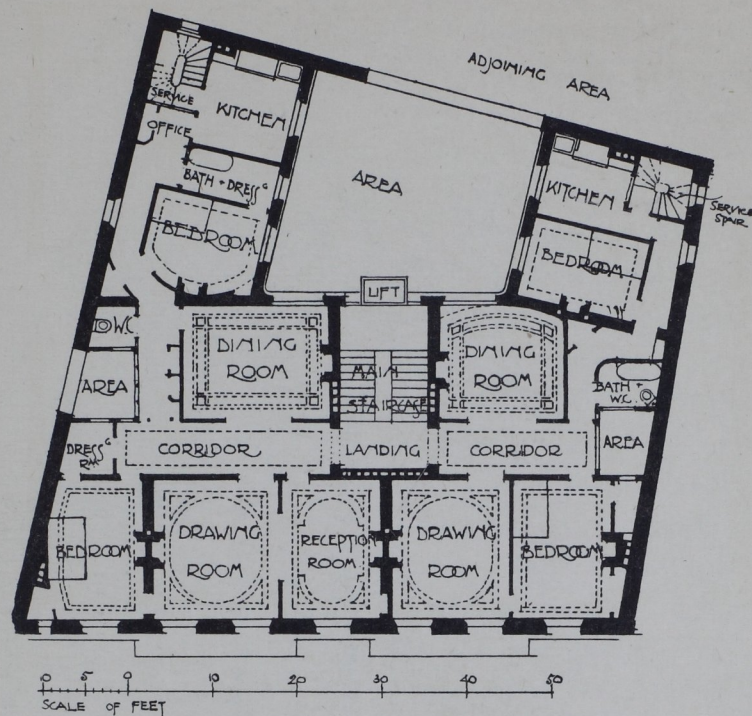


French Flats: Planning



PARIS FLATS; RUE DE SÈVRES, NO. 4. A. LAFON, ARCHITECT

bathroom and W.C. to each as well as a dressing-room to each bedroom. The dressing-rooms are not all externally lighted, but there is abundance of light and air to all other parts (p. 101).

Having now given a large number of typical examples of plans showing flats of all sizes, on sites of very varied shapes, I would sum up on the subject of planning, by saying that the scheme should be interesting, bright, and above all, simple—the simpler the better. An intricate plan is nearly always ill-digested, inconvenient, and not so well lighted or ventilated as it should be.

Turning to details. The following are suggestions:—

As to height of rooms, it appears to be very general to adopt about 10 to 11 ft. in clear in all three capitals. I think this ample for moderate-sized rooms; a greater height makes them appear smaller in area. I would draw attention to the large size of doorways in the Parisian examples, a feature well worthy of adoption in London. Passages should be light, and the more direct the better. Do not forget to provide ample cupboards. Baths, sinks,