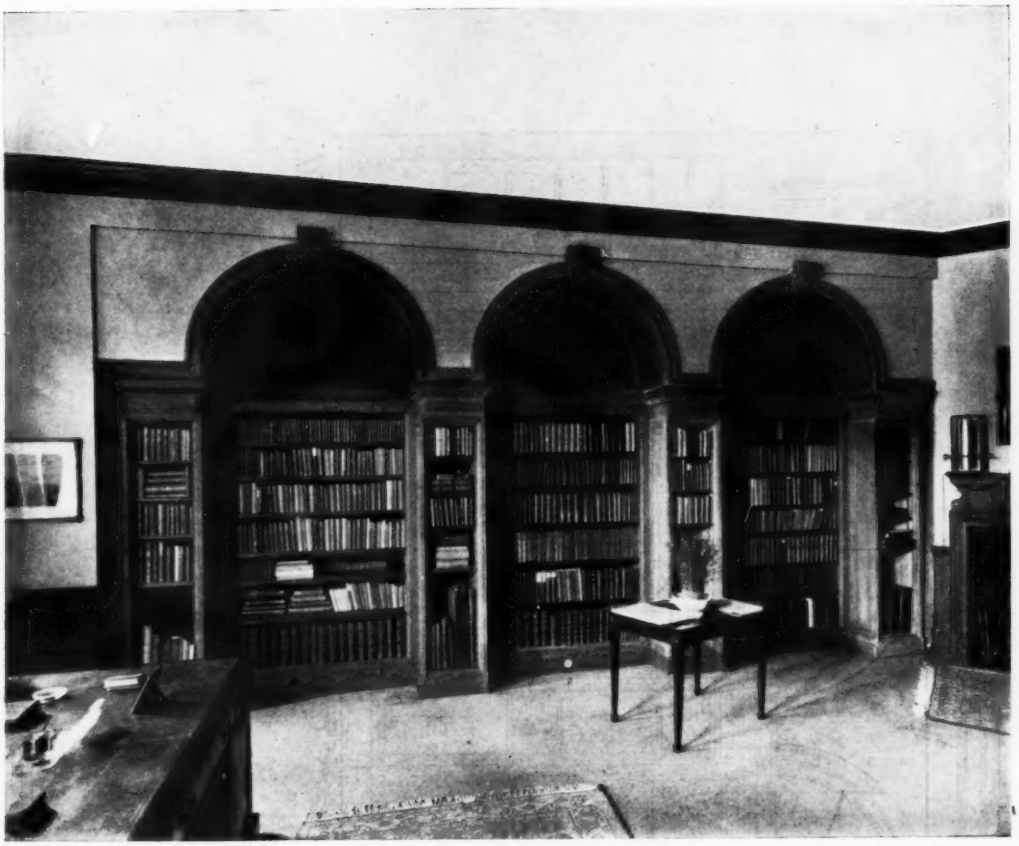


[A working detail of this library appears on the following page]

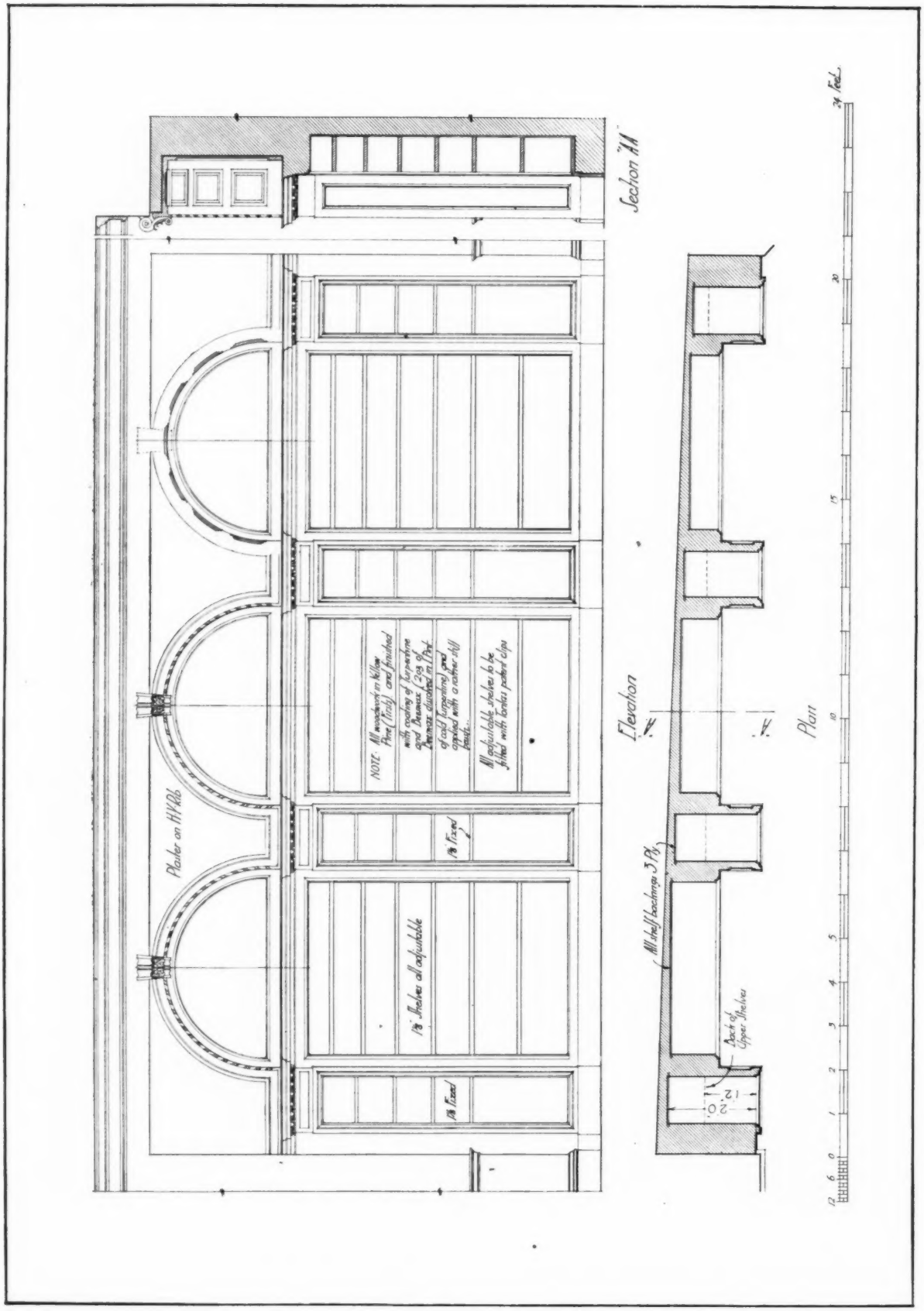
LIBRARY IN HOUSE IN QUEEN ANNE'S GATE, WESTMINSTER.

[BY W. G. NEWTON]

THE WEEK'S DETAIL

[BY W. G. NEWTON]

This library overlooks Birdcage Walk. The woodwork is pine, coloured down to coffee-grey, with carved enrichments.



A photograph of this detail is given on the preceding page.

THE ARCHITECTS' JOURNAL

Wednesday, February 8, 1928

VANDALISM AND PROTESTS

THE value of public protests in preserving works of art has been proved in more than one instance during recent years, and the protests which have appeared in the *Times* have, no doubt, been instrumental in encouraging the Buildings Committee of the London County Council to reject the proposal to demolish Nos. 16 and 18 Cheyne Row, Chelsea. It is curious to note how often, in these threats of proposed vandalism, no urgent justification appears to exist, even when the argument is considered on purely practical grounds. One might at times imagine that the advocates of destruction were anxious to destroy merely for the sake of so doing. At any rate, they seldom seem to be prepared to make the slightest concession if, by destroying an historic building, they can save themselves in the least degree in time, trouble, or expense. This can only be due to ignorance as to what they are really proposing, and, pending the education of the whole community, our main hope lies in those in authority. The Whitgift Hospital was saved by the House of Lords, and these Chelsea houses will, it is to be hoped, be saved by the County Council supporting the decision of its Buildings Committee.

One of the main difficulties in the saving of buildings and open spaces is, of course, finance. A sum of money may be saved by pulling down a certain building and exploiting its site value, and in our anxiety to preserve and defend let us remember that a positive or potential loss to the owner is generally involved; we should be clear in our minds as to who should be expected to bear this loss. When we state emphatically that such and such should not be allowed, do we mean that all the loss should be borne by the owner or by the community, local or general, or that it should be shared? We run at once against the difficulty of defining what is a building of historic value, while the difficulty of assessing associational, æsthetic, or natural quality is even greater. The best solution might lie in extensive powers wielded by local authorities, from whose decisions appeal could be made to a very strong central council. This takes us to the question of responsibility for compensation—the heart of the whole matter. The law as it stands favours the holder. It is true that when "beauty spots" come under the hammer the inhabitants affected locally are usually given a first preference of purchase; sometimes they are given special terms, but even so this is a courtesy, not a public right. Freehold landed estate is as much a man's personal property as is his watch, he may dispose of either as he wills. Real estate and buildings have behind them a more restrictive covenant, but such restrictions do not include sentimental or æsthetic value, and if such a value is to be generally acknowledged it must enjoy legal recognition. So far, those elements in society that we define as "enlightened" have had to act in spurts, by means of protest, appeal, cajolery, indignation; there exists no sustained line of defence; the position is illogical, capricious, insecure. No one knows exactly what can be prevented, what should be preserved, or who should foot the bill. The issues involved are even more complex than appear at first sight. Our hand-to-mouth method of saving monuments and sites piecemeal by raising a public howl is unscientific; we do it because we have no recognized procedure by which to secure immunity for buildings of interest or open spaces. Much depends upon the extent to which we are prepared to admit that a man's property is really his own. If he find the remains of a Roman villa beneath his lawn, is he entitled to pull it to pieces and use the stones for his new rockery? If not, is it reasonable to expect him to spend money on having it carefully excavated and railed off? Or is the right procedure that he should be compelled to leave it under the sod in the hopes that at some future date its value may be recognized and the work of preservation properly carried out? The trouble arises because, as a nation, we do not value these things. The few of us who are truly interested are kept busy trying to save this and that from destruction much as Cinquevalli endeavoured to keep ten plates spinning simultaneously by scampering to the one that appeared at the moment in greatest danger of coming to rest. We find that the same frantic exertions are necessary each time a few acres of a Surrey hillside adjacent to a town come into the market. "An auction will be held on the 18th; £2,000 must be raised before that date or the site will be built over." What could be more fatuous? If the piece of hill is of real value to the health and enjoyment of the community—and we do not doubt it—it should be scheduled once for all as land that may not be built over. This would inflict no real injustice on landowners because the value as a building site is in the nature of unearned increment. Its value to the public, as a common, being a priori considerable, its cash value to the community would be correspondingly large, although probably much less than its value as a building speculation. It would clearly be better for the cost to be borne by all the inhabitants concerned rather than by a few generous individuals, since the public would appreciate a common the more if it had helped to pay for it. The question as to how far a proprietor is entitled to exploit a public need that he alone can satisfy is too complex to enter into here, but can it be doubted that, on general principles, the good of the community should rank before the affluence of the individual?

NEWS AND TOPICS

INSPECTION AS A CHARM AGAINST FLOODS—LONDON'S LARGEST LANDLORD—JUDGE JEFFREY'S HOUSE

THE question of protection against floods was discussed between a deputation from the London Labour Party and the Health Minister, Mr. Chamberlain, last week, with results that still leave room for doubt whether all is for the best. Mr. Chamberlain is reported to have said that "there had been no lack of inspection by the London County Council. The tide had been one foot higher than had ever been contemplated, and had there been ten times as much inspection, it was not likely that anyone would have thought it necessary to take any steps to prevent such a flood." Whatever the likelihood may have been, it is but too evident that in fact no steps were taken, and that, judged by results, the inspection was fatally inadequate in that it did not lead to a practical grasp of the dangers of the situation. The rise of the water level only one foot above the height that had been contemplated seems a small enough margin between safety and disaster, and it will be intensely interesting to see what works of repair will be put in hand to the damaged river walls, for they will be the ultimate measure of what the authorities contemplate as appropriate safeguards for the future.

* * *

The tale of the Hindoo who earned an honest living tapping the wheels of the trains with a long-handled hammer "because his father had done it before him," and without any reference to the detection of flaws in the metal, comes to mind in connection with this alleged inspection of the river wall, and raises the point whether any rules for the conduct of such inquiries have been formulated. How does a beaver know when and where to add another log and another plastering of mud to strengthen the dam which permits him to live submerged and protected from his carnivorous foes? How does the human inspector proceed to his inspection of an age-worn dam, and does his inspection always lead to a state of contemplation that underestimates the possibilities of trouble or permits him to view them from a standpoint akin to the fatalistic tranquillity of Nirvana? An article by Mr. William Harvey on "The Failure of Dams," which is published on page 225, shows how these structures need periodical inspection and repair for reasons connected with the continual reapplication of water pressure, and how so-called primitive peoples are more wide-awake than the civilized man in this important matter.

* * *

The Health Minister's view that "the use of basements as sleeping accommodation was generally recognized to be undesirable," and his statement that there "was, perhaps, the wisdom of some prohibition against the building of dwelling houses on land liable to floods," will be familiar to those who read our leader of January 18 this year. But what seems to have escaped him is that lands not at present liable to flooding may become so in the course of a comparatively few years if streams in the neighbourhood are allowed to become silted up for want of adequate dredging and continuous attention. It is only an exceptionally well-conducted stream that can safely be left to its own devices. Most streams erode material at points where they happen to travel fast, and deposit it at other points when and where they happen to be going more slowly, or where the flow is checked by a suitable counter-current. The flood peril which threatened the valley of the Mississippi some months ago is, except in point of magnitude, not an isolated example but a normal one; any little brook or ditch with suitable conditions of fall and water supply can be made to act as a miniature Mississippi, as far as deposition of silt is concerned, and nothing but careful planning and operations faithfully carried out will safeguard the surrounding lands from flooding when the silting up has reached a certain point and heavy rainfall follows.

* * *

Already the shape of Nottingham's new civic buildings that have been designed by Mr. T. C. Howitt is visible to all who visit the great market place of this Midland city. I went round the building the other day and found that, with the exception of the dome and a portion of the pediment, the whole of the stonework is now completed. Carvers are at work carving the friezes, while the internal walls of the various rooms are being prepared for plastering and panelling. The building has a good deal of dignity, and if the shops and other premises are let at good rentals, it should prove that a new civic building can be both ornamental and produce revenue. The decision, too, of the Manchester City Council is a further sign that our civic authorities are recognizing that good architecture is an asset.

* * *

Sir Michael Sadler, Master of University College, at the recent meeting of the Oxford Preservation Trust, aptly said that the trustees did not want the fringes of Oxford to wear the aspect of patches of confetti tied to Oxford by pieces of string. Accordingly, they considered themselves to be trustees not solely for the preservation of open spaces, but for the covering of some of the open spaces with well-planned and beautiful buildings. This public statement is a hint of an interesting plan that some have in mind. They hope shortly to publish a monograph to illustrate their ideal of the Oxford of the future. In this not only the hills round would be shown as beauty spots reserved for ever as open spaces, but there would be pictures of the possible future buildings. Naturally the choice of an artist and of a writer is causing some discussion, but I hear that several of the trustees who have been intimately connected with the operation of the Rhodes Trust suggest that Sir Herbert Baker should be asked to prepare this vision of the future. Some favour Professor Patrick Abercrombie, while others consider that there are local men who could do all that is necessary for the present. The chief need now is funds; for considering that £250,000 was asked for, it must be confessed that the present promises received of only £15,000 is somewhat disappointing.

* * *

By the end of next month it is expected that the London County Council will have provided since the war 37,000 new dwellings, accommodation for a greater population than that of Swansea. Further, when all existing schemes

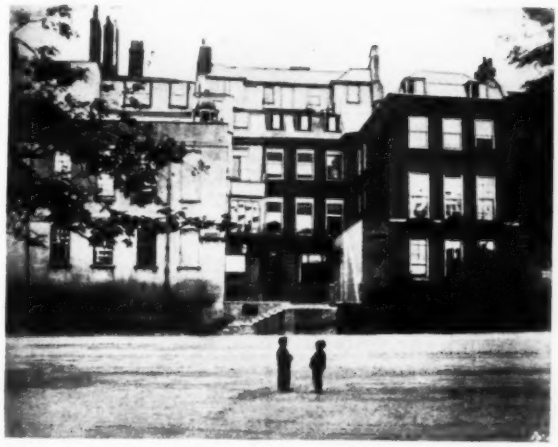
are completed, without calculating upon additional accommodation to be provided under new projects, the London County Council will have provided, on the basis of two persons per room, accommodation for 496,000, a population greater than that of Sheffield. Already the rent roll exceeds £1,000,000 each year. This is, however, a new fact in local government that is giving rise to a good deal of anxiety to those who try to look ahead, to realize that London's popularly elected body now fixes the rents and other conditions, as landlords, for a number of people larger than that of Swansea. The dangers of corruption are obvious, and, indeed, in other parts of the country there have already been instances of candidates for local government bodies promising to reduce rents, or even to disregard non-payment of rates on the excuse of industrial depression, for the sake of gaining votes. From the point of view of honesty in politics, and other aspects, house ownership is in every way preferable to ownership by municipalities, and no doubt this is one of the reasons why Mr. Neville Chamberlain is encouraging building societies, which enable people to buy their own houses. In the United States it is worth noting that every ninth American is a house owner. But since the war, in this country, owing to the operations of the Addison Act of 1919, of the Wheatley Act in 1924, and to a lesser degree of the Chamberlain Act of 1923, there are at least half a million houses owned by local authorities.

* * *

Because of the dangers of corruption; because there are councils under Socialist control who are inclined to turn the blind eye when their tenants are behind-hand with their rent; and because municipal ownership of property may lead to equal abuses as that of indiscriminate outdoor relief, a proposal to introduce further legislation, making it compulsory upon local authorities to appoint trustees who will manage municipal house property, is being considered by the Minister of Health and his officials. The admirable management of the tenements that belong to the Peabody Trust, on which the American Ambassador, Lord Astor, and other distinguished public men are trustees, is an indication of what can be done where there are men ready to work without thought of self for the interest of the community, and officials who are experienced and competent.

* * *

The little picture here given shows us the house abutting on St. James's Park which was once the residence of the notorious Judge Jeffreys. Its principal entrance was in Duke Street, in which it stood out at the point where that thoroughfare narrowed before reaching Great George Street. All the little streets and houses here have been demolished and are now covered by the extension of the Government offices along Great George Street to the park. The right of having steps from his house into the latter was granted to Jeffreys by James II, although at one time he could have used them little enough, as James, in his well-known solicitude for the safety of the Great Seal, insisted on Jeffreys, when Lord Chancellor, taking up his residence in Whitehall itself. The Minister had rented his Duke Street house, in 1685, from one Moses Pitt, a bookseller, and then it was described as " a great house in Duke Street just behind the bird cages (whence Birdcage Walk) in St. James's Park." After Jeffreys's death his son occupied the place for a time; and, later, it became the Admiralty



Judge Jeffreys' House.

headquarters, till that office was removed to Wallingford House, Whitehall, by William III. There was a great hall attached to the building, and here Jeffreys, out of term time, was accustomed to hear cases. At the beginning of the eighteenth century this part of the property was acquired by a Mr. Higgins and others (1709) and converted into the Duke Street Chapel.

* * *

Those who read the article on the National Shakespeare Theatre Scheme in last week's issue of THE ARCHITECTS' JOURNAL, will have been interested to learn from Friday's *Times* that the executive of the Shakespeare Memorial Committee have recorded their full approval of the scheme. Not only the site has received their blessing, but, what is infinitely more important, the Foundling Hospital buildings also. For in these buildings lies the whole crux of the scheme. Appeals are made every day of the year to the public of this country to support some new attempt to enrich the cultural life of the nation. Side by side with these appeals, and independently of them, we meet with other appeals to save some part of the visible artistic heritage of the past. As a rule the two kinds of appeal are independent; where they are otherwise they invariably conflict, and the success of one is jeopardized by the other. If you help the new you can only do so by sweeping away the old; if you help the old you inevitably stultify the new. I do not remember ever seeing a scheme, double-barrelled like the present one, which combined the two attempts in one. The plans illustrated in THE ARCHITECTS' JOURNAL show how ably the object of each was harmonized with the other. The site seems to me an ideal one for the new theatre; no better approach could be given to it than that formed by the existing Hospital forecourt and buildings. And if Sir Johnston Forbes-Robertson's scheme for an international student scheme is to become a reality, as I hope it will, will it not have a better chance of doing so if it concentrates on the surrounding terraces of houses? There is one little point upon which I must disagree. There was a note on Mr. Morley Horder's plan for the removal of the statue of old Captain Coram. The Foundling Hospital was an idea of the old fellow's heart, and was paid for out of his own pocket. It is a little unjust that we should make use of his building AND demolish *him*.

ASTRAGAL

THIS YEAR'S GOLD MEDALLIST

[BY MAJOR HARRY BARNES]

THE gold medal for the year 1928 is to be presented to Mr. E. Guy Dawber. It is eighty years ago since, in 1848, the gold medal was presented for the first time, and to C. R. Cockerell. The years that have intervened have seen a lengthening list of notable names. To read them is to pass in review every phase of the art: great buildings, great books. The clubs of Pall Mall, the Houses of Parliament, the Law Courts, restoration, exploration, archæology; not a field in which the minds of men have been drawn to study or to exercise the art of architecture but is represented here. Catholic and cosmopolitan; writer, painter, historian; European, transatlantic; the list is really a genealogy of the whole family of those who design in beauty and build in truth. Not perhaps that every verdict recorded in this long list has stood the test of time, but on the whole the judgments were just, and the most self-deprecating of men might feel that his inclusion in this list did yield some assurance that what he had done would endure. There are other thoughts that this list arouses. I wonder sometimes if members of the Institute are fully alive to its great position. This list might serve to remind them. For eighty years the great ones in every land have taken it to be an honour to be known to and recognized by the Institute; and how wide and generous that recognition has been. How little insular. In the second year an Italian, in the fifth an Austrian, in the eighth a Frenchman, in the eleventh a German, and so the tale goes on. A sly thought or two intrudes. It took forty-five years to discover America, which may perhaps be forgiven, for I think it has taken America longer to discover us. After all, the salt estranging sea counts for something. Out of five archæologists only two are British; there is a thought in that. It may be that those who tell us of the past interest us more than those who present us to the present, or it may be that these old fires are not unprofitable ghosts, but do give us a stimulus for which we are not ungrateful. The influence of archæology on architecture might make a theme for a lecture, but I am not sure here. So we pass from the list noting that an American an American succeeds, a G. E. Scott in 1859 and an E. E. Scott in 1925. A Blomfield in one century and a Blomfield in the next. One's eyes linger on the list and see there names of men whose sons may yet see their names there, and one name that should have been duplicated, but, alas, that cannot be.

Mr. Dawber's name will follow that of Sir Herbert Baker, and the juxtaposition is one of immense interest. Those who were present last year at the presentation of the gold medal will not easily forget the dramatic setting of the occasion.

Mr. E. Guy Dawber

An English architect whose distinctions had been achieved in lands that Cæsar never knew, whose opportunities had come out of the necessities of a far-flung Empire. Pretoria and Delhi are far cries, and as the great pro-consuls assembled and spoke their appreciation of the art and the man, imagination touched a double string; to be at once one of this far-colonizing, conquering race, and also a member of an Institute the bounds of whose membership moved with the Flag, was something to stir the blood a little. This year we honour the man whose achievements are not to be found in the Imperial centres of his race, but in those quiet country places from which the others sprang. How appropriate it is; how it spans the whole ambit of architecture. These quiet country places from which Clive and Hastings, Speke and Evans, soldier, sailor, missionary, trader, all have come. Some never to see them again; others, it may happen, to bring back honour and wealth, to end where they began, folded in the same hills, buried in the same woods, with tree and bird and stream all as of old.

In this quiet countryside Mr. Dawber is at home, and just because of that—because being in the country he was of the country, and his work was no foreign thing alien to the countryside—his fellows, with gratitude and affection, have sought him out to do him this honour. Those who are nearest him in spirit and power think most highly of him. Most of us have to be content with such contact with his work as drawings and photographs may give us. To few of us is it given in these busy days to be able to loiter through those places where his houses are and linger on their charm. For charm his work has, and what that charm is who can say? No formula can convey it, no rule supply it; it is not regularity, not symmetry, not anything that one or many words can tell. Only something one can feel and be glad that one can feel. Burdocks in Gloucestershire, Nether Sweet Manor in the same fair county, Tuesley Court, Eyford Park, Bilsworth Broadway, these are just so many names to those that have not seen them, but to those who have they are deep-set impressions of houses instinct with everything the word "home" can convey. But this list is only a shadow of his benefactions, for benefactions every one of his houses are. No man can come with cleaner hands than his to the task of preserving rural England, for every touch of his upon her has been a caress. He has taught us the truth that so far from building being a blemish on the fair face of Nature, the country is never so beautiful as when to its self-provided habitat for bird and beast there is added a dwelling-place for man. We are not alien from Nature, we belong to her; we are as much her child as thrush and fawn. Our dwellings may spring as sweetly from her as a tree, adding another peak to hill or rock, nestling like a bird in the green calyx of a meadow, passing from house to field through the gay pageantry of a garden.

And it is all done without any affectation or trickery. No dodges, no stunts, no little pieces of curious preciousness; just plain, straightforward handling of materials as unaffected as fresh air or clear water or any other natural thing.

THE FAILURE OF DAMS

[BY WILLIAM HARVEY]

LORD DESBOROUGH'S republication of the old Thames Barrage Scheme, first advanced in 1902-1903, calls attention to the question of dams and the possibility of living in safety under their protection. Experience in many parts of the world shows that there is always a certain liability for dams to fail, and that the failure often takes place with unexpected and disastrous suddenness. In some cases there is just time for a warning to be sent by some watcher at the dam to the folks unsuspectingly pursuing their business in the lower lands in the probable path of the flood; but many disastrous dam-bursts have taken place instantaneously without the possibility of effective warning being given or received, and loss of life has been added to the destruction of property.

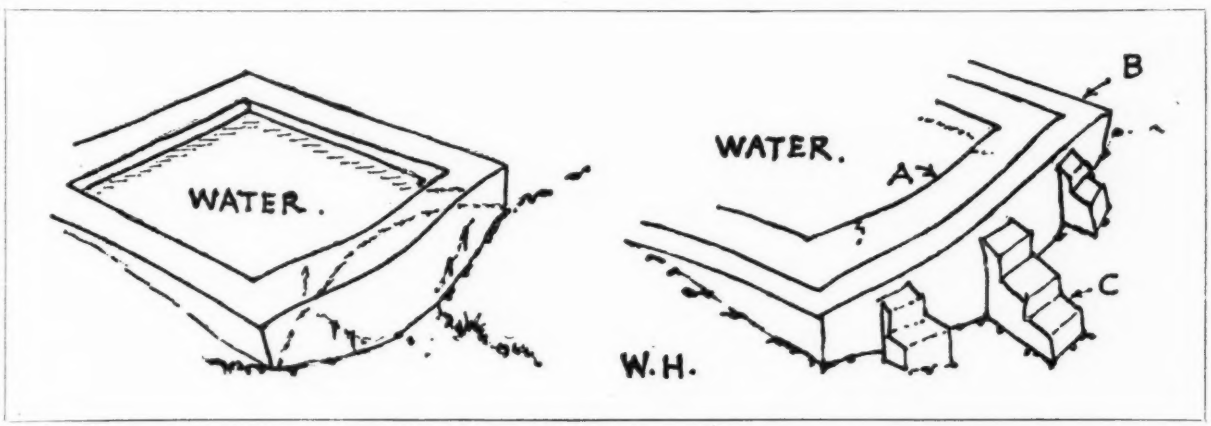
Whether the claim of some authorities that the recent London flood was caused by a "tidal wave" is to be treated seriously, or is to be regarded as an ingenious piece of pseudo-scientific camouflage to divert attention from human shortcomings, the arguments in favour of "protecting" London by means of a gigantic dam from Tilbury to Gravesend that have been founded upon it are open to very serious objection. No twisting or turning of phrases can disguise the fact that the present defences of London failed and that loss of life resulted from the failure, and that the suddenness of the failure and the lethargy of those who might have issued a warning of the approach of a flood conspired together to prevent effective warning being given before the waters were already over the bounds.

After that moment the pluck of individuals certainly saved a worse calamity, but the failure of the little dams which act as parapets to the river walls has a bearing upon the question of the failure of dams in general, and of the great "dam to shut out the North Sea," the creation of which Lord Desborough has advocated so forcibly.

The old inhabitants of Pimlico point out that a sound parapet would have held back the water longer than one that has been on its last legs for years past; and to the argument that "the parapet was only intended to keep people in the road from falling into the river, and not to keep the river from falling into the road," they reply that an open railing would have sufficed for the first purpose and would not have given rise to dangerously false feelings of security.

The subject of land drainage cannot be postponed indefinitely, and when it is put in hand it will be found in many places that the alternatives of dredging channels deeper or of building banks higher will need consideration. The danger of a water-level artificially raised between embankments of dam-like character cannot be too strongly insisted upon, and, wherever possible, dredging to carefully calculated gradients should be resorted to in place of the erection of river walls rising above the level of the surrounding lands. If a river wall is determined upon, however, it must be seriously designed as a dam and built with all necessary precaution to act as one when called upon to do so by the pressure of flood water. The excuse that the wall "is only a parapet" is not understandable by the blind water-pressure which merely treats it as a dam of insignificant strength and overthrows it forthwith. Why the erection of dams should be avoided on general principles, or only advocated in exceptional circumstances after mature deliberation, is a question that may be answered in the light of the study of dam failures, which do not necessarily result from errors in calculation and design, or from faults in construction, though these matters are often cited to account for the failure of dams in specific cases.

These explanations may be correct and yet disregard the real reason why so many failures of dams are reported from countries in which these works are executed under the supervision of skilled engineers. The truth is, that the work that a dam is called upon to perform naturally has the effect of destroying it in the end, after a period that is very considerably less than would be recognized as appropriate for a structure supporting vertical loads instead of lateral water-pressure. In an article on "The Continuous Nature of Decay in Dams" which was published in *The Engineer*, May 27, 1927, I pointed out how the initial deflection of



Left, figure one. Primitive vertical wall dam bulging under lateral pressure of water. Right, figure two. Primitive dam, A bulged and repaired; first by blanket wall B, and afterwards by buttresses C.

the dam as it takes its bearing under its lateral load of water-pressure is only the first of a long series of progressive yieldings of the material in which the resistance of the dam is diminished and its substance suffers distortion and fracture. At the same time the water obtains more and more destructive power and leverage by minute successive increments, and, by penetrating small fissures in the dam, actually exerts a lifting force as well as an overturning pressure.

It is the suddenness with which the long, slow process of trivial movements and adjustments gives place to the final instantaneous floating out of the broken portion of the dam that constitutes the grave element of danger in connection with these structures, for few obvious or dramatic symptoms of decay intervene between the first stage and the last. From the time when an observant watchman first notices unusual signs of leakage, to the final collapse of the dam, is often *only a matter of minutes*, and a system of periodical surveys with the aid of instruments specially devised to record minute alterations in the positions of gunmetal observation-plugs in the dam should be instituted to guard against surprise and to facilitate study under practical conditions.

Why so many modern dams built by responsible European and American engineers have failed, when dams built by primitive peoples, and even by beavers, have lasted for greater periods, is that a different point of view guards the primitive dam-builder from over-confidence in the permanence of his work. The weather wisdom expressed in the warning " the water never sleeps " keeps the responsible guardians of the dam always on the alert and ready to execute works of repair when their instinctive sense of the impending danger warns them that they are due. The training of the modern engineer at the drawing-board does little to direct his mind to the practical aspects of progressive cumulative decay and the upkeep of structures, and the logarithmic tables and slide-rule are seldom employed to help him estimate the durability of the buildings that he designs. As a consequence of the atmosphere of exactitude in which he is brought up, he is handicapped with a dangerous superstition that his work will stand just because it has been " calculated " as a statical problem, when in reality it will ultimately fail because it is not regarded as a problem in kinetics and provided with the requisite periodical repairs to maintain its structural efficiency. Water-pressure has similar destructive properties in the West as in the East, and the

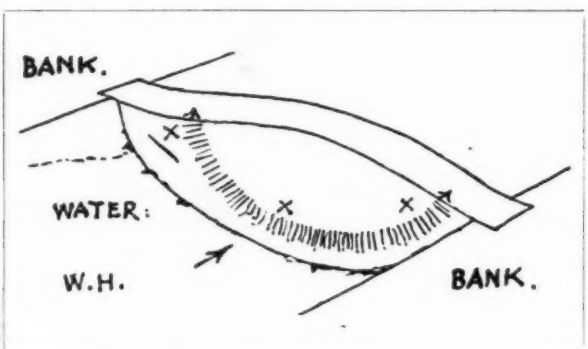


Figure three. View of dam from upstream. Crack x x x forms with progressive distortion of dam and permits of water penetrating its mass.

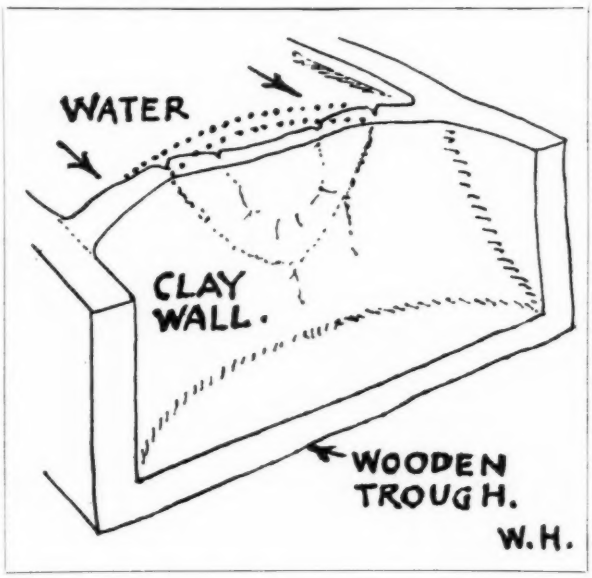


Figure four. Clay model of dam kept under observation while water pressure destroyed its tenacity and distorted its curvature.

truism that " the water never sleeps " should be taken into account, not only by those who build dams in accordance with modern mathematical formulæ, but also by those who have to determine whether a dam shall be built at all.

The vigilance of the primitive dam-builder is shown in figure two, blanket walls and buttresses being added as they prove necessary to retain the weakened central portion of the dam in position after it has shown initial failure indicated in figure one.

Figure three shows how deflection of the dam produces convex curves at certain places on the upstream surface of the dam with liability to the formation of hair cracks, penetrable by water under pressure, just where it is able to act with dangerous leverage to overthrow and float away the wall.

Figure four is sketched from a model kept under observation until water-pressure and water-penetration acting together brought about the destruction of the little dam. The action was singularly faithful to the routine of dam failure in that it started slowly and imperceptibly and ended in a sudden burst in which large portions of the model were floated bodily out of place.

Knowledge of this imperceptible, or almost imperceptible, slow internal decay of dams should forwarn those responsible for their upkeep that periodical repairs will be necessary even in connection with the finest works, those triumphs of engineering skill which maintain entire populations and store up the motive power of important industries. But, human nature being more complex than the nature of the beaver, civilized men trained in the methods of Western engineering are just as likely to become careless and absent-minded over the upkeep of dams after this solemn warning of mine, as before I discovered the reason for the frequency of unexpected dam-bursts. And, for that reason, the creation of a gigantic " dam to shut out the North Sea " does not fill me with enthusiasm.

A NORTHWOOD HOUSE

[BY ELEANOR K. D. HUGHES]

This pleasant country house stands on a rectangular plot of about two acres of ground, running north and south. On the north side it is sheltered by a wood. The house has been so planned as to get the greatest advantage from the warmer and sunnier aspects.

The main block of the house is roughcast on brick, with a dark tile roof. It is flanked on both sides by low buildings, also roughcast, and having flat roofs; and these are linked up to it by slightly recessed walls pierced by round-headed doorways, serving to emphasize the general symmetry, sectioning the main entrance archway. The design is united above by the strongly-defined overhang of the eaves, which cast a deep band of shadow and have under them a line of mouldings as a boundary line to the window-heads; and it is again united below by a dark plinth, the effect of which is enhanced on the garden side by a flagged terrace stretching along the whole length of the front. The windows are generally symmetrical, and have leaded lights framed between mullions—an obvious advantage, It is a little unfortunate, however, that it should have been necessary to break up the entrance front by small service windows, etc. The massive roof of dark tiles, with its strong chimneystacks, follows a fine old tradition, and is of a colour which, from the first, blends well with its country setting.

Lest the roughcast walls should make too glaring a contrast with the surrounding green, they have been texturally finished and distempered a light cream colour, making a pleasant and quiet scheme with the roof and chimneystacks and the touches of brickwork here and there.

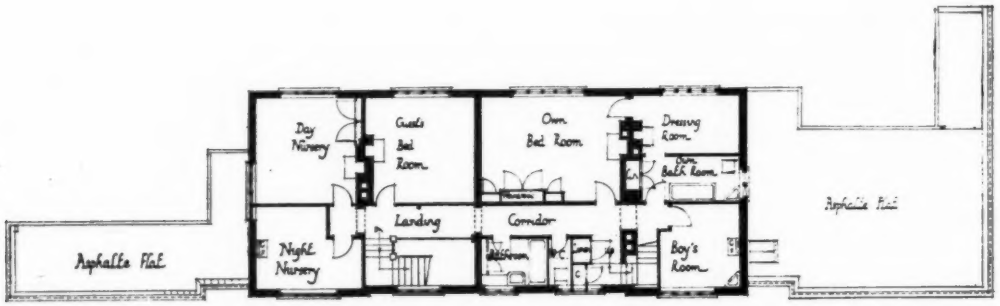
Due respect is shown here for the setting. It is for lack of this elementary consideration, and because houses are so often designed on the drawing-board rather than on the site, that so many incongruities are perpetrated. While a white roughcast wall tends in a strong light to look cold and bluish in tint, a wash of cream distemper, as here, not only gives a warmer and softer effect, but it makes a better background for leaf and flower forms, and yields a glowing shadow. When time has allowed of the growth of creepers and flowering plants, seen in connection with these walls, the colour effect will be enhanced and enriched.

On the west side is a formal garden, entered across the

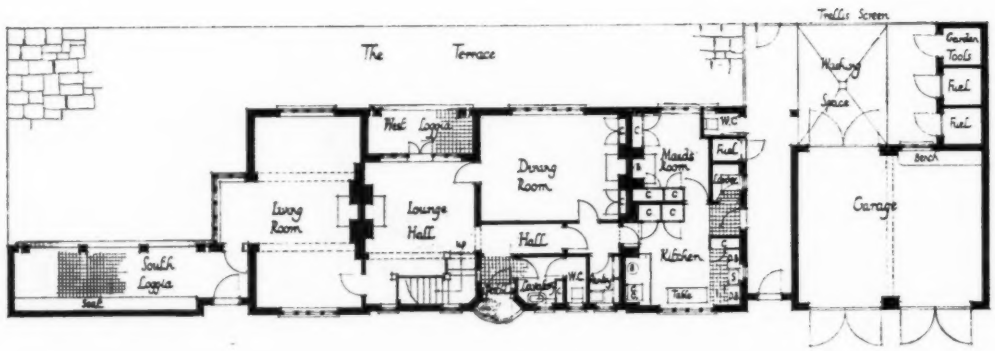
Birchanger, Northwood. By Sydney Tatchell and Geoffrey C. Wilson. The garden front from the south-west.

terrace from a loggia out of the lounge hall; and on the south is a garden loggia facing on to a paved court. This court forms a link between house and garden, and itself leads on to a lawn to the south. It has a practical value as well, being a well-drained place for sitting out, with stone paving which receives and reflects the warmth of the sun's rays, instead of absorbing them as grass does. The south bay window in the living-room faces on to this court on its axis.

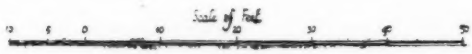
The plain walls of the loggia, and its columns, with



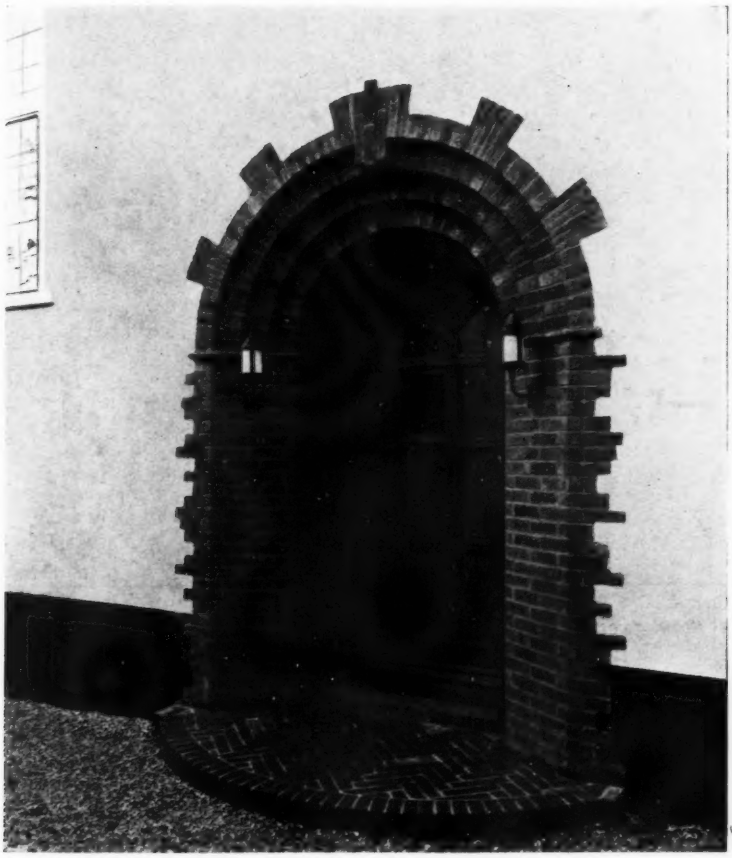
PLAN OF THE FIRST FLOOR



PLAN OF THE GROUND FLOOR

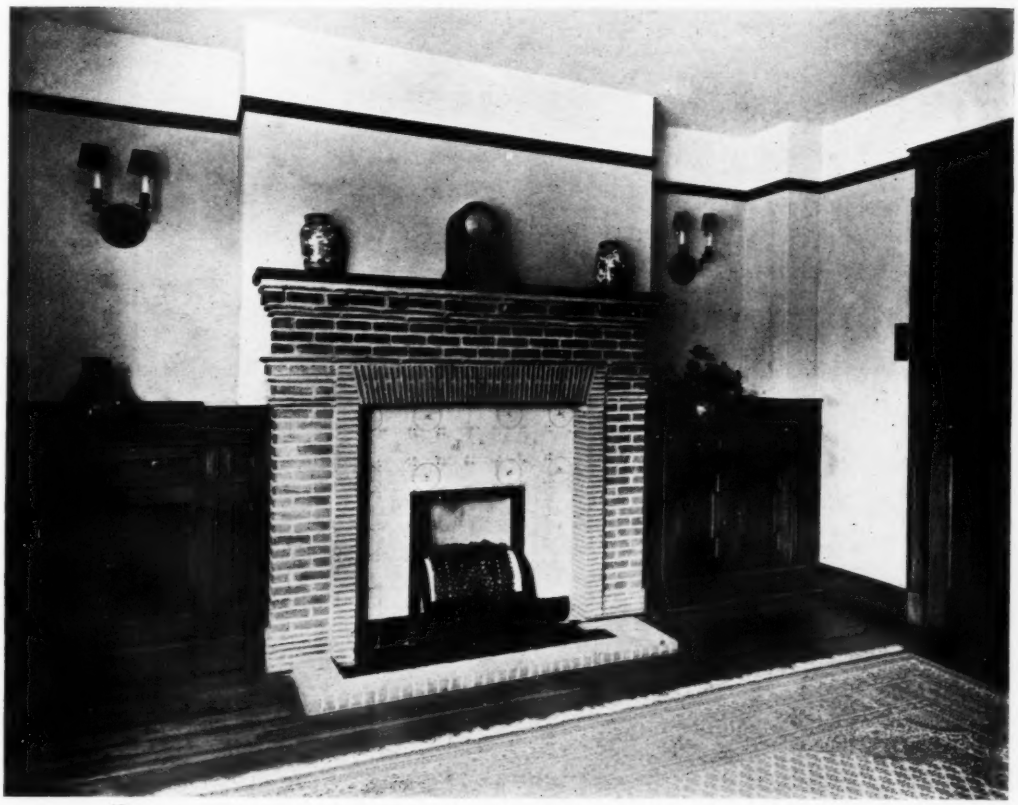


Birchanger, Northwood. By Sydney Tatchell and Geoffrey C. Wilson. The ground and first floor plans.



Birchanger, Northwood. By Sydney Tatchell and Geoffrey C. Wilson. Above, the entrance front. Below, the entrance door.

Birchanger, Northwood. By Sydney Tatchell and Geoffrey C. Wilson. The staircase hall. Above, looking east. Below, looking south.



Birchanger, Northwood. By Sydney Tatchell and Geoffrey C. Wilson.
Above, the dining-room, looking north. Below, the dining-room fireplace.

Birchanger, Northwood. By Sydney Tatchell and Geoffrey C. Wilson. Above, the lounge sitting-room. Below, "own" bedroom.

their brick capping, make a good background again for flowers, while its flat, tile-edged roof carries on the line of the top of the bay window in a restful manner.

The plan is on the basis of a double square, having the entrance in the centre of the east front. On the ground floor, roughly half—the southern half—consists of the lounge hall, living-room, and their loggias open to the garden and the sunlight, while the northern half consists of the dining-room and services, with a covered connection with the garage, fuel stores, etc. On the first floor the nurseries occupy the south side, while the main bedrooms overlook the garden to the west, and the north side is again occupied by less important rooms and service. A secondary staircase leads up from these to airy maids' bedrooms, and stores, etc., in the roof.

A well-designed and massive entrance doorway, with recessed arches in brickwork and splayed sides, leads into an entrance vestibule, having cloaks and service passage on one side, and on the other a main entrance to the lounge hall. This contains the staircase at one end, and at the other a loggia opening on to the terrace. From it opens also the large living-room and the dining-room. Passages are almost entirely eliminated. The windows of the living-room are designed to catch sunlight throughout the day. The dining-room has a separate service-door, with near access to the kitchen, and opposite to it a small pantry with sink and cupboard. The sensibly-combined kitchen-scullery forms the north-east corner. The sink is in a recess which has a tile floor and a separate window. The maids' sitting-room is in the north-western corner, and looks pleasantly on to the garden. It is next to the kitchen and back entrance, but shut off by a series of cupboards opening into each room. The whole of the services, etc., are well arranged and convenient, as are those on the floor above.

Inside, the walls are treated with plain light washes, and act as a foil to the joinery, which, in the main ground-floor rooms, is of oak, and on the first floor is painted and finished in parchment-coloured enamel. The massive oak staircase, leading from the lounge hall to a short, direct communication corridor above, is virile and attractive. The picture-rails line up with the little friezes above the doors and curtain-rails, making a dark, horizontal line dividing the ceiling colour from that of the walls. An extremely effective use is made of receding planes, both in the walls and fireplaces. This is especially noticeable in the dining-room, where the oak cupboards help to form a definite decorative scheme, which is also carried out in the placing of the lights above and in the picture-rail. The chief fireplaces are of thin brick with wide joints, and are rather monumental in scale, and contrast with the smooth finish of the walls and woodwork.

The whole scheme of decoration provides a suitable background for almost any arrangement of colour which suits individual taste, and allows for the expression of personality by the occupants.

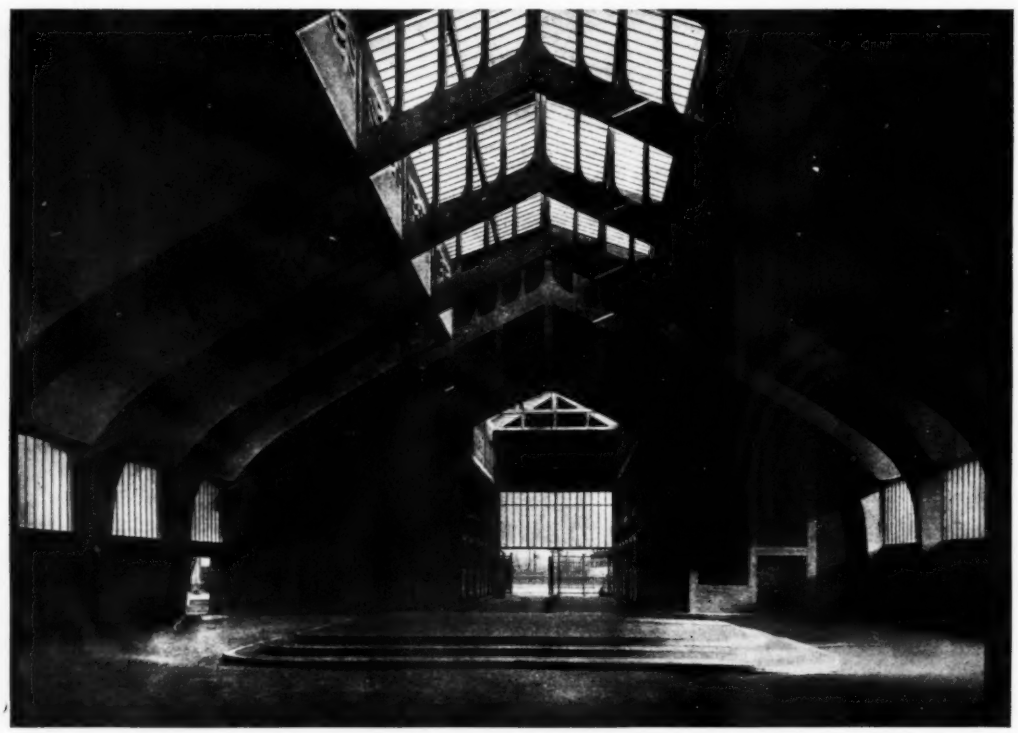
In any house design it should never be forgotten that the house is above all a setting and a background for personal and home life.

Birchanger, Northwood. By Sydney Tatchell and Geoffrey C. Wilson. First-floor landing and stairs.

THE NEW FISHMARKET AT DIEPPE

[BY P. MORTON SHAND]

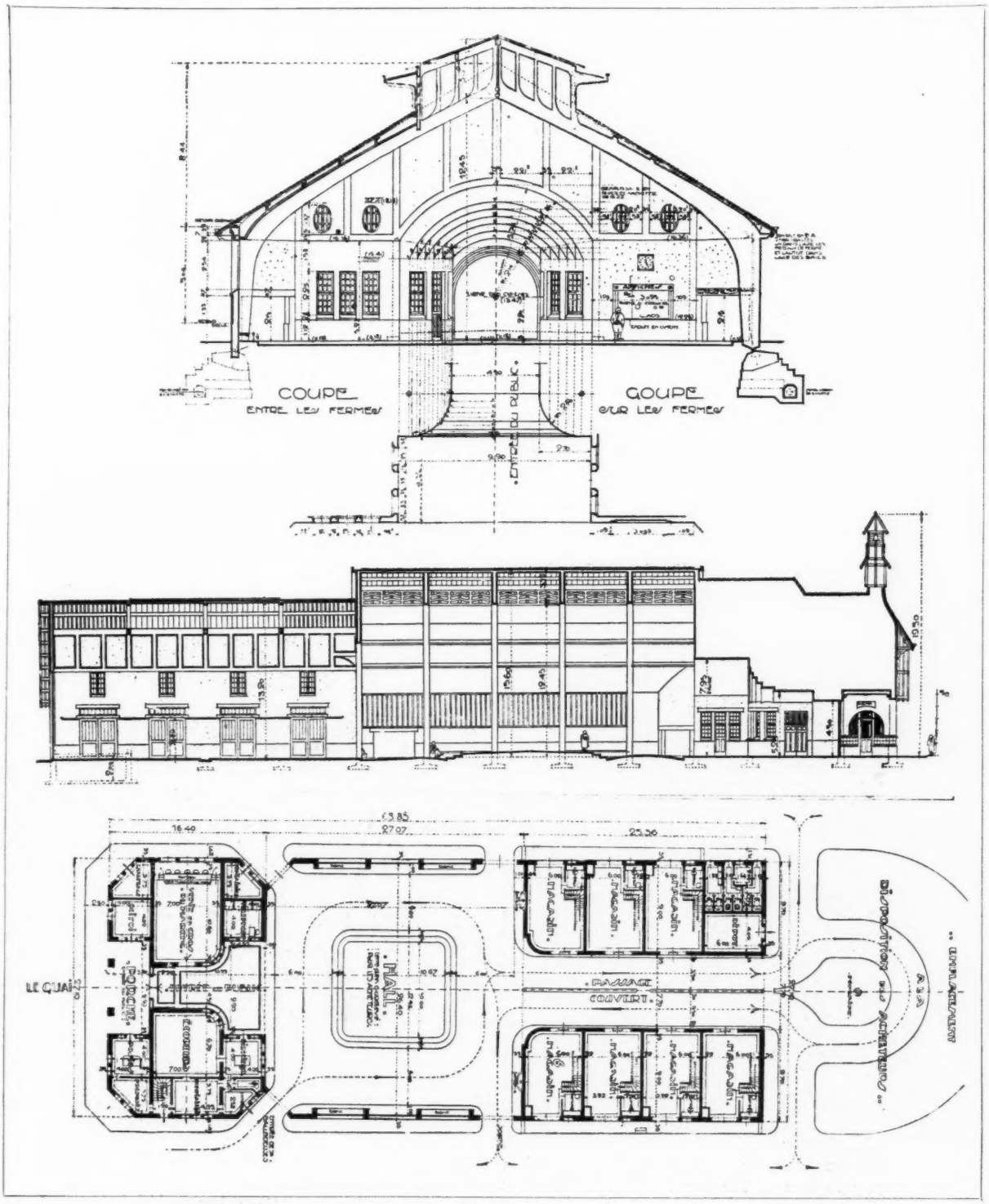
VOLUMES could be written on the deplorable effects of ill-timed, but invariably well-meaning, vogues of renaissance in various local mannerisms of this and that style in domestic architecture of the past. Not, in all probability, since the rage for planting colonies of sham fretwork Swiss chalets in utterly un-Swiss surroundings was at its zenith in Germany, has so much pretentious ugliness been perpetrated in the sacred cause of exhuming "quaint" and "picturesque" plastic elements of moribund provincial folklore as is now culminating in a positive epidemic all along the French Channel coast. That the old Norman timbered buildings have a great and unusual charm no one would deny; but this very charm, inexorably circumscribed by the genius of those centuries which spontaneously evolved it, is so alien to modern building methods, and so incompatible with the needs of the present day, as to have passed beyond the architect's power of evocation; except for those isolated pedantries of pure reproduction that are occasionally indulged in by enthusiastic antiquarian revivalists. Unlike English Georgian, or certain phases of Dutch domestic architecture typical of previous centuries, the semi-rustic Norman timbered style does not lend itself to simple practical adaptations or new and vital renderings. In default of being slavishly copied it almost at once degenerates into undisciplined barbarism. The best English examples of timbered and whitewashed houses, such as may be found in many Worcestershire and Herefordshire villages and market-towns, are in no way inferior to the most attractive Norman farmsteads, or those loftier town houses, with their protruding gables—designed, apparently, on what may, perhaps, be called "inverse zoning" principles—that are still so conspicuous in many streets of Rouen, Honfleur, and Lisieux. The almost stereotyped, semi-detached, half-timbered villas, which have been erected in series during the last two or three decades by speculative capitalists and local builders on various seaside and suburban "development estates" in England, paltry and depressing as they usually are, yet evince, on the whole, a modesty of pretension and a sobriety of adventitious embellishment compared to the corresponding villas, avowedly inspired by the old Norman tradition, which are now springing up faster than ever on the northern French littoral. To compare the two is to realize anew how just is the old truism that our paramount architectural sins, grievous though they be, are chiefly those of omission, whereas the typical errors of the French are sins of deliberate commission, expending themselves in a welter of exuberant detail which soon escapes all salutary restraint and explodes in anti-climax upon anti-climax of tumultuous and serenely self-conscious excrescence. In these neo-Norman "plages," which, appropriately enough, face Bournemouth, Bognor, Worthing, and Bexhill, the veneer of lath-like timbering tends to become polychrome as the intervening rough-casting, preference being given to dirty reds and browns in the former, and muddy greens and greys in the latter; the whole being sometimes enlivened with startling streaks of light blue and mauve terra-cotta friezes that recall the decorative motives of Victorian parrot-cages. The roofs, now rising and falling like ocean billows, and now presenting the illusion of fields furrowed by mad ploughmen,



The Fishmarket at Dieppe. By Fernand Hamelet.

plagiarize the details of their supernumerary adornments impartially from the Viking prow rafter-ends and finials of wooden Scandinavian homesteads and—since maisonette emulation of Viollet-le-Duc's baneful refurbishing of Pierrefonds dies hardly with the French *bourgeoisie*—gimcrack elaborations of vicarious feudal castellations.

A recurrent and particularly irritating mannerism is a sort of tiled penthouse porch, or wicket gateway, on wooden or concrete lintels, which forms part of the garden



The Fishmarket at Dieppe. By Fernand Hamelet. Plan and sections.

railings and, as such, is entirely isolated from the structure of the villa itself. So popular is this device that it is in some cases repeated over every intermediate supporting post of the fencing—regardless of the fact that since these diminutive roofs are not placed over any sort of entrance they shelter nothing and nobody from the rain. Fashionable Cabourg, Houlgate, and Trouville abound in villas that wring every possible change on the wearisome motives of neo-Norman restlessness. The famous Normandy Hotel at Deauville, that summer mecca of the world's plutocrats, is perhaps the most saddening, because the most ambitious, example of all.

It is therefore, however disappointing, not altogether surprising to find that the architect of the new Fishmarket at Dieppe—a building presenting many interesting and rather unusual features, which is essentially modern in conception and admirably planned for its purpose—actuated by an over-tender regard for the prevailing obsession of these "traditional forms of local architecture," should have been impelled to adopt the unhappy compromise of grafting a functionally meaningless "antique" façade (directly inspired by that standing exemplar of the Norman manner, the Halles at Dives-sur-Mer) on to a severely utilitarian monolith market-hall. The result is a complete clash in significance between outside and inside. The exterior is a more than usually florid exercise in neo-Norman; the interior, with the fine nudity of its concrete raftering, is scornful of the least decorative element.

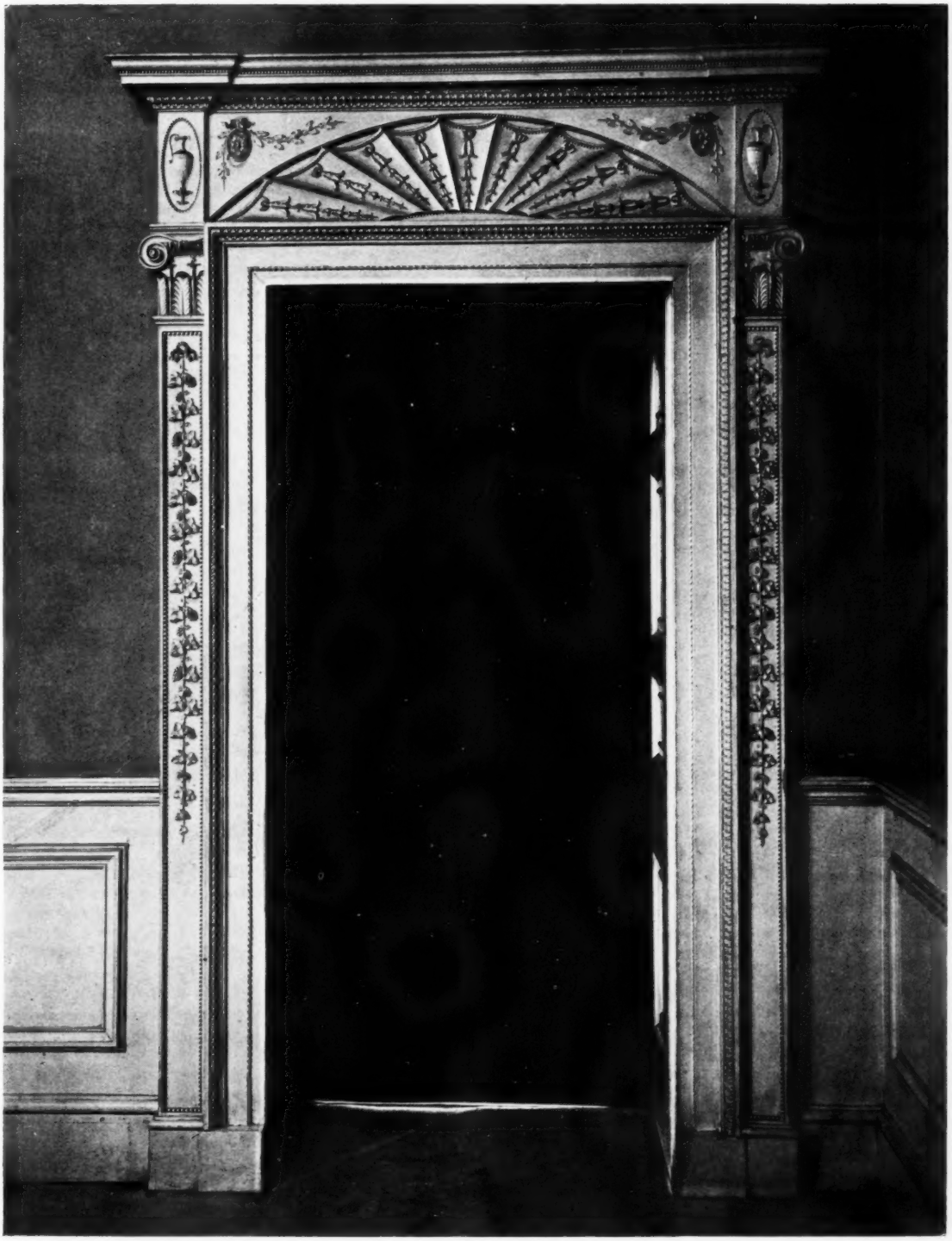
The very considerable growth of the fishing fleet at Dieppe since the war, together with the rapidly increasing importance of the local fish traffic with Paris and the interior, has necessitated the building of a new and more commodious fishmarket. At Dieppe, fish, as soon as it reaches port on board the smacks and trawlers, is loaded on to hand-barrows about 12 ft. to 15 ft. long, called *baladeuses*, on which it is transported direct to the public market. Thus the first problem to be solved in the design of the new building was that of free and easy circulation, together with the provision of adequate and convenient space within the body of the covered market for parking these rather cumbersome *baladeuses*. The attention of the architects who took part in the competition was expressly drawn to this important point; and also to the desirability of overcoming the violent draughts prevalent in this exposed quarter of the town, since the very nature of the site, lying between two very narrow parallel streets, would be likely to accentuate the evil. To simplify the circulation of the fish-barrows by avoiding crossing-points, and to circumvent the drawback of a wind-swept site, two entrances and two exits have been arranged, one of each on either street, the headway of which has been reduced to a minimum. The entrances are placed obliquely to the street pavements and are arranged so as to be readily interchangeable with the exits according to the direction of the wind prevailing day by day. The *baladeuses* follow a "one-way" traffic system from the moment they enter the building. They are then forthwith parked round the central dais of the main hall for a few minutes to allow a proper display of their wares before the buyers standing on its steps. As soon as the contents of a *baladeuse* are sold, the barrow is wheeled away, still following a *sens unique*, for the disposal of its fish outside, or for delivery to one of the small middlemen's shops lying under the same roof.

The entrance to the new fishmarket, which lies on the Quai du Carénage, directly opposite the Gare Maritime, will be familiar to all travellers to the Continent by the Newhaven-Dieppe route. The building itself, which occupies an island site and is about 207 ft. by 82 ft. in area, is divided into three component parts. The first, or neo-Norman section faces the Quai and contains administrative offices, a bureau for that curious medieval survival, the municipal *octroi*, a small branch post office, counters for the criers and weighers, and the custodian's lodging.

The second, to which the first gives access by concrete arching increasing progressively in height so as to provide an uninterrupted view of the interior, consists of the market hall proper, about 80 ft. by 80 ft., with a 30 ft. square dais, raised by three steps, in the middle. The third section leads off directly from the main hall and forms a central passage flanked by small shops, as at Billingsgate, and various accessory offices, lavatories, etc. Beyond this again is a semicircular space in the open air, with another dais and turning-point, which is used for auctions of herrings—herrings being a purely seasonal, and often intermittent, catch.

These shops, seven in number, are let to local wholesale fishmongers, their rents being sufficient to meet the sinking fund annuities on the building loan. Each shop has one counter facing one of the two parallel streets without, so as to allow fish to be loaded directly on to lorries as soon as it is bought; and another fronting the central gangway of the market. The shops comprise two stories (the upper floor being used for storage purposes) and are fitted with concrete troughs and running water for the gutting and cleaning of fish, besides bins used for offal, etc., that are periodically cleared by the town scavengers from traps let into the exterior walls. The slabs of stone used for the display of fish came from the Comblanchien quarries in the Côte d'Or.

The façade of the first section consists of a single story, built in white silico-calceous brickwork interspersed with different coloured bricks, surmounted by a great Norman gable and a clock-turret placed over the principal entrance, which is flanked on either side by a slotted *œil-de-bœuf* and a short chimney. The lintels and corbels are in reinforced concrete. The roof is covered with small, flat, warm-toned tiles; strips of wood for fixing the tiling having been embedded direct into the concrete struts. Immediately under the belfry gable is a faience mosaic embodying a whole marine fauna, surrounding the inscription, "Halle en Gros au Poisson," set conspicuously amidst the Norman timbering; while the protruding joists and mortices of the eves are carved in the shapes of sharks, dolphins, and other sea monsters. The main hall is built of arching concrete rafters joined by hinged joints at the skylight clerestory. These great branching rafters, with their attenuated pivotal bases, clearly show the influence of Tony Garnier's abattoirs at Lyons—where, as in many large German stations, the roof is supported by a skeleton of massive steel girders of an identical L-shaped form. The foundations presented considerable difficulty, as the site, formerly a dry dock filled in many years ago, provided insufficient solidity for the weight of the stanchions supporting the structure. Solid, inverted T-shaped blocks of concrete were cast under the main thrusts of the eight great concrete beams, while the soil beneath was hardened by injections of liquid cement under pressure. The pipe-work had to be honeycombed into the foundations, but has been isolated from contact with the surrounding concrete by means of sand packing.



4 *Doorcase at Sheen House, Richmond, in the style of Robert Adam, c. 1785. These doorcases, so prim yet so dainty, are characteristic of that type of design and enrichment which the Brothers Adam made fashionable. They were good "showmen," but good architects also. Such ornament was made in three ways: carved in pinewood, moulded in white metal and applied, or moulded in composition and applied. It is always delicate and refined, but sometimes verges on the "precious." The urns in ellipses err in that direction.*—[NATHANIEL LLOYD.]

ENGLISH PRECEDENT

WORKING UP A BILL OF QUANTITIES: iv

[BY ARTHUR J. WILLIS]

PROVINCIAL PRACTICE AND LOCAL CUSTOMS

Standardization. The tendency of today is towards standardization and uniformity. With this object representatives of contractors and surveyors authorized by their national institutions have prepared the *Standard Method of Measurement of Building Works.** Representatives of contractors from the North of England were members of the committee and, where there appeared a prevailing custom which differed from the London method, provision has been made for its continuance by stating it as an alternative. In fact, an effort has been made to substitute a "National Method" for a definite London method.

The Standard Method of Measurement. A few words may be in place as to the importance of this book. It has no legal sanction, that is, it can be overruled by any definite clause in the contract. The importance of its existence, however, lies in the fact that it might be accepted as evidence of the prevailing custom in any particular case where there is no indication in the contract of anything to the contrary. Surveyors should therefore be careful that any direct contravention of its recommendations is made quite clear to a contractor tendering.

Large and Small Contractors. Most parts of the country have particular local customs, and the study of these in detail would in itself be a matter of research. Most large firms are accustomed to tendering on bills of quantities prepared in London or in a different locality from their own, and their estimators are therefore not likely to misunderstand a strange description or unit of measurement. The difficulty is rather with the smaller firms only accustomed to local work and local methods. No surveyor can have a thorough knowledge of the methods of all localities, and must therefore depend on his experience and such special information he may acquire. If his efforts are directed towards a clear and accurate description of labour and materials required, an estimator in any different part of the country should, without much additional trouble, be able to price the bill.

Local Terms and Phrases. There are, of course, in many parts of the country terms and phrases peculiar to the district. While there are many used in the provinces which the Londoner would not understand, the number of such terms and phrases in a bill of quantities prepared in London which would be unintelligible to the provincial contractor is very few.

Measurement of Brickwork. More important than differences in terms and phrases, which are a matter of language, are differences in units of measurement, which are matters of principle. A strange word by its very strangeness attracts attention, when its meaning can be ascertained, but a strange unit of measurement may easily be overlooked. An actual case may be quoted as an example. For a building in the Midlands brickwork was billed in the ordinary London way at per rod reduced to 1½ brick thick. The estimator priced this at 13s. (his price per yard super. one brick thick). The clerk who extended the figures, realizing that 13s. meant per yard and not per rod, multiplied it by 30¼ to get the price per rod, forgetting that the recognized rod of brickwork was 1½ brick and not 1 brick thick. As a result, the contractor had to build the brickwork for two-thirds of his intended price. If the surveyor, being perhaps uncertain whether the Northern method was adopted as far south as this particular town, had thought to make his description "Brickwork in cement mortar reduced to one and a-half brick thick," the mistake would no doubt have been discovered, though, of course, it would have been exceptional foresight on his part if he had done so. This example also illustrates an important duty of the surveyor often overlooked, viz. the checking of all extensions and casts in the bill before the contract is signed. If this had been done the error could hardly have been missed, and, though the contractor would have had to stand by his error, the contract bill of quanities should have shown the correct rate per rod, the difference appearing as a rebate in the summary. Any variations in brickwork (of which in this case there were fortunately none) would then have been priced at the correct rate per rod. The billing of brickwork in yards super. reduced to one brick thick is one of the most important differences between London and Northern customs. In some parts of the country it is billed in yards super. and not reduced, i.e. each thickness is kept separate, work three bricks thick and upwards being cubed.

In Cornwall is found the "perch" of brickwork or walling (not to be confused with the "rod, pole, or perch," 30¼ yds. superficial). The perch of walling is 18 ft. super. of 21 in. work. Though such a local custom may prevail, the surveyor could do no harm in billing by the yard superficial and stating the thicknesses, thus leaving it to the contractor to convert his price if necessary. A yard is understood all over the country, whereas a perch is not.

Timber. Another custom prevalent in some parts of the country is to bill carpenter's timber by the foot run instead of (as in London) by the foot cube. Although it is perhaps more logical to value the labour in framing by the foot run than the foot cube, it is found in practice that the labour per foot cube of timber can be estimated with sufficient accuracy, especially if (as should be done) all scantlings are kept separate and their sizes given. If the estimator reads the bill carefully he should not be led astray; if he is, it is by his lack of care. If he is accustomed to price by the foot run, it is only necessary to make a simple calculation to arrive at the price per foot cube and vice versa. When timbers are billed per foot run the labour is sometimes measured separately in yards super as "Labour framing and nails to....."; but this appears unnecessary, as it is just as easy to compute the amount of labour per foot run of the timber as it is per yard super. of the finished framing. Even if timbers are billed per foot run, the scantlings above about 9 in. × 3 in. are usually cubed.

Doors. Hanging of doors is an item enumerated in some parts of the country, though in London practice this is included in the price of the door, the number of the doors being added after the description of the superficial item to guide the estimator, thus: "(in No. 24)." This custom is not referred to in the "Standard Method," and there is, of course, danger that a contractor accustomed to having a separate measurement for hanging of doors may overlook its omission.

A National Method. To sum up, surveyors should aim in preparing their bills of quantities at furthering the establishment of a national method rather than at setting up for any particular district a local method of measurement. Such local methods only lead to confusion when contractors tender from different parts of the country, which in large and important works is not unusual.

System of Letting Contracts to each Trade Separately. A word should be added as to the practice common in Scotland, and sometimes followed in parts of the North of England, of having no general contractor at all. Tenders are obtained direct from firms who specialize in their own trade. The advantage claimed for this method is that, while a general contractor tendering for the whole work may have a low price in one trade and a high one in another, by inviting tenders for each trade separately the lowest in each trade can be accepted. It is constantly found, however, that where such a system is adopted there are difficulties in co-ordinating the work; there is no one firm with a general responsibility to whom the architect can look, friction arises between the trades, and additional strain is put on the clerk of works. The bricklaying firm perhaps makes a mistake in setting out an opening; the carpenter sends his window, which does not fit; the bricklayer can be made to correct his work, but it is not the carpenter's fault that he has to remake his window; and so claims arise between the contractors. There is a tremendous advantage in the unity of control and responsibility vested under the ordinary procedure in a general contractor.

* Published by The Surveyors' Institution and National Federation of Building Trade Employers of Great Britain and Ireland. Price 10s. 6d.

Quantities Prepared by Surveyor or Architect. In London it is the usual practice for the quantities to be prepared by an independent surveyor instructed by the architect as agent for the building owner. In some parts of the country it is more usual for the quantities to be prepared in the architect's office. The architect in that case benefits by the additional fee, but there is naturally not the specialized knowledge and experience available that there would be when an independent surveyor is employed who makes this his sole work. In fact, the client consults a heart specialist for his bad eyesight. An architect cannot expect to be a specialist in design and construction and at the same time have the knowledge and experience required in the preparation of a proper bill of quantities. Nor should a quantity surveyor dabble in architecture. Naturally, in the smaller towns there would not be sufficient work available for a quantity surveyor to establish a specialized practice. In such cases, if the architect considers that employment of a surveyor in a distant part of the country is an insuperable difficulty, he should see that whoever is responsible for the bills to which he puts his name is, in fairness to client and contractor, properly qualified to do this work.

[*To be continued*]

LAW REPORTS

VALUATION REQUISITIONS. QUESTION OF VALIDITY

Grant v. *Knaresborough Urban District Council. Chancery Division. Before Mr. Justice Astbury*

An interesting point was raised by this action as to the validity of the form of a return under the Rating and Valuation Act, 1925.

The plaintiff, Mr. James Grant, the licensee and occupier of the Golden Anchor Inn, Knaresborough, Yorks, sought a declaration against the Knaresborough U.D.C. that the form of a rating return under the Act attached to a notice by the Council, dated March 25, 1926, and served on him, was illegal, unauthorized, and *ultra vires*, and further he asked for a declaration that he was not under any obligation to comply with the requisitions asked for. Mr. Norman Birkett, K.C., for the plaintiff, pointed out that by section 40 of the Act, whenever a new valuation was made the rating authority must serve notice on the occupier, owner or lessee of every hereditament in its area requiring him to make a return "containing such particulars as may be reasonably required for the purpose of carrying out this Act." By section 42 penalties were imposed on a person failing to comply with the notice or making a false return, By section 58 the Minister of Health was authorized by rules to prescribe the form of any "statement, return, or other document required or authorized to be used for the purposes of this Act." The Minister of Health accordingly made the Rating and Valuation Act (Return) Rules, 1926, giving the forms of the returns to be required to be made for the purposes of valuation, and by those rules the rating authority was allowed to vary the forms for the purposes of different classes of hereditaments by omitting clauses of the forms not required in the circumstances of the case, but nothing was said as to adding other forms.

The defendant Council served upon plaintiff a notice, requiring from him a return for the assessment of licensed premises in the form annexed thereto. The form contained thirteen questions requiring particulars. The plaintiff took no objection to the first ten questions, but objected to questions 11, 12, 13, which were as follows:

(11) Gross takings for the last three years. (12) Outgoings for the last three years. Tenant's remuneration, wages, and equivalents. Breakages and Depreciation. Lighting, heating, etc. (13) Tenant's capital. Counsel said the questions objected to required answers dealing with the plaintiff's profits and had nothing to do with the proper valuation of the premises, and therefore they could not be reasonably required and were offensive, illegal, and *ultra vires*.

Mr. P. M. Faraday, Sir Herbert Tristram Eve, and Mr. Sidney Motion gave evidence for the plaintiff to the effect that in valuing licensed property they would want to know the rent, if it were a free house, but not if it were a tied house. They would not require to know the gross takings, as they would be most misleading.

His lordship held that the plaintiff was entitled to his declaration, with costs. His lordship said that the particulars required in questions (11), (12), and (13) did not comply with the particulars specified in the rules of 1926. It was clear from section 40 of the Act of 1925 that only such particulars could be demanded as were reasonably required for the purposes of the Act. The expert evidence called was conclusive that the answers to those questions were not reasonably required. They did not deal with facts, but with hypotheses. No trade returns were mentioned in the forms in the rules.

Mr. J. V. Nesbit appeared for the defendant Council.

CONTRACT TO BUILD HOUSES. CLAIM FOR WORK AND LABOUR

Joel v. *Lynch-Staunton. Official Referee's Court. Before Mr. Hansell, K.C.*

This was an action by Mr. H. N. W. Joel, a builder and contractor, carrying on business at Hayling Island, Hants, to recover the sum of £3,331, from Mr. H. G. Lynch-Staunton, also of Hayling Island, for work and labour done and moneys expended in and about the erection of five houses on the defendant's estate to his order. Defendant, by his defence, alleged that he was induced by misrepresentations by the plaintiff to enter into the contract, and he counter-claimed for damages.

After hearing the evidence the Official Referee held upon the evidence and the construction of the contract that the plaintiff was entitled to succeed, and he gave judgment for the plaintiff for £2,830, with costs. He also entered judgment for the plaintiff on the counter-claim. The Official Referee said he was of opinion that the plaintiff had built the houses with care and skill. There were some small exceptions, and he would make allowance for them. With regard to the counter-claim, he came to the conclusion that defendant had failed to establish it. He thought the defendant honestly believed that he could make good his allegations; but on the whole of the evidence he found in favour of plaintiff.

A stay of execution on terms was granted.

ANNOUNCEMENTS

Messrs. Cherrington and Stainton, architects, have moved to 133 Edmund Street, Birmingham. Telephone: Central 2939.

Mr. Leonard V. Hunt, F.R.I.B.A., has taken into partnership Mr. V. C. Hunt, A.R.I.B.A. The practice will be continued as Leonard V. and V. C. Hunt, architects, at 8 King William Street, Charing Cross, W.C.2. Telephone: Regent 5623.

Messrs. Swan and Norman, of 8 Clifford's Inn, E.C.4, architects, have taken into partnership Mr. Felix Clay, M.A., F.R.I.B.A., late architect to the Board of Education. The practice will be carried on at the same address under the title of Swan, Norman and Clay.

The offices of the firm of Cyril B. Tubbs and A. A. Messer, architects and surveyors, have been removed to No. 64 Victoria Street, S.W.1. The practice which the late Mr. Cyril Tubbs was associated with will be continued by the surviving partners, Mr. A. A. Messer and Mr. H. A. Hambling, at the above-named address.

Under the provisions of the South African Architects and Quantity Surveyors Act of 1927, the Minister for the Interior has appointed an Inaugural Board of seven members, of whom three—Mr. D. M. Burton, F.R.I.B.A., Mr. J. S. Cleland, F.R.I.B.A., and Mr. R. Howden, F.R.I.B.A.—are members of the Royal Institute. Mr. Robert Howden has been elected vice-chairman of the board.

STEINE HOUSE, BRIGHTON

[BY WILLIAM J. THRASHER]

It is a matter of regret that so many buildings of historical and architectural interest have to be destroyed or so defaced and reconstructed as to be unrecognizable, in order that the modern buildings necessary for present-day needs may be erected. Fine though the modern ones may be, however well the opportunity of modern design be seized by the fortunate architect, the charm and atmosphere of the older edifices cannot be replaced. The reconstruction of Regent Street, London, and of Waterloo Bridge have caused unequalled controversy as to old and new, and the metropolis has naturally been the centre of interest for architectural change. While this is so, let us not forget that similar conditions prevail in the advancing provincial towns. though in less degree, and, if we cannot preserve the relics of bygone times, to remember and keep records of their existence is our bounden duty. If we cannot have both in existence, let us have the next best thing.

Steine House, the former residence of Mrs. Fitzherbert (measured drawings of which appear in our Supplement pages this week), is a typical instance of the unadaptability of an old building for modern requirements and consequent reorganization. The house was originally built for the famous beauty of the Regency period, and the unacknowledged wife of George IV, during the honoured patronage of Brighton by that Royal personage. With him came his court and followers, and made of Brighton the "London by the sea" of the period. Its popularity at that time was the making of the fashionable health and pleasure resort of the present day.

What fine visions of the past does this recall! A court of pomp, fashion, and magnificence, seeking its pleasure from any new vagary; a court of whim and luxury, of festivity and frivolity. In this we have the birth of the singular style of the pavilion and dome.

Mrs. Fitzherbert built her house from designs by Porden, who was also the architect for the dome, perhaps the most elaborate stable building ever erected, and was a worthy illustration of the restraint an architect may adopt. The original house was brick fronted, with a colonnade and spacious balcony facing east and overlooking the Steine. From this the guests of the beautiful Mrs. Fitzherbert could gaze on the promenade in the Steine below.

It is said that the assemblages in this house of illustrious personages, of princes and noblemen, statesmen and warriors, artists and men of letters, and all the ladies of fashion, were equalled in no other house in Brighton but the pavilion itself. The natural grace and charm of the beautiful woman who owned it fascinated all with whom she came into contact. The interior has undergone a marked change since the days of these scenes: the spacious rooms have been transformed to meet the requirements of more modern occupants, and the only remaining complete feature of the house, the staircase hall, is now to be destroyed. This has existed for some years past in a dull and uninteresting condition, the original bright decorations and mahogany doors having been hidden with dull greens, and the window and borrowed lights with poor leaded lights. Still, its former beauty exists in the neat Greek fret detail of the wrought-iron balustrade and chaste enrichments of console brackets and plaster cornices, but even this will soon be removed.

The staircase itself consists of a single central flight up to the mezzanine landing level, and from that two ways up to the first-floor suite of rooms. Such a grand staircase is unusual in a comparatively small residence, and the treatment is typical of the dignity and importance that can be obtained and was obtained in the houses of the Regency period. Still more interesting does it become on the opening up and disclosure of its construction. The whole of the surrounding internal walls are exceedingly well framed in stout timbers, sufficiently strong to carry the substantial loading subsequently added on the floor above. Such workmanship, hidden from the eye, is worthy of commendation, but most surprising of all is the unique construction and support of the stairs.

The story recorded of Earl Barrymore who for a wager and the amusement of George IV and his friends rode a horse to the top of this staircase, and that the effort of two blacksmiths was necessary to force the frightened animal down again, proves the substantial way in which it is framed. In place of the usual carriages and brackets is a complete framing of horizontal members under each tread, soundly pinned into the framed partition at one end, and carried on a tee-iron string at the other, all thoroughly mortised and tenoned, or dovetailed together—the work of craftsmen. Such precaution to secure a sound stairway could be well observed in many other cases, where, owing to faulty construction, almost every step shrieks at the burden it has to carry. A mild speculation as to the probable cost of such work under present-day conditions, however, makes one hesitate to adopt such methods.

Apart from this now disappearing relic, the only remains of the old house worthy of mention are the oval chapel, where Mrs. Fitzherbert, a devout Catholic, attended Mass, and one or two fireplaces. The marble surround, old firegrate, and Dutch tiles of the magnificent fireplace in the old dining-room are still to be seen, while a copy of the same fireplace has been made in the pavilion of painted wood. In other rooms are one or two smaller fireplaces, all in the Adam style, which even the thick coats of paint applied by unfeeling decorators cannot absolutely deface. The present occupants of Steine House, the Young Men's Christian Association, have found it essential to make the alterations involving the staircase, and it is to be hoped that the loss will be compensated for by the consequent improvements.

COMPETITION CALENDAR

The conditions of the following competitions have been received by the R.I.B.A.:

February 29. Municipal offices, shops, private offices, and other buildings proposed to be built on a site in Narrow Street, for the Corporation of the City and Borough of Peterborough. Total cost not to exceed £200,000. Assessor, Sir Reginald Blomfield, R.A., F.R.I.B.A. Premiums, 500 guineas, 250 guineas, and 150 guineas. Particulars from Town Clerk, Town Hall, Peterborough. Deposit £1 1s.

March 10. Senior school at Birkdale, Southport. Assessor, Professor S. D. Adshead. Premiums, £100, £75, and £50. Particulars from Director of Education, Municipal Buildings, Southport. Deposit 10s. 6d.

March 30. Extension of the College of Technology proposed to be erected on a site adjoining the present College of Technology building in Sackville Street and Whitworth Street, Manchester. Assessors, Messrs. Alan E. Munby, M.A., F.R.I.B.A., Henry M. Fletcher, M.A., F.R.I.B.A., and Francis Jones, F.R.I.B.A. Premiums, £500, £400, and £300. Particulars from Town Clerk, Town Hall, Manchester. Deposit £1 1s.

THE ROME SCHOLARSHIPS, 1928

The Faculties of Art of the British School at Rome have selected the following candidates to compete in the Final Competitions for the Rome Scholarships of 1928:

Architecture (Rome Scholarship and R.I.B.A. Henry Jarvis Studentship)

T. M. Ashford (Birmingham School of Architecture; Architectural Association).

S. G. Chaplin (New Zealand; London University).

E. F. Davies (Liverpool University).

R. F. Jordan (Birmingham School of Architecture; Architectural Association).

A. C. Light (London University).

J. T. Lloyd (London University).

P. A. Wailes (London University).

Two candidates in the Final Competition of 1927 were granted exemption from the Preliminary Competition and are admitted direct to the Final Competition of 1928, viz.:

M. S. Smith (Sydney School of Architecture; London University).

J. B. Wride (Cardiff Technical College).

Painting

Robin G. Guthrie (Slade School).

Alan E. Sorrell (Southend Municipal School of Art; Royal College of Art).

Sculpture

Cecil Brown (Wolverhampton School of Art; Royal College of Art).

Engraving

Eric S. Jones (Camberwell School of Arts and Crafts; Royal College of Art).

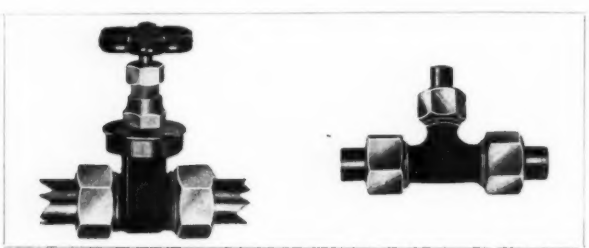
S. R. Shepherd (Harrow School of Art; Royal College of Art).

The works submitted in the Preliminary Competitions will be exhibited in the Imperial Gallery of Art, Imperial Institute (east entrance), South Kensington, until February 26.

TRADE NOTES

A new price list and specification for "Magbestic" jointless flooring (super-fine) and compressed (super-hard) jointless flooring has just been issued by the British Magnesite Flooring Co., of Albion House, 59 New Oxford Street, W.C.1. "Magbestic" jointless flooring is laid in quantities of no fewer than 100 yds. super. at one visit of the firm's own men. A diagram shows the "Magbestic" system of intermediate reinforcement. The firm specialize in jointless flooring and claim that they do not undertake any work unless they can assure satisfaction; "112 repeat orders," they state, "from one firm is convincing!" The standard colours, red, grey, brown, and buff that are generally used on jobs are shown; but, of course, the firm will quote for other colours if required. The firm conclude with a list of a few contracts where "Magbestic" jointless flooring has been laid. These contracts include housing schemes, hospitals, cinemas, showrooms, warehouses, factories, and shops.

Within recent years a great development has taken place in the water supply installation throughout the country. This is due in a large measure to Messrs. Jas. H. Lamont & Co., Ltd., Edinburgh, the manufacturers of the patent "Securex" fitting for copper tubes and to Mr. James H. Lamont, the pioneer and inventor of the cone system of connecting copper tubes. The "Securex" fitting has an improved cone arrangement to enable the joint to be made with the least possible pressure to give the necessary resistance required to prevent the shoulders of the coupling being drawn together, and to eliminate the danger of pipes being drawn back through contraction of the copper pipe. This is a very important point in compression joints. The new type "Securex" fitting, introduced in 1927, has been an outstanding success. The fitting is in three parts—the inside collar being attached to the hexagon nut. All fittings are easily taken apart to allow for any necessary alterations. An improved reducing method has also been introduced making the fitting more adaptable, and enabling a standard cone to be used for all sizes, the reduction being effected by means of a tapered sleeve. The "Securex" fitting has been tested and approved by all the leading water authorities in Great Britain, including the Metropolitan Water Board. It is being installed in the largest contracts at present being completed, and housing schemes representing hundreds of thousands of houses have been installed with "Securex." While in Great Britain its use seems general, large orders are being supplied to Australia, New Zealand, Canada, South Africa, and the Continent. All "Securex" fittings are made to standard gauges, and all parts are interchangeable and can be replaced or altered to suit extension and alteration. Numerous fittings have been added to the catalogue, which now includes all patterns necessary for any installation. All tees can be supplied with ends and branches reduced as shown in the illustration, and valves of all kinds with "Securex" connections are now stocked. Owing to the widespread popularity and ever-increasing sales of the "Securex" fittings, Messrs. Lamont are laying down new works. These will, it is claimed rank amongst the most up-to-date and best-equipped foundries in the country.



Two types of "Securex" fittings.

The ever-growing demand for an artificial light which will approach as near as possible to daylight has led to the introduction of a new type of glassware to the "Uranus" fitting for special cases. This new glassware has been devised after exhaustive experimental work for the use of artists, draughtsmen, and professional or commercial firms concerned in the matching of colours, whether in pigments or materials. It is claimed to be the nearest approach to daylight that can possibly be obtained and to be economical in the candle-power of the lamps. It can be used in conjunction with the standard types of fitting, and can be easily fitted to existing installations. As will be seen from the accompanying illustration the Uranus fitting is unique in design

The "Uranus" focused reflector.

and construction, and takes the form of an ingenious electric light focused reflector, which has *top* and *bottom* efficiency. It has, in fact, been specially designed to obtain the maximum concentration of light below the horizontal, to provide a good top or ceiling light, and to eliminate glare and other effects likely to injure or strain the eyesight. The shade consists of two parts. The upper part is made of special three-ply opal glass, and the bottom portion in the ordinary fittings consists of a frosted glass centre and a clear glass outer ring, held in position by a hinged metal band suspended from the upper portion. The whole fitting magnifies and deflects the largest possible amount of light. The light is concentrated by the upper or reflecting portion of the shade, and glare and other undesirable effects are destroyed by the lower or inverted portion. It is claimed that so large an amount of light is directed upwards that no secondary illumination is necessary. The angles of the shade are so designed to divert the reflected rays of light into the desired directions on the working plane. The gallery of the fitting is designed so that the screws do not come into contact with the glass, thus avoiding any possibility of damage by expansion or contraction due to heat or cold; and the glass always hangs central. The daylight effects are obtained by using the new special glassware in the bottom portion of the shade, instead of the frosted glass centre and clear glass outer ring inserted in the standard type of fitting. When the fitting is adapted for daylight effects the ordinary top portion of the shade is still retained to give a normal, warm light to the walls and ceiling. Mr. B. T. Monier Williams, 214 to 222 St. John Street, Clerkenwell, E.C.1, is the sale agent for the fitting in the British Isles and the Colonies.

THE WEEK'S BUILDING NEWS

Plans passed by the OTLEY U.D.C.: Picture house, Beech Hill, for Otley Entertainments Company; layout of Westbourne estate, for Duncans Trustees.

*

The BIRMINGHAM Education Committee is to erect two elementary schools at Acocks Green, on sites in Dolphin Lane and Hartfield Crescent, at a cost of £50,000.

*

The BIRMINGHAM Education Committee is to proceed with the reconstruction of the Ada Street Council School, at a cost of £16,000.

*

The BIRMINGHAM Education Committee has acquired a site for the erection of an elementary school in Kingsbury Road, on the Birches Green estate, Erdington, and the plans are now under consideration.

*

Plans passed by the MARKET HARBOROUGH U.D.C.: Four houses, Hill Crescent Avenue, for Messrs. G. Jarman and Sons; extensions, shop, Wartnaby Street, for Co-operative Society, Ltd.; two houses, Leicester Road, for Messrs. Jarman and Sons.

*

The MARKET HARBOROUGH U.D.C. has expressed approval of plans submitted by the county surveyor for a reinforced concrete bridge for erection across the river in Northampton Road.

*

The TORQUAY Corporation is seeking a loan of £2,500 for the purchase of property in connection with the Pimlico improvement scheme.

*

The BOLTON Corporation has obtained a housing site of 7 acres at Tonge Moor.

*

In connection with proposals for the erection of an open-air school at Astley Park, the CHORLEY Education Committee is to inspect similar schools in neighbouring towns.

*

The HACKNEY B.C. Housing Committee has prepared a scheme for the erection of five blocks of tenements, five stories high, to accommodate 100 families, in Southwold Road, at a cost of £63,000.

*

The BARNSLEY Corporation has authorized the water engineer to proceed with the constructional work in connection with the Royd Moor reservoir.

*

At a meeting of the BARNSLEY Markets Committee, the borough engineer produced his amended plans of the proposed new abattoir, to meet the suggestions of the Ministry of Health, and the committee agreed to make application for a loan of £33,250 for the scheme, including a digester plant and house.

Plans passed by the BARNSLEY Corporation: Two houses, Allendale Road, for Mr. A. E. Wood; extensions, warehouse, Perseverance Street, for Co-operative Society.

*

Mr. J. F. Jones has submitted to the OLDHAM Corporation plans for the construction of a greyhound race track in Honeywell Lane.

*

Plans passed by the OLDHAM Corporation: Twenty-four houses, Wolverton Avenue, and five in Heroj Street, for Mr. Frank Lord; extensions, mill offices, Schofield Street, for Messrs. J. Wild & Co.: two houses, Keble Avenue, for Mr. T. C. Lees.

*

The BIRKENHEAD Corporation Tramways Committee has passed revised plans for the erection of a motor bus garage in Plumer Street, at an estimated cost of £11,000, it being proposed to carry out the work by direct labour, so far as the excavations and drainage are concerned.

*

The BIRKENHEAD Corporation has approved the layout of the Higher Bebington estate, and decided to invite tenders for the erection of 200 houses.

*

The CARLISLE Corporation has asked the city engineer to prepare a scheme for the improvement of the public baths.

*

The PORTSMOUTH Corporation is acquiring a site at Milton for a rehousing scheme for persons displaced by slum clearances.

*

The PORTSMOUTH Corporation proposes to proceed with the completion of the development and improvement of Southsea Common, at a cost of £23,000. The scheme includes the provision of pavilions, a rockery garden, tennis courts, and a parking station.

*

Plans passed by the PORTSMOUTH Corporation: Nine houses, Mayles Road, for Mr. J. May; rebuilding, "Red Lion," Cosham, for Messrs. Henty and Constable; twenty-one houses, off Langstone Road, for Messrs. McCarthy Bros.; five houses, Langstone Road, for Mr. S. Foley; classrooms, Baptist Church, Havant Road, for Mr. W. W. Burt; six houses, Northern Parade, for Mr. E. A. Wright; rebuilding, 62 Fratton Road, for Mr. C. Welton; alterations, 219-223 Commercial Road, for Messrs. Jays; extensions, 451 Commercial Road, for Messrs. Bailey and White; public-house, Copnor Road, for Mr. E. H. Privett; extensions, Rutland Hotel, Francis Avenue, for Messrs. Brickwood & Co.

*

The GLASGOW Education Committee has acquired a site at Parkhouse for the erection of an elementary school.

The GLASGOW Corporation is acquiring sixty acres at Carnwadrie for a housing scheme.

*

Messrs. Chambers and Garnett are in communication with the FINCHLEY U.D.C. in regard to the development of the Essex Park estate.

*

Plans passed by the CAMBERWELL B.C.: Rebuilding, "Crown" public-house, Wells Street, for Mr. W. G. Ingram; four shops, Queen's Road, for Mr. W. F. Blake.

*

The ROCHESTER Corporation has decided to proceed with the erection of seventy-five houses.

*

The SOUTH SHIELDS Corporation is inquiring the price of various vacant sites in the borough suitable for the erection of houses.

*

Plans passed by the DARTFORD U.D.C.: Alterations and additions, Rialto Cinema, for licensee; sewer works on Baldwyns estate, for Mr. F. C. Stedman; lavatories and cloakroom, Temple Hill, for Messrs. Burroughs, Wellcome & Co.; house, Bowmans Road, for Mr. G. F. Curson.

*

The MANSFIELD Corporation has authorized the preparation of plans and estimates for the erection of a new fire station.

*

The WEST BROMWICH Education Committee has passed plans for a new elementary school at Charlemont, and tenders for its erection are to be obtained.

*

The STRETFORD U.D.C. has obtained sanction to borrow £40,000 for further housing advances.

*

Plans passed by the STRETFORD U.D.C.: Fifty-two houses, King's Road, for Mr. J. G. Whitelegg; six houses, Sandy Lane, for Mr. J. W. Maunders; shop, Stamford Street, for Manchester and Salford Co-operative Society, Ltd.; extensions, works, Textilose Road, for Messrs. Courtaulds, Ltd.; works extensions, Westinghouse Road, for Rubber Regenerating Co., Ltd.

*

The BIRKENHEAD and District Co-operative Society, Ltd., have submitted to the Corporation plans for the erection of shops and houses on land in Gautby Road and Hoylake Road.

*

Messrs. Bowen and Williams are purchasing plots on the Tranmere Hall estate from the BIRKENHEAD Corporation.

*

The CARLISLE Corporation is to reopen negotiations with the railway company in regard to the widening of the railway bridge in Blencowe Street.

RATES OF WAGES

			I	II
			s. d.	s. d.
A	ABERDARE	S. Wales & M.	1 7½	1 2¾
A₁	Abergavenny	S. Wales & M.	1 7	1 2½
B	Abingdon ..	S. Counties	1 5½	1 1½
A	Accrington	N.W. Counties	1 7½	1 2¾
A₂	Addlestone	S. Counties	1 6	1 1½
A	Adlington ..	N.W. Counties	1 7½	1 2¾
A	Airdrie ..	Scotland	*1 7½	1 2¾
C₁	Aldeburgh	E. Counties	1 3	11½
A	Altrincham	N.W. Counties	1 7½	1 2¾
B₂	Appleby ..	N.W. Counties	1 4	1 0
A	Ashton-under-Lyne	N.W. Counties	1 7½	1 2¾
A₂	Atherstone	Mid. Counties	1 6	1 1½
B₂	Aylesbury ..	S. Counties	1 4	1 0
B₂	BANBURY	S. Counties	1 4	1 0
B₂	Bangor ..	N.W. Counties	1 4½	1 0½
A	BarnardCastle	N.E. Coast	1 7½	1 2¾
A	Barnsley ..	Yorkshire	1 7½	1 2¾
B₁	Barnstaple	S.W. Counties	1 5	1 0¾
A	Barrow ..	N.W. Counties	1 7½	1 2¾
A	Barry ..	S. Wales & M.	1 7½	1 2¾
B₂	Basingstoke	S.W. Counties	1 4	1 0
B	Bath ..	S.W. Counties	1 5½	1 1½
A	Batley ..	Yorkshire	1 7½	1 2¾
B	Bedford ..	E. Counties	1 5½	1 1½
A₂	Berwick-on-Tweed	N.E. Coast	1 6½	1 2
A₂	Bewdley ..	Mid. Counties	1 6½	1 2
B₂	Bicester ..	Mid. Counties	1 4	1 0
A	Birkenhead	N.W. Counties	*1 7½	1 2¾
A	Birmingham	Mid. Counties	1 7½	1 2¾
A	Bishop Auckland	N.E. Coast	1 7½	1 2¾
A	Blackburn	N.W. Counties	1 7½	1 2¾
A	Blackpool	N.W. Counties	1 7½	1 2¾
A	Blyth ..	N.E. Coast	1 7½	1 2¾
B₂	Bognor ..	S. Counties	1 4	1 0
A	Bolton ..	N.W. Counties	1 7½	1 2¾
A₂	Boston ..	Mid. Counties	1 6	1 1½
B₁	Bournemouth	S. Counties	1 5	1 0¾
B₂	Bovey Tracey	S.W. Counties	1 4½	1 0½
A	Bradford ..	Yorkshire	1 7½	1 2¾
A₂	Brentwood	E. Counties	1 6½	1 2
A	Bridgend ..	S. Wales & M.	1 7½	1 2¾
B₂	Bridgwater	S.W. Counties	1 4½	1 0½
A₁	Bridlington	Yorkshire	1 7	1 2½
A	Brighouse	Yorkshire	1 7½	1 2¾
B₁	Brighton ..	S. Counties	1 5	1 0¾
A	Bristol ..	S.W. Counties	1 7½	1 2¾
B₂	Brixham ..	S.W. Counties	1 4	1 0
A₂	Bromsgrove	Mid. Counties	1 6½	1 2
C	Bromyard ..	Mid. Counties	1 3½	11½
A	Burnley ..	N.W. Counties	1 7½	1 2¾
A	Burslem ..	Mid. Counties	1 7½	1 2¾
A₂	Burton-on-Trent	Mid. Counties	1 6½	1 2
A	Bury ..	N.W. Counties	1 7½	1 2¾
A₁	Buxton ..	N.W. Counties	1 7	1 2½
B	CAMBRIDGE	E. Counties	1 5½	1 1½
B₂	Canterbury	S. Counties	1 4	1 0
A	Cardiff ..	S. Wales & M.	1 7½	1 2¾
A	Carlisle ..	N.W. Counties	1 7½	1 2¾
B	Carmarthen	S. Wales & M.	1 5½	1 1½
B₂	Carnarvon	N.W. Counties	1 4½	1 0½
A₁	Carnforth ..	N.W. Counties	1 7	1 2½
A	Castleford	Yorkshire	1 7½	1 2¾
B₁	Chatham ..	S. Counties	1 5	1 0¾
B₁	Chelmsford	E. Counties	1 5	1 0¾
A₂	Cheltenham	S.W. Counties	1 6	1 1½
A	Chester ..	N.W. Counties	1 7½	1 2¾
A	Chesterfield	Mid. Counties	*1 7½	1 2¾
B₂	Chichester	S. Counties	1 4	1 0
A	Chorley ..	N.W. Counties	1 7½	1 2¾
B₂	Cirencester	S. Counties	1 4½	1 0½
A	Clitheroe ..	N.W. Counties	1 7½	1 2¾
A	Clydebank	Scotland	1 7½	1 2¾
A	Coalville ..	Mid. Counties	1 7½	1 2¾
B₁	Colchester ..	E. Counties	1 5	1 0¾
A	Colne ..	N.W. Counties	1 7½	1 2¾
A₂	Colwyn Bay	N.W. Counties	1 6	1 1½
A	Consett ..	N.E. Coast	1 7½	1 2¾
A₂	Conway ..	N.W. Counties	1 6	1 1½
A	Coventry ..	Mid. Counties	1 7½	1 2¾
A₂	Crewe ..	N.W. Counties	1 6	1 1½
A₂	Cumberland	.....	1 6	1 1½
A	DARLINGTON	N.E. Coast	1 7½	1 2¾
A	Darwen ..	N.W. Counties	1 7½	1 2¾
B₂	Deal ..	S. Counties	1 4	1 0
A₂	Denbigh ..	N.W. Counties	1 6	1 1½
A	Derby ..	Mid. Counties	1 7½	1 2¾
A	Dewsbury ..	Yorkshire	1 7½	1 2¾
B	Didcot ..	S. Counties	1 5½	1 1½
A	Doncaster	Yorkshire	1 7½	1 2¾
C₁	Dorchester	S.W. Counties	1 3	11½
A₂	Driffield ..	Yorks	1 6	1 1½
A₂	Droitwich ..	Mid. Counties	1 6	1 1½
A₁	Dudley ..	Mid. Counties	1 7	1 2½
A	Dundee ..	Scotland	1 7½	1 2¾
A	Durham ..	N.E. Coast	1 7½	1 2¾
B₁	EASTBOURNE	S. Counties	1 5	1 0¾
A	Ebbw Vale	S. Wales & M.	1 7½	1 2¾
A	Edinburgh	Scotland	1 7½	1 2¾
A	E. Glamorganshire & Monmouthshire	S. Wales & M.	1 7½	1 2¾
B	Exeter ..	S.W. Counties	*1 5½	1 1¾
B₂	Exmouth ..	S.W. Counties	1 4½	1 0½
B	FELIXSTOWE	E. Counties	1 5½	1 1½
A₂	Filey ..	Yorks	1 6	1 1½
A	Fleetwood ..	N.W. Counties	1 7½	1 2¾
B₂	Folkestone	S. Counties	1 4½	1 0¾
A	Frodsham ..	N.W. Counties	1 7½	1 2¾
B₂	Frome ..	S.W. Counties	1 4	1 0
A	GATESHEAD	N.E. Coast	1 7½	1 2¾
B₁	Gillingham	S. Counties	1 5	1 0¾
A₂	Gloucester	S.W. Counties	1 6	1 1½
A₂	Goole ..	Yorkshire	1 6½	1 2
B	Gosport ..	S. Counties	1 5½	1 1½
A₂	Grantham	Mid. Counties	1 6	1 1½
A₁	Gravesend	S. Counties	1 7	1 2½
A	Greenock ..	Scotland	*1 7½	1 2¾
A	Grimsby ..	Yorkshire	1 7½	1 2¾
B₁	Guildford ..	S. Counties	1 5	1 0¾
A	HALIFAX ..	Yorkshire	1 7½	1 2¾
A	Hanley ..	Mid. Counties	1 7½	1 2¾
A	Harrogate	Yorkshire	1 7½	1 2¾
A	Hartlepools	N.E. Coast	1 7½	1 2¾
B₂	Harwich ..	E. Counties	1 4½	1 0¾
B₂	Hastings ..	S. Counties	1 4	1 0
B₁	Hatfield ..	S. Counties	1 5	1 0¾
B	Hereford ..	S. W. Counties	1 5½	1 1½
B	Hertford ..	E. Counties	1 5½	1 1½
A₁	Heysham ..	N.W. Counties	1 7	1 2½
A	Howden ..	N.E. Coast	1 7½	1 2¾
A	Huddersfield	Yorkshire	1 7½	1 2¾
A	Hull ..	Yorkshire	1 7½	1 2¾
A	ILKLEY ..	Yorkshire	1 7½	1 2¾
A	Immingham	Mid. Counties	1 7½	1 2¾
B	Ipswich ..	E. Counties	1 5½	1 1½
C₁	Isle of Wight	S. Counties	1 3	11½
A	JARROW ..	N.E. Coast	1 7½	1 2¾
A	KEIGHLEY	Yorkshire	1 7½	1 2¾
B₁	Kendal ..	N.W. Counties	1 5	1 0¾
B₁	Keswick ..	N.W. Counties	1 5	1 0¾
B	Kettering ..	Mid. Counties	1 5½	1 1¾
A₂	Kidderminster	Mid. Counties	1 6½	1 2
B₂	King's Lynn	E. Counties	1 4½	1 0½
A	LANCASTER	N.W. Counties	1 7½	1 2¾
A₂	Leamington	Mid. Counties	1 6½	1 2
A	Leeds ..	Yorkshire	1 7½	1 2¾
A	Leek ..	Mid. Counties	1 7½	1 2¾
A	Leicester ..	Mid. Counties	1 7½	1 2¾
A	Leigh ..	N.W. Counties	1 7½	1 2¾
B₂	Lewes ..	S. Counties	1 4	1 0
A₂	Lichfield ..	Mid. Counties	1 6	1 1½
A	Lincoln ..	Mid. Counties	1 7½	1 2¾
A	Liverpool ..	N.W. Counties	*1 9½	1 4
A₂	Llandudno	N.W. Counties	1 6	1 1½
A	Llanelly ..	S. Wales & M.	1 7½	1 2¾
	London (12 miles radius)		1 9	1 4
	Do. (12-15 miles radius)		1 8½	1 3½
A	Long Eaton	Mid. Counties	1 7½	1 2¾
A	Loughborough	Mid. Counties	1 7½	1 2¾
B	Luton ..	E. Counties	1 5½	1 1¾
A	Lytham ..	N.W. Counties	1 7½	1 2¾
A₁	MACCLESFIELD	N.W. Counties	1 7	1 2½
B	Maidstone	S. Counties	1 5½	1 1¾
A₂	Malvern ..	Mid. Counties	1 6	1 1½
A	Manchester	N.W. Counties	1 7½	1 2¾
A	Mansfield ..	Mid. Counties	1 7½	1 2¾
B₂	Margate ..	S. Counties	1 4	1 0
A₂	Matlock ..	Mid. Counties	1 6	1 1½
A	Merthyr ..	S. Wales & M.	1 7½	1 2¾
A	Middlesbrough	N.E. Coast	1 7½	1 2¾
A₂	Middlewich	N.W. Counties	1 6	1 1½
B₂	Minehead ..	S.W. Counties	1 4½	1 0½
A	Monmouth	S. Wales & M.	1 7½	1 2¾
A₁	S. and E. Glamorganshire Morecambe	N.W. Counties	1 7	1 2½
A₂	NANTWICH	N.W. Counties	1 6	1 1½
A	Neath ..	S. Wales & M.	1 7½	1 2¾
A	Nelson ..	N.W. Counties	1 7½	1 2¾
A	Newcastle ..	N.E. Coast	1 7½	1 2¾
A	Newport ..	S. Wales & M.	1 7½	1 2¾
A	Normanton	Yorkshire	1 7½	1 2¾
A₂	Northampton	Mid. Counties	1 6½	1 2
A	North Staffs.	Mid. Counties	1 7½	1 2¾
A	North Shields	N.E. Coast	1 7½	1 2¾
A₂	Norwich ..	E. Counties	1 6	1 1½
A	Nottingham	Mid. Counties	1 7½	1 2¾
A	Nuneaton ..	Mid. Counties	1 7½	1 2¾
B	OAKHAM ..	Mid. Counties	1 5½	1 1½
A	Oldham ..	N.W. Counties	1 7½	1 2¾
A₂	Oswestry ..	Mid. Counties	1 6	1 1½
B	Oxford ..	S. Counties	1 5½	1 1¾
A	PAISLEY ..	Scotland	*1 7½	1 2¾
C	Pembroke	S. Wales & M.	1 3½	11¾
A	Perth ..	Scotland	*1 7½	1 2¾
A₂	Peterborough	Mid. Counties	1 6	1 1½
A	Plymouth	S.W. Counties	*1 7½	1 2¾
A	Pontefract	Yorkshire	1 7½	1 2¾
A	Pontypridd	S. Wales & M.	1 7½	1 2¾
B	Portsmouth	S. Counties	1 5½	1 1¾
A	Preston ..	N.W. Counties	1 7½	1 2¾
A	QUEENSFERRY	N.W. Counties	1 7½	1 2¾
B	READING ..	S. Counties	1 5½	1 1½
B	Reigate ..	S. Counties	1 5½	1 1½
A₂	Retford ..	Mid. Counties	1 6	1 1½
A	Rhondda Valley	S. Wales & M.	1 7½	1 2¾
A₂	Ripon ..	Yorkshire	1 6	1 1½
A	Rochdale ..	N.W. Counties	1 7½	1 2¾
B	Rochester ..	S. Counties	1 5½	1 1¾
A₁	Ruabon ..	N.W. Counties	1 7	1 2½
A₂	Rugby ..	Mid. Counties	1 6½	1 2
A₂	Rugeley ..	Mid. Counties	1 6	1 1½
A	Runcorn ..	N.W. Counties	1 7½	1 2¾
A₂	ST. ALBANS	E. Counties	1 6	1 1½
A	St. Helens	N.W. Counties	1 7½	1 2¾
B₂	Salisbury	S.W. Counties	1 4	1 0
A₁	Scarborough	Yorkshire	1 7	1 2½
A	Scunthorpe	Mid. Counties	1 7½	1 2¾
A	Sheffield ..	Yorkshire	1 7½	1 2¾
A	Shipley ..	Yorkshire	1 7½	1 2¾
A	Shrewsbury	Mid. Counties	1 6	1 1½
A₂	Skipton ..	Yorkshire	1 6½	1 2
B	Slough ..	S. Counties	1 5½	1 1¾
A₂	Solihull ..	Mid. Counties	1 6½	1 2
A₂	South'pton	S. Counties	1 6	1 1½
B₁	Southend-on-Sea	E. Counties	1 5	1 0¾
A	Southport ..	N.W. Counties	1 7½	1 2¾
A	S. Shields ..	N.E. Coast	1 7½	1 2¾
A₂	Stafford ..	Mid. Counties	1 6½	1 2
A	Stockport ..	N.W. Counties	1 7½	1 2¾
A	Stockton-on-Tees	N.E. Coast	1 7½	1 2¾
A	Stoke-on-Trent	Mid. Counties	1 7½	1 2¾
B	Stroud ..	S.W. Counties	1 5½	1 1½
A	Sunderland	N.E. Coast	1 7½	1 2¾
A	Swadlincote	Mid. Counties	1 7½	1 2¾
A	Swansea ..	S. Wales & M.	1 7½	1 2¾
B	Swindon ..	S.W. Counties	1 5½	1 1¾
A₁	TAMWORTH	N.W. Counties	1 7	1 2½
B₁	Taunton ..	S.W. Counties	1 5	1 0¾
A	Teeside Dist.	N.E. Counties	1 7½	1 2¾
B	Teignmouth	S.W. Coast	1 5½	1 1¾
A	Todmorden	Yorkshire	1 7½	1 2¾
A₂	Torquay ..	S.W. Counties	1 6½	1 2
C	Truro ..	S.W. Counties	1 3½	11¾
B₁	Tunbridge Wells	S. Counties	1 5	1 0¾
A	Tunstall ..	Mid. Counties	1 7½	1 2¾
A	Tyne District	N.E. Coast	1 7½	1 2¾
A	WAKEFIELD	Yorkshire	1 7½	1 2¾
A₁	Walsall ..	Mid. Counties	1 7	1 2½
A	Warrington	N.W. Counties	1 7½	1 2¾
A₂	Warwick ..	Mid. Counties	1 6½	1 2
B	Wellingborough	Mid. Counties	1 5½	1 1¾
A	West Bromwich	Mid. Counties	1 7½	1 2¾
B	Weston-s-Mare	S.W. Counties	1 5½	1 1¾
A₂	Whitby ..	Yorkshire	1 6½	1 2
A	Widnes ..	N.W. Counties	1 7½	1 2¾
A	Wigan ..	N.W. Counties	1 7½	1 2¾
B₂	Winchester	S. Counties	1 4½	1 0½
B	Windsor ..	S. Counties	1 5½	1 1¾
A	Wolverhampton	Mid. Counties	1 7½	1 2¾
A₂	Worcester ..	Mid. Counties	1 6	1 1½
A₂	Worksop ..	Yorkshire	1 6	1 1½
A₁	Wrexham ..	N.W. Counties	1 7	1 2½
B	Wycombe ..	S. Counties	1 5½	1 1¾
B₁	YARMOUTH	E. Counties	1 5	1 0¾
B₂	Yeovil ..	S.W. Counties	1 4½	1 0½
A	York ..	Yorkshire	1 7½	1 2¾

The initial letter opposite each entry indicates the grade under the Ministry of Labour schedule. The district is that to which the borough is assigned in the same schedule. Column I gives the rates for craftsmen; column II for labourers; the rate for craftsmen working at trades in which a separate rate maintains is given in a footnote. The table is a selection only. Particulars for lesser localities not included may be obtained upon application in writing.

* In these areas the rates of wages for certain trades (usually Painters and Plasterers) vary slightly from those given. The rates for each trade in any given area will be sent on request.

PRICES CURRENT

EXCAVATOR AND CONCRETOR

EXCAVATOR, 1s. 4½d. *per hour*; LABOURER, 1s. 4½d. *per hour*; NAVVY, 1s. 4½d. *per hour*; TIMBERMAN, 1s. 6d. *per hour*; SCAFFOLDER, 1s. 5½d. *per hour*; WATCHMAN, 7s. 6d. *per shift.*

*

Broken brick or stone, 2 in., per yd.	£0 11 6
Thames ballast, per yd.	0 11 0
Pit gravel, per yd.	0 18 0
Pit sand, per yd.	0 14 6
Washed sand	0 15 0

Screened ballast or gravel, add 10 per cent. per yd.
Clinker, breeze, etc., prices according to locality.

Portland cement, per ton	£2 19 0
Lias lime, per ton	2 10 0

Sacks charged extra at 1s. 9d. each and credited when returned at 1s. 6d.
Transport hire per day:

Cart and horse	£1 3 0	*Trailer*	£0 15 0
3-ton motor lorry	3 15 0	*Steam roller*	4 5 0
Steam lorry, 5-ton	4 0 0	*Water cart*	1 5 0

*

EXCAVATING and throwing out in ordinary earth not exceeding 6 ft. deep, basis price, per yd. cube . . 0 3 0
Exceeding 6 ft., but under 12 ft., add 30 per cent.
In stiff clay, add 30 per cent.
In underpinning, add 100 per cent.
In rock, including blasting, add 225 per cent.
If basketed out, add 80 per cent. to 150 per cent.
Headings, including timbering, add 400 per cent.

RETURN, fill, and ram, ordinary earth, per yd.	£0 1 6
SPREAD and level, including wheeling, per yd.	0 1 6
FILLING into carts and carting away to a shoot or deposit, per yd. cube	0 10 6
TRIMMING earth to slopes, per yd. sup.	0 0 6
HACKING up old grano. or similar paving, per yd. sup.	0 1 3
PLANKING to excavations, per ft. sup..	0 0 5

DO. over 10 ft. deep, add for each 5 ft. in depth, 30 per cent.

IF left in, add to above prices, per ft. cube	0 2 0
HARDCORE, 2 in. ring, filled and rammed, 4 in. thick, per yd. sup.	0 2 1
DO. 6 in. thick, per yd. sup.	0 2 10
PUDDLING, per yd. cube	1 10 0
CEMENT CONCRETE, 4-2-1, per yd. cube	2 3 0
DO. 6-2-1, per yd. cube	1 18 0

DO. in upper floors, add 15 per cent.
DO. in reinforced-concrete work, add 20 per cent.
DO. in underpinning, add 60 per cent.

LIAS-LIME CONCRETE, per yd. cube	£1 16 0
BREEZE CONCRETE, per yd. cube	1 7 0
DO. in lintels, etc., per ft. cube	0 1 6
CEMENT concrete 4-2-1 in lintels packed around reinforcement, per ft. cube	0 3 9
FINE concrete benching to bottom of manholes, per ft. cube	0 2 6
FINISHING surface of concrete spade face, per yd. sup.	0 0 9

DRAINER

LABOURER, 1s. 4½d. *per hour*; TIMBERMAN, 1s. 6d. *per hour*; BRICKLAYER, 1s. 9½d. *per hour*; PLUMBER, 1s. 9½d. *per hour*; WATCHMAN, 7s. 6d. *per shift.*

*

Stoneware pipes, tested quality, 4 in., per ft.	£0 0 10
DO. *6 in., per ft.*	0 1 3
DO. *9 in., per ft.*	0 2 3
Cast-iron pipes, coated, 9 ft. lengths, 4 in., per yd.	0 5 6
DO. *6 in., per yd.*	0 8 6
Portland cement and sand, see "Excavator" above.	
Lead for caulking, per cwt.	£2 5 6
Gaskin, per lb.	0 0 4½

*

STONEWARE DRAINS, jointed in cement, tested pipes, 4 in., per ft.	0 4 3
DO. 6 in., per ft.	0 5 0
DO. 9 in., per ft.	0 7 9
CAST-IRON DRAINS, jointed in lead, 4 in., per ft.	0 8 0
DO. 6 in., per ft.	0 10 0

Note.—These prices include digging concrete bed and filling for normal depths, and are average prices.
Fittings in Stoneware and Iron according to type. *See* Trade Lists.

BRICKLAYER

BRICKLAYER, 1s. 9½d. *per hour*; LABOURER, 1s. 4½d. *per hour*; SCAFFOLDER, 1s. 5½d. *per hour.*

*

London stocks, per M.	£4 15 0
Flettons, per M.	2 18 0
Staffordshire blue, per M.	9 10 0
Firebricks, 2½ in., per M.	11 3 0
Glazed salt, white, and ivory stretchers per M.	24 10 0
DO. *headers, per M.*	24 0 0
Colours, extra, per M.	5 10 0
Seconds, less, per M.	1 0 0

Cement and sand, see "Excavator" above.

Lime, grey stone, per ton	2 17 0
Mixed lime mortar, per yd.	1 6 0
Damp course, in rolls of 4½ in., per roll	0 2 6
DO. *9 in. per roll*	0 4 9
DO. *14 in. per roll*	0 7 6
DO. *18 in. per roll*	0 9 6

BRICKWORK in stone lime mortar, Flettons or equal, per rod	£33 0 0
DO. in cement do., per rod	36 0 0

DO. in stocks, add 25 per cent. per rod.
DO. in blues, add 100 per cent. per rod.
DO. circular on plan, add 12½ per cent. per rod.
DO. in backing to masonry, add 12½ per cent. per rod.
DO. in raising on old walls, etc., add 12½ per cent. per rod.
DO. in underpinning, add 20 per cent. per rod.

HALF-BRICK walls in stocks in cement mortar (1–3), per ft. sup.	£0 1 0
BEDDING plates in cement mortar, per ft. run	0 0 3
BEDDING window or door frames, per ft. run	0 0 3
LEAVING chases 2½ in. deep for edges of concrete floors not exceeding 6 in. thick, per ft. run	0 0 2
CUTTING do. in old walls in cement, per ft. run	0 0 4
CUTTING, toothing and bonding new work to old (labour and materials), per ft. sup.	0 0 7
TERRA-COTTA flue pipes 9 in. diameter, jointed in fireclay, including all cuttings, per ft. run	0 3 6
DO. 14 ft. by 9 in. do., per ft. run	0 6 0
FLAUNCHING chimney pots, each	0 2 0
CUTTING and pinning ends of timbers, etc., in cement	0 1 0
FACINGS fair, per ft. sup. extra	0 0 3
DO. picked stocks, per ft. sup. extra	0 0 7
DO. red rubbers gauged and set in putty, per ft. sup. extra	0 4 9
DO. in salt white or ivory glazed, per ft. sup. extra	0 5 6
TUCK pointing, per ft. sup. extra	0 0 10
WEATHER pointing, do. do.	0 0 3
TILE creasing with cement fillet each side per ft. run	0 0 6
GRANOLITHIC PAVING, 1 in., per yd. sup.	0 5 0
DO. 1½ in., per yd. sup.	0 6 0
DO. 2 in., per yd. sup.	0 7 0
If coloured with red oxide, per yd. sup.	0 1 0
If finished with carborundum, per yd. sup.	0 0 6
If in small quantities in finishing to steps, etc., per ft. sup.	0 1 4
Jointing new grano, paving to old, per ft. run	0 0 4
Extra for dishing grano, or cement paving around gullies, each	0 1 6
BITUMINOUS DAMP COURSE, ex rolls, per ft. sup.	0 0 7
ASPHALT (MASTIC) DAMP COURSE, ½ in., per yd. sup.	0 8 0
DO. vertical, per yd. sup.	0 11 0
SLATE DAMP COURSE, per ft. sup.	0 0 10
ASPHALT ROOFING (MASTIC) in two thicknesses, ¾ in., per yd.	0 8 6
DO. SKIRTING, 6 in.	0 0 11
BREEZE PARTITION BLOCKS, set in cement, 1½ in. per yd. sup.	0 5 3
DO. DO. 3 in.	0 6 6
BREEZE fixing bricks, extra for each	0 0 3

THE wages are the Union rates current in London at the time of publication. The prices are for good quality material, and are intended to cover delivery at works, wharf, station, or yard as customary, but will vary according to quality and quantity. The measured prices are based upon the foregoing, and include usual builders' profits. Though every care has been taken in its compilation it is impossible to guarantee the accuracy of the list, and readers are advised to have the figures confirmed by trade inquiry.

MASON

MASON, 1s. 9½d. *per hour*; DO. *fixer*, 1s. 10½d. *per hour*; LABOURER, 1s. 4½d. *per hour*; SCAFFOLDER, 1s. 5½d. *per hour.*

*

Portland Stone:	
Whitbed, per ft. cube	£0 4 6
Basebed, per ft. cube	0 4 7
Bath stone, per ft cube	0 3 0

Usual trade extras for large blocks.

York paving, av. 2½ in., per yd. super	0 6 6
York templates sawn, per ft. cube	0 6 9
Slate shelves, rubbed, 1 in., per ft. sup.	0 2 6

Cement and sand, see "Excavator," etc., above.

*

HOISTING and setting stone, per ft. cube	£0 2 2

DO. for every 10 ft. above 30 ft. add 15 per cent.

PLAIN face Portland basis, per ft. sup.	£0 2 8
DO. circular, per ft. sup.	0 4 0
SUNK FACE, per ft. sup.	0 3 9
DO. circular, per ft. sup.	0 4 10
JOINTS, arch, per ft. sup.	0 2 6
DO. sunk, per ft. sup.	0 2 7
DO. DO. circular, per ft. sup.	0 4 6
CIRCULAR-CIRCULAR work, per ft. sup.	1 2 0
PLAIN MOULDING, straight, per inch of girth, per ft. run	0 1 1
DO. circular, do., per ft. run	0 1 4
HALF SAWING, per ft. sup.	£0 1 0

Add to the foregoing prices, if in York stone, 35 per cent.
DO. Mansfield, 12½ per cent.
Deduct for Bath, 33⅓ per cent.
DO. for Chilmark, 5 per cent.

SETTING 1 in. slate shelving in cement, per ft. sup.	£0 0 6
RUBBED round nosing to do., per ft. lin.	0 0 6
YORK STEPS, rubbed T. & R., ft. cub. fixed	1 9 0
YORK SILLS, W. & T., ft. cub. fixed	1 13 0
ARTIFICIAL stone paving, 2 in. thick, per ft. sup.	0 1 6
DO. 2½ in. thick, per ft. sup.	0 1 9

SLATER AND TILER

SLATER, 1s. 9½d. *per hour*; TILER, 1s. 9½d. *per hour*; SCAFFOLDER, 1s. 5½d. *per hour*; LABOURER, 1s. 4½d. *per hour.*
N.B.—Tiling is often executed as piecework.

*

Slates, 1st quality, per 1,200:

Portmadoc Ladies		£14 0 0
Countess		27 0 0
Duchess		32 0 0
Old Delabole	*Med. Grey*	*Med. Green*
24 in. × 12 in.	£42 11 3	£45 1 0
20 in. × 10 in.	31 4 3	33 0 6
16 in. × 10 in.	20 18 0	22 4 9
14 in. × 8 in.	12 1 0	12 16 3
Green Randoms per ton		8 3 9
Grey-green do., per ton		7 3 9
Green peggies, 12 in. to 8 in. long, per ton		6 3 9

In 4-ton truck loads, delivered Nine Elms station.

Clips, lead, per lb.	£0 0 6
Clips, copper, per lb.	0 2 0
Nails, compo, per cwt.	1 6 0
Nails, copper, per lb.	0 1 10

Cement and sand, see "Excavator," etc., above.

Hand-made tiles, per M.	£5 18 0
Machine-made tiles, per M.	5 8 0
Westmorland slates, large, per ton	9 0 0
DO. *Peggies, per ton*	7 5 0

*

SLATING, 3 in. lap, compo nails, Portmadoc or equal:

Ladies, per square	£4 0 0
Countess, per square	4 5 0
Duchess, per square	4 10 0
WESTMORLAND, in diminishing courses, per square	6 5 0
CORNISH DO., per square	6 3 0
Add, if vertical, per square approx.	0 13 0
Add, if with copper nails, per square approx.	0 2 6
Double course at eaves, per ft. approx.	0 1 0

SLATING with Old Delabole slates to a 3 in. lap with copper nails, at per square.

	Med. Grey	Med. Green
24 in. × 12 in.	£5 0 0	£5 2 0
20 in. × 10 in.	5 5 0	5 10 0
16 in. × 10 in.	4 15 0	5 1 0
14 in. × 8 in.	4 10 0	4 15 0
Green randoms		6 7 0
Grey-green do.		5 9 0
Green peggies, 12 in. to 8 in. long		4 17 0

TILING, 4 in. gauge, every 4th course nailed, in hand-made tiles, average per square	5 6 0
DO., machine-made do., per square	4 17 0

Vertical Tiling, including pointing, add 18s. 0d. per square.

FIXING lead soakers, per dozen	£0 0 10
STRIPPING old slates and stacking for re-use, and clearing away surplus and rubbish, per square	0 10 0
LABOUR only in laying slates, but including nails, per square	1 0 0

See "Sundries for Asbestos Tiling."

CARPENTER AND JOINER

CARPENTER, 1s. 9½d. *per hour*; JOINER, 1s. 9½d. *per hour*; LABOURER, 1s. 4½d. *per hour.*

*

Timber, average prices at Docks, London Standard Scandinavian, etc. (equal to 2nds):

7 × 3, per std.	£20 0 0
11 × 4, per std.	30 0 0

Memel or Equal. Slightly less than foregoing.

Flooring, P.E., 1 in., per sq.	£1 5 0
DO. *T. and G., 1 in., per sq.*	1 5 0
Planed boards, 1 in. × 11 in., per std.	30 0 0
Wainscot oak, per ft. sup. of 1 in.	0 1 6
Mahogany, Honduras, per ft. sup. of 1 in.	0 1 4
DO. *Cuba, per ft. sup. of 1 in.*	0 2 6
DO., *African, per ft. sup.*	0 1 3
Teak, per ft. sup. of 1 in.	0 1 6
DO., *ft. cube*	0 15 0

*

FIR fixed in wall plates, lintels, sleepers, etc., per ft. cube	0 5 6
DO. framed in floors, roofs, etc., per ft. cube	0 6 6
DO. framed in trusses, etc., including ironwork, per ft. cube	0 7 6
PITCH PINE, add 33⅓ per cent.	
FIXING only boarding in floors, roofs, etc., per sq.	0 13 6
SARKING FELT laid, 1-ply, per yd.	0 1 6
DO. 3-ply, per yd.	0 1 9
CENTERING for concrete, etc., including horsing and striking, per sq.	2 10 0
TURNING pieces to flat or segmental soffits, 4½ in. wide, per ft. run	0 0 4½
DO. 9 in. wide and over per ft. sup.	0 1 2

continued overleaf

CARPENTER AND JOINER: *continued.*

SHUTTERING to face of concrete, per square	£1	10	0
DO. in narrow widths to beams, etc., per ft. sup.	0	0	6
USE and waste of timbers, allow 25 per cent. of above prices.			
SLATE BATTENING, per sq.	£0	12	6
DEAL boarding to flats, 1 in. thick and firrings to falls, per square	2	10	0
STOUT feather-edged tilting fillet to eaves, per ft. run	0	0	6
FEATHER-edged springer to trimmer arches, per ft. run	0	0	4
STOUT herringbone strutting (joists measured in), per ft. run	0	0	6
SOUND boarding, ⅞ in. thick and fillets nailed to sides of joists (joists measured over), per square	2	0	0
RUBEROID or similar quality roofing, one-ply, per yd. sup.	0	2	3
DO., two-ply, per yd. sup.	0	2	6
DO., three-ply, per yd. sup.	0	3	0
TONGUED and grooved flooring, 1¼ in. thick, laid complete with splayed headings, per square	2	5	0
DEAL skirting torus, moulded 1¼ in. thick, including grounds and backings, per ft. sup.	0	1	0
TONGUED and mitred angles to do.	0	0	6
WOOD block flooring standard blocks laid herringbone in mastic :			
Deal 1 in. thick, per yd. sup.	0	10	0
DO. 1¼ in. thick, per yd. sup.	0	12	0
Maple 1¼ in. thick, per yd. sup.	0	15	0
DEAL moulded sashes, 1¾ in. with moulded bars in small squares, per ft. sup.	0	2	6
DO. 2 in. do., per ft. sup.	0	2	9
DEAL cased frames, oak sills and 2 in. moulded sashes, brass-faced pulleys and iron weights, per ft. sup.	0	4	6
MOULDED horns, extra each	0	0	3
DOORS, 4-panel square both sides, 1¾ in. thick, per ft. sup.	0	2	6
DO. moulded both sides, per ft. sup.	0	2	9
DO. 2 in. thick, square both sides, per ft. sup.	0	2	9
DO. moulded both sides, per ft. sup.	0	3	0
DO. in 3 panels, moulded both sides, upper panel with diminished stiles with moulded bars for glass, per ft. sup.	0	3	6
If in oak, mahogany or teak, multiply 3 times.			
DEAL frames, 4 in. × 3 in., rebated and beaded per ft. cube	£0	15	0
Add for extra labours, per ft. run	0	0	1
STAIRCASE work :			
DEAL treads 1¼ in. and risers 1 in., tongued and grooved including fir carriages, per ft. sup.	0	2	6
DEAL wall strings, 1¼ in. thick, moulded, per ft. run	0	2	6
If ramped, per ft. run	0	5	0
SHORT ramps, extra each	0	7	6
ENDS of treads and risers housed to strings, each	0	1	0
2 in. deal mopstick handrail fixed to brackets, per ft. run	0	1	6
4½ in. × 3 in. oak fully moulded handrail, per ft. run	0	5	6
1½ in. square deal bar balusters, framed in, per ft. run	0	0	6
FITTINGS :			
SHELVES and bearers, 1 in., cross-tongued, per ft. sup.	0	1	6
1¼ in. beaded cupboard fronts, moulded and square, per ft. sup.	0	2	9
TEAK grooved draining boards, 1¼ in. thick and bedding, per ft. sup.	0	4	6
IRONMONGERY :			
Fixing only (including providing screws) :			
TO DEAL—			
Hinges to sashes, per pair	0	1	2
DO. to doors, per pair	0	1	7
Barrel bolts, 9 in., iron, each	0	1	0
Sash fasteners, each	0	1	0
Rim locks, each	0	1	9
Mortice locks, each	0	4	0

SMITH

SMITH, *weekly rate equals* 1*s.* 9½*d. per hour ;* MATE, *do.* 1*s.* 4*d. per hour ;* ERECTOR, 1*s.* 9½*d. per hour ;* FITTER, 1*s.* 9½*d. per hour ;* LABOURER, 1*s.* 4*d. per hour.*

*

Mild Steel in British standard sections, per ton	£12	10	0
Sheet Steel :			
Flat sheets, black, per ton	19	0	0
DO., *galvd., per ton*	20	0	0
Corrugated sheets, galvd., per ton	20	0	0
Driving screws, galvd., per grs.	0	1	10
Washers, galvd., per grs.	0	1	1
Bolts and nuts per cwt. and up	1	18	0

*

MILD STEEL in trusses, etc., erected, per ton	25	10	0
DO., in small sections as reinforcement, per ton	16	10	0
DO., in compounds, per ton	17	0	0
DO., in bar or rod reinforcement, per ton	20	0	0
WROT-IRON in chimney bars, etc., including building in, per cwt.	2	0	0
DO., in light railings and balusters, per cwt.	2	5	0
FIXING only corrugated sheeting, including washers and driving screws, per yd	0	2	0

PLUMBER

PLUMBER, 1*s.* 9½*d. per hour ;* MATE OR LABOURER, 1*s.* 4½*d. per hour.*

*

Lead, milled sheet, per cwt.	£1	13	6
DO. *drawn pipes, per cwt.*	1	14	0
DO. *soil pipe, per cwt.*	1	17	0
DO. *scrap, per cwt.*	1	5	6
Copper, sheet, per lb.	0	1	9
Solder, plumber's, per lb.	0	1	3
DO. *fine, per lb.*	0	1	9
Cast-iron pipes, etc. :			
L.C.C. soil, 3 in., per yd.	0	4	0
DO. *4 in. per yd.*	0	4	9½
R.W.P., 2½ in., per yd.	0	2	7
DO. *3 in., per yd.*	0	2	7
DO. *4 in., per yd.*	0	3	6½
Gutter, 4 in. H.R., per yd.	0	1	6½
DO. *4 in. O.G., per yd.*	0	1	10½

*

MILLED LEAD and labour in gutters, flashings, etc.	3	2	6
LEAD PIPE, fixed, including running joints, bends, and tacks, ½ in., per ft.	0	2	0
DO. ⅝ in., per ft.	0	2	3
DO. 1 in., per ft.	0	3	0
DO. 1¼ in., per ft.	0	4	0
LEAD WASTE or soil, fixed as above, complete, 2½ in., per ft.	0	6	0
DO. 3 in., per ft.	0	7	0
DO. 4 in., per ft.	0	9	9
WIPED soldered joint, ½ in., each	0	2	6
DO. ⅝ in., each	0	3	2
DO. 1 in., each	0	3	8
BRASS screw-down stop cock and two soldered joints, ½ in., each	0	11	0
DO. ⅝ in., each	0	13	6
CAST-IRON rainwater pipe, jointed in red lead, 2½ in., per ft. run	0	1	7
DO. 3 in., per ft. run	0	2	0
DO. 4 in., per ft. run	0	2	10
CAST-IRON H.R. GUTTER, fixed, with all clips, etc., 4 in., per ft.	0	2	0
DO. O.G., 4 in., per ft.	0	2	3
CAST-IRON SOIL PIPE, fixed with caulked joints and all ears, etc., 4 in., per ft.	0	4	6
DO. 3 in., per ft.	0	3	6
Fixing only :			
W.C. PANS and all joints, P. or S., and including joints to water waste preventers, each	2	5	0
BATHS, with all joints	1	3	6
LAVATORY BASINS only, with all joints, on brackets, each	1	10	0

PLASTERER

PLASTERER, 1*s.* 9½*d. per hour (plus allowances in London only) ;* LABOURER, 1*s.* 4½*d. per hour.*

*

Chalk lime, per ton	£2	17	0
Hair, per cwt.	1	15	0
Sand and cement see "Excavator," etc., above.			
Lime putty, per cwt.	£0	2	9
Hair mortar, per yd.	1	7	0
Fine stuff, per yd.	1	14	0
Sawn laths, per bdl.	0	2	9
Keene's cement, per ton	5	15	0
Sirapite, per ton	3	10	0
DO. *fine, per ton*	3	18	0
Plaster, per ton	3	0	0
DO. *per ton*	3	12	6
DO. *fine, per ton*	5	12	0
Thistle plaster, per ton	3	9	0
Lath nails, per lb.	0	0	4

*

LATHING with sawn laths, per yd.	0	1	7
METAL LATHING, per yd.	0	2	3
FLOATING in Cement and Sand, 1 to 3, for tiling or woodblock, ¼ in., per yd.	0	2	4
DO. vertical, per yd.	0	2	7
RENDER, on brickwork, 1 to 3, per yd.	0	2	7
RENDER in Portland and set in fine stuff, per yd.	0	3	3
RENDER, float, and set, trowelled, per yd.	0	2	9
RENDER and set in Sirapite, per yd.	0	2	5
DO. in Thistle plaster, per yd.	0	2	5
EXTRA, if on but not including lathing, any of foregoing, per yd.	0	0	5
EXTRA, if on ceilings, per yd.	0	0	5
ANGLES, rounded Keene's on Portland, per ft. lin.	0	0	6
PLAIN CORNICES, in plaster, per inch girth, including dubbing out, etc., per ft. lin.	0	0	3
WHITE glazed tiling set in Portland and jointed in Parian, per yd., from	1	11	6
FIBROUS PLASTER SLABS, per yd.	0	1	10

GLAZIER

GLAZIER, 1*s.* 8½*d. per hour.*

*

Glass : 4ths in crates :			
Clear, 21 oz.	£0	0	4½
DO. 26 oz.	0	0	5
Cathedral white, per ft.	0	0	7
Polished plate, British ¼ in., up to 2 ft. sup. per ft.	0	1	6
DO. *4 ft. sup.* „	0	2	9
DO. *6 ft. sup.* „	0	3	0
DO. *20 ft. sup.* „	0	3	7
DO. *45 ft. sup.* „	0	3	9
DO. *65 ft. sup.* „	0	3	11
DO. *100 ft. sup.* „	0	4	4
Rough plate, ⅛ in., per ft.	0	0	6⅞
DO. *¼ in. per ft.*	0	0	6⅞
Linseed oil putty, per cwt.	0	15	0

*

GLAZING in putty, clear sheet, 21 oz.	0	0	11
DO. 2 oz.	0	1	0
GLAZING in beads, 21 oz., per ft.	£0	1	1
DO. 26 oz., per ft.	0	1	4

Small sizes slightly less (under 3 ft. sup.).
Patent glazing in rough plate, normal span 1*s.* 6*d.* to 2*s.* per ft.

LEAD LIGHTS, plain, med. sqs. 21 oz., usual domestic sizes, fixed, per ft. sup. and up	£0	3	0

Glazing only, polished plate, 6½*d.* to 8*d.* per ft. according to size.

PAINTER AND PAPERHANGER

PAINTER, 1*s.* 8½*d. per hour ;* LABOURER, 1*s.* 4½*d. per hour ;* FRENCH POLISHER, 1*s.* 9*d. per hour ;* PAPERHANGER, 1*s.* 8½*d. per hour.*

*

Genuine white lead, per cwt.	£2	7	6
Linseed oil, raw, per gall.	0	3	6
DO., *boiled, per gall.*	0	3	8
Turpentine, per gall.	0	4	0
Liquid driers, per gall.	0	8	6
Knotting, per gall.	0	18	0
Distemper, washable, in ordinary colours, per cwt., and up	2	5	0
Double size, per firkin	0	3	6
Pumice stone, per lb.	0	0	4½
Single gold leaf (transferable), per book	0	2	0
Varnish, copal, per gall. and up	0	14	0
DO., *flat, per gall.*	1	2	0
DO., *paper, per gall.*	0	16	0
French polish, per gall.	0	17	6
Ready mixed paints, per gall. and up	0	15	0

*

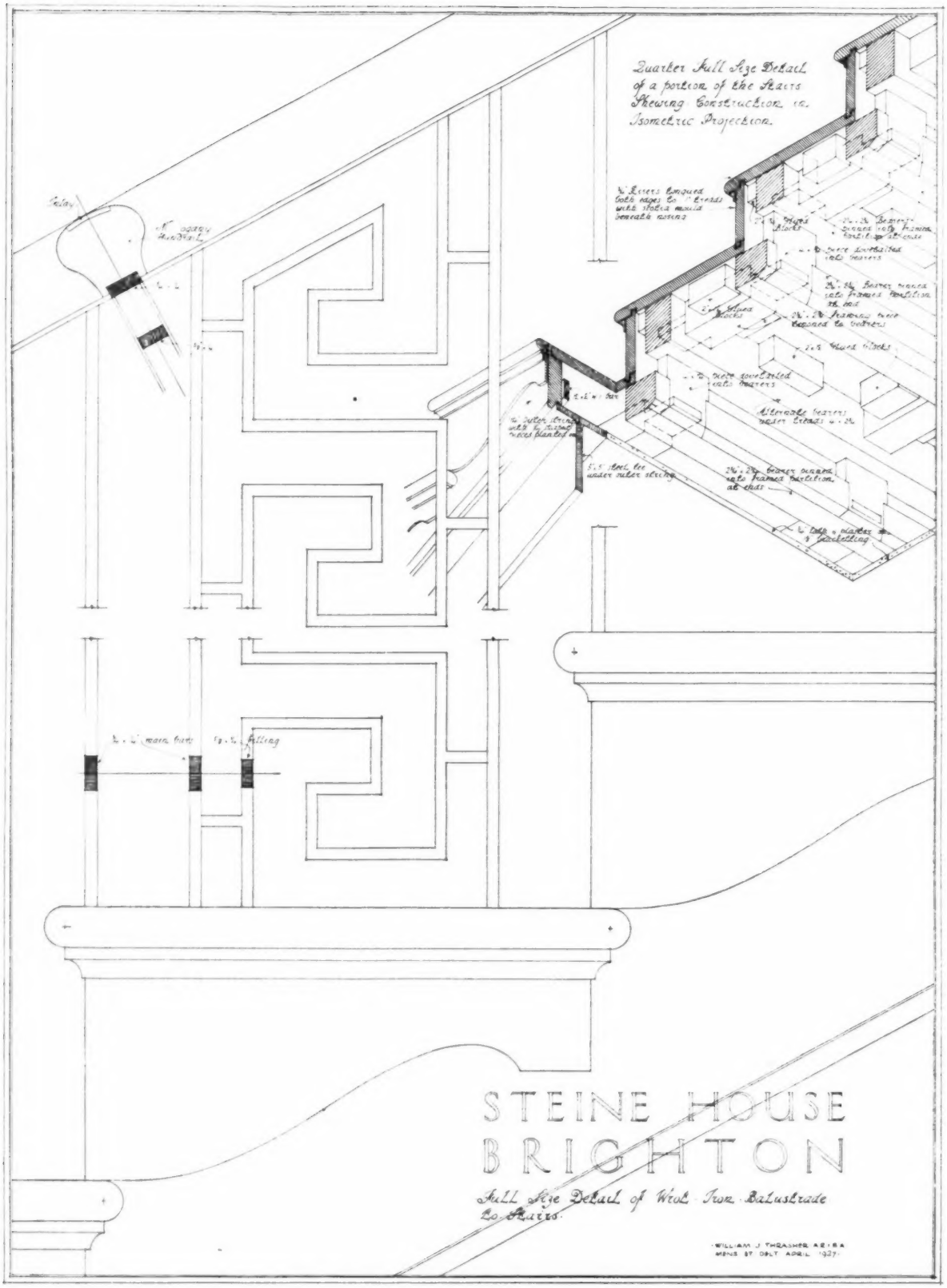
LIME WHITING, per yd. sup.	0	0	3
WASH, stop, and whiten, per yd. sup.	0	0	6
DO., and 2 coats distemper with proprietary distemper, per yd. sup.	0	0	9
KNOT, stop, and prime, per yd. sup.	0	0	7
PLAIN PAINTING, including mouldings, and on plaster or joinery, 1st coat, per yd. sup.	0	0	10
DO., subsequent coats, per yd. sup.	0	0	9
DO., enamel coat, per yd. sup.	0	1	2½
BRUSH-GRAIN, and 2 coats varnish, per yd. sup.	0	3	8
FIGURED DO., DO., per yd. sup.	0	5	6
FRENCH POLISHING, per ft. sup.	0	1	2
WAX POLISHING, per ft. sup.	0	0	6
STRIPPING old paper and preparing, per piece	0	1	7
HANGING PAPER, ordinary, per piece	0	1	10
DO., fine, per piece, and upwards	0	2	4
VARNISHING PAPER, 1 coat, per piece	0	9	0
CANVAS, strained and fixed, per yd. sup.	0	3	0
VARNISHING, hard oak, 1st coat, yd. sup.	0	1	2
DO., each subsequent coat, per yd. sup.	0	0	11

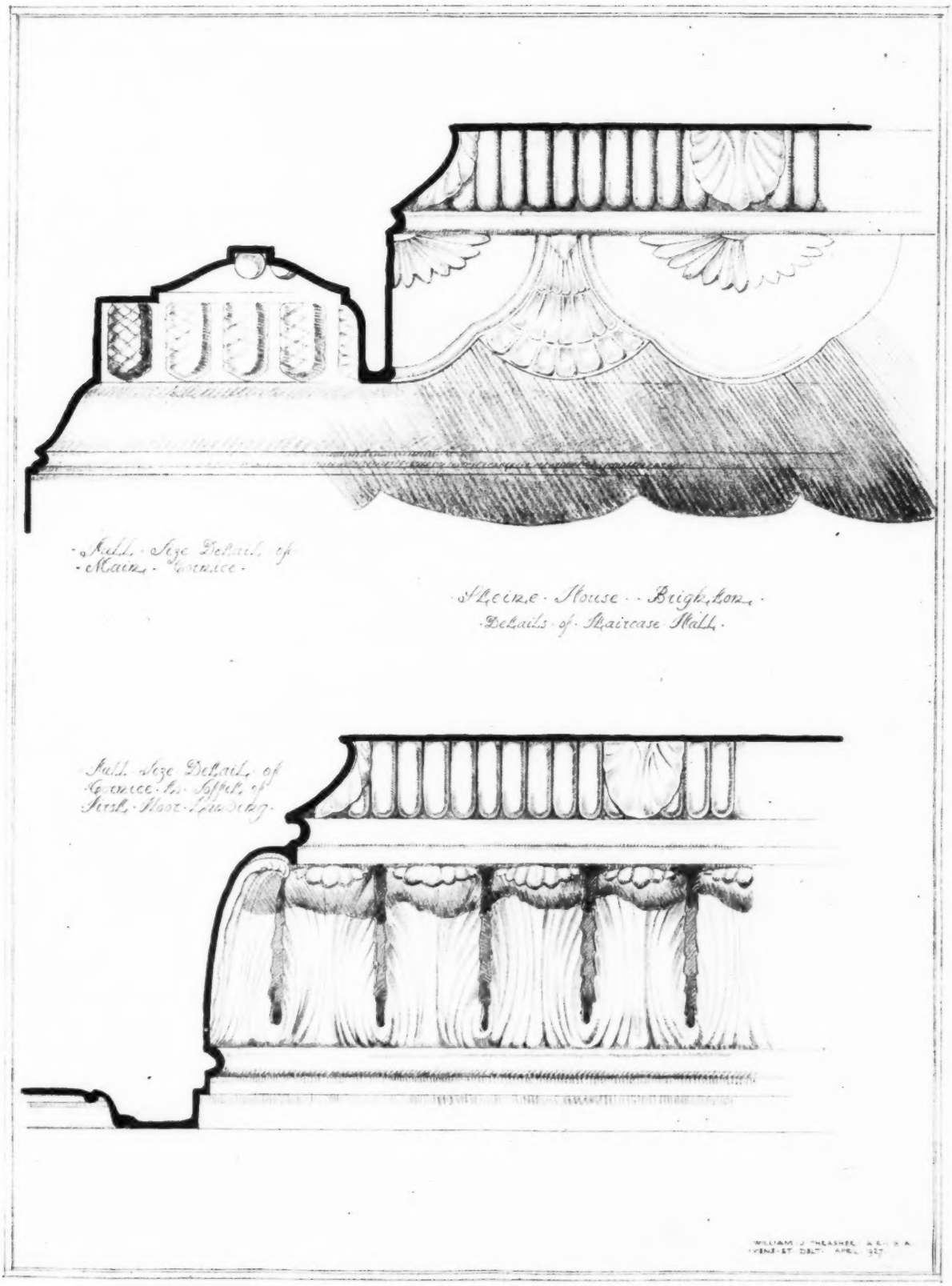
SUNDRIES

Fibre or wood pulp boardings, according to quality and quantity. The measured work price is on the same basis . . . per ft. sup.	£0	0	2½
FIBRE BOARDINGS, including cutting and waste, fixed on, but not including studs or grounds per ft. sup. . . . . from 3*d.* to	0	0	6
Plaster board, per yd. sup. . from	0	1	7
PLASTER BOARD, fixed as last, per yd. sup. . . . . from	0	2	8
Asbestos sheeting, ⅛ in., grey flat, per yd. sup.	0	2	3
DO., *corrugated, per yd. sup.*	0	3	3
ASBESTOS SHEETING, fixed as last, flat, per yd. sup.	0	4	0
DO., corrugated, per yd. sup.	0	5	0
ASBESTOS slating or tiling on, but not including battens, or boards, plain "diamond" per square, grey	2	15	0
DO., red	3	0	0
Asbestos cement slates or tiles, ⅛ in. punched per M. grey	16	0	0
DO., *red*	18	0	0
ASBESTOS COMPOSITION FLOORING : Laid in two coats, average ½ in. thick, in plain colour, per yd. sup.	0	7	0
DO., ¼ in. thick, suitable for domestic work, unpolished, per yd.	0	6	6
Metal casements for wood frames, domestic sizes, per ft. sup.	0	1	6
DO., *in metal frames, per ft. sup.*	0	1	9
HANGING only metal casement in, but not including wood frames, each	0	2	10
BUILDING in metal casement frames, per ft. sup.	0	0	7
Waterproofing compounds for cement. Add about 75 per cent. to 100 per cent. to the cost of cement used.			

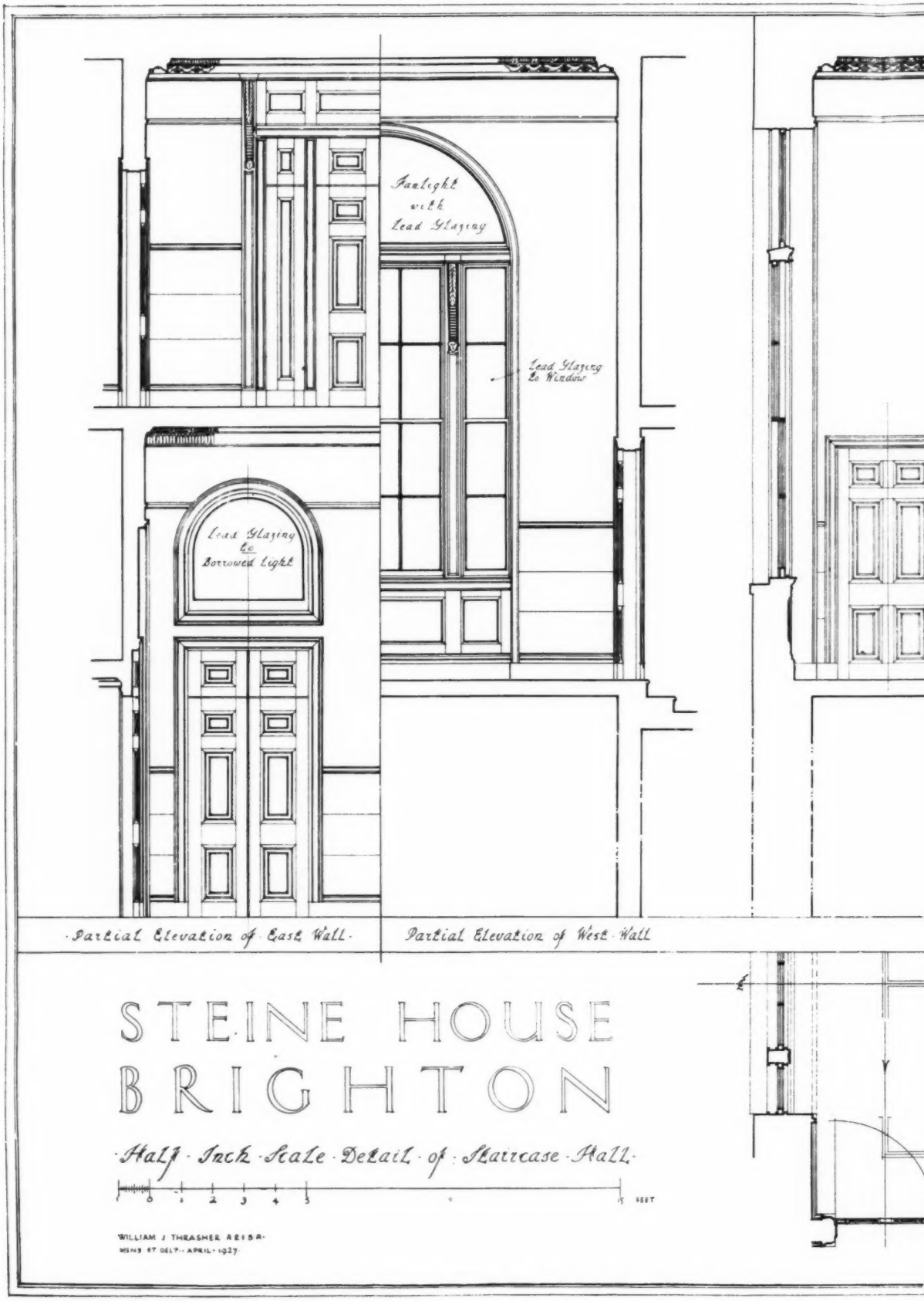
PLYWOOD, per ft. sup.

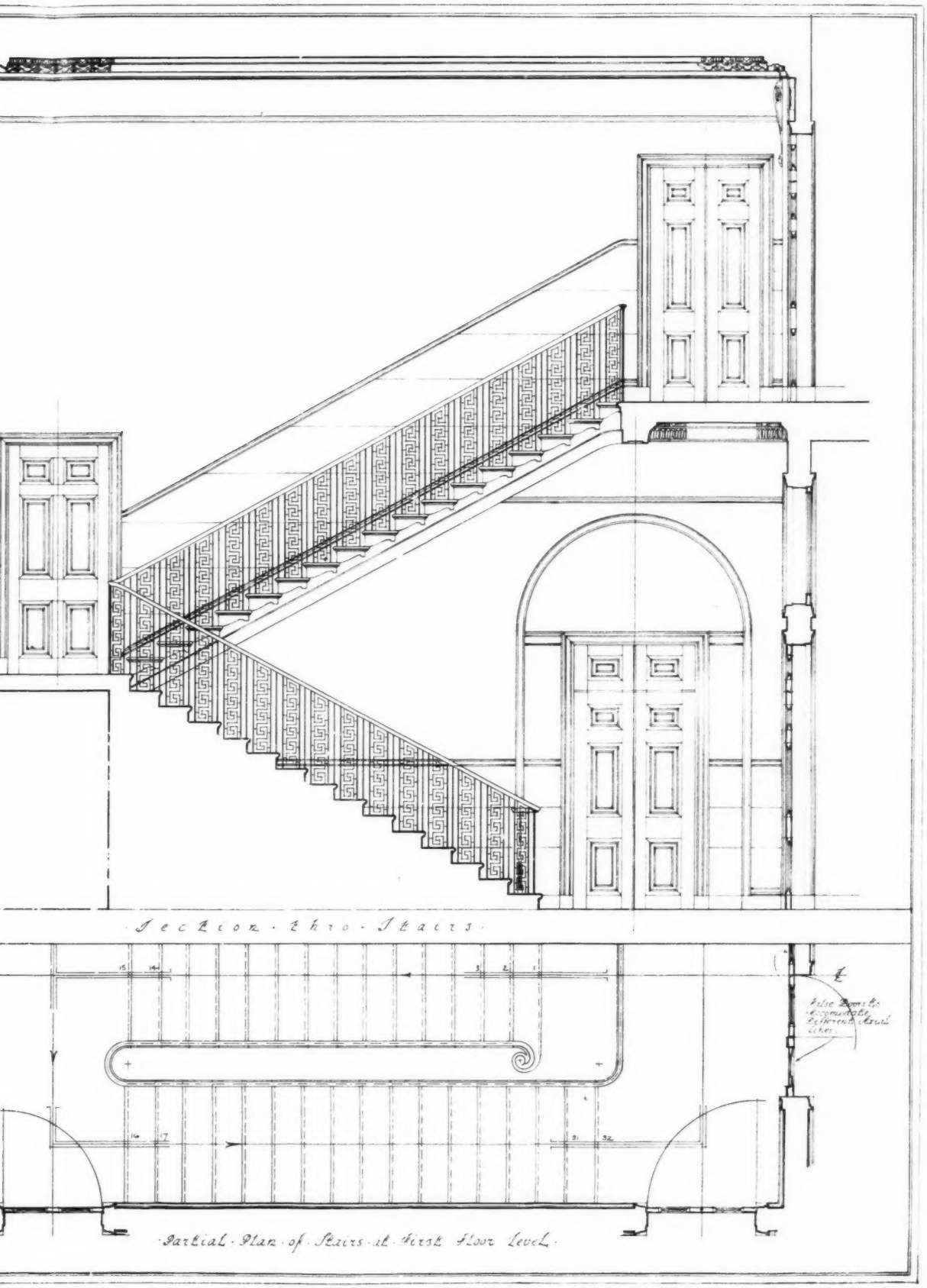
Thickness	⅜ in.			½ in.			⅝ in.			¾ in.		
Qualities ..	AA. d.	A. d.	B. d.	AA. d.	A. d.	B. d.	AA. d.	A. d.	B. d.	AA. d.	A. d.	B. d.
Birch	4	3	2	5	4	3	7½	6	4½	8½	7	6
Alder	3½	3	2	5	4	3	6½	5½	4½	8	7	6
Gaboon Mahogany	4	3	3	6½	5½	4	9½	7½	—	1 0½	10	—
Figured Oak 1 side	8½	7	—	10	8	—	11½	—	—	1 6	—	—
Plain Oak 1 side	6½	6	—	7½	7	—	9½	—	—	1 0	—	—
Oregon Pine	5	4	—	5½	5	—	6	—	—	—	—	—


Quarter Full Size Detail of a portion of the Stairs Shewing Construction &c. Isometric Projection.
STEINE HOUSE
BRIGHTON
Full Size Detail of Wrot. Iron Balustrade to Stairs.
WILLIAM J. THRASHER, A.R.I.B.A.
MEMS. ST. DELT. APRIL 1927.



STEINE HOUSE, BRIGHTON. LEFT, DETAIL OF WROT-IRON BALUSTRADE TO STAIRS. RIGHT, DETAILS OF STAIRCASE HALL. MEASURED AND DRAWN BY WILLIAM J. THRASHER. [SEE ARTICLE ON PAGE 241.]


Fanlight with Lead Glazing
Lead Glazing to Window
Lead Glazing to Borrowed Light
Partial Elevation of East Wall
Partial Elevation of West Wall
STEINE HOUSE
BRIGHTON
Half Inch Scale Detail of Staircase Hall
0 1 2 3 4 5 FEET
WILLIAM J THEASHER A.R.I.B.A.
HOVE ST DELY. APRIL 1927



STEINE HOUSE, BRIGHTON. DETAIL OF STAIRCASE HALL. MEASURED AND DRAWN BY WILLIAM J. THRASHER. [SEE ARTICLE ON PAGE 241.]