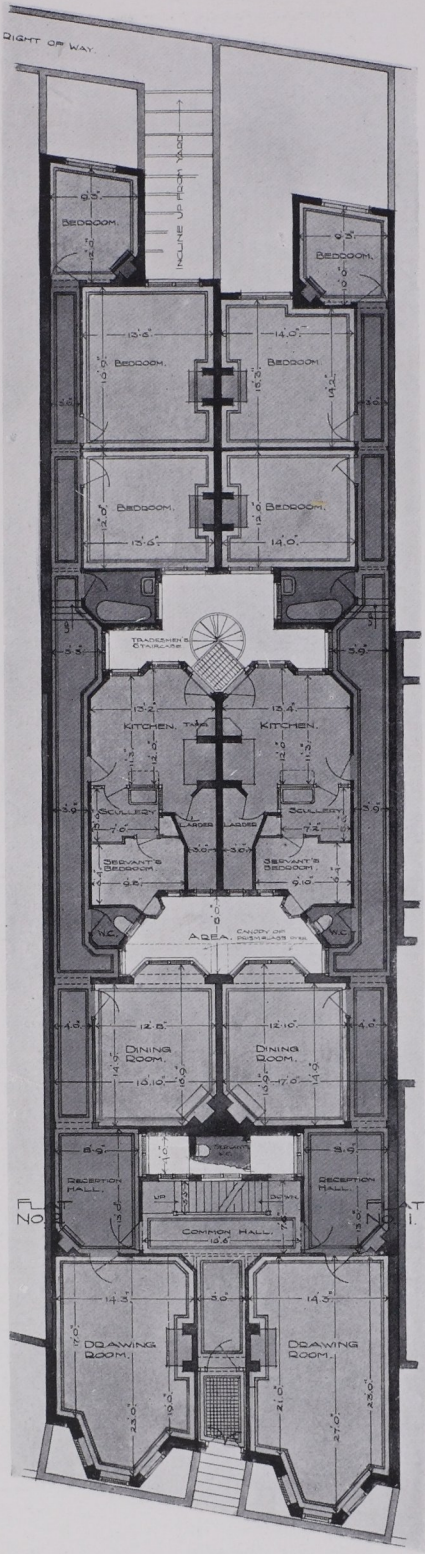


# FLATS FOR MODERATE INCOMES: PLANNING AND EXTERIOR DESIGN



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