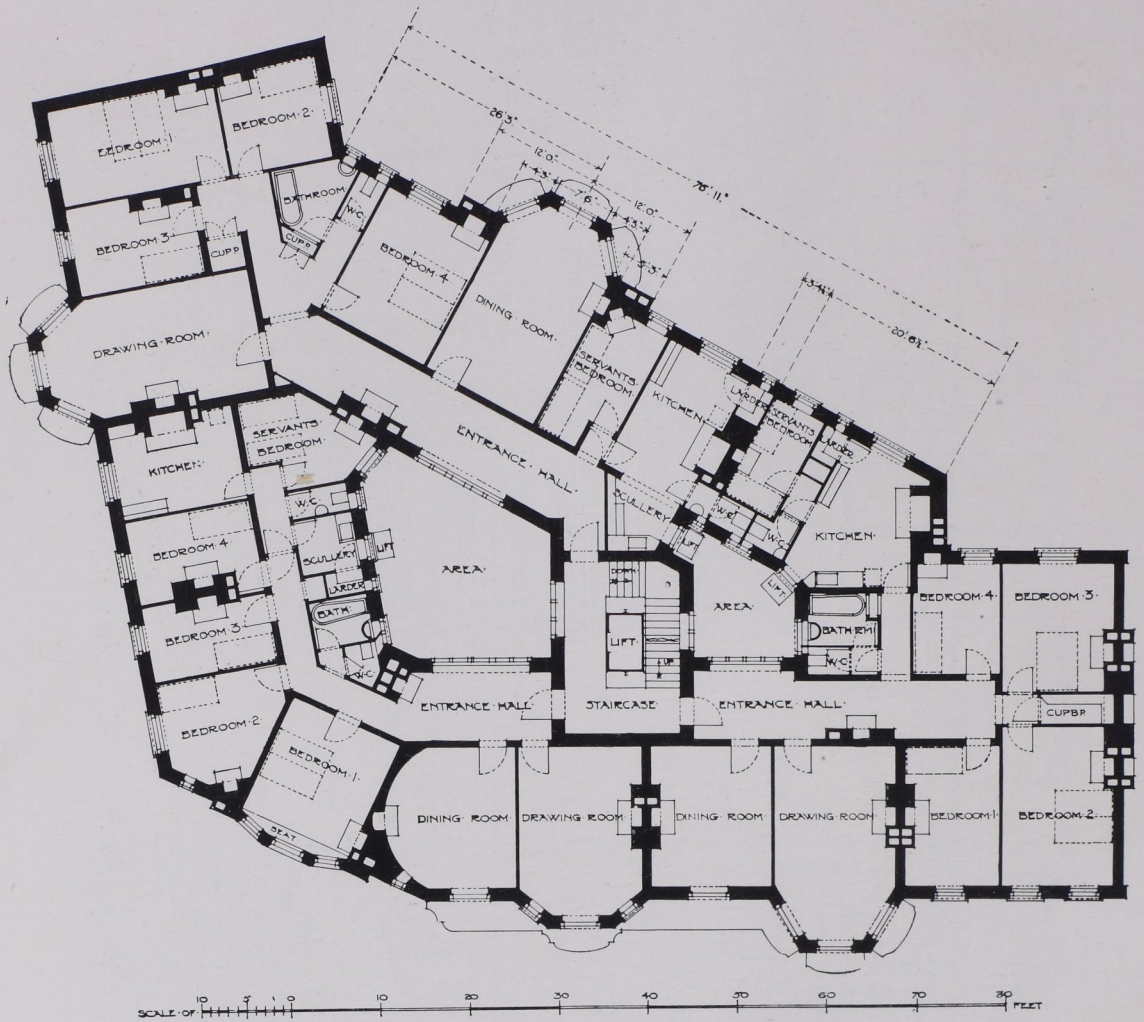


FLATS FOR THE WELL-TO-DO: PLANNING



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

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