The internal wall finish is a skimming coat of plaster applied directly to the clinker concrete, and the demand on the services of plasterers is much

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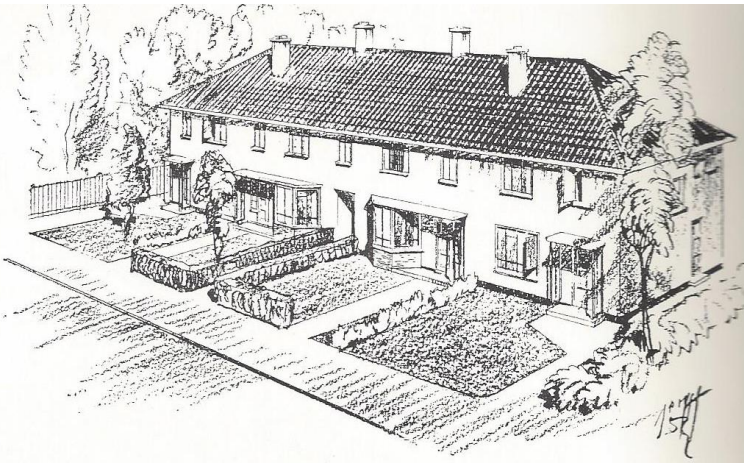
The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

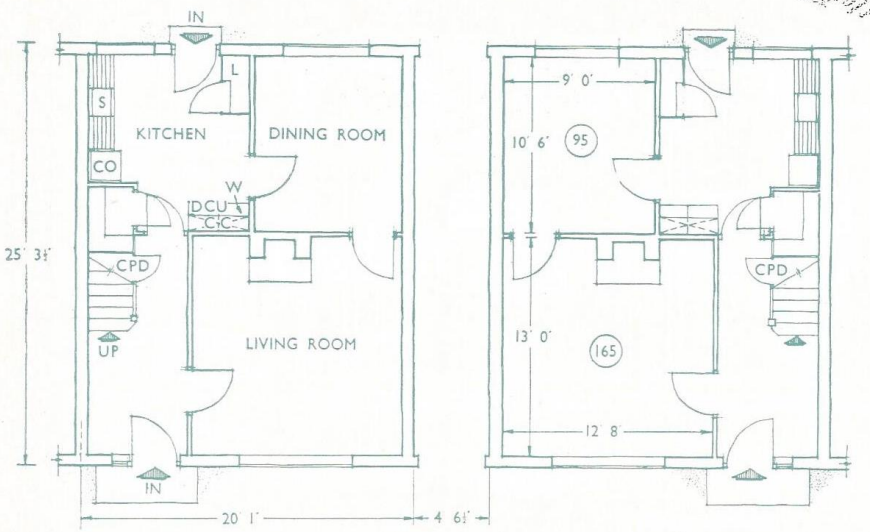
Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

Observations:

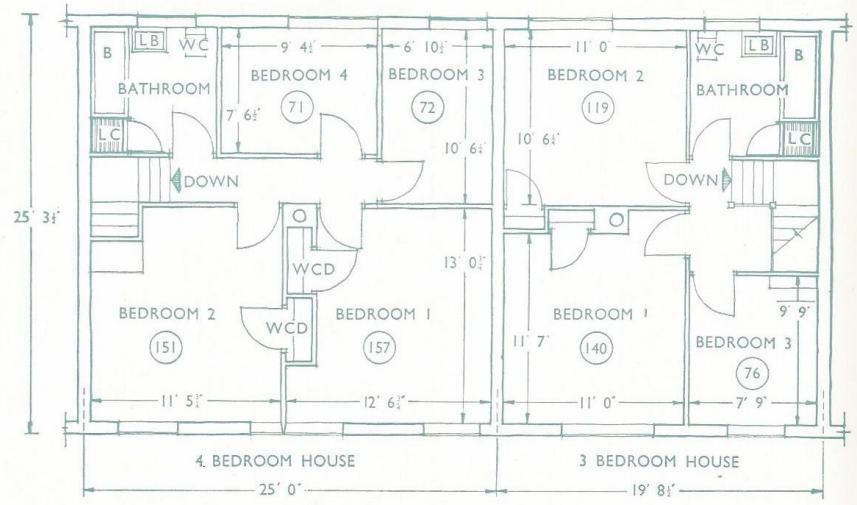
Blocks of four

These blocks consist of three three-bedroom and one four-bedroom house. A central passageway gives access to the rear of the centre pair. Appropriate stores are available for each house.
A block can be increased to six houses, including two with four bedrooms and two passageways.





BLOCK OF FOUR CENTRE HOUSES GROUND FLOOR PLANS



BLOCK OF FOUR CENTRE HOUSES FIRST FLOOR PLANS

23

Housing record

No. 550 Date: 1945-60 (4)

Location: Address: Easiform Type 800/1

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p24 (1)

Description: A terrace of three two bedroomed and one three bedroom house (4)

Rooms and Layout: Living room, dining recess and kitchen downstairs, two bedrooms, bathroom and WC upstairs (25)

Sanitation and drainage: WC off landing (8)

Water supply:

Gas and Electric supply:

Water heating: presumably a back boiler in living room (4)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing with bath and wash-hand basin (11)

Clothes washing:

Room heating: fireplace in living room (1)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

The cavity wall construction in an Easiform dwelling prevents moisture penetration, and increases the thermal insulation of the walls. The thermal insulation is further increased by the use of a clinker concrete inner leaf, which in turn ensures a warm inner surface, and reduces condensation.

The internal wall finish is a skimming coat of plaster applied directly to the clinker concrete, and the demand on the services of plasterers is much

lower than in the case of traditional houses where additional plaster backing coats are required.

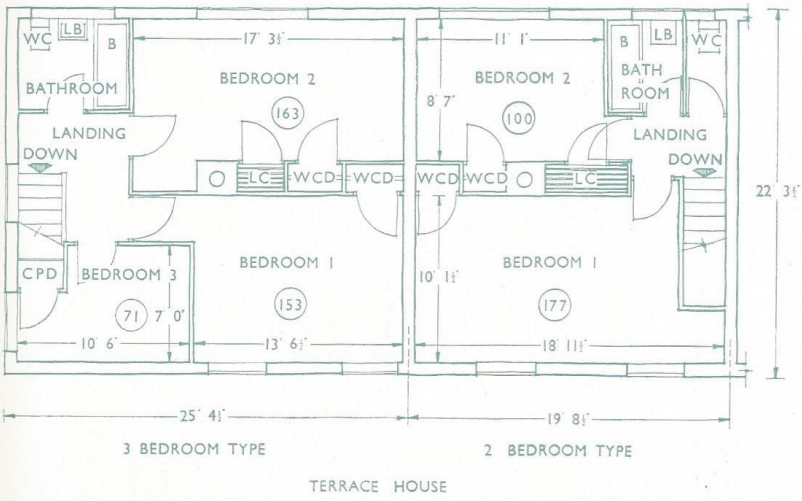
The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

Observations:

Type 800/1

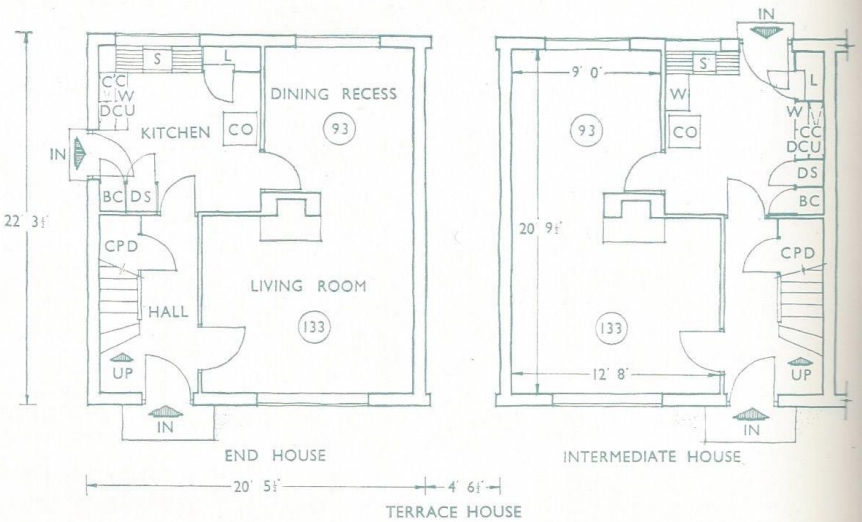
The 800/1 type of house can be built in pairs, each house having two bedrooms, or in terraces with two and three bedrooms.



800/1 TERRACES

The terraces contain two-bedroom houses similar to type 800/1, and where passageways occur, there is a third bedroom.

Vertical and horizontal steppings can be carried out if the contours or the layout of the site require it.



Housing record

No. 550A Date: 1945-60 (4)

Location: Address: Easiform Type 800/1

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p24 (1)

Description: A terrace of three two bedroomed and one three bedroom house (4)

Rooms and Layout: Living room, dining recess and kitchen downstairs, three bedrooms, bathroom/WC upstairs (67)

Sanitation and drainage: WC in first floor bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: presumably a back boiler in living room (4)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom off first floor landing with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: fireplace in living room (1)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

The cavity wall construction in an Easiform dwelling prevents moisture penetration, and increases the thermal insulation of the walls. The thermal insulation is further increased by the use of a clinker concrete inner leaf, which in turn ensures a warm inner surface, and reduces condensation.

The internal wall finish is a skimming coat of plaster applied directly to the clinker concrete, and the demand on the services of plasterers is much

lower than in the case of traditional houses where additional plaster backing coats are required.

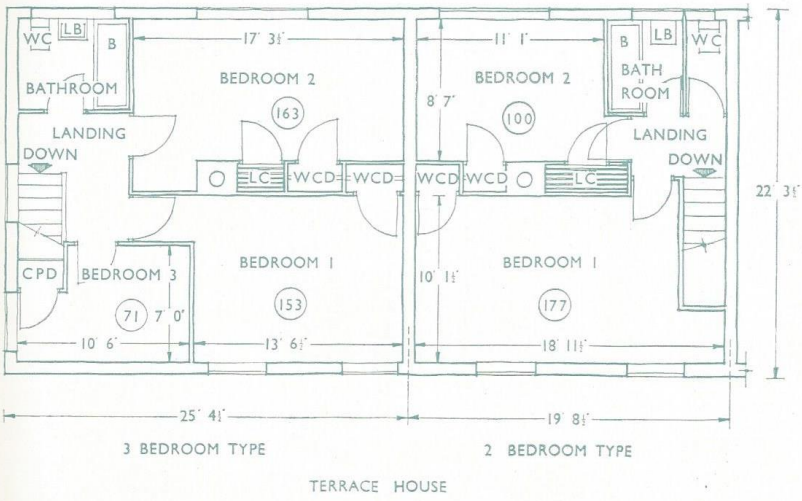
The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

Observations:

Type 800/1

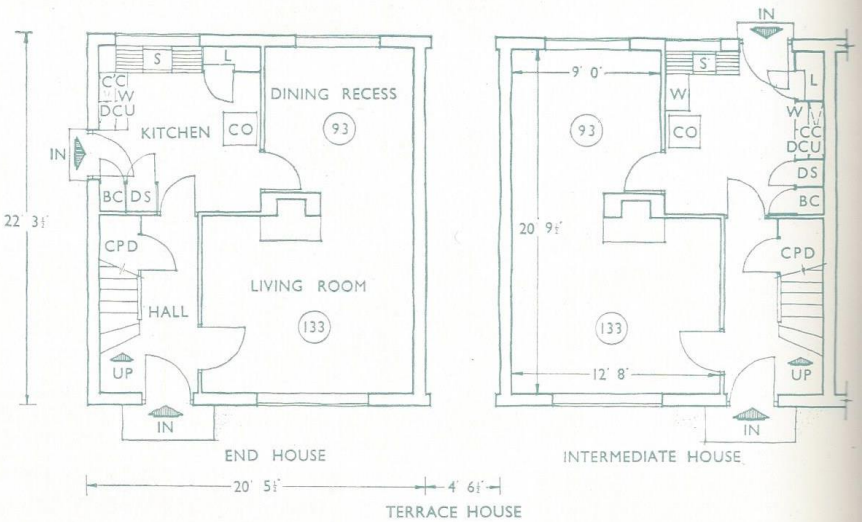
The 800/1 type of house can be built in pairs, each house having two bedrooms, or in terraces with two and three bedrooms.



800/1 TERRACES

The terraces contain two-bedroom houses similar to type 800/1, and where passageways occur, there is a third bedroom.

Vertical and horizontal steppings can be carried out if the contours or the layout of the site require it.



Housing record

No. 551 Date: 1945-60 (4)

Location: Address: Easiform Type X Flats

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p26 (1)

Description: A block of four one bedroomed maisonettes (6)

Rooms and Layout: Living room, bedroom, kitchen and bathroom/WC. (5)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: presumably a back boiler in living room (4)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: fireplace in living room (1)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

The cavity wall construction in an Easiform dwelling prevents moisture penetration, and increases the thermal insulation of the walls. The thermal insulation is further increased by the use of a clinker concrete inner leaf, which in turn ensures a warm inner surface, and reduces condensation.

The internal wall finish is a skimming coat of plaster applied directly to the clinker concrete, and the demand on the services of plasterers is much

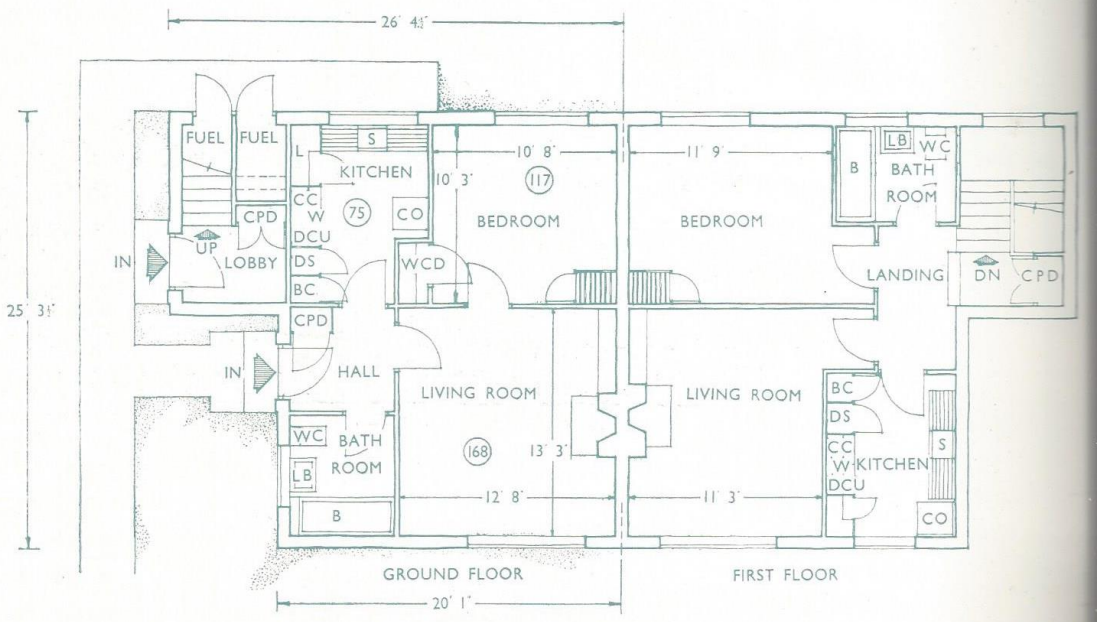
lower than in the case of traditional houses where additional plaster backing coats are required.

The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

Observations:

Type X Flats



These two-storey flats built four to a block have a floor area of 1,056 feet super per pair. Each flat contains one bedroom and is very suitable for the childless couple or as an old persons' dwelling.

Housing record

No. 552 Date: 1945-60 (4)

Location: Address: Easiform Type Y Flats

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p27 (1)

Description: A block of four two bedroomed maisonettes (6)

Rooms and Layout: Living room, two bedrooms, kitchen, bathroom and WC. (14)

Sanitation and drainage: WC off hall (8)

Water supply:

Gas and Electric supply:

Water heating: presumably a back boiler in living room (4)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom with bath and wash-hand basin (11)

Clothes washing:

Room heating: fireplace in living room (1)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

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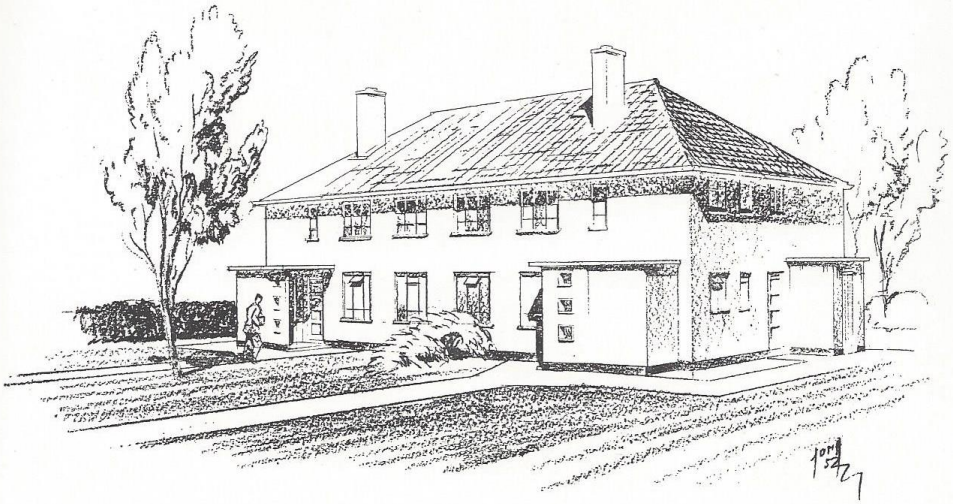
The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

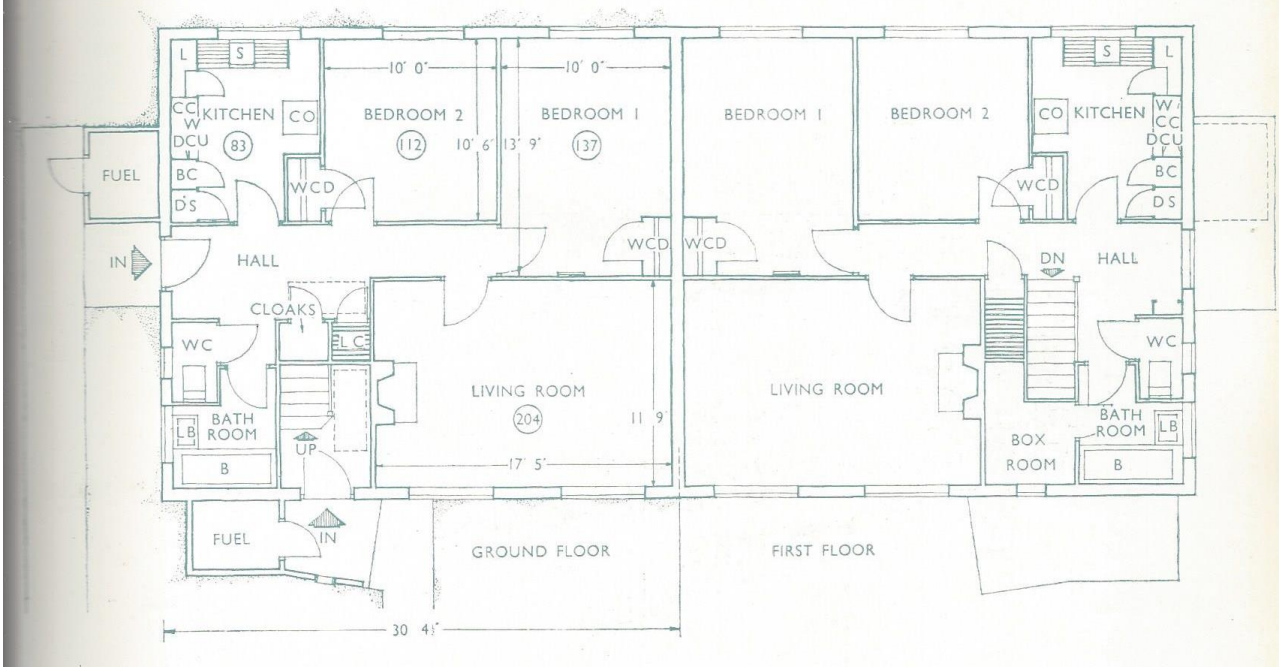
Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

Observations:

Type Y Flats



Each of these flats has two bedrooms and the floor area is 1,535 feet super per pair. This is a popular type in view of the saving in frontage and economy in cost.



Housing record

No. 553 Date: 1945-60 (4)

Location: Address: Easiform Type 677F/1 3-storey Flats

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p28 (1)

Description: A three storey block of six or more two bedroomed flats (7)

Rooms and Layout: Living room, two bedrooms, kitchen, bathroom and WC. (14)

Sanitation and drainage: WC off internal lobby (8)

Water supply:

Gas and Electric supply:

Water heating: presumably a back boiler in living room (4)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom with bath and wash-hand basin (11)

Clothes washing:

Room heating: fireplace in living room (1)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

The cavity wall construction in an Easiform dwelling prevents moisture penetration, and increases the thermal insulation of the walls. The thermal insulation is further increased by the use of a clinker concrete inner leaf, which in turn ensures a warm inner surface, and reduces condensation.

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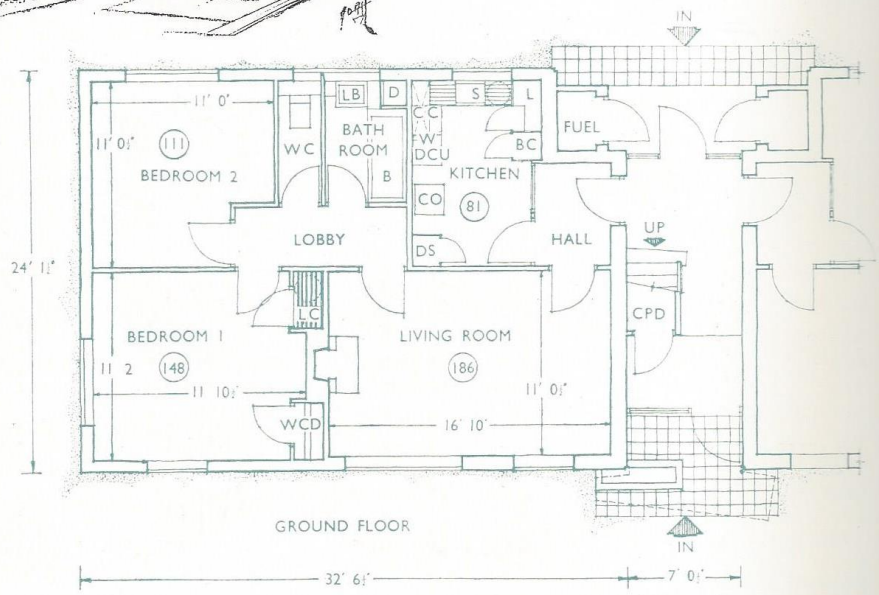
The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

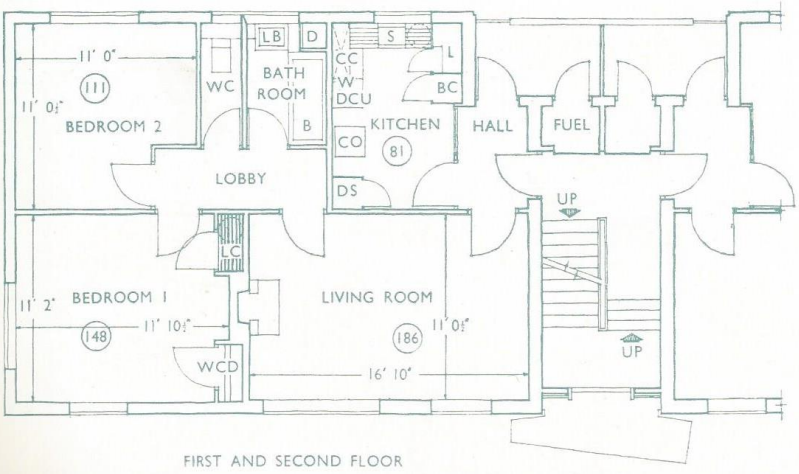
Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

Observations:

Type 677F/1
3-Storey Flats

Flats for four persons are also available, in three-storey blocks of six or twelve flats or multiples of six, and each flat has two bedrooms and a floor area of 677 feet super, excluding fuel store and balcony.





Housing record

No. 554 Date: 1945-60 (4)

Location: Address: Easiform Type 677F/2 3-storey Flats

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p29 (1)

Description: A three storey block of six or more two bedroomed flats (7)

Rooms and Layout: Living room, two bedrooms, kitchen, bathroom/WC. (14)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: presumably a back boiler in living room (4)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: fireplace in living room (1)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

The cavity wall construction in an Easiform dwelling prevents moisture penetration, and increases the thermal insulation of the walls. The thermal insulation is further increased by the use of a clinker concrete inner leaf, which in turn ensures a warm inner surface, and reduces condensation.

The internal wall finish is a skimming coat of plaster applied directly to the clinker concrete, and the demand on the services of plasterers is much

lower than in the case of traditional houses where additional plaster backing coats are required.

The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

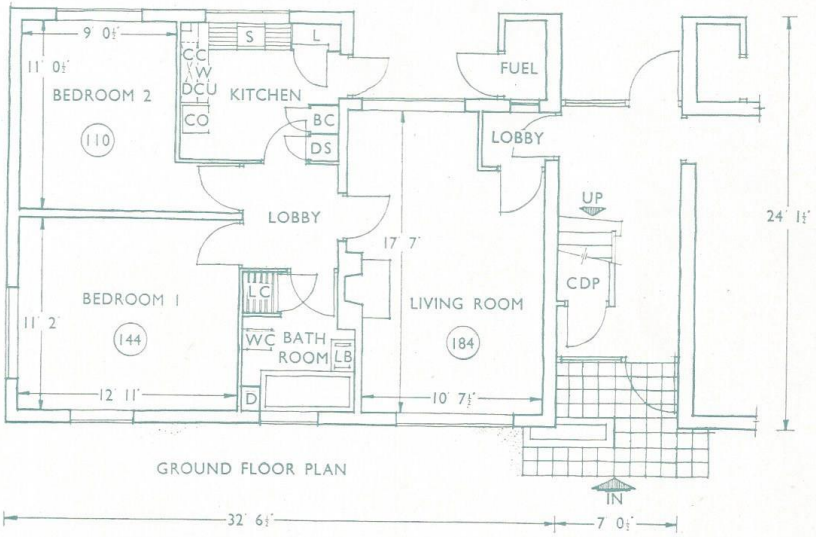
Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

Observations:

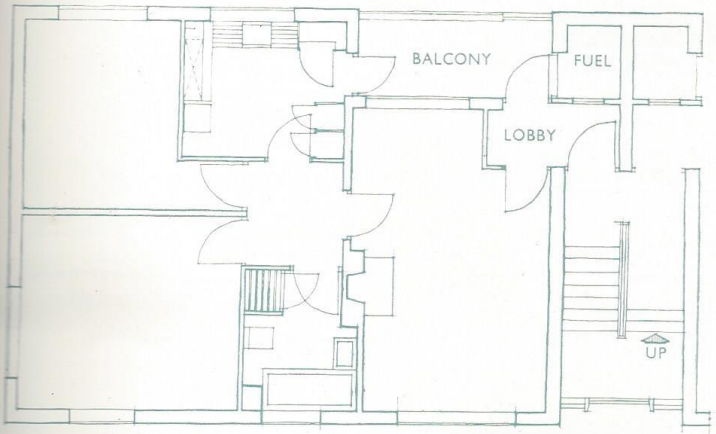
Type 677F/2
3-Storey Flats

NORTH ASPECT

Precast concrete floors are used throughout and sound insulation is in accordance with the Building Research Station's latest recommendations. Separate stores for each flat are grouped at the rear of the block and reached by covered way. The fuel store is planned adjacent to each flat.



GROUND FLOOR PLAN



FIRST AND SECOND FLOORS
(AS GROUND FLOOR)

These flats are based on the type 677F/1, and are available in similar units. They have been planned, however, to be used in conjunction with the former type in situations facing north.

Housing record

No. 555 Date: 1945-60 (4)

Location: Address: Easiform Type 826m/1 4-storey Maisonettes

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p30 (1)

Description: A four storey block of four or more two storey three bedroomed maisonettes (8)

Rooms and Layout: Living room and kitchen on lower floor, three bedrooms, bathroom and WC on upper floor. (34)

Sanitation and drainage: WC off upstairs landing (8)

Water supply:

Gas and Electric supply:

Water heating: presumably a back boiler in living room (4)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom with bath and wash-hand basin (11)

Clothes washing:

Room heating: fireplace in living room (1)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

The cavity wall construction in an Easiform dwelling prevents moisture penetration, and increases the thermal insulation of the walls. The thermal insulation is further increased by the use of a clinker concrete inner leaf, which in turn ensures a warm inner surface, and reduces condensation.

The internal wall finish is a skimming coat of plaster applied directly to the clinker concrete, and the demand on the services of plasterers is much

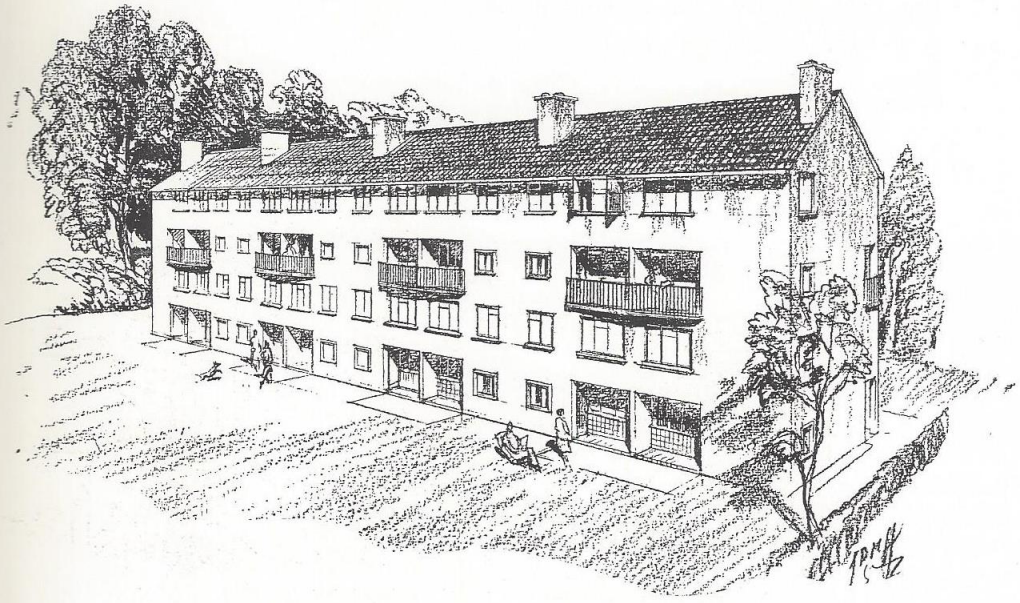
lower than in the case of traditional houses where additional plaster backing coats are required.

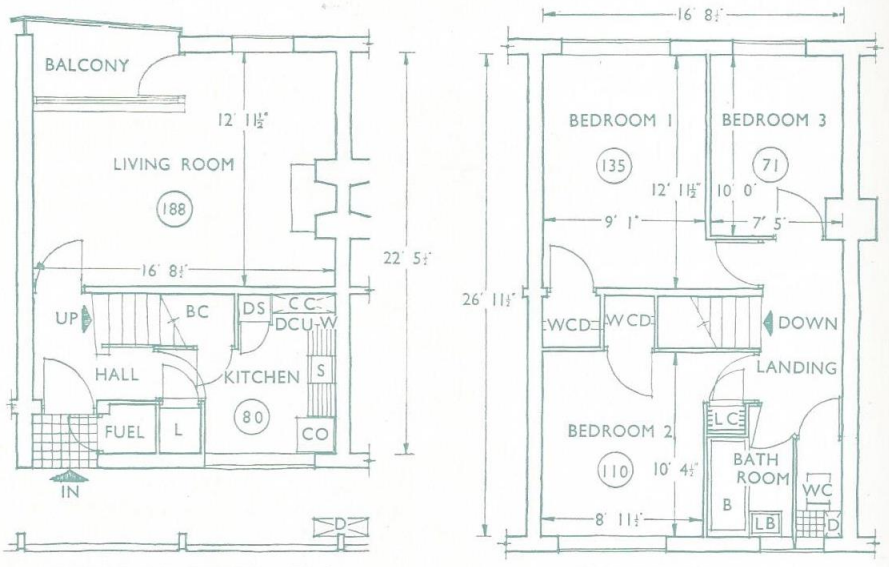
The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

Observations:

Type 826M/1 4-Storey Maisonettes





GROUND AND SECOND FLOORS

FIRST AND THIRD FLOORS

FOUR STOREY MAISONETTES
THREE BEDROOM TYPE

Housing record

No. 555 Date: 1945-60 (4)

Location: Address: Easiform Type 826m/1 4-storey Maisonettes

O/S sheet No: Grid Reference:

Reference: John Laing, *Easiform and the Housing Drive*, p30 (1)

Description: A four storey block of four or more two storey three bedroomed maisonettes (8)

Rooms and Layout: Living room and kitchen on lower floor, three bedrooms, bathroom and WC on upper floor. (34)

Sanitation and drainage: WC off upstairs landing (8)

Water supply:

Gas and Electric supply:

Water heating: presumably a back boiler in living room (4)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom with bath and wash-hand basin (11)

Clothes washing:

Room heating: fireplace in living room (1)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (10)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect/designer: John Laing and Son Limited

Occupant's occupation:

Notes: The external cavity wall of a 2-storey dwelling consists of an outer leaf of 3½" natural aggregate concrete, a 2" cavity and an inner leaf of 3½" clinker concrete tied together with twisted copper wall ties. In higher buildings, the loadbearing leaves are increased in thickness where necessary for structural stability. Both leaves of the external and party walls are reinforced at levels above and below both ground and first floor window openings. The chimney breast is suitably reinforced to resist temperature stresses, and for stability. In the clinker concrete walls, the reinforcement is surrounded with natural aggregate concrete to prevent corrosion.

The cavity wall construction in an Easiform dwelling prevents moisture penetration, and increases the thermal insulation of the walls. The thermal insulation is further increased by the use of a clinker concrete inner leaf, which in turn ensures a warm inner surface, and reduces condensation.

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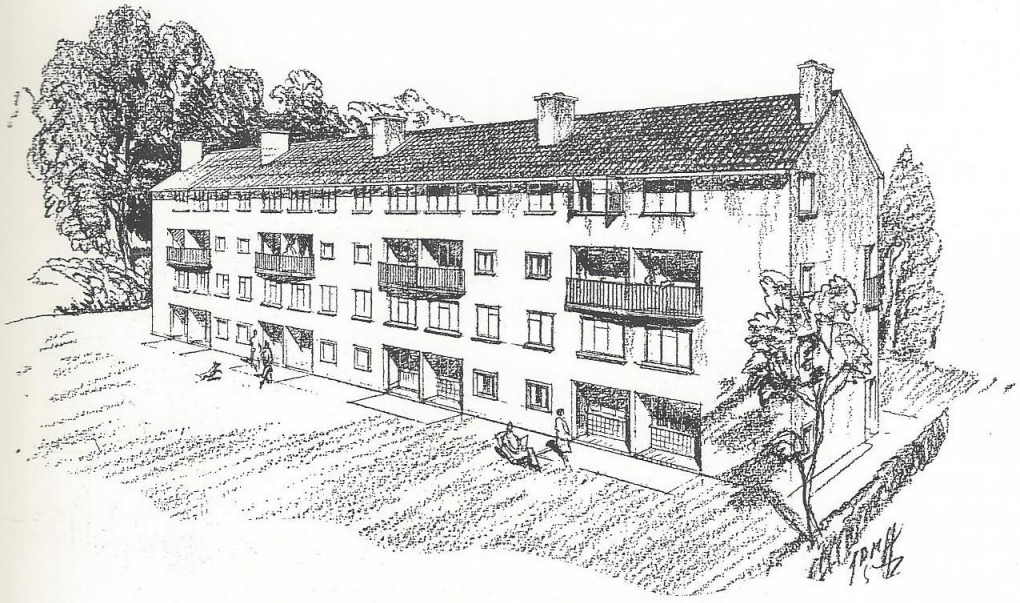
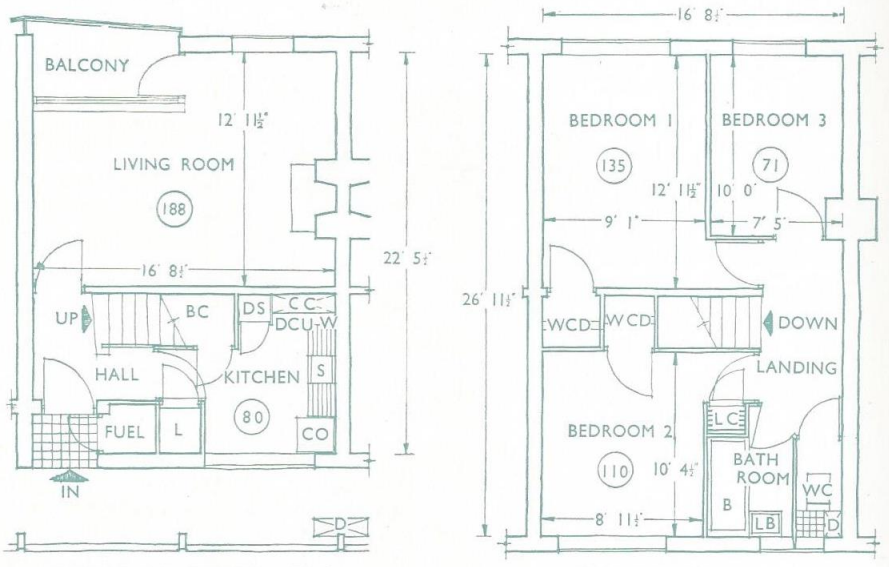
The external walls of Easiform houses have a Tyrolean finish in standard colours which is applied by means of a machine. The coloured finish is permanent, and the effect is most pleasing.

Upper floors in Easiform houses are generally of timber construction, but in some buildings, particularly flats, concrete floors may be used. These and ground floors are finished with mastic asphalt or granolithic, but alternative finishes such as bitumastic tiles can also be used.

Observations:

Type 826M/1 4-Storey Maisonettes





GROUND AND SECOND FLOORS

FIRST AND THIRD FLOORS

FOUR STOREY MAISONETTES
THREE BEDROOM TYPE

Housing record

No. 557 Date: C1965 (5)

Location: Oldham Address: St Mary's 1

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, p10 (2)

Description: One bedroom flat (7)

Rooms and Layout: Living dining room, Kitchen, bedroom, bathroom and store. (5)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: Hot water from central boiler house (7)

Cooking facilities: (5)

Food storage: (3)

Washing and bathing: Bathroom with bath WC and wash-hand basin (12)

Clothes washing:

Room heating: Ducted warm air (4)

Fuel storage:

Lighting:

General storage: Large store

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Oldham Council (1)

Architect:

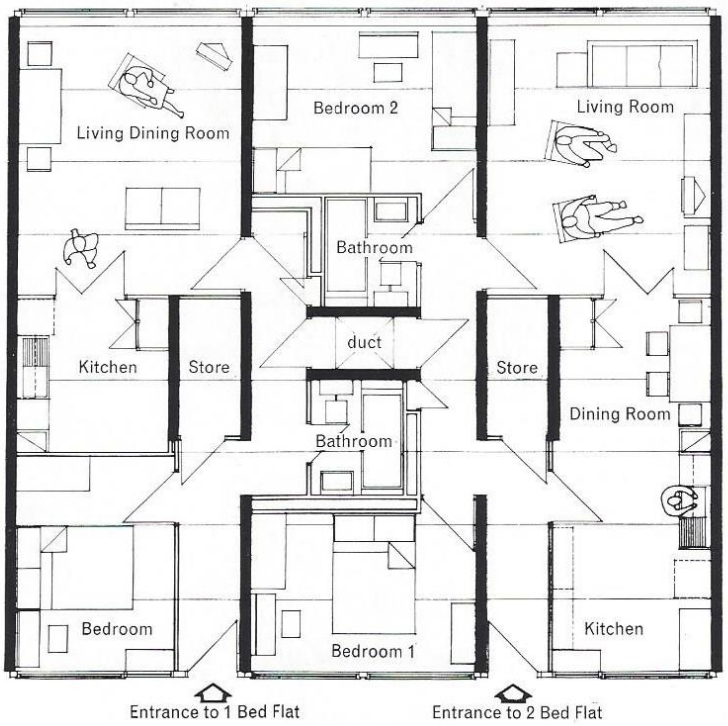
Occupant's occupation:

Notes: At St. Mary's, Oldham, John Laing Construction Limited erected 520 houses and flats in the 12M Jespersen system on a 15-acre site. The site has gradients of up to 1 in 8 and lies in the centre of an area of about 300 acres immediately north of the town centre, which is to be comprehensively redeveloped.

Accommodation will be provided to Parker Morris standards at a density of 117 persons per acre in dwellings ranging from bed-sittingroom flats to six bedroom houses. The flats, in composite 3-5 storey blocks, will have access decks at alternate floors. Ducted warm air heating and hot water are to be supplied from a central boilerhouse.

Observations:

12M Jespersen at Oldham



Ground level :
left : 1 bedroom 2 person flat
right : 2 bedroom 4 person flat

Housing record

No. 558 Date: C1965 (5)

Location: Oldham Address: St Mary's 2

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, p10 (2)

Description: Two bedroom flat (7)

Rooms and Layout: Living room, dining room, Kitchen, two bedrooms, bathroom and store. (12)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: Hot water from central boiler house (7)

Cooking facilities: (5)

Food storage (3)

Washing and bathing: Bathroom with bath WC and wash-hand basin (12)

Clothes washing:

Room heating: Ducted warm air (4)

Fuel storage:

Lighting:

General storage: Large store

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Oldham Council (1)

Architect:

Occupant's occupation:

Notes: At St. Mary's, Oldham, John Laing Construction Limited erected 520 houses and flats in the 12M Jespersen system on a 15-acre site. The site has gradients of up to 1 in 8 and lies in the centre of an area of about 300 acres immediately north of the town centre, which is to be comprehensively redeveloped.

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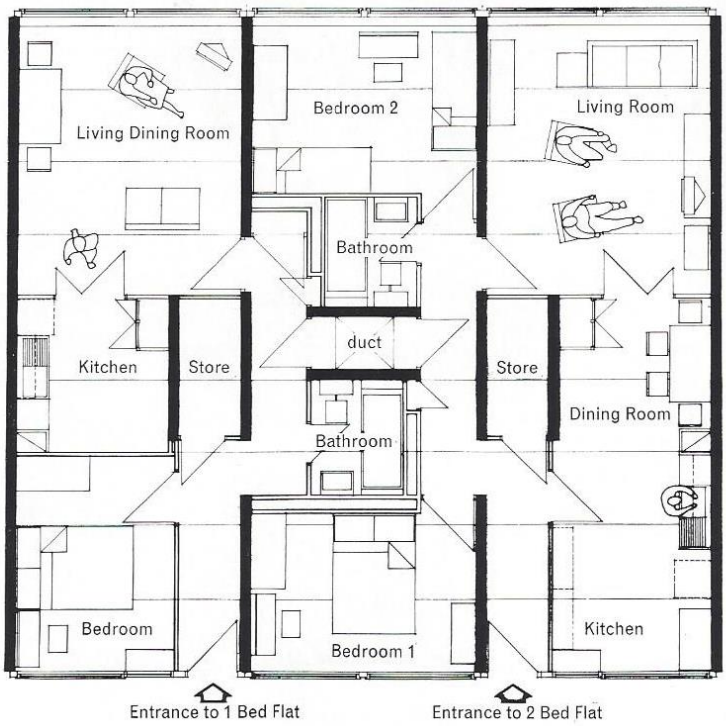
Observations:

12M Jespersen at Oldham



Ground level :
left : 1 bedroom 2 person flat
right : 2 bedroom 4 person flat

Housing record

No. 559 Date: C1965 (5)

Location: Oldham Address: St Mary's 3

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, p10 (2)

Description: Bedsitting room flat (7)

Rooms and Layout: Bedsitting room, dining room, Kitchen, bathroom and store. (3)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: Hot water from central boiler house (7)

Cooking facilities: (5)

Food storage: (3)

Washing and bathing: Bathroom with bath WC and wash-hand basin (12)

Clothes washing:

Room heating: Ducted warm air (4)

Fuel storage:

Lighting:

General storage: Store

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Oldham Council (1)

Architect:

Occupant's occupation:

Notes: At St. Mary's, Oldham, John Laing Construction Limited erected 520 houses and flats in the 12M Jespersen system on a 15-acre site. The site has gradients of up to 1 in 8 and lies in the centre of an area of about 300 acres immediately north of the town centre, which is to be comprehensively redeveloped.

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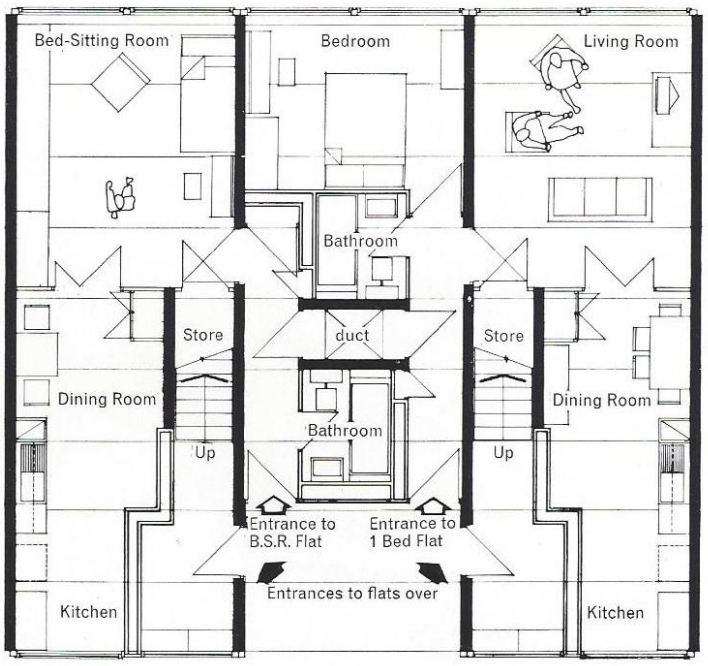
Observations:



Ground level alternative :
left : bedsitting room flat
right : 1 bedroom 2 person flat

Housing record

No. 560 Date: C1965 (5)

Location: Oldham Address: St Mary's 4

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, p10 (20

Description: One bedroom flat (7)

Rooms and Layout: Living room, dining room, bedroom, Kitchen, bathroom and store. (6)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: Hot water from central boiler house (7)

Cooking facilities: (5)

Food storage: (3)

Washing and bathing: Bathroom with bath WC and wash-hand basin (12)

Clothes washing:

Room heating: Ducted warm air (4)

Fuel storage:

Lighting:

General storage: Store

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Oldham Council (1)

Architect:

Occupant's occupation:

Notes: At St. Mary's, Oldham, John Laing Construction Limited erected 520 houses and flats in the 12M Jespersen system on a 15-acre site. The site has gradients of up to 1 in 8 and lies in the centre of an area of about 300 acres immediately north of the town centre, which is to be comprehensively redeveloped.

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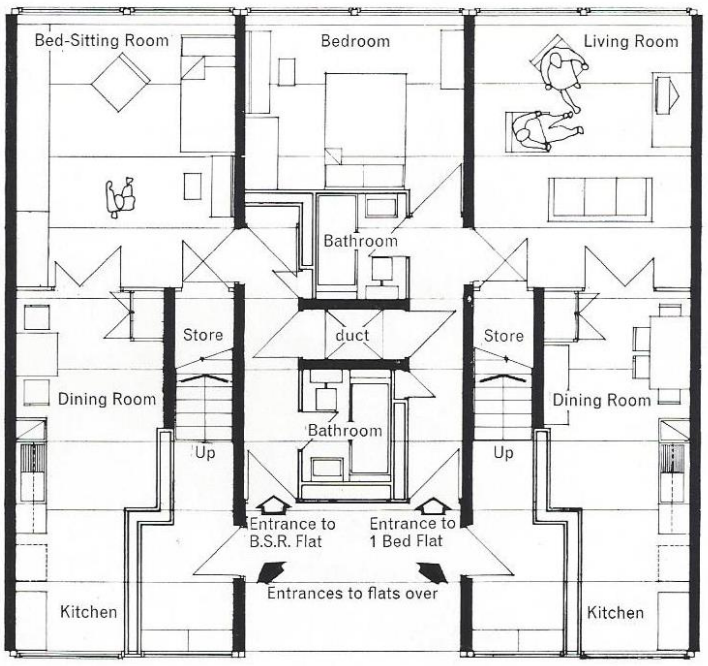
Observations:



Ground level alternative :
left : bedsitting room flat
right : 1 bedroom 2 person flat

Housing record

No. 561 Date: C1965 (5)

Location: Oldham Address: St Mary's 5

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, P 10 (2)

Description: Bedsitting room flat (7)

Rooms and Layout: Bedsitting room, Kitchen/dining room, bathroom and store. (3)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: Hot water from central boiler house (7)

Cooking facilities: (5)

Food storage: (3)

Washing and bathing: Bathroom with bath WC and wash-hand basin (12)

Clothes washing:

Room heating: Ducted warm air (4)

Fuel storage:

Lighting:

General storage: Store

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Oldham Council (1)

Architect:

Occupant's occupation:

Notes: At St. Mary's, Oldham, John Laing Construction Limited erected 520 houses and flats in the 12M Jespersen system on a 15-acre site. The site has gradients of up to 1 in 8 and lies in the centre of an area of about 300 acres immediately north of the town centre, which is to be comprehensively redeveloped.

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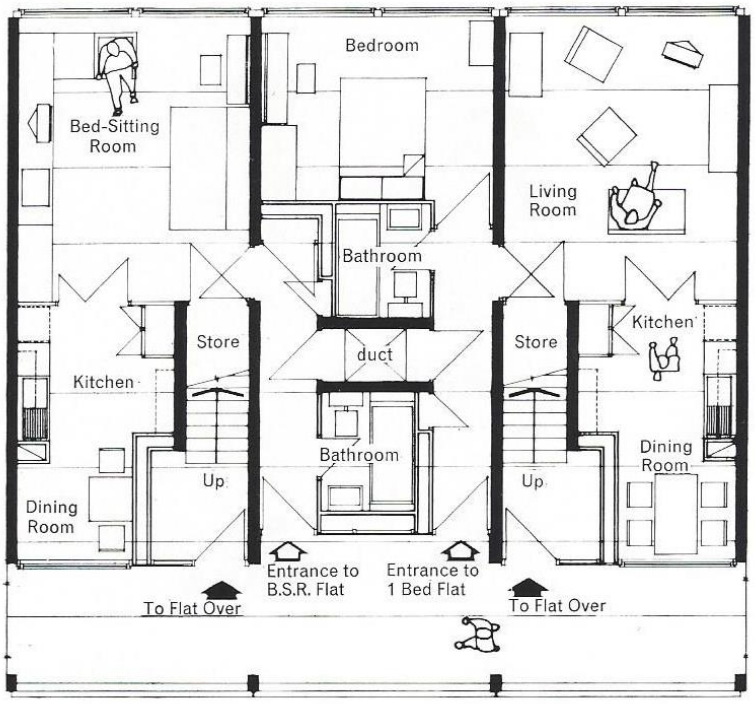
Observations:



Access deck :
left : bedsitting room flat
right : 1 bedroom 2 person flat

10

Housing record

No. 561A Date: C1965 (5)

Location: Oldham Address: St Mary's 6

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, P 10 (2)

Description: One bedroom room flat (7)

Rooms and Layout: Living room, Kitchen/dining room, bedroom, bathroom and store. (6)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: Hot water from central boiler house (7)

Cooking facilities: (5)

Food storage: (3)

Washing and bathing: Bathroom with bath WC and wash-hand basin (12)

Clothes washing:

Room heating: Ducted warm air (4)

Fuel storage:

Lighting:

General storage: Store

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Oldham Council (1)

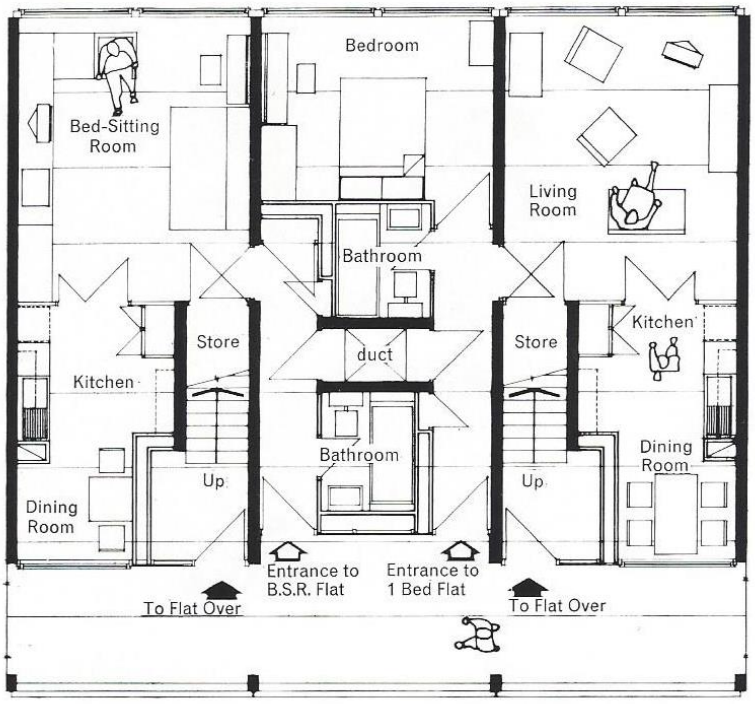
Architect:

Occupant's occupation:

Notes: At St. Mary's, Oldham, John Laing Construction Limited erected 520 houses and flats in the 12M Jespersen system on a 15-acre site. The site has gradients of up to 1 in 8 and lies in the centre of an area of about 300 acres immediately north of the town centre, which is to be comprehensively redeveloped.

Accommodation will be provided to Parker Morris standards at a density of 117 persons per acre in dwellings ranging from bed-sittingroom flats to six bedroom houses. The flats, in composite 3-5 storey blocks, will have access decks at alternate floors. Ducted warm air heating and hot water are to be supplied from a central boilerhouse.

Observations:



Access deck :
left : bedsitting room flat
right : 1 bedroom 2 person flat

10

Housing record

No. 561B Date: C1965 (5)

Location: Oldham Address: St Mary's 7

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, P 10 (2)

Description: Two bedroom room flat (7)

Rooms and Layout: Living room, Kitchen/dining room, two bedrooms, bathroom and store. (12)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: Hot water from central boiler house (7)

Cooking facilities: (5)

Food storage: (3)

Washing and bathing: Bathroom with bath WC and wash-hand basin (12)

Clothes washing:

Room heating: Ducted warm air (4)

Fuel storage:

Lighting:

General storage: Store

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Oldham Council (1)

Architect:

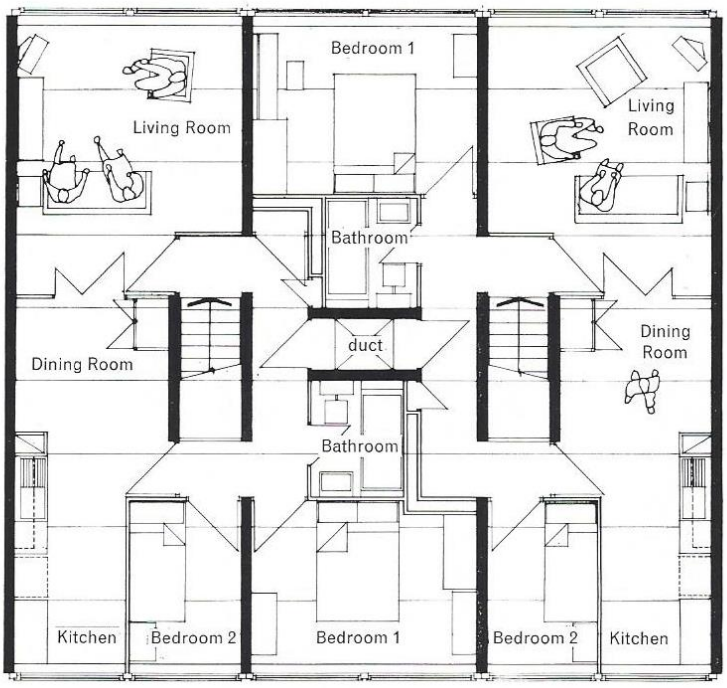
Occupant's occupation:

Notes: At St. Mary's, Oldham, John Laing Construction Limited erected 520 houses and flats in the 12M Jespersen system on a 15-acre site. The site has gradients of up to 1 in 8 and lies in the centre of an area of about 300 acres immediately north of the town centre, which is to be comprehensively redeveloped.

Accommodation will be provided to Parker Morris standards at a density of 117 persons per acre in dwellings ranging from bed-sittingroom flats to six bedroom houses. The flats, in composite 3-5 storey blocks, will have access decks at alternate floors. Ducted warm air heating and hot water are to be supplied from a central boilerhouse.

Observations:

12M Jespersen at Oldham



Above deck :
left : 2 bedroom 3 person flat
right : 2 bedroom 3 person flat

Housing record

No. 561C Date: C1965 (5)

Location: Oldham Address: St Mary's 8

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, P 10 (2)

Description: Two bedroom room flat (7)

Rooms and Layout: Living room, Kitchen/dining room, two bedrooms and bathroom. (12)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: Hot water from central boiler house (7)

Cooking facilities: (5)

Food storage: (3)

Washing and bathing: Bathroom with bath WC and wash-hand basin (12)

Clothes washing:

Room heating: Ducted warm air (4)

Fuel storage:

Lighting:

General storage: Store

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Oldham Council (1)

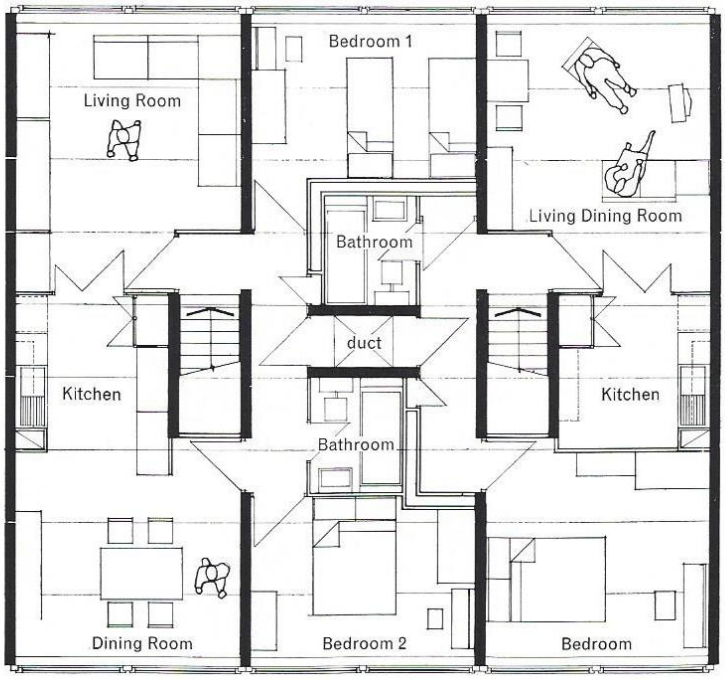
Architect:

Occupant's occupation:

Notes: At St. Mary's, Oldham, John Laing Construction Limited erected 520 houses and flats in the 12M Jespersen system on a 15-acre site. The site has gradients of up to 1 in 8 and lies in the centre of an area of about 300 acres immediately north of the town centre, which is to be comprehensively redeveloped.

Accommodation will be provided to Parker Morris standards at a density of 117 persons per acre in dwellings ranging from bed-sittingroom flats to six bedroom houses. The flats, in composite 3-5 storey blocks, will have access decks at alternate floors. Ducted warm air heating and hot water are to be supplied from a central boilerhouse.

Observations:



Above deck alternative:
left: 2 bedroom 4 person flat
right: 1 bedroom 2 person flat

Housing record

No. 561D Date: C1965 (5)

Location: Oldham Address: St Mary's 8

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, P 10 (2)

Description: One bedroom room flat (7)

Rooms and Layout: Living/dining room, kitchen, bedroom and bathroom. (5)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: Hot water from central boiler house (7)

Cooking facilities: (5)

Food storage: (3)

Washing and bathing: Bathroom with bath WC and wash-hand basin (12)

Clothes washing:

Room heating: Ducted warm air (4)

Fuel storage:

Lighting:

General storage: Store

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Oldham Council (1)

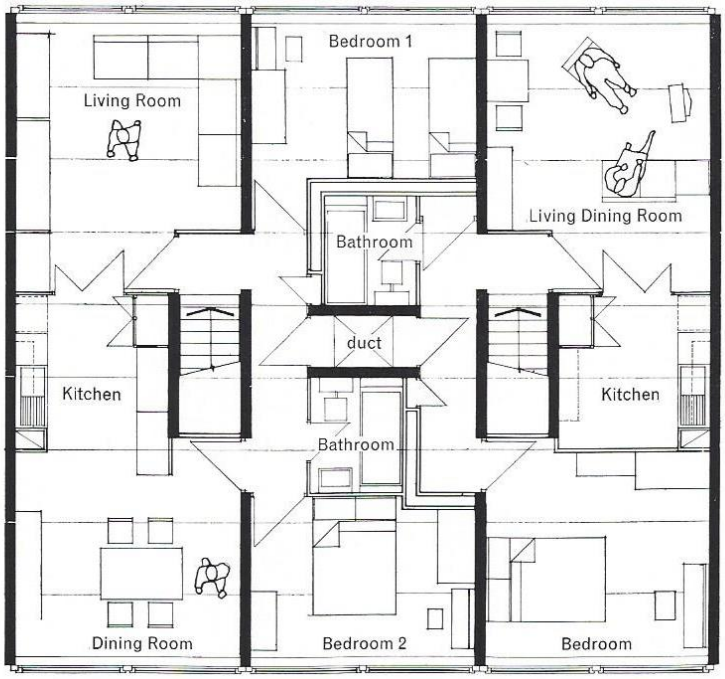
Architect:

Occupant's occupation:

Notes: At St. Mary's, Oldham, John Laing Construction Limited erected 520 houses and flats in the 12M Jespersen system on a 15-acre site. The site has gradients of up to 1 in 8 and lies in the centre of an area of about 300 acres immediately north of the town centre, which is to be comprehensively redeveloped.

Accommodation will be provided to Parker Morris standards at a density of 117 persons per acre in dwellings ranging from bed-sittingroom flats to six bedroom houses. The flats, in composite 3-5 storey blocks, will have access decks at alternate floors. Ducted warm air heating and hot water are to be supplied from a central boilerhouse.

Observations:



Above deck alternative:
left: 2 bedroom 4 person flat
right: 1 bedroom 2 person flat

Housing record

No. 561E Date: C1965 (5)

Location: Oldham Address: St Mary's 10

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory,* P 10 (2)

Description: Two bedroom room house (4)

Rooms and Layout: Living/dining room, kitchen and store on ground floor, three bedrooms, bathroom and WC on first floor. (67)

Sanitation and drainage: WC off landing (8)

Water supply:

Gas and Electric supply:

Water heating: Hot water from central boiler house (7)

Cooking facilities: (5)

Food storage: (3)

Washing and bathing: Bathroom with bath and wash-hand basin (11)

Clothes washing:

Room heating: Ducted warm air (4)

Fuel storage:

Lighting:

General storage: Store

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Oldham Council (1)

Architect:

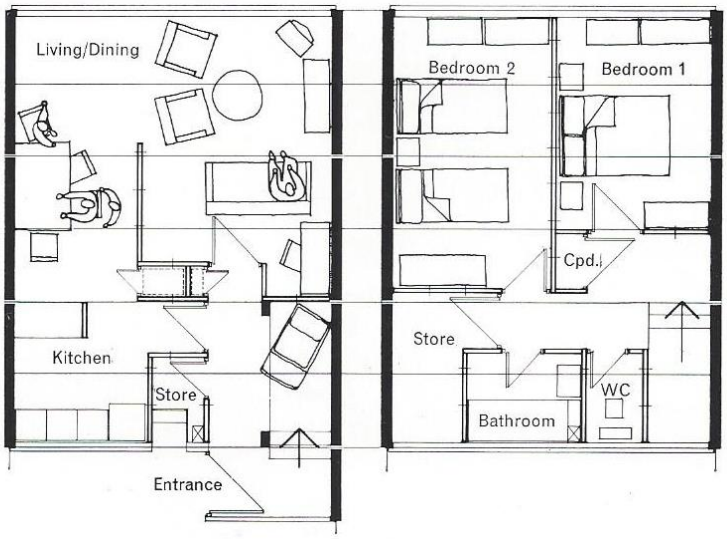
Occupant's occupation:

Notes: At St. Mary's, Oldham, John Laing Construction Limited erected 520 houses and flats in the 12M Jespersen system on a 15-acre site. The site has gradients of up to 1 in 8 and lies in the centre of an area of about 300 acres immediately north of the town centre, which is to be comprehensively redeveloped.

Accommodation will be provided to Parker Morris standards at a density of 117 persons per acre in dwellings ranging from bed-sittingroom flats to six bedroom houses. The flats, in composite 3-5 storey blocks, will have access decks at alternate floors. Ducted warm air heating and hot water are to be supplied from a central boilerhouse.

Observations:

2 bedroom 4 person house
left : ground floor
right : first floor



Housing record

No. 562 Date: C1965 (5)

Location: Livingston Address: Craigshill 2

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, p14 (2)

Description: Three bedroom ground floor flat (7)

Rooms and Layout: Living/Dining room, kitchen, three bedrooms and bathroom. (17)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and Electric supply:

Water heating:

Cooking facilities: (5)

Food storage: (3)

Washing and bathing: Bathroom with bath WC and wash-hand basin (12)

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage: Store

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

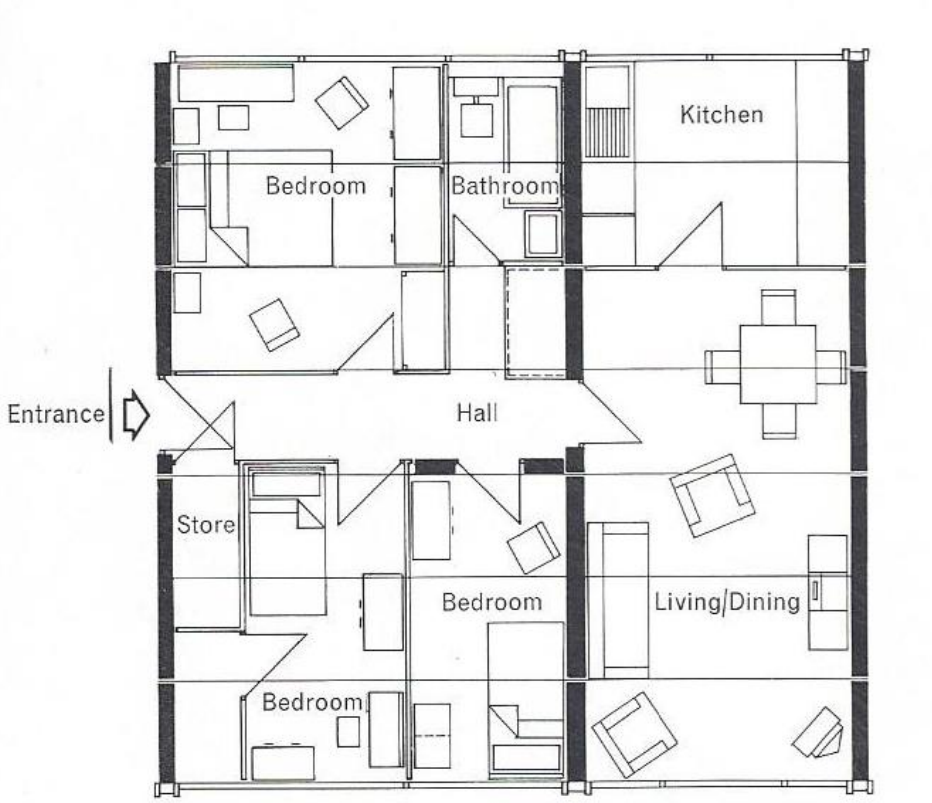
Developer: Livingston Council (1)

Architect:

Occupant's occupation:

Notes: The first houses and flats to be erected in the 12MJespersen system by John Laing Construction Limited at Livingston, near Edinburg, are situated in the Craigshill district, on the eastern boundary of the new town. The development, in 4-storey terraced flats and one and two-storey house, consists basically of two separate housing areas containing 926 dwellings.

Observations:



Ground floor
3 bedroom 5 person flat

Housing record

No. 563 Date: C1965 (5)

Location: Livingston Address: Craigshill 3

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, p14

Description: Two bedroom first floor flat (7)

Rooms and Layout: Living/Dining room, kitchen, two bedrooms and bathroom. (18)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and Electric supply:

Water heating:

Cooking facilities: (5)

Food storage: (3)

Washing and bathing: Bathroom with bath WC and wash-hand basin (12)

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage: Store

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

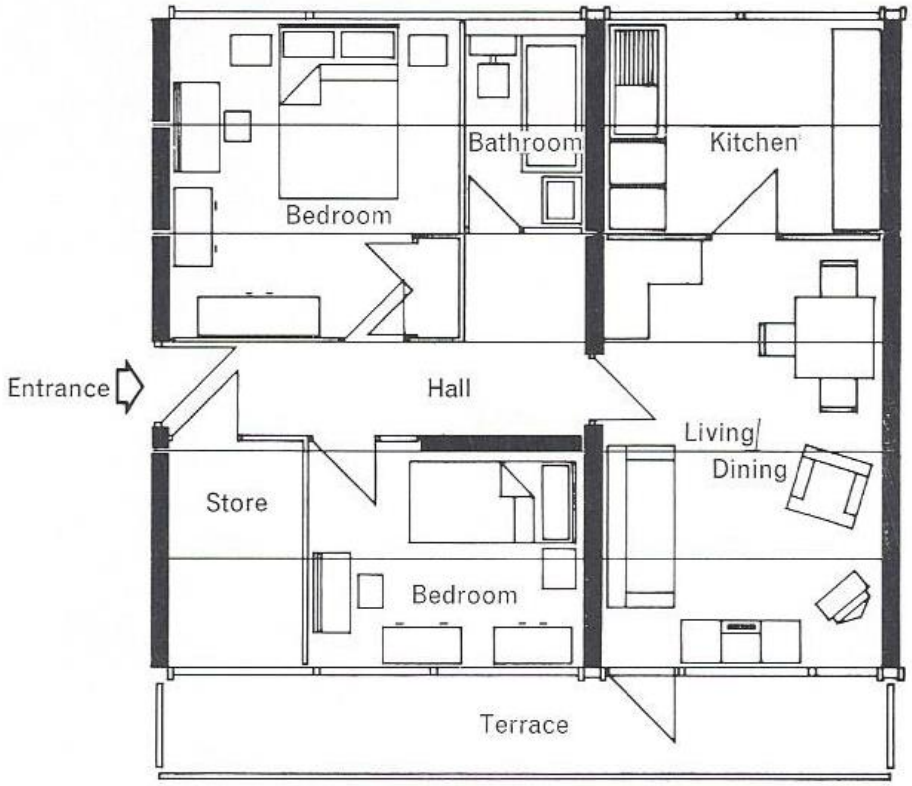
Developer: Livingston Council (1)

Architect:

Occupant's occupation:

Notes: The first houses and flats to be erected in the 12MJespersen system by John Laing Construction Limited at Livingston, near Edinburg, are situated in the Craigshill district, on the eastern boundary of the new town. The development, in 4-storey terraced flats and one and two-storey house, consists basically of two separate housing areas containing 926 dwellings.

Observations:



First floor
2 bedroom 3 person flat

Housing record

No. 564 Date: C1965 (5)

Location: Livingston Address: Craigshill 4

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, p14 (2)

Description: Three bedroom maisonette (60

Rooms and Layout: Living room, Dining/kitchen on lower level, three bedrooms and bathroom on upper floor. (35)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and Electric supply:

Water heating:

Cooking facilities: (5)

Food storage: (3)

Washing and bathing: Bathroom with bath WC and wash-hand basin (12)

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage: Store

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

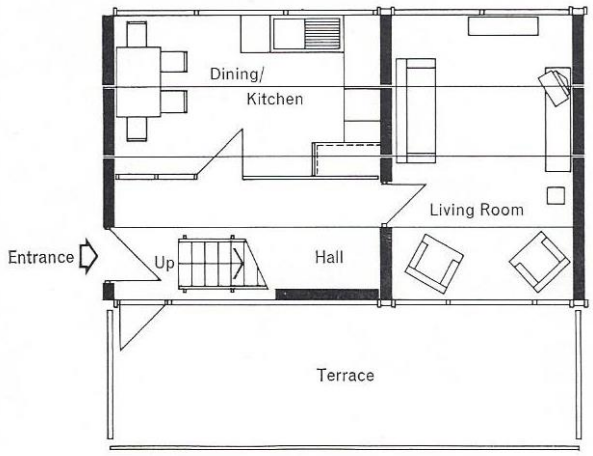
Developer: Livingston Council (1)

Architect:

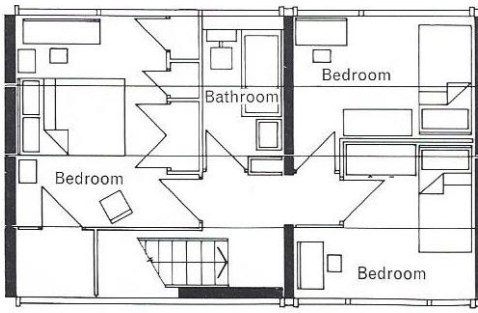
Occupant's occupation:

Notes: The first houses and flats to be erected in the 12MJespersen system by John Laing Construction Limited at Livingston, near Edinburg, are situated in the Craigshill district, on the eastern boundary of the new town. The development, in 4-storey terraced flats and one and two-storey house, consists basically of two separate housing areas containing 926 dwellings.

Observations:



Second floor
3 bedroom 4 person maisonette



Third floor
3 bedroom 4 person maisonette

Housing record

No. 564 A Date: C1965 (5)

Location: Livingston Address: Craigshill 5

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, p13 (2)

Description: Three bedroom house (4)

Rooms and Layout: Living room, Dining/kitchen on ground floor, three bedrooms and bathroom on first floor. (68)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and Electric supply:

Water heating:

Cooking facilities: (5)

Food storage: (3)

Washing and bathing: Bathroom with bath WC and wash-hand basin (12)

Clothes washing:

Room heating:

Fuel storage:

Lighting:

General storage: Store

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Livingston Council (1)

Architect:

Occupant's occupation:

Notes: The first houses and flats to be erected in the 12MJespersen system by John Laing Construction Limited at Livingston, near Edinburg, are situated in the Craigshill district, on the eastern boundary of the new town. The development, in 4-storey terraced flats and one and two-storey house, consists basically of two separate housing areas containing 926 dwellings.

Observations:

3 bedroom 5 person Terraced House
Left : ground floor, right : first floor

Housing record

No. 565 Date: C1965 (5)

Location: 12M Jespersen Address: Standard dwelling 1

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, p23 (10

Description: Four bedroom house (4)

Rooms and Layout: Living room, Dining/kitchen, bedroom and WC on the ground floor, three bedrooms, bathroom/WC and store on first floor. (90)

Sanitation and drainage: WC in first floor bathroom and separate WC with wash-hand basin off entrance hall (6, 7)

Water supply:

Gas and Electric supply:

Water heating: (5)

Cooking facilities: cooker in kitchen (5)

Food storage: (3)

Washing and bathing: Bathroom with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: (4)

Fuel storage:

Lighting:

General storage: Store at first floor

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls: Infill cladding – Heavy concrete panels spanning between cross walls with windows over. Light framed panels spanning from floor to ceiling. The selection of materials, subject to cost is to the requirements of the architect.

Internal partitions – These are either in lightweight concrete or factory-produced modular lightweight partitions to specification.

Floors: Boarding, plywood or chipboard on battens on insulating quilt or strips, with finish if required to specification. Ground floor will have normal domestic floor finishes to a power floated screed.

Roof: The standard flat roof is of three layer felt construction laid over insulation directly on the standard deck units. A pitched roof is also available

Finishes:

Fixtures and fittings: Mechanical and electrical services – These services comprise heating, domestic hot and cold water sanitary wastes, lighting and power circuits and the provision of consumers' switch and fusegear. All are designed for maximum off-site prefabrication and assembly to minimise site labour and to make installation within dwellings a swift and simple procedure.

Choice of plant and accessories

(a) *Heating* Ducted warm air heating is considered the most suitable for use with 12M Jespersen system. Schemes have been prepared for United Kingdom projects using electric and gas heat sources and also heat exchangers associated with district heating schemes. All the above types of warm air heating can be controlled by individual tenants adjusting room thermostats. Other forms of heating can be accommodated if required.

(b) *Electrical outlets* Provision is made for wall lighting, although it is also possible to install ceiling points if required. Recommended switches are the rocker type which in many cases can be fitted in architraves. Socket outlets can be installed in accordance with clients' requirements. These outlets are positioned above the timber wiring skirting except in kitchens where several are placed at work-top level. Socket outlets are generally unswitched with the exception of those in kitchens.

The circuit wiring is cut and assembled off-site and delivered packaged with all the electrical accessories for one dwelling. Consumers' switch and fusegear is accommodated in a conveniently situated consumer unit of modern design. This unit is fixed adjacent to the meter board which can be enclosed with the consumer unit in a steel cabinet if required. The whole electrical system is rewirable.

Provision is made for TV aerial sockets or relayed radio and TV programmes to suit clients' requirements.

(c) *Plumbing and sanitary arrangements* Plumbing and sanitary services are designed to facilitate installation work and give trouble-free service with the minimum of maintenance. Where-ever possible, all pipe-work is designed for off-site assembly and considerable use is made of plastic soil and waste pipes. Cold and hot water services are normally run in copper tube. Hot water can be provided by gas-fired circulator or electric immersion heater.

(d) *Ventilation* Mechanical ventilation is provided for all internal W.C's and bathrooms by electrically operated fans.

Developer: (1)

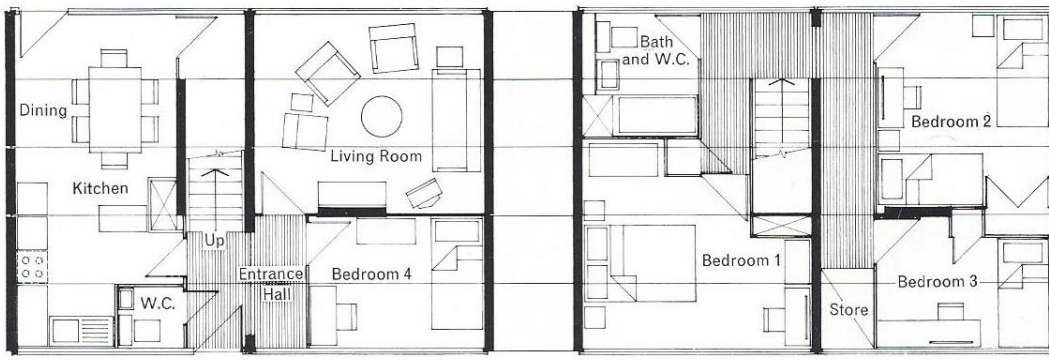
Architect:

Occupant's occupation:

Notes:

Observations:

4 bedroom 6 person house
28′ frontage



Housing record

No. 566 Date: C1965 (5)

Location: 12M Jespersen Address: Standard dwelling 2

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, p23 (1)

Description: Three bedroom house (4)

Rooms and Layout: Living room, Dining room, kitchen and WC on the ground floor, three bedrooms and bathroom/WC on first floor. (60)

Sanitation and drainage: WC in bathroom, second WC with wash-hand basin off entrance lobby (6, 7)

Water supply:

Gas and Electric supply:

Water heating: (5)

Cooking facilities: cooker in kitchen (5)

Food storage: (3)

Washing and bathing: Bathroom with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: (4)

Fuel storage:

Lighting:

General storage: Store under stairs off kitchen

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls: Infill cladding – Heavy concrete panels spanning between cross walls with windows over. Light framed panels spanning from floor to ceiling. The selection of materials, subject to cost is to the requirements of the architect.

Internal partitions – These are either in lightweight concrete or factory-produced modular lightweight partitions to specification.

Floors: Boarding, plywood or chipboard on battens on insulating quilt or strips, with finish if required to specification. Ground floor will have normal domestic floor finishes to a power floated screed.

Roof: The standard flat roof is of three layer felt construction laid over insulation directly on the standard deck units. A pitched roof is also available

Finishes:

Fixtures and fittings: Mechanical and electrical services – These services comprise heating, domestic hot and cold water sanitary wastes, lighting and power circuits and the provision of consumers' switch and fusegear. All are designed for maximum off-site prefabrication and assembly to minimise site labour and to make installation within dwellings a swift and simple procedure.

Choice of plant and accessories

(e) *Heating* Ducted warm air heating is considered the most suitable for use with 12M Jespersen system. Schemes have been prepared for United Kingdom projects using electric and gas heat sources and also heat exchangers associated with district heating schemes. All the above types of warm air heating can be controlled by individual tenants adjusting room thermostats. Other forms of heating can be accommodated if required.

(f) *Electrical outlets* Provision is made for wall lighting, although it is also possible to install ceiling points if required. Recommended switches are the rocker type which in many cases can be fitted in architraves. Socket outlets can be installed in accordance with clients' requirements. These outlets are positioned above the timber wiring skirting except in kitchens where several are placed at work-top level. Socket outlets are generally unswitched with the exception of those in kitchens.

The circuit wiring is cut and assembled off-site and delivered packaged with all the electrical accessories for one dwelling. Consumers' switch and fusegear is accommodated in a conveniently situated consumer unit of modern design. This unit is fixed adjacent to the meter board which can be enclosed with the consumer unit in a steel cabinet if required. The whole electrical system is rewirable.

Provision is made for TV aerial sockets or relayed radio and TV programmes to suit clients' requirements.

(g) *Plumbing and sanitary arrangements* Plumbing and sanitary services are designed to facilitate installation work and give trouble-free service with the minimum of maintenance. Where-ever possible, all pipe-work is designed for off-site assembly and considerable use is made of plastic soil and waste pipes. Cold and hot water services are normally run in copper tube. Hot water can be provided by gas-fired circulator or electric immersion heater.

(h) *Ventilation* Mechanical ventilation is provided for all internal W.C's and bathrooms by electrically operated fans.

Developer: (1)

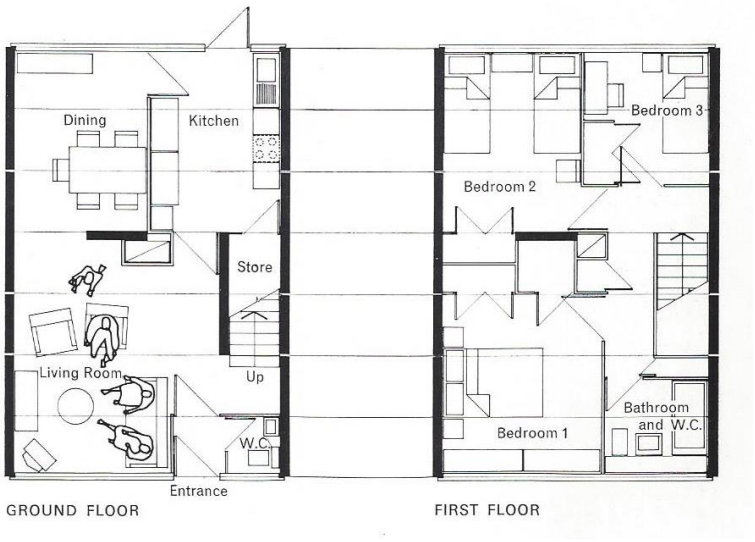
Architect:

Occupant's occupation:

Notes:

Observations:

3 bedroom 5 person house
18′ frontage



Housing record

No. 567 Date: C1965 (5)

Location: 12M Jespersen Address: Standard dwelling 3

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, p23 (1)

Description: Two bedroom house (4)

Rooms and Layout: Living room, Dining room and kitchen on the ground floor, two bedrooms, bathroom and WC on first floor. (26)

Sanitation and drainage: WC off first floor landing (8)

Water supply:

Gas and Electric supply:

Water heating: (5)

Cooking facilities: cooker in kitchen (5)

Food storage:

Washing and bathing: Bathroom with bath and wash-hand basin (11)

Clothes washing:

Room heating: (4)

Fuel storage:

Lighting:

General storage: Store under stairs

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls: Infill cladding – Heavy concrete panels spanning between cross walls with windows over. Light framed panels spanning from floor to ceiling. The selection of materials, subject to cost is to the requirements of the architect.

Internal partitions – These are either in lightweight concrete or factory-produced modular lightweight partitions to specification.

Floors: Boarding, plywood or chipboard on battens on insulating quilt or strips, with finish if required to specification. Ground floor will have normal domestic floor finishes to a power floated screed.

Roof: The standard flat roof is of three layer felt construction laid over insulation directly on the standard deck units. A pitched roof is also available

Finishes:

Fixtures and fittings: Mechanical and electrical services – These services comprise heating, domestic hot and cold water sanitary wastes, lighting and power circuits and the provision of consumers' switch and fusegear. All are designed for maximum off-site prefabrication and assembly to minimise site labour and to make installation within dwellings a swift and simple procedure.

Choice of plant and accessories

(i) *Heating* Ducted warm air heating is considered the most suitable for use with 12M Jespersen system. Schemes have been prepared for United Kingdom projects using electric and gas heat sources and also heat exchangers associated with district heating schemes.

All the above types of warm air heating can be controlled by individual tenants adjusting room thermostats. Other forms of heating can be accommodated if required.

(j) *Electrical outlets* Provision is made for wall lighting, although it is also possible to install ceiling points if required. Recommended switches are the rocker type which in many cases can be fitted in architraves. Socket outlets can be installed in accordance with clients' requirements. These outlets are positioned above the timber wiring skirting except in kitchens where several are placed at work-top level. Socket outlets are generally unswitched with the exception of those in kitchens.

The circuit wiring is cut and assembled off-site and delivered packaged with all the electrical accessories for one dwelling. Consumers' switch and fusegear is accommodated in a conveniently situated consumer unit of modern design. This unit is fixed adjacent to the meter board which can be enclosed with the consumer unit in a steel cabinet if required. The whole electrical system is rewirable.

Provision is made for TV aerial sockets or relayed radio and TV programmes to suit clients' requirements.

(k) *Plumbing and sanitary arrangements* Plumbing and sanitary services are designed to facilitate installation work and give trouble-free service with the minimum of maintenance. Where-ever possible, all pipe-work is designed for off-site assembly and considerable use is made of plastic soil and waste pipes. Cold and hot water services are normally run in copper tube. Hot water can be provided by gas-fired circulator or electric immersion heater.

(l) *Ventilation* Mechanical ventilation is provided for all internal W.C's and bathrooms by electrically operated fans.

Developer: (1)

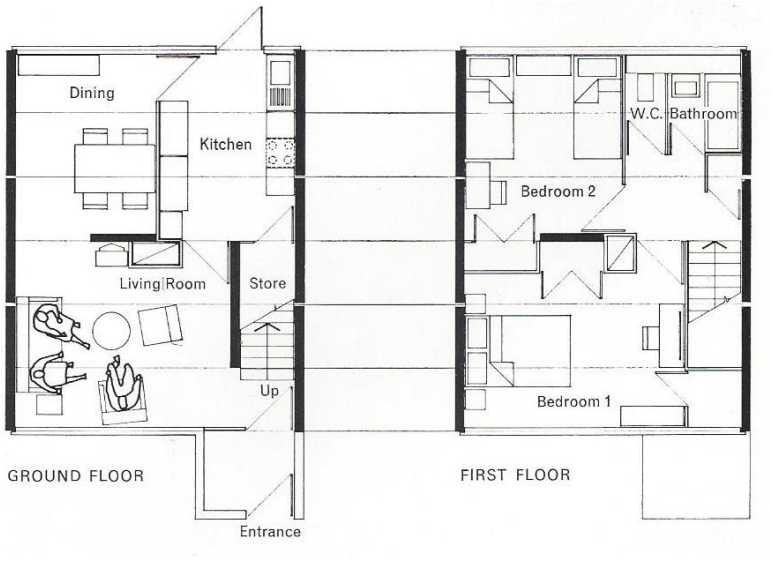
Architect:

Occupant's occupation:

Notes:

Observations:

2 bedroom 4 person house
18′ frontage



Housing record

No. 568 Date: C1965 (5)

Location: 12M Jespersen Address: Standard dwelling 4

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, p24 (1)

Description: Three bedroom house (4)

Rooms and Layout: Living room, Dining/kitchen, WC and store on the ground floor, three bedrooms, bathroom/WC on first floor. (68)

Sanitation and drainage: WC in bathroom and second WC with wash-hand basin off ground floor hall. (6, 7)

Water supply:

Gas and Electric supply:

Water heating: (5)

Cooking facilities: cooker in kitchen (5)

Food storage:

Washing and bathing: Bathroom with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: Heater cupboard off hall (4)

Fuel storage:

Lighting:

General storage: Store under stairs and off dining/kitchen

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls: Infill cladding – Heavy concrete panels spanning between cross walls with windows over. Light framed panels spanning from floor to ceiling. The selection of materials, subject to cost is to the requirements of the architect.

Internal partitions – These are either in lightweight concrete or factory-produced modular lightweight partitions to specification.

Floors: Boarding, plywood or chipboard on battens on insulating quilt or strips, with finish if required to specification. Ground floor will have normal domestic floor finishes to a power floated screed.

Roof: The standard flat roof is of three layer felt construction laid over insulation directly on the standard deck units. A pitched roof is also available

Finishes:

Fixtures and fittings: Mechanical and electrical services – These services comprise heating, domestic hot and cold water sanitary wastes, lighting and power circuits and the provision of consumers' switch and fusegear. All are designed for maximum off-site prefabrication and assembly to minimise site labour and to make installation within dwellings a swift and simple procedure.

Choice of plant and accessories

(m) *Heating* Ducted warm air heating is considered the most suitable for use with 12M Jespersen system. Schemes have been prepared for United Kingdom projects using electric and gas heat sources and also heat exchangers associated with district heating schemes. All the above types of warm air heating can be controlled by individual tenants adjusting room thermostats. Other forms of heating can be accommodated if required.

(n) *Electrical outlets* Provision is made for wall lighting, although it is also possible to install ceiling points if required. Recommended switches are the rocker type which in many cases can be fitted in architraves. Socket outlets can be installed in accordance with clients' requirements. These outlets are positioned above the timber wiring skirting except in kitchens where several are placed at work-top level. Socket outlets are generally unswitched with the exception of those in kitchens.

The circuit wiring is cut and assembled off-site and delivered packaged with all the electrical accessories for one dwelling. Consumers' switch and fusegear is accommodated in a conveniently situated consumer unit of modern design. This unit is fixed adjacent to the meter board which can be enclosed with the consumer unit in a steel cabinet if required. The whole electrical system is rewirable.

Provision is made for TV aerial sockets or relayed radio and TV programmes to suit clients' requirements.

(o) *Plumbing and sanitary arrangements* Plumbing and sanitary services are designed to facilitate installation work and give trouble-free service with the minimum of maintenance. Where-ever possible, all pipe-work is designed for off-site assembly and considerable use is made of plastic soil and waste pipes. Cold and hot water services are normally run in copper tube. Hot water can be provided by gas-fired circulator or electric immersion heater.

(p) *Ventilation* Mechanical ventilation is provided for all internal W.C's and bathrooms by electrically operated fans.

Developer: (1)

Architect:

Occupant's occupation:

Notes:

Observations:

3 bedroom 5 person house
18′ frontage

Housing record

No. 569 Date: C1965 (5)

Location: 12M Jespersen Address: Standard dwelling 5

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, p24 (1)

Description: Three bedroom house (4)

Rooms and Layout: Living room, Dining/kitchen, WC and store on the ground floor, three bedrooms, bathroom/WC on first floor. (68)

Sanitation and drainage: WC in bathroom and second WC with wash-hand basin off ground floor hall. (6, 7)

Water supply:

Gas and Electric supply:

Water heating: (5)

Cooking facilities: cooker in kitchen (5)

Food storage: (3)

Washing and bathing: Bathroom with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: (4)

Fuel storage:

Lighting:

General storage: Store under stairs off dining/kitchen

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls: Infill cladding – Heavy concrete panels spanning between cross walls with windows over. Light framed panels spanning from floor to ceiling. The selection of materials, subject to cost is to the requirements of the architect.

Internal partitions – These are either in lightweight concrete or factory-produced modular lightweight partitions to specification.

Floors: Boarding, plywood or chipboard on battens on insulating quilt or strips, with finish if required to specification. Ground floor will have normal domestic floor finishes to a power floated screed.

Roof: The standard flat roof is of three layer felt construction laid over insulation directly on the standard deck units. A pitched roof is also available

Finishes:

Fixtures and fittings: Mechanical and electrical services – These services comprise heating, domestic hot and cold water sanitary wastes, lighting and power circuits and the provision of consumers' switch and fusegear. All are designed for maximum off-site prefabrication and assembly to minimise site labour and to make installation within dwellings a swift and simple procedure.

Choice of plant and accessories

(q) *Heating* Ducted warm air heating is considered the most suitable for use with 12M Jespersen system. Schemes have been prepared for United Kingdom projects using electric and gas heat sources and also heat exchangers associated with district heating schemes. All the above types of warm air heating can be controlled by individual tenants adjusting room thermostats. Other forms of heating can be accommodated if required.

(r) *Electrical outlets* Provision is made for wall lighting, although it is also possible to install ceiling points if required. Recommended switches are the rocker type which in many cases can be fitted in architraves. Socket outlets can be installed in accordance with clients' requirements. These outlets are positioned above the timber wiring skirting except in kitchens where several are placed at work-top level. Socket outlets are generally unswitched with the exception of those in kitchens.

The circuit wiring is cut and assembled off-site and delivered packaged with all the electrical accessories for one dwelling. Consumers' switch and fusegear is accommodated in a conveniently situated consumer unit of modern design. This unit is fixed adjacent to the meter board which can be enclosed with the consumer unit in a steel cabinet if required. The whole electrical system is rewirable.

Provision is made for TV aerial sockets or relayed radio and TV programmes to suit clients' requirements.

(s) *Plumbing and sanitary arrangements* Plumbing and sanitary services are designed to facilitate installation work and give trouble-free service with the minimum of maintenance. Where-ever possible, all pipe-work is designed for off-site assembly and considerable use is made of plastic soil and waste pipes. Cold and hot water services are normally run in copper tube. Hot water can be provided by gas-fired circulator or electric immersion heater.

(t) *Ventilation* Mechanical ventilation is provided for all internal W.C's and bathrooms by electrically operated fans.

Developer: (1)

Architect:

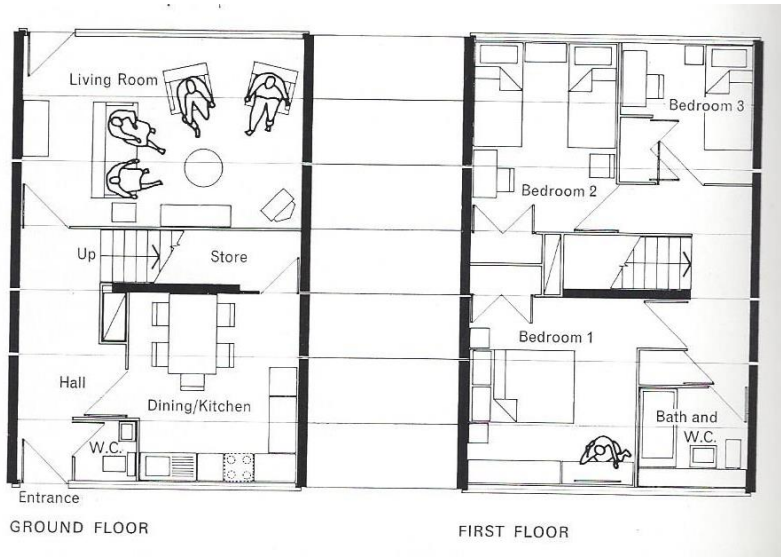
Occupant's occupation:

Notes:

Observations:

3 bedroom 5 person house
18′ frontage

24



Housing record

No. 570 Date: C1965 (5)

Location: 12M Jespersen Address: Standard dwelling 6

O/S sheet No: Grid Reference:

Reference: John Laing and Son Limited (1966) *12M Jespersen system homes from the factory*, p25 (1)

Description: Two bedroom house (4)

Rooms and Layout: Living/dining room and kitchen on the ground floor, two bedrooms, bathroom and WC on first floor. (25)

Sanitation and drainage: WC off first floor landing. (8)

Water supply:

Gas and Electric supply:

Water heating: (5)

Cooking facilities: cooker in kitchen (5)

Food storage: (1)

Washing and bathing: Bathroom with bath and wash-hand basin (11)

Clothes washing:

Room heating: (3)

Fuel storage:

Lighting:

General storage: Store off landing

Specific provisions:

Construction description: (17)

12M Jespersen system provides for the fabrication of all floor and main interior walls in a factory where there is absolute quality control, leaving only a speedy assembly operation on the construction site.

Foundations:

Walls: Infill cladding – Heavy concrete panels spanning between cross walls with windows over. Light framed panels spanning from floor to ceiling. The selection of materials, subject to cost is to the requirements of the architect.

Internal partitions – These are either in lightweight concrete or factory-produced modular lightweight partitions to specification.

Floors: Boarding, plywood or chipboard on battens on insulating quilt or strips, with finish if required to specification. Ground floor will have normal domestic floor finishes to a power floated screed.

Roof: The standard flat roof is of three layer felt construction laid over insulation directly on the standard deck units. A pitched roof is also available

Finishes:

Fixtures and fittings: Mechanical and electrical services – These services comprise heating, domestic hot and cold water sanitary wastes, lighting and power circuits and the provision of consumers' switch and fusegear. All are designed for maximum off-site prefabrication and assembly to minimise site labour and to make installation within dwellings a swift and simple procedure.

Choice of plant and accessories

(u) *Heating* Ducted warm air heating is considered the most suitable for use with 12M Jespersen system. Schemes have been prepared

for United Kingdom projects using electric and gas heat sources and also heat exchangers associated with district heating schemes. All the above types of warm air heating can be controlled by individual tenants adjusting room thermostats. Other forms of heating can be accommodated if required.

(v) *Electrical outlets* Provision is made for wall lighting, although it is also possible to install ceiling points if required. Recommended switches are the rocker type which in many cases can be fitted in architraves. Socket outlets can be installed in accordance with clients' requirements. These outlets are positioned above the timber wiring skirting except in kitchens where several are placed at work-top level. Socket outlets are generally unswitched with the exception of those in kitchens.

The circuit wiring is cut and assembled off-site and delivered packaged with all the electrical accessories for one dwelling. Consumers' switch and fusegear is accommodated in a conveniently situated consumer unit of modern design. This unit is fixed adjacent to the meter board which can be enclosed with the consumer unit in a steel cabinet if required. The whole electrical system is rewirable.

Provision is made for TV aerial sockets or relayed radio and TV programmes to suit clients' requirements.

(w) *Plumbing and sanitary arrangements* Plumbing and sanitary services are designed to facilitate installation work and give trouble-free service with the minimum of maintenance. Where-ever possible, all pipe-work is designed for off-site assembly and considerable use is made of plastic soil and waste pipes. Cold and hot water services are normally run in copper tube. Hot water can be provided by gas-fired circulator or electric immersion heater.

(x) *Ventilation* Mechanical ventilation is provided for all internal W.C's and bathrooms by electrically operated fans.

Developer: (1)

Architect:

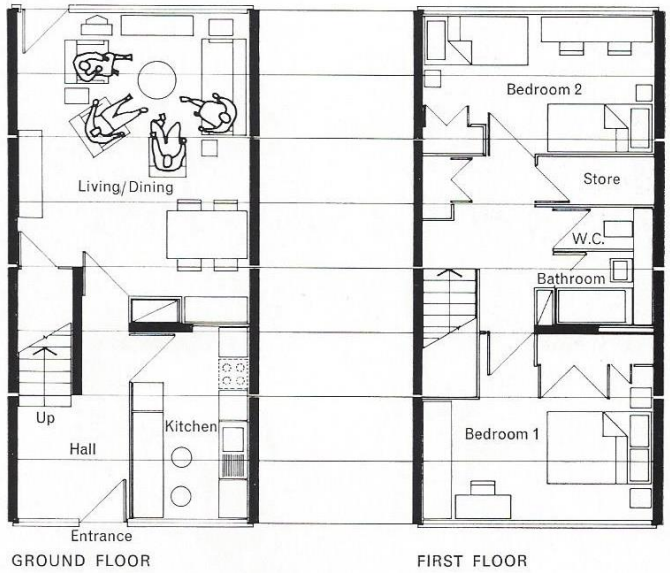
Occupant's occupation:

Notes:

Observations:

2 bedroom 4 person house 15′ frontage

12M Jespersen standard dwelling types



Housing record

No. 571 Date: 1945 (4)

Location: Typical Prefab Address:

O/S sheet No: Grid Reference:

Reference: Blanchet Elisabeth and Zhuravlyova Sonia (2018) *Prefabs*, Swindon, Historic England. p34 (2)

Description: Two bedroom bungalow (9)

Rooms and Layout: Living room, kitchen, two bedrooms and bathroom/WC (14)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: Back boiler in living room, immersion heater (4, 8)

Cooking facilities: cooker in kitchen (5)

Food storage: larder, fridge in kitchen (3)

Washing and bathing: Bathroom with bath, WC and wash-hand basin (12)

Clothes washing: Boiler in Kitchen (7)

Room heating: back boiler in living room (1)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (14)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

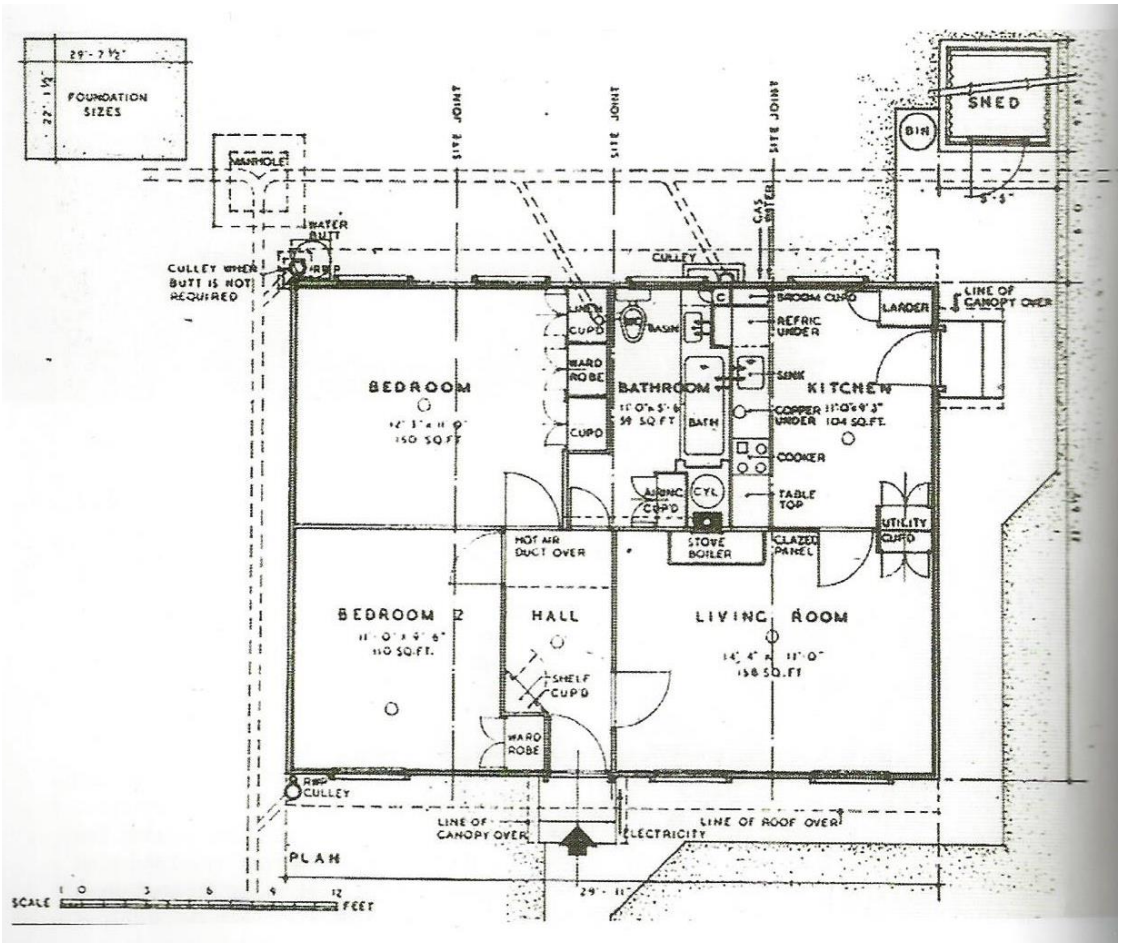
Developer: (1)

Architect:

Occupant's occupation:

Notes: The prefabs' architects and designers were steeped in modernist ideas of standardisation and systemisation. The prefabs were compact, had flat or low-pitched roofs and unmoulded, wrap-around corner windows. Despite the fact that the exact design of the prefabricated houses was left up to each manufacturer, and one of the main criticisms of post-war prefabs was that there was no option to introduce variety or adjustments to accommodate the different needs of families; the only real difference was in the construction materials used. That said, the innovative use of built-in cupboards and kitchen layouts represented remarkable advances in house design. All approved prefabs had the same basic two-bedroom layout and had to have a minimum floor space of 635 square feet (59m^2). Components could be no wider than 7.5 feet (2.3m) to allow transportation by road.

Observations:


FOUNDATION SIZES
SITE JOINT
SITE JOINT
SITE JOINT
GAS METER
MANHOLE
WATER BUTT
RWP
CULLEY WHEN BUTT IS NOT REQUIRED
CULLEY
SNED
BIN
BEDROOM
LINEN CUPD
WARD ROBE
CUPD
BASIN
BATH
BATHROOM
BROOM CUPD
REFRIG UNDER
LARDER
LINE OF CANOPY OVER
SINK
KITCHEN
COPPER UNDER
COOKER
TABLE TOP
AIRING CUPD
CYL
STOVE BOILER
CLAZED PANEL
UTILITY CUPD
HOT AIR DUCT OVER
BEDROOM 2
HALL
LIVING ROOM
SHELF CUPD
WARD ROBE
RWP
CULLEY
LINE OF CANOPY OVER
ELECTRICITY
LINE OF ROOF OVER
PLAN
SCALE
FEET

Housing record

No. 572 Date: 1962 (5)

Location: LCC mobile home Address:

O/S sheet No: Grid Reference:

Reference: Blanchet Elisabeth and Zhuravlyova Sonia (2018) *Prefabs*, Swindon, Historic England. p68/9 (2)

Description: Two bedroom bungalow (9)

Rooms and Layout: Living room, kitchen, two bedrooms and bathroom/WC (14)

Sanitation and drainage: WC in bathroom (7)

Water supply:

Gas and Electric supply:

Water heating: (4)

Cooking facilities: cooker in kitchen (5)

Food storage: larder in kitchen (1)

Washing and bathing: Bathroom with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: (1)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (15)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: LCC (1)

Architect:

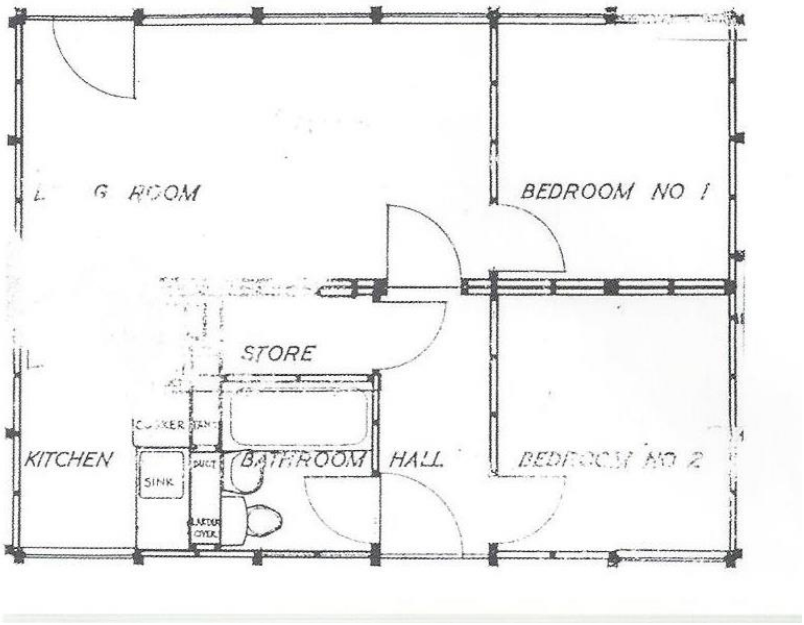
Occupant's occupation:

Notes: The LCC also contributed its own prefab design – the LCC Mobile Home – designed by LCC architects in conjunction with the Timber Development Association and also manufactured by Calders. Designed to be moved from site to site if necessary, it resembled the American prefab, with a flat roof and a very similar floor plan. Adhering to the space standards set out in the Parker Morris report, it was slightly bigger than the Terrapin and the Paladin Sun Cottages and was superior to them: for example, while the Terrapin had only a thick curtain to separate the living room from the main bedroom, the LCC mobile home had a proper wall.

Early in 1962, local authorities started erecting the LCC Mobile Homes around Bethnal Green, Bermondsey and Elephant and Castle. Arriving in two parts, each 9ft 6in (2.9m) wide and together weighing about 8 tonnes, the LCC Mobile Home could be erected in about an hour. A flagstone base had to be prepared and a crane was used to position the two parts of the house into place. The homes were clad externally with tough asbestos panels, the floors and roof were plywood, insulated with foamed

polystyrene, and the flat roof was finished with bituminous felt. The homes had an entrance hall, lounge, two bedrooms, a kitchen and a bathroom with WC and washbasin.

Observations:



Housing record

No. 573 Date: 1934 (3)

Location: house at Streatham Address:

O/S sheet No: Grid Reference:

Reference: Andrew Saint (1999) *London suburbs*, London, Merrell Holberton in association with English Heritage. p123 (2)

Description: Three bedroom detached house (1)

Rooms and Layout: Living room, sitting room, kitchen down stairs, three bedrooms and bathroom upstairs (65)

Sanitation and drainage: Mains drains, WC in upstairs bathroom, second WC off wash-house (5, 7)

Water supply:

Gas and Electric supply:

Water heating: (3)

Cooking facilities: Apparent range in kitchen (4)

Food storage: Larder off kitchen (1)

Washing and bathing: Upstairs bathroom with bath, WC and wash-hand basin. Wash-hand basins in two bedrooms. (12)

Clothes washing: Copper and tub in wash-house (4)

Room heating: fire places in living room, sitting room and main bedroom, gas stove in third bedroom (3)

Fuel storage:

Lighting:

General storage:

Specific provisions: Wash hand basins in bedrooms 1 and 2.

Construction description: (3)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

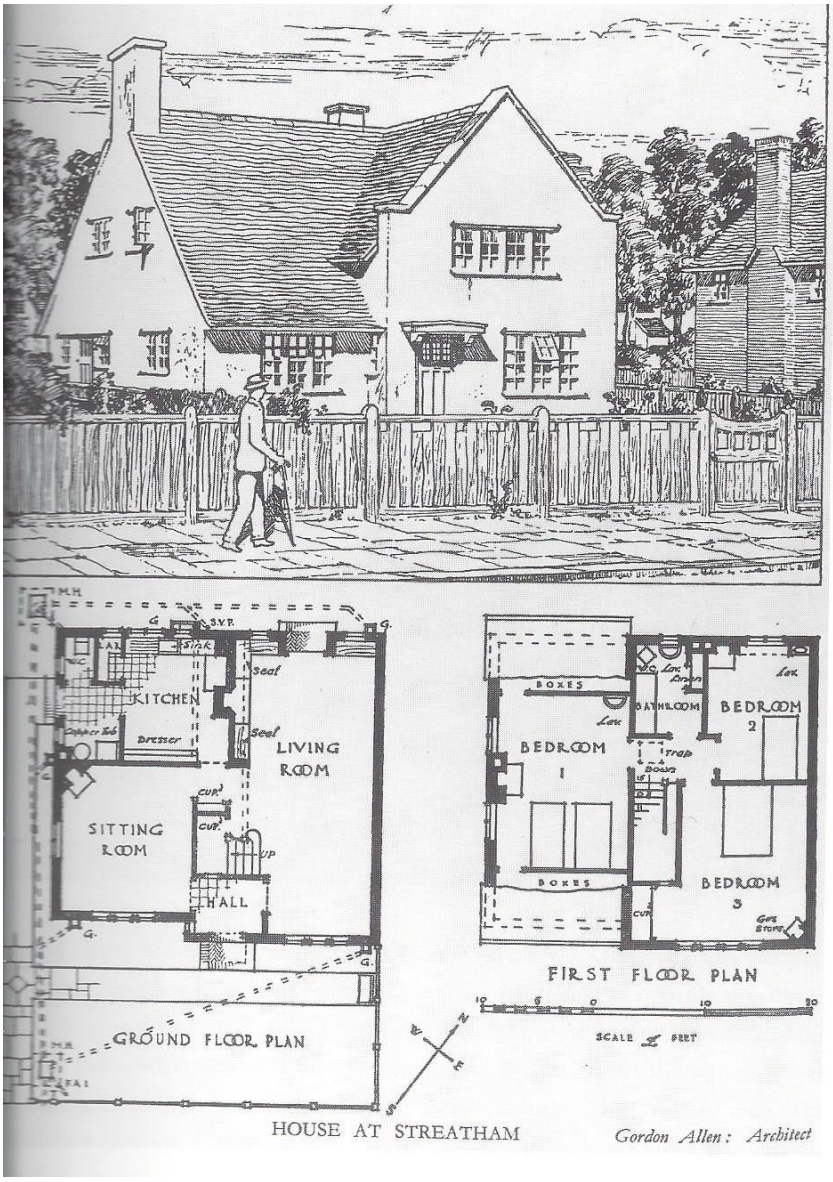
Developer: (2)

Architect: Gordon Allen

Occupant's occupation:

Notes: An illustration from Ernest Betham, House Building, 1934-1936, showing the layout of a smart suburban house, still very much in the Arts and Crafts tradition. Allen was a specialist in such work, and was the author of the influential book The Smaller House of Today (1926).

Observations:


KITCHEN
LIVING ROOM
SITTING ROOM
HALL
GROUND FLOOR PLAN
BEDROOM 1
BEDROOM 2
BEDROOM 3
BATHROOM
BOXES
FIRST FLOOR PLAN
SCALE FEET
HOUSE AT STREATHAM
Gordon Allen: Architect

Housing record

No. 574 Date: C1950 (4)

Location: Ideal Home No 11 Address: Plan 5

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans No 1, first post-war edition* London, Odhams Press Ltd. p26 (2)

Description: Four bedroom detached extendable house (1)

Rooms and Layout: Living room/dining room, kitchen and WC down stairs, four bedrooms bathroom and WC upstairs. (93)

Sanitation and drainage: Separate WCs one off the hall under the stairs and the second off the first floor landing, neither have wash-hand basins. (5, 8)

Water supply:

Gas and Electric supply:

Water heating: (6)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom on first floor with bath and wash-hand basin (11)

Clothes washing:

Room heating: fireplace in living room (1)

Fuel storage: store accessed from outside

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls: 11” cavity brick with facing bricks to eves

Floors:

Roof: low pitched with patent felting

Finishes:

Fixtures and fittings: windows recessed metal casements with clear glass

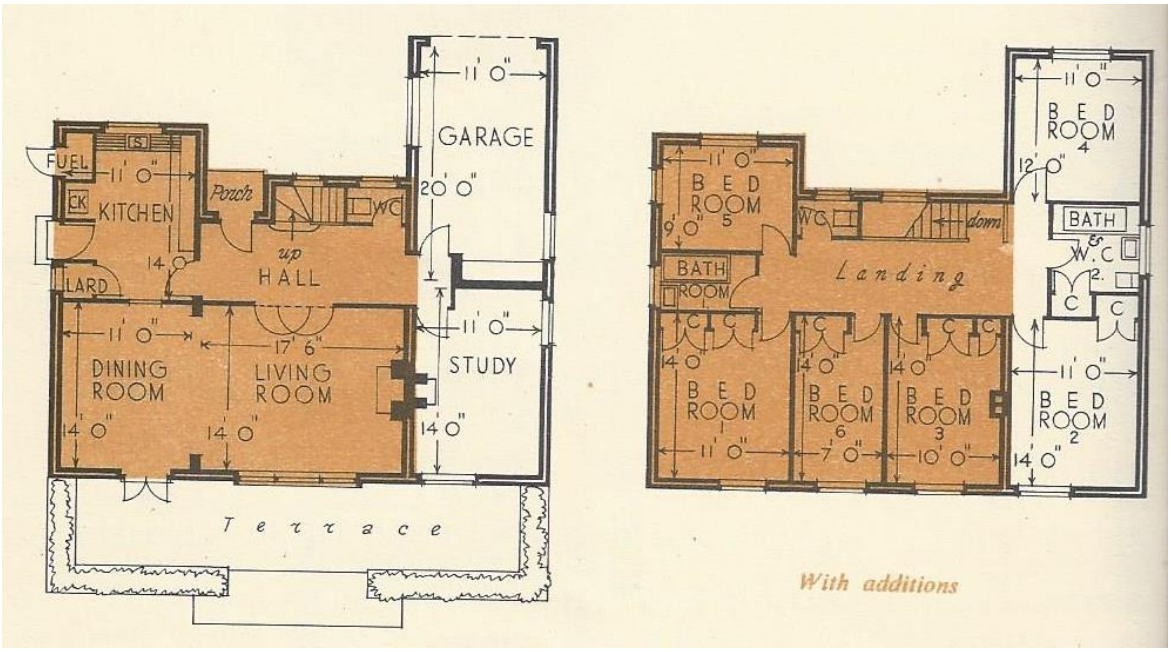
Developer: (2)

Architect: Eric Ambrose

Occupant’s occupation:

Notes: Family accommodation to include four bedrooms, a combined living room and dining room, spacious hall and kitchen are the features of this two-storey brick-built house. A loggia for outside dining is also included. All this comes within the first stage of 1,500 square feet. A terrace surrounds two sides of the house. On the east side future extensions are planned for the needs of a growing family. These include study and garage on the ground floor and two extra bedrooms and a bathroom on the first floor. In the second stage, bedrooms3 and 6 can be combined to give one large room, 17ft 3in by 14ft 0in, if required. The low-pitched roof would be finished in patent felting and its broad eves made decorative with colour and white.

Observations:


FUEL
KITCHEN
Porch
WC
up
HALL
LARD
GARAGE
STUDY
DINING ROOM
LIVING ROOM
Terrace
BED ROOM 4
BED ROOM 5
BATH ROOM
Landing
dorm
BATH & W.C
BED ROOM 1
BED ROOM 6
BED ROOM 3
BED ROOM 2
With additions

Housing record

No. 575 Date: C1950 (4)

Location: Ideal Home No 11 Address: Plan 8

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans No 1, first post-war edition* London, Odhams Press Ltd. p32 (2)

Description: Three bedroom detached house (1)

Rooms and Layout: Living room, kitchen and cloakroom/WC down stairs, three bedrooms bathroom and WC upstairs. (45)

Sanitation and drainage: WC in cloakroom off the hall and a second in the bathroom. (5, 7)

Water supply:

Gas and Electric supply:

Water heating: Independent boiler in kitchen (5)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom on first floor with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: fireplaces in living room and bedroom 1, electric fires in bedrooms 2 and 3. (3)

Fuel storage: Outside store

Lighting:

General storage: Hot water cylinder in linen cupboard.

Specific provisions: Garage

Construction description: (4)

Foundations:

Walls: 11” cavity brick with facing bricks to tile string course, under first floor window sill height. Rendered in cement or stucco from string course to eves.

Floors:

Roof: pitch 45º covered with hand-made sand-faced tiles, and bonnet hip tiles.

Finishes:

Fixtures and fittings: windows standard size metal casements with horizontal bars in wood surrounds.

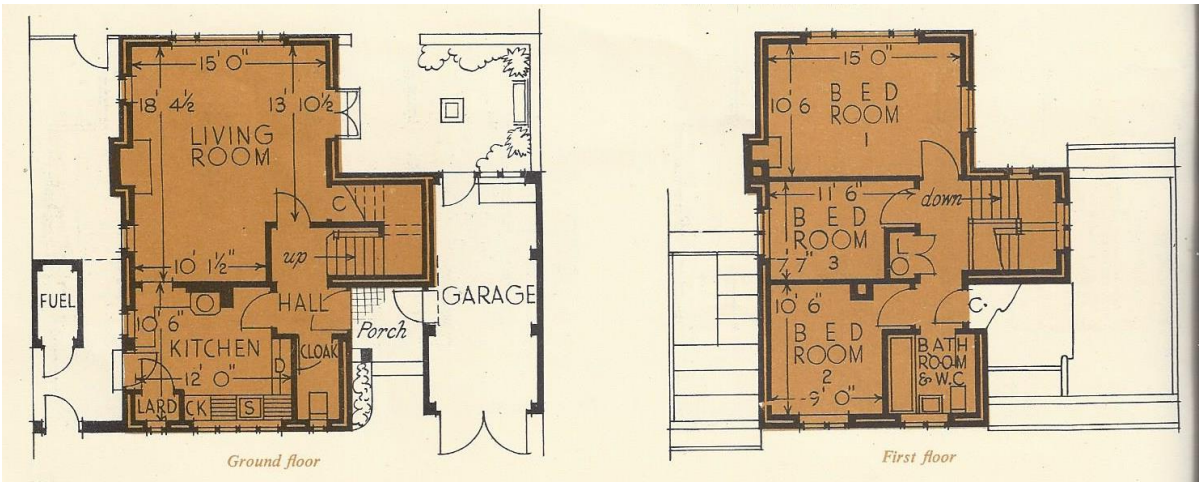
Developer: (2)

Architect: Leonard W Last

Occupant’s occupation:

Notes: Suitable for a suburban site, this little house has a well-sheltered entrance. Hall contains easy staircase (well-lit by a landing window) and small cloakroom. Wide window of living room looks across garden. The French windows of this room lead to a screened terrace garden. On the first floor are three bedrooms, bathroom, linen and store cupboards. Domestic water supply is heated by independent boiler in the kitchen. Living room and bedroom 1 have open fires and bedrooms 2 and 3 electric fires.

Observations:


15' 0"
18' 4½
13' 10½
LIVING ROOM
C
10' 1½"
up
FUEL
HALL
GARAGE
10' 6"
KITCHEN
Porch
CLOAK
D
12' 0"
LARDER
S
Ground floor
15' 0"
10' 6
BED ROOM 1
11' 6"
down
BED ROOM 3
7' 3"
L
O
10' 6"
C
BED ROOM 2
BATH ROOM & W.C.
9' 0"
First floor

Housing record

No. 575 Date: C1950 (4)

Location: Ideal Home No 11 Address: Plan 8

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans No 1, first post-war edition* London, Odhams Press Ltd. p32 (2)

Description: Three bedroom detached house (1)

Rooms and Layout: Living room, kitchen and cloakroom/WC down stairs, three bedrooms bathroom and WC upstairs. (45)

Sanitation and drainage: WC in cloakroom off the hall and a second in the bathroom. (5, 7)

Water supply:

Gas and Electric supply:

Water heating: Independent boiler in kitchen (5)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom on first floor with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: fireplaces in living room and bedroom 1, electric fires in bedrooms 2 and 3. (3)

Fuel storage: Outside store

Lighting:

General storage: Hot water cylinder in linen cupboard.

Specific provisions: Garage

Construction description: (4)

Foundations:

Walls: 11” cavity brick with facing bricks to tile string course, under first floor window sill height. Rendered in cement or stucco from string course to eves.

Floors:

Roof: pitch 45º covered with hand-made sand-faced tiles, and bonnet hip tiles.

Finishes:

Fixtures and fittings: windows standard size metal casements with horizontal bars in wood surrounds.

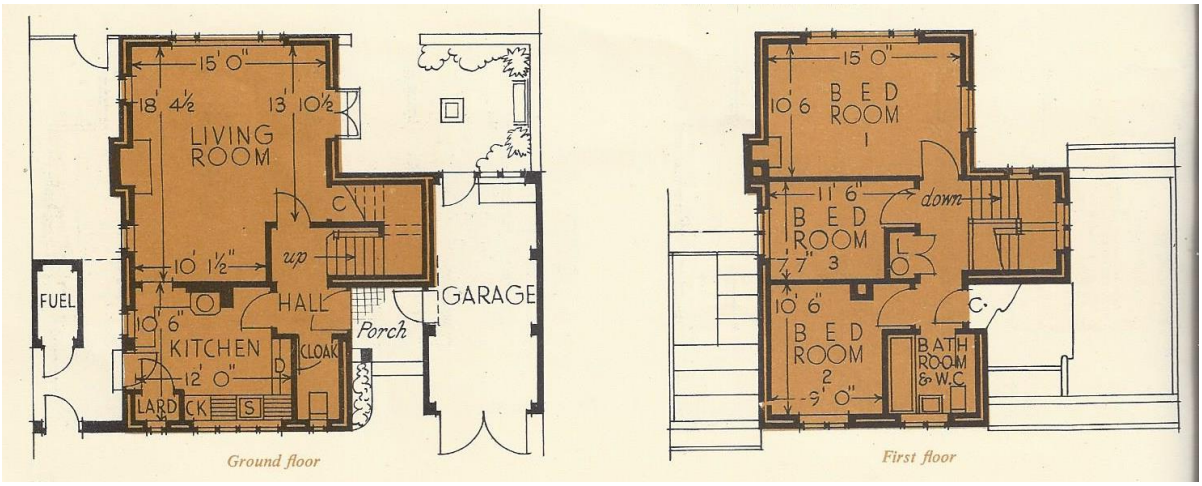
Developer: (2)

Architect: Leonard W Last

Occupant’s occupation:

Notes: Suitable for a suburban site, this little house has a well-sheltered entrance. Hall contains easy staircase (well-lit by a landing window) and small cloakroom. Wide window of living room looks across garden. The French windows of this room lead to a screened terrace garden. On the first floor are three bedrooms, bathroom, linen and store cupboards. Domestic water supply is heated by independent boiler in the kitchen. Living room and bedroom 1 have open fires and bedrooms 2 and 3 electric fires.

Observations:


15' 0"
18' 4½
13' 10½
LIVING ROOM
C
10' 1½"
up
FUEL
HALL
GARAGE
10' 6"
KITCHEN
Porch
CLOAK
D
12' 0"
LARDER
S
Ground floor
15' 0"
10' 6
BED ROOM 1
11' 6"
down
BED ROOM 3
7' 3"
L
O
10' 6"
C
BED ROOM 2
BATH ROOM & W.C.
9' 0"
First floor

Housing record

No. 577 Date: C1950 (4)

Location: Ideal Home No 11 Address: Plan 12

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans No 1, first post-war edition* London, Odhams Press Ltd. p38/9 (1)

Description: Three bedroom, extendable detached house (1)

Rooms and Layout: Living room, dining room and kitchen down stairs, three bedrooms and bathroom/WC upstairs. (60)

Sanitation and drainage: WC in the bathroom. (7)

Water supply:

Gas and Electric supply:

Water heating: Boiler in kitchen (5)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom on first floor with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: fireplaces in living room, dining room and bedroom 1. (2)

Fuel storage: Store in side lobby

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls: 11” cavity brick from ground to first floor with multi-coloured facings, 9” stock brick in rat-trap bond from first floor to eaves with hand-made sand-faced hanging tiles.

Floors:

Roof: pitch 45º covered with hand-made sand-faced tiles.

Finishes:

Fixtures and fittings: windows standard size metal casements with leaded lights in wood frames.

Developer: (2)

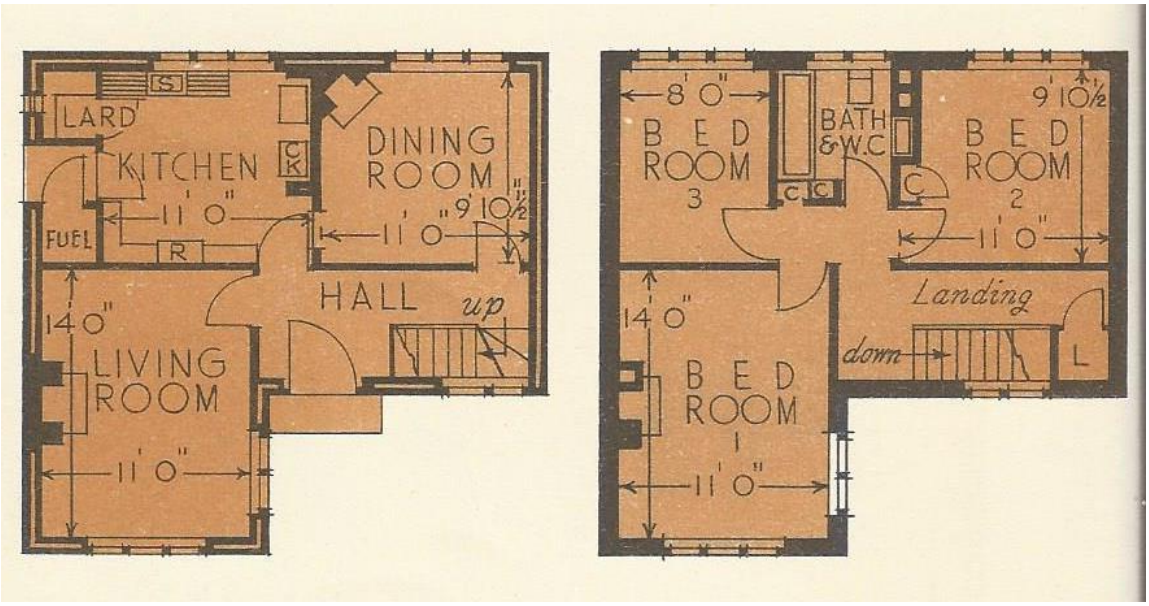
Architect: Ralph W Stevenson

Occupant’s occupation:

Notes: In its first stage the house has hall, living room, dining room, kitchen, three bedrooms and bathroom. The rear of the house faces south-east, enabling kitchen, dining room and bedrooms to receive the early morning sunlight. The hall receives its light from a window at the bottom of the stairs, and the landing from one at the top of the stairs. Additions are planned on either side of the house. They consist of garage, lounge, bedroom, bathroom and separate WC. Living room and dining room would have 6in concrete floors with oak block flooring. Walls would be church finish, and fireplaces in brick and stone. Kitchen and hall would have concrete floors with 9in by 9in quarry tiles. Bedrooms 1, 2 and 3 would have wooden floors with church finished walls. Externally the walls would be 11in cavity brickwork from ground to first floor with multi-coloured

facings. From first floor to roof there would be 9in sock bricks in rat-trap bond with hand-made sand-faced tiles, the latter being also used for the roof.

Observations:



Housing record

No. 578 Date: C1950 (4)

Location: Ideal Home No 11 Address: Plan 14

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans No 1, first post-war edition* London, Odhams Press Ltd. p41 (1)

Description: Four bedroom detached house (1)

Rooms and Layout: Lounge, dining room, kitchen and cloaks with WC down stairs, four bedrooms, bathroom and WC upstairs. (99)

Sanitation and drainage: WC in down stairs cloakroom, second WC off landing. (5, 8)

Water supply:

Gas and Electric supply:

Water heating: Boiler in kitchen (5)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom on first floor with bath and wash-hand basin (11)

Clothes washing:

Room heating: fireplaces in lounge and dining room. (1)

Fuel storage: Store by side entrance

Lighting:

General storage: Linen cupboard with hot water cylinder.

Specific provisions: Garage

Construction description:

Foundations: (4)

Walls: 11” cavity brick rendered in cement or stucco. Tile string course under first floor window sill height.

Floors:

Roof: pitch 30º covered with double Roman tiles.

Finishes:

Fixtures and fittings: windows standard size metal casements with leaded lights in wood surrounds.

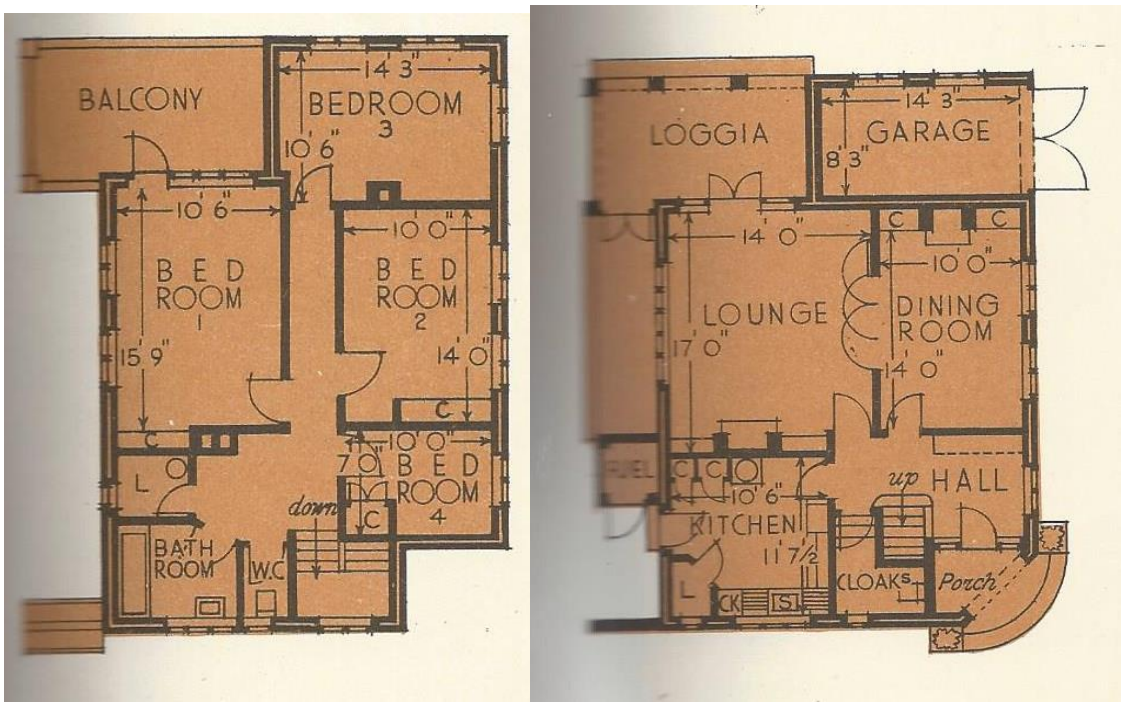
Developer: (2)

Architect: Guy Church

Occupant’s occupation:

Notes: Entrance porch is set in a corner of the house, affording protection to the front door. Cloak room is provided under the staircase. Well-proportioned lounge has connection by folding doors with dining room, a useful feature in entertaining. It also has access to loggia, which is screened from the roadway by projecting wing of garage. Kitchen fitments are arranged in working sequence. The trades’ door opens into a yard containing the fuel store close at hand. A wall screens this yard from the road. Four bedrooms, bathroom separate WC and large linen cupboard are well grouped on the ground floor. The principal bedroom is provided with good window space and has glazed door to a wide balcony conveniently sheltered for sunbathing by the projecting wing of bedroom 3. The house presents a well balanced exterior with interesting variation of roof line. The tile string-course under the first floor windows is a decorative feature.

Observations:



Housing record

No. 579 Date: C1950 (4)

Location: Ideal Home No 11 Address: Plan 19

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans No 1, first post-war edition* London, Odhams Press Ltd. p46 (1)

Description: Three bedroom detached house (1)

Rooms and Layout: Lounge, dining room, kitchen and cloaks with WC down stairs, three bedrooms, bathroom and WC upstairs. (80)

Sanitation and drainage: WC with wash-hand basin in down stairs cloakroom, second WC, with no wash-hand basin off landing. (6, 8)

Water supply:

Gas and Electric supply:

Water heating: Boiler in kitchen (5)

Cooking facilities: cooker in dining room (2)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom on first floor with bath and wash-hand basin (11)

Clothes washing:

Room heating: fireplaces in lounge, dining room and bedrooms 1 and 2. (2)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls: 11” cavity brick. Brick facing to plinth 12” above ground level and then rendered in cement of stucco to eves.

Floors:

Roof: pitch 30º covered pantiles.

Finishes:

Fixtures and fittings: windows wood casements with clear glass in wood frames.

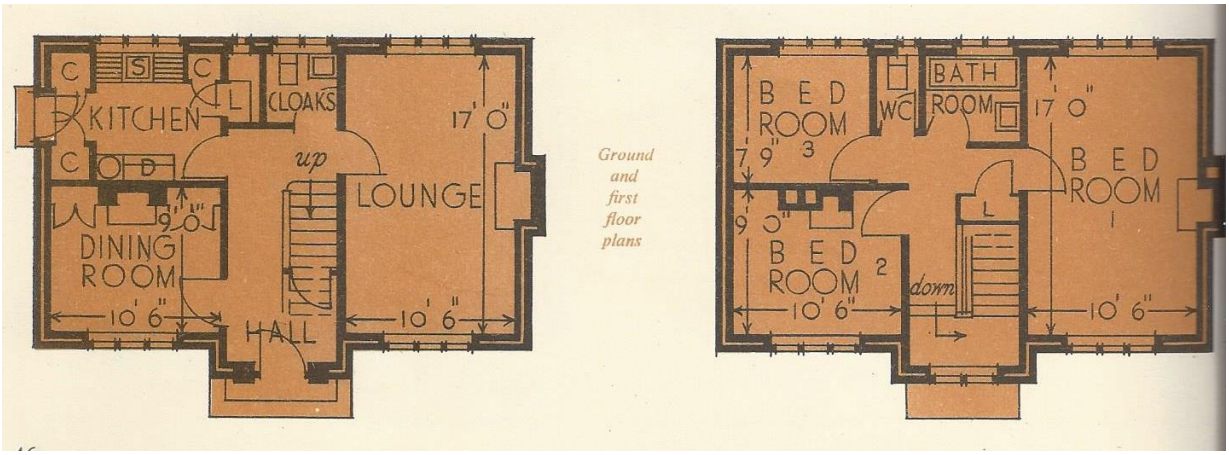
Developer: (2)

Architect: Guy Church

Occupant’s occupation:

Notes: This two-storey house is an example of compact planning. It is of balanced symmetrical design, and makes a feature of the lounge which runs from back to front with windows at both ends. A large fireplace is built in at the centre of the east wall. A bedroom of similar size to the lounge occupies the same area on the floor above. The central portion of the house projects from the main structure, adding interest to the exterior. This consists of hall and well-lighted staircase and cloakroom at the far end on the ground floor, landing with large window, linen cupboard, and bathroom on the first floor. The west wing of the house includes dining room and kitchen on the ground floor and two bedrooms on the first floor. Walls are of brick rendered externally.

Observations:



Ground and first floor plans

Housing record

No. 580 Date: C1950 (4)

Location: Ideal Home No 11 Address: Plan 21

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans No 1, first post-war edition* London, Odhams Press Ltd. p48 (1)

Description: Three bedroom detached house (1)

Rooms and Layout: Lounge, dining room and kitchen down stairs, three bedrooms, bathroom and WC upstairs. (80)

Sanitation and drainage: WC, with no wash-hand basin off landing. (8)

Water supply:

Gas and Electric supply:

Water heating: Probable boiler in kitchen (5)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom on first floor with bath and wash-hand basin (11)

Clothes washing:

Room heating: fireplaces in lounge and dining room. (1)

Fuel storage: store off kitchen

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls: 11” cavity with multi-coloured facing bricks to top of ground floor window height. Above 9” solid brick faced with tile hanging to eves.

Floors:

Roof: pitch 45º covered with hand-made sand-face tiles and granny bonnet hip tiles.

Finishes:

Fixtures and fittings: windows standard sized metal casements with leaded diamond panes in wood surrounds.

Developer: (1)

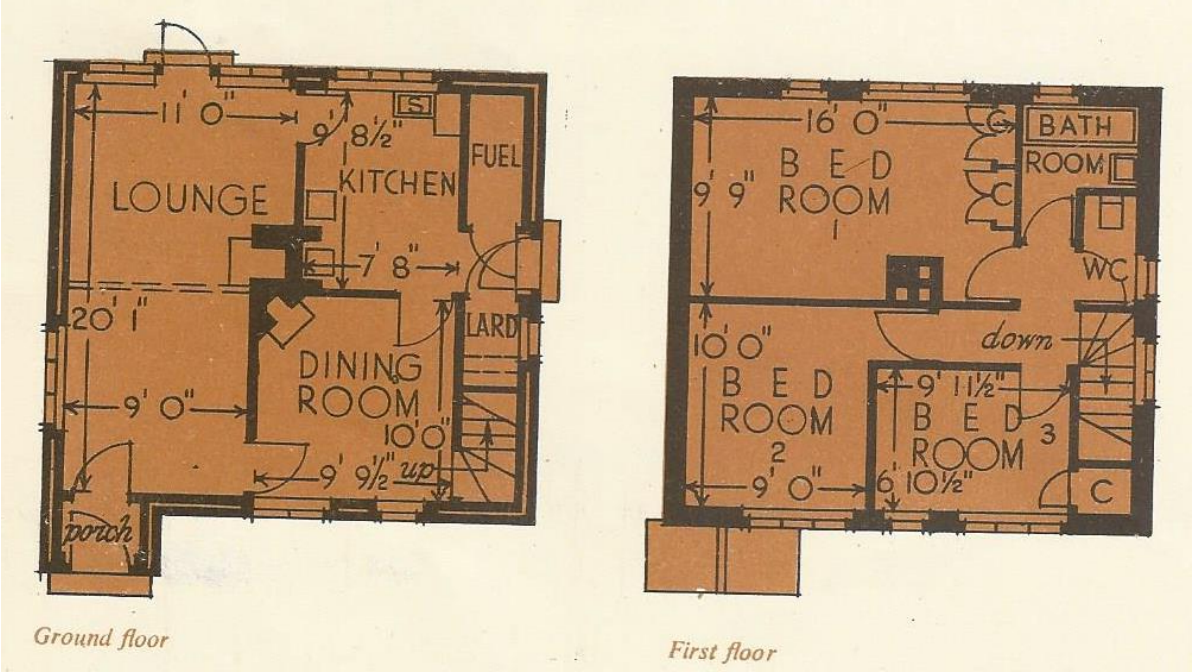
Architect: Ralph W Stevenson

Occupant’s occupation:

Notes: Designed to fit a site with a frontage of 32ft, this house has a floor area of 900sq ft. To make the most of limited space, passages have been eliminated. A feature has been made of the front door. The semi-circular top with peep window is effective in its tiled porch setting with arch of brickwork. The inner door of the porch leads to the lounge which runs from front to back of the house. The lounge communicates direct with kitchen and dining room and the two latter rooms also intercommunicate. The arrangement of the living room fireplaces simplifies the grouping of the chimney stacks through the centre of the house. Staircase is placed in a corner of the dining room. On the first floor are three bedrooms, bathroom

and WC. The chimney stack contributes warmth to this floor. Ground floor walls are of brick.

Observations:



Housing record

No. 581 Date: 1953 (4)

Location: Ideal Home 1953 Address: Plan

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans 1953 edition* London, Odhams Press Ltd. p29 (2)

Description: Two bedroom detached house convertible to three bedrooms. (1)

Rooms and Layout: Dining lounge, kitchen and WC down stairs, two/three bedrooms, bathroom with WC upstairs. (25)

Sanitation and drainage: WC, with wash-hand basin off hall, second WC in bathroom. (6, 7)

Water supply:

Gas and Electric supply:

Water heating: Probable back boiler in dining lounge (4)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom on first floor with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: fireplaces in dining lounge, and bedroom above. (2)

Fuel storage: store in rear of garage

Lighting:

General storage:

Specific provisions: Garage

Construction description: (4)

Foundations:

Walls: 11 inch cavity construction: outer skin 4½ inch brick, inner skin load-bearing insulating blocks

Floors:

Roof: low pitch covered with cedar-wood shingles where bye-laws permit, or double Roman tiles if they do not, with built-in concrete gutters rendered with Snowcem.

Finishes:

Fixtures and fittings: windows standard metal frames set in concrete projecting frames to ground floor

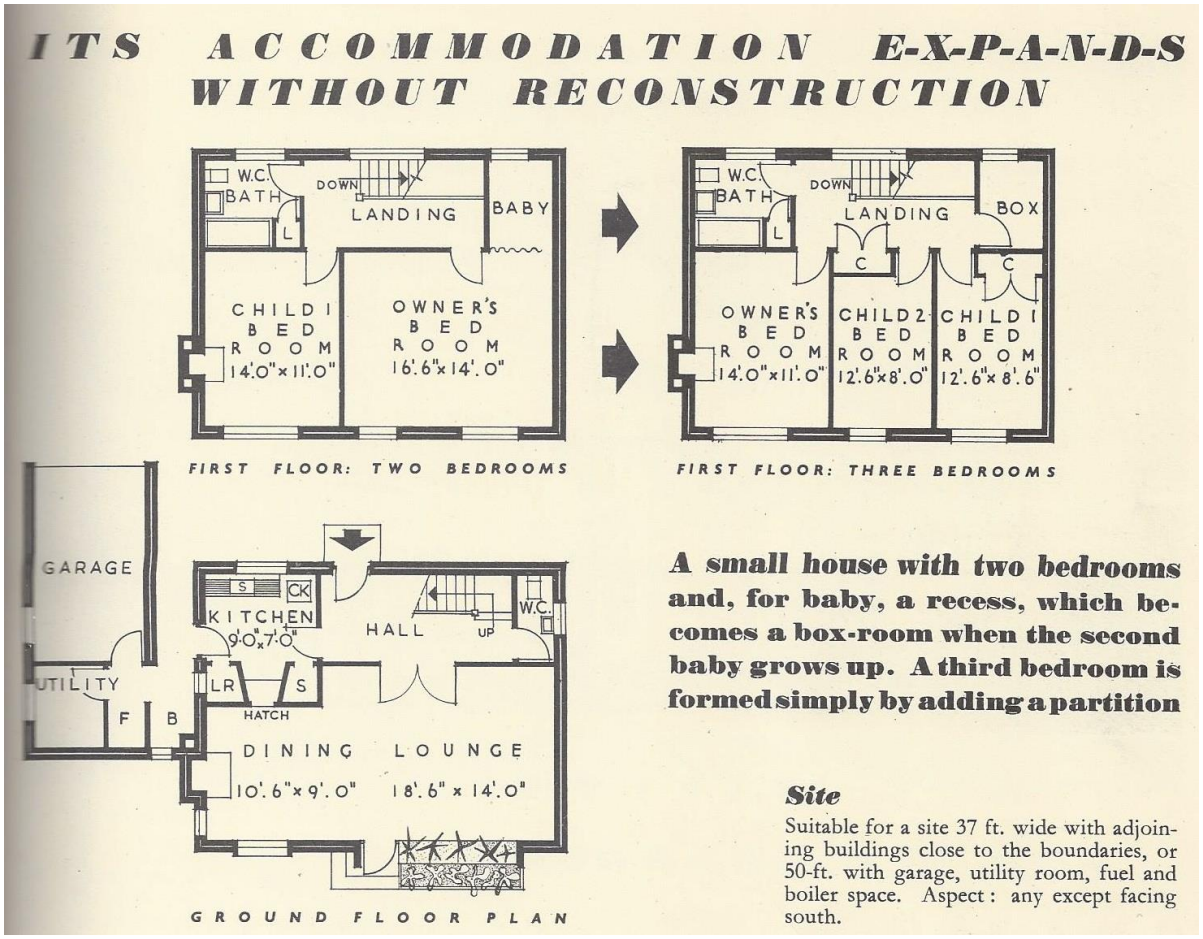
Developer: (2)

Architect:

Occupant’s occupation:

Notes:

Observations:


ITS ACCOMMODATION E-X-P-A-N-D-S
WITHOUT RECONSTRUCTION
W.C.
BATH
DOWN
LANDING
BABY
L
CHILD 1
BED
ROOM
14'.0"×11'.0"
OWNER'S
BED
ROOM
16'.6"×14'.0"
FIRST FLOOR: TWO BEDROOMS
W.C.
BATH
DOWN
LANDING
BOX
L
C
C
OWNER'S
BED
ROOM
14'.0"×11'.0"
CHILD 2
BED
ROOM
12'.6"×8'.0"
CHILD 1
BED
ROOM
12'.6"×8'.6"
FIRST FLOOR: THREE BEDROOMS
GARAGE
S
CK
KITCHEN
9'.0"×7'.0"
HALL
UP
W.C.
UTILITY
LR
S
HATCH
F
B
DINING
10'.6"×9'.0"
LOUNGE
18'.6"×14'.0"
GROUND FLOOR PLAN
A small house with two bedrooms and, for baby, a recess, which becomes a box-room when the second baby grows up. A third bedroom is formed simply by adding a partition
Site
Suitable for a site 37 ft. wide with adjoining buildings close to the boundaries, or 50-ft. with garage, utility room, fuel and boiler space. Aspect: any except facing south.

Housing record

No. 582 Date: 1953 (4)

Location: Ideal Home 1953 Address: Plan

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans 1953 edition* London, Odhams Press Ltd. p33 (2)

Description: Three bedroom detached house. (1)

Rooms and Layout: Dining room, living room, kitchen and WC down stairs, three bedrooms, bathroom with WC upstairs. (60)

Sanitation and drainage: WC, without wash-hand basin off hall, second WC in bathroom. (5, 7)

Water supply:

Gas and Electric supply:

Water heating: Probable boiler in kitchen (3)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom on first floor with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: fireplaces in living room. (1)

Fuel storage: store in-side passage

Lighting:

General storage:

Specific provisions: Garage

Construction description: (4)

Foundations:

Walls: 11 inch cavity walls of common brickwork are rendered with lime and tallow to give a light contrast to the roofing. Plinth is Staffordshire bricks and the external sills have brown tiles.

Floors:

Roof: dark-brown-clay interlocking roof tiles.

Finishes:

Fixtures and fittings:

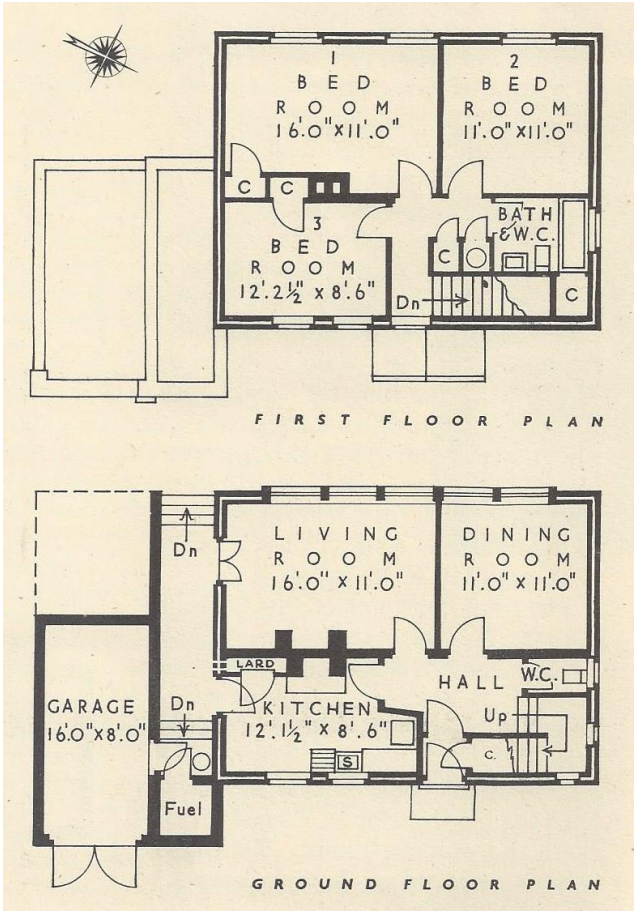
Developer: (2)

Architect: Turley and Williamson.

Occupant's occupation:

Notes:

Observations:


1
BED
ROOM
16'.0" x 11'.0"
2
BED
ROOM
11'.0" x 11'.0"
C
C
3
BED
ROOM
12'.2½" x 8'.6"
BATH
& W.C.
C
Dn
C
FIRST FLOOR PLAN
Dn
LIVING
ROOM
16'.0" x 11'.0"
DINING
ROOM
11'.0" x 11'.0"
LARD
HALL
W.C.
GARAGE
16'.0" x 8'.0"
Dn
KITCHEN
12'.1½" x 8'.6"
Up
S
C.
Fuel
GROUND FLOOR PLAN

Housing record

No. 583 Date: 1953 (4)

Location: Ideal Home 1953 Address: Plan

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans 1953 edition* London, Odhams Press Ltd. p43 (1)

Description: Two bedroom detached house. (1)

Rooms and Layout: Lounge, kitchen and WC down stairs, two bedrooms, bathroom with WC upstairs. (29)

Sanitation and drainage: WC, with wash-hand basin off hall, second WC in bathroom. (6, 7)

Water supply:

Gas and Electric supply:

Water heating: boiler in kitchen (5)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom on first floor with bath, WC and wash-hand basin (12)

Clothes washing:

Room heating: fireplaces in lounge and main bedroom. (2)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls: cavity wall in local Sussex stock bricks.

Floors:

Roof: dark sand-faced tiles.

Finishes:

Fixtures and fittings: Windows metal casement in wood frames

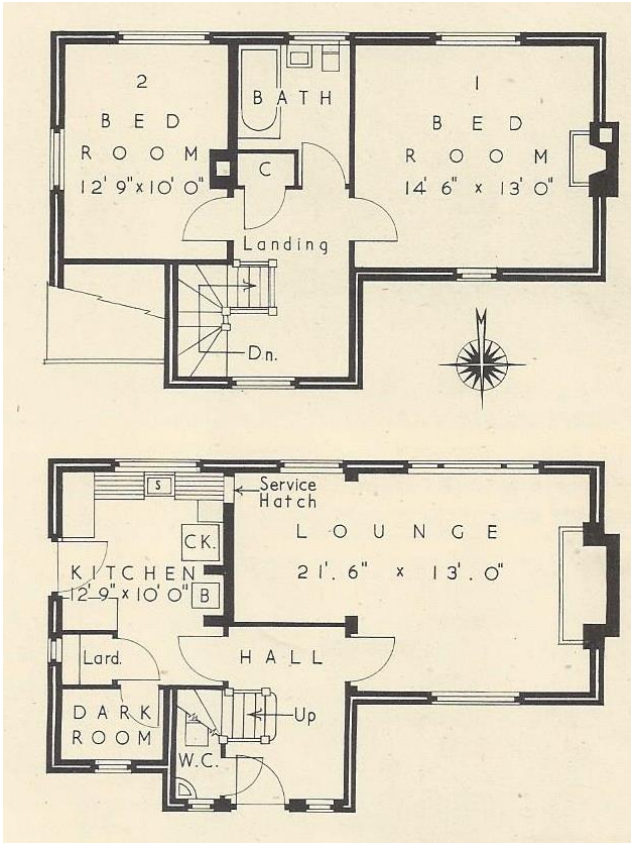
Developer: (2)

Architect: Oliver Law and partners

Occupant’s occupation:

Notes:

Observations:


2
BED
ROOM
12' 9" x 10' 0"
BATH
C
Landing
Dn.
1
BED
ROOM
14' 6" x 13' 0"
S
Service
Hatch
CK.
KITCHEN
12' 9" x 10' 0"
B
LOUNGE
21'. 6" x 13'. 0"
Lard.
HALL
DARK
ROOM
Up
W.C.

Housing record

No. 584 Date: 1953 (4)

Location: Ideal Home 1953 Address: Plan

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans 1953 edition* London, Odhams Press Ltd. p48 (1)

Description: Four bedroom detached house. (1)

Rooms and Layout: Lounge, dining room, kitchen and WC down stairs, four bedrooms, bathroom and WC upstairs. (99)

Sanitation and drainage: WC, with wash-hand basin off hall, second WC with no wash-hand basis off landing. (6, 8)

Water supply:

Gas and Electric supply:

Water heating: boiler in kitchen (5)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom on first floor with bath, wash-hand basin and linen cupboard with cylinder. (11)

Clothes washing:

Room heating: fireplace in lounge. (1)

Fuel storage: Stores off side covered way

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls: 11in cavity brick with facing brick plinth. Rendered above in cement or stucco to eaves.

Floors:

Roof: pitch 30 deg. Covered with interlocking tiles.

Finishes:

Fixtures and fittings: Windows standard size metal casements in wood surrounds

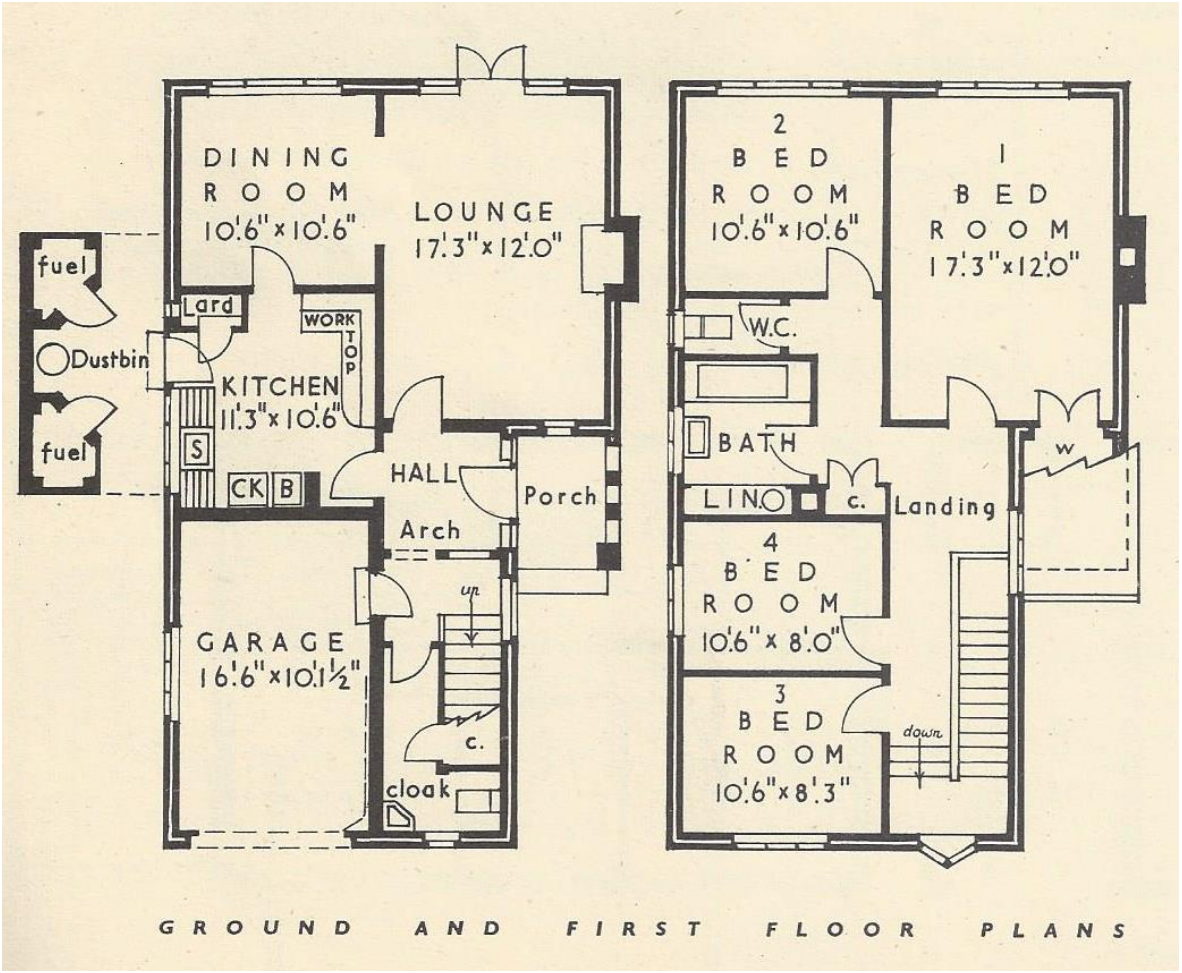
Developer: (2)

Architect:

Occupant’s occupation:

Notes:

Observations:


DINING ROOM 10'.6" x 10'.6"
LOUNGE 17'.3" x 12'.0"
fuel
Dustbin
fuel
Lard
WORK TOP
KITCHEN 11'.3" x 10'.6"
S
CK
B
HALL
Porch
Arch
up
GARAGE 16'.6" x 10'.1½"
c.
cloak
2 BED ROOM 10'.6" x 10'.6"
1 BED ROOM 17'.3" x 12'.0"
W.C.
BATH
LINO
c.
Landing
w
4 BED ROOM 10'.6" x 8'.0"
3 BED ROOM 10'.6" x 8'.3"
down
GROUND AND FIRST FLOOR PLANS

Housing record

No. 585 Date: 1953 (4)

Location: Ideal Home 1953 Address: Plan

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans 1953 edition* London, Odhams Press Ltd. p49 (1)

Description: Four bedroom detached house. (1)

Rooms and Layout: Lounge dining room, kitchen, shower and WC down stairs, three bedrooms, bathroom with WC upstairs. (99)

Sanitation and drainage: WC off downstairs shower room, WC in bathroom. (5, 7)

Water supply:

Gas and Electric supply:

Water heating: boiler in kitchen (5)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1, 3)

Washing and bathing: Bathroom on first floor with bath, wash-hand basin, WC and linen cupboard with cylinder. (12)

Clothes washing:

Room heating: fireplace in lounge dining room. (1)

Fuel storage: Store off side covered lobby

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls: 11in brick with facing bricks to first floor height. Rendered above in cement or stucco.

Floors:

Roof: pitch 30 deg. Covered with double Roman tiles.

Finishes:

Fixtures and fittings: Windows standard-size metal casements in wood surrounds.

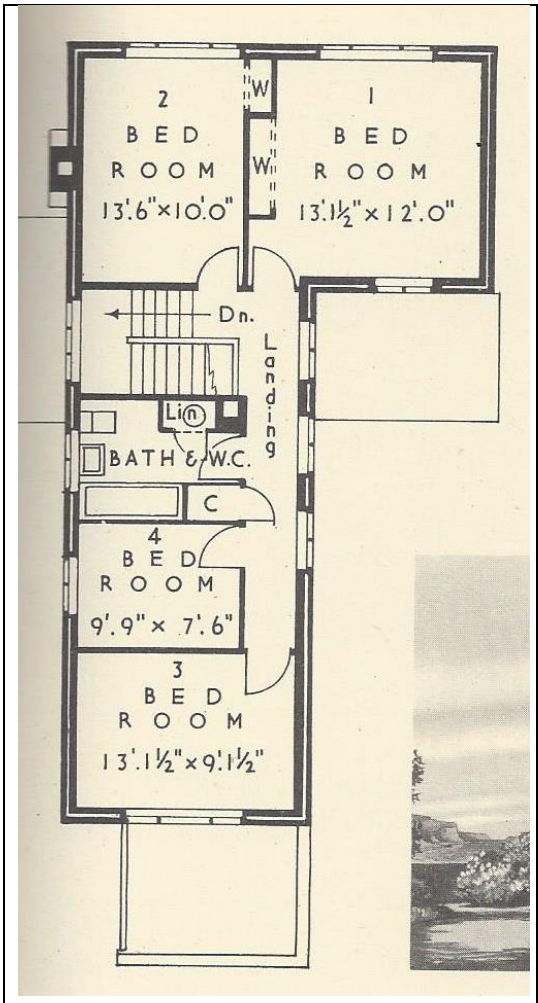
Developer: (2)

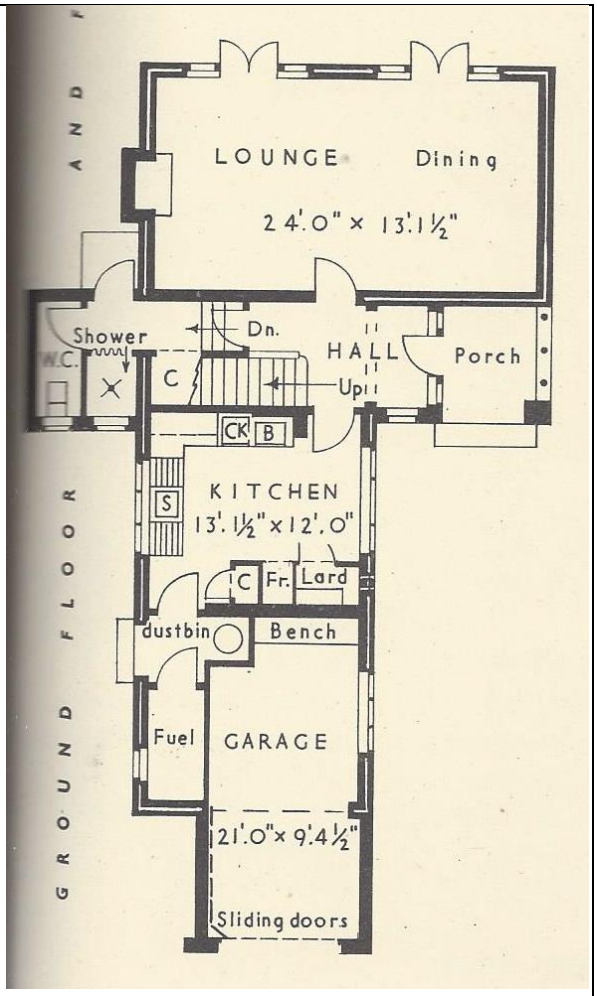
Architect:

Occupant's occupation:

Notes:

Observations:


2
BED
ROOM
13'.6"×10'.0"
W
W
1
BED
ROOM
13'.1½"×12'.0"
Dn.
Landing
Lin
BATH & W.C.
C
4
BED
ROOM
9'.9"× 7'.6"
3
BED
ROOM
13'.1½"×9'.1½"


LOUNGE
Dining
24'.0"× 13'.1½"
Shower
W.C.
Dn.
C
HALL
Up
Porch
CK
B
KITCHEN
13'.1½"×12'.0"
S
C
Fr.
Lard
dustbin
Bench
Fuel
GARAGE
21'.0"×9'.4½"
Sliding doors
GROUND FLOOR

Housing record

No. 586 Date: 1953 (4)

Location: Ideal Home 1953 Address: Plan

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans 1953 edition* London, Odhams Press Ltd. p52 (1)

Description: Three bedroom detached house, extendable to a four bed house. (1)

Rooms and Layout: Lounge dining room, kitchen and WC down stairs, three bedrooms, bathroom and WC upstairs. (79)

Sanitation and drainage: WC with wash-hand basin off hall, WC with no wash-hand basin off landing. (6, 8)

Water supply:

Gas and Electric supply:

Water heating: boiler in kitchen (5)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen and dining room (1)

Washing and bathing: Bathroom on first floor with bath, wash-hand basin. (11)

Clothes washing:

Room heating: fireplace in lounge dining room. (1)

Fuel storage: Store adjacent to kitchen door

Lighting:

General storage: linen cupboard with cylinder off landing

Specific provisions:

Construction description: (4)

Foundations:

Walls: 11in cavity brick with facing bricks to plinth. Rendered in cement or stucco to eves.

Floors:

Roof: pitch 30 deg. Covered with interlocking tiles.

Finishes:

Fixtures and fittings: Windows standard-size metal casements in wood surrounds.

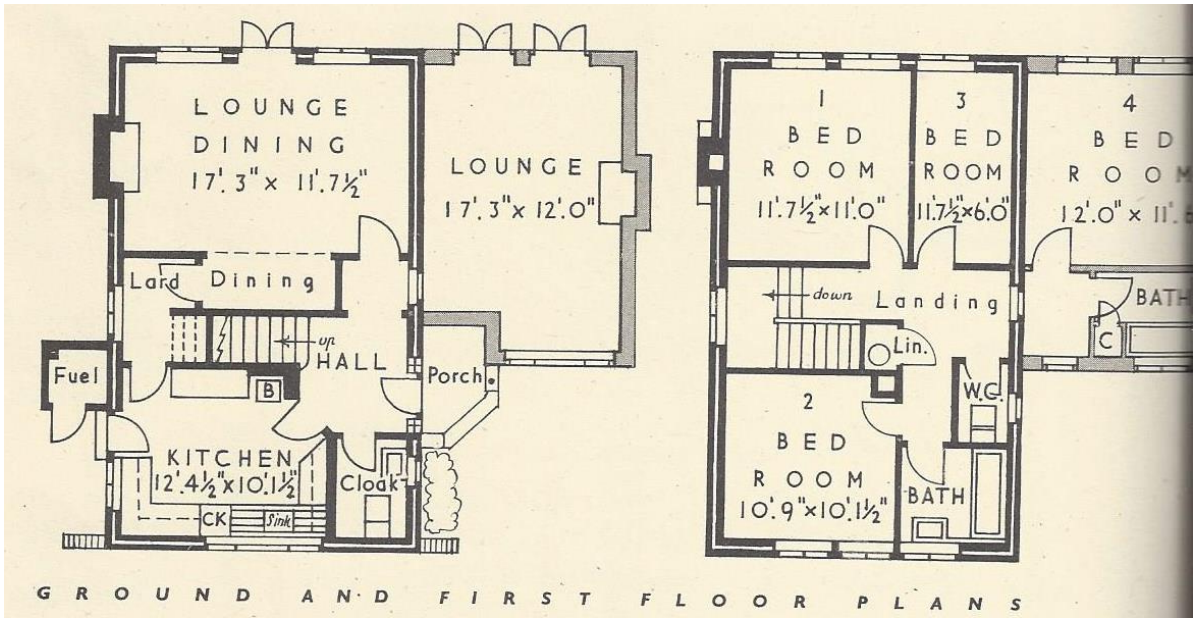
Developer: (2)

Architect:

Occupant's occupation:

Notes:

Observations:



Housing record

No. 587 Date: 1953 (4)

Location: Ideal Home 1953 Address: Plan

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans 1953 edition* London, Odhams Press Ltd. p53 (1)

Description: Three bedroom detached house. (1)

Rooms and Layout: Lounge with connecting dining room, kitchen and WC down stairs, three bedrooms, bathroom with WC upstairs. (80)

Sanitation and drainage: WC off hall, WC in first floor bathroom. (5, 7)

Water supply:

Gas and Electric supply:

Water heating: boiler in kitchen (5)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom on first floor with bath, WC and wash-hand basin. (12)

Clothes washing:

Room heating: fireplace in lounge. (1)

Fuel storage: Stores off covered way adjacent to kitchen door

Lighting:

General storage: linen cupboard with cylinder off landing

Specific provisions:

Construction description: (4)

Foundations:

Walls: 11in cavity brick with facing bricks to plinth and lintols. Rendered or distempered to eves and gable verges.

Floors:

Roof: pitch 45 deg. covered with clay tiles.

Finishes:

Fixtures and fittings: Windows standard-size metal casements in wood surrounds.

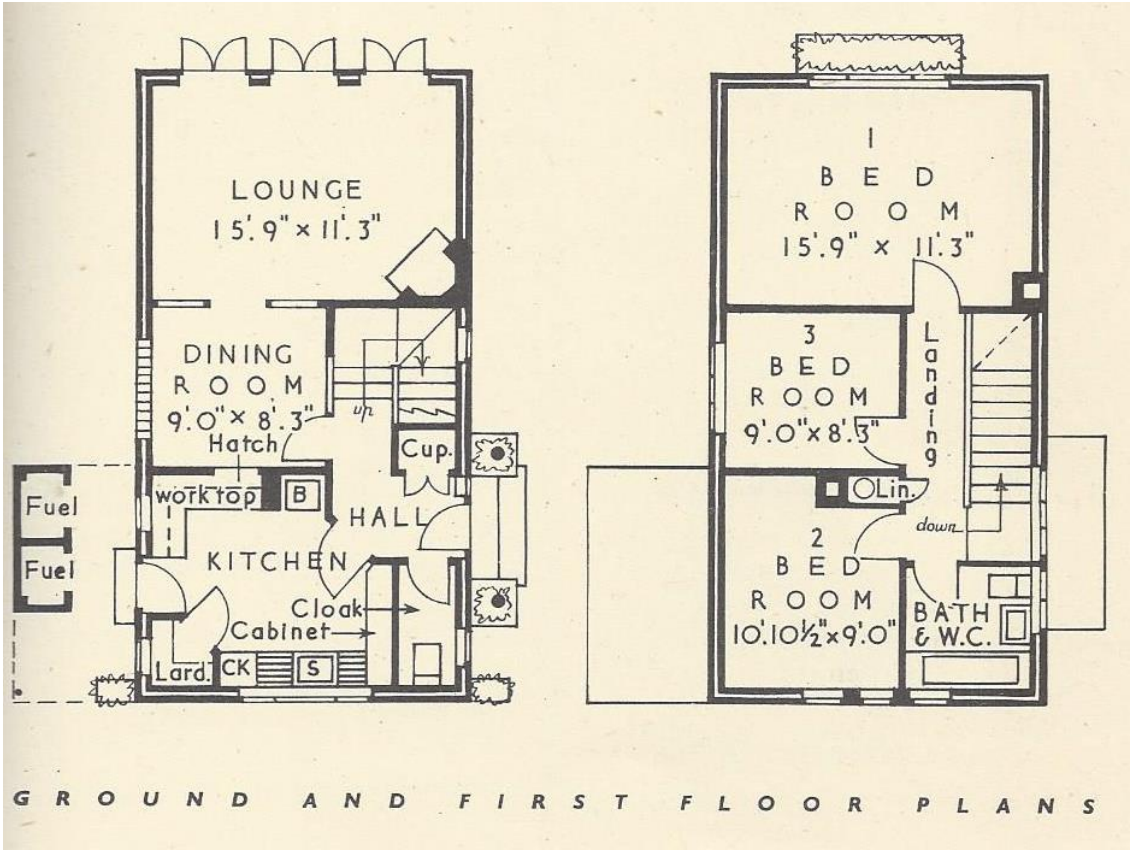
Developer: (2)

Architect:

Occupant’s occupation:

Notes:

Observations:



GROUND AND FIRST FLOOR PLANS

Housing record

No. 588 Date: 1959 (4)

Location: Ideal Home 1959 Address: Plan

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans 1959 edition* London, Odhams Press Ltd. p72 (2)

Description: Three bedroom detached house. (1)

Rooms and Layout: Sitting room with connecting dining room, kitchen cloak room with WC and telephone room down stairs, three bedrooms, study and bathroom with WC upstairs. (78)

Sanitation and drainage: WC off cloakroom with wash-hand basin off hall, WC in first floor bathroom. (6, 7)

Water supply:

Gas and Electric supply:

Water heating: heating unit off kitchen (5)

Cooking facilities: cooker in kitchen (5)

Food storage: fridge in kitchen (3)

Washing and bathing: Bathroom on first floor with bath, WC and wash-hand basin. (12)

Clothes washing:

Room heating: Warm air is ducted to all parts of the house from gas-fired Radiation unit. (4)

Fuel storage: Stores off covered yard adjacent to kitchen door

Lighting:

General storage: linen cupboard with cylinder off bedroom 3

Specific provisions: wash-hand basin in bed 3

Construction description: (4)

Foundations:

Walls: External walls are of cavity construction with the outer leaf of multicolour facing bricks.

Floors:

Roof: Roof space has Fibreglass laid between ceiling joists. The roof is covered with dark double-Roman interlocking tiles.

Finishes:

Fixtures and fittings: Softwood casements are used for the windows.

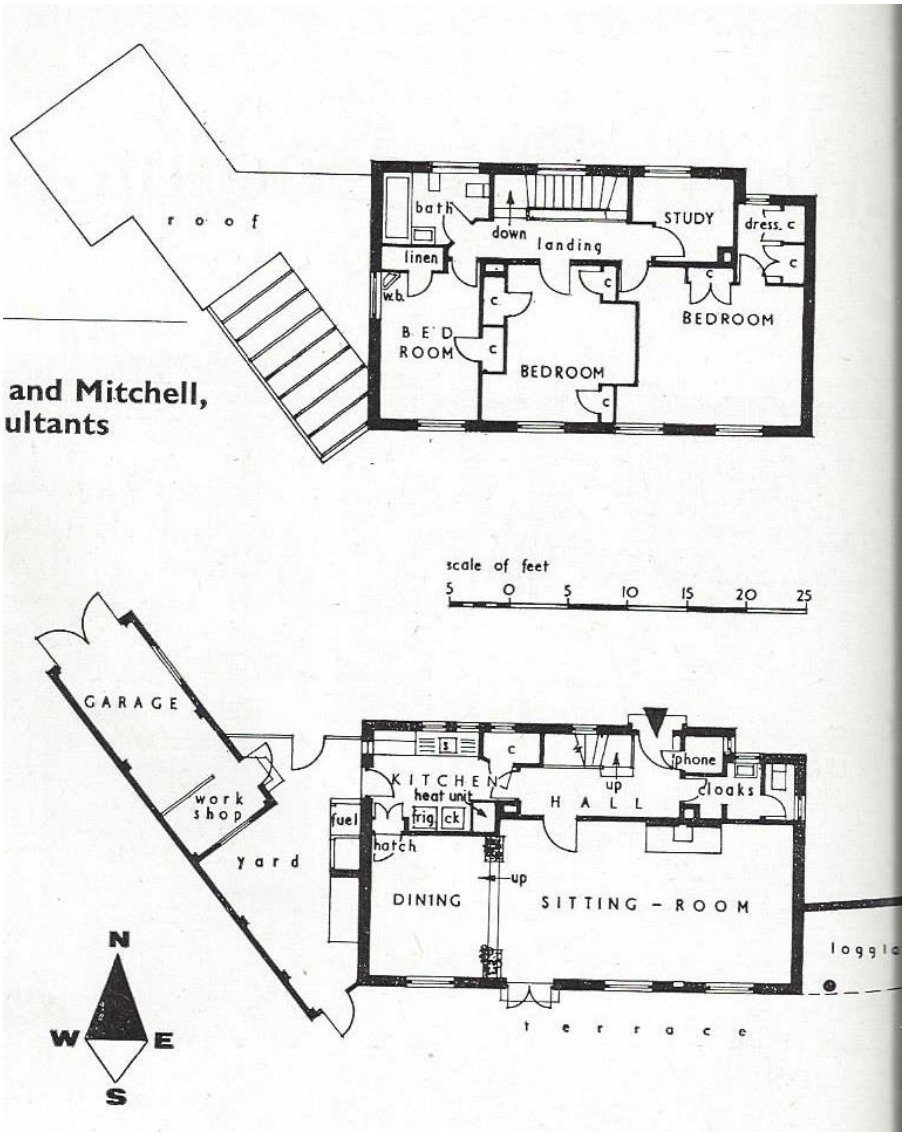
Developer: (2)

Architect: Paul Mauger, Gavin, Mathers and Mitchell

Occupant's occupation:

Notes:

Observations:


and Mitchell,
ultants
roof
bath
down
landing
STUDY
dress. c
linen
w.b.
BED ROOM
BEDROOM
BEDROOM
scale of feet
5 0 5 10 15 20 25
GARAGE
work shop
yard
KITCHEN
heat unit
fuel
frig
ck
hatch
up
HALL
phone
cloaks
DINING
SITTING - ROOM
terrace
N
W
E
S

Housing record

No. 589 Date: 1959 (4)

Location: Ideal Home 1959 Address: Plan

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans 1959 edition* London, Odhams Press Ltd. p82 (2)

Description: Four bedroom detached house. (1)

Rooms and Layout: Living dining room, kitchen with utility and laundry area, cloak room with WC down stairs, four bedrooms, one with en-suite bathroom and separate bathroom with WC upstairs. (94)

Sanitation and drainage: WC in cloakroom with wash-hand basin off hall, WC in first floor bathroom and additional one in en-suite. (6, 7, 7)

Water supply:

Gas and Electric supply:

Water heating: heating unit off hall (5)

Cooking facilities: cooker in kitchen (5)

Food storage: (3)

Washing and bathing: Bathroom on first floor with bath, WC and wash-hand basin. Further bath WC and wash-hand basin in en-suite. (12, 12)

Clothes washing:

Room heating: Warm air is ducted to from a centrally placed oil-fired Radiation unit, which also supplies domestic hot water. (4)

Fuel storage: Stores in garage extension

Lighting:

General storage:

Specific provisions: Garage extension with store.

Construction description: (4)

Foundations:

Walls: Cavity brickwork with London stocks as the outer leaf. Long elevations of the first floor are faced with cedar boarding.

Insulation: Broad-Archeson blocks form the inner leaf of walls. Some double glazing is used on the east. Slag wool is incorporated in the roof.

Floors: First-floor joists and roof joists are steel lattice spanning up to 20 feet to leave east and west walls free for studding and glazing. The large living-room window is made up of three sliding glass panels.

Roof: Roof covering is copper.

Finishes:

Fixtures and fittings: Softwood casements are used for the windows.

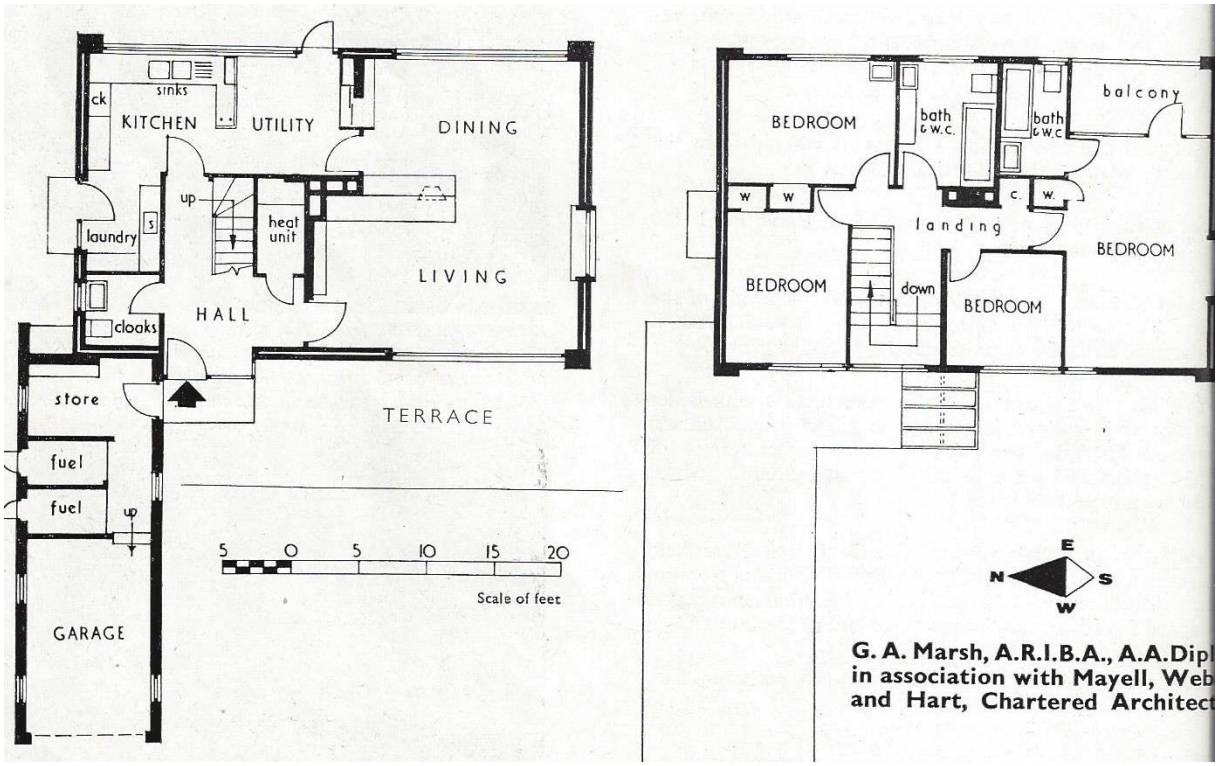
Developer: (2)

Architect: G A Marsh

Occupant's occupation:

Notes:

Observations:


sinks
ck
KITCHEN
UTILITY
DINING
up
heat unit
laundry
LIVING
HALL
cloaks
store
TERRACE
fuel
fuel
up
5 0 5 10 15 20
Scale of feet
GARAGE
BEDROOM
bath & w.c.
bath & w.c
balcony
w
w
landing
c.
w.
BEDROOM
BEDROOM
down
BEDROOM
E
N
S
W
G. A. Marsh, A.R.I.B.A., A.A.Dipl
in association with Mayell, Web
and Hart, Chartered Architect

Housing record

No. 590 Date: 1959 (4)

Location: Ideal Home 1959 Address: Plan

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans 1959 edition* London, Odhams Press Ltd. p99 (2)

Description: Four bedroom detached house. (1)

Rooms and Layout: Sitting-room with connecting dining room, kitchen, cloak room with WC down stairs, four bedrooms, study and bathroom with WC upstairs. (102)

Sanitation and drainage: WC in cloakroom with wash-hand basin off hall, WC in first floor bathroom. (6, 7)

Water supply:

Gas and Electric supply:

Water heating: solid fuel boiler (5)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen (1)

Washing and bathing: Bathroom on first floor with bath, WC and wash-hand basin. (12)

Clothes washing:

Room heating: A solid-fuel boiler provides domestic hot water and partial central heating. There are fireplaces in the sitting-room and principal bedroom. (2, 5)

Fuel storage:

Lighting:

General storage:

Specific provisions: Garage with store.

Construction description: (4)

Foundations:

Walls: Outer walls are cavity-constructed. External sand-lime brickwork s finished with light grey emulsion paint. Areas of white-painted weather-boarding are applied to the first floor. Plinth, porch and chimneys are in multi-coloured hand-made bricks.

Insulation: Insulation is provided by glass-wool quilt over the first-floor ceiling joists.

Floors:

Roof: Roof is covered with double Roman clay tiles.

Finishes:

Fixtures and fittings: Windows are standard metal casements.

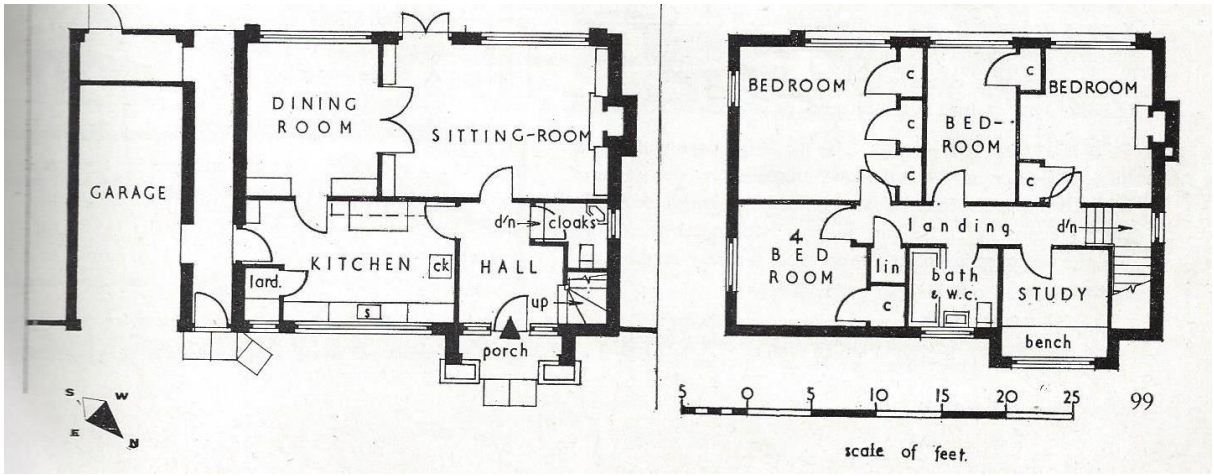
Developer: (2)

Architect: R W Leggatt

Occupant's occupation:

Notes:

Observations:


DINING ROOM
SITTING-ROOM
GARAGE
d'n
cloaks
KITCHEN
ck
HALL
lard.
s
up
porch
BEDROOM
c
BED-ROOM
BEDROOM
landing
d'n
4 BED ROOM
lin
bath & w.c.
STUDY
bench
S
W
E
N
5 0 5 10 15 20 25
99
scale of feet.

Housing record

No. 591 Date: 1959 (4)

Location: Ideal Home 1959 Address: Plan

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans 1959 edition* London, Odhams Press Ltd. p87 (2)

Description: Three bedroom detached house. (1)

Rooms and Layout: Living-room connecting to dining room and kitchen with meals recess down stairs, three bedrooms, bathroom and WC upstairs. (60)

Sanitation and drainage: WC on first floor. (8)

Water supply:

Gas and Electric supply:

Water heating: solid fuel back boiler in living-room. An immersion heater is installed for use in summer. (5, 8)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen, fridge in kitchen. (1, 3)

Washing and bathing: Bathroom on first floor with bath, wash-hand basin and heated towel rail. Wash-hand basin in second bedroom (11)

Clothes washing:

Room heating: Central heating from a solid-fuel automatic Rayburn boiler and radiators in all rooms. An open convector fire in living-room has a back boiler to supply domestic hot water (1, 5)

Fuel storage: in detached store

Lighting:

General storage:

Specific provisions: trades hatch to larder

Construction description: (4)

Foundations:

Walls: External walls are of 11 inch cavity construction, the outer leaf of facing brick with light cream Tyrolean finish to the front elevation. Inner leaf is part brick and part clinker bloc.

Insulation: Bitumen-bonded Fibreglass provided roof insulation

Floors:

Roof: Roof is covered with dark brown Langley interlocking tiles.

Finishes:

Fixtures and fittings:

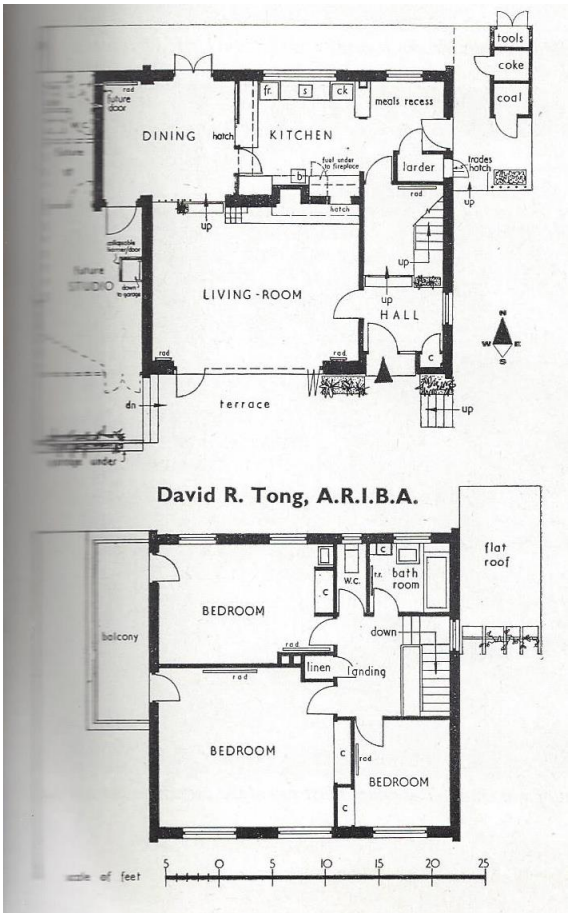
Developer: (2)

Architect: David R Tong

Occupant’s occupation:

Notes:

Observations:


tools
coke
coal
DINING
KITCHEN
meals recess
larder
trades hatch
LIVING-ROOM
HALL
terrace
David R. Tong, A.R.I.B.A.
flat roof
BEDROOM
balcony
bath room
W.C.
down
linen
landing
BEDROOM
BEDROOM
scale of feet
5 0 5 10 15 20 25

Housing record

No. 592 Date: 1959 (4)

Location: Ideal Home 1959 Address: Plan

O/S sheet No: Grid Reference:

Reference: *Ideal home book of plans 1959 edition* London, Odhams Press Ltd. p128 (2)

Description: Four bedroom detached house. (1)

Rooms and Layout: Sitting-room, dining room, kitchen, lounge hall and cloak room down stairs, four bedrooms, bathroom with WC upstairs.(101)

Sanitation and drainage: WC with wash-hand basin in cloak room off lounge hall, WC in first floor bath room. (6, 7)

Water supply:

Gas and Electric supply:

Water heating: Crane boiler in dining room. (5)

Cooking facilities: cooker in kitchen (5)

Food storage: larder off kitchen. (1)

Washing and bathing: Bathroom on first floor with bath, wash-hand basin, WC and heated towel rail. (12)

Clothes washing:

Room heating: The house is centrally heated from a crane boiler serving five radiators. The boiler situated in the dining room also provides domestic hot water. Heating circuit is confined to the central inner walls to avoid lengthy pipe runs. There is a fireplace in the sitting room. (2, 5)

Fuel storage: in store off kitchen

Lighting:

General storage:

Specific provisions: Garage

Construction description: (4)

Foundations:

Walls: Hand-made multi-coloured bricks.

Insulation:

Floors:

Roof: Hand-made red roofing tiles.

Finishes:

Fixtures and fittings:

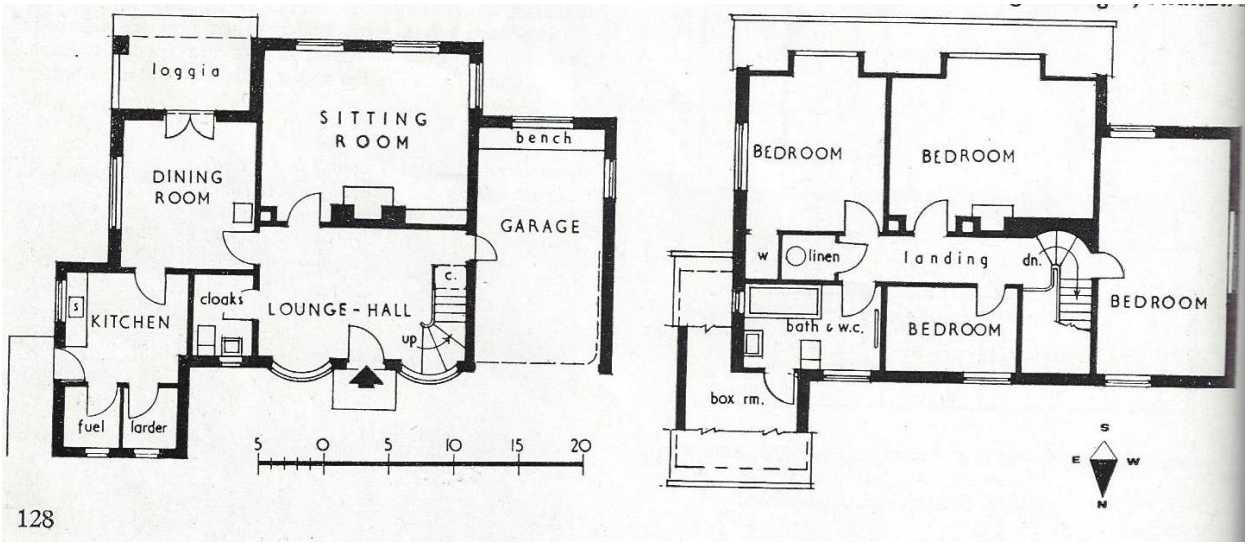
Developer: (2)

Architect: Edgar Ranger

Occupant’s occupation:

Notes:

Observations:


loggia
SITTING ROOM
bench
DINING ROOM
GARAGE
KITCHEN
cloaks
LOUNGE - HALL
up
fuel
larder
5 0 5 10 15 20
BEDROOM
BEDROOM
w
linen
landing
dn.
BEDROOM
bath & w.c.
BEDROOM
box rm.
S
E
W
N

128

Housing record

No. 593 Date: C1920 (2)

Location: Amesbury, Wiltshire Address: Cottage No 14

O/S sheet No: 184 Grid Reference: SU 162418

Reference: W R Jaggard, (1921) *Experimental Cottages, A report on the work of the Department at Amesbury, Wiltshire,* London, HMSO. Norman Parker & Judith Robins (2000) *Experimental Buildings in Amesbury 1919-1937,* Salisbury, South Wilts industrial Archaeology Society, Historical Monograph 15. (2)

Description: Detached three bedroomed house with parlour (1)

Rooms and Layout: Living room, parlour, scullery and bathroom downstairs, with outside earth closet, three bedrooms and tank room upstairs. (51)

Sanitation and drainage: Earth closet in single storey extension. (1)

Water supply: Mains water plus two rain-water butts.

Gas and Electric supply:

Water heating: range in living room (3)

Cooking facilities: range in living room (2)

Food storage: large larder off scullery (10

Washing and bathing: bathroom off scullery, kitchen sink (7)

Clothes washing: copper in scullery (4)

Room heating: Mr Banks heating system, radiators in parlour and beds two and three. Hot water tank in bedroom one's cupboard. (2, 5)

Fuel storage: In single storey extension adjacent to EC.

Lighting:

General storage: In tank room, dresser in living room

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect:

Occupant's occupation:

Notes: The plans differ slightly from the type plan "C1". The external walls are of brick, plastered internally, the fireplaces re all arranged upon the internal walls, those in the living-room and parlour, and the two bedrooms over, being specially arranged to suit Mr Baker's heating scheme, and the chimney breasts are gathered over to form one large central chimney stack containing four flues only, instead of six which would be usually required. The ground floor of the main rooms are of wood, the scullery, bath washhouse and larder tiled. The upper floor is of concrete, cast *in situ* upon "Hyrib" centering, supported by small reinforced concrete beams, and the floor surface is finished in a special way, showing a surround of cork linoleum to the rooms. The roof is covered with brownish tiles obtained from Reading, supported upon battens, boarding,

and rafters and carried by a main framework consisting of wall plates, braced purlins, hips and upper chimney curb.

The stairs from the ground floor are modified to provide two straight flights at right angles to each other, and the fourth room on the upper floor is arranged as a tank and box room, thus eliminating cupboards in the bedrooms which would occupy floor space.

A certain distinctive character has been given to this cottage by careful attention to the texture of the brickwork, by full value being given to the window frames, and by the addition of a simply designed external door casing to the main entrance, and corniced eaves of roof.

Attention is called to the situation of this cottage; it faces the north-west, and is placed directly axial with the new road as it gradually mount the slight hill. To emphasise this more readily a small terrace and flight of steps have been formed in front of the cottage, the breast wall of the terrace being built of white sand lime bricks in honeycomb bond in order to test their weathering qualities.

Heating: This scheme was designed in order to see whether a cottager is likely to be satisfied with, and what will be the fuel consumption of, a system of heating by radiators from one central fire, the cooking and hot-water supply being provided by the same fire. This system is the combination of function of a range carried to the extremest degree, the exact opposite of the principles of Cottages 10 and 12.

The fireplaces in the living room was fitted with a “Cookan-heat” range, supplied by the national Radiator Company. It was raised upon a brick base, 12 in high, and the hot-water pipes were taken from the boiler to a hot-water tank, placed in the roof; a cylindrical tank in a recess in No.1 bedroom contains a coil which is heated by the return pipe from the hot-water tank, and the coil heats the water contained in the cylinder, thus

providing a hot-water supply to the bath and sink on the ground floor. Radiators are placed in the parlour and in two of the bedrooms, and are served by hot water direct from the boiler, and the entire heating circuit, as well as the radiators, are controlled by valves, so that during the summer the use of the range for cooking will not overheat the various rooms. Provision is made for reducing the escape of heat when it is not required, and it is hoped by actual test to ascertain to what extent it will be possible to shut off the heat entirely.

One of the bedrooms is heated direct from the cylindrical tank, protected by a wire guard, and in a space under is provided a small and useful airing cupboard.

It will be seen that the arrangement of the cylindrical tank with its coil allows of the withdrawal of hot water at the bath and sink without lowering the temperature for the hot-water circulation to the radiators.

A portable “Farn” copper for ordinary washing purposes has been placed in the scullery.

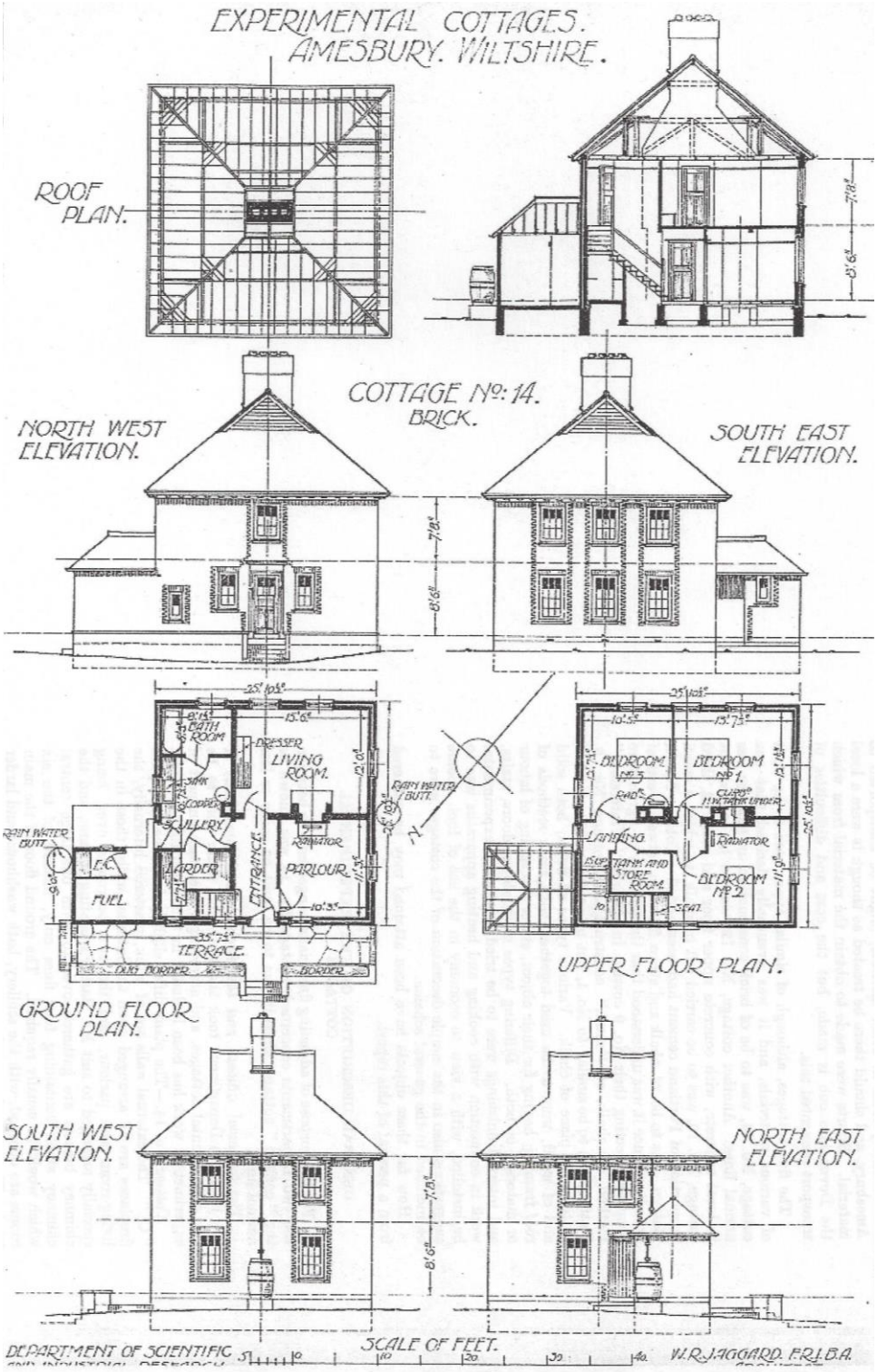
In short this much condensed description of the various methods of providing cooking apparatus and supplying hot water and heating facilities at the cottages many interesting problems are presented. Taken as a whole, the experiments are essentially an effort to compare in practice the relative effects of combination of function on the one hand and separation of function on the other. The comparative efficiencies can only be fully demonstrated and tested by daily use, and it is hoped that it will be possible at some future date to present a further report which will deal with the installations from this point of view.

Observations: The most exceptional feature of these notes is the reference to “Mr Barker’s heating system”. This is clearly an early central heating system for “low status” housing, run off the living room range and

providing heat to radiators in all the rooms not directly connected to the system. However, the domestic water was heated indirectly, through a heating coil in the cylinder.

The house was provided with drinking water but relied on an earth closet. Was a W C not provide because there was no proper waste drainage? There is no information with regards to the disposal of the waste from the sink or bath.

There was an electrical supply to the nearby Ratfyn farm, which was used to pump water to the house but no electrical supply was provided.


EXPERIMENTAL COTTAGES.
AMESBURY. WILTSHIRE.
ROOF PLAN.
COTTAGE No: 14.
BRICK.
NORTH WEST ELEVATION.
SOUTH EAST ELEVATION.
BATH ROOM
DRESSER
LIVING ROOM.
SCULLERY
LARDER
PARLOUR
ENTRANCE
RADIATOR
RAIN WATER BUTT
E.C.
FUEL
TERRACE.
BORDER
GROUND FLOOR PLAN.
BEDROOM No 3
BEDROOM No 1.
LANDING
TANK AND STORE ROOM.
BEDROOM No 2
UPPER FLOOR PLAN.
SOUTH WEST ELEVATION.
NORTH EAST ELEVATION.
DEPARTMENT OF SCIENTIFIC
SCALE OF FEET.
W.R.J.AGGARD. F.R.I.B.A.

Housing record

No. 594 Date: C1920 (2)

Location: Amesbury, Wiltshire Address: Cottage No 12

O/S sheet No: 184 Grid Reference: SU 162418

Reference: W R Jaggard, (1921) *Experimental Cottages, A report on the work of the Department at Amesbury, Wiltshire,* London, HMSO. Norman Parker & Judith Robins (2000) *Experimental Buildings in Amesbury 1919-1937,* Salisbury, South Wilts industrial Archaeology Society, Historical Monograph 15. (2)

Description: Detached three bedroomed house with parlour (1)

Rooms and Layout: Living room, parlour, scullery and bathroom downstairs, with outside earth closet, three bedrooms and tank room upstairs. (49)

Sanitation and drainage: Earth closet in single storey extension. (1)

Water supply: Mains water plus two concrete rain-water butts.

Gas and Electric supply:

Water heating: back boiler (4)

Cooking facilities: range in living room, hot plate in scullery (8)

Food storage: large larder off scullery (1)

Washing and bathing: bathroom off scullery, asbestos kitchen sink (7)

Clothes washing: copper in scullery part of the range (4)

Room heating: Mr Banks heating system referred to but no radiators are shown but must have provided heat to bedrooms 1 and 3. Parlour and bedroom 2 have fire places. (2)

Fuel storage: In single storey extension adjacent to EC.

Lighting:

General storage: In tank room, dresser in living room

Specific provisions:

Construction description: (9)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect:

Occupant's occupation:

Notes: As far as possible the cottage has been built entirely of concrete cement compounds. Many schemes of concrete construction introducing fresh ideas and methods were suggested and discussed by the technical officers and Architectural Consultant of the Department, but owing to the rural situation of the site and the difficulty attendant on hoisting heavy pre-cast concrete, they were eventually abandoned in favour of a solid concrete external wall compound, with an aggregate of local Amesbury gravel, and deposited in the standard form of shuttering for composition walling, which will be described and illustrated later. The concrete was not reinforced in any way, except that temperature rods and bands were used horizontally and vertically. The lintels over openings and the window sills are of

precast concrete, the former being reinforced with steel rods. The main cornice and entrance doorway were cast *in situ.*

The internal arrangements show some slight modifications from No. 14 and from the type plan. The living-room fireplace is placed back to back with an opening into the scullery, in order to comply with Mr. Barker's requirements, and a similar arrangement is made in the two bedrooms over. Angle fireplaces are placed in the parlour and in No. 2 bedroom over. The internal partitions are of breeze concrete blocks.

The stairs are of the dog-legged type, the upper flight passing over a part of the larder; the risers are of precast reinforced concrete, specially formed to receive wood treads, and are built into the side walls as work proceeds. Precast reinforced concrete slabs are placed in the larder as shelves. An asbestos sink and draining board has been placed in the scullery. The fourth room on the upper floor is intended to be used as a tank and store room.

The entrance front of the cottage faces north-east, thus requiring a suitable adjustment of the plan.

An attempt has been made in the treatment of the elevations to allow the material to express itself, and the result may be judged from the photograph (Fig 13). The preconceived and traditional type of rural cottage is admittedly missing here, but it is hoped that a certain dignity has been obtained which is further enhanced by the rather formal approach from the roadway. While a cottage of this type may, perhaps, bear repetition in certain positions on an estate, it is not suggested that they could be repeated *ad lib.*

Heating: The object of this design was again to test the effect of separation of a range – in this case the hot plat and oven. The living room of this cottage was to have been fitted with a special adaption of the Carron

Company's "Colhainer" range, in which the oven would have a door on each side, opening respectively into the living room and scullery. As a fact, however, this special range was not obtainable, and the company's "Stenhouse" range was sent in its place. This range is similar to the "Colhainer" and has the oven directly in the centre over the fire, but opening only into the living room, thus conducing to fuel economy so far as the oven is concerned, the fire being easily used as an open fire. The range, though especially economical when closed for oven purposes, is inferior in hot-plate capacity, and accordingly an independent hot plate was designed to be installed in the scullery. This consists of an iron hot plate over a small fireplace, and the flues therefrom, by means of dampers, are used to heat the water in an ordinary washing copper placed alongside. This apparatus will serve for by far the greater part of the cooking required in a small establishment, and will consume very much less fuel than an oven. The object was to see what reduction in fuel consumption could be effected by separating these functions of the range.

The "Stenhouse" range has a boiler at the back, and the flow and return pipes were taken to a hot-water tank in the tank room on the upper floor, and supplies carried to the bath and sink on the ground floor.

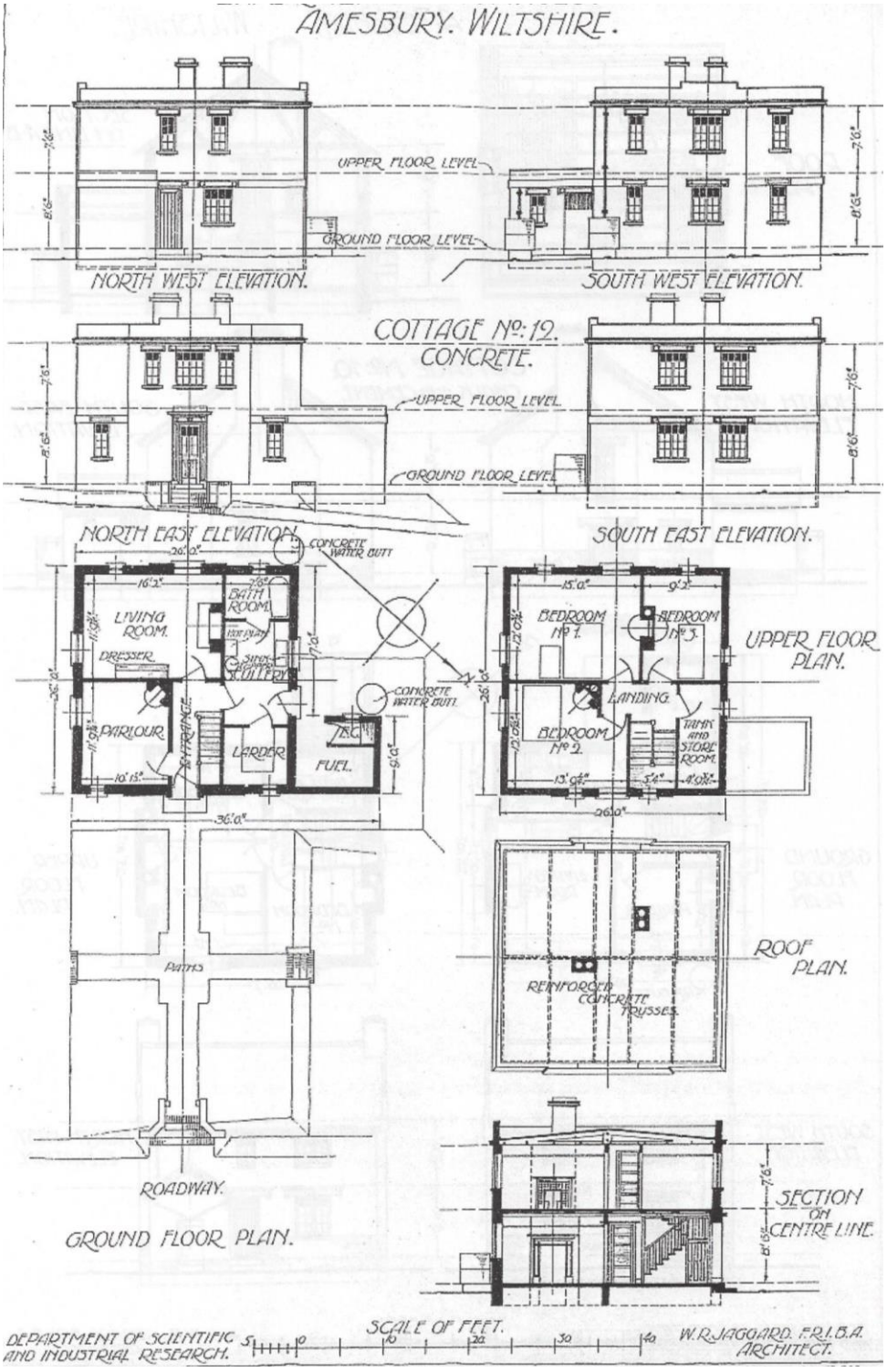
Bedroom No. 1 was fitted with an iron mantel register, the waste heat from which was directed against an iron plate in the adjoining Bedroom No. 3 by means of damper plates operated from that room, the hot plate being protected with wire work fixed in a wood frame, thus utilising the waste heat from the range for warming a bedroom.

Observations: The most exceptional feature of these notes is the reference to "Mr Barker's heating system". However the plan unlike that for cottage 14 does not show any radiators. However, nor does it show any flues from bedrooms 1 and 3.

The reference to an asbestos sink and draining board is interesting as is the hot plate shown in the scullery.

The house was provided with drinking water but relied on an earth closet. Was a W C not provide because there was no proper waste drainage? There is no information with regards to the disposal of the waste from the sink or bath.

There was an electrical supply to the nearby Ratfyn farm, which was used to pump water to the house but no electrical supply was provided.


AMESBURY. WILTSHIRE.
NORTH WEST ELEVATION.
SOUTH WEST ELEVATION.
UPPER FLOOR LEVEL
GROUND FLOOR LEVEL
COTTAGE No: 19.
CONCRETE.
NORTH EAST ELEVATION.
SOUTH EAST ELEVATION.
CONCRETE WATER BUTT
LIVING ROOM.
BATH ROOM.
DRESSER
SINK
SCULLERY
PARLOUR
ENTRANCE
LARDER
FUEL.
W.C.
BEDROOM No 1.
BEDROOM No 3.
LANDING
BEDROOM No 2.
TANK AND STORE ROOM.
UPPER FLOOR PLAN.
ROOF PLAN.
REINFORCED CONCRETE TRUSSES.
PATHS
ROADWAY.
GROUND FLOOR PLAN.
SECTION ON CENTRE LINE.
DEPARTMENT OF SCIENTIFIC AND INDUSTRIAL RESEARCH.
SCALE OF FEET.
W.R.JAGGARD. F.R.I.B.A. ARCHITECT.

Housing record

No. 595 Date: C1920 (2)

Location: Amesbury, Wiltshire Address: Cottage No 10

O/S sheet No: 184 Grid Reference: SU 162418

Reference: W R Jaggard, (1921) *Experimental Cottages, A report on the work of the Department at Amesbury, Wiltshire,* London, HMSO. Norman Parker & Judith Robins (2000) *Experimental Buildings in Amesbury 1919-1937,* Salisbury, South Wilts industrial Archaeology Society, Historical Monograph 15. (2)

Description: Detached three bedroomed house with parlour (1)

Rooms and Layout: Living room, parlour and scullery downstairs, with outside earth closet, three bedrooms and bath and tank room upstairs. (49)

Sanitation and drainage: Earth closet in single storey extension. (1)

Water supply: Mains water plus two rain-water butts.

Gas and Electric supply:

Water heating: copper and hot water boiler in scullery (5)

Cooking facilities: range in living room (2)

Food storage: large larder off scullery (1)

Washing and bathing: bathroom on first floor, with bath and tank (9)

Clothes washing: copper in scullery (4)

Room heating: Mr Banks heating system hot water radiators referred to. Radiators shown in parlour and all bedrooms. Parlour and bedrooms also all have fireplaces with flues. (2, 5)

Fuel storage: In single storey extension adjacent to EC.

Lighting:

General storage: cupboard in bedroom 1, dresser in living room

Specific provisions:

Construction description: (8)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect:

Occupant's occupation:

Notes: This cottage also shows some departures from the type plan, mainly intended to test more thoroughly the possibilities of the walling material; the fireplaces are all placed on external walls, and project outwards therefrom, and, in the case of the parlour fireplace, by combining the chimney breast with the entrance doorway, a deeply recessed porch has been formed. The larder has been increased in size, and the washhouse incorporated with the scullery; the fourth room on the upper floor is used as a bath and tank room.

The main walling is of chalk, dug from the site, roughly broken to pass a 1½ in. mesh to which was added one-twentieth of its weight of Portland cement. This material was placed in 2 to 3 in layers in the standard form of

shuttering and well rammed; a really good wall was thus obtained, the thickness of which could , if desired, be considerably reduced. The chimney breasts and stacks were carried up in the same material, the flues being formed with plain 9 in circular field drain-pipes, finished at top with a plain cast concrete cap and short chimney pots.

The lintels over the door and window openings were constructed of three pieces of timber nailed together to form a channel beam, a double course of plain tiles protecting the outer one, and the whole lintel obtained a bearing upon oak cross –bearer placed some 15 in from the edge of the window or door jamb. The window sills are of plain splayed bricks, slightly projecting from the wall face. The walls have been covered externally with a thin coat of lime plaster and have been limewashed.

The space for the stairs in this plan is very restricted, but by careful setting out it has been possible to obtain a fairly easy stair.

The fireplaces and mantelpieces are of special design. Two f the bedrooms are heated by hot-water radiators, and a radiator is placed in the parlour in accordance with the scheme prepared by Mr A H Barker.

The main rooms of the cottage face south-west, the entrance being placed at the side. The general treatment of the elevations has been kept quiet restrained; but throughout the building the various constructive features, wherever possible, have been left exposed and embodied in the design.

Heating: The living-room fireplace was fitted with an “Eagle Cottage” range, without a hot-water supply boiler, since experiments had proved that the presence of a boiler largely increases the consumption of fuel in a cooking-range. An independent “Savile” hot-water supply boiler was placed in the scullery, and flow and return pipes were taken to a heavily-coated tank of about 40 gallons capacity. From thence hot water was supplied to the bath, and to radiators in Nos. 1, 2, and 3 bedrooms on the

upper floor, and to the sink, and a radiator in the parlour on the ground floor. Valves are placed in the roof near the hot tank, and also in the flow-pipe in the scullery, thus enabling the supply to the radiators to be shut off, but allowing hot water to be drawn from sink and bath. A portable "Farm" copper was also placed in the scullery.

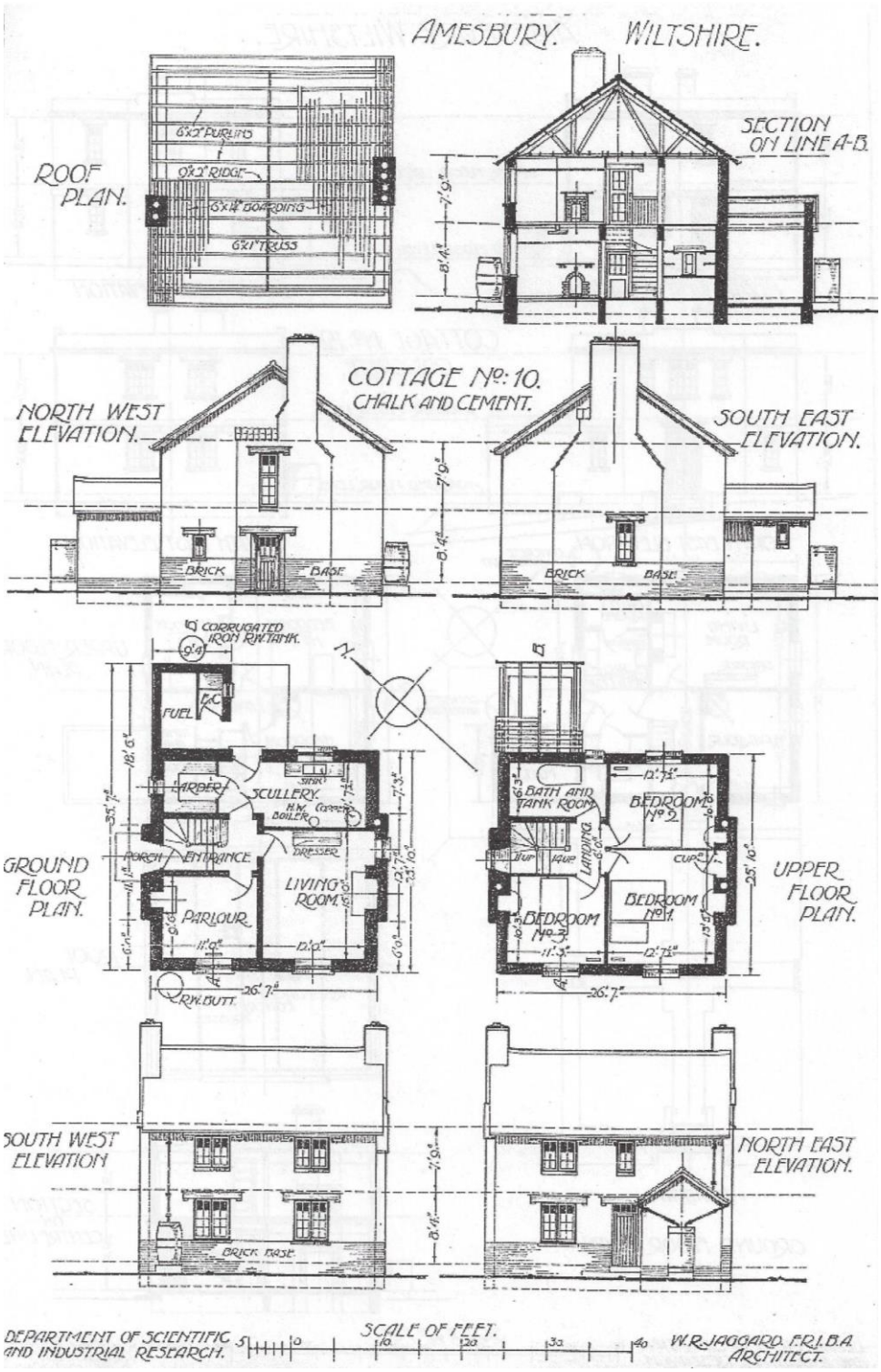
The scheme was designed with the object of testing in practice the effect of separating the functions of a range (the hot-water supply and the oven), adopting a device for the continual supply of hot water, which does not need a fire to be constantly maintained. A fire in the independent boiler will heat a large quantity of water in a comparatively short time. The fire may then be allowed to go out if hot water is stored in a heavily-coated tank in sufficient quantity to maintain an ordinary supply of hot water all day without any further firing. It is only when radiators are in use that the boiler fire need be kept constantly alight in order to maintain the circulation and the supply of heat to the radiators.

Observations: The most exceptional feature of these notes is the reference to "Mr Barker's heating system". However while radiators are shown in the parlour and all three bedrooms all these rooms also have fireplaces.

The reference to a hot water boiler as well as to a copper as shown in the scullery is a bit of a mystery.

The house was provided with drinking water but relied on an earth closet. Was a W C not provide because there was no proper waste drainage? There is no information with regards to the disposal of the waste from the sink or bath.

There was an electrical supply to the nearby Ratfyn farm, which was used to pump water to the house but no electrical supply was provided.


AMESBURY. WILTSHIRE.
ROOF PLAN.
6"x3" PURLINS
9"x2" RIDGE
6"x1" BOARDING
6"x1" TRUSS
SECTION ON LINE A-B.
COTTAGE No: 10.
CHALK AND CEMENT.
NORTH WEST ELEVATION.
SOUTH EAST ELEVATION.
BRICK
BASE
CORRUGATED IRON RW TANK.
FUEL
W.C.
HARDER
SCULLERY.
H.W. COPPER BOILER
SINK
DRESSER
PORCH
ENTRANCE
LIVING ROOM
PARLOUR
RW. BUTT.
GROUND FLOOR PLAN.
BATH AND TANK ROOM
BEDROOM No 2
LANDING
BEDROOM No 1
BEDROOM No 3
CUPB.
UPPER FLOOR PLAN.
SOUTH WEST ELEVATION
NORTH EAST ELEVATION.
BRICK BASE
DEPARTMENT OF SCIENTIFIC AND INDUSTRIAL RESEARCH.
SCALE OF FEET.
W.R. JAGGARD. F.R.I.B.A. ARCHITECT.

Housing record

No. 596 Date: C1920 (2)

Location: Amesbury, Wiltshire Address: Cottage No 4, Ratfyn.

O/S sheet No: 184 Grid Reference: SU 162418

Reference: W R Jaggard, (1921) *Experimental Cottages, A report on the work of the Department at Amesbury, Wiltshire,* London, HMSO. Norman Parker & Judith Robins (2000) *Experimental Buildings in Amesbury 1919-1937,* Salisbury, South Wilts industrial Archaeology Society, Historical Monograph 15. (2)

Description: Detached three bedroomed house with parlour (1)

Rooms and Layout: Living room, parlour and scullery downstairs, with outside earth closet, three bedrooms and bath and tank room upstairs. (49)

Sanitation and drainage: Earth closet in single storey extension. (1)

Water supply: Mains water plus one two corrugated iron rain water tanks.

Gas and Electric supply:

Water heating: boiler in range (2)

Cooking facilities: range in living room (2)

Food storage: large larder off scullery (1)

Washing and bathing: bath in first floor bath and tank room (9)

Clothes washing: copper in scullery (4)

Room heating: Living room range selected for use in connection with Mr Banks heating system. Parlour and bedrooms also all have fireplaces with flues. Bedroom 1 has a hot panel as well (2)

Fuel storage: In single storey extension adjacent to EC.

Lighting:

General storage: cupboard in bedroom 1, dresser in living room

Specific provisions:

Construction description: (8)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect:

Occupant's occupation:

Notes: The plan of this cottage, although conforming more or less to the type plan "C1", and being similar to that of cottage No. 10, is modified by the altered position of the fuel shed and E.C. due to the varied aspect.

The fireplaces are placed on external walls, with the object of building them in the same material as the walling, and advantage is again taken to form a deeply-recessed porch to the front entrance doorway.

The walls were built of the material locally known as “Mud”, *i.e.* chalk, straw and water, deposited in layers in the standard form of shuttering and well rammed. The ground floor walls are 1 ft 5 in thick, the upper walls being reduced to 1 ft 2 in, and the offset inside being finished with 6 in X 3 in concrete wall-plate carried 3 in into the wall. The chimney breasts are also built of chalk, but the stacks were carried up in brickwork. A brick and tile coping was placed over the main entrance doorway, and a string course of brick and flint was carried around the building at the level of the sills of the upper floor windows.

The external lintels are of precast reinforced concrete, 5 in deep, and the full thickness of the walls, a curved one being placed over the entrance doorway. The sills consist of a slightly oversailing course of bricks, surmounted by a double course of plain roofing tiles with the nibs showing on the lower edge. The external walls have been covered with a thin coat of lime plaster, and in this case the lintels have been included (fig 15).

The stairs are somewhat similar to those of cottage No. 10, but the setting out is slightly modified, so that the quarter-space landing near the top is eliminated.

A specially designed range is placed in the living room, which supplies hot water to the bath upstairs and sink in scullery, in accordance with Mr. Barker’s scheme.

The main rooms of the cottage have a south-westerly aspect, the entrance facing north-east and opposite the roadway. A small enclosed yard, containing a reinforced concrete bench, has been formed adjoining the back entrance, and some special types of bricks made by Messrs. Sutcliffe, Speakman & Co., of Leigh, Lancashire from shale clinker, chalk and slag, have been incorporated in the walling of this yard in order to test their weathering qualities.

Heating: The living-room fireplace was fitted with a specially-designed range which Mr Barker had made and which was previously tested by being set up in the laboratory of University College.

Illustration, Fig. 90, indicates its general appearance, and although in its present condition it can advance no claims to beauty of appearance, its efficiency in fuel consumption has been demonstrated in the laboratory; but it is desirable to test whether, and to what extent, it will be acceptable to the average cottager. In this apparatus the principle of the complete separation of function is carried out in one and the same range.

The hot plate is placed to the right, with the flue-jacketed oven on the left and the water boiler, through which a flue runs, is at the back. However this apparatus is used, the whole of the flue gases, after passing the oven and/or hot plate, are conducted through the hot-water boiler in order to utilise as much as possible of the waste heat. If hot water only is required, a small fire is lighted at the bottom of the boiler, and this is sufficient to heat the water without heating either the oven or hot plate at all. If heat for cooking is required, a fire is lighted under the hot plate, and the heat may be diverted to warm the oven or the hot plate separately, or both in series. So soon as cooking operations are complete, the fire may be dropped from under the hot plate to the fireplace below, and thus warm the room afterwards. The flue gases from the open fire serve to keep the oven and hot plate warm, while always passing through the boiler before the chimney.

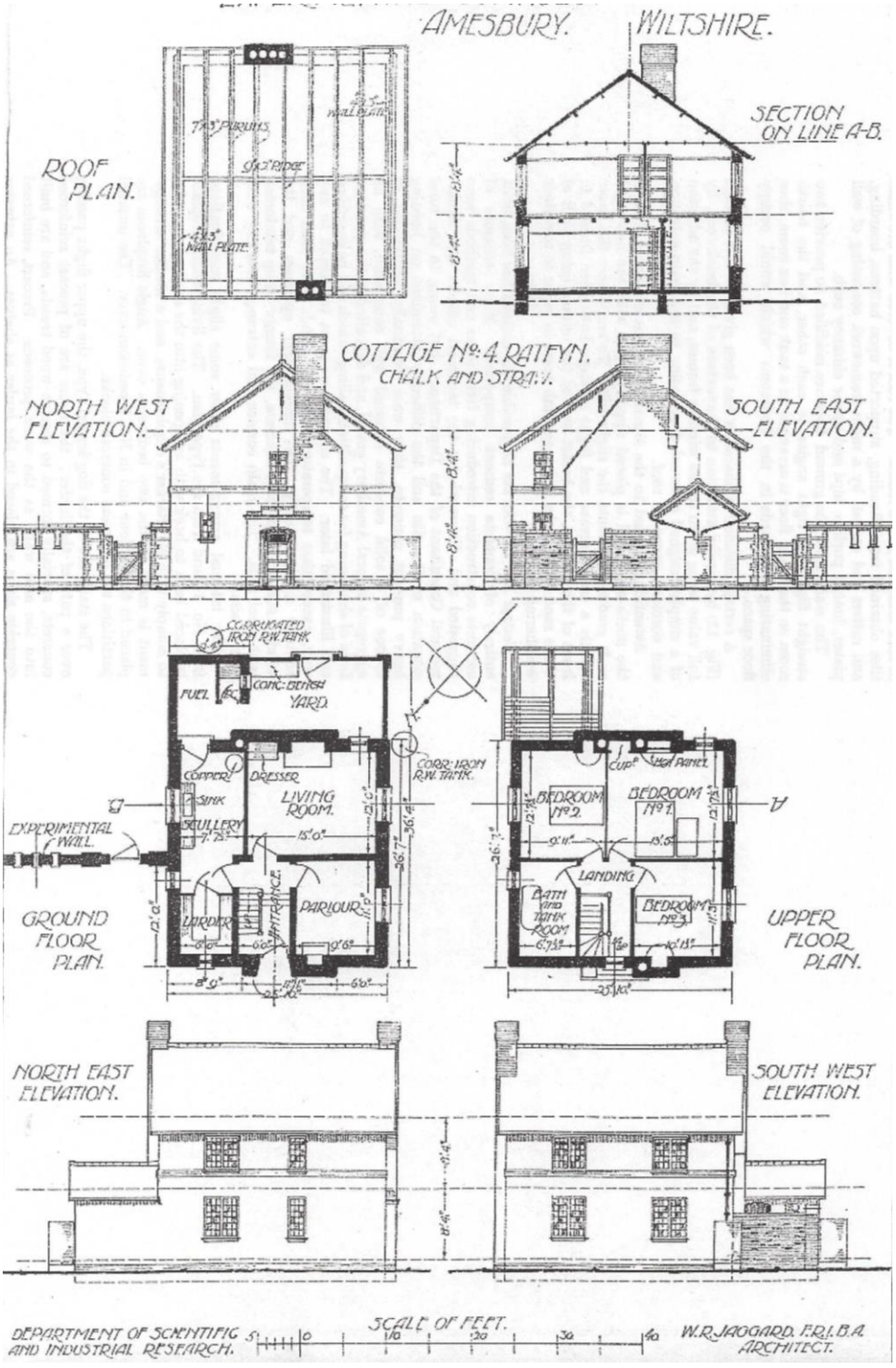
The hot-water pipes from the boiler were taken to a tank placed in the roof over the bathroom, and supplies were carried to the bath on the upper floor and to the sink on the ground floor.

An independent portable “Farm” boiler and copper was fixed in the scullery for washing purposes.

Observations: The most exceptional feature of these notes is the reference to “Mr Barker’s heating system”. In this house it is stated that a special range was necessary and that this supplied hot water to both sink and bath. There is no indication of any radiators but bedroom 1 has reference to a “hot panel” in the fireplace.

The house was provided with drinking water but relied on an earth closet. Was a W C not provide because there was no proper waste drainage? There is no information with regards to the disposal of the waste from the sink or bath.

There was an electrical supply to the nearby Ratfyn farm, which was used to pump water to the house but no electrical supply was provided.


AMESBURY. WILTSHIRE.
ROOF PLAN.
SECTION ON LINE A-B.
COTTAGE No: 4. RATFYN.
CHALK AND STRAW.
NORTH WEST ELEVATION.
SOUTH EAST ELEVATION.
GROUND FLOOR PLAN.
UPPER FLOOR PLAN.
NORTH EAST ELEVATION.
SOUTH WEST ELEVATION.
LIVING ROOM.
PARLOUR
DRESSER
SCULLERY
LARDER
PASSAGE
ENTRANCE
FUEL
CONC: BENCH
YARD.
COPPER
SINK
EXPERIMENTAL WALL.
CORR: IRON R.W. TANK.
BEDROOM No 2.
BEDROOM No 1.
BEDROOM No 3.
LANDING
BATH AND TANK ROOM
DEPARTMENT OF SCIENTIFIC AND INDUSTRIAL RESEARCH.
SCALE OF FEET.
W.R. JAGGARD. F.R.I.B.A. ARCHITECT.

Housing record

No. 597 Date: C1920 (2)

Location: Amesbury, Wiltshire Address: Cottage No 5, Ratfyn.

O/S sheet No: 184 Grid Reference: SU 162418

Reference: W R Jaggard, (1921) *Experimental Cottages, A report on the work of the Department at Amesbury, Wiltshire,* London, HMSO. Norman Parker & Judith Robins (2000) *Experimental Buildings in Amesbury 1919-1937,* Salisbury, South Wilts industrial Archaeology Society, Historical Monograph 15. (2)

Description: Detached three bedroomed house with parlour (1)

Rooms and Layout: Living room, parlour and scullery downstairs, with outside earth closet, three bedrooms and bath and tank room upstairs. (49)

Sanitation and drainage: Earth closet in single storey extension. (1)

Water supply: Mains water plus one two corrugated iron rain water tanks.

Gas and Electric supply:

Water heating: copper and hot water boiler in scullery (5)

Cooking facilities: range in living room (2)

Food storage: large larder off scullery (1)

Washing and bathing: bath in first floor bath and tank room (9)

Clothes washing: copper in scullery (4)

Room heating: Living room range selected for use in connection with Mr Banks heating system. Parlour and bedrooms also all have fireplaces with flues. Bedroom 1 has a hot panel as well (2)

Fuel storage: In single storey extension adjacent to EC.

Lighting:

General storage: cupboard in bedroom 1, dresser in living room

Specific provisions:

Construction description: (8)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect:

Occupant's occupation:

Notes: The plan of this cottage is similar in all respects to its neighbour, Cottage No. 4, Ratfyn, and it was intended that the walling should be of "cob" as used in Devonshire. Although serious efforts were made to obtain the suitable material, for reasons which will be discussed in a later part of this report it was ultimately decided to abandon the attempt to build a "cob" cottage. Other suggestions were made but considerable practical difficulties arose; and, as the Ministry of Agriculture were pressing for the completion of the cottages, it was finally decided to build the walling in

"chalk Pisé" in a somewhat similar manner to another cottage on the estate which was being carried out by the Ministry of Agriculture. The material actually used consisted of 70 per cent. of broken chalk and 30 percent. of the ordinary soil, which had been freed from grass and other organic matter. A percentage of water was used to mix the material, depending to a large extent upon the weather, since in wet weather the ingredients naturally contained more moisture than in dry. The walls were built by filling into standard forms and ramming in the usual way; they were wholly built during the summer time. The walls of Cottages NO. 10 and No. 4, Ratfyn, were built during the winter, and while taking considerably longer to execute, also needed great care in covering up and protecting during inclement weather, thus adding to the cost of the walling. It has been mentioned that both stone and flint are materials local to the neighbourhood, and although it was not considered possible or even desirable in these experimental cottages to build one entirely of stone, it was felt that some stone should be introduced in one of them, and this has been very sparingly done in the formation of a porch to the Cottage No. 5, Ratfyn.

The main walls are 1 ft 5in and 1 ft 2 in thick as before, and the external chimney breasts and stacks have been carried to their full height in the walling material, the flues being formed as before with 9 in circular field drain-pipes.

The lintels are exposed both externally and internally, and are of channel section in precast reinforced concrete. The sills also are of moulded precast concrete, but are not reinforced. The external walls are covered with a lime slurry.

Plaster has only been used on the chalk-pisé walls of scullery and larder, the whole of the remaining internal walls and ceilings are covered with

Fiberlic, Venesta or Beaver boards nailed upon ⅝in grounds, and the joints covered with a small double-splayed fillet.

The stairs are similar in setting out to those of Cottage No. 4, Ratfyn, but the newels are built up from three pieces of timber, the central portion receiving the tenons of the strings, while the side pieces are planted on. The soffit of the stairs is lined with Venesta board.

Special arrangements have been made by Mr Barker for the heating and hot-water service of this cottage, particulars of which will be given in a later part of this report.

The cottage has exactly the same aspect to No. 4, Ratfyn.

It is a matter of some interest that the sites of these last two cottages are upon what is probably a very ancient burial ground, since during the excavations for walling material two very complete skeletons were unearthed, together with some ancient pottery and a very beautiful and perfect specimen of a stone hammer head.

Between the Cottages Nos. 4 and 5, Ratfyn, a length of about 70 ft of experimental walling has been built. The wall is divided by piers of chalk, flint and brick into four bays, and is surmounted by a cast concrete and half-round ridge tile coping. The walling of each bay is of different material, the main object of its erection was to provide a number of exposed surfaces upon which different treatments of preservation could be tried. Experiments with this wall are still being carried out, but the results can only be judged with the lapse of time.

Heating: A "Beetonette" range supplied by the Carron Company, was placed upon a 12 in high brick base in the living room fireplace in order to raise the oven to a more convenient height. No boiler was used, but the flue from the range was taken through a specially-made damper box in the bedroom over, in order that waste heat could be directed against a metal hot

plat placed over the ordinary open grate below. Fig 87 gives a detail of the general arrangement of the flues, fireplaces and hot panel.

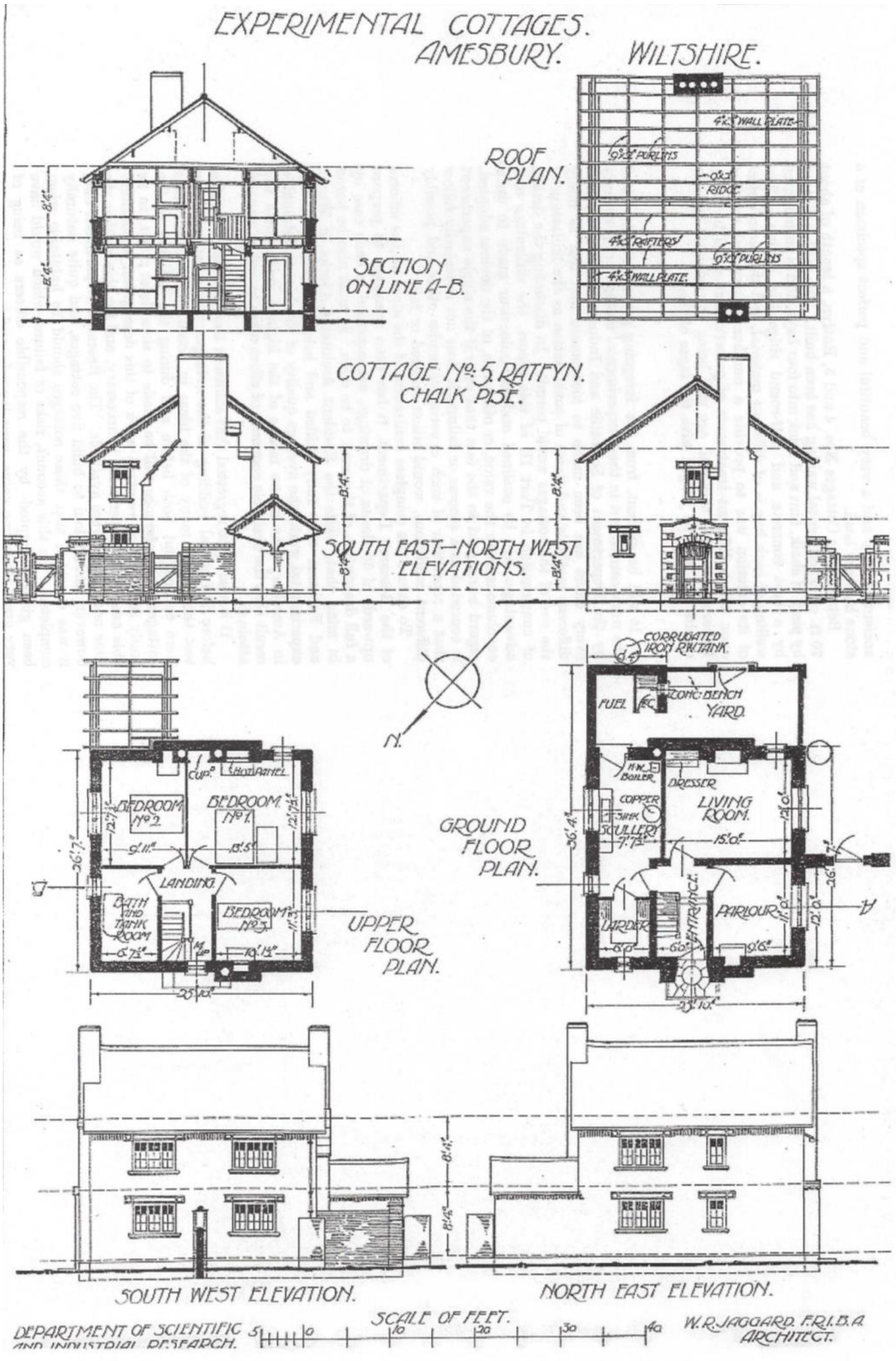
An independent “Kalor” hot-water heater was placed in the scullery, and the flow and return pipes were taken to a heavily-coated tank placed in the roof over the bathroom, and thence to the bath on the upper floor and to the sink on the ground floor. A portable “Farm” copper was also placed in the scullery.

The parlour is fitted with an “anthracite” stove, adopted to burn coke, instead of the much more extravagant ordinary open fireplace, but of such a design that it can be used as an open fire when such a fire is preferred. A specially designed hot-panel flue has been fitted in the chimney breast of the bedroom over the parlour, and the heat from the fire below can be arranged to pass through tis flue and thus help to warm the bedroom. The panel is protected with a wire guard and wooden frame.

Observations: The most exceptional feature of these notes is the reference to “Mr Barker’s heating system”. In this house there is no reference to a special range so was it the hot water boiler in the scullery that supplied hot water to both sink and bath. There is no indication of any radiators but bedroom 1 has reference to a “hot panel” in the fireplace.

The house was provided with drinking water but relied on an earth closet. Was a W C not provide because there was no proper waste drainage? There is no information with regards to the disposal of the waste from the sink or bath.

There was an electrical supply to the nearby Ratfyn farm, which was used to pump water to the house but no electrical supply was provided.


EXPERIMENTAL COTTAGES.
AMESBURY. WILTSHIRE.
ROOF PLAN.
SECTION ON LINE A-B.
COTTAGE No. 5. RATFYN.
CHALK PISE.
SOUTH EAST—NORTH WEST ELEVATIONS.
UPPER FLOOR PLAN.
GROUND FLOOR PLAN.
SOUTH WEST ELEVATION.
NORTH EAST ELEVATION.
DEPARTMENT OF SCIENTIFIC AND INDUSTRIAL RESEARCH.
SCALE OF FEET.
W. R. JAGGARD. F.R.I.B.A. ARCHITECT.

Housing record

No. 598 Date: 1944 (4)

Location: Northolt Address: Plan A

O/S sheet No: 176 Grid Reference: TQ 119 836

Reference: Ministry of Works, (1944) *Demonstration houses, a short account of the demonstration houses & flats erected at Northolt*, HMSO. (2)

Description: Three bedroom Kitchen-living room house (2)

Rooms and Layout: Kitchen-living room, sitting room and scullery wash house downstairs, three bedrooms, bathroom and WC (66)

Sanitation and drainage: W C with no wash hand basin, off first floor landing (8)

Water supply:

Gas and Electric supply: The plan shows a power point in the hall, two in both sitting room and kitchen/living room and one each in bedrooms 1 and 2.

Water heating: Back boiler assumed in range, brick set copper in wash house. (3)

Cooking facilities: range in kitchen/living room (2)

Food storage: Larder off scullery (1)

Washing and bathing: bath and wash hand basin off first floor landing (11)

Clothes washing: brick set copper in wash house, with sink (1)

Room heating: Range in kitchen/living room, fire in sitting room and two bedrooms (2)

Fuel storage: Fuel store off wash house.

Lighting:

General storage: Large outside store, cupboard and dresser in Kitchen/living room, cupboards in bedrooms 2 and 3, airing cupboard with hot water cylinder off landing

Specific provisions: Clothes airer from kitchen/living room ceiling, pram space in hall, flap table in scullery

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect:

Occupant's occupation:

Notes: This is the house type most commonly adopted by local authorities before the war. It is a type that will prove popular in certain localities. If planned without a sitting room it offers less privacy and general amenity than any other type of house, and indeed in this rudimentary form is not a type likely to commend itself; if a sitting room is added the house requires a floor area of very nearly 900 sq ft for satisfactory planning.

The two plan arrangements in *Housing Manual* 1944 included one with a sitting room and one without; the total areas are 900 and 800 sq ft

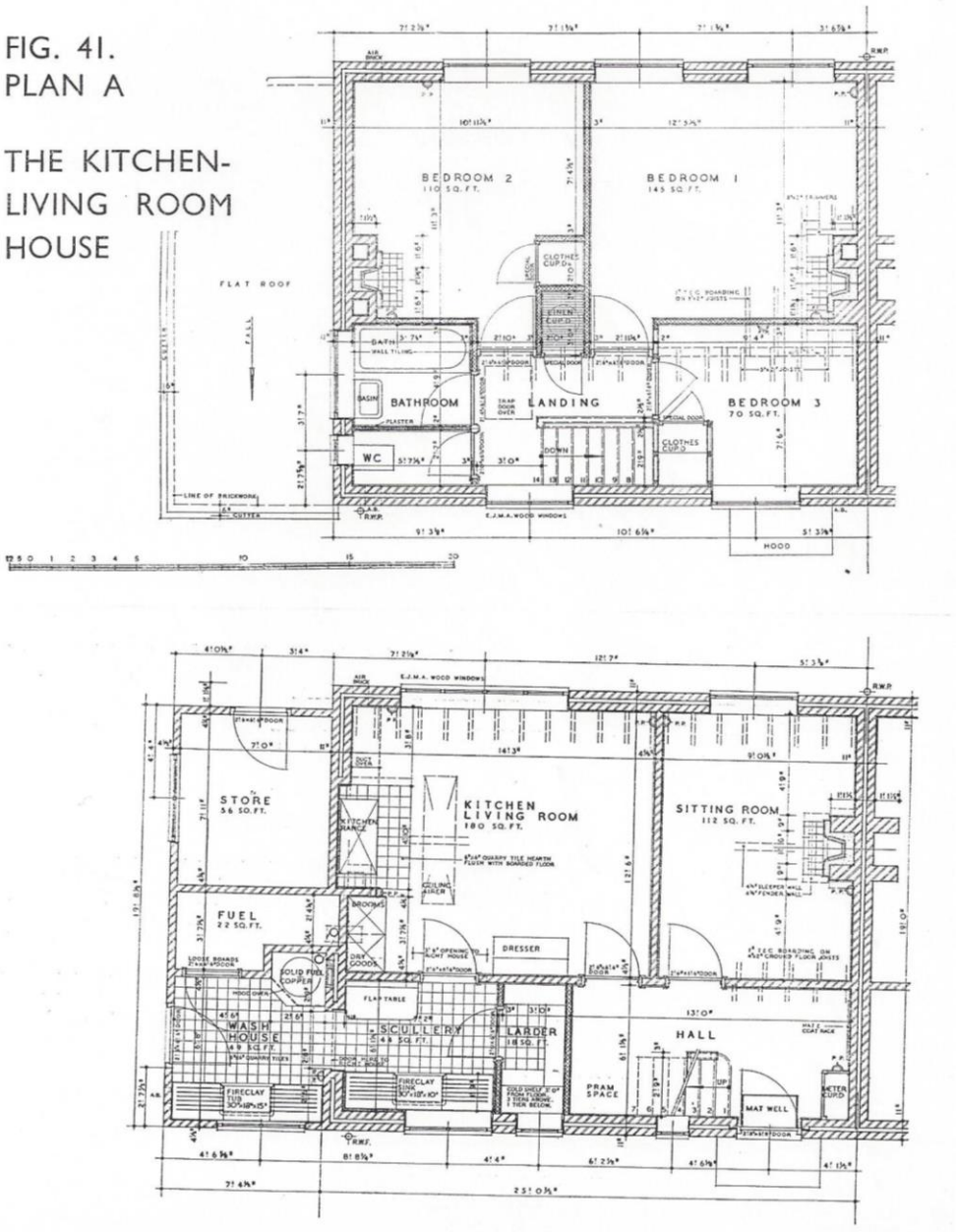
respectively. Where a house of an intermediate size is required, the kitchen-living room type will not generally be found to offer the most efficient solution.

Block 5 consists of a pair of kitchen-living room houses. The two plans are alike and both are similar to the larger of the two plans illustrated in *Housing Manual* 1944. The house, with its separate scullery and wash house, its good outside store and its down-stairs w.c., is especially suitable for country districts.

Observations: Although there is reference in the notes to a down-stairs W C there is none on the plan. The provision of a range and brick set copper would appear to be very old fashioned.

FIG. 41.
PLAN A

THE KITCHEN-
LIVING ROOM
HOUSE



Housing record

No. 599 Date: 1944 (4)

Location: Northolt Address: Plan B

O/S sheet No: 176 Grid Reference: TQ 119 836

Reference: Ministry of Works, (1944) *Demonstration houses, a short account of the demonstration houses & flats erected at Northolt*, HMSO. (2)

Description: Three bedroom Working Kitchen house (2)

Rooms and Layout: Kitchen, living room and W C downstairs, three bedrooms and bathroom upstairs (45)

Sanitation and drainage: W C with no wash hand basin, off ground floor hall (5)

Water supply:

Gas and Electric supply: The plan shows a power point in the hall, three in the living room and two in the kitchen and bedroom 1 and one in each of bedrooms 2 and 3.

Water heating: Boiler in kitchen and gas copper adjacent to sink. (5)

Cooking facilities: gas cooker in kitchen (5)

Food storage: Larder and fridge in kitchen (3)

Washing and bathing: bath and wash hand basin off first floor landing, metal sink unit in kitchen (11)

Clothes washing: gas copper in kitchen (7)

Room heating: Fireplace in living room (1)

Fuel storage:

Lighting:

General storage: Dresser in Kitchen, cupboards in all three bedrooms, linen cupboard with hot water cylinder in bathroom

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect:

Occupant's occupation:

Notes: In the report *Design of Dwellings* it is suggested "that the municipal house of the future should provide two good rooms on the ground floor, so that meals need not interfere with other activities". This condition is fulfilled in the following house types:

a. The kitchen-living room house with sitting room.
b. The working kitchen house with separate dining space.
c. The dining kitchen house.

The condition is not fulfilled either in the kitchen-living room house without a sitting room, or in the working kitchen house without a separate dining space. For that reason, *Housing Manual* 1944 contains only one illustration of the former type and only three of the latter as against seven of working kitchen houses with separate dining space. A single pair of

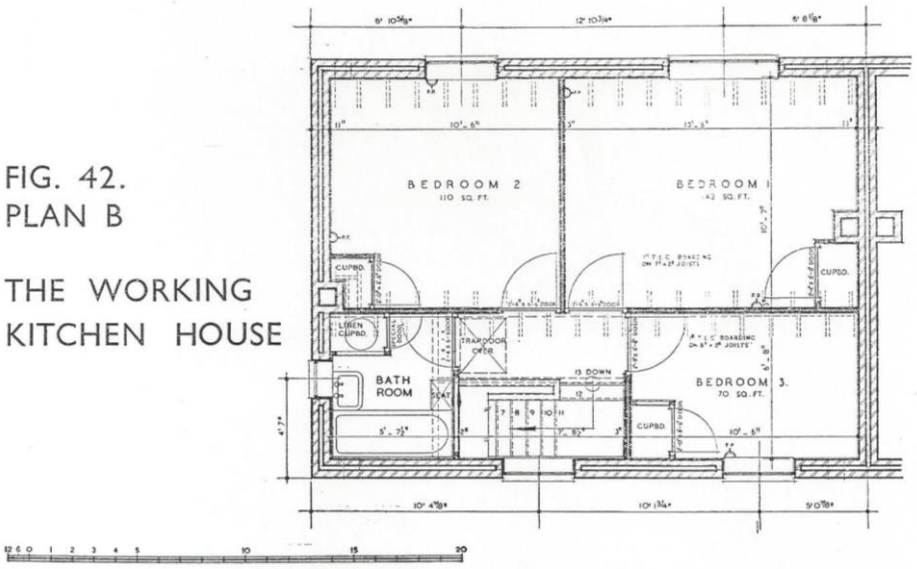
demonstration houses without dining space has, however, been built to illustrate a type which will always appeal to people who prefer one large airy room.

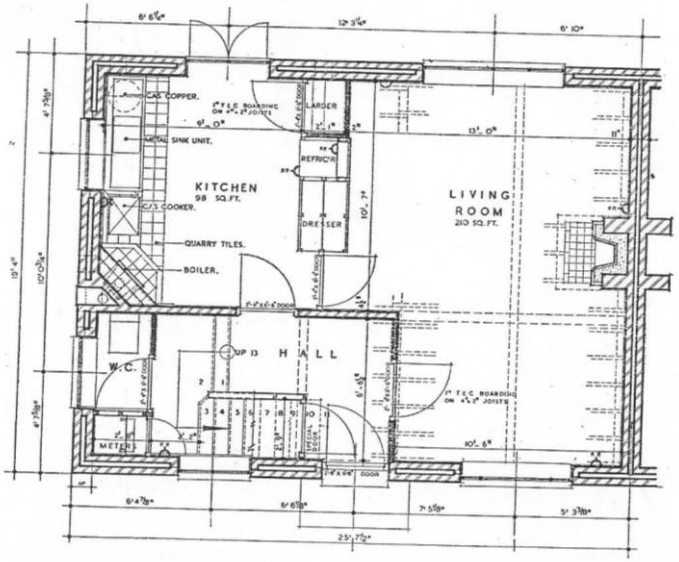
Block 9 consists of a pair of houses of medium size – *i.e.*, with a total floor area of 850 sq ft – and is similar to the working kitchen type plan arrangement of that size illustrated in *Housing Manual* 1944. Despite the modest overall size of the house, the floor area of the living room is somewhat greater than the highest recommended figure. The wide frontage makes it possible for this room to have a large window at each end. Such a wide frontage plan is especially suitable for areas where the cost of land, roads and services is not a principal consideration. If built in pairs (as at Northolt), day-lighting throughout the house reaches a very high standard, which would only be slightly reduced in the kitchen if the side windows were moved to allow of a continuous terrace layout.

Observations: The provision of the only W C downstairs is a backward step, except for the fact that it is internal.

FIG. 42.
PLAN B

THE WORKING
KITCHEN HOUSE





Housing record

No. 600 Date: 1944 (4)

Location: Northolt Address: Plan C

O/S sheet No: 176 Grid Reference: TQ 119 836

Reference: Ministry of Works, (1944) *Demonstration houses, a short account of the demonstration houses & flats erected at Northolt*, HMSO. (2)

Description: Three bedroom house with a separate dining space (20

Rooms and Layout: Kitchen, dining space and living room downstairs, three bedrooms, bathroom and W C upstairs (60)

Sanitation and drainage: W C with no wash hand basin, off first floor landing (8)

Water supply:

Gas and Electric supply: The plan shows two power points in the living room and dining space, three in the kitchen and two in bedrooms 1 and 2 and one in bedroom 3.

Water heating: Boiler in dining space and a gas copper in the kitchen adjacent to the sink. (5)

Cooking facilities: gas cooker in kitchen (5)

Food storage: Larder under stairs, no fridge (1)

Washing and bathing: bath and wash hand basin off first floor landing, metal sink unit in kitchen (11)

Clothes washing: copper in kitchen (7)

Room heating: Fireplace in living room and bedroom 1 (2)

Fuel storage:

Lighting:

General storage: Dry goods store off kitchen and flap table, dresser and cylinder cupboard in dining space cupboards in all three bedrooms, linen cupboard with heating coil in bedroom 2

Specific provisions:

Construction description: (9)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect:

Occupant's occupation:

Notes: Two plan arrangements for working kitchen houses illustrated in *Housing Manual 1944* show a living room having an extension of less width than the main part of the room. This extension is, in effect, a dining space. A further development is to provide off the dining space so that it becomes independent of the living room and could be turned into a separate room simply by the insertion of doors.

This type of house may have a dining space continuous with the living room and separated from the working kitchen by a door; or the dining space may be continuous with the working kitchen and separated from the

living room. This last variety of plan gives a house approximating to the dining kitchen house, the principal difference being that a separate wash house, though it may be useful, is not as necessary as in the dining kitchen house. A third variety of plan within this same basic type is that in which the dining space is totally shut off and becomes a real dining room; one such plan is illustrated in *Housing Manual 1944.*

THE STANDARD DEMONSTRATION PLAN (PLAN C)

The working kitchen plan type with a separate dining space was adopted for the brick-built control house, which provides the standard demonstration plan for comparing alternative methods of construction. The three pairs of concrete houses and the pair of brick-clad houses with a steel frame were built to this plan. These houses with their narrow frontage of 20ft offer an interesting comparison with the wide frontage house. The total floor area in each case is 850 sq ft; the plan is similar to the narrow frontage working kitchen house of 870 sq ft floor illustrated in *Housing Manual 1944.*

Although, as was explained in Section I, the heat installations and equipment in these houses are not to be regarded as representing the Government's advice to local authorities, attention should nevertheless be drawn to the position of the flue stack in the houses built to Plan C. In this plan, the open fires (or openable stoves) in the living room and in bedroom 1 are grouped with the independent hot water boiler round a flue stack in the centre of the house. The hot water storage cylinder and heated airing cupboard are immediately next to this stack, so that the primary hot water circulation is extremely compact. Heat losses are therefore reduced to a minimum, while at the same time the principle rooms in the house are sufficiently near to receive some benefit from its warmth.

A further advantage in this plan is that the party wall is free from flues. This greatly simplifies its construction where, the party wall is of the cavity type recommended for good insulation from next-door noises.

Observations: The reference to the heating system not representing Government adivce to local authorities is not understood and needs further investigation! The reference to the cavity paty wall applies to the BSIF houses.

By positioning the boiler in the dining space and with just a curtain separating the it from the kitchen will allow heat from it to reach the kitchen. For the living room is to be used in cold weather it will be necessary to have both the boiler and sitting room stove lite.

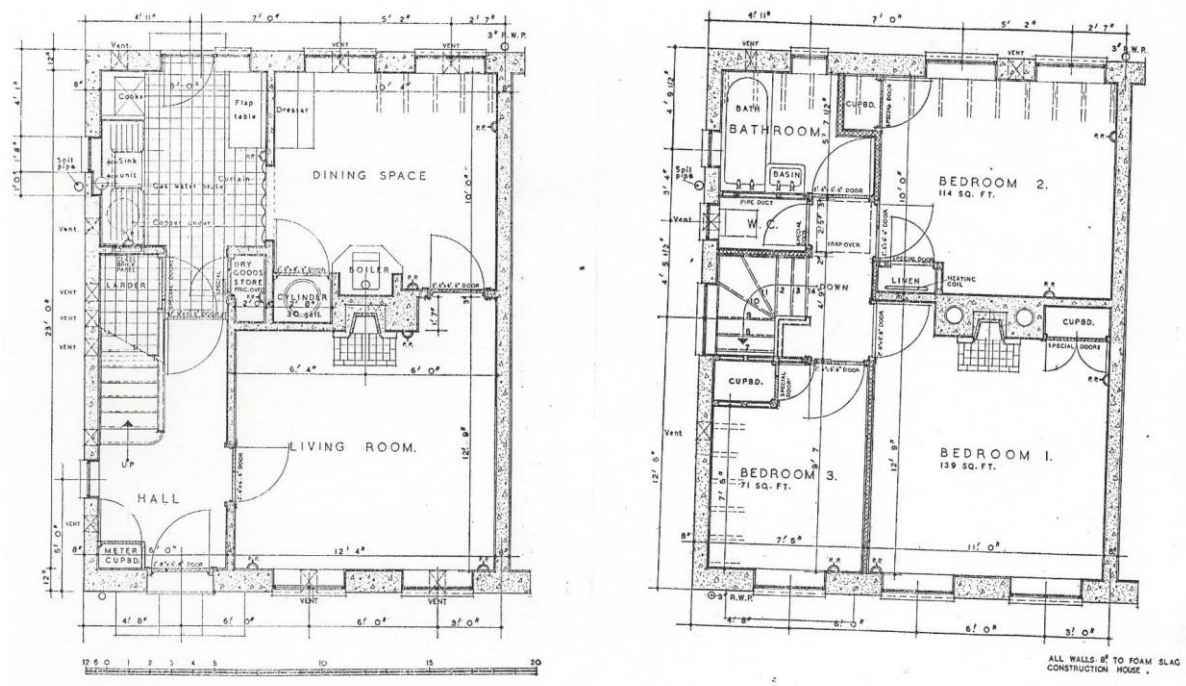


FIG. 43.
PLAN C THE WORKING KITCHEN HOUSE
WITH SEPARATE DINING SPACE

THE STANDARD DEMONSTRATION PLAN

Housing record

No. 601 Date: 1944 (4)

Location: Northolt Address: Plan D

O/S sheet No: 176 Grid Reference: TQ 119 836

Reference: Ministry of Works, (1944) *Demonstration houses, a short account of the demonstration houses & flats erected at Northolt*, HMSO. (2)

Description: Three bedroom terrace house with a separate dining space (4)

Rooms and Layout: Kitchen, dining space and living room downstairs, three bedrooms, bathroom and W C upstairs (60)

Sanitation and drainage: W C with no wash hand basin, off first floor landing (8)

Water supply:

Gas and Electric supply: The plan shows a power point in the living room, one in the kitchen and one in bedroom 2.

Water heating: Boiler in dining space, gas water heater in kitchen. (5, 6)

Cooking facilities: gas cooker in kitchen (5)

Food storage: A refrigerator in kitchen and larder in dining space (3)

Washing and bathing: bath and wash hand basin off first floor landing, metal sink unit in kitchen (11)

Clothes washing:

Room heating: Fireplace in living room. Gas fire in bedroom 1 and gas wall panels in bedrooms 2 and 3. (3)

Fuel storage:

Lighting:

General storage: Small cupboard in kitchen and draw leaf table, cupboard under stairs off dining space cupboards in all three bedrooms, linen cupboard with hot water tank in bedroom 2

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect:

Occupant's occupation:

Notes: To afford experience of the building of houses in continuous terraces, a plan similar in accommodation to the standard demonstration plan was used for a block of four wide-fronted houses. The total floor areas here are 850 sq ft.

The two middle houses have a large first floor extending over the open passage below. In many cases advantage would be taken of the extra space available to provide additional bedroom accommodation in one of the two houses as suggested in *Housing Manual* 1944. In this demonstration block, however, the space is added to the normal three bedrooms.

Observations: This plan is more a gas house than an electric, having gas heaters in all bedrooms and a gas waterheater in the kitchen, which would provide some hot water when the boiler was not lit. The number of electrical points is very small.

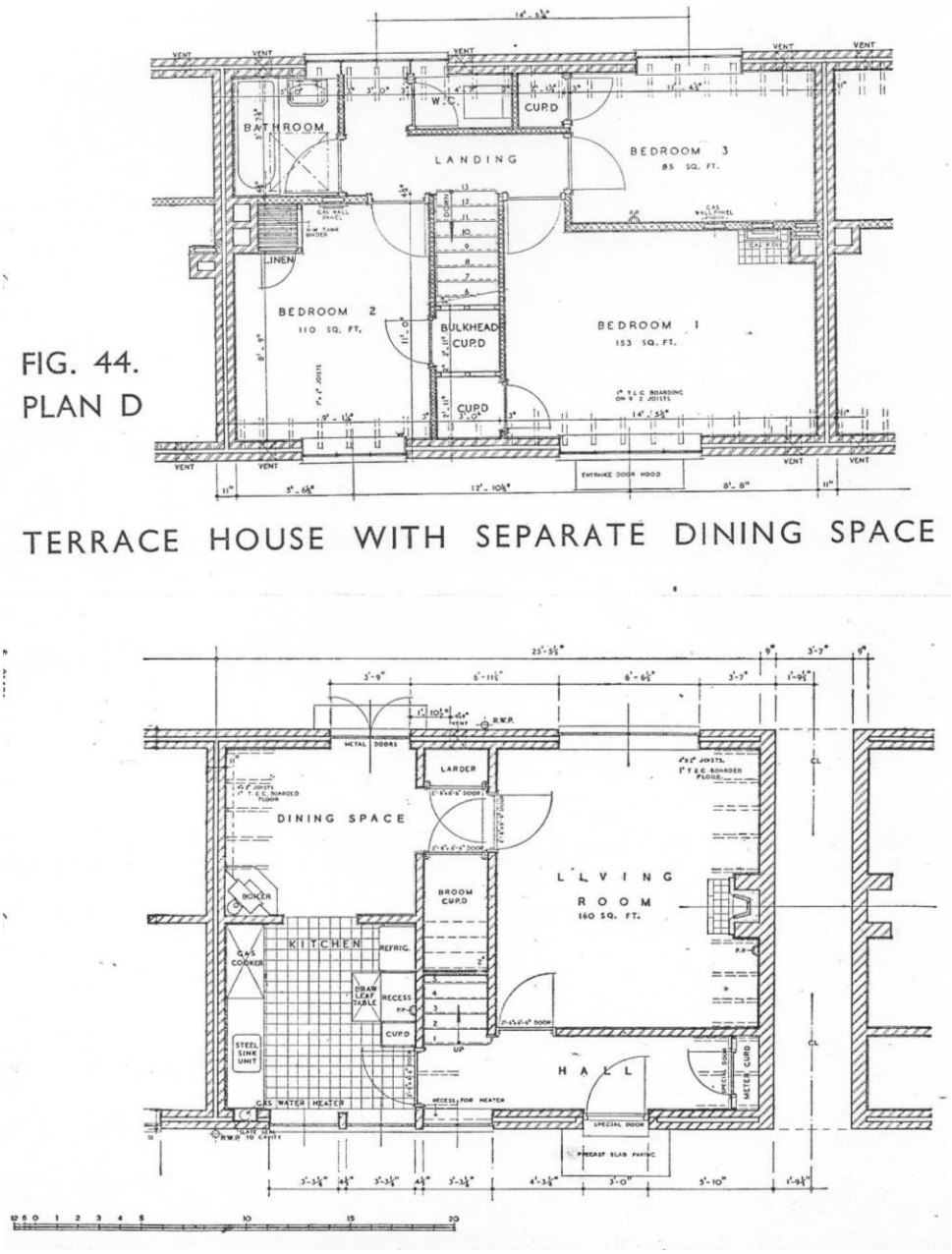


FIG. 44.
PLAN D

TERRACE HOUSE WITH SEPARATE DINING SPACE

Housing record

No. 602 Date: 1944 (4)

Location: Northolt Address: Plan E

O/S sheet No: 176 Grid Reference: TQ 119 836

Reference: Ministry of Works, (1944) *Demonstration houses, a short account of the demonstration houses & flats erected at Northolt*, HMSO. (2)

Description: Three bedroom dining kitchen house (2)

Rooms and Layout: Dining kitchen, living room and wash house downstairs, three bedrooms, bathroom and W C upstairs (59)

Sanitation and drainage: W C with no wash hand basin, off first floor landing (8)

Water supply:

Gas and Electric supply: The plan shows a power point in the hall, three point in the living room, two in the kitchen, one in the wash house, two in bedroom 2 and one each in bedrooms 1 and 3.

Water heating: Boiler in kitchen and copper in wash house. (5)

Cooking facilities: cooker in kitchen (5)

Food storage: Larder off lobby (1)

Washing and bathing: bath and wash hand basin off first floor landing, fireclay sink in kitchen (11)

Clothes washing: copper in wash house (9)

Room heating: Fireplace in living room and bedroom 1. (2)

Fuel storage: Outside fuel store

Lighting:

General storage: Broom cupboard in wash house, dresser in kitchen, cupboards in all three bedrooms, linen cupboard with hot water cylinder in bedroom 2

Specific provisions: Pram space under the stairs, large outside store.

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect:

Occupant's occupation:

Notes: The dining kitchen house with its separate wash house (in some cases combined with a scullery) is a type which is now receiving increasing attention. It admits of great flexibility in planning; but it differs from the kitchen-living room and working kitchen types in that if the wash house is to be included in the house (and not placed in an outbuilding) a total floor area of something over 850 sq ft is the least that will allow the various ground floor rooms to be planned to the correct size. Moreover, this type is seen at its best in wide-fronted houses. The popularity of the dining kitchen will, therefore, be greatest where the cost of land, roads and

services is not a principal consideration, and where building costs are such that larger size houses approaching 900 sq ft floor area can be built.

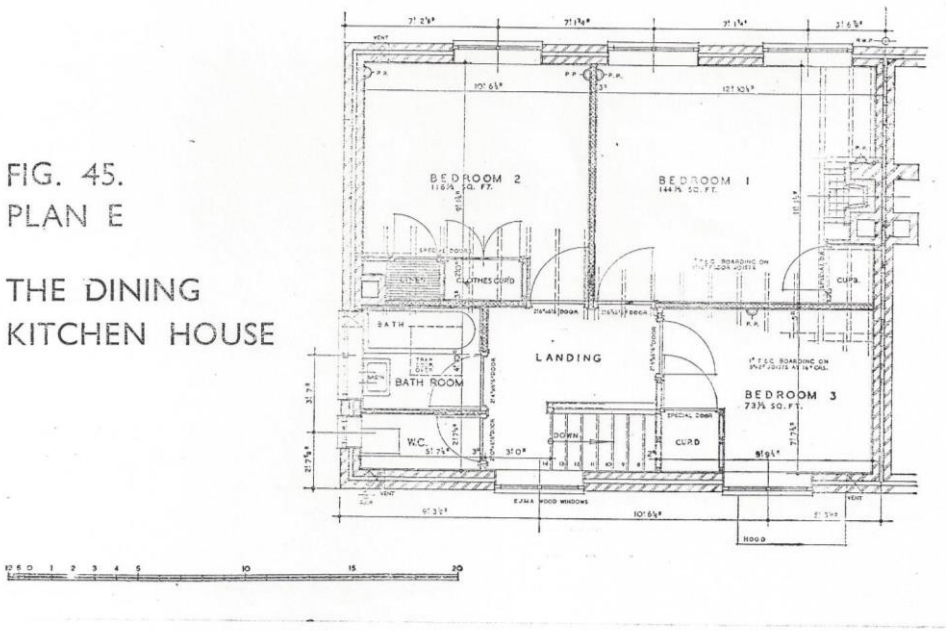
The houses in Block 4 follow very closely one of the plan arrangements illustrated in *Housing Manual* 1944. The total floor area is 900 sq ft. Of the two demonstration houses of this size, this is essentially a house for the town worker living in a suburb. The house as built faces north and the plan is suitable for north to east aspects. ~The wash house is separated from the dining kitchen by a small lobby, which ensures that the dining kitchen does not suffer from a multiplicity of door.

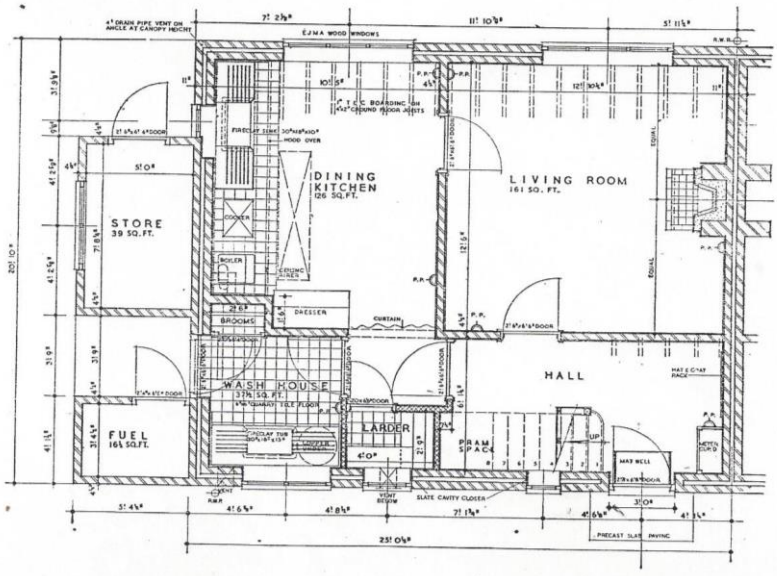
Observations: In many respects this is an old style parlour house, with modern services. The main difference being the large living room compared with the size of the dining kitchen, which suggests that the living room is for general use not reserved for special occasions.

The need for a separate wash house may reflect the continued practice of boiling clothes.

FIG. 45.
PLAN E

THE DINING
KITCHEN HOUSE





Housing record

No. 603 Date: 1944 (4)

Location: Northolt Address: Plan Fig 46

O/S sheet No: 176 Grid Reference: TQ 119 836

Reference: Ministry of Works, (1944) *Demonstration houses, a short account of the demonstration houses & flats erected at Northolt*, HMSO. (2)

Description: Three and four bedroom dining kitchen flat (6)

Rooms and Layout: Ground floor flat; - Dining kitchen, living room, three bedrooms, bathroom and W C. First floor flat with fourth bedroom, over entrance. (17)

Sanitation and drainage: W C with no wash hand basin, off hallway. (8)

Water supply:

Gas and Electric supply: The plan shows no power points

Water heating: Stove between kitchen and living room and copper under kitchen draining board. (4)

Cooking facilities: cooker in kitchen (5)

Food storage: Larder and fridge in kitchen (1, 3)

Washing and bathing: bath and wash hand basin off hallway, sink in kitchen (11)

Clothes washing: Copper in kitchen (7)

Room heating: Stove between living room and kitchen, radiators in bedrooms 1 and 2. (5)

Fuel storage:

Lighting:

General storage: Broom cupboard and store in kitchen, cupboards in all bedrooms, airing cupboard with hot water cylinder off hallway

Specific provisions: Pram space in hallway.

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect:

Occupant's occupation:

Notes: The two-storey block of flats in the past has enjoyed considerable popularity in Scotland, where flats are more usual than in England. It is probably the fact that the upper flat in a two-storey block can easily be given an independent external front that has made this type of block peculiarly attractive. Just before the war the type was receiving sufficient attention in England to make a Government demonstration appropriate and timely.

The method of construction chosen for this lock of flats has already been described. The plans of the flats are illustrated (below). The ground floor flat is a normal three-bedroom dwelling designed for a household of five;

the first floor flat is a four-bedroom flat designed for a household of six. Both flats are of the dining kitchen type. Provision for clothes washing is necessarily in the dining kitchen

Observations:

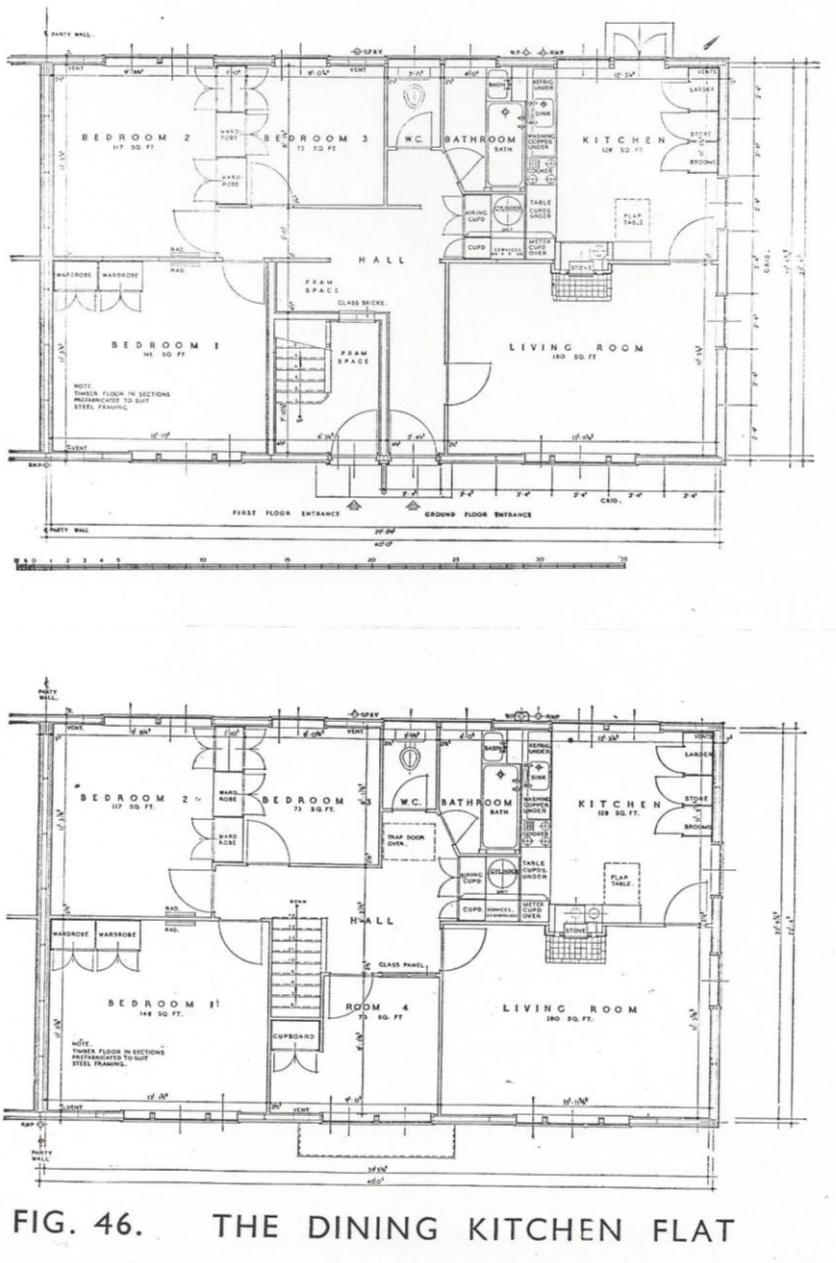


FIG. 46. THE DINING KITCHEN FLAT

Housing record

No. 604 Date: 1944 (4)

Location: Northolt Address: Plans Figs 47 and 48

O/S sheet No: 176 Grid Reference: TQ 119 836

Reference: Ministry of Works, (1944) *Demonstration houses, a short account of the demonstration houses & flats erected at Northolt*, HMSO. (2)

Description: Subdivided house convertible to a three bedroom dining kitchen house. (2)

Rooms and Layout: living room, dining kitchen, scullery and WC downstairs, three bedrooms and bathroom upstairs. (43)

Sanitation and drainage: WC off scullery and second WC within the bathroom. (5, 7)

Water supply:

Gas and Electric supply: 2 power point in the Kitchen living room, the main bedroom had two power points and on the first floor the second bedroom had one point. The downstairs flat had a power point in the hall.

Water heating: Boiler in the kitchen living room. (5)

Cooking facilities: cooker in kitchen (5)

Food storage: Larder in the kitchen living room (1)

Washing and bathing: bath, W C and wash hand in bathroom, sink in kitchen living room (12)

Clothes washing:

Room heating: boiler in kitchen living room, fireplace in main bedroom (2)

Fuel storage:

Lighting:

General storage: Dry goods store in kitchen, cupboard with hot water tank in main bedroom, cupboard on hall or landing, cupboard in bedroom 2 of first floor flat.

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect:

Occupant's occupation:

Notes: One method of providing emergency housing immediately after the end of the war is temporarily to use a standard-sized dwelling for two families designed so that it can be simply and economically enlarged into a full-size dwelling when the period of emergency is over. Of the various alternative designs that have been developed, that adopted for the Ministry of Works demonstration involves the smallest amount of labour and material for conversion into a full standard home. One of the two tenants

may remain in occupation, without discomfort or inconvenience, while the conversion is being carried out. The planning of the block follows the recommendations of a sub-committee of the Central Housing Advisory Committee of the Ministry of Health presided over by Mr. Lewis Silkin, M. P.

The emergency dwelling consists of a three-bedroom house of 900 sq ft total floor area, so planned that it may be temporarily used by two smaller families, each of which is accommodated in a self-contained flat. Each flat has its own external front door, and the two front doors are not contiguous. When the house is no longer required for emergency use, a few simple alterations are made to internal partitions. Redundant equipment is removed and should in most cases be good for re-use in another house or flat.

Each of the emergency flats contained within the hull of the 900 sq ft house is of the kitchen-living room type. The main drawback of this dwelling is that the kitchen-living room is very small in size and if any clothes washing is done it must be done in this room, since a scullery or wash house cannot be provided within the main building. The ground floor flat, designed for two persons, has a bedroom 15 sq ft larger than the upper limit in the official range of room sizes and would therefore be more than sufficient to be used either as a bed sitting room or to accommodate a small child. The first floor flat, designed for three persons, has full standard double and single bedrooms.

FLATS INTO HOUSES

Block 11 has been designed to include one house sub-divided for emergency purposes and another converted for permanent use. Tis converted house is of the dining kitchen type, and is suitable for a household of five. The large bedroom of the lower flat becomes the living

room; the living room of the flat becomes the dining kitchen; and the bathroom becomes combined scullery-wash house. The living room of the upper flat becomes the principal bedroom, and the bedroom of the flat remains as a second double bedroom of No. 1 bedroom size. There is a w.c. on the ground floor and another in the bathroom, which is on the first floor.

Observations: The suggestion that the conversion could be carried out "without discomfort or inconvenience" would appear far fetched. While there might not need to be much structural alteration it must be assumed that all ther services would have been separate, as indicated by there being two meter cupboards, and these would need to be connected, with the associate need raise floors, chase walls etc. This would have been reduced by keeping the power point in the same positions in the main rooms.

Perhapse in the immeadiate post war period the idea of reusing sanitary fifments and other fixtures, in new homes, might have been necessay and therefore acceptable by the end of the emergency that would have been unlikely to be acceptable.

The downstairs W C being off the kitchen would appear to be contrary to the requirements of the building regulations for a W C not to be off a habitale room or one for food preparation.

While this was clearly a possitive idea to accelerat the housing of the homeless it is not known to what extent it was taken up, especially as the housing prioriety was for families.

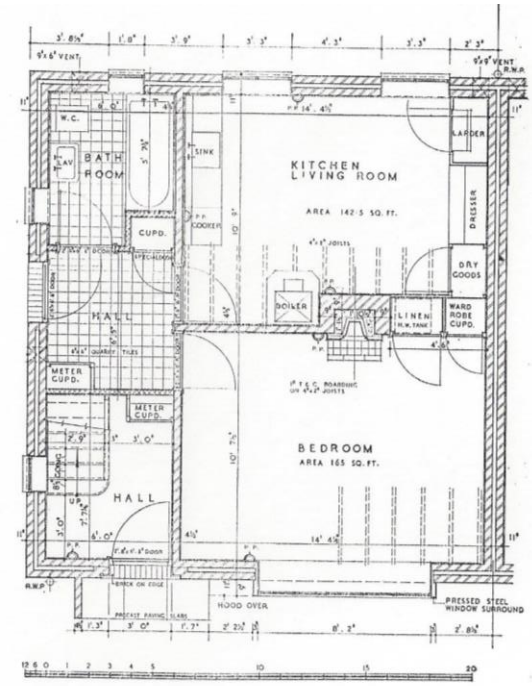
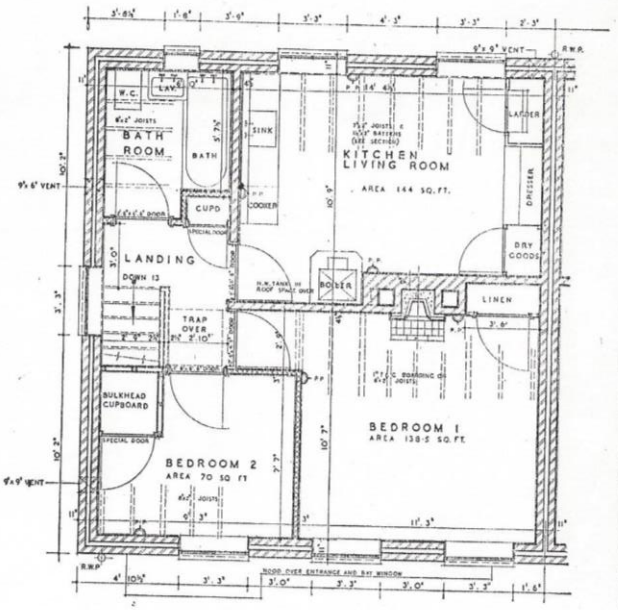


FIG. 47. THE SUB-DIVIDED HOUSE AS FIRST BUILT (TWO FLATS)



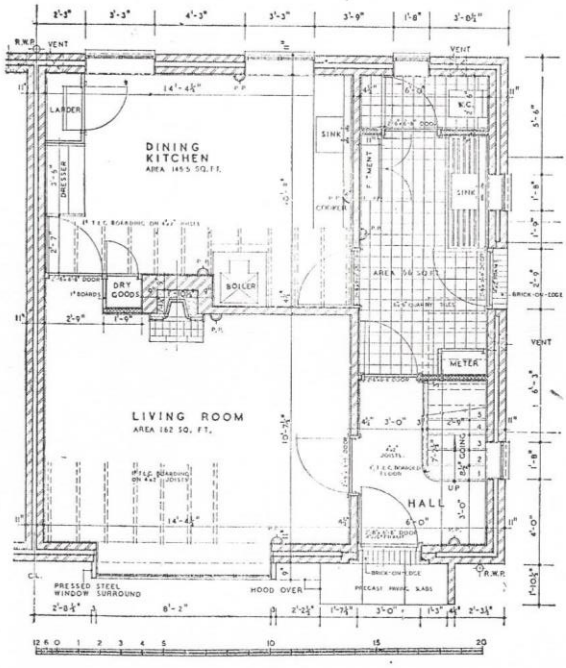
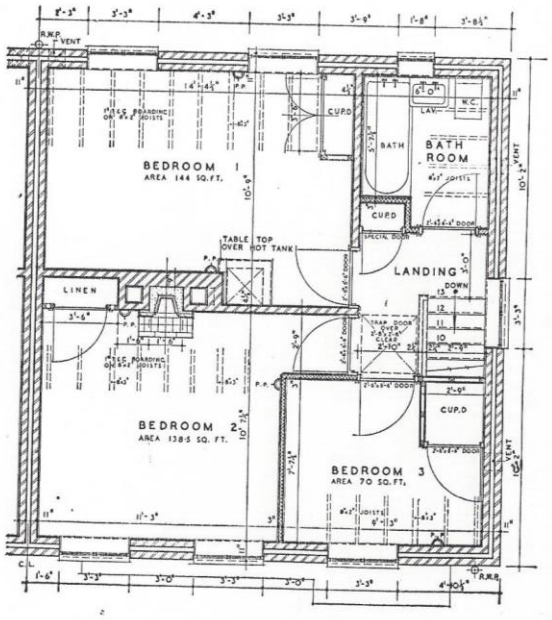


FIG. 48. THE SUB-DIVIDED HOUSE AS CONVERTED (SINGLE HOUSE)



Housing record

No. 604A Date: 1944 (4)

Location: Northolt Address: Plans Figs 47 and 48

O/S sheet No: 176 Grid Reference: TQ 119 836

Reference: Ministry of Works, (1944) *Demonstration houses, a short account of the demonstration houses & flats erected at Northolt*, HMSO. (2)

Description: Subdivided house ground floor flat. (6)

Rooms and Layout: kitchen/living room, bedroom and bathroom. (8)

Sanitation and drainage: WC within the bathroom. (7)

Water supply:

Gas and Electric supply: 2 power point in the Kitchen living room, the main bedroom had two power points and on the first floor the second bedroom had one point. The downstairs flat had a power point in the hall.

Water heating: Boiler in the kitchen living room. (5)

Cooking facilities: cooker in kitchen (5)

Food storage: Larder in the kitchen living room (1)

Washing and bathing: bath, W C and wash hand in bathroom, sink in kitchen living room (12)

Clothes washing:

Room heating: boiler in kitchen living room, fireplace in main bedroom (2)

Fuel storage:

Lighting:

General storage: Dry goods store in kitchen, cupboard with hot water tank in main bedroom, cupboard on hall or landing, cupboard in bedroom 2 of first floor flat.

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect:

Occupant's occupation:

Notes: One method of providing emergency housing immediately after the end of the war is temporarily to use a standard-sized dwelling for two families designed so that it can be simply and economically enlarged into a full-size dwelling when the period of emergency is over. Of the various alternative designs that have been developed, that adopted for the Ministry of Works demonstration involves the smallest amount of labour and material for conversion into a full standard home. One of the two tenants may remain in occupation, without discomfort or inconvenience, while the conversion is being carried out. The planning of the block follows the recommendations of a sub-committee of the Central Housing Advisory

Committee of the Ministry of Health presided over by Mr. Lewis Silkin, M. P.

The emergency dwelling consists of a three-bedroom house of 900 sq ft total floor area, so planned that it may be temporarily used by two smaller families, each of which is accommodated in a self-contained flat. Each flat has its own external front door, and the two front doors are not contiguous. When the house is no longer required for emergency use, a few simple alterations are made to internal partitions. Redundant equipment is removed and should in most cases be good for re-use in another house or flat.

Each of the emergency flats contained within the hull of the 900 sq ft house is of the kitchen-living room type. The main drawback of this dwelling is that the kitchen-living room is very small in size and if any clothes washing is done it must be done in this room, since a scullery or wash house cannot be provided within the main building. The ground floor flat, designed for two persons, has a bedroom 15 sq ft larger than the upper limit in the official range of room sizes and would therefore be more than sufficient to be used either as a bed sitting room or to accommodate a small child. The first floor flat, designed for three persons, has full standard double and single bedrooms.

FLATS INTO HOUSES

Block 11 has been designed to include one house sub-divided for emergency purposes and another converted for permanent use. Tis converted house is of the dining kitchen type, and is suitable for a household of five. The large bedroom of the lower flat becomes the living room; the living room of the flat becomes the dining kitchen; and the bathroom becomes combined scullery-wash house. The living room of the upper flat becomes the principal bedroom, and the bedroom of the flat

remains as a second double bedroom of No. 1 bedroom size. There is a w.c. on the ground floor and another in the bathroom, which is on the first floor.

Observations: The suggestion that the conversion could be carried out "without discomfort or inconvenience" would appear far fetched. While there might not need to be much structural alteration it must be assumed that all ther services would have been separate, as indicated by there being two meter cupboards, and these would need to be connected, with the associate need raise floors, chase walls etc. This would have been reduced by keeping the power point in the same positions in the main rooms.

Perhapse in the immeadiate post war period the idea of reusing sanitary fifments and other fixtures, in new homes, might have been necessay and therefore acceptable by the end of the emergency that would have been unlikely to be acceptable.

The downstairs W C being off the kitchen would appear to be contrary to the requirements of the building regulations for a W C not to be off a habitale room or one for food preparation.

While this was clearly a possitive idea to accelerat the housing of the homeless it is not known to what extent it was taken up, especially as the housing prioriety was for families.

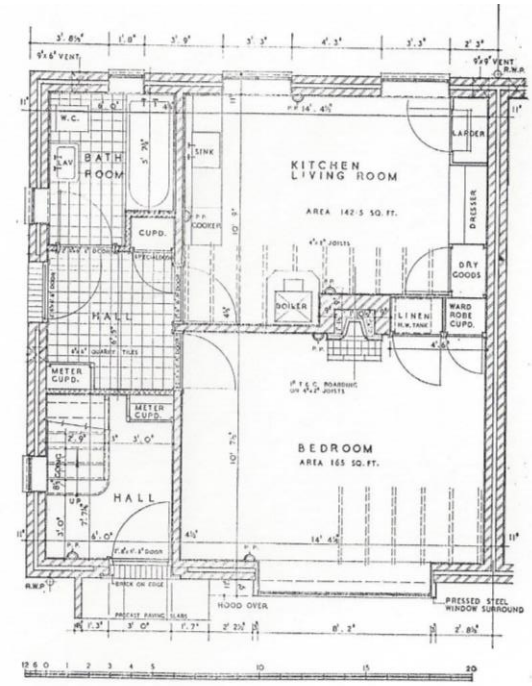
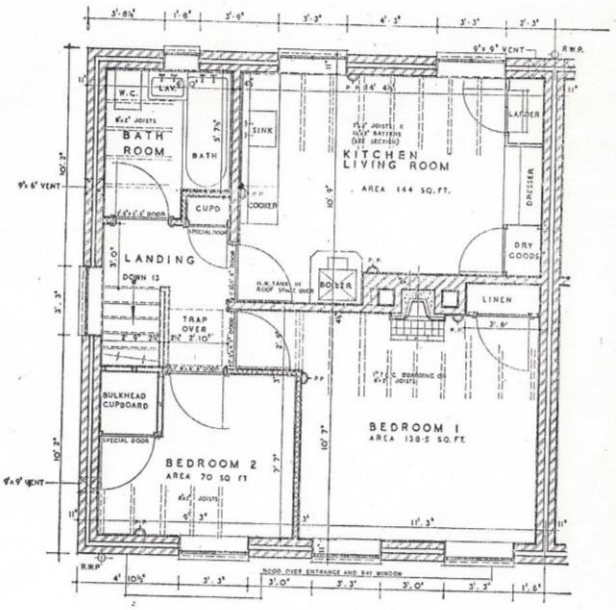


FIG. 47. THE SUB-DIVIDED HOUSE AS FIRST BUILT (TWO FLATS)



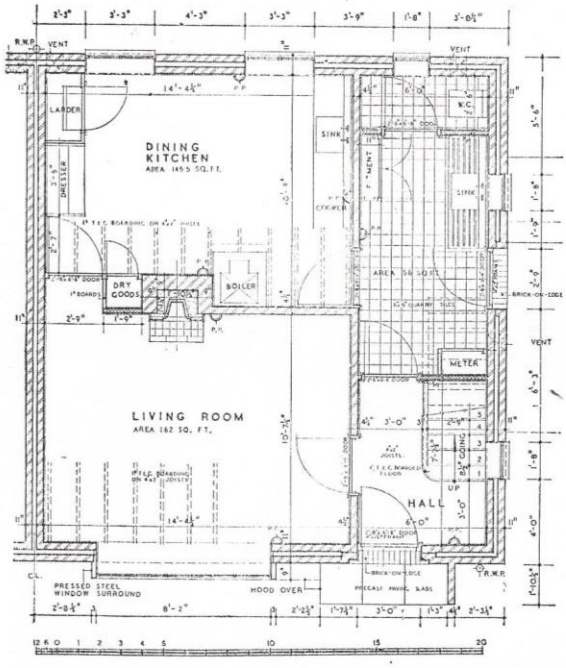
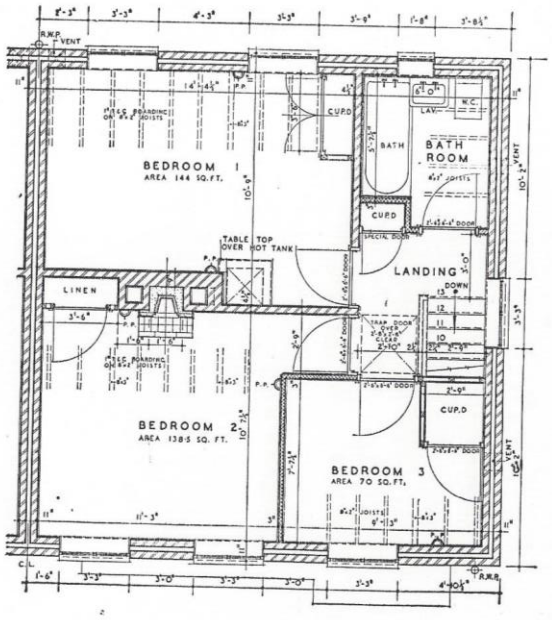


FIG. 48. THE SUB-DIVIDED HOUSE AS CONVERTED (SINGLE HOUSE)



Housing record

No. 604B Date: 1944 (4)

Location: Northolt Address: Plans Figs 47 and 48

O/S sheet No: 176 Grid Reference: TQ 119 836

Reference: Ministry of Works, (1944) *Demonstration houses, a short account of the demonstration houses & flats erected at Northolt*, HMSO. (2)

Description: Subdivided house first floor flat. (6)

Rooms and Layout: kitchen/living room, two bedrooms and bathroom. (8A)

Sanitation and drainage: WC within the bathroom. (7)

Water supply:

Gas and Electric supply: 2 power point in the Kitchen living room, the main bedroom had two power points and on the first floor the second bedroom had one point. The downstairs flat had a power point in the hall.

Water heating: Boiler in the kitchen living room. (5)

Cooking facilities: cooker in kitchen (5)

Food storage: Larder in the kitchen living room (1)

Washing and bathing: bath, W C and wash hand in bathroom, sink in kitchen living room (12)

Clothes washing:

Room heating: boiler in kitchen living room, fireplace in main bedroom (2)

Fuel storage:

Lighting:

General storage: Dry goods store in kitchen, cupboard with hot water tank in main bedroom, cupboard on hall or landing, cupboard in bedroom 2 of first floor flat.

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect:

Occupant's occupation:

Notes: One method of providing emergency housing immediately after the end of the war is temporarily to use a standard-sized dwelling for two families designed so that it can be simply and economically enlarged into a full-size dwelling when the period of emergency is over. Of the various alternative designs that have been developed, that adopted for the Ministry of Works demonstration involves the smallest amount of labour and material for conversion into a full standard home. One of the two tenants may remain in occupation, without discomfort or inconvenience, while the conversion is being carried out. The planning of the block follows the

recommendations of a sub-committee of the Central Housing Advisory Committee of the Ministry of Health presided over by Mr. Lewis Silkin, M. P.

The emergency dwelling consists of a three-bedroom house of 900 sq ft total floor area, so planned that it may be temporarily used by two smaller families, each of which is accommodated in a self-contained flat. Each flat has its own external front door, and the two front doors are not contiguous. When the house is no longer required for emergency use, a few simple alterations are made to internal partitions. Redundant equipment is removed and should in most cases be good for re-use in another house or flat.

Each of the emergency flats contained within the hull of the 900 sq ft house is of the kitchen-living room type. The main drawback of this dwelling is that the kitchen-living room is very small in size and if any clothes washing is done it must be done in this room, since a scullery or wash house cannot be provided within the main building. The ground floor flat, designed for two persons, has a bedroom 15 sq ft larger than the upper limit in the official range of room sizes and would therefore be more than sufficient to be used either as a bed sitting room or to accommodate a small child. The first floor flat, designed for three persons, has full standard double and single bedrooms.

FLATS INTO HOUSES

Block 11 has been designed to include one house sub-divided for emergency purposes and another converted for permanent use. Tis converted house is of the dining kitchen type, and is suitable for a household of five. The large bedroom of the lower flat becomes the living room; the living room of the flat becomes the dining kitchen; and the bathroom becomes combined scullery-wash house. The living room of the

upper flat becomes the principal bedroom, and the bedroom of the flat remains as a second double bedroom of No. 1 bedroom size. There is a w.c. on the ground floor and another in the bathroom, which is on the first floor.

Observations: The suggestion that the conversion could be carried out "without discomfort or inconvenience" would appear far fetched. While there might not need to be much structural alteration it must be assumed that all ther services would have been separate, as indicated by there being two meter cupboards, and these would need to be connected, with the associate need raise floors, chase walls etc. This would have been reduced by keeping the power point in the same positions in the main rooms.

Perhapse in the immeadiate post war period the idea of reusing sanitary fifments and other fixtures, in new homes, might have been necessay and therefore acceptable by the end of the emergency that would have been unlikely to be acceptable.

The downstairs W C being off the kitchen would appear to be contrary to the requirements of the building regulations for a W C not to be off a habitale room or one for food preparation.

While this was clearly a possitive idea to accelerat the housing of the homeless it is not known to what extent it was taken up, especially as the housing prioriety was for families.

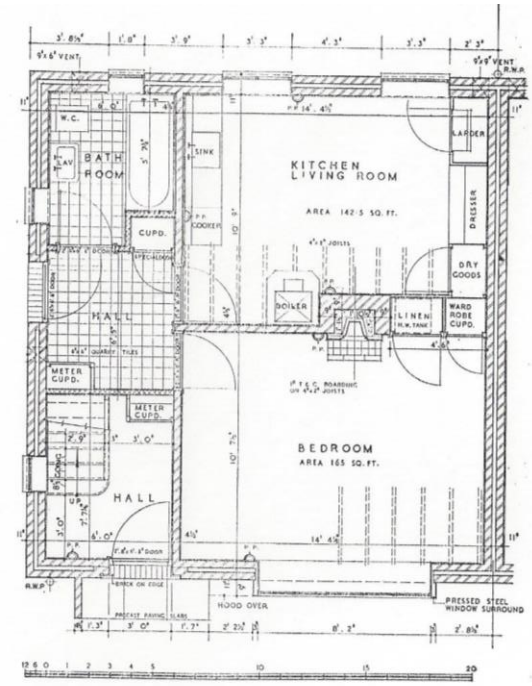
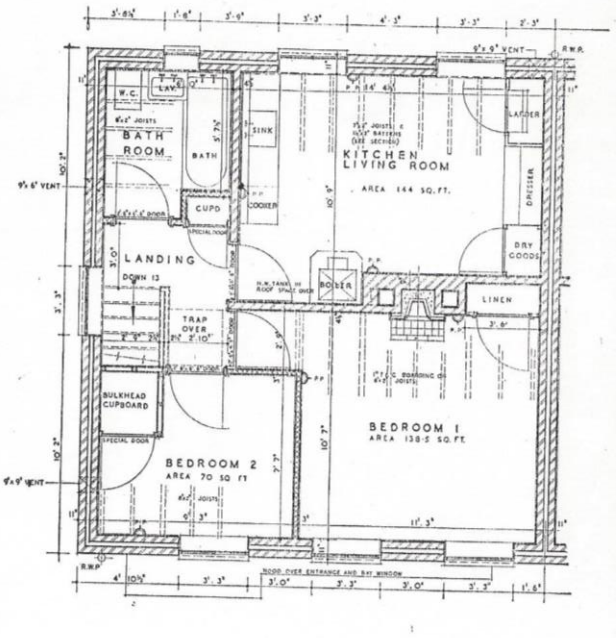


FIG. 47. THE SUB-DIVIDED HOUSE AS FIRST BUILT (TWO FLATS)



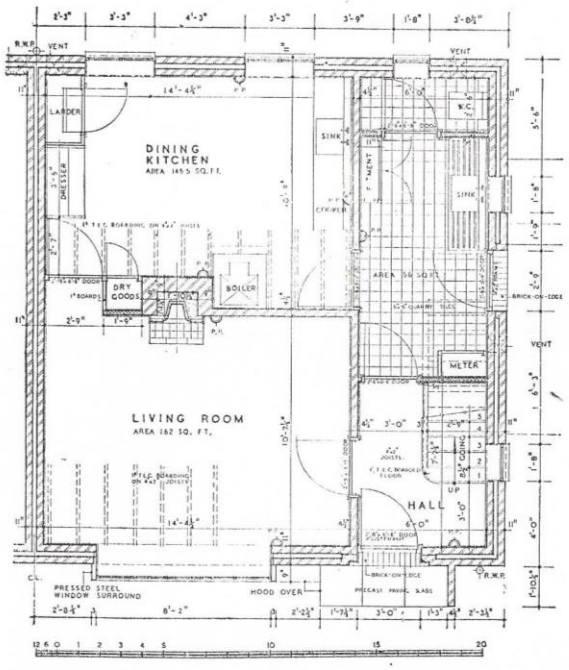
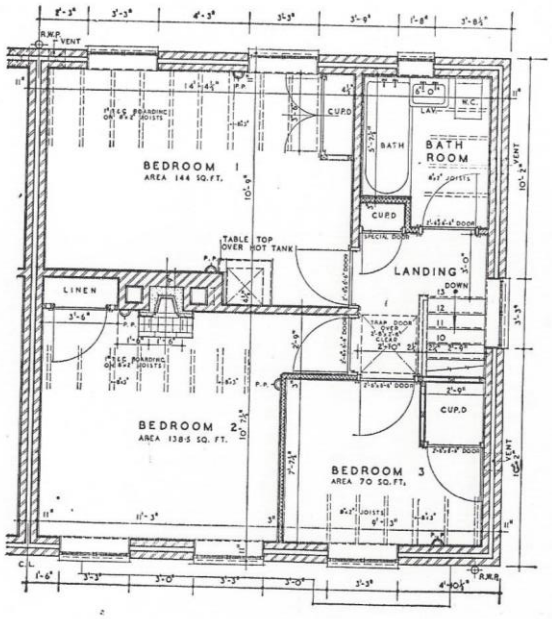


FIG. 48. THE SUB-DIVIDED HOUSE AS CONVERTED (SINGLE HOUSE)



Housing record

No. 605 Date: 1944 (4)

Location: Northolt Address: BISF houses

O/S sheet No: 176 Grid Reference: TQ 119 836

Reference: Ministry of Works, (1944) *Demonstration houses, a short account of the demonstration houses & flats erected at Northolt*, HMSO. (2)

Description: Three bedroomed semi-detached house. (2)

Rooms and Layout: Kitchen dining room, and living room on ground floor, three bedrooms, bathroom and W C on first floor. (68)

Sanitation and drainage: W C with no wash basin off first floor landing. (8)

Water supply:

Gas and Electric supply: No electrical point shown

Water heating: Boiler in the kitchen dining room. (5)

Cooking facilities: cooker in kitchen (5)

Food storage: Larder and dry good store in the kitchen. (1)

Washing and bathing: bath and wash hand in bathroom, sink in kitchen dining room (11)

Clothes washing:

Room heating: boiler in kitchen dining room, open fire in living room, indication of wall heaters in bedrooms 1 and 2 (30

Fuel storage:

Lighting:

General storage: Dry goods store, larder, brooms store and dresser in kitchen, linen cupboard in second bedroom, cupboard/ wardrobe in all bedrooms.

Specific provisions:

Construction description: (14)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: (1)

Architect:

Occupant's occupation:

Notes: The construction of these houses, which are steel framed with a cladding mainly of steel, has been described in section II. Since the houses were built by private enterprise, the plans were not prepared, as were the other blocks, as an illustration of officially recommended standards, but as has already been stated the houses are of considerable interest as additional examples of working kitchen houses with a separate dining space. The general shape of the four houses is approximately square, and is therefore intermediate between the comparable house in Block 8, which are wide fronted, and the narrow fronted standard demonstration houses in Blocks 1,2,3,6 and 10. The houses also show the nearest approach to a completely "open" ground floor which can be sub-divided.

The dining space is continuous with the working kitchen and can be opened clear into the living room by sliding back a set of folding doors.

Only the plans of Block 12 (the block with brick clad lower storey) are given here. The differences between these plans and those of Block 13 are insignificant.

Observations:

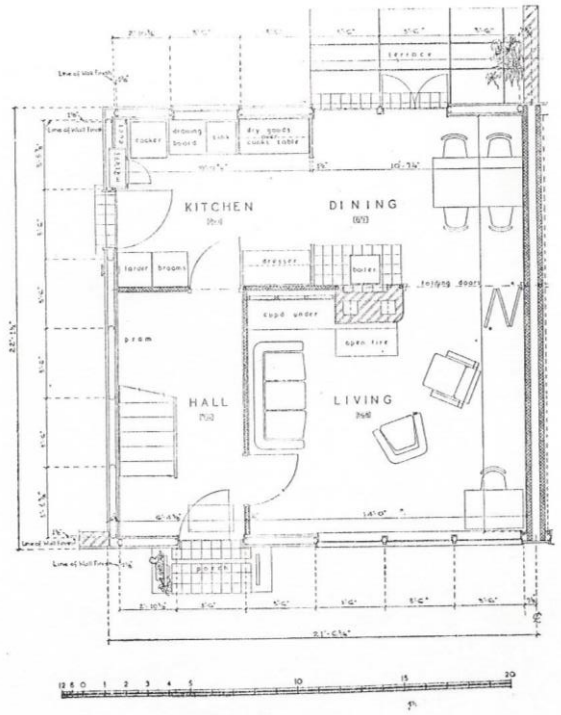
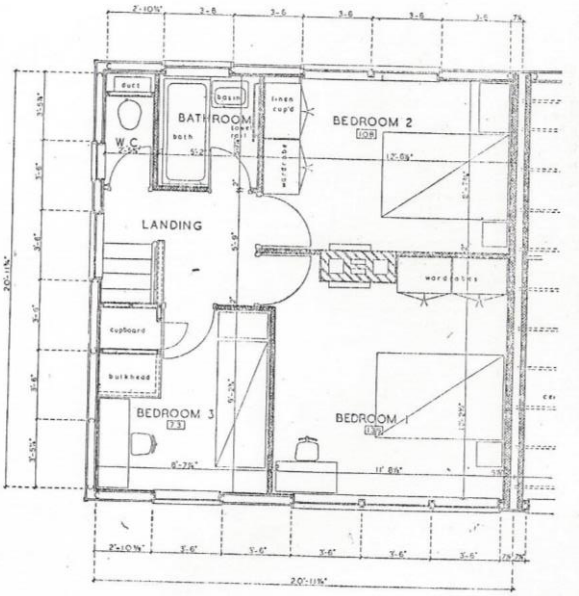


FIG. 49.



Housing record

No. 606 Date: 1960 (4)

Location: Address: Davis Estates

O/S sheet Grid Reference:

Reference:

Description: Three bedroomed detached house.(1)

Rooms and Layout: Kitchen, dining area/living room, WC with wash hand basin on ground floor, three bedrooms, bathroom and WC and incorporated WC on first floor. (67)

Sanitation and drainage: WC with wash basin on ground floor, second WC in bathroom. (6, 7)

Water supply:

Gas and Electric supply: No details of electrical points shown

Water heating: Immersion heater (8)

Cooking facilities: (5)

Food storage: Reference to built-in refrigerator (3)

Washing and bathing: bath, WC and wash hand in bathroom (12)

Clothes washing:

Room heating: Under floor heating on ground floor (6)

Fuel storage:

Lighting:

General storage:

Specific provisions:

Construction description: (4)

Foundations:

Walls:

Floors:

Roof:

Finishes:

Fixtures and fittings:

Developer: Davies Estates (2)

Architect:

Occupant's occupation:

Notes: The1960 Davis Olympia House, detached with integral garage, has an attractive contemporary elevation and incorporates a number of interesting features.

The Davis House is planned as a fully labour-saving unit, and underfloor heating is provided in all rooms on the ground floor, with the exception of the hall cloakroom. A switched thermostat is fitted to each room so that the heating to individual rooms may be fully controlled. In addition, the whole insulation is governed by synchronous time switch for operating at maximum economy during off-peak periods.

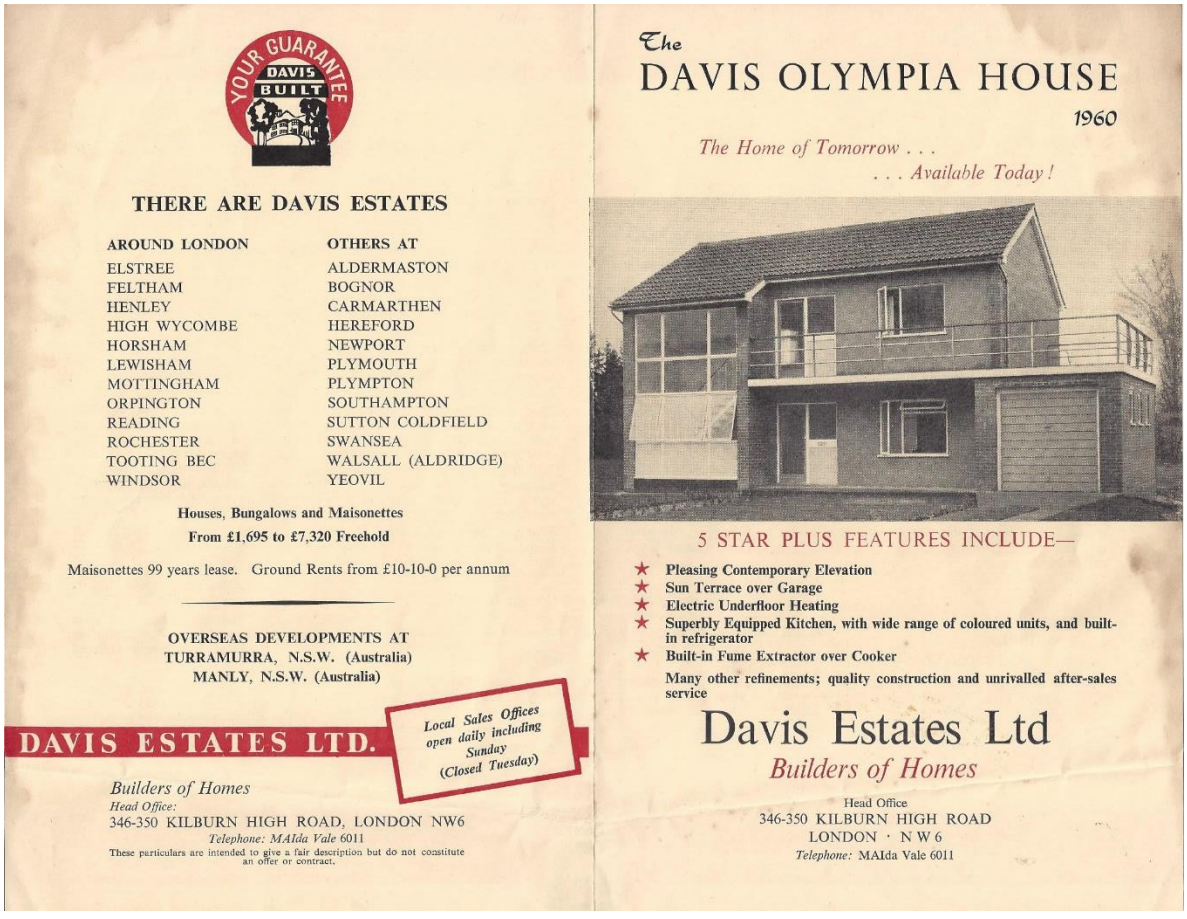
As a focal point a modern electric fire, with which is incorporated a bookshelf unit and useful cupboard, is fitted in the lounge.

An open-plan staircase is a particularly attractive feature, and the curtain wall glazing to the staircase with its gay infilled panels adds a touch of colour, both internally and externally.

The garage, which is attached to the house, has a flat roof for use as a sun terrace. This approached from the landing via a balcony, which not only adds interest to the front elevation, but also provides a covered way from the house to the garage.

Other appealing and useful features, all of which contribute to gracious living, are too numerous to comment upon individually, but include: - Internal plumbing system to reduce risk of frozen pipes. Wood block flooring to hall and lounge. Electric immersion heater. Built-in fume extractor over cooker. Electric bell to front and kitchen doors. Ample power, television and radio points. Mirror cabinet (plus shaving point) and heated towel rail in bathroom, etc.

Observations: The details suggest an all electric house with off peak under floor heating and electric water heating via an immersion heater.



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As a focal point a modern electric fire, with which is incorporated a bookshelf unit and useful cupboard, is fitted in the lounge.

An open-plan staircase is a particularly attractive feature, and the curtain wall glazing to the staircase with its gay infilled panels adds a touch of colour, both internally and externally.

The garage, which is attached to the house, has a flat roof for use as a sun terrace. This is approached from the landing via a balcony, which not only adds interest to the front elevation, but also provides a covered way from the house to the garage.

Other appealing and useful features, all of which contribute to gracious living, are too numerous to comment upon individually, but include:—Internal plumbing system to reduce risk of frozen pipes. Wood block flooring to hall and lounge. Electric immersion heater. Built-in fume extractor over cooker. Electric bell to front and kitchen doors. Ample power, television and radio points. Mirror cabinet (plus shaving point) and heated towel rail in bathroom, etc.

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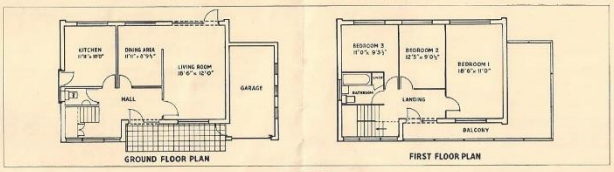
Floor plan of the 1960 Davis Olympia House.



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A list of current and future developments (which is continually being added to) is shown overleaf.

Many of the interesting features incorporated in the 1960 Davis Olympia House are also provided in the other types of houses, bungalows and maisonettes now being erected by the Company.

For example, a typical Davis-built maisonette has thermostatically controlled electric underfloor heating, a superbly planned kitchen, complete with a wide range of gaily coloured units, plus built-in refrigerator, and spacious rooms. These will enable the busy housewife to enjoy maximum leisure. Sun balconies and gardens all contribute to gracious living.

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