

A FLAT-DWELLER'S POINT OF VIEW

By W. SHAW SPARROW



AS far back as the sixteenth century, in the Inns of Court, a bencher had his separate chambers, his bedroom and a room for business, while a passage, dark and uncomfortable, appears to have been used as the clerk's office. It was thus that a germinal idea of flats came by its beginning here in London, some considerable time after a similar idea had shown itself in Edinburgh. At a much earlier date, in England and Scotland, the flat system had another origin, this time in palaces and castles, where courtiers and retainers lived in separate suites or apartments; but when we think of this, when we compare in thought these early flats with those of our own days, we are struck by the wonderful progress which has been achieved.

At a first glance, indeed, there seems to be no connection at all between the first English flats and the designs, let us say, of Mr. E. T. Hall (p. 35), of Mr. Collcutt and Mr. Hamp (pp. 28, 29), of Professor Beresford Pite (p. 41), of Mr. Verity (pp. 30, 31), or of Mr. Norman Shaw (pp. 25, 26), whose art is a great romance in logical construction, a kind of music frozen into architecture, orchestrated into English Homes. These are just a few examples; and if we forget at times their line of descent from the past, if we think of them as entirely new, it is because there is great novelty in the adaptation of an old idea to the needs and conditions of the present day.

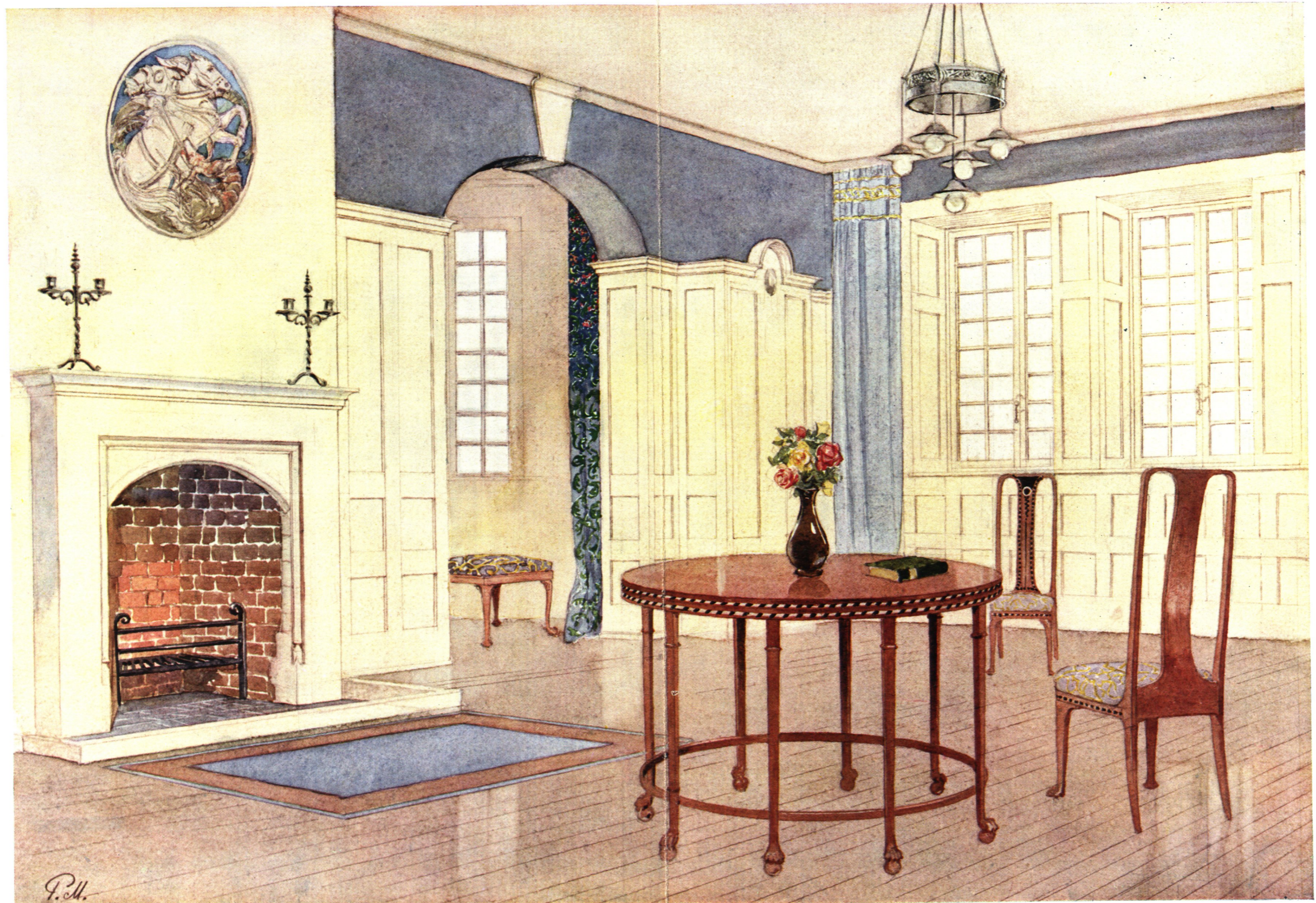
When changes of importance have taken place in domestic architecture, it has happened frequently that the first appeals have been made to the rich and to the poor. The palace and the castle (or big country house), the cottage and the farmer's

A Flat-Dweller's Point of View

homestead, these have felt the new influence before it reached the houses of the middle classes.

Something very similar to this has occurred in the case of our modern flats, their benefits having been employed most successfully for the poor and for the rich. Between the Flat-de-Luxe and the Industrial Dwelling, there are certainly many connecting links, but few among them are well fitted for the middle classes. Those flats which have some points in common with dwellings for the poor, without being such, have seldom any architectural interest (there is an exception illustrated on page 43); as a rule they are builders' speculative jobs, and to live in them is to advertise that one's trade, business or profession is something of a failure. As to the flats which descend from the Flat-de-Luxe to the middle classes, they are mostly for persons of private means whose incomes exceed £500 a year. Here and there, but not very often, rents for the middle classes may rise above £150 a year, including rates and taxes and a convenient locality; and for this reason I have classified as flats with moderate rents the fine new block by Messrs. Chesterton & Coleridge, illustrated on pages 44 and 45. But, as a rule, rents for the middle classes should not exceed from £70 to £150 a year; and it is very nearly within those limits that Mr. Edward Boehmer is designing his new work, Sandringham Court, illustrated on pages 51 and 52.

In the planning of flats, let it be remembered, an architect should create his design for a definite and limited purpose, keeping constantly in mind one class of tenant, with its average income, its social customs, and all the other circumstances governing its mode of life. Thus, for example, members of the middle classes are called upon to keep up a position more or less beyond their means, because they can afford still less the danger either of living in a way that might stamp them as failures, or of dressing in a style that their clients or employers might regard as too negligent or too poor. This fact no architect should forget when designing a block of flats for the middle classes. His building should have style. It must not be second-rate in workmanship; none who looks at it from outside should be able to guess that the rents are low.



SHREWSBURY COURT, CHELSEA, LONDON

DESIGN FOR THE INTERIOR OF A FLAT

C. R. Ashbee, M.A., Architect

A Flat-Dweller's Point of View

That very excellent building can be done with the strictest care in the matter of cost is proved by Professor Beresford Pite in the illustration on page 41, where we have a rare example of fine art in economy.

But the difficulty is that the building of flats has the disadvantage of being a financial speculation, a kind of gamble in domestic architecture; and, when a vast project in any form of architecture is to be carried out always in keeping with the aim of a business speculation, mistakes are certain to be made in the daily choice between rash and wise economies. Very few country houses recently built could be let at rentals high enough to yield a good return on the capital which they represent. Even in the case of cottages for labourers, the best among them pay only a small interest—so small at times that it may vanish altogether in “to be let” seasons. We see, then, that architects do their finest domestic work when they are least troubled by urgent commercial questions relating to interest on capital; and it is precisely those questions, as we have noted, that harass an architect, from first to last, in the building of flats. Mr. Sydney Perks, in his excellent book on Flats, published by B. T. Batsford for the guidance of architects, hopes that one day several private clients will combine together and build for themselves a block of flats, taking each a suite of rooms. It is a happy idea; architects might then do their designs and their supervision under favouring circumstances; but, meanwhile, we have to take conditions as they are and make the best of them.

Considered from a flat-dweller's point of view, the position is briefly this: that the owners of most flats for moderate incomes desire to keep up the rents, forgetting that those rents were determined by a “boom” in flats some years ago. That boom has passed away, and flat-dwellers are tired to death of the excuses offered by owners and their agents. Indeed, we hear so much about the extortion of ground landlords, the exorbitant rates and taxes, the cost of maintenance, and so forth, that we are constantly being asked to believe that the trade of running flats happens to be the only business in London affected by those stereotyped

A Flat-Dweller's Point of View

drawbacks. Whatever the cost of production may be, whatever the expenses, those who live to please must please to live. The chief fact in the economics of to-day is that a profit is made despite the costliness of production, and despite the necessity of selling at a small price the commodities that the public demands. The position of a manufactory or trade, the value of the land upon which it stands, the rents, rates and taxes, and many other heavy responsibilities, cannot raise by a farthing the price which the public is willing to give for the necessaries of life. If speculators in flats decline to believe this, and yet think that they can win the suffrage of the middle classes, they might as well find investment for their capital by discovering diamond fields in the Isle of Man. They would do well to note that the growing exodus from London into Garden Cities proves beyond doubt that flats have popular rivals to contend against; and these rivals will gain the day if flat-owners show less tact than the railway companies do in their business dealings with persons of small income.

Even in blocks designed by good architects, and built for those of us whose incomes are precarious, a disregard is shown at times for the practical considerations which should determine the rent and influence the plan. Is there, for example, in the west central district of London, even one block of flats in which journalists could live without some strain on their resources—such a strain as might become unbearable in a time of ill-health or of depression in their business? Let us examine the conditions here, in relation to the rank-and-file of journalists. Pressmen, particularly when they work at night, ought to live within easy reach of their employment, and, knowing this, they have usually to make choice between three ways of setting up a home. They can try furnished rooms in the neighbourhood of their newspapers, which is seldom (if ever) a fortunate adventure; or they can take a flat near at hand, furnish it, and, living there in comfort, compel themselves to forget that the rents are really beyond their means; or if, like Scots, they delight in economy at any cost, they may take a suburban villa, and spend health and stamina in journeys to it at night. That may be heroic, but scarcely prudent in the war

A Flat-Dweller's Point of View

of bread-winning, since health is the first wealth or capital. Several journalists among my friends have chosen the second way of living ; they dwell in flats, and the rents devour one-third of their assured incomes. It is clear, then, that there is here an excellent opening for the right kind of competition in the business of building flats.

But if the majority of us have not yet been treated well by that business, it does not follow that no good result has been produced by the hard discipline of paying rents rather beyond our means. One good result is indeed apparent ; not only are flat-dwellers with moderate incomes very eager to economize, they are no less willing to attain that end by means which would have been very unpleasant to them only a few years ago. Quite a large number are in favour of the catering system, and wish that it could be applied to all middle-class flats, as it would ease the difficulties of service within each flat and mean a great saving to each tenant in coal and wages. From this point of view there is certainly a great deal to be said. When we think of a building with a hundred flats, and remember that three times a day a hundred servants cook meals at a hundred different fires, we must admit the waste of labour and the squandering of coal. A common dining-hall in each block, where good meals would be supplied at a housekeeping price, all this, no doubt, would be of great use to most tenants with narrow incomes. It is true that there are risks here, as in all adaptations of hotel principles to home life. The management might be lax or might try to make too much profit on the food supplied, just as attempts are made in some flats to charge a profit on the electric light burned by tenants. But the catering system has been tested here and there, not without abundant promise of success in the near future.

Several catering flats are illustrated in this book. There is one on page 53, where a plan is given by Messrs. Balfour and Turner, together with a view of the dining-hall. In Mr. Morpew's Marlborough Chambers, an excellent block of bachelors' flats (pp. 36, 37, 38), the catering is of a different kind, the meals being served in the tenant's own rooms ; and this idea would probably work well if it were applied to family suites, because the tenants

A Flat-Dweller's Point of View

would not then feel that they were brought too much into each other's company. They would dine at home, the food being sent to them from a common kitchen.

If the catering system in flats should ever come into general vogue, architects would have every reason to rejoice; a kitchen would then be unnecessary in each suite; and, of all the many difficulties to be solved in the planning of flats, the management of the service quarters must be the most troublesome, because it has been accompanied by the greatest number of mistakes. Having in mind the innumerable plans which I have carefully studied in the compilation of this book, I feel certain that an architect should give his first attention to the service quarters, that being the part of a flat which determines the well-being of the tenants and the success of a block as a financial speculation. What comfort can there be when a servant is constantly complaining that her kitchen is too small, and her bedroom too stuffy, and that she hates walking to the other end of the flat to answer rings at the entrance door? Altogether, flats are not likely to succeed among the middle classes when the servants' quarters are ill-considered in the plans.

But a layman may believe this and yet keep in mind the astonishing difficulty of designing even a moderately good flat. Sites are often so small, and of such awkward shape, that architects must feel that they are called upon to plant oak trees in flower pots. In such cases, if the frontage is narrow and six or seven rooms are required, it is impossible to get a good plan for inexpensive flats. The rooms must be large enough to be sanitary, and the finest planning in the world will not enable an architect to do more than is possible with the superficial area of his site. But there are certain things which can be done, but which some architects have failed to do, even in flats of a good type. Small kitchens, for instance, become unbearably hot; and when the maids' bedroom enters the kitchen at one end and the water closet at the other, we have a combination of evils which cannot be excused. In some flats known to me the service accommodation recalls to mind the dressing-rooms for players in old theatres, where consideration for the actors' comfort and health was shown hastily in very careless



BLOCK OF FLATS, EARL'S COURT SQUARE, LONDON. MATERIALS: RED FACING BRICKS, BATH STONE DRESSINGS; THE ROOF COVERED WITH TILES, THE WOODWORK PAINTED WHITE

R. A. Briggs, Architect

A Flat-Dweller's Point of View

after-thoughts. This matter is of so much importance that none should take a flat without asking himself the following questions :

1. Is the kitchen large enough for the servant to work there without undue discomfort from the heat ? or is it so small that she will keep the window constantly open, and working always in a draught, be subject to ill-health through chills ?

2. Will the slops from the servant's bedroom be carried through the kitchen, or is there a water-closet well placed between the kitchen and the bedroom ?

3. Are the service quarters too far from the entrance door, so that each ring at the bell means for the servant a journey down a long passage and across the entrance hall ? This question draws attention to a defect common in flats, a defect as troublesome to the tenants as it is to their servants. Thick carpets to deaden sound are necessary in all flats, so that a servant's footsteps are unheard by tenants, while conversations in the principal rooms are distinctly overheard by her. The position of the service rooms in a flat, and their relation to the entrance door, have thus a very important bearing on the privacy of the tenants' life.

The foregoing questions ought to be considered before a flat is taken ; and they may be studied here, in the British section, in good plans by leading architects. There are notes under the illustrations, and with their help the inexperienced will be able to read the plans without much trouble. It is the plan that counts, and too much care cannot be taken in the study of its disposition and design. Among the points which students of flats should expect to find in the best plans, a clever treatment of the area, commonly known as the "well-hole," is always interesting. As a rule the service rooms overlook the area, and hence we ought to make sure that the area is ventilated by means of a passage which admits a through and thorough draught from an open space outside, like a street. When this through current of air is lacking, areas become stagnant, gases ascend slowly from the gullies with the foul air from the many rooms overlooking the well-holes ; with the result that the air inside the flat becomes impure. Even at their best, areas are not always satisfactory, for there are phases of wintry London

A Flat-Dweller's Point of View

weather that make the very best of them unpleasant. Some day, perhaps, a large furnace will be placed under the pavement of areas, partly for the purpose of supplying hot water to all the flats, and partly to cause an upward circulation of air by keeping the pavement hot; but this innovation, clearly, would necessitate some structural changes. If rain fell on the heated pavement steam would be generated, so that a glass canopy would have to be placed above the area, and be so constructed that, while keeping out the rain or snow, it would leave a free passage for the air rising from the well-hole.

Again, in flats for the middle classes, particularly in the service quarters, the supply of shelves and cupboards requires much attention. The service rooms can never be large, hence a good landlord should make the utmost of their size by providing fitments, conveniences to do away with the necessity of much furniture. It needs but little contrivance to free the space now occupied by the maid's wardrobe or chest of drawers; and in the kitchen cupboards should be built in the thickness of the walls.

Other points of interest might be mentioned, but the foregoing are the principal ones to be remembered in the choice of a flat, with two exceptions—namely, the manner of escape in the event of fire, and the position and arrangement of the bathroom. There are middle-sized flats in London where the landlords have too much confidence both in the courage of the fire brigade and in the self-possession of their tenants. A single staircase and a lift serve a block of perhaps a dozen flats; a fire in one of the lower suites would soon destroy the lift and turn the staircase into a shaft filled with smoke and flame; and thus, in a time of danger and perhaps of panic, tenants unused to acrobatic feats would have to escape by the roof, or by scrambling along a cornice to the window of an adjoining flat. If I attempted a midnight adventure of that kind, however assisted by flame and smoke, I should probably fall into the street below and startle some unhappy policeman; and therefore it comforts me to remember that in recent designs a safety staircase has been placed outside the building, usually at the back and out of sight, for it is an ugly thing of iron. Why iron should be used I

A Flat-Dweller's Point of View

do not know ; it would become red hot if the fire reached it, perhaps it might even melt ; and, whether in a molten state or simply red hot, the thought of escaping by it does not fascinate me. In the United States of America, I am told, the safety staircase has to be enclosed within walls, to keep it as long as possible from the flames.

The bathroom, as I have hinted, deserves a paragraph to itself. It is rarely large enough for a gas fire ; it is seldom placed with a window facing the sun ; and in winter more colds are caught there than in the streets, even when the influenza is trying to become an epidemic quite worthy of its traditions. Bathrooms of this kind are a great trial during the winter months. All the tenants, one by one, catch a chill there after a hot bath, the reflex action caused by the cold air acting on the heated skin being dangerous, particularly to the delicate. Thus the small amount of thought shown in the planning of many bathrooms has been answerable for much ill-health in winter, perhaps as much as may be caused in non-bathing countries by the absence of personal cleanliness.

And this reminds me of another question of cold. In flats for the middle classes, somehow, there is rarely a hot-water system to keep the hall and the corridors warm ; a matter of real importance, seeing that the hall is seldom large enough for a fireplace.

It is unnecessary for me to say much about the living rooms, because great attention is commonly given to them even in flats for small incomes. Here and there I have noticed some bad cases of jobbery, as in one block of flats where the grates in all the rooms bear the imprint of a coal merchant, and more wasteful grates could not be found anywhere else in London. But, speaking in general terms of the reception-rooms, the mistakes are those of taste, as in the plasterwork of the ceilings and the design of the overmantels and chimney-pieces. Of all things in bad art, tawdry decoration is the most needless, perhaps ; and it is pathetic also, like the imitation Bond Street millinery worn on a public holiday by girls from Whitechapel. At a time when England leads the way in decorative design, it is singular that so much ornate tawdriness should be admitted into the decoration of flats for moderate incomes ;

A Flat-Dweller's Point of View

just as it is amazing to see the wall-papers that landlords and their agents choose when tenants leave that important matter to their judgment.

Those who have given most thought to the decoration of homes—those whose opinion is worth having on that subject—do not write much about it, because it is a subject concerning which very little can be put in words. Masters of design speak to us in colours and in forms ; they do not try to describe form and colour to us in words ; still less do they write out recipes for the guidance of the world. All that they leave to a few lady journalists, who in weekly newspapers write at great length on the "Home Beautiful," and are willing to concoct a recipe for the embellishment of any house which they have not seen, their self-assurance being quite in keeping with their ignorance. That editors should print such rubbish is a great pity, because many readers are deceived, while all architects in their dealings with clients are hampered by its harmful influence. The only advice that genuine experts can give with effect, apart from the illustration of first principles, is that which Dr. Abernethy gave to the stingy old lady who tried to get his opinion gratis : "Madam, seek professional advice—and pay for it !"

How rarely professional opinion is sought, and how reluctant householders are to learn the first principles of decorative design, can be rightly understood only by one who, in the preparation of a book, has to find good rooms to be photographed. Indeed, if householders, instead of having themselves and their children photographed, called in an experienced man to "take" their rooms, the camera would teach them many useful lessons. The photographic prints would show that the rooms are too crowded with furniture, too littered with odds-and-ends ; that the pictures are either too large or too small to be in scale with the area of the walls ; that there is too much pattern, too much ostentation, not enough simplicity ; and, generally, that tenants need precisely that expert advice and warning which is given in this book by Mr. Gerald C. Horsley.

W. SHAW SPARROW.

MANSION FLATS, WITH OFFICES ON THE GROUND FLOOR



BLOCK OF MANSION FLATS AT THE BOTTOM OF ST. JAMES'S STREET, LONDON, S.W. AN EXAMPLE OF EXTERIOR DESIGN

R. Norman Shaw, R.A., Architect

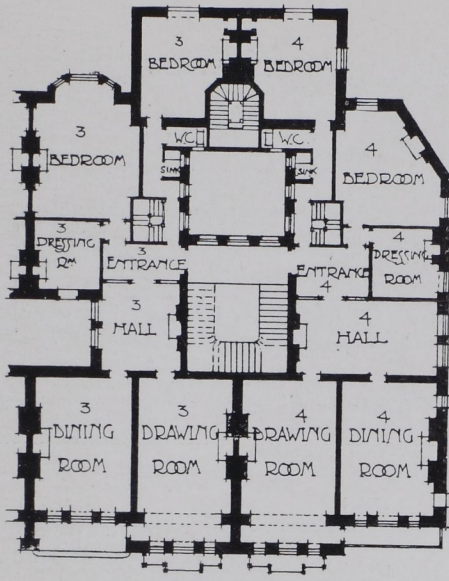
MAISONNETTE FLATS



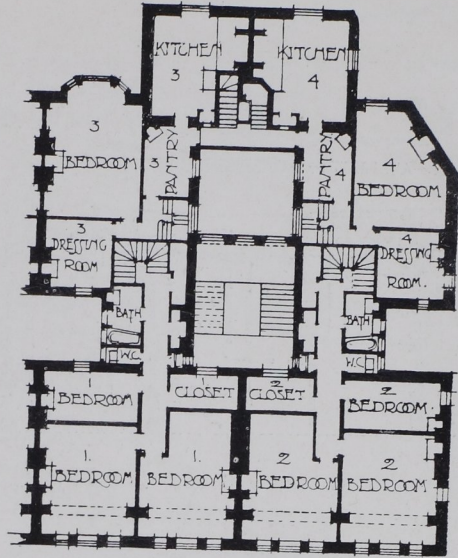
THE ALBERT HALL MANSIONS, LONDON; AN EXAMPLE OF EXTERIOR DESIGN. THE PHOTOGRAPH WAS TAKEN FROM THE MAIN ROAD, LOOKING TOWARDS THE ALBERT HALL

R. Norman Shaw, R.A., Architect

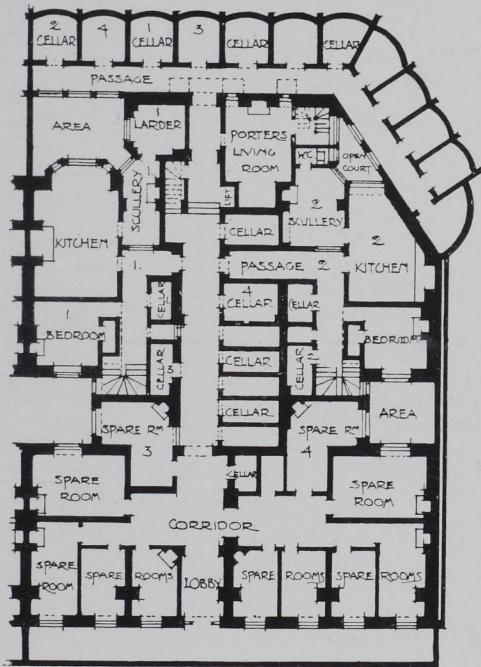
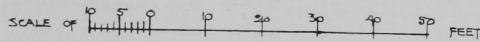
MAISONNETTE FLATS



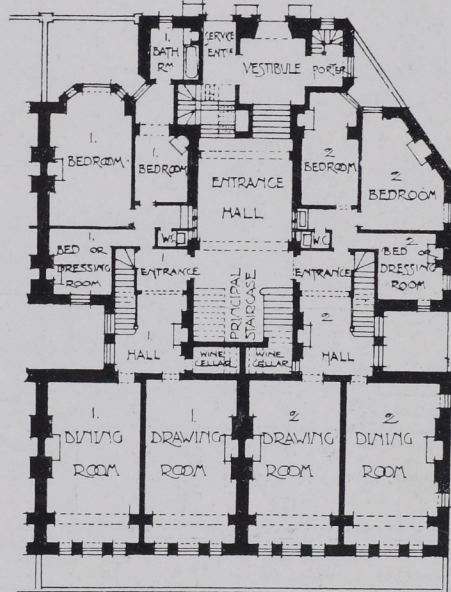
FIRST FLOOR PLAN



MEZZANINE PLAN



BASEMENT PLAN



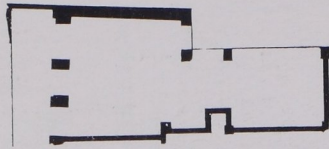
GROUND FLOOR PLAN

THE ALBERT HALL MANSIONS, LONDON; EXAMPLES OF PLANNING. SEE PAGE 26. THESE MAISONNETTE FLATS WERE BUILT ABOUT THIRTY YEARS AGO, AND BROUGHT INTO VOGUE A MEANS BY WHICH AN EXTRA FLOOR CAN BE PLACED BEHIND THE FRONT ROOMS. ON THE SECOND AND THIRD FLOORS THE FRONT ROOMS ARE VERY HIGH, ABOUT FIFTEEN FEET, LEAVING SPACE ENOUGH BEHIND FOR THREE STORIES OF GOOD BEDROOMS AND OFFICES. THE PLANS REPRESENT FOUR SUITES, AND THE ROOMS BELONGING TO EACH ARE NUMBERED

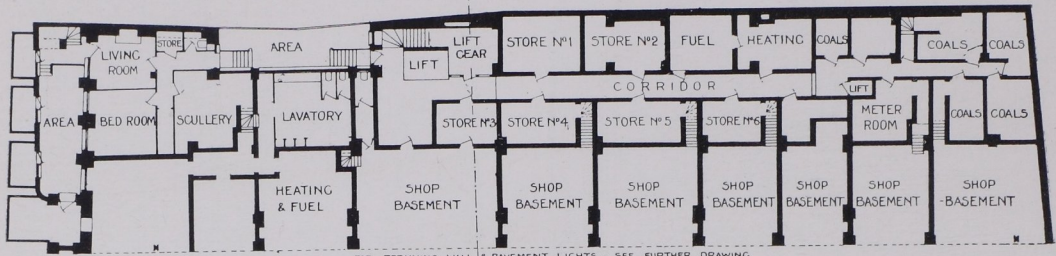
R. Norman Shaw, R.A., Architect

PALATIAL FLATS : PLANNING

GLOUCESTER HOUSE PICCADILLY



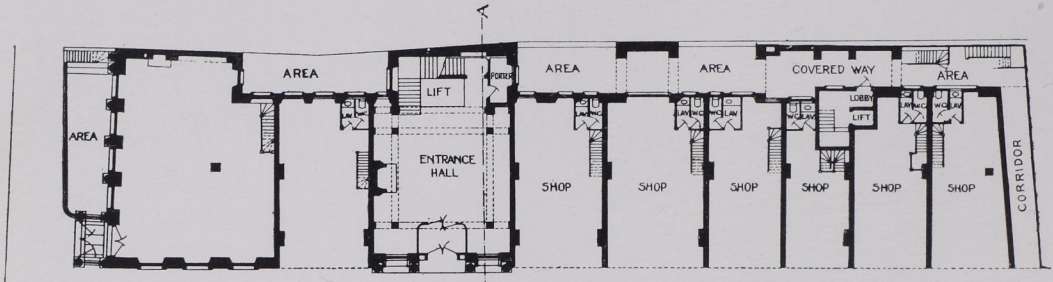
PLAN of AIR DUCT BELOW BASEMENT FLOOR LEVEL



FOR RETAINING WALL & PAVEMENT LIGHTS - SEE FURTHER DRAWING

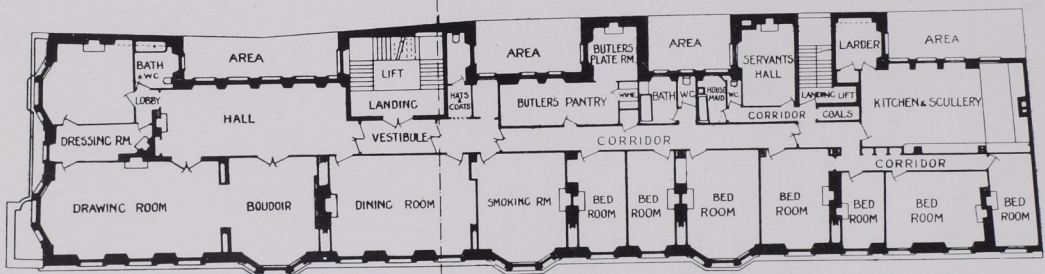
BASEMENT FLOOR PLAN

SCALE OF 1/4" = 1' 0"



GROUND FLOOR PLAN

SCALE OF 1/4" = 1' 0"



FIRST FLOOR PLAN

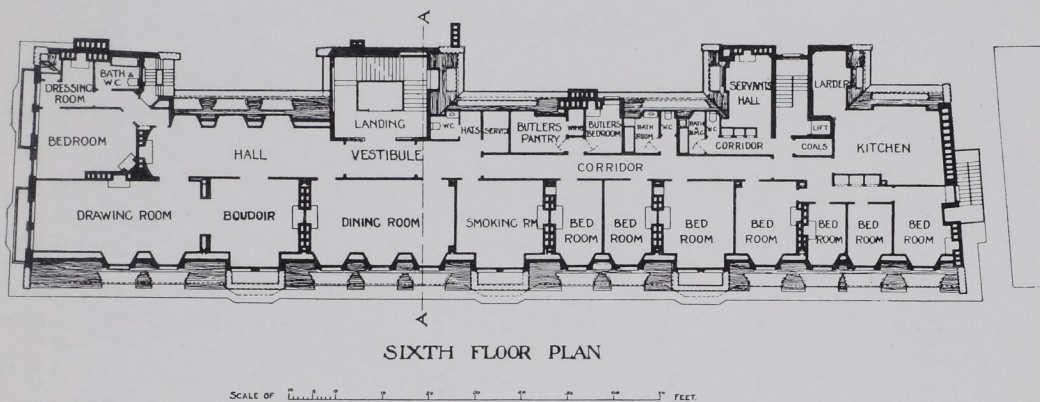
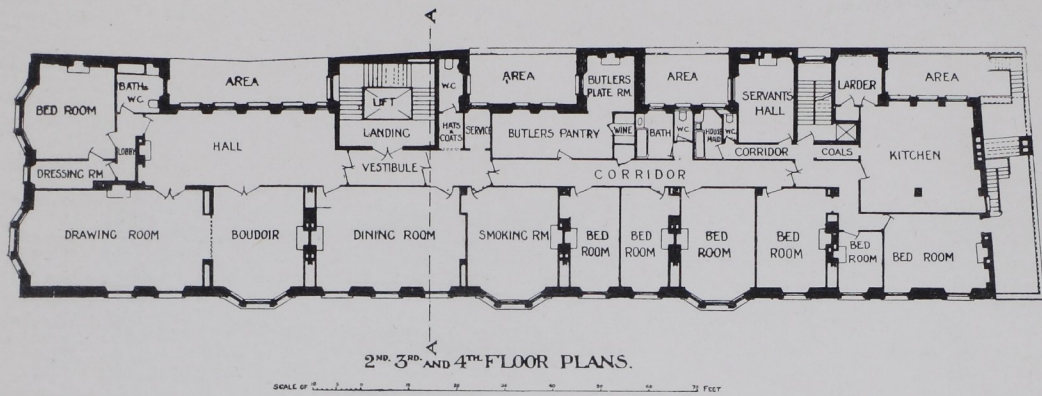
SCALE OF 1/4" = 1' 0"

GLOUCESTER HOUSE, PICCADILLY, LONDON

SEE THE DESCRIPTION AND PLANS ON PAGE 29

T. E. Collcutt, P.R.I.B.A. and Stanley Hamp, A.R.I.B.A.
Architects

PALATIAL FLATS: PLANNING



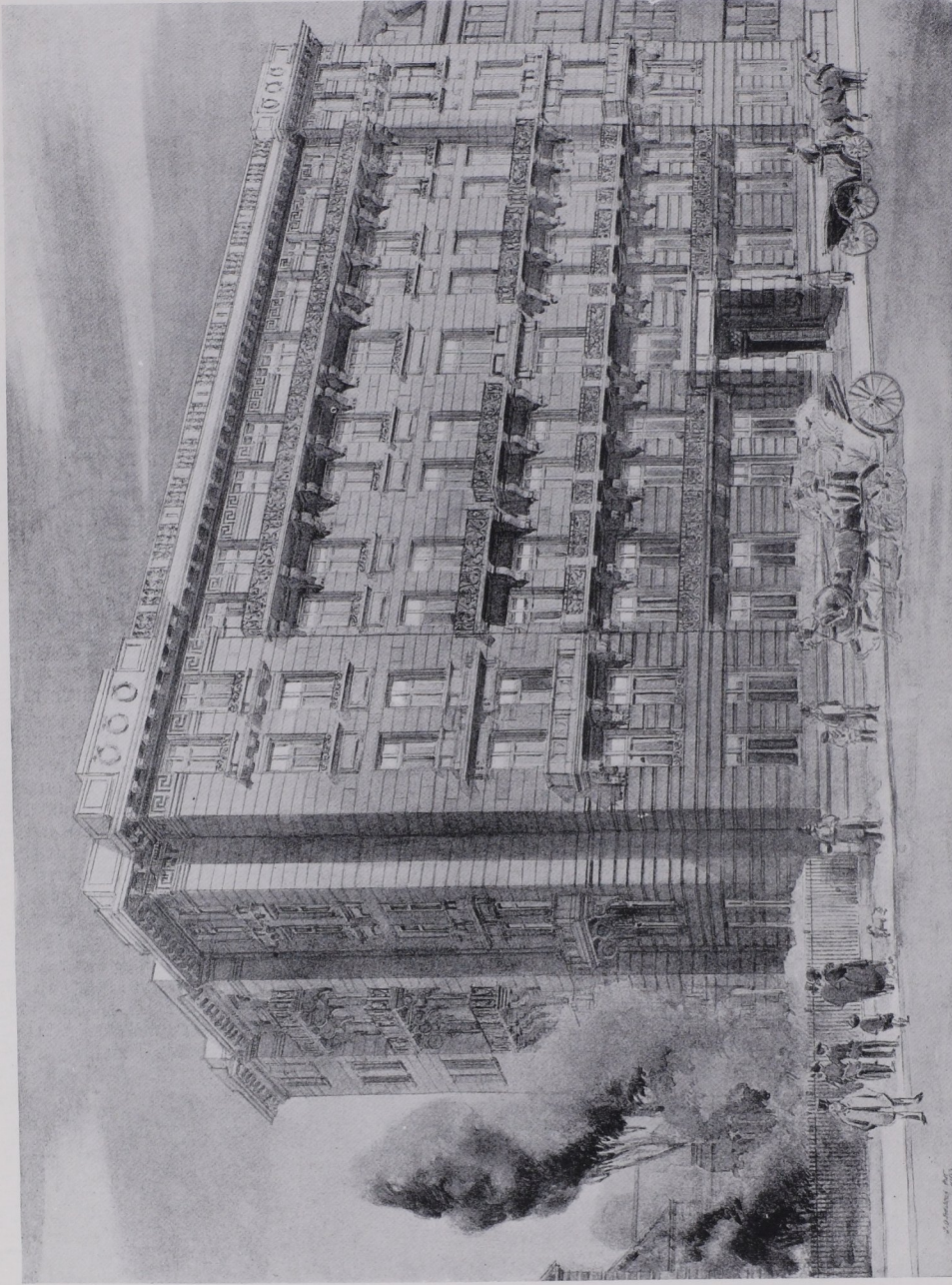
GLOUCESTER HOUSE, PICCADILLY, LONDON

OTHER PLANS ARE GIVEN ON THE OPPOSITE PAGE

THE SITE HAS A FRONTAGE TO PICCADILLY OF ABOUT 52 FEET, AND TO PARK LANE OF 230 FEET. IT PRESENTS A TOTAL SUPERFICIAL AREA OF ABOUT 13,000 FEET. THE GROUND FLOOR IS TO BE OCCUPIED PARTLY BY A BANK AND PARTLY BY SHOPS. THE FRAMEWORK OF THE BUILDING IS OF STEEL WITH BRICK BACKING, AND TO THIS IS ADDED A SURFACE OF CARRARA WARE HAVING THE COLOUR OF OLD IVORY AND FINISHED WITH AN EGG-SHELL GLAZE. THE MANSARD ROOF IS COVERED WITH SPANISH TILES, HAND-MADE AND GLAZED; THEIR COLOUR IS A FINE GREEN. ON THE GROUND FLOOR IS THE MAIN ENTRANCE HALL, A NOBLE ROOM MEASURING 35 FEET BY 50 FEET. EACH FLOOR IS GIVEN TO ONE FLAT WITH ROOMS OF SPLENDID SIZE AND PROPORTION. THE VESTIBULE ENTRANCE, WITH A CLOAK ROOM ADJOINING, IS 20 FEET BY 8 FEET 6 INCHES; THE INNER HALL WITH A FIREPLACE, 32 FEET BY 16 FEET; THE DRAWING ROOM, 40 FEET BY 20 FEET; THE BOUDOIR, 24 FEET BY 18 FEET 6 INCHES; AND THE DINING-ROOM, 30 FEET BY 23 FEET. THERE IS ALSO A BILLIARD ROOM, 24 FEET 6 INCHES BY 19 FEET 6 INCHES. BETWEEN THE DRAWING-ROOM AND BOUDOIR ARE SLIDING DOORS, SO THAT A BALLROOM NEARLY 70 FEET LONG IS EASILY OBTAINED. EACH FLAT HAS MANY BEDROOMS, 3 BATHROOMS, A SERVANTS' HALL, HOUSEKEEPER'S ROOM, A BUTLER'S PANTRY AND BEDROOM, SERVICE ROOM, KITCHEN, SCULLERY, AND ALL THE USUAL ACCESSORIES OF A TOWN HOUSE. THESE FLATS, THE LARGEST IN LONDON, ARE NOW IN THE HANDS OF MESSRS. PATMAN AND FOTHERINGHAM, BUILDERS; THE RENTS, INCLUDING RATES AND TAXES, WILL RANGE FROM £1,500 TO £3,000 A YEAR

T. E. Collcutt, P.R.I.B.A. and Stanley Hamp, A.R.I.B.A.
Architects

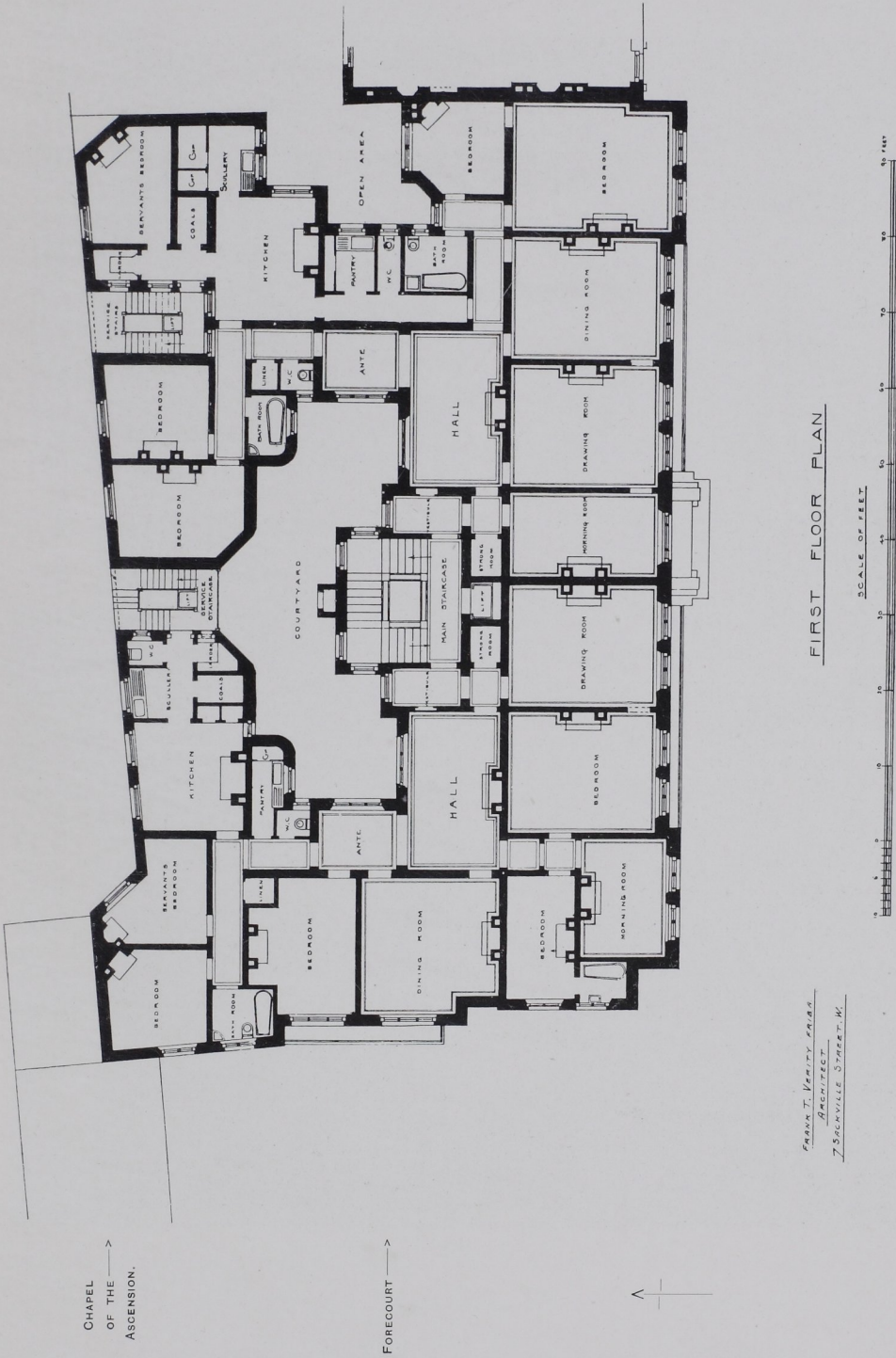
MANSION FLATS: EXTERIOR DESIGN



12, HYDE PARK PLACE, LONDON, W. A BLOCK OF MANSION FLATS, BUILT OF HAM HILL STONE, WITH A ROOF OF ASPHALT. IN THIS BUILDING THE RENT OF A SUITE OF ROOMS IS £700 PER ANNUM, INCLUDING RATES AND TAXES

Frank T. Verity, F.R.I.B.A., Architect

MANSION FLATS: PLANNING



Frank T. Verity, F.R.I.B.A.,
 ARCHITECT
 75, SHERWOOD STREET, W.

FIRST FLOOR PLAN

12, HYDE PARK PLACE, LONDON, W. A BLOCK OF MANSION FLATS WITH SPACIOUS ROOMS ADMIRABLY LIGHTED. THOSE IN FRONT FACE THE BAYSWATER ROAD; THE BACK ROOMS OVERLOOK A GARDEN. SEE THE ELEVATION ON PAGE 30. THE PLANNING IS AXIAL AND SYMMETRICAL. NOTE, ALSO, THE ABSENCE OF CORRIDORS

Frank T. Verity, F.R.I.B.A., Architect

MANSION FLATS: INTERIOR DESIGN



VIEW OF THE DRAWING-ROOM IN MRS. GABRIEL'S FLAT, 12, HYDE PARK PLACE, LONDON, W. SEE ALSO THE ILLUSTRATIONS ON PAGES 30 AND 31

Frank T. Verity, F.R.I.B.A., Architect

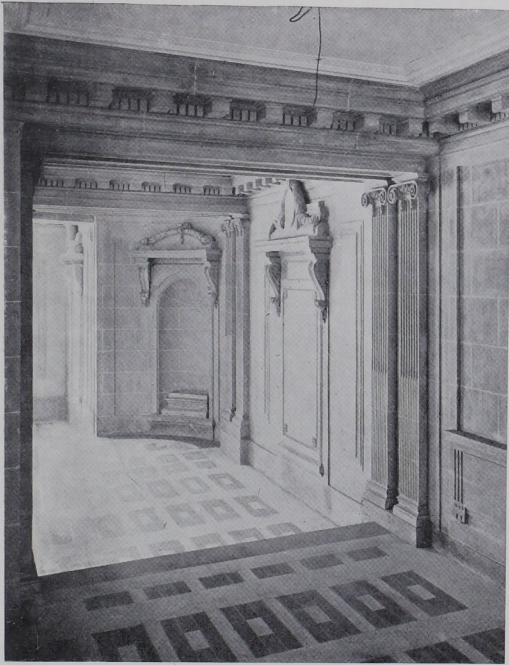
MANSION FLATS: INTERIOR DESIGN



MANSION FLATS, 25, BERKELEY SQUARE, LONDON
ON THE GROUND FLOOR



THE WORK IS CARRIED OUT IN STONE COMPOSITION
ON THE STAIRCASE



MANSION FLATS, 25, BERKELEY SQUARE, LONDON.
NEAR THE ENTRANCE HALL

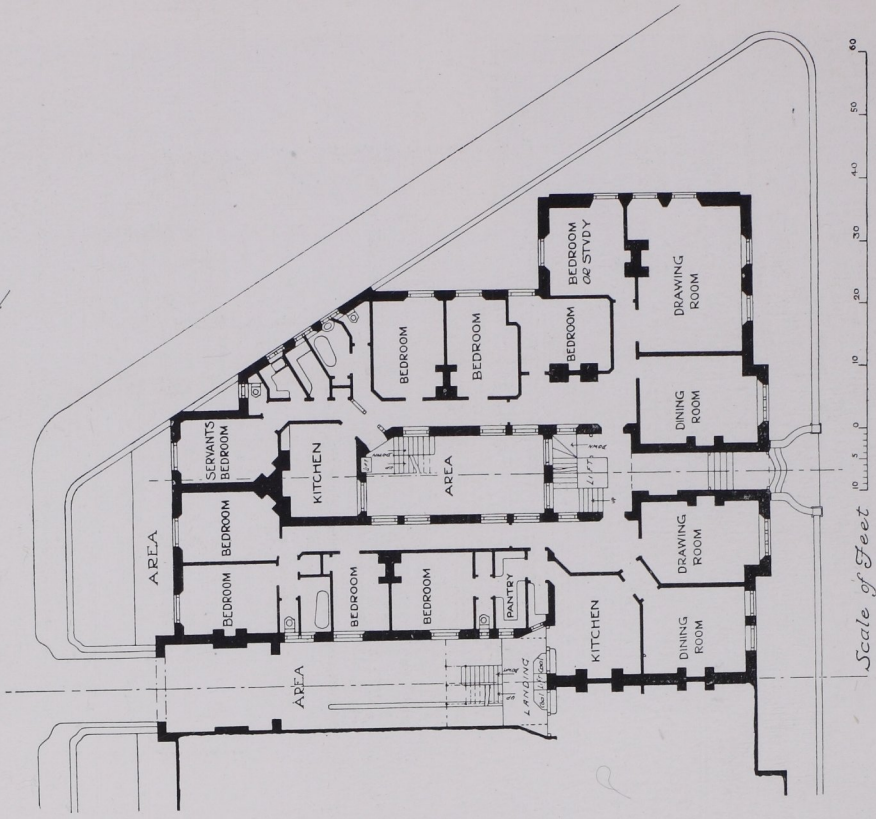
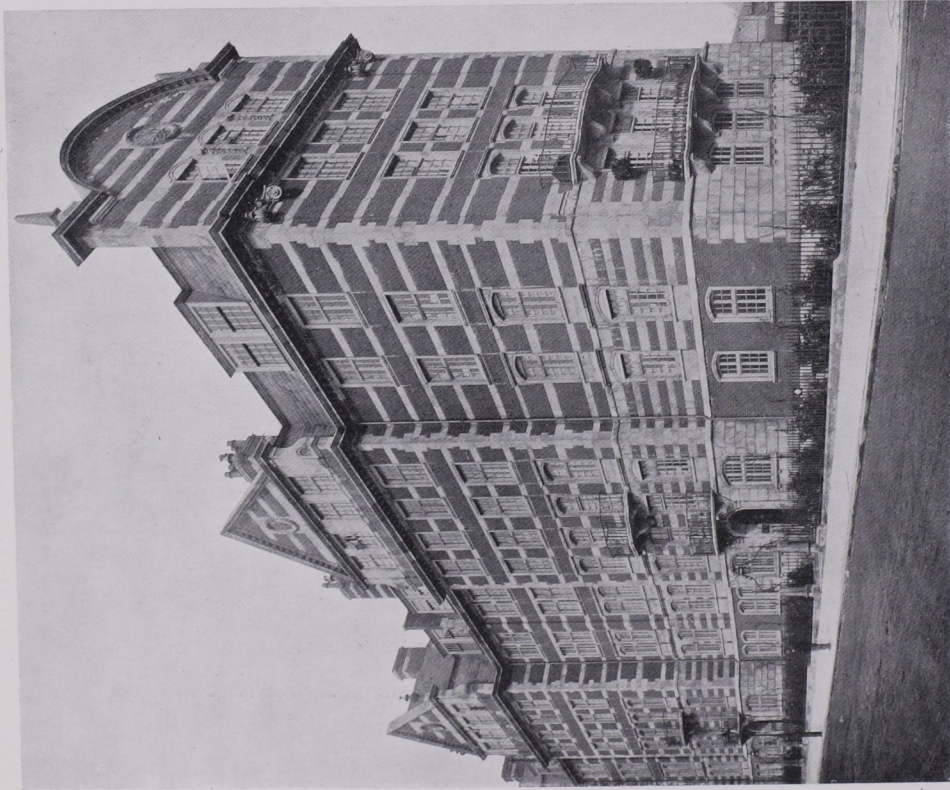
IN THIS BUILDING THE RENT OF A FLAT IS £850 PER ANNUM, INCLUDING RATES AND TAXES



THE WORK IS CARRIED OUT IN STONE COMPOSITION
NEAR THE ENTRANCE HALL

Frank T. Verity, F.R.I.B.A., Architect

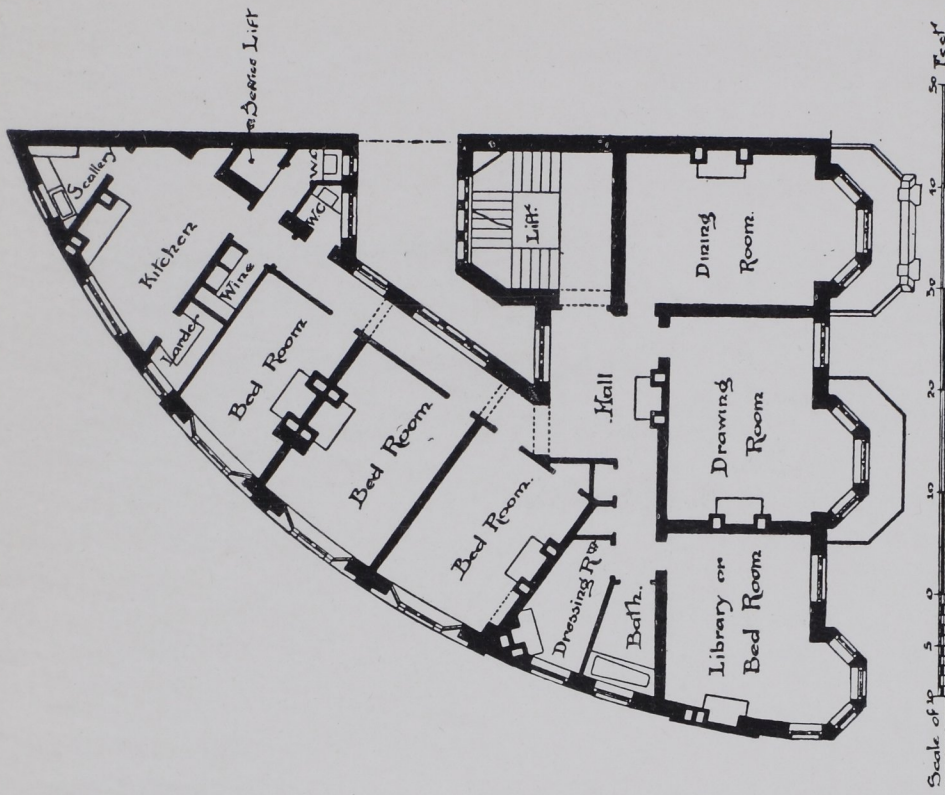
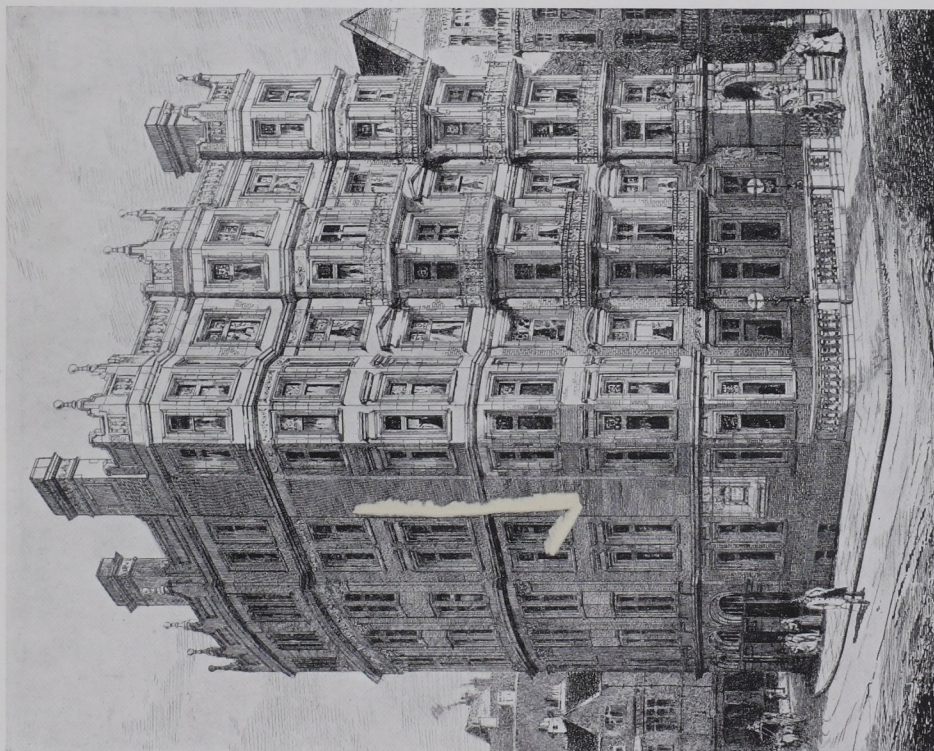
FLATS FOR THE WELL-TO-DO : PLANNING AND EXTERIOR DESIGN



HANOVER HOUSE, ST. JOHN'S WOOD, LONDON. THESE FLATS ARE BUILT OF RED BRICK AND PORTLAND STONE, WITH A ROOF OF GREY-GREEN SLATES. THE CARVING WAS CARRIED OUT BY T. E. JAGO. THE PLAN REPRESENTS TWO SUITES OF ROOMS, WITH THE CORRIDOR OF EACH FLAT LIGHTED FROM AN AREA. THE KITCHENS ARE WELL PLACED IN THEIR RELATION TO THE BEDROOMS AND OFFICES OF THE SERVANTS' QUARTERS. THE RENTS, INCLUDING RATES AND TAXES, RANGE FROM £180 TO £240 PER ANNUM

E. P. Warren, F.R.I.B.A., F.S.A., Architect

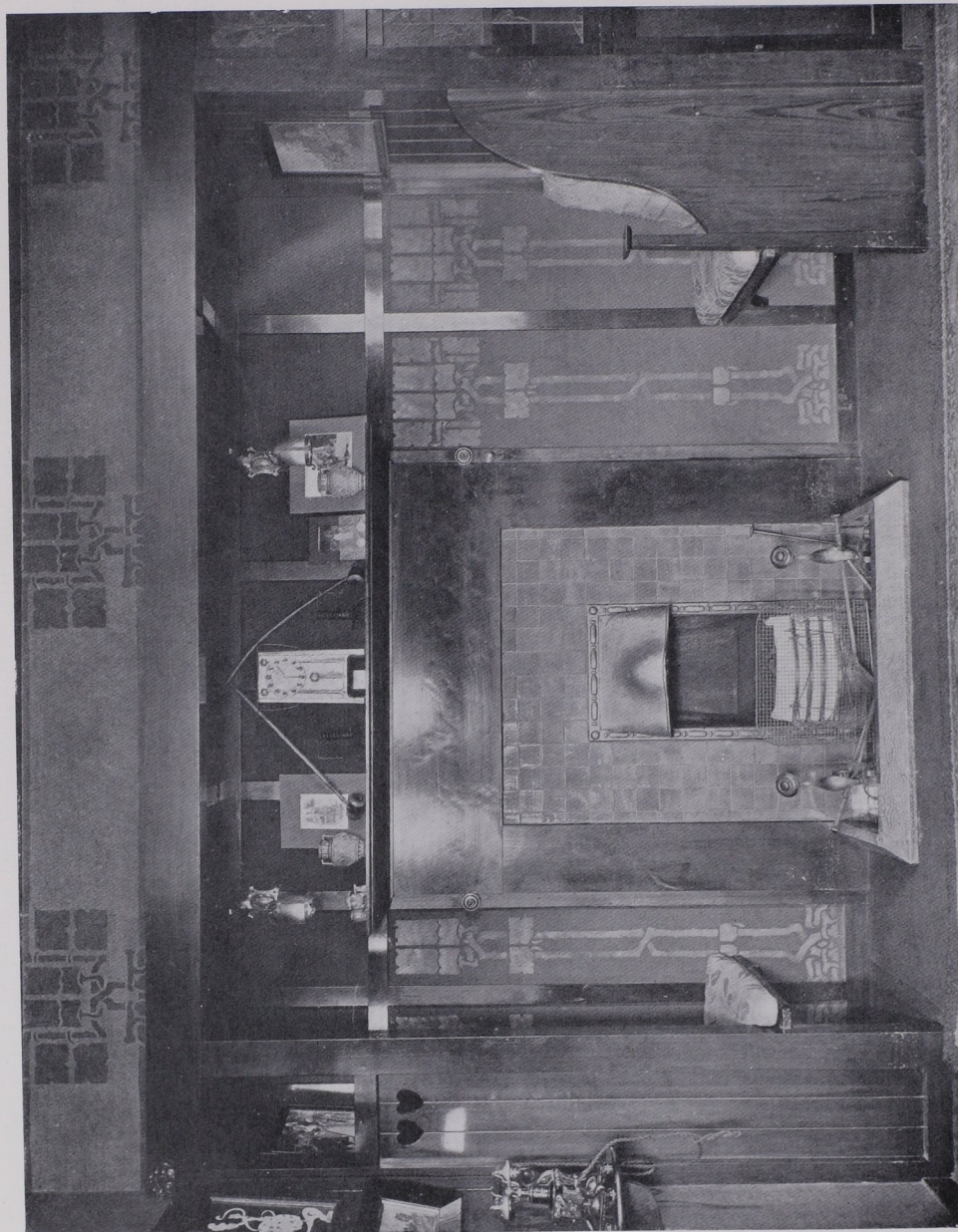
MANSION FLATS: PLANNING AND EXTERIOR DESIGN



THE MANSIONS, SLOANE GARDENS, LONDON. THE PLAN ILLUSTRATES, IN A CLEVER DESIGN, THE TREATMENT OF A DIFFICULT SITE THAT FORMS A QUADRANT AT THE CORNER OF SLOANE GARDENS. ON EACH FLOOR THERE IS ONE SUITE OF ROOMS

Edwin T. Hall, V-P.R.I.B.A., Architect

BACHELOR'S FLAT : INTERIOR DESIGN



MARLBOROUGH CHAMBERS, JERMYN STREET, LONDON, W. THE FIRESIDE, WITH INGLE SEATS, IN A SITTING-ROOM
SEE THE COLOUR-PLATE FACING THIS PAGE

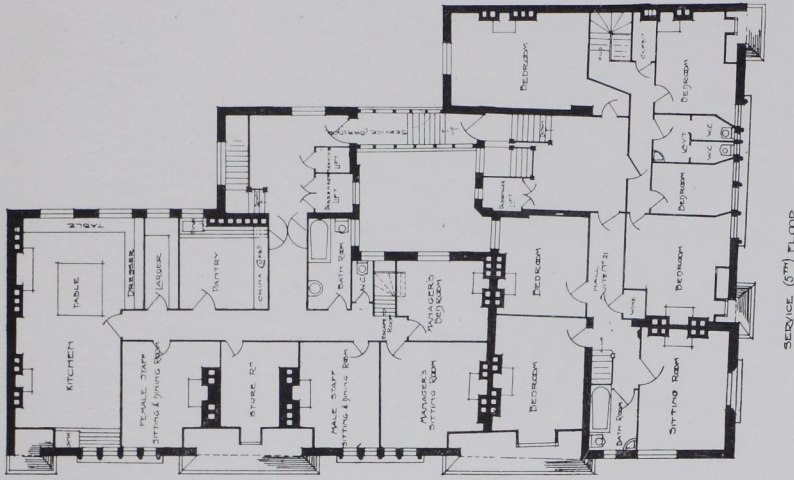
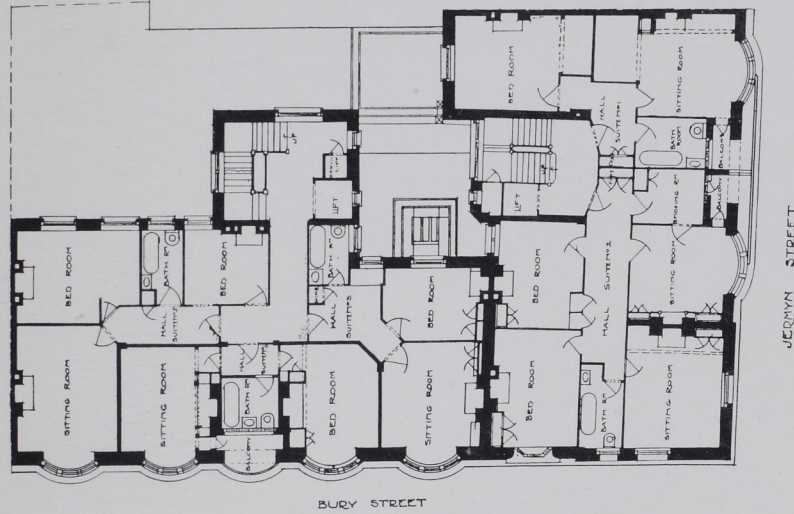
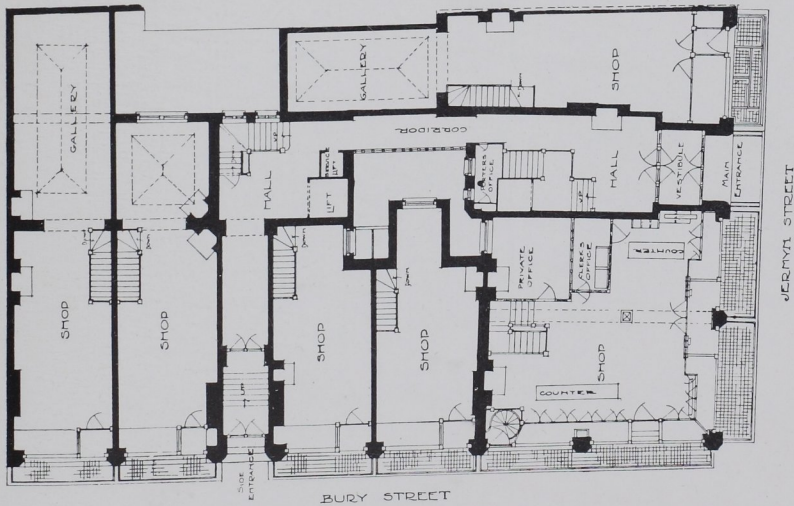
Reginald Morphew, Architect



MARLBOROUGH CHAMBERS, JERMYN STREET, LONDON, W. FROM A DRAWING BY T. HAMILTON CRAWFORD. THE BUILDING IS FACED WITH PORTLAND STONE AND BACKED WITH BRICKS. THE HEIGHT FROM THE GROUND FLOOR TO THE TOP STOREY IS 54 FEET; FROM THE GROUND LEVEL TO THE CORNER OF THE TURRET, 74 FEET; AND TO THE TOP OF THE GABLE, 86 FEET

Reginald Morphew, Architect

BACHELORS' FLATS, WITH SHOPS ON THE GROUND FLOOR



GROUND FLOOR

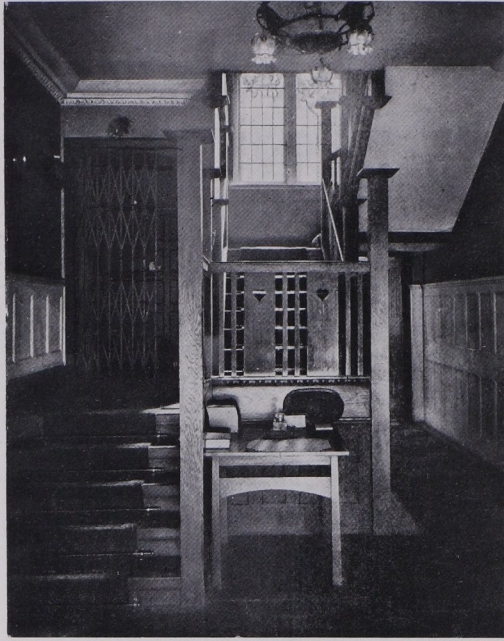
FIRST FLOOR

FIFTH FLOOR

MARLBOROUGH CHAMBERS, JERMYN STREET, LONDON, W. THESE ARE GOOD EXAMPLES OF PLANNING IN A BLOCK OF FLATS FOR WEALTHY BACHELORS. THE SUITES ON THE DIFFERENT FLOORS VARY LITTLE IN THE SCHEME OF THEIR ARRANGEMENT, SO THAT THE PLAN OF THE FIRST FLOOR REPRESENTS THE OTHER STORIES ALSO. TO EVERY DETAIL THE GREATEST CARE HAS BEEN GIVEN. EACH FLAT HAS A TELEPHONE, AND EACH TENANT CAN DINE AS COMFORTABLY AT HOME AS IN ANY CLUB OR RESTAURANT. THE KITCHEN, AND THE EXCELLENT ROOMS FOR THE WORKING STAFF, ARE SHOWN IN THE PLAN OF THE FIFTH FLOOR. PHOTOGRAPHIC VIEWS OF THE INTERIOR ARE PRINTED ON PAGES 36 AND 38, AND THE COLOUR-PLATE FACING PAGE 36 IS A VIEW OF THE BUILDING FROM OUTSIDE. THE RENTS OF THE FLATS UNFURNISHED RANGE FROM £150 TO £450 PER ANNUM, INCLUDING RATES AND TAXES

Reginald Morphew, Architect

BACHELORS' FLATS: INTERIOR DESIGN



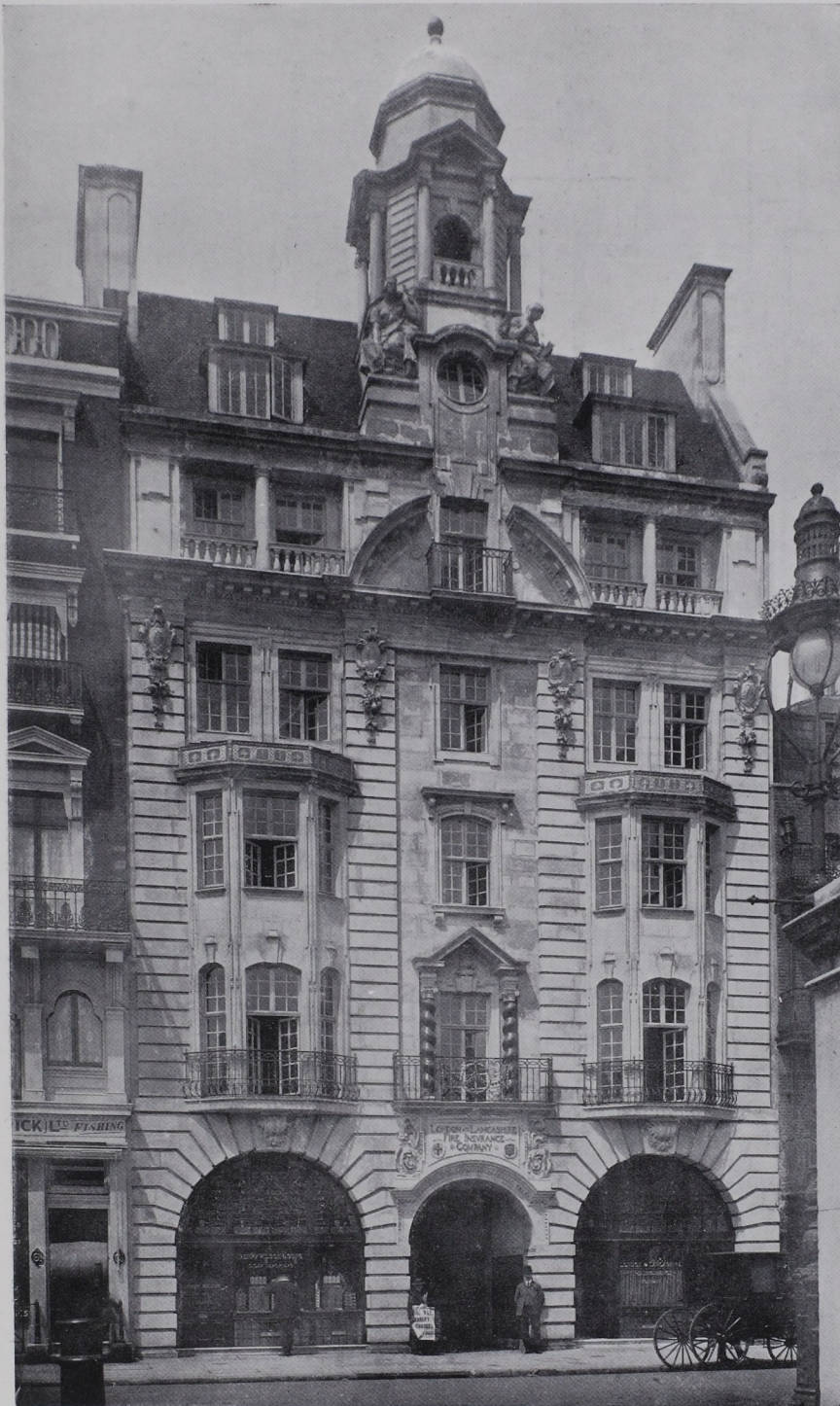
VIEW OF THE ENTRANCE WITH OAK STAIRCASE, MARLBOROUGH CHAMBERS, JERMYN STREET, LONDON, W.



THE CHIMNEY CORNER IN A SITTING-ROOM, MARLBOROUGH CHAMBERS, JERMYN STREET, LONDON. SEE THE ILLUSTRATIONS ON PAGES 36 AND 37

Reginald Morphew, Architect.

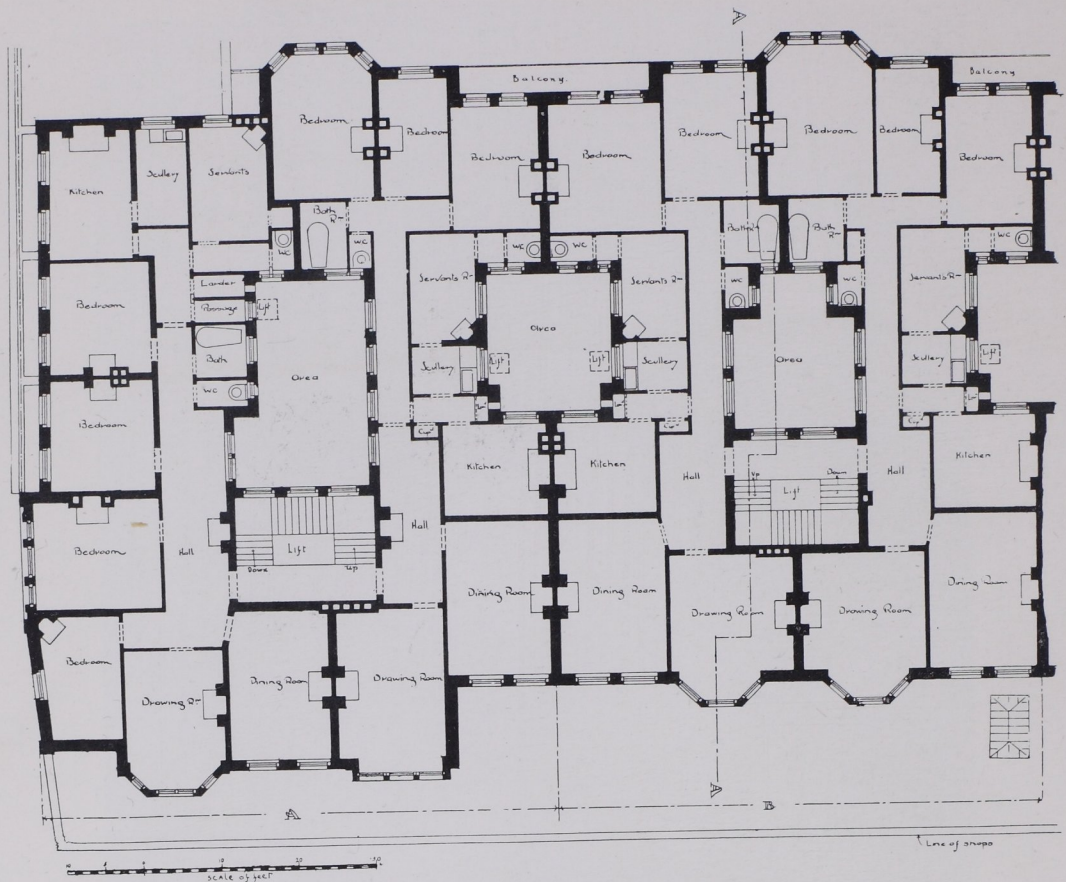
BACHELORS' FLATS, WITH OFFICES ON THE GROUND FLOOR



A NEW BUILDING, NO. 59, PALL MALL, LONDON. AN EXAMPLE OF EXTERIOR DESIGN. THE RENTS OF THE FLATS RANGE FROM £150 TO £350 A YEAR, INCLUDING RATES AND TAXES

E. Guy Dawber, F.R.I.B.A., Architect

FLATS FOR THE WELL-TO-DO: PLANNING



ST. GEORGE'S TERRACE, GLOUCESTER ROAD, LONDON. SEE THE LARGE ILLUSTRATION IN COLOUR BETWEEN PAGES 40 AND 41. THIS GROUP OF BUILDINGS CONTAINS FIVE BLOCKS OF FLATS, AND ON EACH FLOOR IN ALL THE BLOCKS THERE ARE TWO SUITES OF ROOMS, SO ARRANGED THAT THEY CAN BE UNITED INTO ONE LARGE FAMILY SUITE. THE PLAN ON THIS PAGE REPRESENTS FOUR FLATS ON THE FIRST FLOOR. THE KITCHENS ARE WELL PLACED IN THEIR RELATION TO THE OTHER ROOMS IN THE SERVICE QUARTERS. THESE FLATS ARE NOW BEING BUILT; THE RENTS, INCLUDING RATES AND TAXES, WILL RUN FROM £200 TO £250 A YEAR

Paul Hoffmann, Architect



BLOCK OF FLATS, ST. GEORGE'S TERRACE, GLOUCESTER ROAD, LONDON, SHOWING THE ELEVATION WITH THE RETURN FRONTAGE TO ST. GEORGE'S PLACE, AND THE ROOF GARDENS ON THE FIRST FLOOR LEVEL.

Paul Hoffmann, Architect

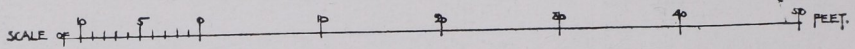
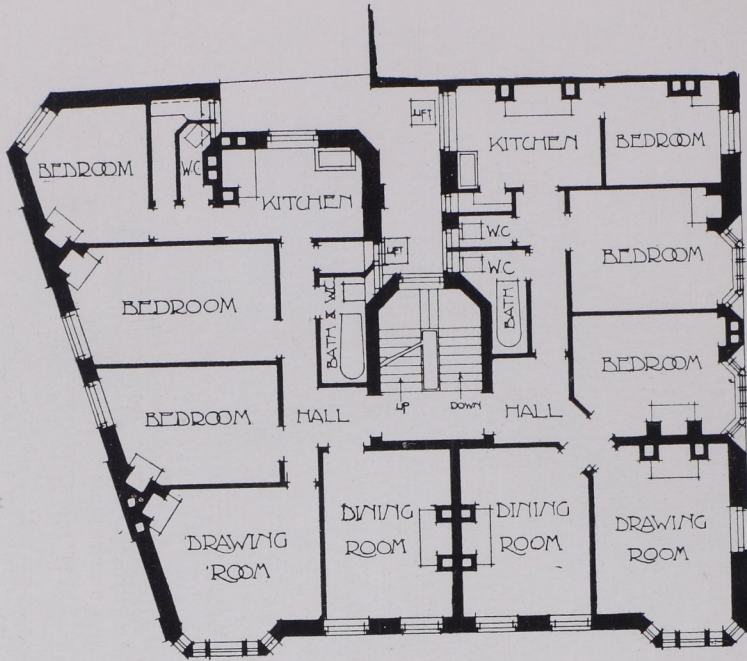
INEXPENSIVE FLATS: EXTERIOR DESIGN



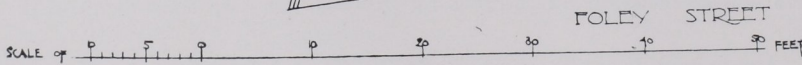
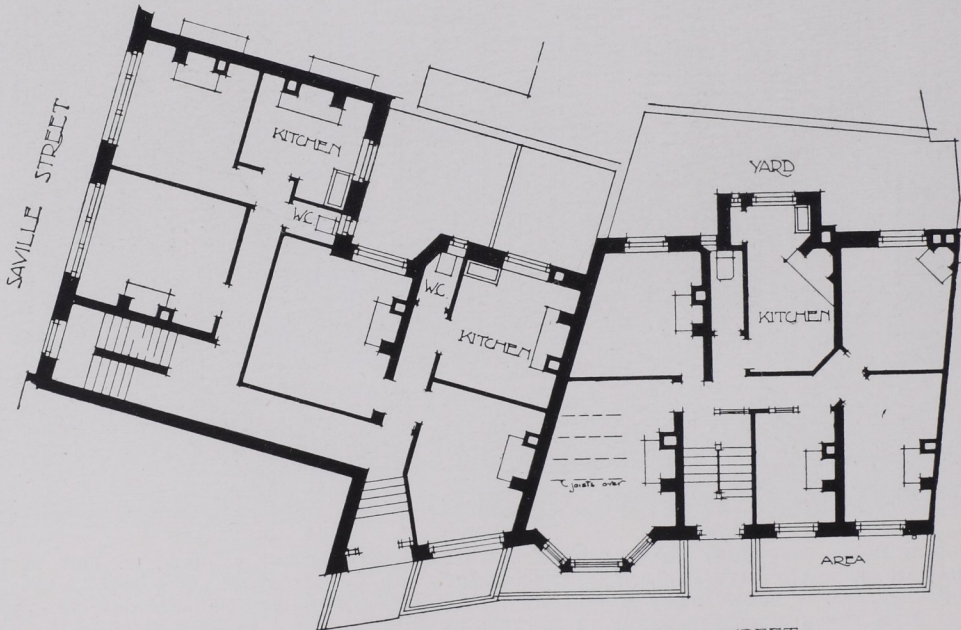
LUXBOROUGH HOUSE, NORTHUMBERLAND STREET AND PADDINGTON STREET, LONDON, W. THIS BLOCK OF FLATS HAS AN OPEN SITE WITH PUBLIC GARDENS IN FRONT AND AT THE SIDES. BUILT FOR TENANTS WITH MODERATE INCOMES, IT SHOWS THAT EXCELLENT DESIGN AND SOUND WORKMANSHIP CAN BE COMBINED WITH THE STRICTEST ECONOMY IN MATTERS OF EXPENSE. SEE THE PLAN ON PAGE 42

Professor Beresford Pite, F.R.I.B.A., Architect

INEXPENSIVE FLATS: PLANNING



FIRST FLOOR PLAN: LUXBOROUGH HOUSE, NORTHUMBERLAND STREET AND PADDINGTON STREET, LONDON, W. THE EXTERIOR IS GIVEN ON PAGE 41



PLAN OF THE GROUND FLOOR: NOS. 18, 19, AND 20, FOLEY STREET, LONDON, W. SEE PAGE 43

Professor Beresford Pite, F.R.I.B.A., Architect

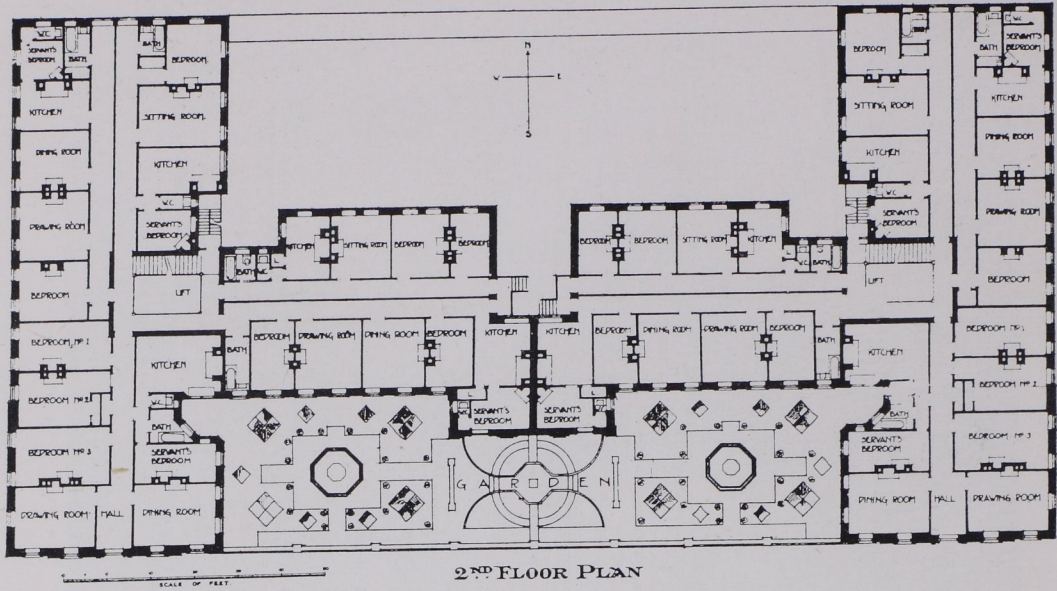
INEXPENSIVE STREET FLATS: EXTERIOR DESIGN



NOS. 18, 19, AND 20, FOLEY STREET, LONDON, W. AN EXAMPLE OF INEXPENSIVE STREET FLATS HAVING THE CHARACTER OF GOOD TOWN HOUSES IN A NEIGHBOURHOOD WHERE HIGH RENTS ARE NOT TO BE OBTAINED. THE MATERIALS ARE RED BRICK AND PORTLAND STONE. A PLAN OF THE GROUND FLOOR IS GIVEN ON PAGE 42

Professor Beresford Pite, F.R.I.B.A., Architect

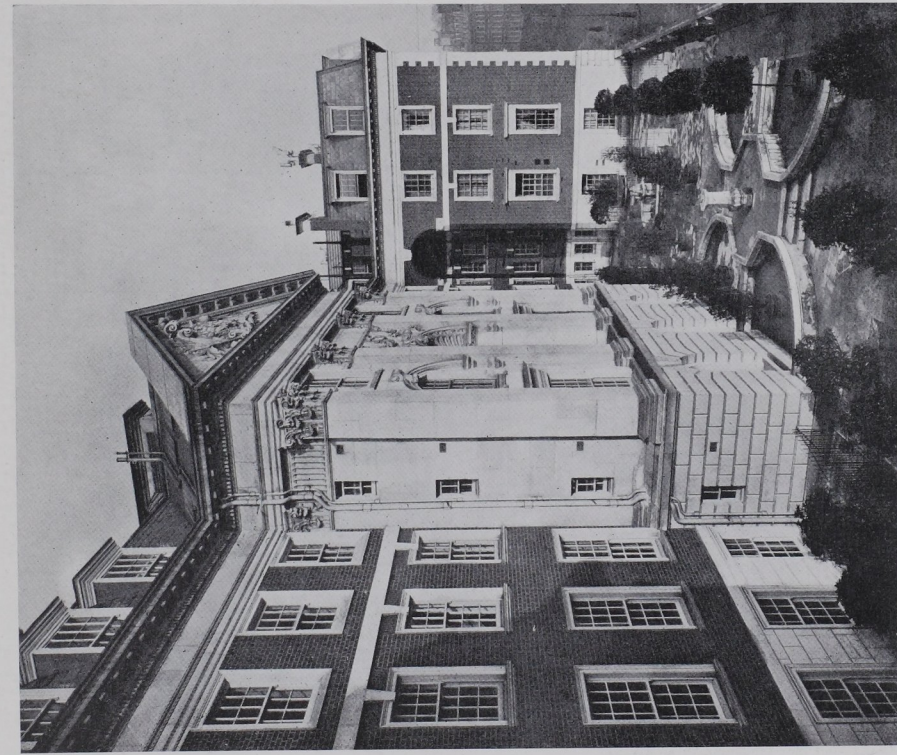
FLATS FOR MODERATE INCOMES: PLANNING AND EXTERIOR DESIGN



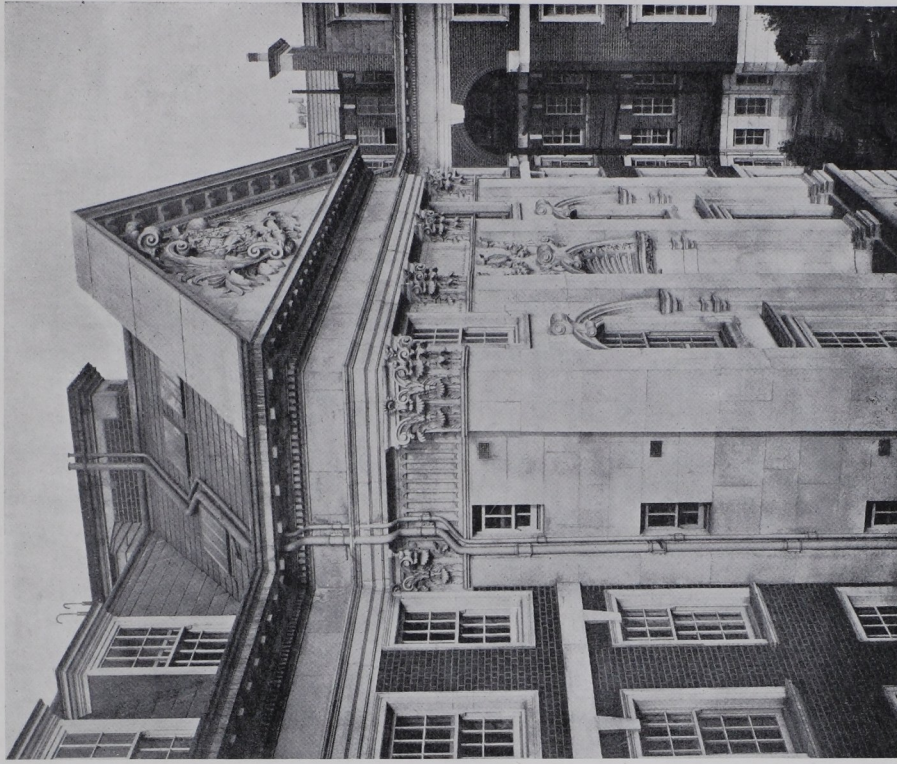
HORTON COURT, KENSINGTON, LONDON. SECOND FLOOR PLAN AND THE FRONT TO KENSINGTON HIGH STREET. THE MATERIALS ARE ENGLISH RED BRICKS, PALOTTE STONE FROM FRANCE, WITH PORTLAND STONE FOR THE GROUND FLOOR. THE SUITES OF ROOMS ARE DESIGNED FOR DIFFERENT INCOMES, SOME BEING SMALL AND OTHERS LARGER. THE RENTS, INCLUDING RATES AND TAXES, RUN FROM £90 TO £210 PER ANNUM. NOTE THE GARDEN TERRACE ABOVE THE SHOPS, THE ABSENCE OF AN AREA, AND THE DIRECT WINDOW-VENTILATION GIVEN TO EACH CORRIDOR

F. S. Chesterton and J. D. Coleridge, Architects

FLATS FOR MODERATE INCOMES: EXTERIOR DESIGN



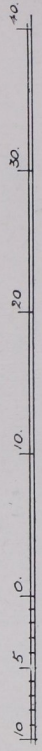
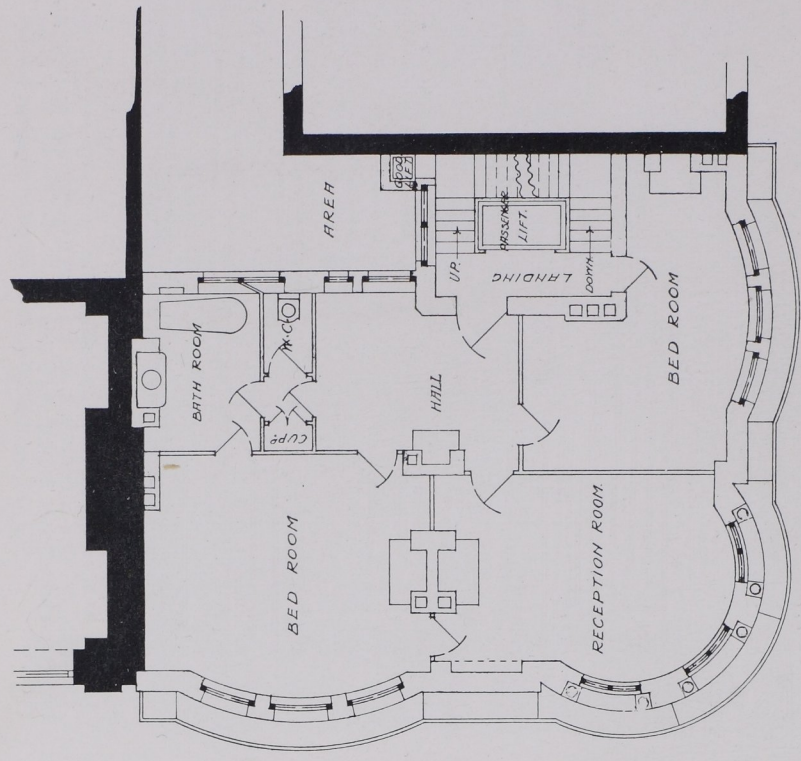
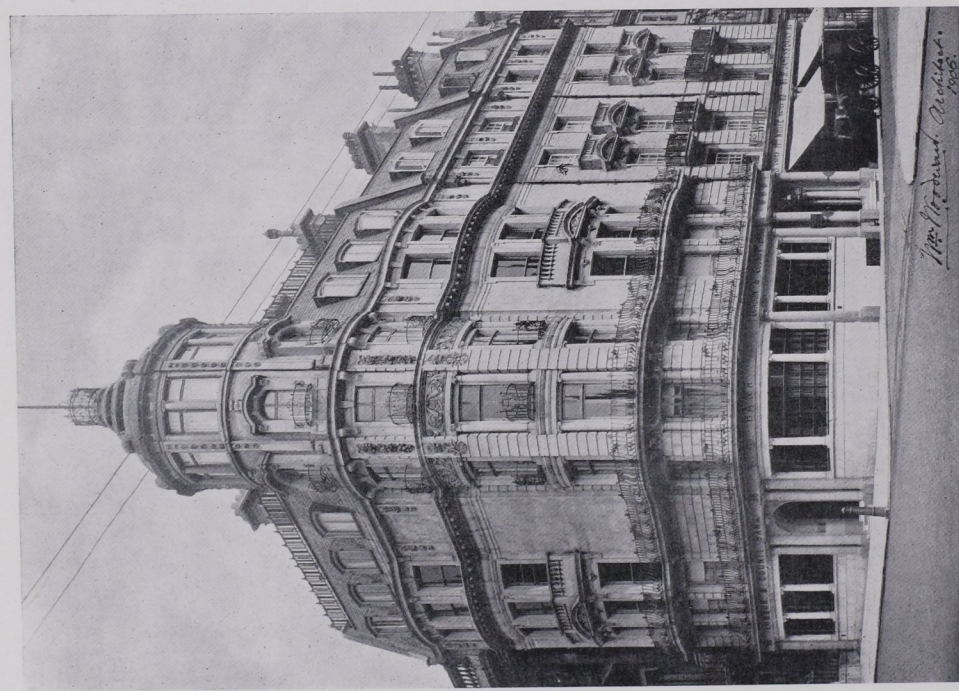
HORNTON COURT, KENSINGTON, LONDON
 1. VIEW SHOWING AN ITALIAN GARDEN BUILT ON THE ROOF OF PROJECTING SHOPS. THE PATHS ARE OF YORK STONE, AND RED TILES ARE USED FOR THE REST OF THE WORK; THE DESIGN IS COMPLETED BY MEANS OF TREES IN TUBS, A SUNDIAL IN THE CENTRE AND A FOUNTAIN AT EACH END. 2. DETAIL OF THE CENTRE PEDIMENT. THE PARTY WALL GOES UP THE CENTRE AND IS MASKED BY THE NICHE. SEE PAGE 44



HORNTON COURT, KENSINGTON, LONDON.
 2

F. S. Chesterton and J. D. Coleridge, Architects

BACHELORS' FLATS: PLANNING AND EXTERIOR DESIGN

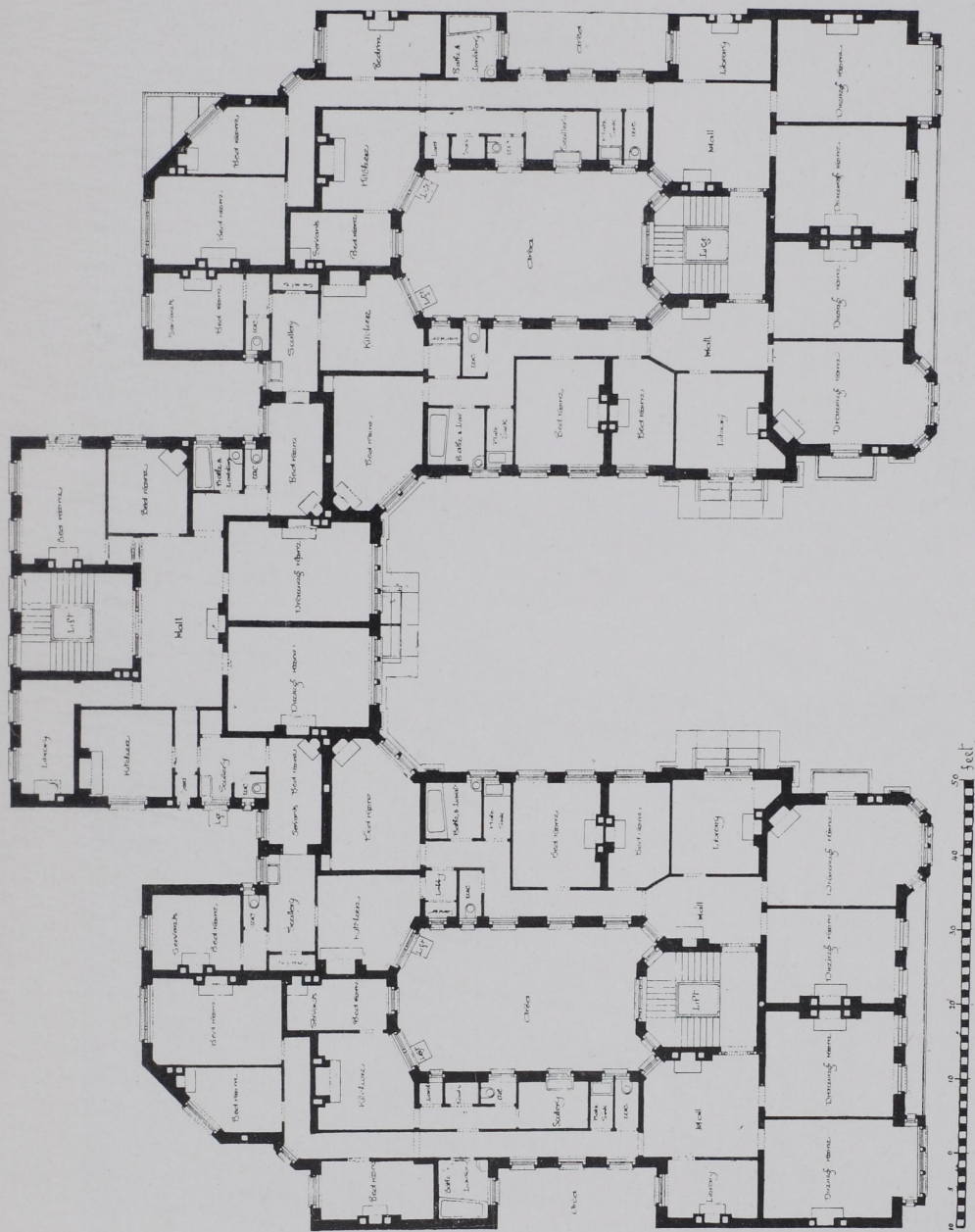


NO. 36, ST. JAMES'S STREET, AND NO. 64, JERMYN STREET, LONDON

NO. 36, ST. JAMES'S STREET, AND NO. 64, JERMYN STREET, LONDON

William Woodward, F.R.I.B.A., F.S.I., Architect

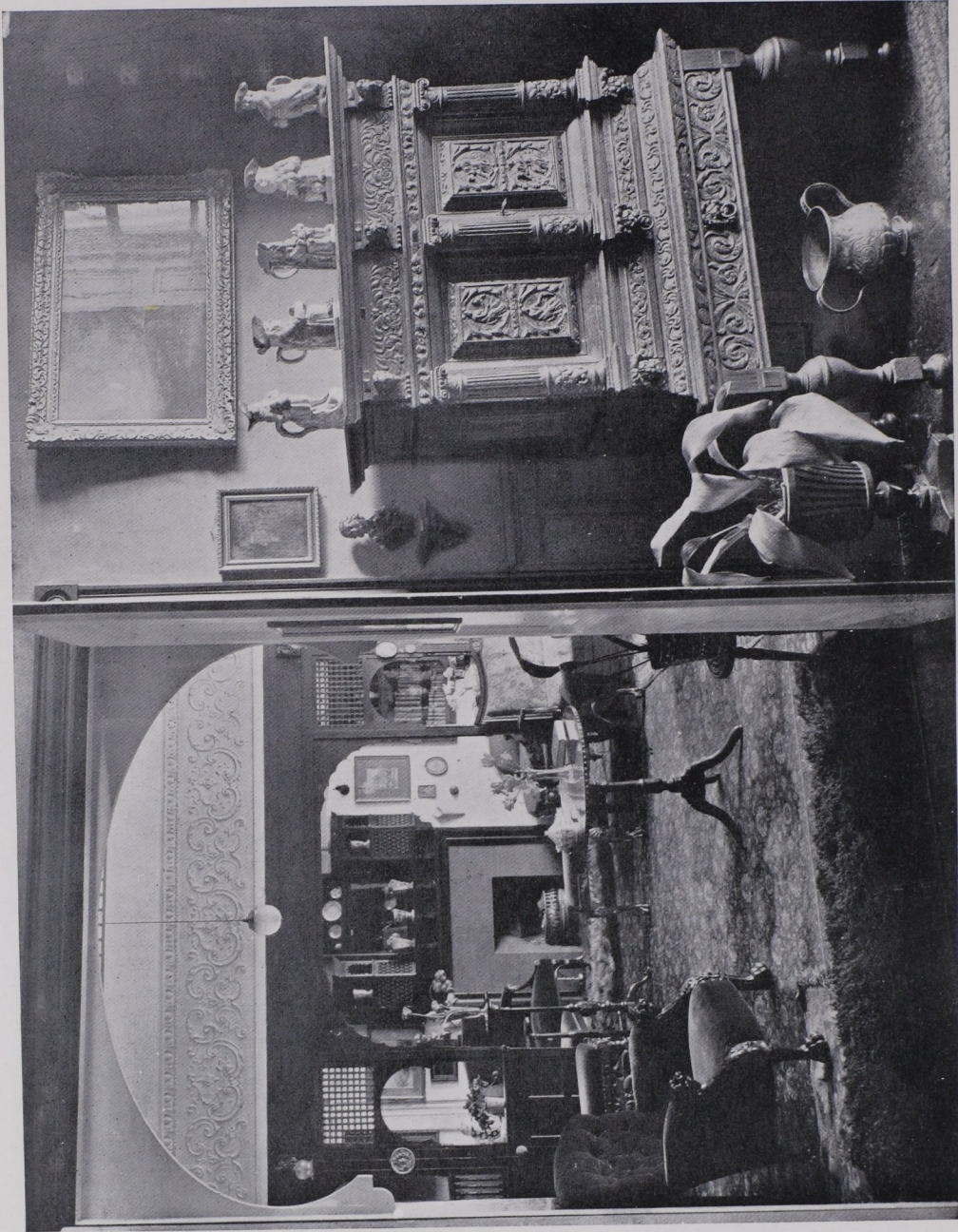
FLATS FOR THE WELL-TO-DO: AN EXAMPLE OF PLANNING



ALEXANDRA COURT, NOS. 171, 173 AND 175, QUEEN'S GATE, LONDON. THIS BLOCK OF FLATS STANDS ON A SITE OF VERY CONSIDERABLE DEPTH AND IS ARRANGED AROUND A CENTRAL COURTYARD. THERE ARE FIVE GOOD SUITES ON EACH FLOOR, AND EACH SUITE CONTAINS AN ENTRANCE HALL, THREE RECEPTION-ROOMS, FOUR BEDROOMS AND AMPLE OFFICES. ALL THE LIVING ROOMS OVERLOOK QUEEN'S GATE OR THE GARDENS IN THE REAR. THE LIGHTING IS GOOD THROUGHOUT, THE AREAS ARE WELL VENTILATED. THE RENTS, INCLUDING RATES AND TAXES, RANGE FROM £280 TO £400 A YEAR

Paul Hoffmann, Architect

FLATS FOR THE WELL-TO-DO : INTERIOR DESIGN



THE DRAWING-ROOM AS SEEN FROM THE DINING-ROOM IN MRS. MACHELL-SMITH'S FLAT, 44, BUCKINGHAM STREET, STRAND, LONDON.
SEE THE PLATE IN COLOUR FACING THIS PAGE



YORK GATE AND BUCKINGHAM ST., FROM A DRAWING BY W. ALISTER MACDONALD IN THE COLLECTION OF MRS. MACHELL-SMITH. THE HOUSE WITH BALCONIES, ONCE OCCUPIED BY SAMUEL PEPYS (1632-1703), AND LATER BY WILLIAM ETTY THE PAINTER (1787-1849), HAS BEEN TRANSFORMED IN PART INTO A FLAT FOR MRS. MACHELL-SMITH, AND THE ROOMS OF THIS FLAT ARE ILLUSTRATED ELSEWHERE IN THIS BOOK

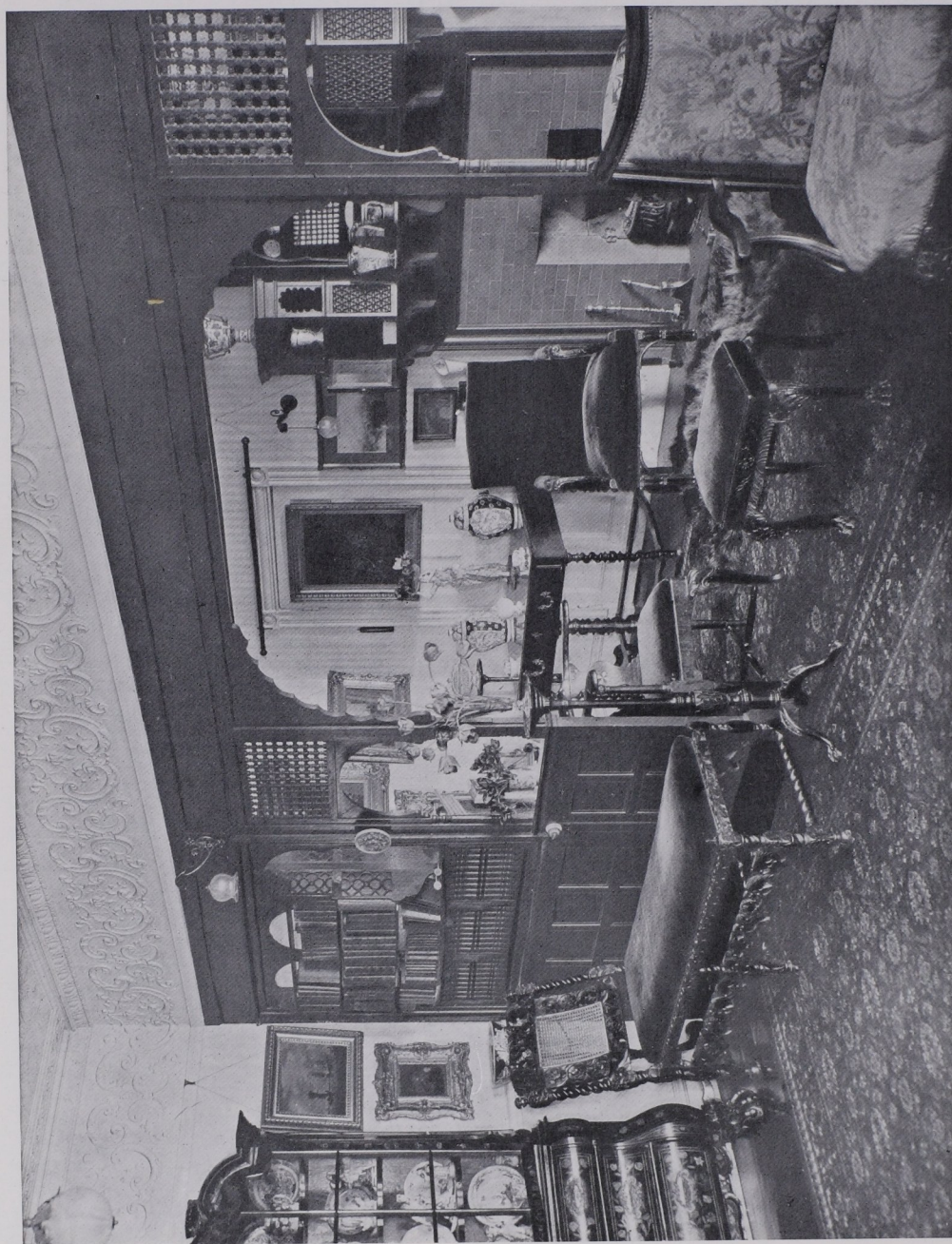
W. Alister Macdonald, Painter

FLATS FOR THE WELL-TO-DO: INTERIOR DESIGN



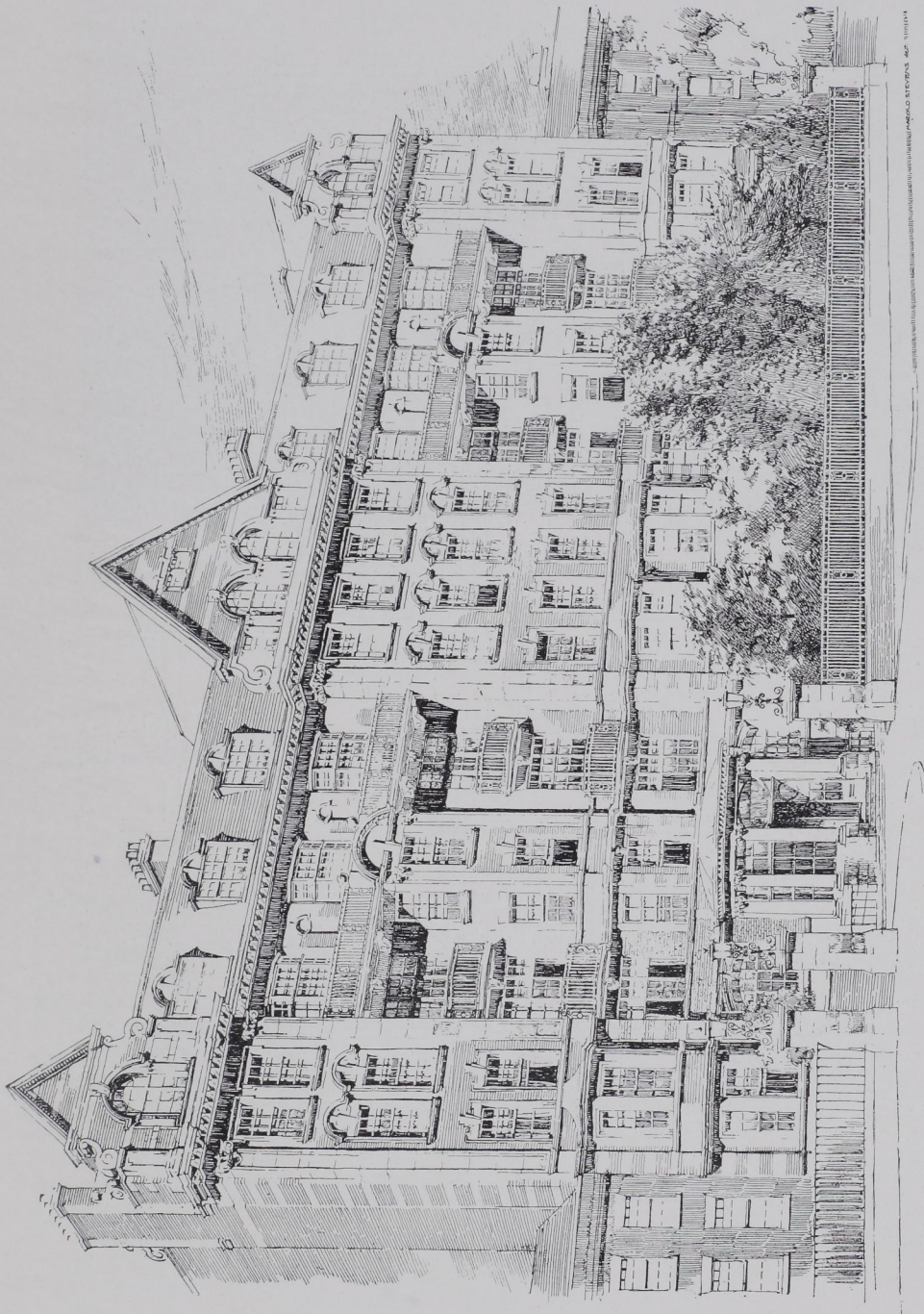
THE DINING-ROOM IN MRS. MACHELL-SMITH'S FLAT, 44, BUCKINGHAM STREET, STRAND, LONDON. THE WOODWORK IS DARK OAK AND THE DADO IS FINELY CARVED; THE WALLS ABOVE THE DADO ARE HUNG WITH A PLAIN DEEP-RED PAPER, THE CARPET ALSO IS RED; THE FURNITURE INCLUDES SOME FINE OLD CHAIRS, AND THE CHINA SOME EXAMPLES OF OLD BLUE

FLATS FOR THE WELL-TO-DO: INTERIOR DESIGN



THE DRAWING-ROOM IN MRS. MACHELL-SMITH'S FLAT, 44, BUCKINGHAM STREET, STRAND, LONDON. THE WALL-PAPER, FRIEZE AND CEILING ARE WHITE, AND THE WOODWORK ALSO, EXCEPT THE MOORISH SCREEN, WHICH IS DARK BROWN. THE CURTAINS AND UPHOLSTERY ARE IN TINTS OF CRIMSON; THE FURNITURE IS OLD ENGLISH, THE CHINA ORIENTAL. SEE THE ILLUSTRATIONS ON PAGES 48 AND 49

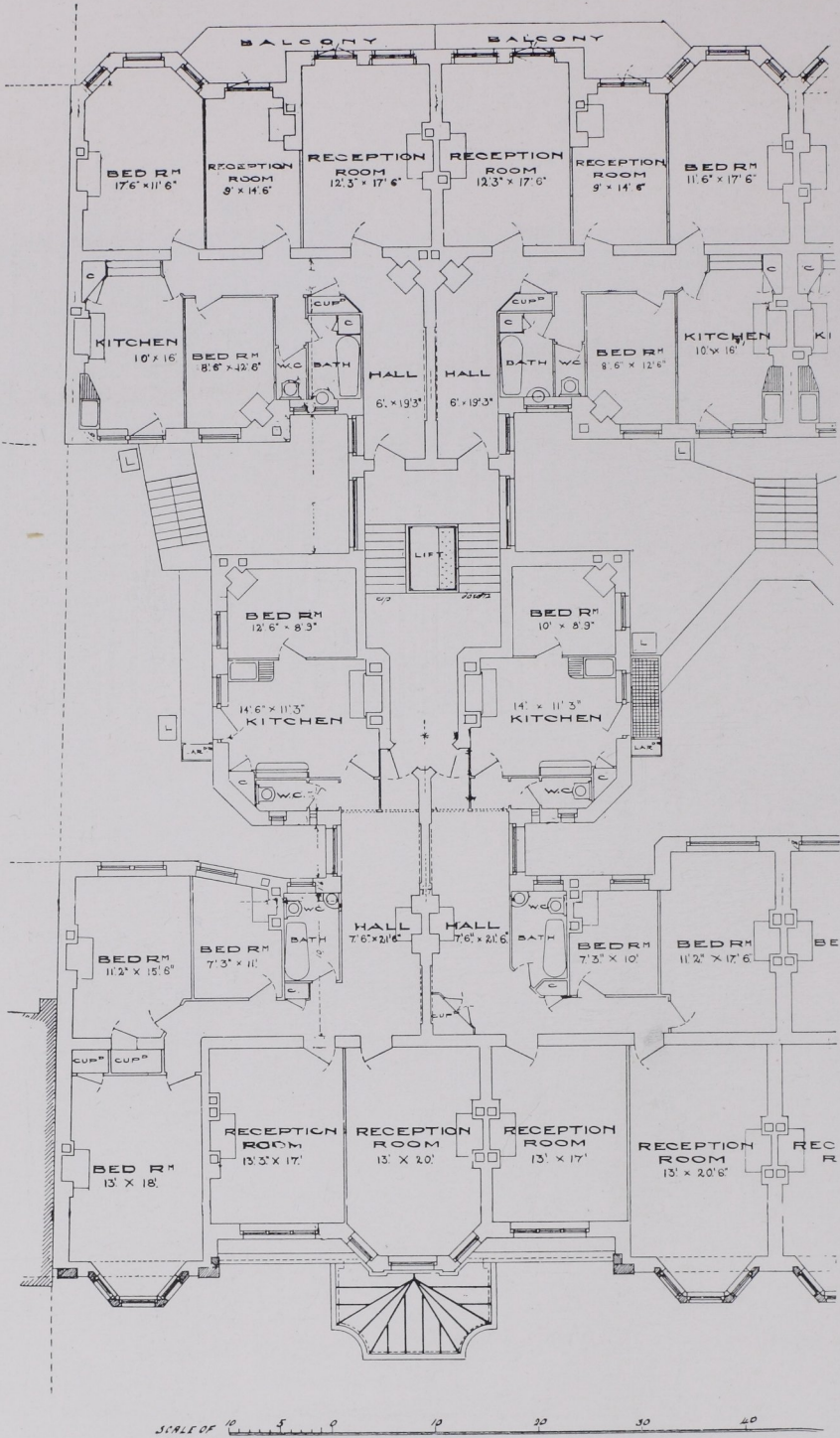
FLATS FOR MODERATE INCOMES: EXTERIOR DESIGN



SANDRINGHAM COURT, MAIDA VALE, LONDON. THE SITE IS OPEN TO A ROAD BEHIND AS WELL AS IN FRONT. THE MATERIALS ARE RED BRICKS, PORTLAND AND BATH STONE, WITH SLATE ROOFS; THE COLUMNS TO THE PORCHES ARE OF GRANITE. THE RENTS FOR THESE NEW FLATS, INCLUDING RATES AND TAXES, ARE EXPECTED TO RANGE FROM £70 TO £180 A YEAR. REPRODUCED FROM A DRAWING BY HAROLD STEVENS
SEE THE PLANS ON PAGE 52

Boehmer and Gibbs, Architects

FLATS FOR MODERATE INCOMES: PLANNING



SANDRINGHAM COURT, MAIDA VALE, LONDON. SEE THE PERSPECTIVE DRAWING ON PAGE 51

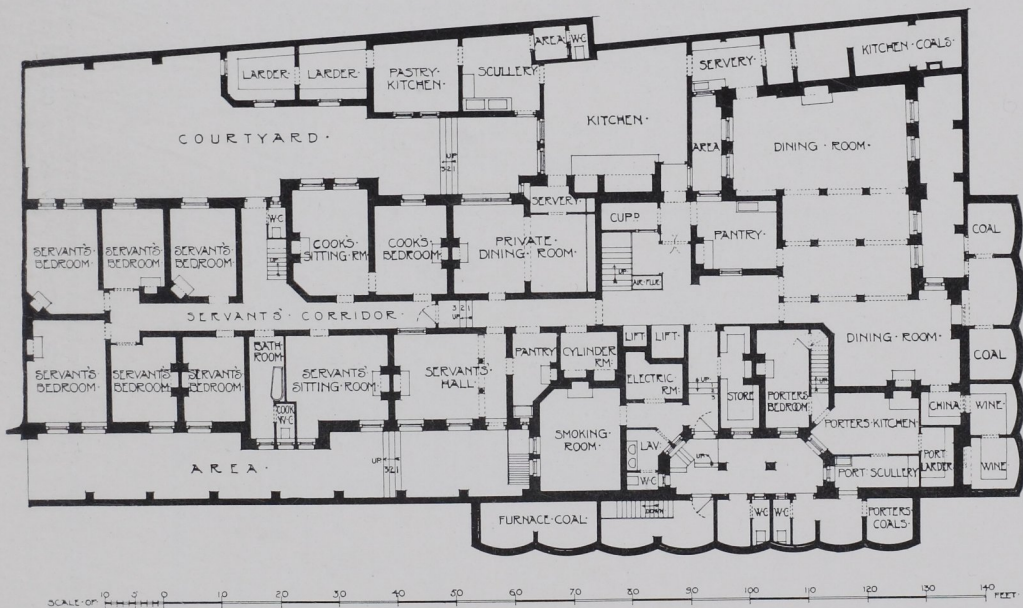
Boehmer and Gibbs, Architects

PLANNING AND INTERIOR DESIGN



CAMPDEN HOUSE CHAMBERS, CAMPDEN HILL, KENSINGTON, LONDON. VIEW OF THE DINING-HALL IN A BLOCK OF CATERING FLATS. THE VAULTING IS CARRIED ON BLACK GRANITE COLUMNS; THE PAVEMENT IS OF TEAK

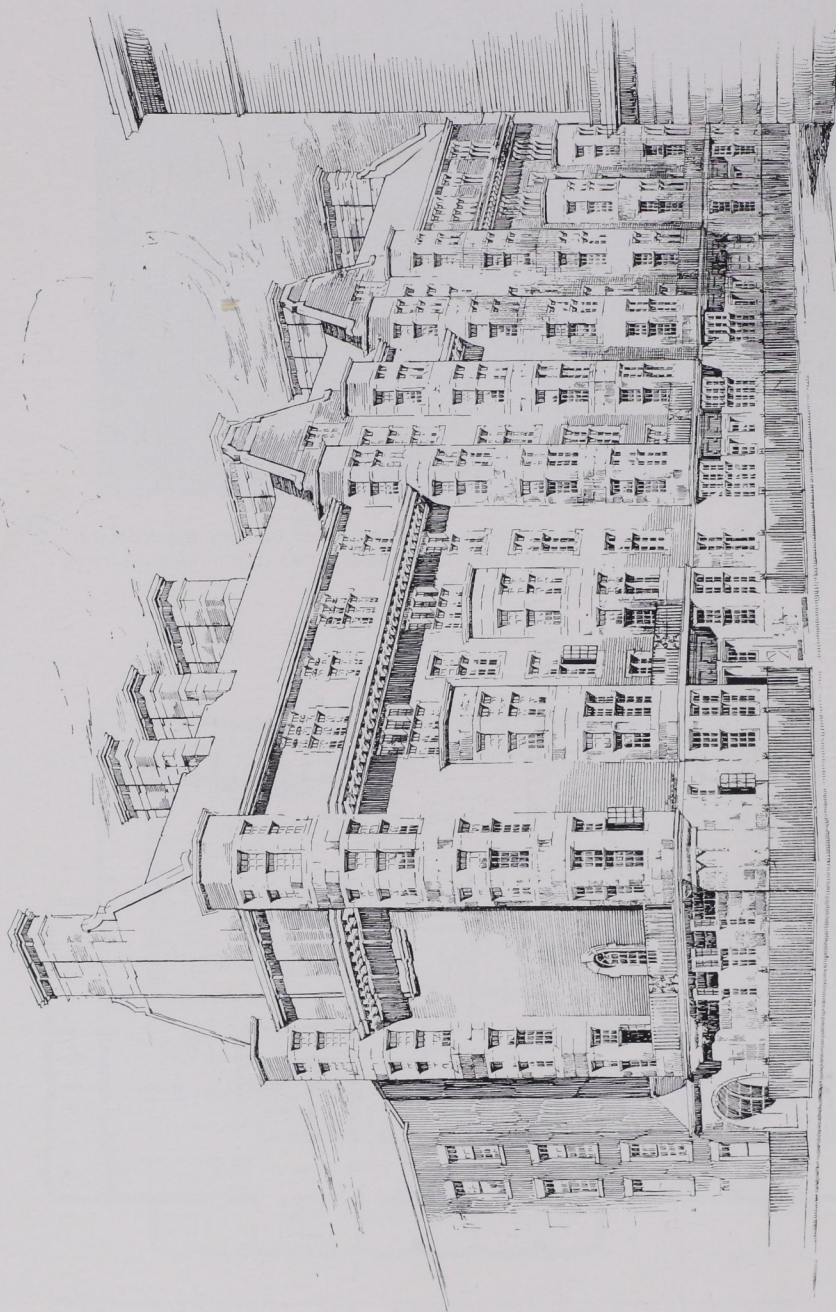
Balfour and Turner, Architects



BASEMENT PLAN. CAMPDEN HOUSE CHAMBERS, SHOWING THE COMMON DINING-HALL, THE KITCHEN WITH ITS OFFICES, AND THE EXCELLENT ACCOMMODATION FOR THE WORKING STAFF. THERE IS A LITTLE FURNACE ROOM UNDER A PART OF THE BASEMENT. IN THIS BLOCK OF CATERING FLATS THE SUITES HAVE TWO, THREE, OR FOUR ROOMS, AND PANTRIES ARE PROVIDED, SO THAT TENANTS MAY HAVE THE OPTION OF TAKING THEIR MEALS IN THEIR OWN SUITES

E. J. A. Balfour, F.R.I.B.A., and T. Turner, F.R.I.B.A.,
Architects

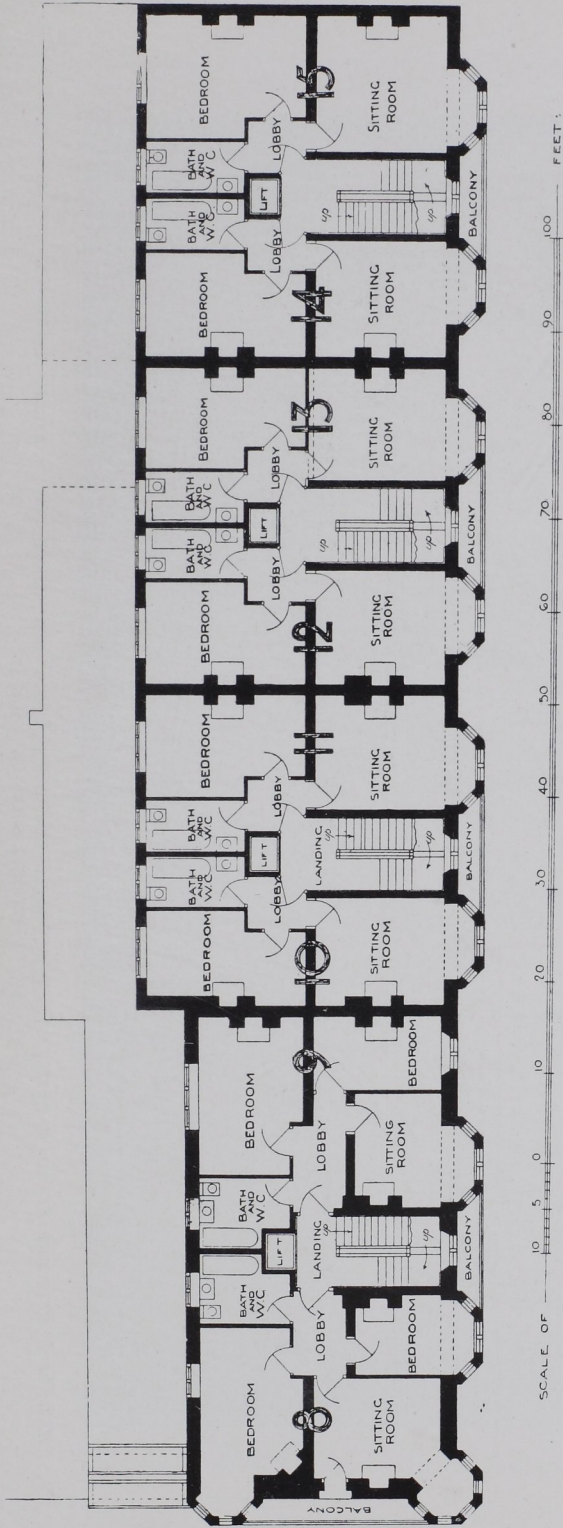
BACHELORS' FLATS: EXTERIOR DESIGN



AUDLEY HOUSE, MARGARET STREET, LONDON, W. THIS NEW BLOCK OF BACHELORS' FLATS IS BUILT OF PORTLAND STONE AND RED BRICK, WITH A ROOFING OF GREEN SLATES. FROM A DRAWING BY HAROLD STEVENS

J. W. Simpson, F.R.I.B.A., and Maxwell Ayrton, A.R.I.B.A.,
Architects

BACHELORS' FLATS: PLANNING

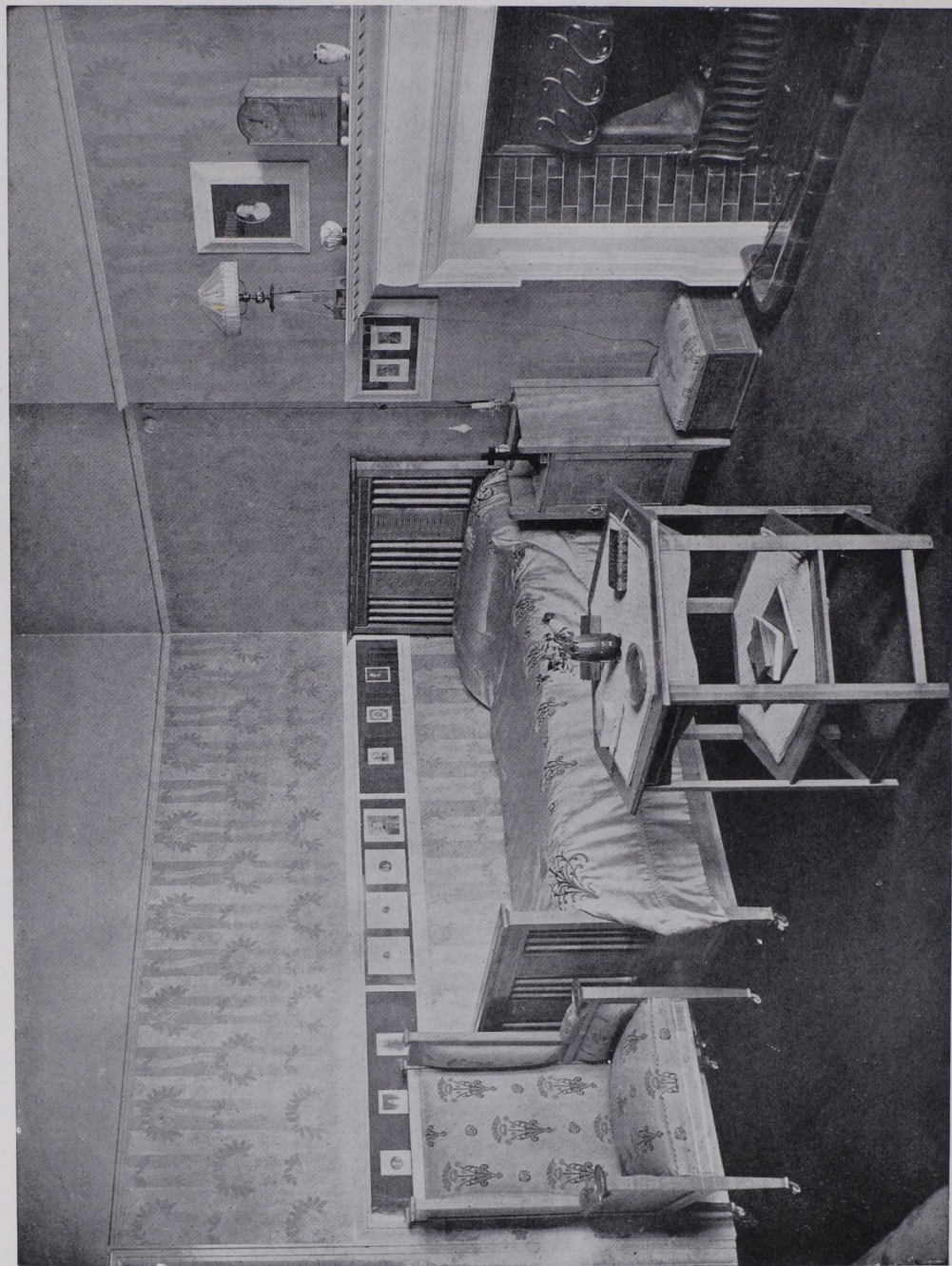


FIRST FLOOR PLAN.

AUDLEY HOUSE, MARGARET STREET, LONDON, W. THE FIRST FLOOR PLAN APPLIES ALSO TO THE SECOND, THIRD, AND FOURTH FLOORS, AND THE FOUR TOGETHER CONTAIN IN ALL 39 FLATS. THE FIFTH FLOOR HAS FIVE SPARE-BEDROOMS AS WELL AS STOREROOMS AND TANK-ROOMS; THE WHOLE OF THESE ARE LIT ON THE NORTH SIDE, THE BASEMENT, PLANNED IN ONE FLOOR, RUNS UNDER THE WHOLE BUILDING AND IS VERY WELL ARRANGED. THERE ARE ROOMS FOR THE CARETAKER, BEDROOMS FOR THE SERVANTS, A GOOD KITCHEN WITH THE USUAL OFFICES, AND A BOILER-ROOM IN VAULTS UNDER THE PAVEMENT. IN ADDITION TO THAT, THERE IS A SEPARATE STOREROOM FOR EACH FLAT AND A BRUSHING-ROOM FOR EACH TENANT'S CLOTHES

J. W. Simpson, F.R.I.B.A., and Maxwell Ayrton, A.R.I.B.A.,
Architects

MANSION FLATS: INTERIOR DESIGN



VIEW OF A BEDROOM AT NO. 6, EATON MANSIONS, EATON SQUARE, LONDON. THE FURNITURE IS INLAID SYCAMORE. SEE ALSO THE ILLUSTRATION ON PAGE 57.

Herbert Read, F.R.I.B.A., and R. F. MacDonald, F.R.I.B.A.,
Architects



NORTH AUDLEY STREET ELEVATION

SHOPS AND FLATS AT THE CORNER OF NORTH AUDLEY STREET AND OXFORD STREET, LONDON WITH TILED ROOFING

OXFORD STREET ELEVATION

BUILT OF DOULTING STONE AND RED BRICKS

Read and MacDonald, Architects



NO. 6, EATON MANSIONS, EATON SQUARE, LONDON: VIEW OF A SITTING-ROOM. AN EXAMPLE OF PLASTER DECORATION ENRICHED WITH SILK PANELS; THE FURNITURE IS OF SATINWOOD. THE RENTS OF THE FAMILY SUITES, INCLUDING RATES AND TAXES, RANGE FROM £3.80 TO £5.50 PER ANNUM; AND OF THE BACHELOR SUITES, FROM £1.10 TO £1.50 PER ANNUM

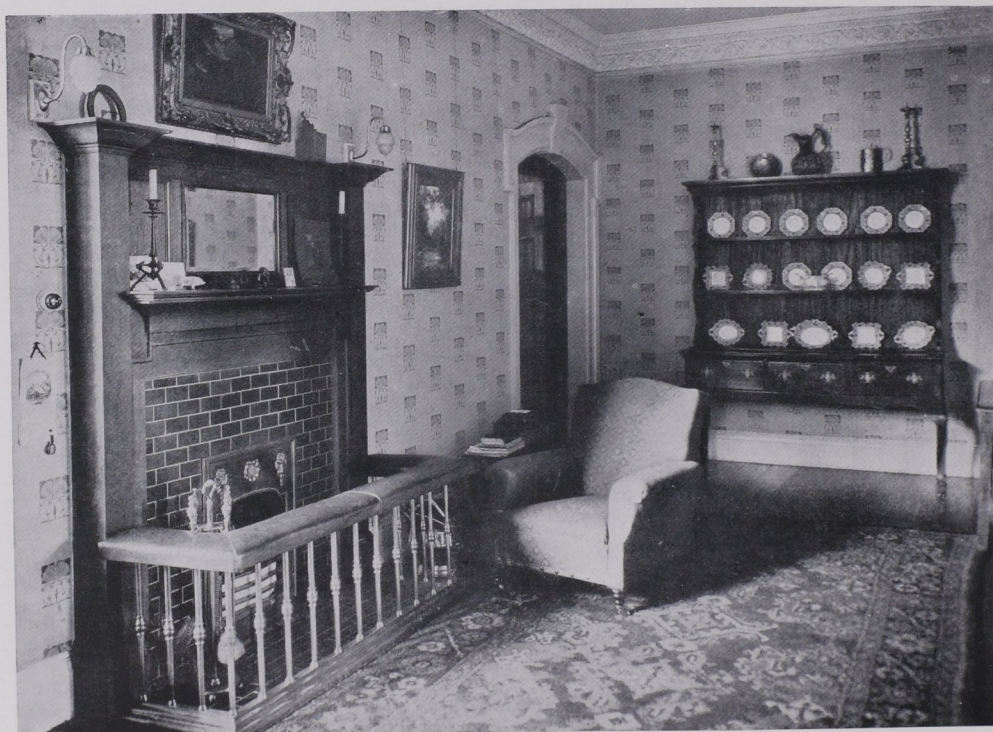
Herbert Read, F.R.I.B.A., and Robert F. MacDonald, F.R.I.B.A.
Architects

FLATS FOR THE WELL-TO-DO: INTERIOR DESIGN



VIEW OF A MAIN ENTRANCE HALL, NORTH GATE, REGENT'S
PARK, LONDON

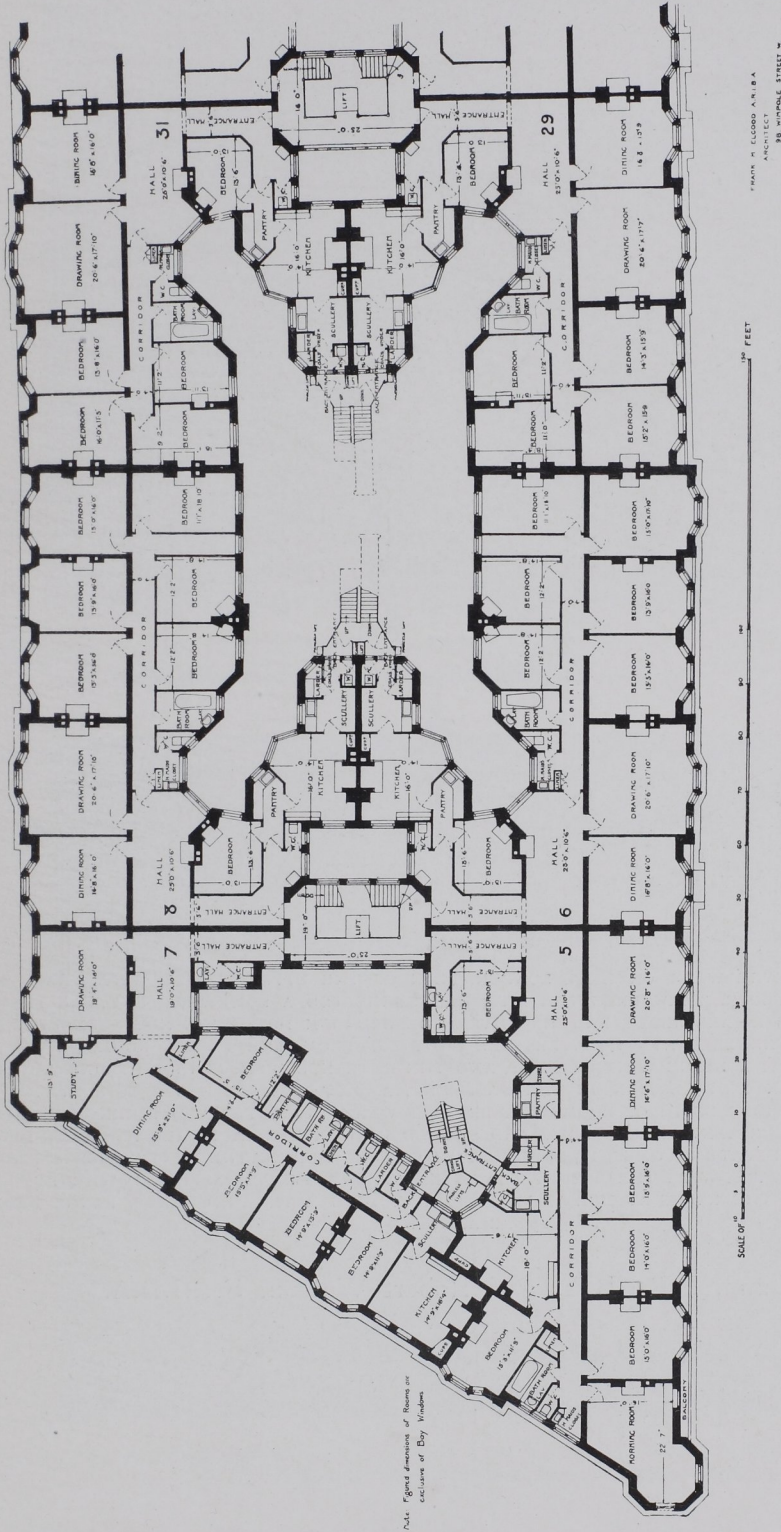
F. M. Elgood, A.R.I.B.A., Architect



ENTRANCE HALL IN A FLAT, NORTH GATE, REGENT'S PARK, LONDON. BY PERMISSION OF H. W. COLES, ESQ.
THIS HALL HAS A WINDOW AND IS LARGE ENOUGH TO BE A PLEASANT LOUNGE

F. M. Elgood, A.R.I.B.A., Architect

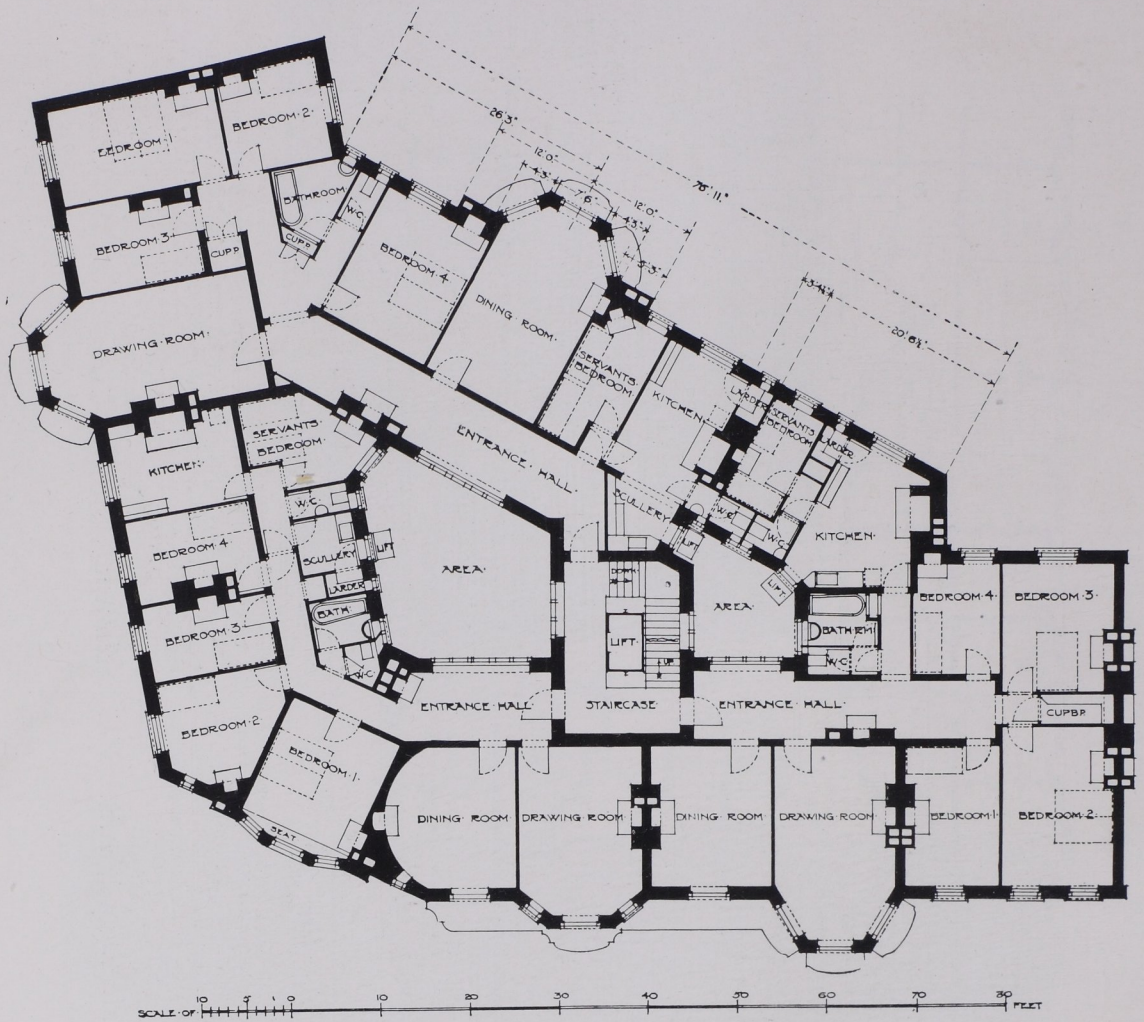
FLATS FOR THE WELL-TO-DO: PLANNING



NORTH GATE, REGENT'S PARK, LONDON. PLAN OF THE FIRST FLOOR SHOWING AN OPEN SITE AND THE ARRANGEMENT OF SIX FLATS. IT WILL BE NOTED THAT THE ROOMS ARE LARGE AND AIRY, THAT THE HALLS ARE NOT ONLY COMFORTABLY BIG BUT WARM AND LIGHT, AND AGAIN, THAT THE KITCHENS ARE WELL PLACED IN RELATION TO THE OTHER OFFICES OF THE SERVICE QUARTERS. ON PAGE 58 TWO INTERIOR VIEWS OF THIS BUILDING ARE GIVEN. THE RENTS, INCLUDING RATES AND TAXES, RANGE FROM £200 TO £450 PER ANNUM

Frank M. Elgood, A.R.I.B.A., Architect

FLATS FOR THE WELL-TO-DO: PLANNING



FLATS, MORE'S GARDENS, CHEYNE WALK, CHELSEA, LONDON. PLAN OF THE UPPER FLOORS, WITH THREE SUITES OF GOOD ROOMS ON EACH FLOOR. THIS IRREGULAR SITE HAS SUGGESTED A SOMEWHAT UNUSUAL PLAN, ONE STAIRCASE AND LIFT SERVING IN ALL ABOUT FIFTEEN FLATS. THE BEDROOM DOORS ARE NOT SEEN BY VISITORS ON ENTERING THE FLATS; THE SERVANTS' QUARTERS ARE SHUT OFF FROM THE FAMILY ROOMS; EACH SUITE HAS AN ENTRANCE HALL WITH A LARGE WINDOW IN IT, AND THE ENTRANCE DOOR IS IN A STRONG LIGHT. HOT WATER IS SUPPLIED FROM AN INSTALLATION IN THE BASEMENT, AND EACH HALL HAS A COIL HEATED WITH HOT WATER, SO THAT THE WHOLE SUITE OF ROOMS MAY BE KEPT WARM IN WINTER AND DURING THE ABSENCE OF THE TENANTS. THIS ARRANGEMENT IS ADMIRABLE, AND SHOULD BE COMPULSORY IN ALL FLATS. TO-DAY, IN A GREAT MANY SUITES FOR MODERATE INCOMES, IT IS ALMOST IMPOSSIBLE DURING THE WINTER MONTHS TO KEEP THE HALLS AND CORRIDORS WARM, WITH THE RESULT THAT THE LIVING-ROOMS ARE AFFECTED WHENEVER THEIR DOORS HAVE TO BE OPENED. THE RENTS AT MORE'S GARDENS, INCLUDING RATES AND TAXES, RANGE FROM £170 TO £220 PER ANNUM

William Dunn, F.R.I.B.A., and Robert Watson, F.R.I.B.A.,
Architects

FLATS FOR MODERATE INCOMES: INTERIOR DESIGN



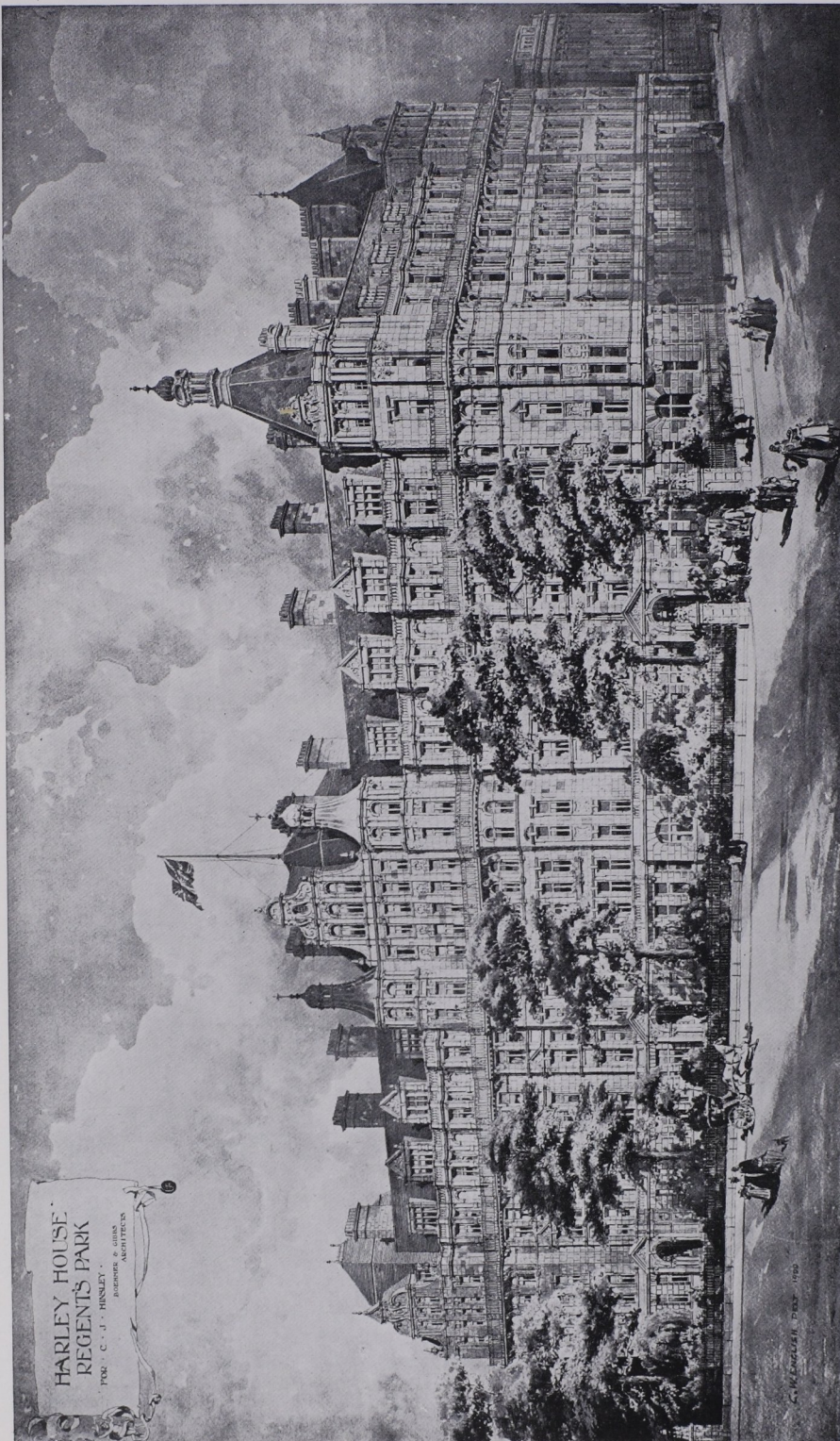
VIEW OF A SMALL DINING-ROOM IN A LONDON FLAT, WITH ENGLISH FURNITURE OF THE EIGHTEENTH CENTURY. AN EXAMPLE OF SIMPLE TREATMENT WITHOUT PATTERN IN THE WALL-PAPER



SUGGESTED SCHEME FOR THE DECORATION OF A SMALL SITTING-ROOM IN A FLAT. AN EXAMPLE OF SIMPLE TREATMENT ENRICHED WITH DETAIL

W. A. S. Benson, M.A., Architect

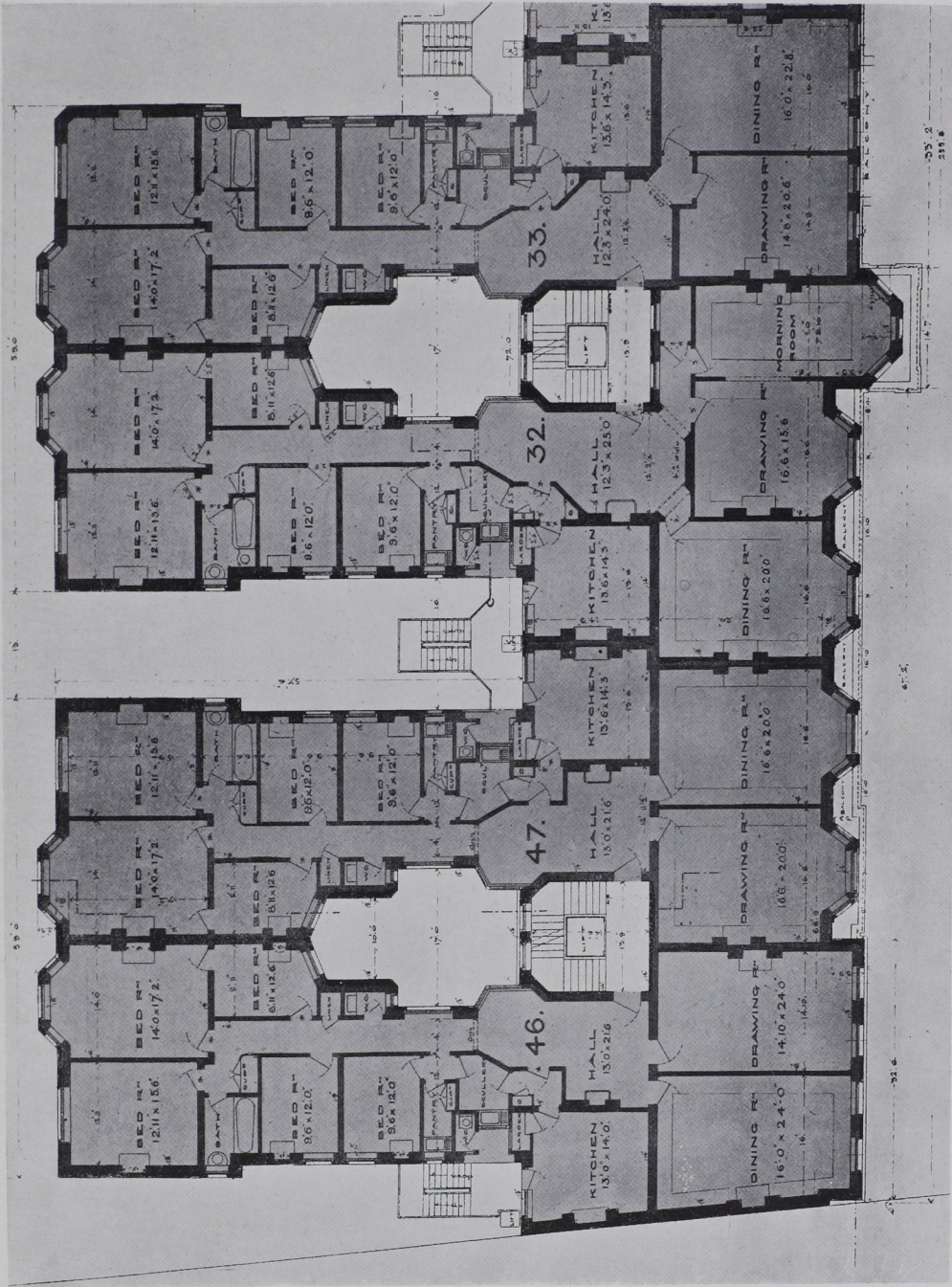
FLATS FOR THE WELL-TO-DO : EXTERIOR DESIGN



HARLEY HOUSE, REGENT'S PARK, LONDON. IN THIS BUILDING THERE ARE SEVENTY-FIVE FLATS IN ALL, THE RENTS OF WHICH RANGE FROM £300 TO £400 PER ANNUM. THE GENERAL SCHEME OF THE DESIGN IS DIVIDED INTO SIX BLOCKS, AND THERE IS A DISTANCE OF FIFTY FEET BETWEEN THE ROADWAY AND THE MAIN ENTRANCES, WHICH ARE REACHED BY A PRIVATE CARRIAGE-DRIVE. SEE THE PLAN ON PAGE 63

Edward Boehmer and the late P. C. Gibbs, A.R.I.B.A.
Architects

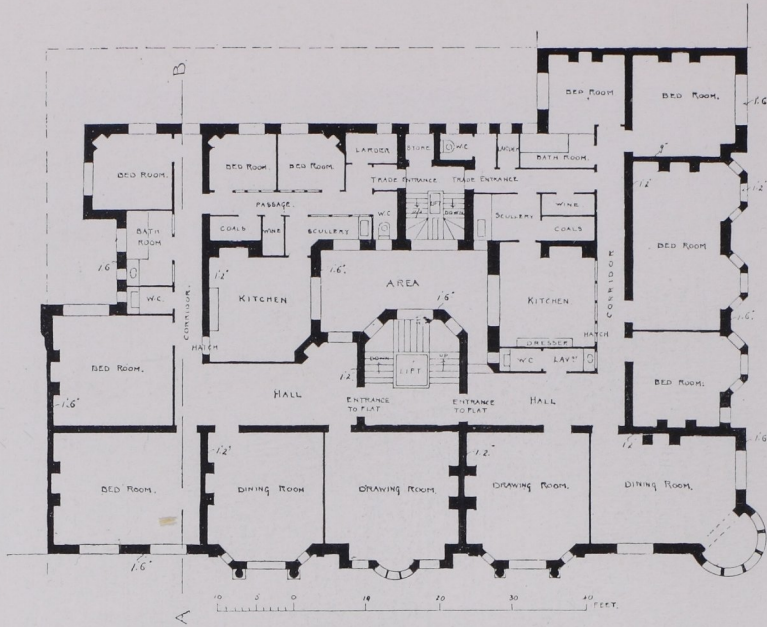
FLATS FOR THE WELL-TO-DO: PLANNING



HARLEY HOUSE, REGENT'S PARK, LONDON. IN THE PLANNING OF EACH FLAT THE LIVING-ROOM DEPARTMENT IS KEPT SEPARATE FROM THE BEDROOMS AND FROM THE KITCHEN AND ITS OFFICES. ALL IMPORTANT BEDROOMS OVERLOOK REGENT'S PARK IN THE REAR. THE AVERAGE RENT PER ROOM IS ABOUT £40 A YEAR. SEE A PERSPECTIVE DRAWING OF THE EXTERIOR ON PAGE 62

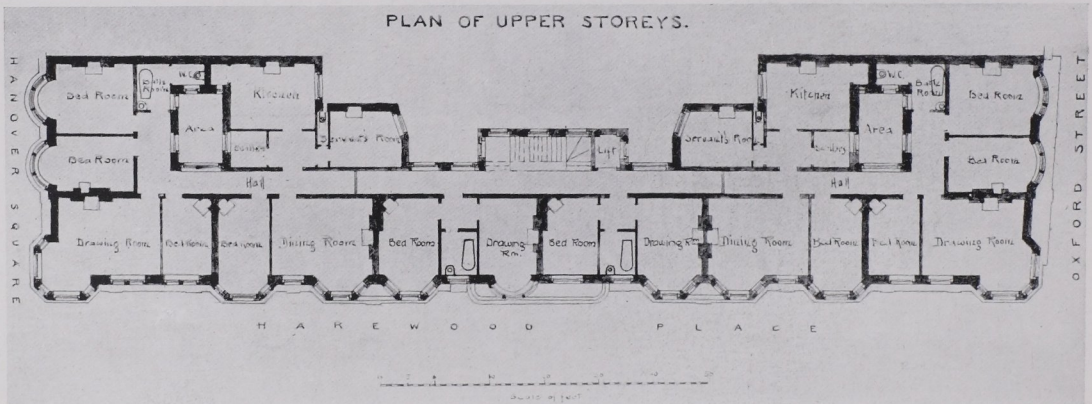
Boehmer and Gibbs, Architects

FLATS FOR THE WELL-TO-DO: PLANNING



FLATS IN BENTINCK STREET, LONDON. THE PLANNING IS GOOD THROUGHOUT. NOTE PARTICULARLY THE EXCELLENCE OF THE SERVICE QUARTERS. EACH KITCHEN IS VERY LARGE AND LIGHT, AND BY MEANS OF A SERVING HATCH IS BROUGHT CONVENIENTLY NEAR TO THE DINING-ROOM. IN THE LEFT-HAND SUITE THERE ARE TWO BEDROOMS FOR THE MAIDS, BOTH WELL PLACED, FOR THEY ARE SEPARATED FROM THE KITCHEN BY A PASSAGE AND THE SCULLERY. IN THE OTHER FLAT THERE IS ONE SERVICE BEDROOM, AND ITS POSITION IS WELL CHOSEN. WHEN SLOPS FROM A BEDROOM HAVE TO BE CARRIED THROUGH THE KITCHEN, AS THEY ARE IN MANY LONDON FLATS, THE PLANNING INVITES CRITICISM FROM A SANITARY POINT OF VIEW

William Woodward, F.R.I.B.A., F.S.I., Architect



NO. 14, HANOVER SQUARE, WITH FRONTAGES TO HAREWOOD PLACE, HANOVER SQUARE, AND OXFORD STREET. THE ENTRANCE IS IN THE CENTRE OF THE BUILDING, AND ON EACH SIDE THERE IS A FAMILY SUITE OF TWO RECEPTION ROOMS AND FIVE BEDROOMS, IN ADDITION TO THE USUAL OFFICES. IN EACH FLAT THE SERVICE BEDROOM IS WELL PLACED IN ITS RELATION TO THE KITCHEN. IN THE CENTRE OF THE PLAN THERE ARE TWO BACHELORS' FLATS, WHICH CAN BE ADDED TO THE FAMILY SUITE IF NECESSITY ARISES. SEE THE PLATE IN COLOUR FACING THIS PAGE. THE RENT, INCLUDING RATES AND TAXES, IS ABOUT £65 A YEAR FOR EACH ROOM

Paul Hoffmann, Architect



No. 14, HANOVER SQUARE, LONDON, SHOWING THE ELEVATION TO HAREWOOD PLACE AND THE RETURN FRONTAGE TO OXFORD STREET

Paul Hoffmann, Architect

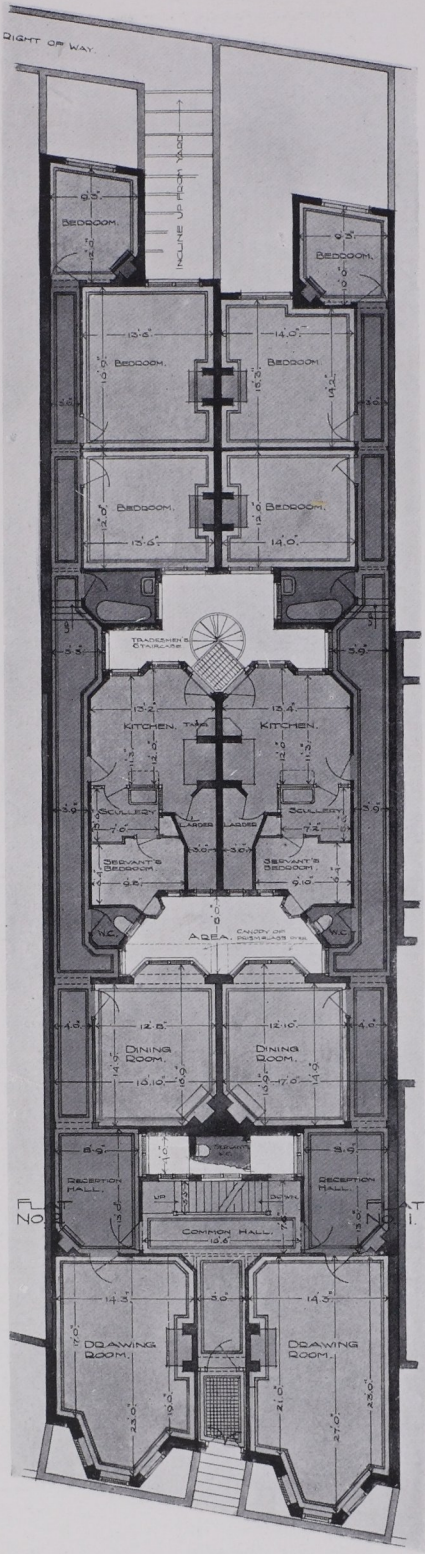
FLATS FOR THE WELL-TO-DO: EXTERIOR DESIGN



COLEHERNE COURT, OLD BROMPTON ROAD, LONDON. AN EXAMPLE OF EXTERIOR DESIGN, WITH PLEASANT WINDOWS OF A KIND NOT COMMON IN FLATS. THE BUILDING MATERIALS ARE RED BRICK WITH BATH AND PORTLAND STONE. THE RENTS, INCLUDING RATES AND TAXES, RUN FROM £140 TO £160 A YEAR

Walter Cave, F.R.I.B.A., Architect

FLATS FOR MODERATE INCOMES: PLANNING AND EXTERIOR DESIGN

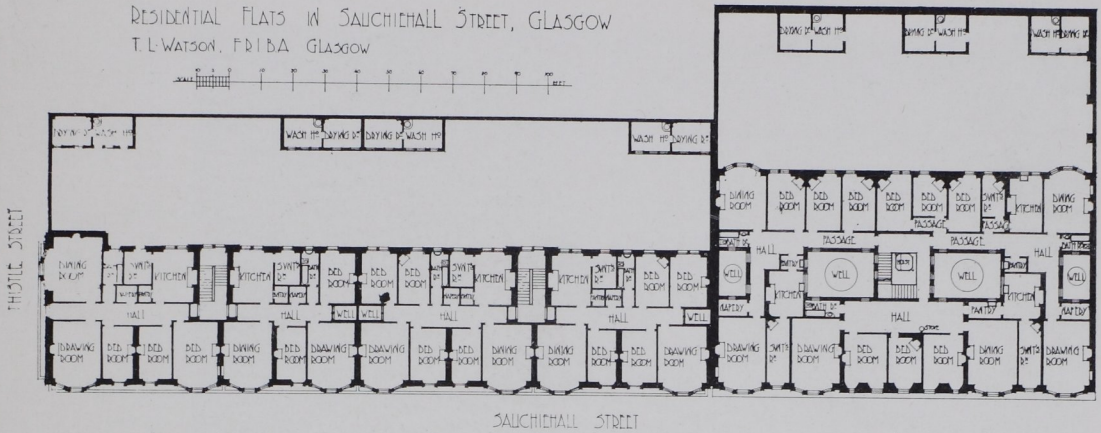


QUEEN'S COURT, HAGLEY ROAD, BIRMINGHAM. THESE FLATS ARE THE FIRST WHICH HAVE BEEN BUILT IN BIRMINGHAM, AND THEIR RENTS VARY FROM £80 TO £100 PER ANNUM. THE PLAN SHOWS THE TREATMENT OF A LONG AND VERY NARROW SITE, WITH THE CENTRAL ROOMS LIGHTED AND VENTILATED FROM AREAS. THE ARCHITECT HAS MADE AN EXTENSIVE USE OF LUXFER PRISM GLASS, WHICH, FIXED AT CORRECT ANGLES, GREATLY INCREASES THE VALUE OF TRANSMITTED LIGHT, WHILE ACTING AS A SCREEN THROUGH WHICH TENANTS CANNOT SEE. THE LONG PASSAGES, UNAVOIDABLE IN NARROW SITES, HAVE THE GREAT ADVANTAGE OF BEING WIDER THAN IS USUAL IN FLATS, THEIR WIDTH RANGING FROM THREE FT. TO THREE FT. NINE IN., AND FROM FOUR FT. TO FIVE FT. THREE IN. TWO FLATS ON THE GROUND FLOOR ARE REPRESENTED IN THE PLAN

F. Gilbert Smith, Architect

FLATS FOR MODERATE INCOMES: PLANNING AND EXTERIOR DESIGN

RESIDENTIAL FLATS IN SAUCHIEHALL STREET, GLASGOW
T. L. WATSON, F.R.I.B.A. GLASGOW



THESE FLATS IN GLASGOW HAVE A FRONTAGE OF 330 FEET; THE DEPTH VARIES FROM ABOUT 45 FEET TO ABOUT 70 FEET. THERE ARE THREE BLOCKS AND THE THIRD HAS AN ENTRESOL. SOME OF THE SUITES HAVE FIVE ROOMS, OTHERS HAVE SIX AND SEVEN; THEY ARE LET AT £70 A YEAR

T. L. Watson, F.R.I.B.A., Architect



SHOPS AND RESIDENTIAL FLATS IN SAUCHIEHALL STREET, GLASGOW. THE FRONTAGE IS 330 FEET. SEE THE PLAN ON THIS PAGE. THE FLATS ARE LET AT £70 A YEAR, AND THE SHOPS AT RENTS VARYING FROM £150 TO £500

T. L. Watson, F.R.I.B.A., Architect

FLATS FOR MODERATE INCOMES: INTERIOR DESIGN



VIEW OF A HALL IN A GLASGOW FLAT IN SAUCHIEHALL STREET



VIEW OF A DINING-ROOM IN A GLASGOW FLAT IN LOUDON TERRACE

T. L. Watson, F.R.I.B.A., Architect

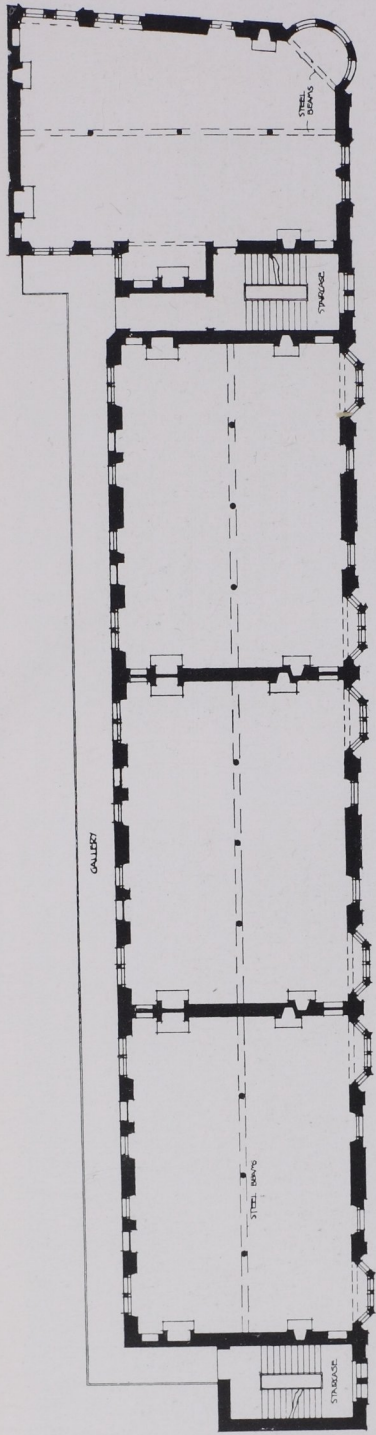
INEXPENSIVE FLATS: EXTERIOR DESIGN



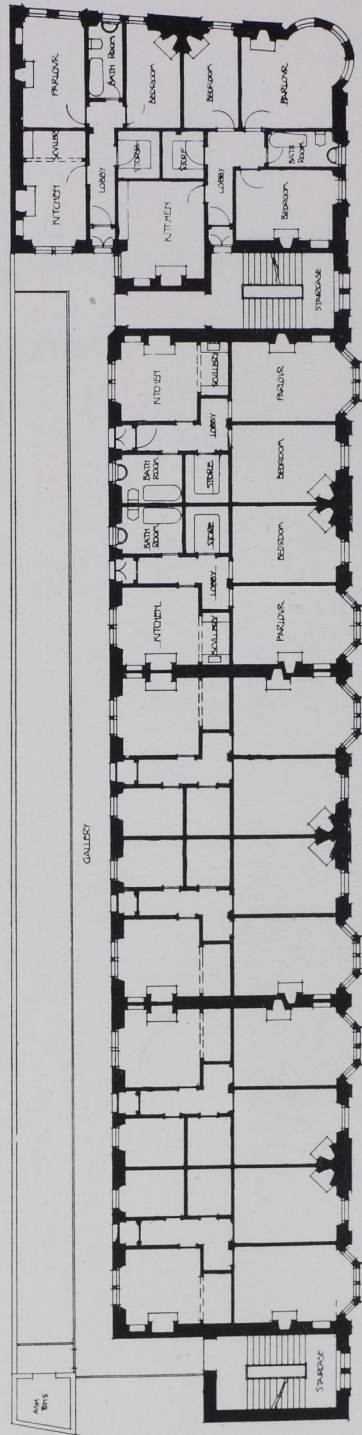
SHOPS AND FLATS ERECTED FOR THE GLASGOW CORPORATION TO IMPROVE HOPE STREET. THEY ARE BUILT OF RED SANDSTONE FROM LOCHARBRIGG'S QUARRY. THERE IS A FLAT ROOF COVERED WITH ASPHALT. THE OUTSIDE WOODWORK OF THE SHOPS IS OF TEAK, WHILE THE INSIDE FINISHINGS ARE OF YELLOW PINE STAINED AND DULL-VARNISHED. THE BUILDING IS FIREPROOF THROUGHOUT. SEE PAGE 70

John Keppie, F.R.I.B.A., Architect
Honeyman, Keppie and Mackintosh

INEXPENSIVE FLATS: PLANNING



PLAN of SECOND floor.



PLAN of FIRST floor.



4 BUTTWOOD SQUARE
GLASGOW, OCT 1914

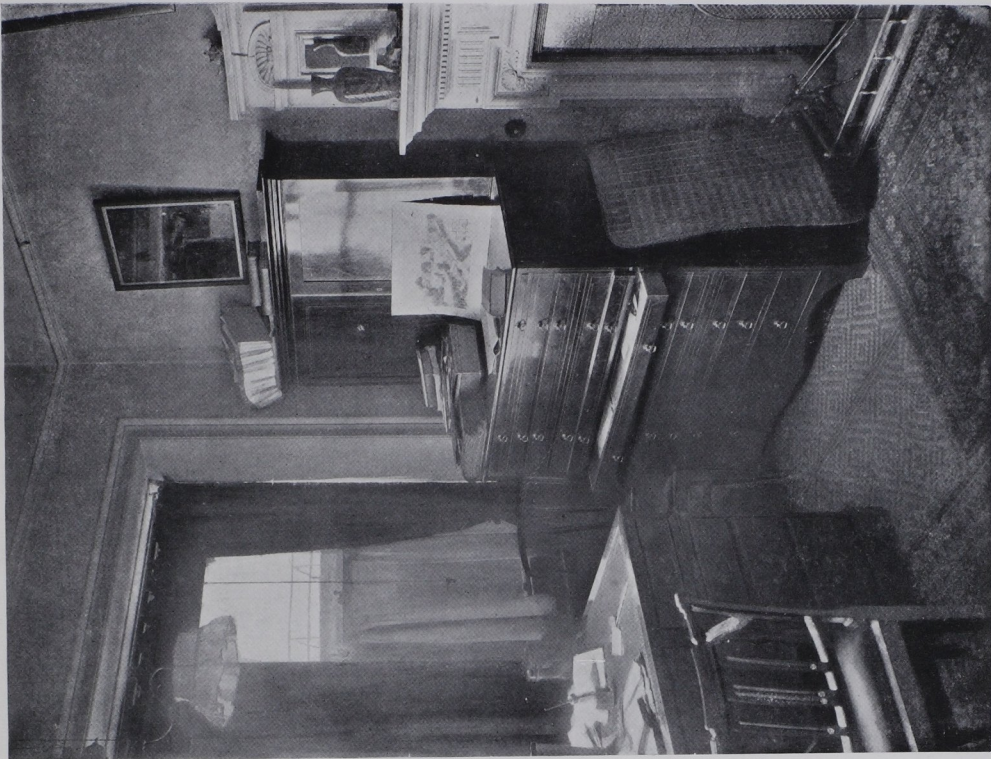
FLATS ERECTED FOR THE GLASGOW CORPORATION TO IMPROVE HOPE STREET. THEY CONTAIN A FEW ROOMS ADMIRABLY FITTED UP, AND THE RENTS ARE VERY POPULAR, VARYING FROM £21 PER ANNUM TO £30. SEE PAGE 69

John Keppie, F.R.I.B.A., Architect
Honeyman, Keppie, and Mackintosh

FLATS FOR MODERATE INCOMES: INTERIOR DESIGN



VIEW OF A SIMPLE DRAWING-ROOM IN A SMALL LONDON FLAT



VIEW OF A STUDY IN A LONDON FLAT, SHOWING A PRINT-CABINET

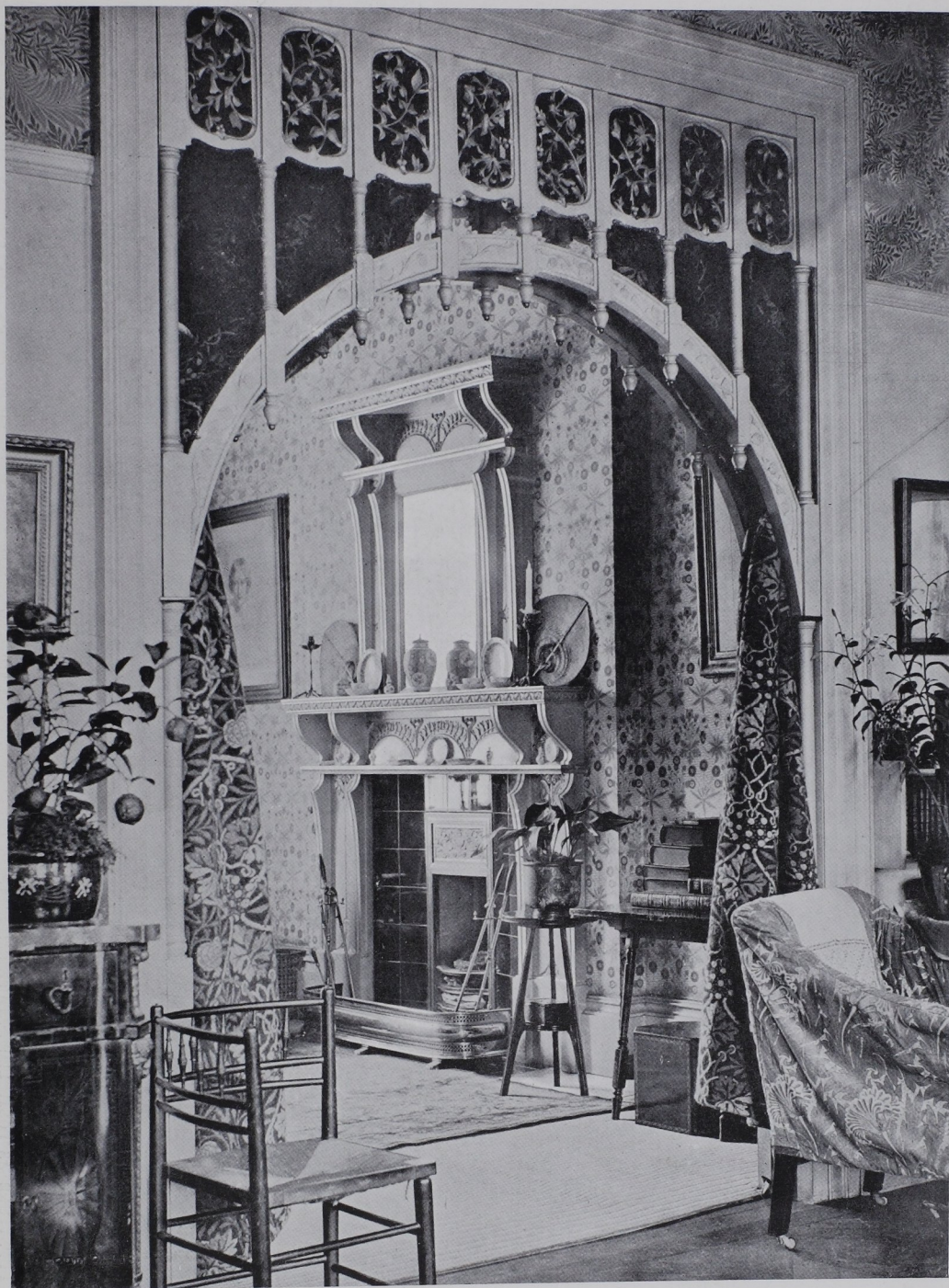
FLATS FOR MODERATE INCOMES: INTERIOR DESIGN



SUGGESTION FOR THE TREATMENT OF CORRIDORS OR VESTIBULES IN FLATS. THE LITTLE STUDY AT THE END, WITH ITS PLEASANT WINDOW, WOULD BE USEFUL AND ATTRACTIVE. A QUIET AND EFFECTIVE SCHEME OF COLOUR MIGHT INCLUDE RICH CONTRASTS BETWEEN PERSIAN RUGS AND A FLOOR OF OAK, BLUE DRAPERIES, OAK OR MAHOGANY FURNITURE, AND DARK GREEN DOORS AND WOODWORK

W. A. S. Benson, M.A., Architect

FLATS FOR MODERATE INCOMES: INTERIOR DESIGN



THIS ILLUSTRATION SUGGESTS A MEANS BY WHICH THE SITTING-ROOM IN A FLAT MAY BE CONNECTED WITH THE HALL. IT WILL BE SEEN THAT THE ARCHING IS OF CARVED WOOD, AND THAT THE DECORATIVE SCHEME IS IN THE MANNER OF THE MORRIS SCHOOL. A RICH CURTAIN OF RED TAPESTRY IS PLACED AT THE POINT OF TRANSITION FROM THE PLAIN WHITE DADO TO THE GAY PATTERN OF THE DAISY WALL-PAPER

W. A. S. Benson, M.A., Architect

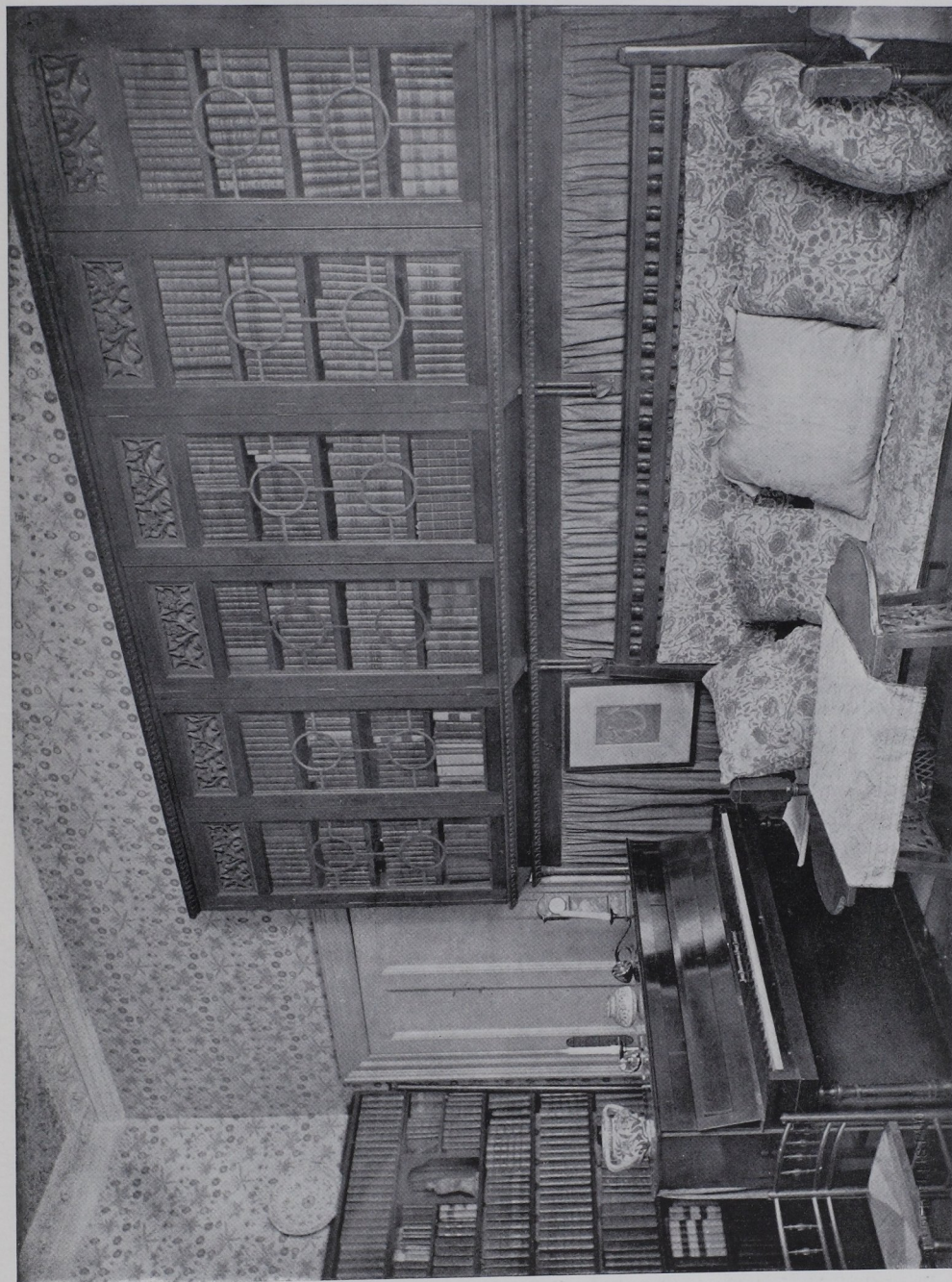
FLATS FOR MODERATE INCOMES: INTERIOR DESIGN



SUGGESTION FOR THE TREATMENT OF DRAWING-ROOMS IN FLATS. WHEN ROOMS ARE NOT LARGE IT IS IMPORTANT TO HAVE AS LITTLE PROJECTING FURNITURE AS POSSIBLE; AND THIS ILLUSTRATION SHOWS HOW AIR SPACE MAY BE SAVED BY PLACING CABINET-CUPBOARDS IN THE THICKNESS OF WALLS

W. A. S. Benson, M.A., Architect

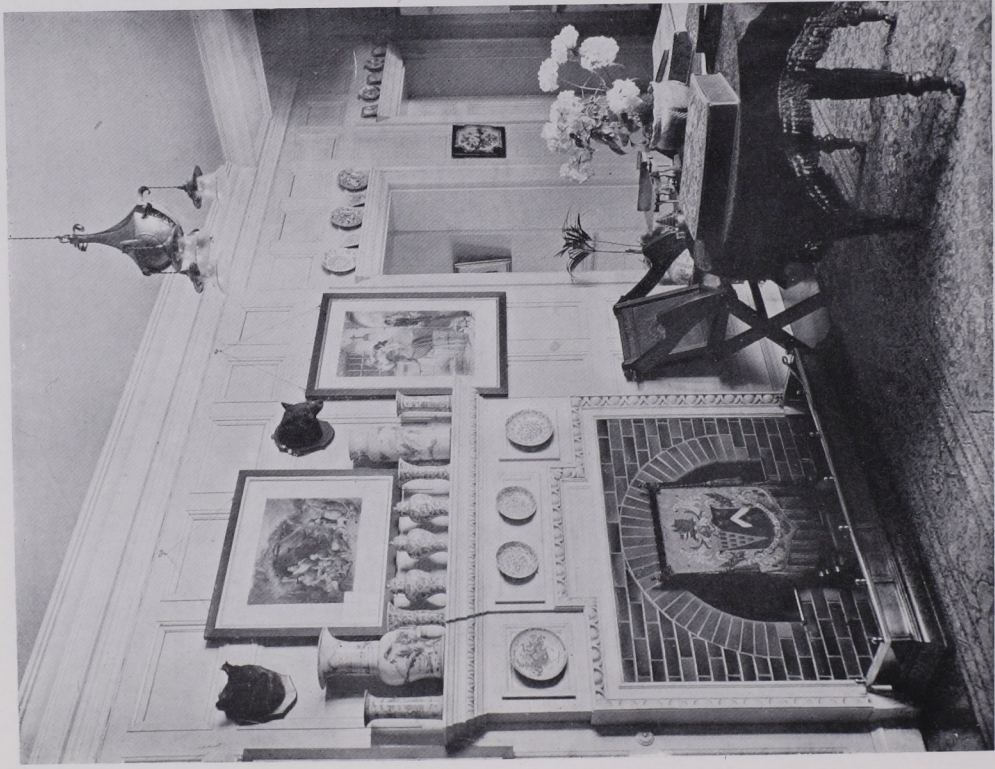
FLATS FOR MODERATE INCOMES: INTERIOR DESIGN



SUGGESTION FOR THE TREATMENT OF THE LIBRARY IN A FLAT. IT IS A NARROW ROOM, AND A FEELING OF BREADTH IS GIVEN BY THE TALL BOOKCASE NEAR THE DOOR AND THE HANGING BOOKCASE OVER THE LONG COUCH. THE FURNITURE CAN BE MADE OF SOME INEXPENSIVE WOOD STAINED OR PAINTED A DEEP DULL GREEN, DARK GREENS BEING BETTER THAN PALER SHADES OF THE SAME COLOUR

W. A. S. Benson, M.A., Architect

FLATS: INTERIOR DESIGN



VIEW OF THE HALL IN MRS. GABRIEL'S FLAT, 12, HYDE PARK PLACE, LONDON, W.
SEE PAGES 30, 31, 32

Frank T. Verity, F.R.I.B.A., Architect



VIEW OF A STUDY IN A LONDON FLAT, WITH ENGLISH FURNITURE OF THE
EIGHTEENTH CENTURY.

Major Raymond Smythies, Collector



INTERIOR OF A FLAT. REPRODUCED FROM AN ORIGINAL DESIGN.

SEE THE ARCHITECT'S OWN BOOK (MESSRS. NEWNES LTD.)

M. H. Baillie Scott, Architect

FLAT : INTERIOR DESIGN



THE DRAWING-ROOM IN MAJOR RAYMOND SMYTHIES' FLAT, 20, ADDISON COURT GARDENS, LONDON. THE FURNITURE REPRESENTS TWO CABINETS, ONE JAPANESE, THE OTHER ITALIAN; AN ENGLISH CHAIR OF THE EIGHTEENTH CENTURY, AND A BUREAU-CHINA-CUPBOARD OF OLD MARQUETRY

FLATS FOR THE WELL-TO-DO: EXTERIOR DESIGN

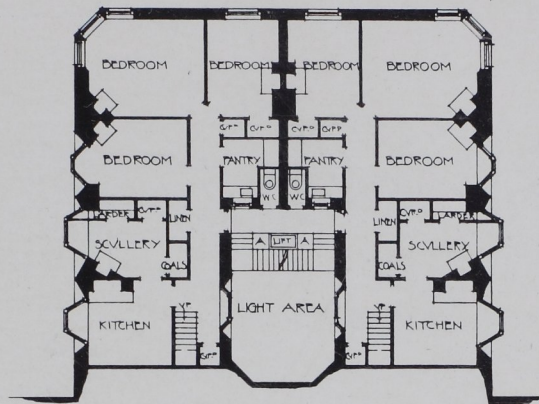


15, HANOVER SQUARE, LONDON, W. THE ELEVATION IS CARRIED OUT IN RED LEICESTERSHIRE BRICKS WITH BAYS AND DRESSINGS OF PORTLAND STONE. THE GROUND FLOOR AND THE MEZZANINE ARE IN LABRADOR GRANITE. THE INTERIOR SHOWS THE ARRANGEMENT OF A BUILDING WITH A VERY NARROW FRONTAGE AND WITH ONE FLAT ON EACH FLOOR. THE RENTS, INCLUDING RATES AND TAXES, ARE £400 A YEAR FOR EACH SUITE

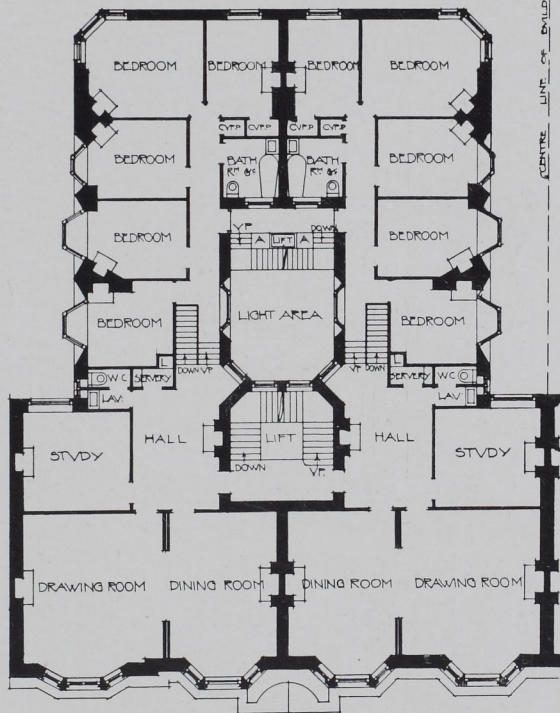
Paul Hoffmann, Architect

MANSION FLATS: PLANNING

HARCOVET HOUSE, CAVENDISH SQ. W.



FIRST FLOOR PLAN (SHOWING LOWER MEZZANINE.)



FIRST FLOOR PLAN (SHOWING UPPER MEZZANINE.)

GILBERT & CONSTANDUROS
 ARCHITECTS & SURVEYORS
 40, FINSBURY SQ. W.

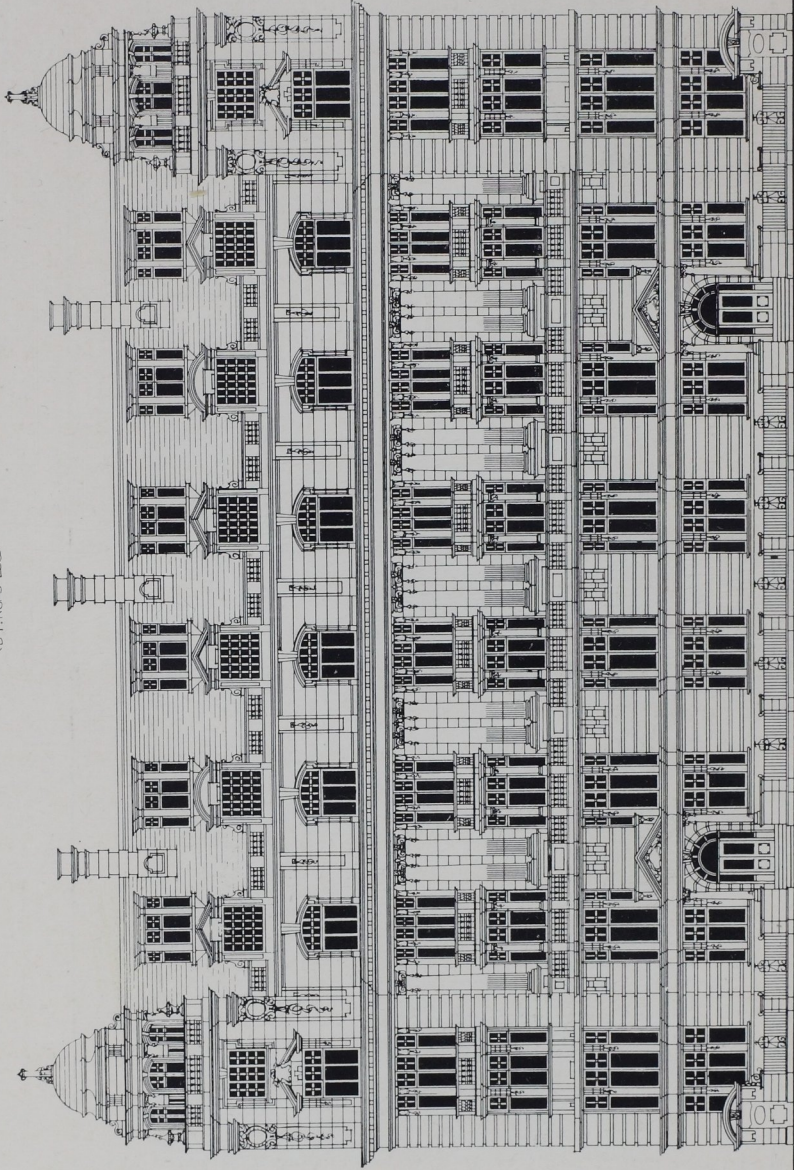
A BLOCK OF FLATS DE LUXE, NOW BEING BUILT, THE RENTS OF WHICH WILL RANGE FROM £500 TO £1000 PER ANNUM, INCLUDING RATES AND TAXES. THE RECEPTION ROOMS IN THE FRONT ARE 13 FEET HIGH, WHILE THE FLOORS AT THE BACK ARE 9 FEET HIGH; THIS ARRANGEMENT GIVES A DOUBLE FLOOR OF BEDROOMS TO SOME OF THE FLATS. SEE PAGE 80

Horace Gilbert, A.R.I.B.A., and S. Constanduros

MANSION FLATS: EXTERIOR DESIGN

'HARCOURT HOUSE' CAVEDISH SQ.W.

FOR (OR THOMAS D. FILE DART
S. JONES ESQ.
D. JONES ESQ.



ELEVATION TO CAVEDISH SQ. *

GILBERT, CONSTANDAUROS
& HINCHY, ARCHTS.

A BLOCK OF FLATS DE LUXE NOW BEING BUILT IN CAVEDISH SQUARE ON THE SITE OF OLD HARCOURT HOUSE. THE ELEVATION TO THE SQUARE IS GEORGIAN, AND THE LARGE BALCONY ON THE SECOND FLOOR LEVEL GIVES AN EFFECTIVE SHADOW. THE PLANS ARE REPRESENTED ON PAGE 79.

Horace Gilbert, A.R.I.B.A., and S. Constanduros

Architects

FLATS—BRITISH AND FOREIGN

By EDWIN T. HALL, V.P.R.I.B.A.



THIRTY years ago, or perhaps forty, it was a very rare thing to see flats in London, and when they were first erected, people were with difficulty found who would occupy them; but, little by little, many began to appreciate the convenience of a small self-contained home within a larger building, under the charge of a housekeeper or porter. As time went on the demand for flats increased rapidly, and to-day they may be found in all parts of London and its suburbs, where they multiply almost, if not quite, as rapidly as the separate house. At first provision was made for the well-to-do only, but now it is for all classes. In the suburbs, wherever the speculative builder is to be found, there are many two-storied buildings containing either two or four flats of a few rooms each.

This does not refer to artizans' dwellings of the many-storied barrack type with public staircases; it is of flats for other classes of the community that I speak. The small suburban type of flat has usually its separate front door opening from a little front garden, and there is commonly a private internal staircase, having its own external entrance, leading to the upper or first-floor flat. In these buildings it is usual for the tenants of the ground floor to have the front garden as their own, while those of the upper floor have the back garden, with an external staircase leading to it. The flat sometimes contains two sitting-rooms, a small kitchen with offices, and two or perhaps three bedrooms; and these dwellings are readily let by the quarter, and sometimes for longer tenancies. To persons of very slender means they have taken the place of "living in lodgings," and, from the point of view of privacy and comfort, the change is one infinitely for the better. Such as it is, the small flat is a home, in a sense that lodgings can never be, and hundreds of

Flats—British and Foreign

young people of refined upbringing start to keep house in these simple homes, while those more advanced in years, but equally poor, are there enabled to live in pleasant surroundings.

When we come to think of the better-class flats, the speculative builder, who commonly designs the suburban houses, begins to give place to the trained architect; but we realize that architects have not yet had in London the opportunities which abound in all the large cities of Continental Europe, where the well-to-do classes mostly live in flats—houses and hotels being reserved for the very few. For instance, nearly all German houses are built on the flat plan. The “Flat” of England is the “Appartement” of France, the “Wohnung” of Germany, and so much have continental habits and those of England approximated, that the type of dwelling may now be said to be in essentials common to all. From each country, therefore, the others may learn something useful, both in design and in construction; and thus the aim of this article is partly to see in what directions evolution should be directed, and partly to give some hints on design.

It is at least probable that the acceptance of flats in England owes a good deal to the popular delight in extensive travelling, with its concomitant of living in hotels. The development of hotel life within the last half-century, or less, is remarkable. It is within our generation that nearly all the palatial hotels with which London is studded have arisen; in continental capitals there has been almost as marvellous a growth; and there is hardly an important seaside resort where vast hotels are not to be found. They thrive, one and all, while thirty years ago they would have been dismal failures.

In many of these public hotels there are flats constantly rented by rich people, who live there to be freed from the trouble of housekeeping, with its servant difficulties. The transition from life in hotels to that of residence in a flat is easy. In any case, flats have passed through the crisis of fashion and become necessary under the economic conditions of to-day. There has been much wild speculation, it is true. Many of the flats so hastily built in London seem to be fitted for no particular class of the community.