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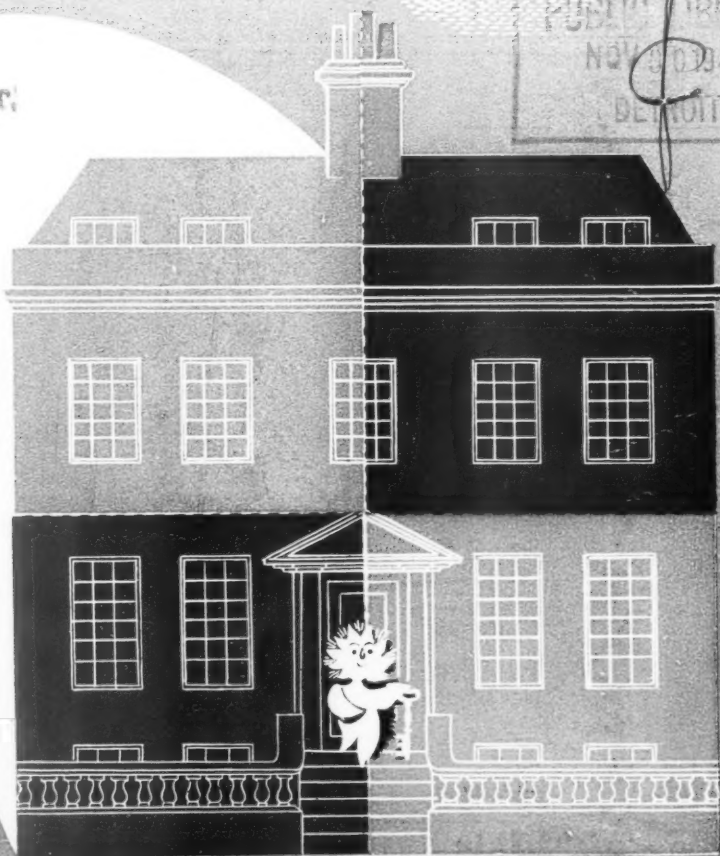
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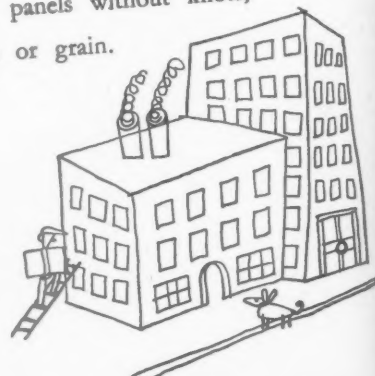


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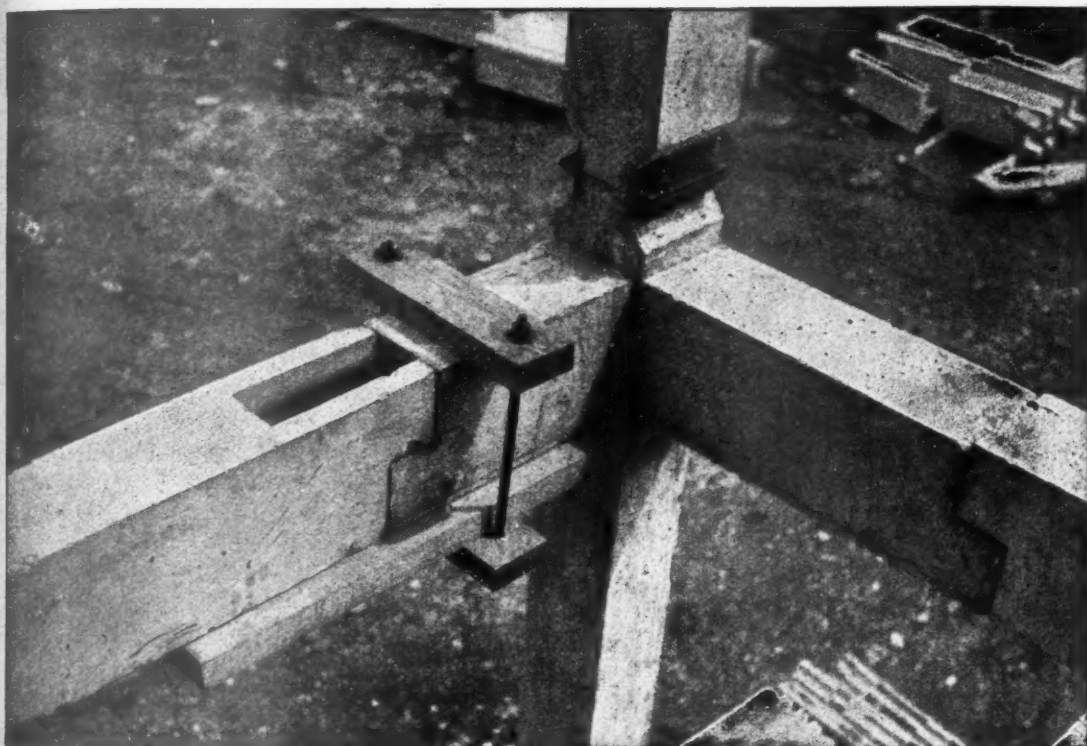
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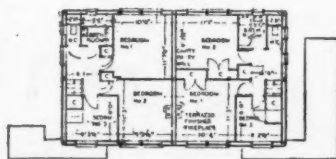
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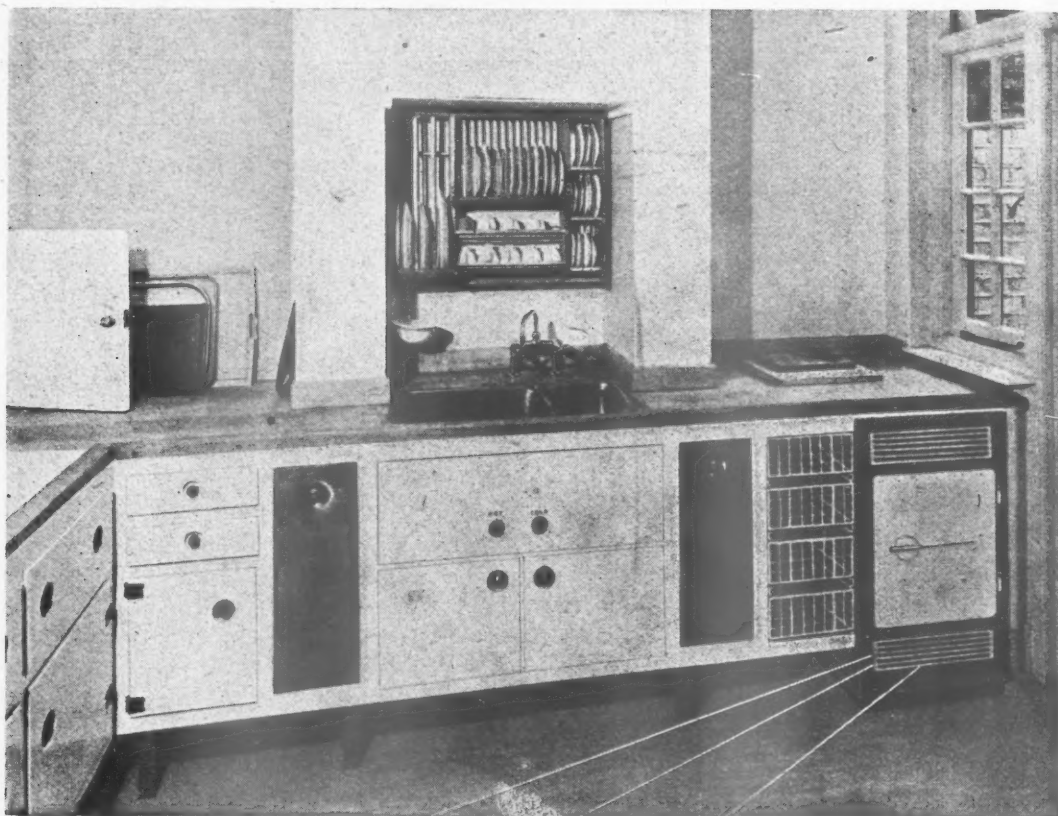
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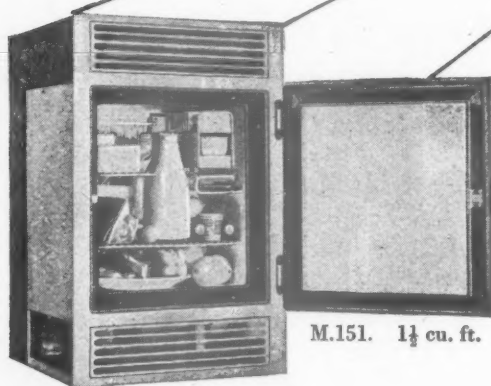
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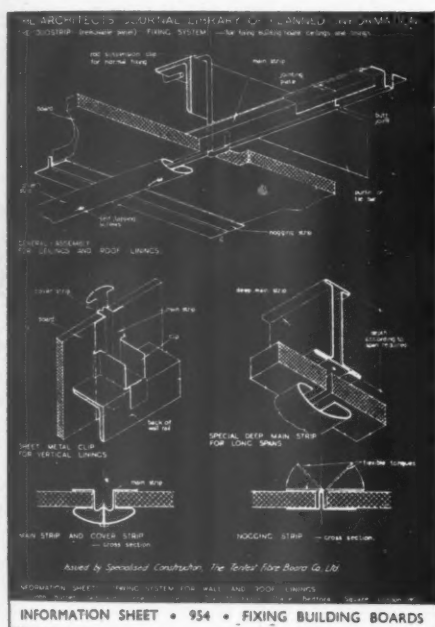
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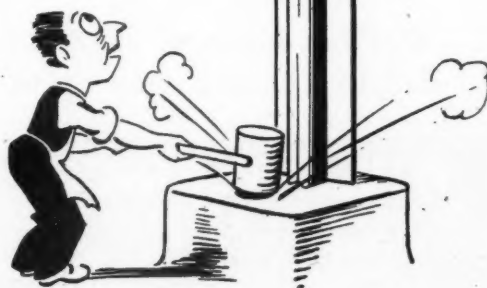


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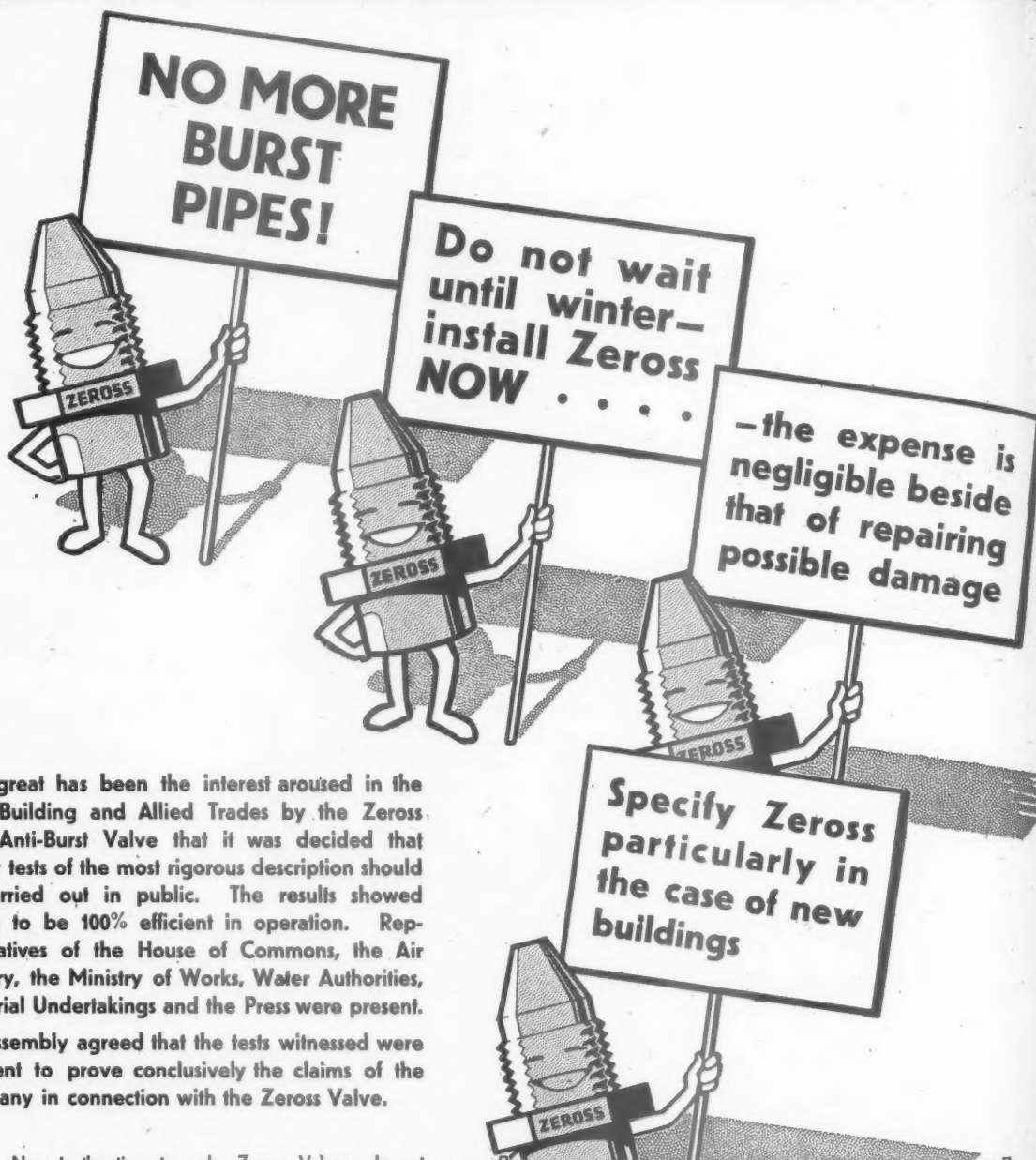
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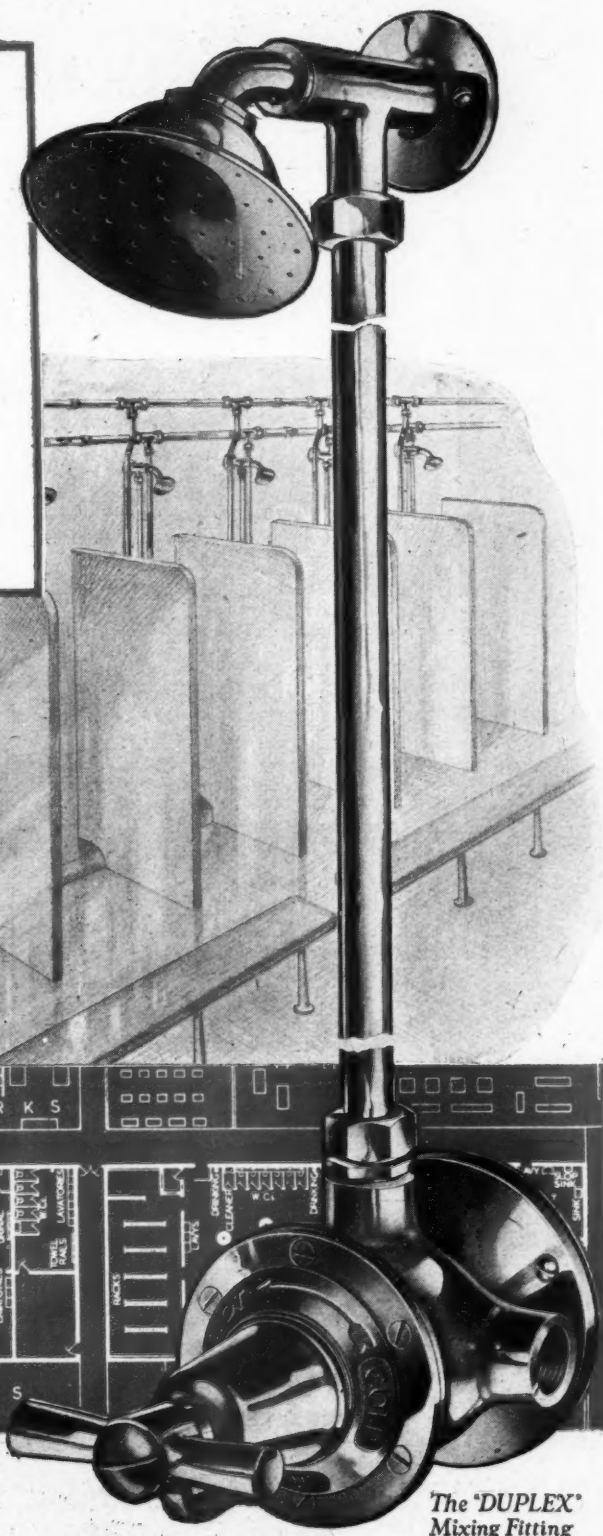
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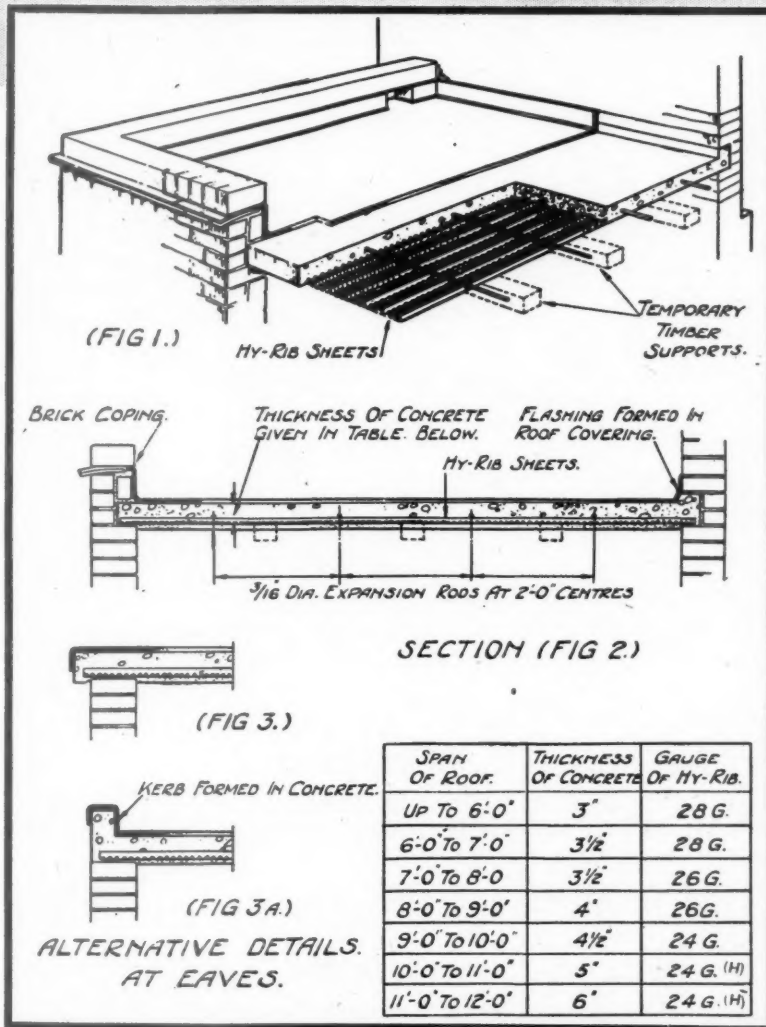
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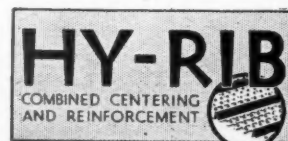
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Alternative materials which may be employed in Specification J

	Weight per 100 sq. ft.
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2nd layer 60-lb. Ruberoid Compound	30 lbs.
3rd layer 60-lb. Ruberoid Compound	30 lbs.
4th layer 60-lb. Ruberoid Compound	30 lbs.
Finishing layer 3-ply Ruberoid	15 lbs.
Standard Roofing	15 lbs.
32. 1st layer 60-lb. Ruberoid Compound	30 lbs.
2nd layer 60-lb. Ruberoid Compound	30 lbs.
3rd layer 60-lb. Ruberoid Compound	30 lbs.
4th layer 60-lb. Ruberoid Compound	30 lbs.
Finishing layer Ruberoid	15 lbs.
Standard Roofing	15 lbs.
33. 1st layer Astor Asbestos Felt	15 lbs.
2nd layer Astor Asbestos Felt	15 lbs.
3rd layer Astor Asbestos Felt	15 lbs.
4th layer Astor Asbestos Felt	15 lbs.
Finishing layer Ruberoid	15 lbs.
Standard Roofing	15 lbs.
34. 1st layer Astor Asbestos Felt	15 lbs.
2nd layer Astor Asbestos Felt	15 lbs.
3rd layer Astor Asbestos Felt	15 lbs.
4th layer Astor Asbestos Felt	15 lbs.
Finishing layer Ruberoid	15 lbs.
Standard Roofing	15 lbs.

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Concrete, Terra-cotta Slab, or old asphalt roofs, etc. Surface should be graded to suitable fall to give adequate drainage. In framing new concrete roofs, use tapered guide laths to obtain correct fall. A fall of 1 in. in 10 ft. is suitable. We advise more if possible to ensure rapid drainage.

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Ruberoid.

DETAIL DRAWING.
See page 24.

TYPES OF ROOFS TO WHICH SPECIFICATIONS J. APPLY.
All types, flat, pitched or curved concrete, asphalt roofs, etc.
Minimum fall recommended for Flat Roofs in 10 ft.

NOTE: On all pitched or curved and asphalt roofs, the first layer is bonded in Ruberoid Compound.

SPECIFICATION — For suitable form of specification, see page 3

FINISHING LAYER OF RUBEROID COMPOUND UNDERLAY COMPOUND UNDERLAY ROOF BOARDS

TO WHICH SPECIFICATION J. APPLY.
On all pitched or curved roofs, the first layer is bonded in Ruberoid Compound.

NOTE: To avoid dry rot, ventilation should be provided in all boarding and ceiling, see page 5.

Page Ten

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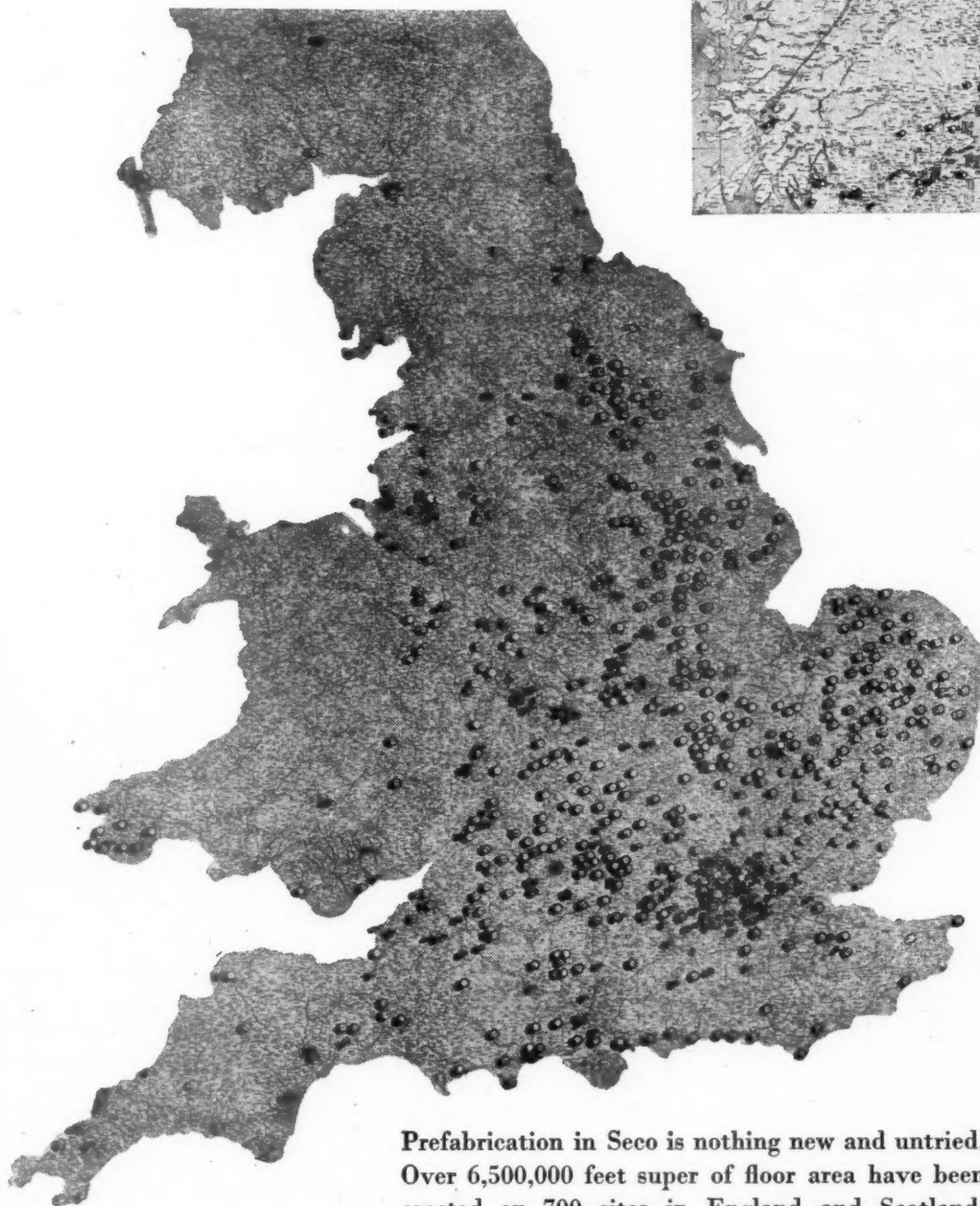
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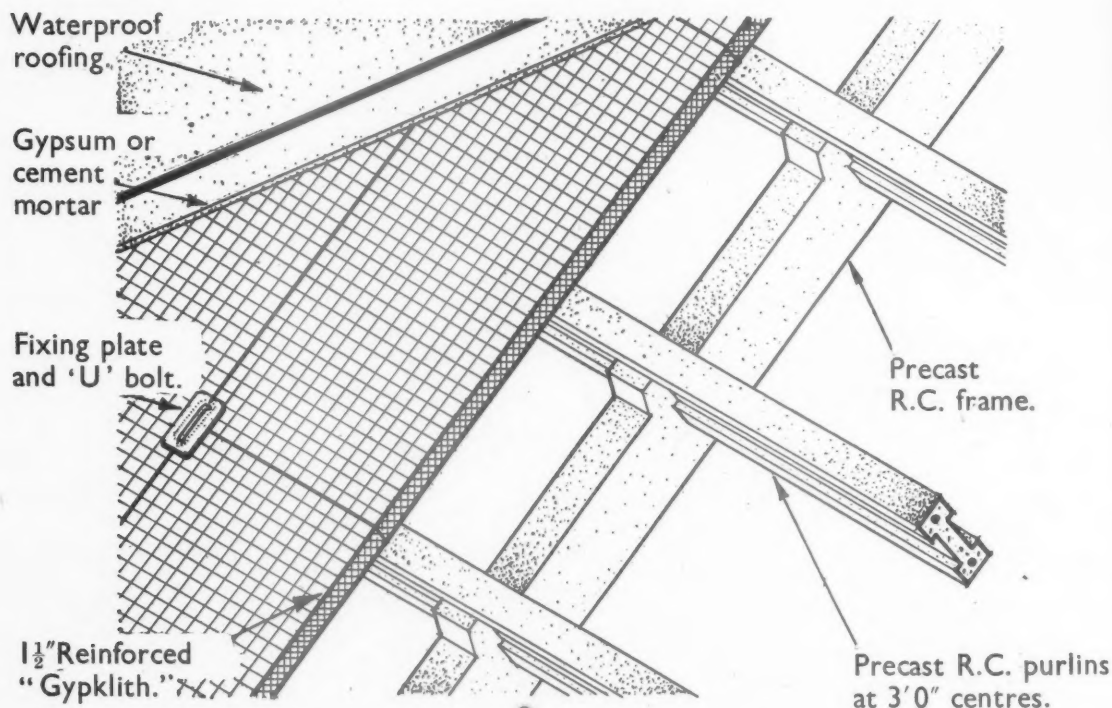
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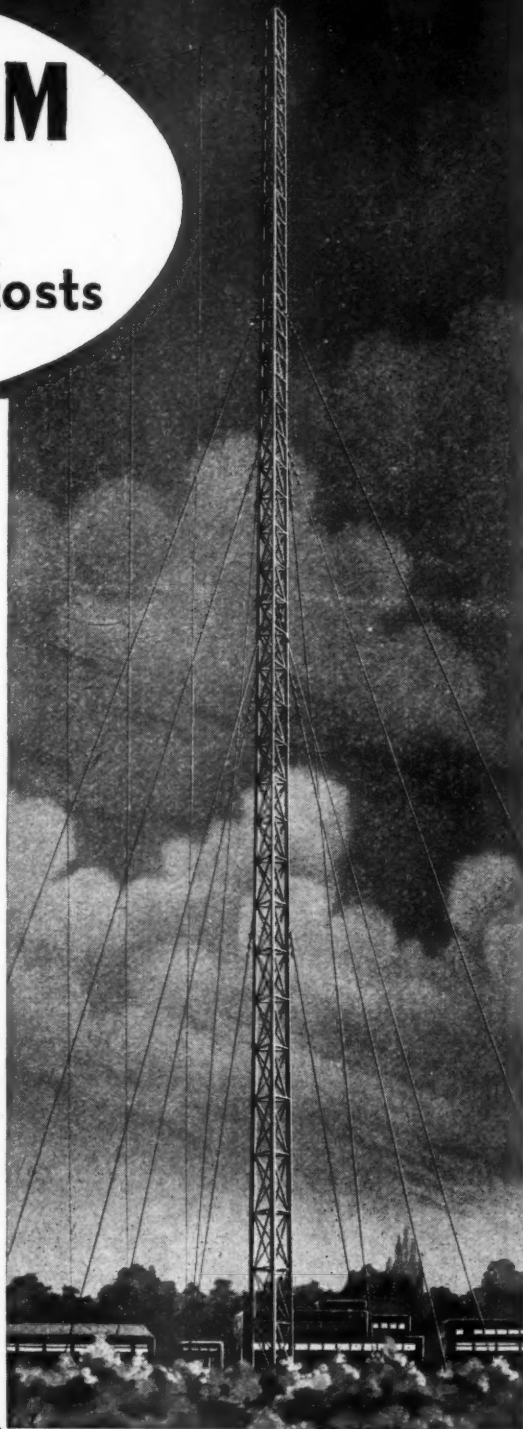
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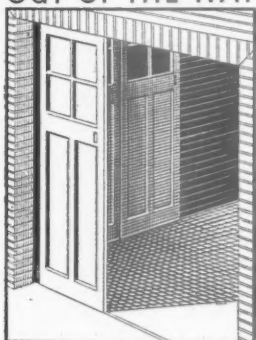
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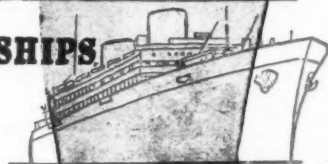
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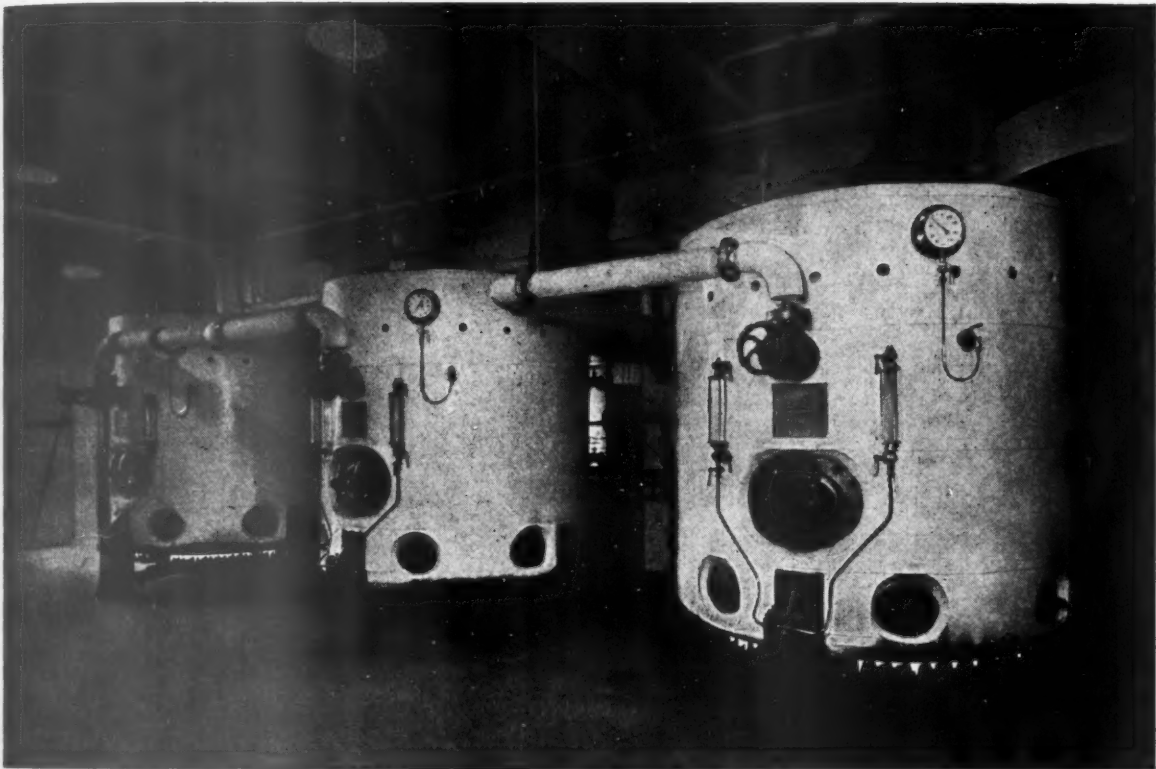
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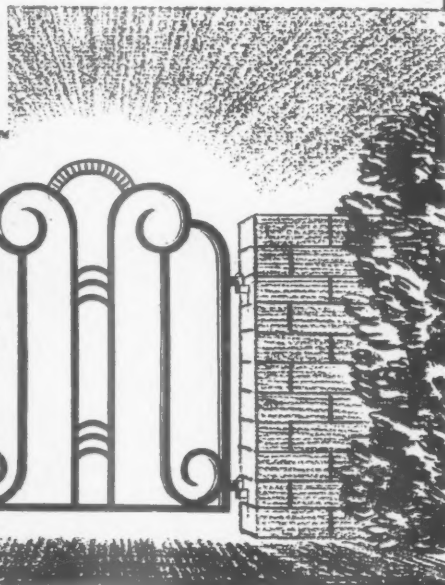
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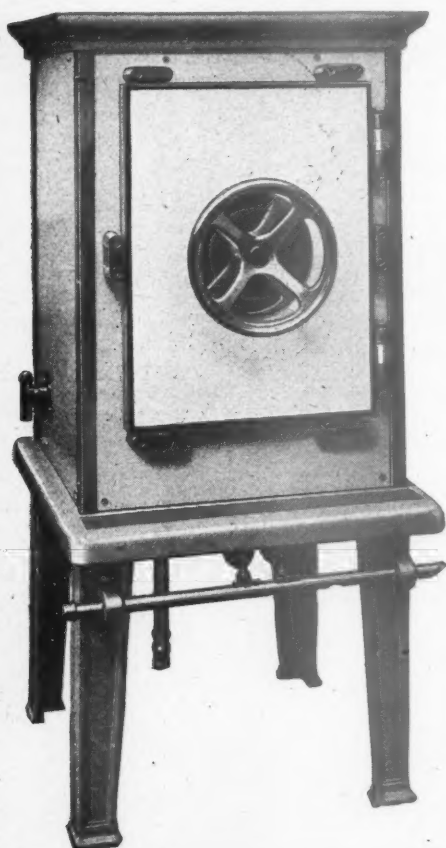


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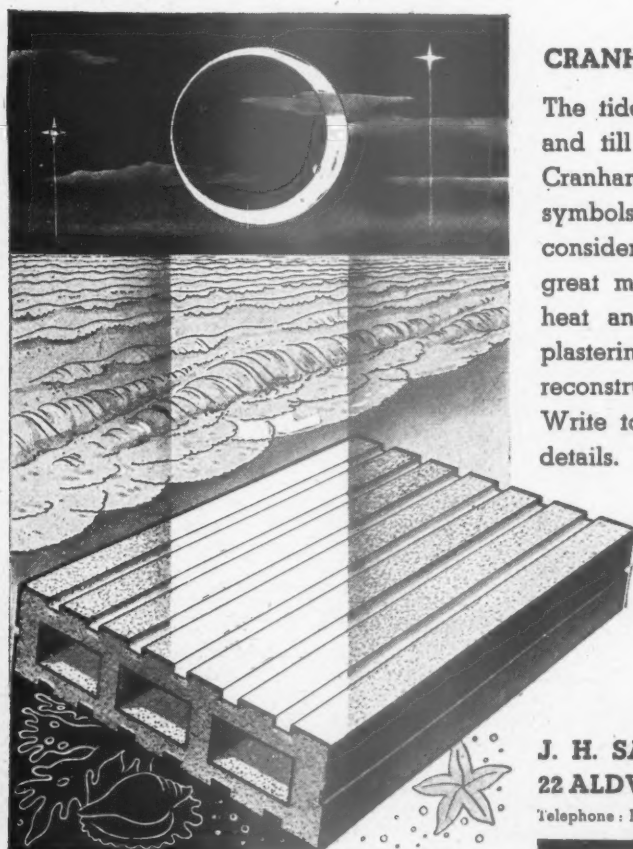
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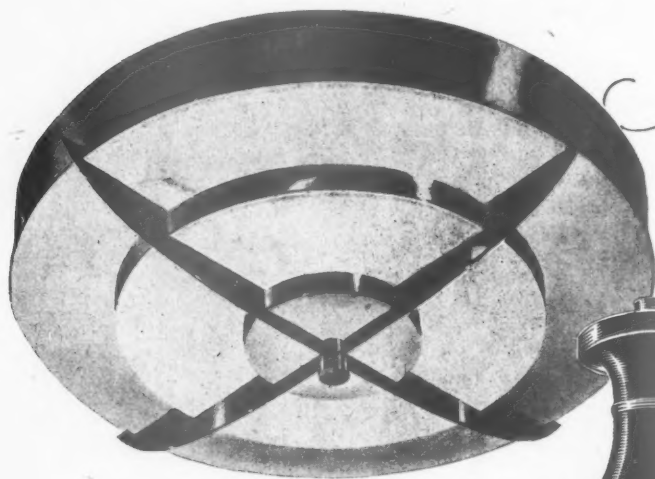
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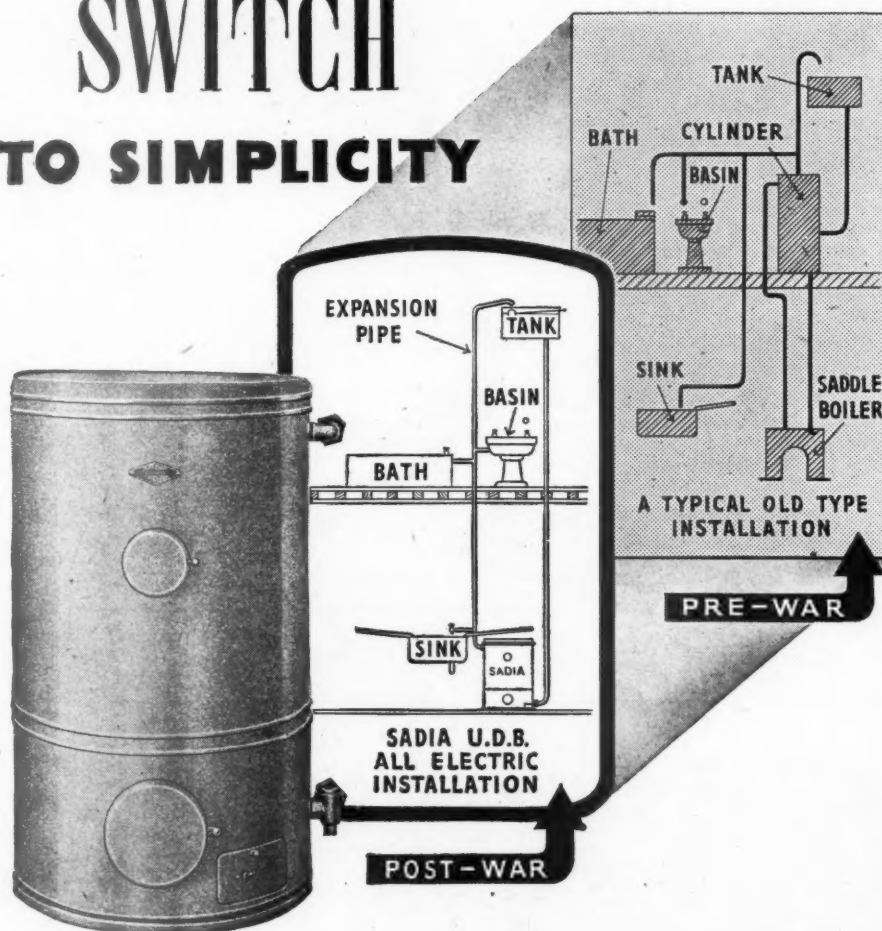


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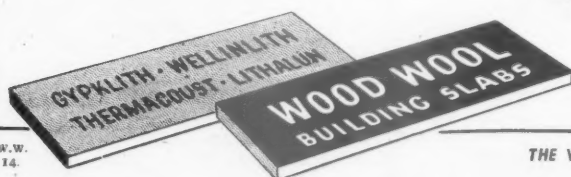
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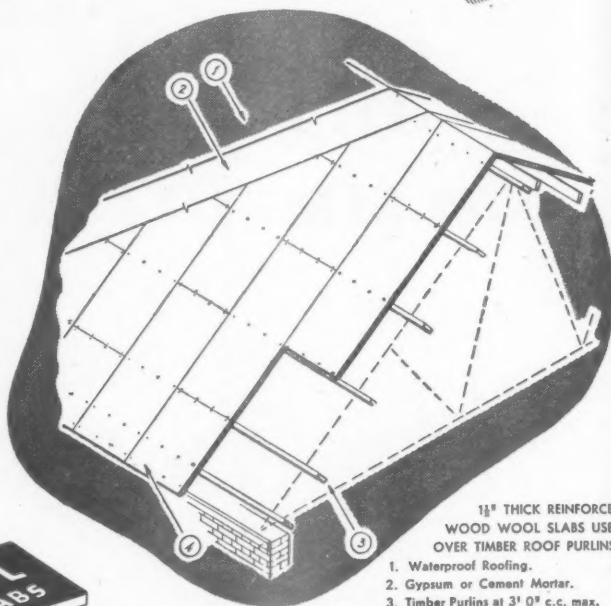
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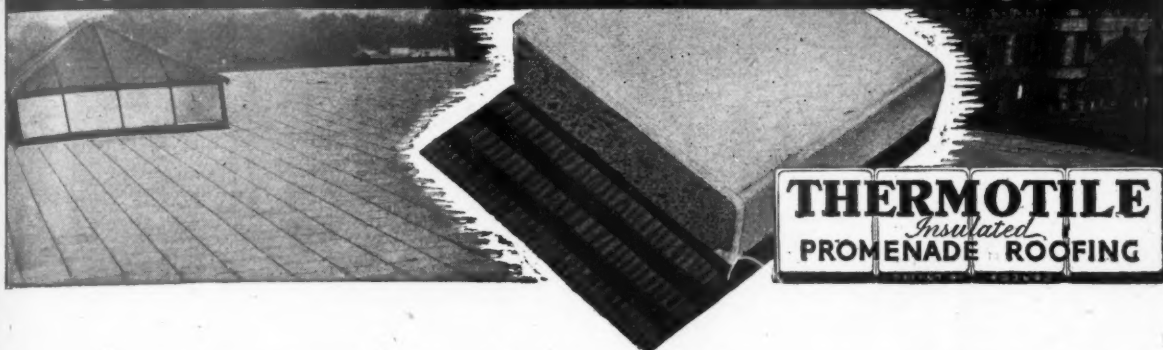
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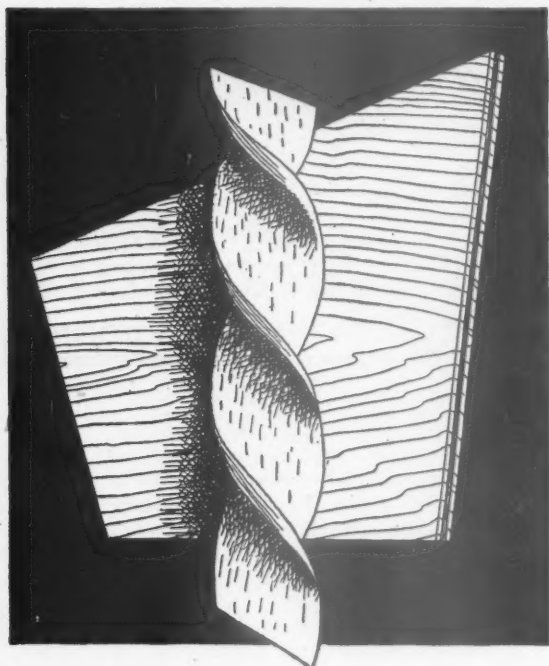
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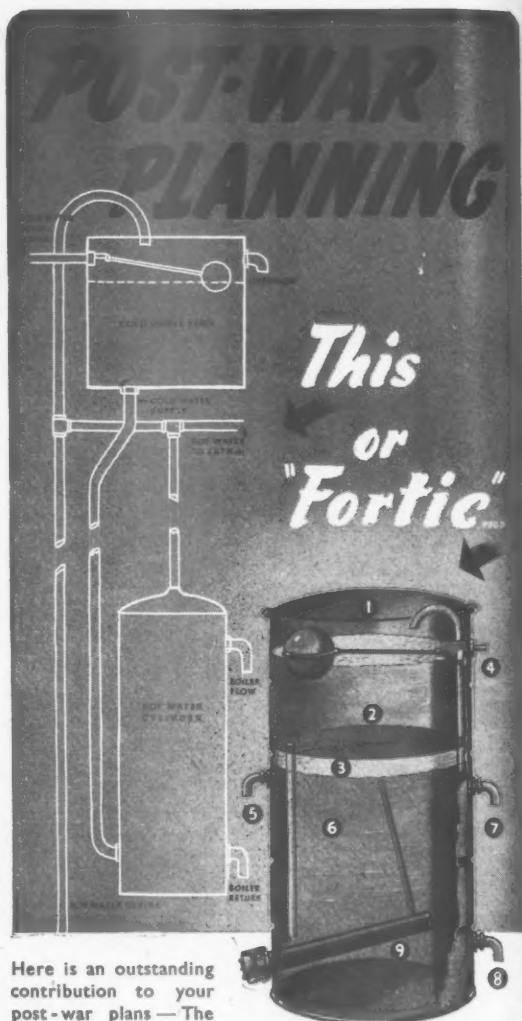
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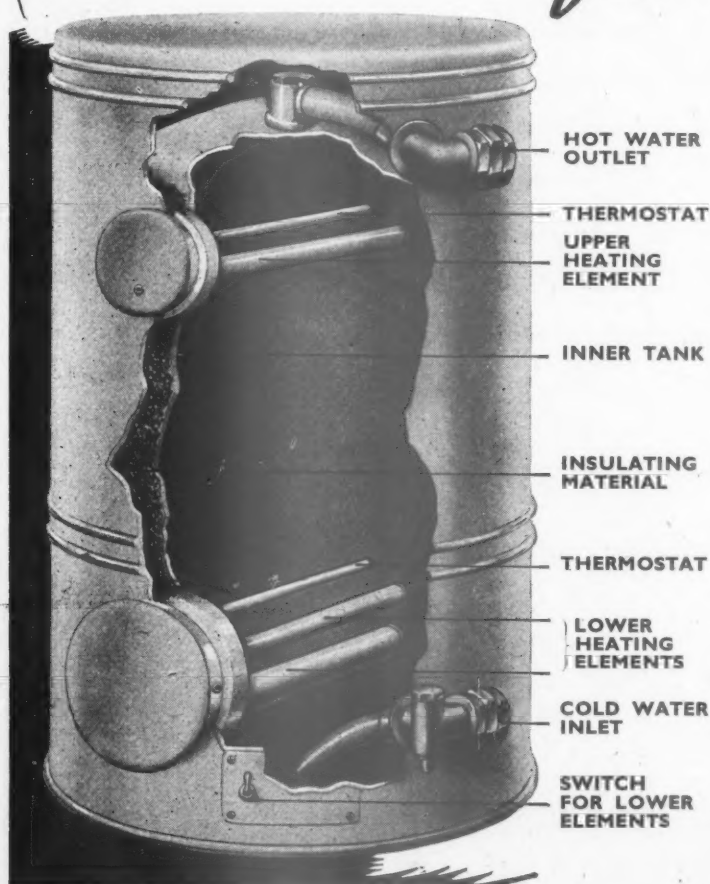
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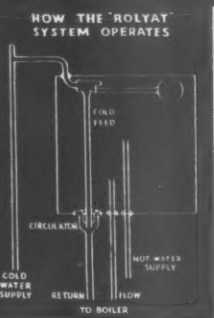
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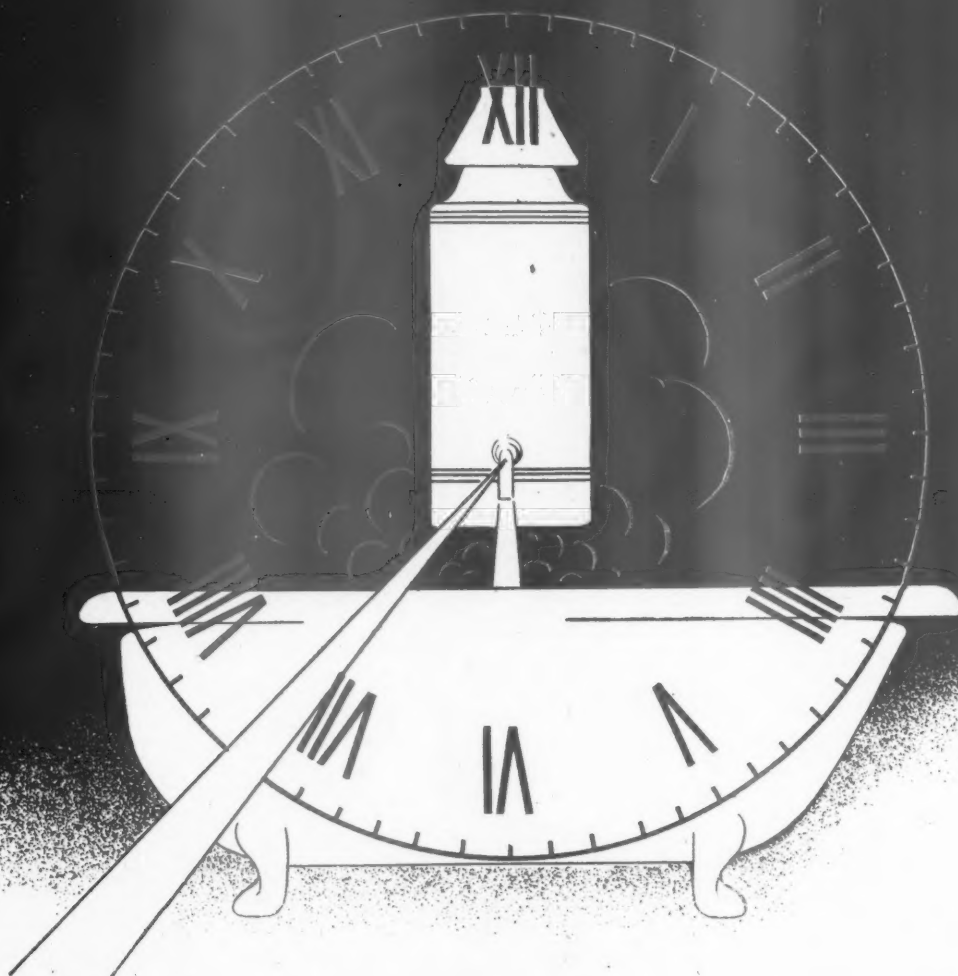
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DIARY FOR NOVEMBER DECEMBER AND JANUARY

Titles of exhibitions, lectures and papers are printed in italics. In the case of papers and lectures the authors' names come first.

BRISTOL. *NALGO Exhibition.* At Badminton School. (Sponsor, BIAE.) Nov. 15-25

CAMBRIDGE. *NALGO Exhibition.* At Homerton College. (Sponsor, BIAE.) Nov. 15-25

DERBY. *The Englishman Builds.* Exhibition. At the County Branch Library. Matlock. (Sponsor, BIAE.) Nov. 15-25

LEICESTER. F. L. Brady. *Joints and Rendering.* At the College of Art, The Newark, Leicester. (Sponsor, Leicester and Leicestershire Society of Architects, in association with the Leicester School of Architecture.) 6.30 p.m. Nov. 29

LONDON. Sir Charles Tennyson, Chairman, Central Institute of Art and Design. *The Place of the Artist in Industrial Design.* At the Polytechnic, Regent Street, W.1. (Sponsor, The Polytechnic.) 6.30 p.m. Nov. 21

Exhibition of Pencil Drawings by R. Myerscough-Walker. At the Building Centre, Maddox Street, W.1. Exhibition free. Nov. 15-17

Lecture Demonstrations. A series of lecture demonstrations by artists and craftsmen at the Church Artists' Agency, 25, Ebury Street, S.W.1. The first of these series is as follows: *Stained Glass*, by Miss M. Aldridge Rope. November 15 and 21. *Subject Matter in Liturgical Art*, by Miss Joan Morris. November 29, December 6 and 13. Fifteen shillings for a course of three lectures, or 7s. for a single lecture. All are at 5.30 p.m. (Sponsor, Church Artists' Agency.) Nov. 15-DEC. 13

Henry Berry, Chairman of The Metropolitan Water Board. *The Thames Conservancy.* At the Royal Society of Arts, John Adam Street, W.C.2. Chairman, Rt. Hon. Tom Williams, M.P., Minister of Agriculture and Fisheries. (Sponsor, RSA.) 1.45 p.m. Nov. 21

A. F. Blunt. *French Art in the 16th Century.* At the Courtauld Institute of Art, 20, Portman Square, W.1. (Sponsor, Courtauld Institute of Art.) 5.30 p.m. Nov. 21, 28 AND DEC. 5

Sir E. Owen Williams. *Wind Effects—Not Pressures.* At the Institution of Civil Engineers, Great George Street, S.W.1. 5.30 p.m. (Sponsor, ICE.) Nov. 20

Germany in Ruins. Exhibition of Drawings and Water Colours. At Foyle's Gallery, Charing Cross Road, London, W.C.2. (Sponsors, South African Advisory Committee for War Art and the Central Institute of Art and Design.) Daily except Sundays, 10 a.m. to 5 p.m. Nov. 15-30

Basil Langton. *Theatres Need Towns.* At the Planning Centre, 28, King Street, Covent Garden, W.C.2. (Sponsor, TCPA.) Buffet lunch 12.45 p.m. to 1.15 p.m. Talk and discussion 1.15 p.m. to 2.15 p.m. Nov. 22

British Building Stones. Small display of photographs and rock specimens, illustrating the main British building stones, their distribution and their uses. At the Ministry of Town and Country Planning, 32, St. James's Square. The display illustrates a single item in a survey of the national resources on which the Ministry's Research Division is engaged. It is an experiment in the presentation of research work in a form which would interest the public. (Sponsor, MOTCP.) Nov. 15-DEC. 8

Claude Sisley. *Wood Preservation, the Treatment of Dry Rot, etc.* At Caxton Hall, Caxton Street, Victoria Street, S.W.1. The lecture will be illustrated by lantern slides and specimens. Members 6d. Non-members 1s. Tickets obtainable at the door, and from the Secretary, Association of Building Technicians, Westminster Branch, 188, Brockley Rise, S.E.23. Please enclose stamped, addressed envelope for reply. 6.30 p.m. Nov. 23

Nikolaus Pevsner. *Visual Planning and the City of London.* At the AA, 34-36, Bedford Square, W.C.1. (Sponsor, AA.) 6 p.m. Nov. 27

Dr. E. M. Chossudovsky. *The Economic Background to Soviet Architecture and Town Planning.* Third of a series of introductory lectures to the study of Soviet architecture. At the RIBA, 66, Portland Place, W.1. Tickets from SCR Architecture Group, 98, Gower Street, W.C.1. Admission free to members of the Group, non-members 1s. 6d. 6.30 p.m. Nov. 19

NALGO Exhibition. At the Geffrye Museum, Kingsland Road, E. (Sponsor, BIAE.) DEC. 3-15

NEATH. Dr. E. G. West. *The Welding of Aluminium.* (Sponsor, Institute of Welding, South Wales Branch.) Nov. 22

NEWCASTLE. *News of the World Housing Exhibition.* Architect for the Exhibition, Frederick W. Hagyard. Nov. 15-DEC. 5

OXFORD. *Permanent House Plans.* Exhibition at the Gas Showrooms. The plans were selected in a National Competition organised by The House Building Industries Standing Committee. Nov. 20-30

SHEERNESS. *NALGO Exhibition.* (Sponsor, BIAE.) Nov. 15-17

SHEFFIELD. *NALGO Exhibition.* At the YWCA. (Sponsor, BIAE.) Nov. 25-DEC. 3

NEWS

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Though no feature in the JOURNAL is without value for someone, there are often good reasons why certain news calls for special emphasis. The JOURNAL's starring system is designed to give this emphasis, but without prejudice to the unstarred items which are often no less important.

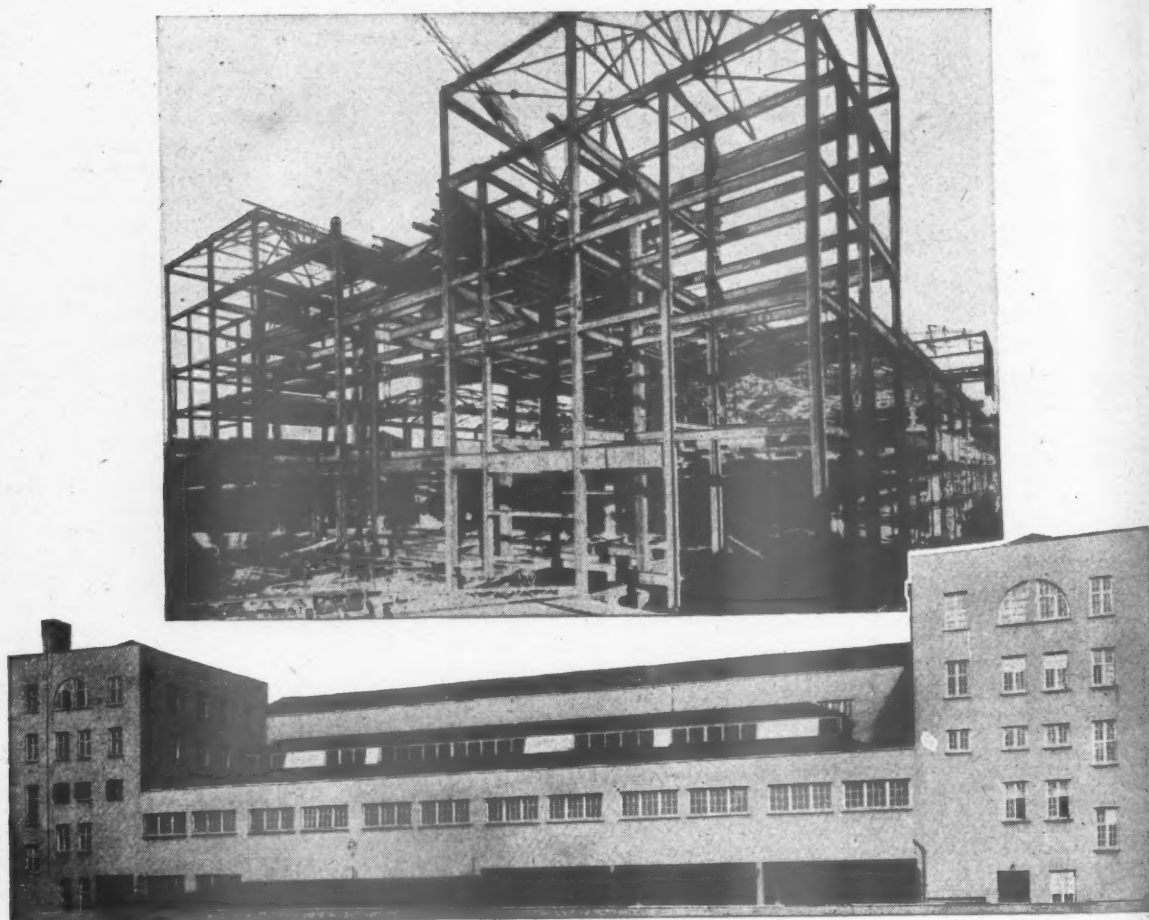
★ means spare a second for this, it will probably be worth it.

★★ means important news, for reasons which may or may not be obvious.

Any feature marked with more than two stars is very big building news indeed.

At the annual general meeting, held in London, the following were elected Officers and COUNCIL OF THE ENGLISH JOINERY MANUFACTURERS' ASSOCIATION.

President: Mr. R. W. Mugford (Duncan Tucker (Tottenham), Ltd.) remains in office until the next annual general meeting. *Vice-Presidents:* Messrs. James Austin (Austins of East Ham, Ltd.), John Duxbury (Magnet Timber, Ltd.), and M. van Westerborg (Joinery & Builders Supplies, Ltd.) re-elected vice-presidents. *Hon. Treasurer:* Mr. W. E. Adams (John Sadd & Sons, Ltd.) re-elected hon. treasurer. *Council:* It was resolved to increase by one the number of the elected members of the Council. Messrs. E. W. King (E. W. King & Son (Newport), Ltd.), W. Marsden (W. Marsden & Co., Ltd.), and S. R. Sharp (Sharp Bros. & Knight, Ltd.) were re-elected and Messrs. W. Dunhill (Dunhill Bros.) and C. S. Muirhead (Muirhead & Sons, Ltd.) were elected members of the Council. The other elected members were Messrs. R. J. W. Appleton (Educational Supply Association, Ltd.), Matthew W. Beer (Southampton Steam Joinery Co., Ltd.), E. Boot (Rothervale Manufacturing Co., Ltd.), A. F. Clarke (Midland Woodworking Co., Ltd.), T. B. Hustler (James Hustler & Son, Ltd.), S. A. James (Wm. Thomas & Sons, Ltd.), T. Osborne (Midland Joinery Works, Ltd.), H. Parkes (C. Walsh Graham, Ltd.), H. J. E. Ripper (Rippers, Ltd.), I. A. Rutherford (Rutherford, Geake & Co., Ltd.), L. Shaw (Arthur Foulds, Ltd.), J. Welch (J. R. Welch & Co., Ltd.), and Lt.-Col. Henry W. Newsum, M.C., J.P., Immediate Past President (H. Newsum, Sons & Co., Ltd.).



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From AN ARCHITECT'S Commonplace Book

A PLEA FOR CONVERSION. [*From The Report and Recommendations from the Society for the Protection of Ancient Buildings in Collaboration with the Bath Preservation Trust on the Preservation of Terraced Houses in Bath by Adaptation to Meet Present-Day Requirements.*] We are today inclined too hastily to condemn as social anachronisms the terraced houses that our eighteenth century forebears so successfully contrived for their own needs . . . These buildings as they stand are admittedly out of date and redundant. . . . They have served their purpose, and for the most part are no longer wanted in their present form. Their owners are faced with the alternative problems of either permitting continued deterioration when unable to find the rare type of tenant prepared to make a temporary use of them with all their ancient inconvenience, or of letting them degenerate into unsatisfactory makeshift tenements or commercial property. Surely there must be a means of remedying these disadvantages without acquiescence in the uneconomic and unaesthetic sequence of deterioration and ultimate destruction. These beautiful terraced houses that are a source of Bath's chief pride must not be allowed to disappear through sheer lack of imagination. There is a better purpose for them to fulfil than to become the ghosts of a past age. They can undoubtedly have a useful future through careful adaptation to modern requirements. In the first place, these houses are mostly noble in character and design, and sound in construction, and so are suitable for adaptation. Above all, their retention is economically desirable, for, as is well known, there is a great shortage of accommodation and of building materials. The buildings to which we refer generally have existing frontages to well laid out roads. Often they possess large open spaces in the form of squares, or ground at the rear that can readily be made into common gardens or playgrounds. They are mostly well situated as regards transport and shopping facilities as well as business and social activities. Mostly, they have big, well-proportioned rooms and passages, which are often attractive to people who like space to move about in and to house the furniture of the homes of which they were so justly proud in pre-war days. There are, moreover, still large sections of people who will never reconcile themselves to occupying the modern "monster" block of flats.

Plans have been made TO BUILD 4,000 HOUSES IN ULSTER.

The Ulster Housing Trust, set up in February last by the Government to tackle the serious housing problem, has made good progress, and now has plans under which orders could be placed next summer for upwards of 4,000 dwellings. Since its appointment, the Trust has procured sites for over 1,800 houses, and in the near future acquisition of land for a further 2,500 is expected. Road and site works have begun on three estates capable of accommodating 1,100 houses. While most of the houses are to be built in Belfast and district, towns like Lisburn, Londonderry, Newry, Coleraine and Newtownards are to receive attention. In Londonderry, by invitation of the Corporation, the Trust will erect 500 houses, 250 of which will be purchased by the Corporation.

the licence to proceed and the labour to start work as soon as possible.

★★

A further move on behalf of DURHAM POWER STATION has been made by the Rural District Council.
Durham Rural District Council has peti-

tioned the Ministries of Town and Country Planning, Health, and Fuel and Power, for permission for the North-Eastern Electric Supply Co. to erect a power station at Kepier, near Durham. The proposal was the subject of an inquiry in December. The Council submits that the considered and expressed opinions of popularly-elected bodies should not be set aside in deference to the Society for the Preservation of Durham, the Society for the Preservation of Rural England, or individuals objecting to the scheme.

Alexandra Park Trustees are planning TO SPEND A MILLION POUNDS ON ALEXANDRA PALACE to make it world-famous as a centre of sport and cultural entertainment.

Their scheme includes a stadium with accommodation for at least 90,000 spectators, a cycle track, an ice-skating rink and an open-air swimming pool. It is felt that the return of television next spring will give a big "lift" to the project. In addition, thousands of pounds will be spent on improving existing facilities. We shall be able to stage big boxing shows, though we are equally interested in cultural entertainment, such as symphony concerts, Mr. R. H. Edmunds, secretary of the trustees, told the *Evening News*. Just where the £1,000,000 is going to come from, I do not know, but we are determined to let nothing prevent us from carrying out the project. Our main requirements at the moment are



Permanent houses under construction on the LCC estate at Chingford, Essex. The estate was partly developed before the war and some of the pre-war houses can be seen in the background. Nearby 300 acres of the LCC Grange Hill Estate at Chigwell is being laid out for 3,000 houses. The building of 3,850 houses in the adjacent district of Loughton is being considered by the Council.



Ripe for Conversion

As a frontispiece to this special issue on conversion we show Eaton Square, London. With its rows of For Sale and To Let boards it is typical of terrace housing which has outlived its original purpose but which can still be put to very great use, not only in the present housing crisis but beyond, if properly converted into self-contained flats. A vast acreage of such houses, both of the Georgian and Victorian periods cover our towns. Only by adapting them to suit modern needs can they be saved from degeneration into slummy

rooming houses or wasteful, rotting vacancy. By conversion many of the fine eighteenth century and Regency houses can be legitimately preserved. The Victorian terraces which abound in certain parts of London have less claim to preservation on grounds of architectural merit, but from the immediate, practical point of view they, too, must be adequately converted for they can, with little effort, provide dwellings that have more spaciousness and often, to our shame, more character than those in the modern tenement block.

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★ *The Minister of Town and Country Planning: I would like to see local planning activities very much speeded up, TIME IS PASSING.*

Expressing satisfaction, after a visit to local authorities in Yorkshire, with the progress being made in the planning of various areas by the responsible authorities, Mr. Silkin, Minister of Town and Country Planning, said: I would, however, like to see their activities very much speeded up. Time is passing. Redevelopment proposals will be coming forward in great numbers in the near future, and it is of vital importance that planning authorities should have their plans ready so as to be able to deal with these applications in an orderly way. In addition to meeting the representatives of Hull, York, Leeds, Sheffield, and Bradford authorities and discussing the problems of their respective cities, the Minister met representatives of the East and West Riding joint planning committees.

In London and the Home Counties there will be ART EXHIBITIONS IN PUBLIC HOUSES, held for a month at a time.

More than two hundred public houses in London and the Home Counties will give their patrons a show of watercolours and drawings during the next twelve months. Four London brewers, in association with the Central Institute of Art and Design, have commissioned paintings and drawings of places of historical interest and beauty, in and around London, including breweries and inns. The Principal of the Royal College of Art, Mr. P. H. Jowett; Sir Kenneth Clark, Director of the National Gallery, and Mr. W. Russell Flint, R.A., President of the Royal Society of Painters in Watercolours, chose the artists, and 120 of their works were hung in the galleries of the Royal Society of British Artists recently. The exhibits will be divided into lots of from six to ten, and each public house will hold its own local Art show for a month at a time.

Mr. George W. Lucas: Why should not skilled building operatives be recognised with A NATIONAL CRAFTSMAN'S CERTIFICATE?

A novel idea for speeding up the housing programme was put to Cardiff Rotary Club by Mr. George W. Lucas, President of the Motor Agents' Association. Why should not skilled building operatives, he asked, be recognised with a National Craftsman's Certificate such as is now awarded by the Ministry of Education to artisan workers in the motor trade? Would not this have a beneficial effect upon the productivity of the building industry? He said: We must bring a new spirit, a new inspiration, into the ranks of the artisan worker, pride in good workmanship and in the possession of skill must be re-born. One of the main causes of strikes is that money has been considered the only motive worth offering in the artisan worker's life. It is by bringing into his life a target more satisfying to personal ambition than higher wages that we will eliminate industrial indiscipline and help to increase the national productive efficiency which is the secret of our future existence as an industrial nation.

NEW HOMES IN OLD HOUSES

BECAUSE we believe conversion to be an extremely important matter at the present time, we are devoting to it this special number of the Journal. The issue includes a main article by an architect who has had considerable experience in conversion. He provides general principles, and some practical notes, together with type plans for an effective solution of the problem of terrace house conversion. A shorter article follows which stresses the need for providing converted flats for families only. The author has also been associated with conversion for many years. She puts forward the plea for the provision of large flats in old houses for the exclusive use of families, not because flats are the ideal type of dwelling for children, but because so many families, either through necessity or inclination, wish to live in the congested town centres and because proper conversion can satisfy their need more quickly and more adequately than any other type of building at the present time. The author makes some sketch proposals of how family flats can be planned in terrace houses taken in pairs, and proposes two-stage conversion, again not as an ideal but as an expediency arising from present lack of labour and materials. There is much to be said for this scheme in that the immediate need of many tens of thousands of people is to obtain some kind of self-contained home as soon as possible. But if two-stage conversion is to be carried out satisfactorily, firm guarantees must be made that the second stage will be completed within a fixed period of time. Moreover, a minimum standard of equipment and amenities should be set by the authorities for inclusion during the first stage, certainly higher than that now being applied to much local authority conversion work, especially in fittings.

Also included in the issue are several schemes of conversion which have been, or are being, carried out. One of these at Cambridge has, of course, no typical or ideal plan, but it is interesting as an example of how interesting old buildings in the local vernacular can still be retained to do a useful job if properly reconditioned and adapted. Of the two Bath schemes the houses in Alfred Street are to only a certain extent typical in that certain features have universal application to terrace houses, but the example in the Circus provides a good type example of how the single terrace house can be converted.

The issue ends with some extracts from the report of SPAB on the adaptation of terrace houses in Bath, a publication of great value in propagating the idea of conversion as a means not only of easing the present housing difficulties but also of preserving for modern use valuable examples of the architecture of the past.

As Mr. Freud points out in his article, both the Government and private enterprise should be concerned with conversion—the former on working class flats where subsidization may be necessary, the latter on flats, where an economic return is possible, for the middle classes who are otherwise likely to be inadequately catered for in the immediate future. We repeat

our plea that in either case architects should be employed to carry out the work. Bad conversion is often the result, less of parsimony, than of lack of the use of trained knowledge and imagination—a small initial expense which in the end always pays for itself in added convenience, appearance and rental return.

In conclusion, we ask for a far more definite policy and lead from the Government on conversion. Here is a simple means of easing the housing situation with a minimum of time, materials and effort by making full use of those ubiquitous and numerous existing buildings which, though obsolete and inadequate in their present form, would easily be adapted to provide pleasant and spacious homes.



The Architects' Journal

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N O T E S & T O P I C S

LEGAL ASPECTS OF CONVERSION

When the conference on conversion meets tomorrow at the Housing Centre, it is to be hoped that some sound suggestions will be made on legislation. Local Authorities have power to requisition and convert empty property but the question arises as to whether these powers should be extended to include the taking over of property which though in use to some extent is frustrating sound and comprehensive schemes of conversion.

For instance, suppose that a complete group of terrace houses is in the hands of the authorities, except one, whose owner is letting his premises as so-called one-room flatlets. He is willing to sell his property but in view of the situation demands an impossible price being aware that unless his house is included in the scheme of conversion the whole will suffer or perhaps fall

through altogether. Should legislation be such that the local authorities can have power to requisition that house at a reasonable price?

Again, should legal backing through local authorities be given to private owners of property to enable them to buy odd houses in a terrace at a reasonable price in order that those owners can carry out a sound and comprehensive terrace conversion scheme?

To the first question the proper answer is, with little hesitation, Yes, provided the law is framed in such a way that abuses on the part of local authorities are made difficult and appeal to a higher authority is possible. To the second question the correct answer is probably No—"probably" because there is something to be said—at least within the present set-up—for giving all help to anyone who is willing to provide good accommodation even for a profit. But in such a case the profit would have to be strictly controlled, a procedure that is unlikely to have much appeal to the speculator, and extreme costing complications are likely to arise. However, there does seem to be a good deal of justification for giving powers through the local authorities to Housing Trusts to buy up property at reasonable prices if good conversion schemes result.

Such legal questions are not easy to answer and should be as well thrashed out at the Housing Centre as purely technical ones, for they are fundamental to that large-scale and properly organized job of adapting old houses to new needs that should be a priority job in the housing drive.

WHERE THERE'S A WILL. . . ?

How many A.J. readers know that "where the erection of buildings of a style of architecture in harmony with other buildings of artistic merit existing in the locality is impeded by building by-laws, the local authority may, with the consent of the Ministry of Health, relax the by-laws so far as may be necessary to allow the erection of such buildings"? The quotation comes from the latest Georgian Group publication, *Protection by Law of National Monuments and National Buildings*, which, being a twelve-page pamphlet, is less cumbersome in format than in title.

The author of this useful compendium, Mr. A. W. Acworth, concludes temperately that it is "best perhaps to regard the law relating to the protection of national buildings as still in course of development and due for further additions before it is to be treated as a completed code." With that no one will disagree, but probably many people would be surprised to discover how much legislation for the protection of buildings and their amenities there already is. Machinery exists, even if none of it is the best that could be devised and some of it is rusty for want of use.

The instance quoted is of course rather out-of-the-way, and it requires a good deal of ingenuity to imagine a case in which that particular provision of the law might reasonably be applied. But how is it that only twenty-four Preservation Orders have been made by local authorities under Section 17 of the Town and Country Planning Act? The root of the trouble, one suspects, is that while it is possible to give people legal powers to do this or that, no amount of legislation will give them the will to use those powers.

Perhaps we shall see a change for the better. In spite of Wentworth Woodhouse, there are signs that we may. The most promising of them is the recent appointment by the Minister of Planning of a committee, under the chairmanship of Sir Eric Maclagan, to advise him on the relevant sections of the 1944 Town and Country Planning Act.

ASTRAGAL



Above is a typical London street built in the last century for middle-class families and now obsolete in its present form. The author of this article writes: "Nearly every town in Britain contains such property . . . It is obviously desirable to restore the usefulness of such buildings by converting and adapting them to present-day needs." Mr. Freud here provides some notes on how this can be done, notes based on considerable first-hand experience and dealt with under the three main headings—Legal, Financial, and Technical. He also provides type plans for solving the problem of terrace house conversion.

CONVERSION

Some Notes by Ernst L. Freud, M.Inst.R.A.

Conversion is the process by which a building is altered in structure, services and equipment to make it suitable for a purpose different from the one for which it was originally designed. Conversion is a subject which covers not only dwelling houses, but can be the means of turning mansions into museums, churches into concert halls, hangars into workshops, barns into restaurants and windmills into tea-shops.

This article is intended to cover only the domestic side of the subject, which is by far the most important. The housing shortage of to-day calls for full discussion and clarification as well as for a maximum of information on this important matter.

The need for conversion arises when through changes, either in the character of the neighbourhood or in the social status of

the inhabitants, a house can no longer serve its original purpose satisfactorily. To anyone who believes in scientific planning, it will be clear that conversion is only a makeshift and will in its ultimate result fall short of the ideal. And yet it is of vital importance at the present time. It can go a long way towards solving the existing acute housing problem, by making use of buildings which are obsolete in their present state.

Nearly every town in Britain contains such property, the most typical being perhaps the terrace houses of the Victorian period. There are thousands of them in London—especially in such districts as Kensington, Bayswater, Belgravia—names that conjure up visions of miles of brick and stucco terraces, heavy balconies and Tuscan porticoes. They were built for middle-class families with many children and numerous servants. Times have changed, families have shrunk and servants have now become practically extinct. Districts which contain a great number of these houses tend

to degenerate. The occupiers try to ease the burden of an uneconomical house by letting off rooms. Eventually these houses are occupied by several families who have to share kitchens, bathrooms and lavatories. This is not an arrangement that promotes privacy, and tends, in fact, to create slum conditions. It is obviously desirable to restore the usefulness of such buildings by converting them and adapting them to present-day needs.

For terrace houses of the Regency period or earlier, pure expediency is not the only reason why these houses should be retained and properly converted. They are often beautiful and important examples of architecture, which it would be barbarous to destroy. Think of Regent's Park, of Bath or Brighton.

Equally ripe for conversion are the detached or semi-detached Victorian houses which stand, solidly built, in the suburbs.

A one-time fashionable district may have deteriorated or become industrial rather

than residential in character, so that people able to afford a large house, would not choose to live in that neighbourhood. These houses are easy to convert, indeed many of them have already been converted and provide excellent examples of how the work should be done. A great attraction of this kind of house is the garden which usually surrounds it, invaluable for families with children.

The large country mansions, though less frequent, should also be mentioned. They were designed to house wealthy, land-owning families with their guests and were run by innumerable servants. The servants are unobtainable now and in these days of death duties and super-tax the cost of upkeep is usually out of reach of even the few remaining rich. When these houses come on the market, a small number will be taken over by the National Trust to be preserved as show pieces. Of the rest many will be suitable for adaptation as boarding schools, hotels, sanatoria and country clubs, uses not so very different from the one they were designed for. If these mansions are situated close to a town or happen to have good transport facilities, they could in some cases be converted into flats. These would then combine the amenities of a town flat with the advantages of country life such as a big garden, tennis court and swimming pool. Some of the larger rooms could be retained in their original state, perhaps with their Adam ceilings and fireplaces, for use as club rooms or communal restaurants. Stimulating forms of community life might result from such conversions.

Going from the large to the small, we come to the country cottage, far away from village, school or cinema. It looks romantic from the outside, but has no main drainage, main water or electricity, and is generally in such bad state of repair that the landlord is not inclined to spend money on putting it in order. It will be condemned by the Sanitary Inspector and is doomed to tumble down. But take a pair of these cottages, knock them into one and convert them into a week-end house for a town dweller, and you have given him the romance and seclusion he has been looking for.

Let us now consider the subject of conversion under the three main headings—Legal, Financial and Technical.

LEGAL

From the legal point of view conversion of a single family dwelling into a block of flats represents a Change of User. Consent for this change has to be obtained from various quarters, and before embarking on this enterprise one should be clear about the difficulties ahead and the necessary steps to be taken.

If the property in question is leasehold, the landlord may have stipulated in the lease restrictions as to the user. In all such cases the terms of the lease or the tenancy agreement should be carefully considered, as in some instances the landlord cannot un-

reasonably withhold his consent. There is also the question of what payment or compensation the landlord can legally demand. These matters are dealt with by the Landlord and Tenant Act, 1927, and the Law of Property Act, 1925. As these are somewhat complex, the lessees should always obtain legal advice on this point. In the case of a change of user, a lessee may in certain circumstances apply to a court of competent jurisdiction to determine the reasonableness of any sum payable to the landlord in respect of his consent.

Even with freehold property restricting covenants sometimes exist (to protect neighbours, for instance) which would make the change of user illegal. If it can be proved that these covenants have been previously violated with success, the chances may be favourable.

Under the Town and Country Planning Acts, consent must be obtained from the planning authority, as the change may be in contradiction to existing zoning plans or it may exceed allowed densities of population laid down for certain parts of the town. In London the LCC is the planning authority, but Borough Councils have to be consulted as well. In considering the application the authorities are also guided by the principle of preserving the amenities of the neighbourhood. If other flats have already been allowed in the same street or existed there before the Town Planning Scheme was ratified, consent may be expected.

Application of building bylaws differs as between single family dwellings and flats, and consent under the Building Acts is therefore necessary. The main difference concerns means of escape in case of fire. Here the authorities are likely to be strict and their demands have to be satisfied in each case of conversion.

Consent by the planning authority is always given "subject to the satisfaction of the Local Authority." This depends largely on the Borough's Medical Officer of Health, who acts through his Sanitary Inspectors. He has the right under the Public Health Act to insist that buildings shall be brought into line with higher standards of present-day bylaws, and may press his demands during building operations. Horizontal dampcourses, oversite concrete under basement floors, and similar matters may be insisted upon.

The District Surveyor is the supervising authority under the Council, and must be consulted on all structural alterations. He may intervene in the event of any contravention to the Building Acts or the bylaws and when he feels that improvements are advisable to bring the structure up to new standards.

The supply companies are the next obstacles. The Metropolitan Water Board may demand an increase in the size of storage tanks which after conversion will have to serve a larger number of inhabitants and fittings. As very strict rules exist with regard to the direct supply of fittings from the main, all connections of this type may have to be corrected.

The Electric Supply Companies will connect current only after satisfactory insulation tests, and will in this way enforce the modernisation of the installation up to present-day standards. This may provide the opportunity to change over from the old-fashioned direct current to alternative current.

The Gas Companies are mainly private firms. Few difficulties are likely to be encountered in the matter of gas supply.

When conversion is completed the Rating Authorities have the right to re-rate the premises, and usually increase the rates considerably. Their practice lately has been to await the first lettings and then to fix the new rate in relation to actual rents agreed.

Although it is to be hoped that this control will not last for ever, mention must be made of the Licensing Department of the Ministry of Works, which controls all build-

ing operations above an expenditure of £10. In housing, this control is operated by the Local Authority, to whom application should be made for a Certificate of Essentiality. In the case of conversion this certificate is now obtained without much difficulty, because this work is in the public interest.

So far as conversion by local authorities is concerned, property can be requisitioned under the Ministry of Health Circular 2871 to provide additional housing accommodation. Where the local authority wishes to do this, it will usually invite the owner to make his property habitable or convert it into flats. Unless conversion is an economic proposition, the owner will indicate that he does not wish to undertake the work, whereupon the local authority, with approval from the Ministry of Health, will take over the property and carry out the conversion. The cost must not exceed £400 per flat, though a further sum may be granted through application to the Ministry of Health if an excessive amount of sanitary work is required. The Government will reimburse the total capital outlay in the case of local authority conversion.

Architects in private practice may be called in by the local authority, but usually the job will be done by the Borough's architectural or engineering department.

FINANCIAL

From the financial point of view three groups of properties can be differentiated.

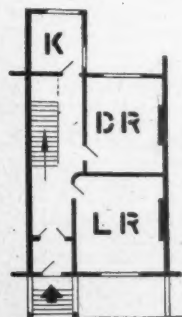
First there are the houses which, by conversion, may lose in value. The price of a single-family house is often governed by the ground value and by the demand for just such a house in a particular neighbourhood; it is a fancy value. Once converted, the price will be clearly defined by the capitalised net income from rents, and if these are not likely to provide a satisfactory return for the capital invested, conversion will have to wait until such time as prices fall.

Secondly, there are houses which after conversion will show a satisfactory return, and in cases of leasehold property the necessary amortization as well. Such houses will normally interest the private investor who expects 8 to 10 per cent. on his capital. This may appear to be a high rate of interest, but it is justified (at least under the existing framework of economics) on account of the risk always connected with real estate, involving recurrent big repair bills, vacancies, the dangers of increased property taxes, and possible restrictive legislation and the immobility of this investment compared with ordinary stocks and shares.

The invested capital is represented by price paid for the property plus total cost of conversion, legal and other expenses, and loss of interest during building operations. The income is made up by incoming rents minus outgoings—rates, water rates, insurance premiums, staircase cleaning and lighting, and repairs. These will normally not exceed 40 to 45 per cent. of the rents. They will be higher, of course, if central heating and hot water is provided, and still more so if there should be a porter or a lift. Generally, it can be said that these services are uneconomical for conversions with a small number of flats.

Leasehold property presents a special problem. Not only has the ground rent to be deducted from the net income, but allowance must also be made for a sinking fund to cover amortization. As payments to the sinking fund count under the present income tax laws as repayments of capital, no deductions can be made on them. With income tax at ten shillings in the pound the amortization has actually to be earned twice.

The same remarks apply to repayment mortgages—from Building Societies for instance—but fixed mortgages will increase the return of the investors' capital as their



Ground floor plan which, with variations, is typical of the English terrace house whether of the eighteenth century, the Regency or Victorian era. It is to such houses that most conversion will apply.

interest is lower than the expected 8 to 10 per cent.

Finally, there are those houses which, although technically suitable for conversion, cannot produce any economic return. The short leaseholds and generally all the lower income group housing fall into this category. From the remarks made above regarding leasehold property, it will be clear that, for shorter periods, payments set aside for amortization would be so excessive that even exorbitant rents could not turn the scale. Leaseholds are usually unrenounceable because the ground landlord wishes all his property in one district to fall in at the same date so that he can develop his estate in a comprehensive and sensible way. Under these circumstances private enterprise cannot be expected to carry out the conversion, although local authorities can through subsidization.

Where flats are to be occupied by people of the lower income groups, rents have to be low, and therefore the return will not be tempting for the investor. This is not surprising, as, even before the war, when building costs were much lower, this problem was never satisfactorily solved by private enterprise in the big towns. Clearly this type of housing is the Government's responsibility.

Although cost of labour is relatively higher in conversion than in new building, the absolute figures are still much in favour of conversion. If only suitable houses are chosen, and sensible plans carried out, investment will be well worth while.

A conversion package unit for gas, produced, in particular, for use in converted flats.



TECHNICAL

Planning

This is the most important aspect of conversion where considerable skill and ingenuity on the part of the architect may be needed. The fascination of this task is to provide flats of character and convenience with the minimum of alteration, making use of every part and feature of the existing building. This may be compared to the solution of a chess problem where White has not only to win, but to win in two or three moves.

There are certain minimum requirements for a proper conversion, the first one being that each unit must be absolutely self-contained behind its own front door. Each unit must have its own bathroom, w.c., and kitchen, and direct access to each room must be possible from a hall or corridor. Further, the right balance in size between the rooms and the right grouping of living, sleeping, and service quarters should be achieved. In fact, all the rules for the planning of new flats must be applied to conversion as far as possible.

An important question is whether to go in for a large number of small flats, for a smaller number of big flats, or even for maisonettes. Generally the creation of smaller units will show a bigger return, but this may be outbalanced by greater building cost. It should also be mentioned that the authorities are biased against too many small flats in one building and usually pass one-room flatlets at the rate of 1 in 10.

Maisonettes appear to offer a cheap solution, especially if the two lower and the two upper floors are taken together, but they seem to combine some of the disadvantages of both houses and flats. They are not popular and generally do not fetch a good rent.

The relative cost of each plan compared to the possible income, together with the character of the neighbourhood, will decide this issue.

Basements

On the whole, except where they can legitimately be called Garden Floors, basements should not be used for flats. They are often damp, as in old houses the walls

are not properly protected against rising dampness. The cost of waterproofing is mostly excessive. Basements make useful storage space for fuel, bicycles, prams and trunks. They can also be made into workshops for tenants or into communal laundries, though this is unlikely to be economical except in larger projects. If a central-heating plant is provided, the boiler room and fuel store will need space here.

Refuse Disposal

This is an important problem, as dustbins should not be kept in entrance halls, on passages or landings. If part of the basement is set aside for them, the outer walls or the window should be removed to allow plenty of fresh-air ventilation. If the basement is not available, space in the area must be provided.

Gardens

A small garden is best let to the tenant whose rooms are on the same level with it. If no single tenant is responsible for the garden, it should be partly paved and arranged in such a way as to prevent its running to seed. Bigger gardens can be divided up for several tenants and, in the case of big terrace conversions, garden walls could be partly removed and one communal garden created in addition to small private ones. Such a garden can be properly planned with flower beds, tennis courts, swimming pools, etc.

Types of Conversion

Houses suitable for conversion will naturally vary in type to a considerable degree, and it is difficult to lay down any system of planning. Most cases will have to be considered individually. A rough systemization of a few special types is, however, possible as follows:

Single House Conversion: The most frequent plan in London shows the entrance leading to staircase and kitchen on one side and two big rooms—one in front, another in the back—on the other. This type does not need much alteration and, if not too narrow, will provide one flat per floor.

If entrance and staircase are in the middle, with rooms on either side, the problem will be more difficult, at least for the ground floor. But with sufficiently large rooms it should be possible to divide the ground floor into two smaller flats.

In the case of semi-detached houses when two detached neighbours are converted at the same time, a new staircase could be built in the gap between the two houses, leading up to the first landings, and making the ground floors independent of the traffic to the upper floors.

Terrace House—Single: One narrow-fronted terrace house is a very small unit to give satisfactory results. But with little cost it can be converted into a lower maisonette, a small flatlet in the middle and an upper maisonette.

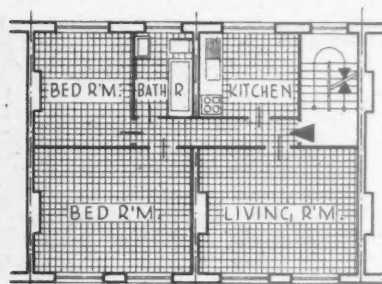
The terrace house with a frontage of at least 18 feet can be converted into one flat on each floor. But this will usually mean the dividing up of big rooms into two or several smaller ones, with all the drawbacks of cut corners and having rooms too high for their size.

Terrace Houses in Groups: If two neighbouring terrace houses are taken together, very good flats can be formed on each floor. The staircase in the middle is removed and the space so gained is used for bathrooms on all the floors. The ground floor flat has access through the old front door and all the upper floors are reached by the remaining staircase. The structural alterations are negligible; all rooms with the exception of the kitchen remain undisturbed and the plumbing can be standardized to a certain degree. This plan is very suitable where terraces of architectural merit are concerned.

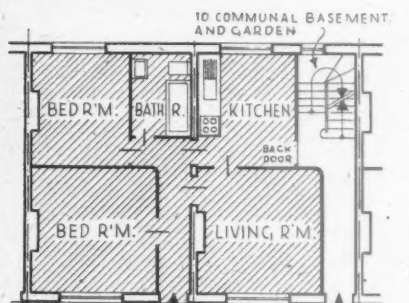
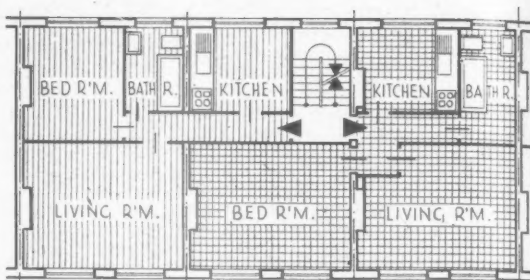
Where a bigger number of houses are taken together, similar lines can be followed. (A system on these lines devised by the author is illustrated on pages 354-355). Or existing staircases could be used in such a way that each serves only a limited number of floors, some rising to the top, some only to lower floors, providing space for bathrooms and kitchens above. Overcrowding of entrances is thus avoided and greater privacy obtained.

Structure

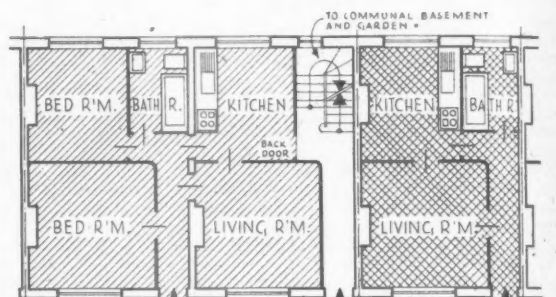
Alterations to structure should be kept to the minimum within the limits of good planning. It will be confined mainly to the erection of new partitions, to bricking up and breaking through for new doors and forming ceilings and floors over discarded staircases. Only in fairly big conversions will the need for a lift shaft or a new staircase arise.



FIRST FLOOR
AND FLOORS ABOVE

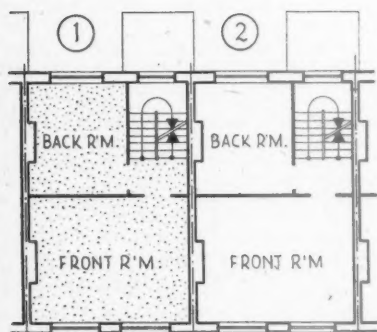


GROUND FLOOR

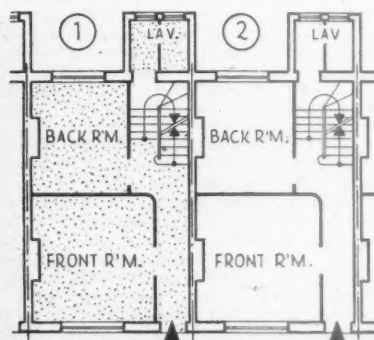
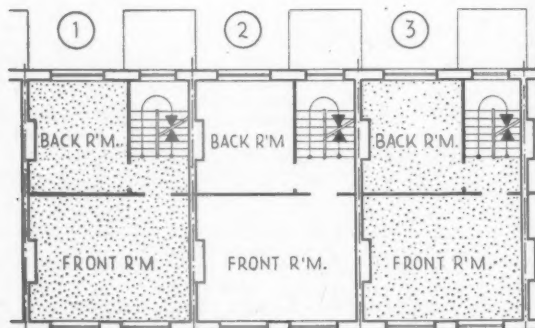


TWO HOUSES AFTER CONVERSION

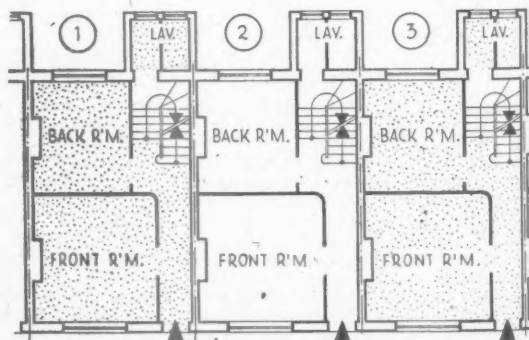
THREE HOUSES AFTER CONVERSION



FIRST FLOOR
AND FLOORS ABOVE



GROUND FLOOR

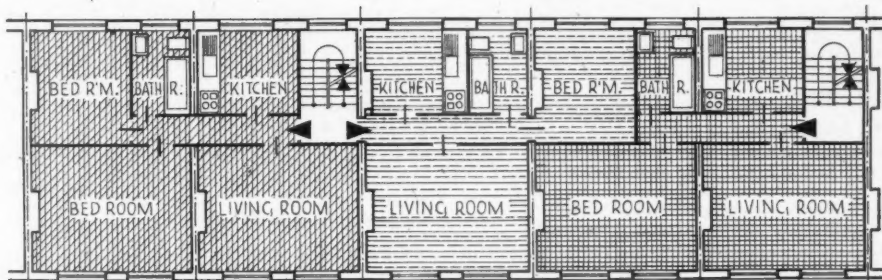


TWO HOUSES BEFORE CONVERSION

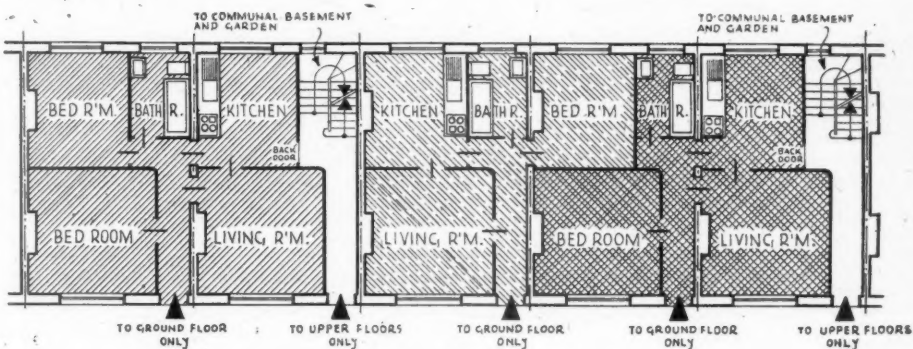
THREE HOUSES BEFORE CONVERSION

A system of terrace house conversion designed by Mr. Ernst Freud, to illustrate his accompanying article, is shown on this and the facing page. Above, plans before and after conversion of the ground and first floors of terrace houses with right-hand entrances taken in pairs and in threes. On the facing page, taken in fives. Second and subsequent floors could be similar to the first floors. This system of conversion has the following advantages:—(1) very little structural alteration; (2) no change to the front elevation and all front rooms

FIRST FLOOR
AND FLOORS ABOVE

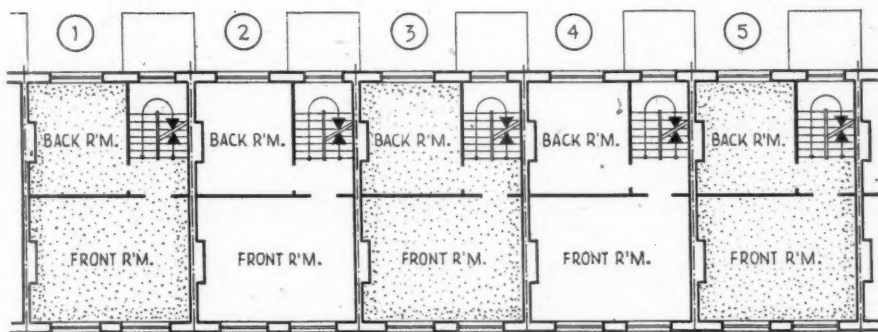


GROUND FLOOR

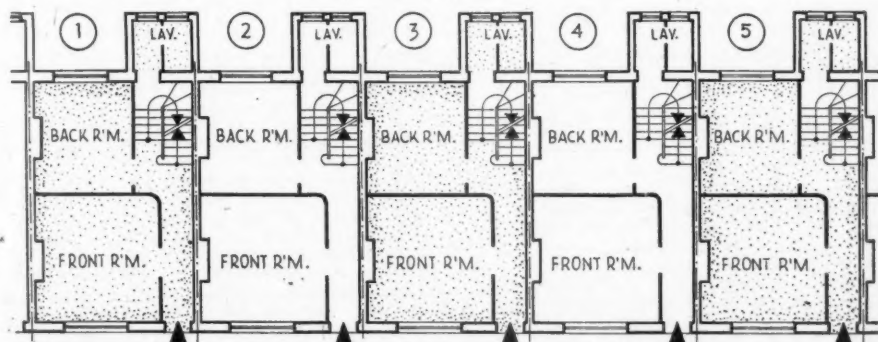


FIVE HOUSES AFTER CONVERSION

FIRST FLOOR
AND FLOORS ABOVE



GROUND FLOOR



FIVE HOUSES BEFORE CONVERSION

remain undivided with ceilings and cornices untouched ; (3) outbuildings at the rear are removed (they are usually the most dilapidated part of the building) and light, ventilation and appearance of the back elevation for the whole terrace is much improved ; and (4) all bathrooms are planned in the place of the discarded staircases and back to back with the kitchens, making standardization of all plumbing possible. The drawings are by Miss Ellen Schoendorff.

Ceilings

Ceilings are often a problem because, where a large room is divided, the height becomes excessive for the smaller rooms and the appearance unpleasant.

Sound Insulation

A false ceiling is the only solution. False ceilings will have the additional advantage of giving extra sound insulation. Sound insulation generally is an important problem in conversion. It can be helped by being considered in planning, but some insulation in floors and walls between flats is necessary. Often matters are helped by a clause in the lease by which tenants are required to close-carpet their rooms.

Services

Plumbing and sanitary installation should be centralized as much as possible and run down in vertical ducts inside the building. But this will be possible only where the bathrooms and kitchen are planned one above the other on all floors.

Hot water can either be provided for the whole house or by geyser or electric storage cylinder for each flat separately. Central heating is a great asset and will help considerably in letting. But unfortunately few tenants realize how much these centralized services will save them in running expenses and are usually not prepared to pay the necessary higher rent. As the landlord is burdened not only with the expense of fuel and the wages for the stoker, but has to bear the additional responsibility as well without getting more profit, the trend has lately been against centralized supply.

Electric wiring can rarely be adapted when the installation has to be broken up into several units and in almost all cases complete re-wiring will be cheaper and more satisfactory.

Equipment

Best use should be made of existing fittings and built-in cupboards should be provided in all recesses, for brooms, for linen and for clothes as well.

To standardize kitchen equipment will rarely be possible except on large-scale work, but mention should be made of kitchen package units, as they have been lately developed by various firms in the gas and electricity industries.

Even complete pre-fabricated kitchen and bathroom units may be of advantage in certain lucky cases of conversion, where each floor is more or less standardized.

Conclusions and Recommendations

The reason for not pulling down every building which has outlived its usefulness and putting a newly planned one in its place, lies in conversion's presenting us with the opportunity of saving time, labour and material, three commodities in great demand at the moment. Whenever there is a shortage of these or in times of economic crisis when a discrepancy develops between the value of existing buildings and the cost of erecting new ones, conversion will come into its own.

In the present acute housing situation, accompanied as it is by a scarcity of labour and material, it would be more than foolish to destroy that huge acreage of potentially useful property or leave it to degenerate into slumdom, when all that is needed is a certain amount of imagination, initiative and organization.

There will be enormous scope in the coming years for house conversion both on the part of private enterprise and that of Local Authorities. But Local Authorities should be provided by the Government with a more definite short- and long-term policy than they have at present.

Local Authorities have recently undertaken the conversion of a large number of houses

into flats. Unfortunately, much of the work is definitely sub-standard. Lack of labour and materials and the stringent conditions imposed by the Ministry of Works, account for some of their shortcomings, of course, but many may be traced back to lack of foresight and imagination. If conversion is to be successful, it must be carried out properly.

Houses suitable for conversion which are standing empty because of owners' unreasonable demands, should be requisitioned.

To ease the situation in cases of short leaseholds, amendments should be made to the existing by-laws and the practices of Income Tax and Rating Authorities. Incidentally, the duration of short leaseholds will generally coincide with the most critical period in housing. The conversion of property with short-term leases would represent a scheme of temporary housing, for which public money will have to be spent in any case. Slummy property which has been damaged by the war can be converted with costs little higher than those of war damage repairs. Instead of rebuilding these slums on the old plan, a combined scheme of slum clearance, conversion and war damage repairs could, and should, be carried out.

Broadly speaking, conversion for the lower income groups should be the responsibility of the Local Authorities, conversion for the professional and middle classes the concern of private enterprise. A measure of control must, of course, be exercised over private enterprise to ensure the optimum standards of planning and equipment.

Local Authorities will be more than busy providing new housing and dealing with conversions that will not attract private enterprise. They will be very glad to leave the more expensive type of work to private investors, who will be doing a useful job by providing accommodation for a section of the community which is likely to be inadequately catered for in the immediate future.

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Bath and Its Terraces: The SPAB Recommendations on Adaptation to Meet Present-Day Conditions. By H. B. Creswell (ARCHITECT AND BUILDING NEWS, April 27, 1945).

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New Flats in Old Buildings. By John Dower. (ARCHITECT AND BUILDING NEWS, November 5, 1943).

Utilizing Obsolete Houses. By H. V. Lanchester. (THE BUILDER, June 16, 1944).

Conversion of Requisitioned Property: Adding to the Housing Pool. By P. F. Burridge, Borough Architect of Stockton-on-Tees (THE BUILDER, September 28, 1945).

Report on the Housing Centre Conference on Conversion. (Ready soon.)

In this article Mrs. Gee, who has been associated with building for many years especially in house conversion, and who is the sister of a well-known architect, deals with the subject from the special angle of flats for families. She also proposes a system of two-stage conversion in view of present shortages. Her arguments are illustrated with plans of type conversions of terrace houses taken in pairs, sketched by our draughtsman during an interview.



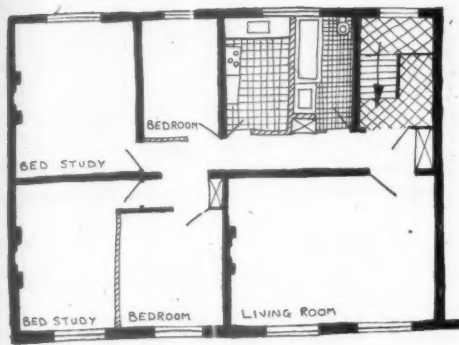
For FAMILIES ONLY

[by Muriel Gee*]

A flat is not the ideal home for a large family to live in, and the city not the ideal environment for children. It is evident, however, that since many thousands of families will, from necessity or inclination, continue to live in cities, it is as well to realize that they are very badly served for accommodation even in the best of times, and their need is now urgent.

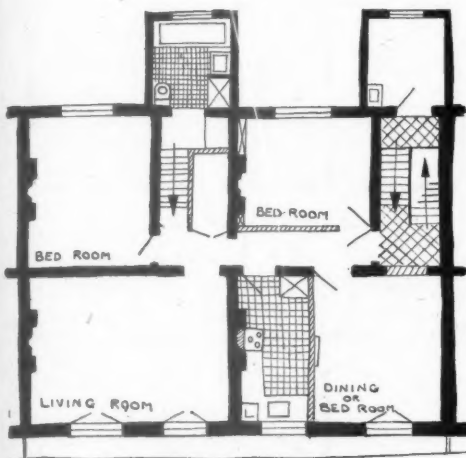
Families are a national asset and their housing should be considered as a priority matter, especially in view of the imminent decline in population. It would therefore

* Director of the Cavendish Property Investment Trust, and of the Liverpool Property Investment Co.; Consultant to the Housing Centre's House Conversion Advisory Bureau

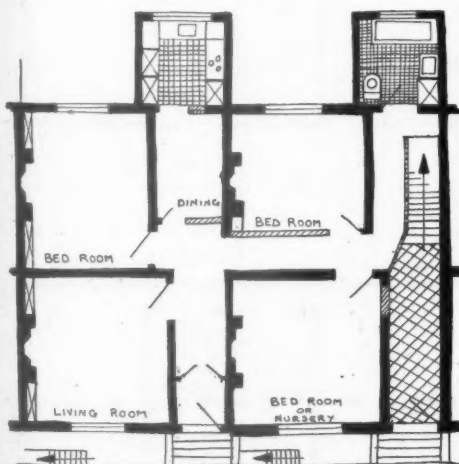


TYPE A

SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

[Scale: $\frac{1}{4}$ " = 1' 0"]

Ground, first and second floor sketch plans of a pair of typical terrace houses, with right-hand entrances and staircases apart, converted into one family flat per floor. The ground floor flat has its entrance through one of the main doors. The main stairs here are almost entirely removed. Entrances to the other flats are via the other main doors and staircase.

be a wise policy to convert some of the large and spacious old houses, especially those around green squares and gardens into communities of flats for the exclusive use of families only.

Converting houses into flats for their accommodation may not always be an economic proposition, but their needs is so great and their re-establishment so necessary that the Government and local authori-

ties should certainly consider subsidizing the conversion of large houses according to standard plans suitable to families. Where an economic return is possible, every help should be given to private owners to convert their obsolete premises.

Many houses of the right type are available or could be made available, especially the Victorian terrace houses whose spacious rooms would provide quarters more in

keeping with a boisterous family than the boxy rooms of the average modern tenement. It will be impossible to replace all the old terraces and squares of our cities with modern blocks for many years, and sensible and economic use should be made immediately of those substantial buildings which form so large a part of the fabric of London and other big towns rather than to allow them to degenerate slowly without alteration into the slumdom of the cheap lodging house.

The chief psychological advantage of conversion lies in its rapid and wide satisfaction of the universal desire for the private front door. This desire exists especially among those many families which have been disturbed and disoriented during the past years. The family must become a self-contained unit again if family life is to flourish and expand. All are weary of billets, lodgings and shared accommodation. There is a longing to settle somewhere permanently in a self-contained private dwelling.

Taken in pairs the old terrace houses will convert into excellent family flats giving a good household arrangement suitable on the ground floor for a well-balanced life with young children, and on the upper floors for older families with boys and girls who need the privacy of their own rooms. The two sketch proposals illustrated here make use of two typical types of terrace house—Type A with stairs and entrances apart, Type B with stairs and entrances adjacent.

In both cases the basements are used only for storage, central heating plant and facilities for laundry and drying.

A notable point in the planning of Type A is the setting apart of the children's portion and the bathroom, which adds to the peace of family life. The Dinette with easy service from the kitchen is useful for the serving of meals during the day when the living room need not be disturbed.

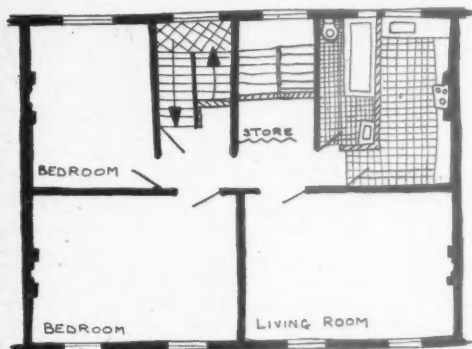
Large understair cupboards provide good storage space and every woman will value the Utility Room—for odd bags, the pram, the extra chair and the over-night camp bed—and here she can iron and sew undisturbed and away from the cooking and the dirty dishes.

A proper job of conversion will need all amenities, including up-to-date equipment, proper finishes, cupboards and fittings. But full and adequate conversion cannot, it seems, happen immediately owing to present difficulties of supply, and it will be some time before perfection can be achieved. The immediate need is for some kind of a home with privacy. It is therefore suggested that Two-Stage Conversion should be inaugurated. In the first stage an interim scheme is carried out in which a very limited amount of labour, materials and equipment are needed. When the situation is easier, the second and final stage of conversion is carried out, without any revision of the first alterations, to provide a first-class, permanent job of well-planned modern flats sub-divided in relation to the needs of a growing family.

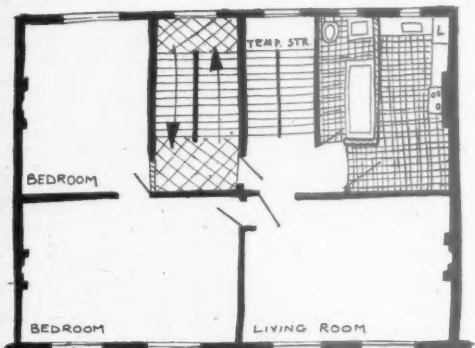
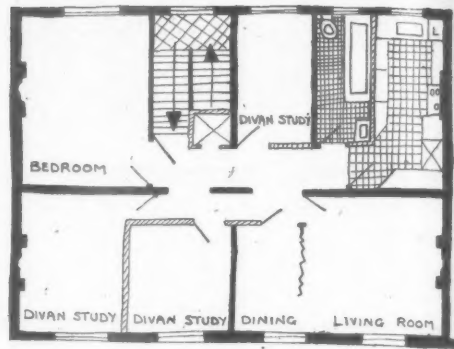
Such a Two-Stage Conversion is illustrated in Type B. In the first stage, the plans show an almost minimum amount of work necessary to provide relatively decent family accommodation. For the expenditure of two new doors, some partitioning, a bath, basin, W.C., sink (using existing soil pipe and gully), an Ascot heater, gas meter installation, and some electric wiring, a private, self-contained flat can be provided for a family of five or six. In the second stage the job is completed with the provision of a Dinette, extra bedrooms, better and more equipment and fittings.

It is certainly to be hoped that in view of the serious housing crisis the authorities will, in the national interest, treat conversion with the attention and seriousness it deserves, particularly in relation to the special case which has been dealt with here—of flats for families only.

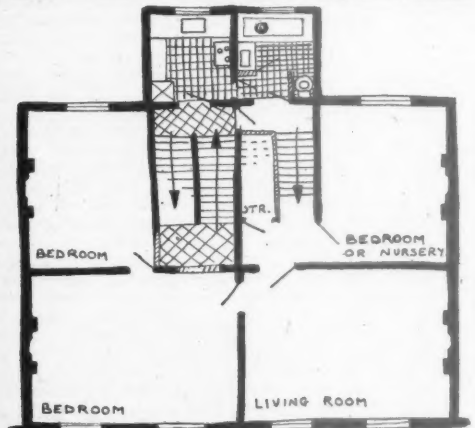
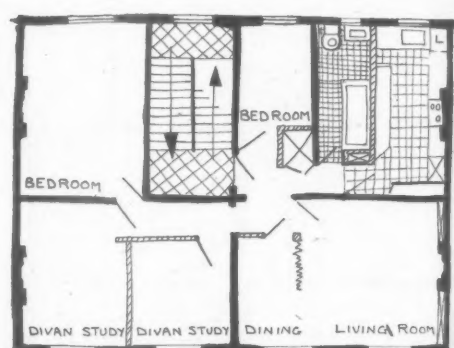
TYPE B



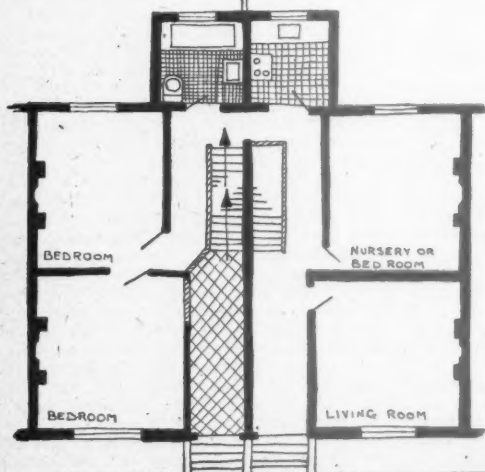
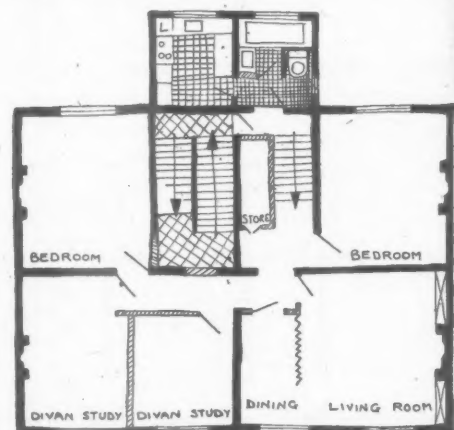
THIRD FLOOR



SECOND FLOOR



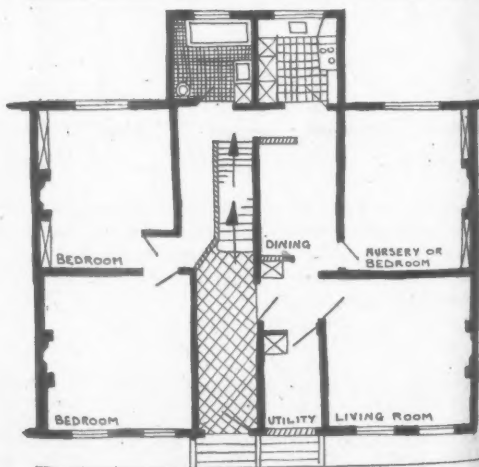
FIRST FLOOR



FIRST STAGE

GROUND FLOOR

(Scale: $\frac{1}{4}$ " = 1' 0")



SECOND STAGE

Sketches, illustrating Mrs. Gee's article, of plans of a pair of typical terrace houses, with entrances and staircases adjoining, converted into one family flat per floor. Left, first stage conversion. Right, second stage conversion.

TWO BATH CONVERSIONS

ARCHITECTS: H. D. ROBERTS AND R. H. DAVIES

I: Nos. 13-15, ALFRED STREET

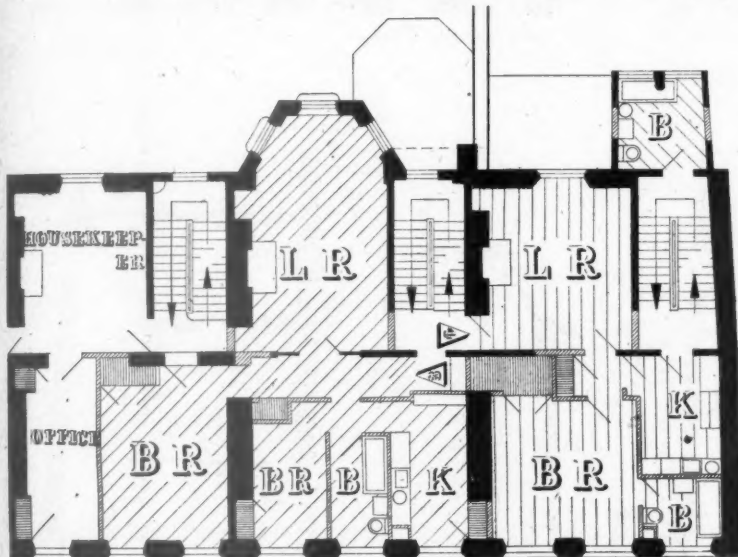
These three fine eighteenth century houses built by Wood about 1768 face the Assembly Rooms and have a view at the back of Beechen Cliff. They have been converted for a private client into nine flats, with main entrance in No. 14, the subsidiary staircases in No. 15 being used for escape purposes only. Part of No. 14 has been temporarily retained for a canteen for the offices of the client adjoining but

the scheme has been so planned that conversion of No. 13 into self-contained flats may be possible at a later date. A caretaker's flat has been provided at garden level in No. 15 with a separate entrance at the side made possible by the sloping site. A flat on the first floor runs across Nos. 13 and 14 and exemplifies how adjoining terrace houses can be combined to give large flats. The projections at the

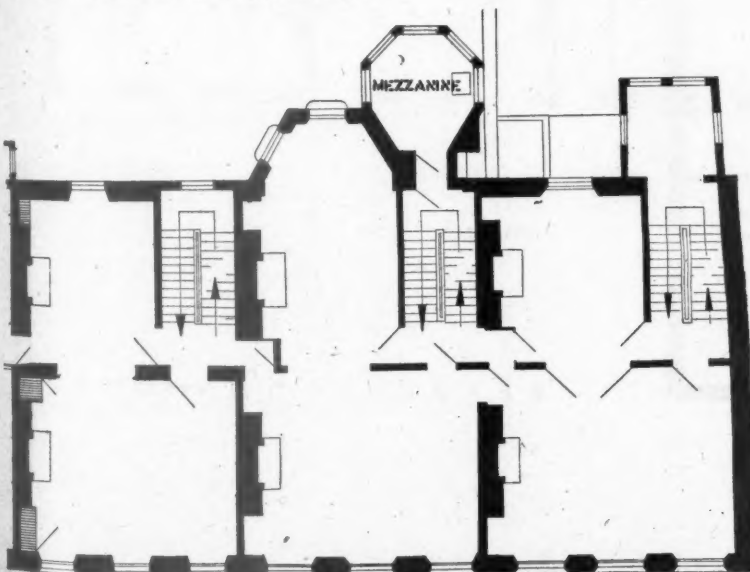
rear are Victorian excrescences and may eventually be pulled down to give good staircase lighting and to improve the rear elevations.

It was possible to preserve some of the fine fireplaces, and also the original ceilings in the back rooms of the first floor. Those in the front rooms had been previously destroyed and false ceilings have been provided here to give better proportioned small rooms and to avoid cornices round three sides.

The planning was restricted to some extent by the need to avoid too much cutting of the stone party walls, which are so thick that it was possible to incorporate a larder within the party wall in flat No. 1. The Bath Corporation, rightly, will not allow pipes on facades, and plumbing has been carried down an internal duct. The same remarks on partitioning, re-use of old joinery, equipment, heating and lighting apply to this scheme as to No. 29, The Circus (see page 362). The cost of the conversion work was within the £400 per flat limit and later it was possible to obtain an additional £100 per flat for plumbing and sanitary work. The total cost was £4,500 giving a satisfactory economic return.



FIRST FLOOR AFTER CONVERSION

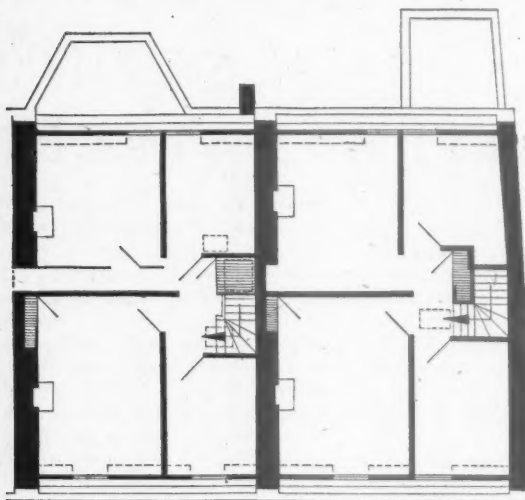


FIRST FLOOR BEFORE CONVERSION

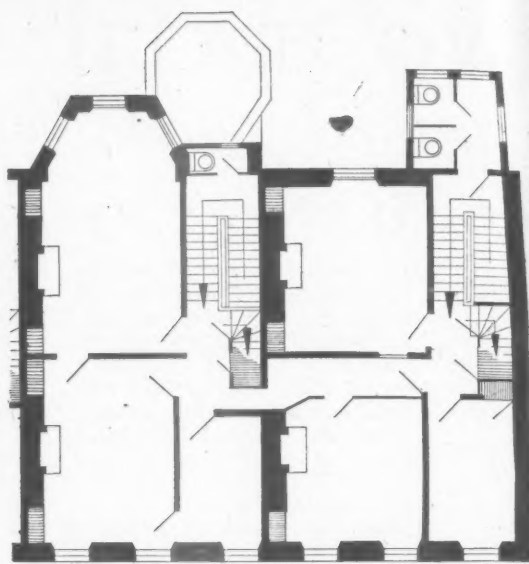
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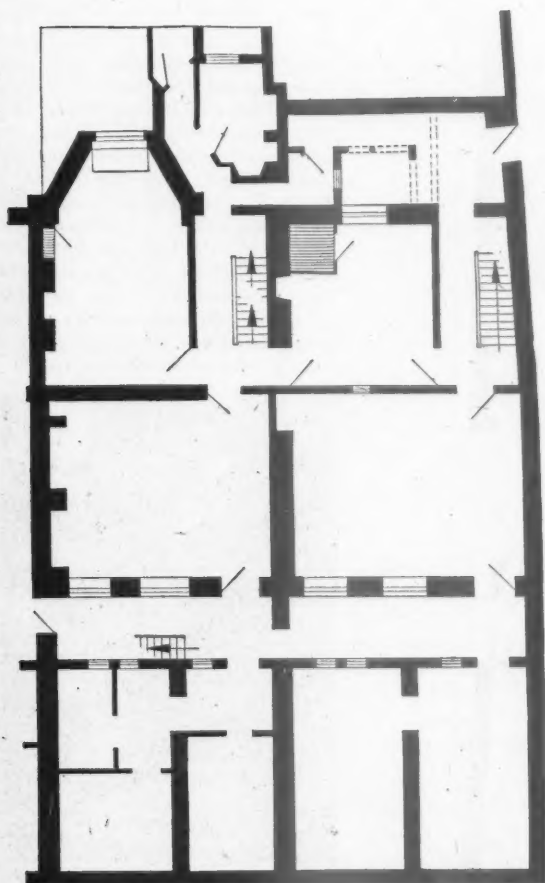
The doorway of No. 14, originally called Alfred House from the bust of King Alfred over the doorway, no doubt in reference to the saying that "Alfred the Great founded Bath and surrounded it with walls and gates." Sir Alfred Lawrence lived here when a boy of 15 and here also Catherine Macaulay wrote most of her *History of England*.



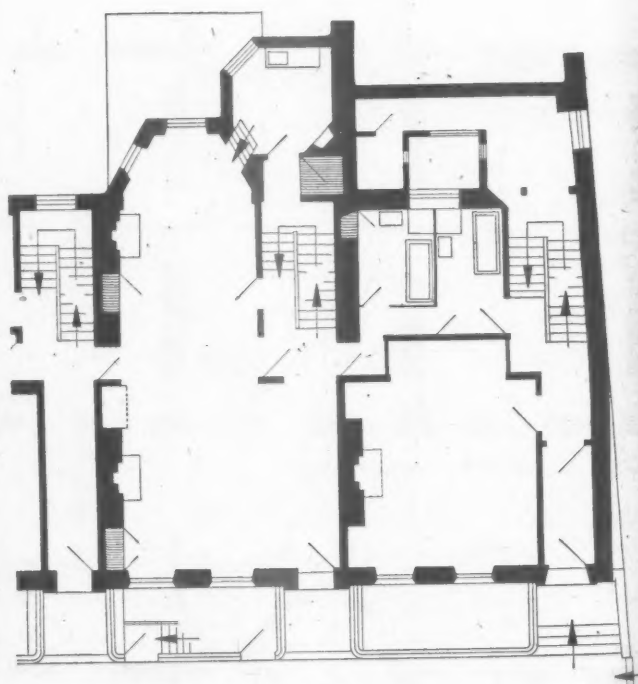
THIRD FLOOR



SECOND FLOOR



BASEMENT FLOOR

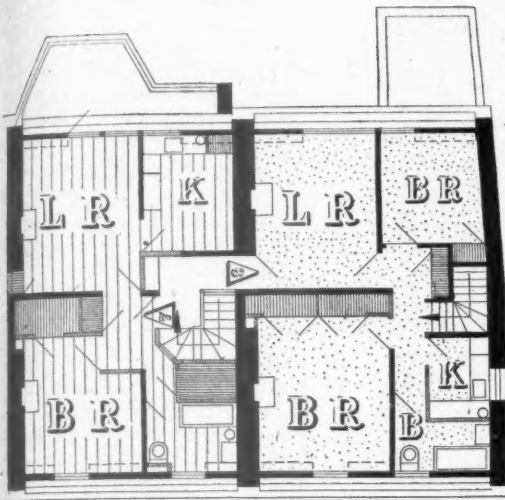


GROUND FLOOR

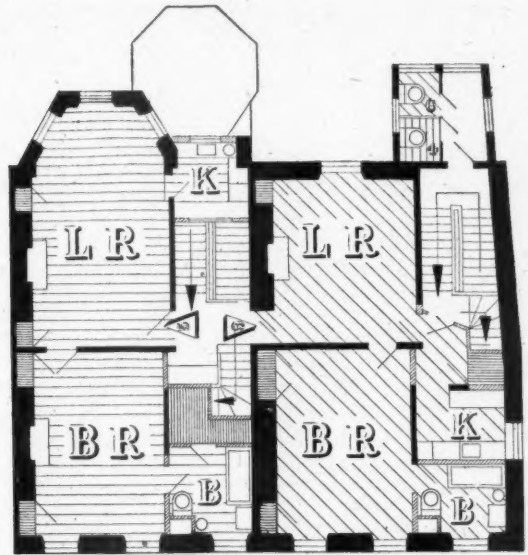
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BEFORE CONVERSION

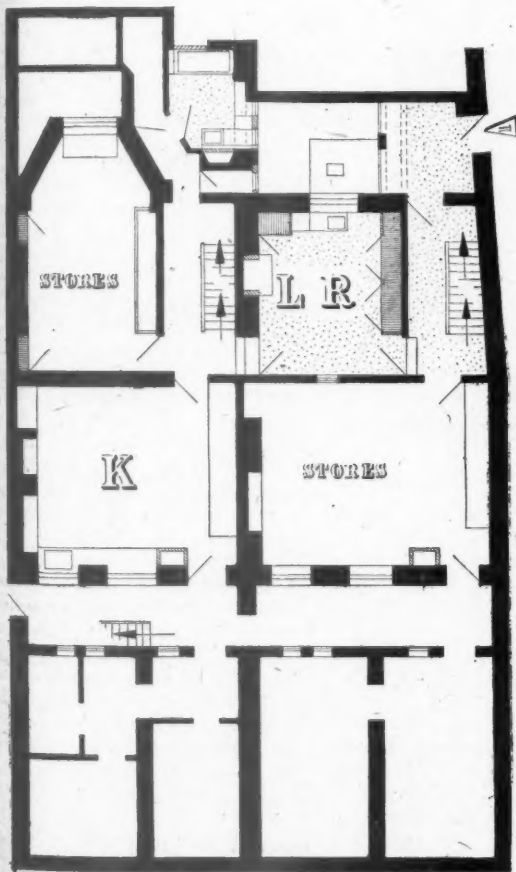
CONVERSION OF Nos. 13-15, ALFRED STREET



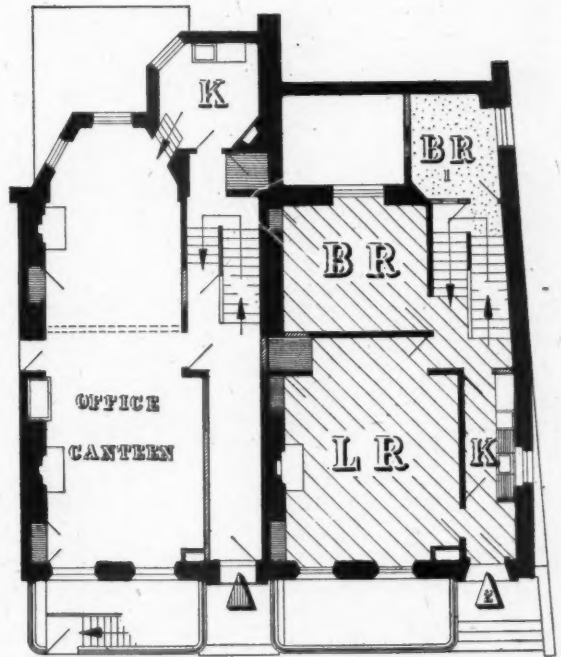
THIRD FLOOR



SECOND FLOOR



BASEMENT FLOOR

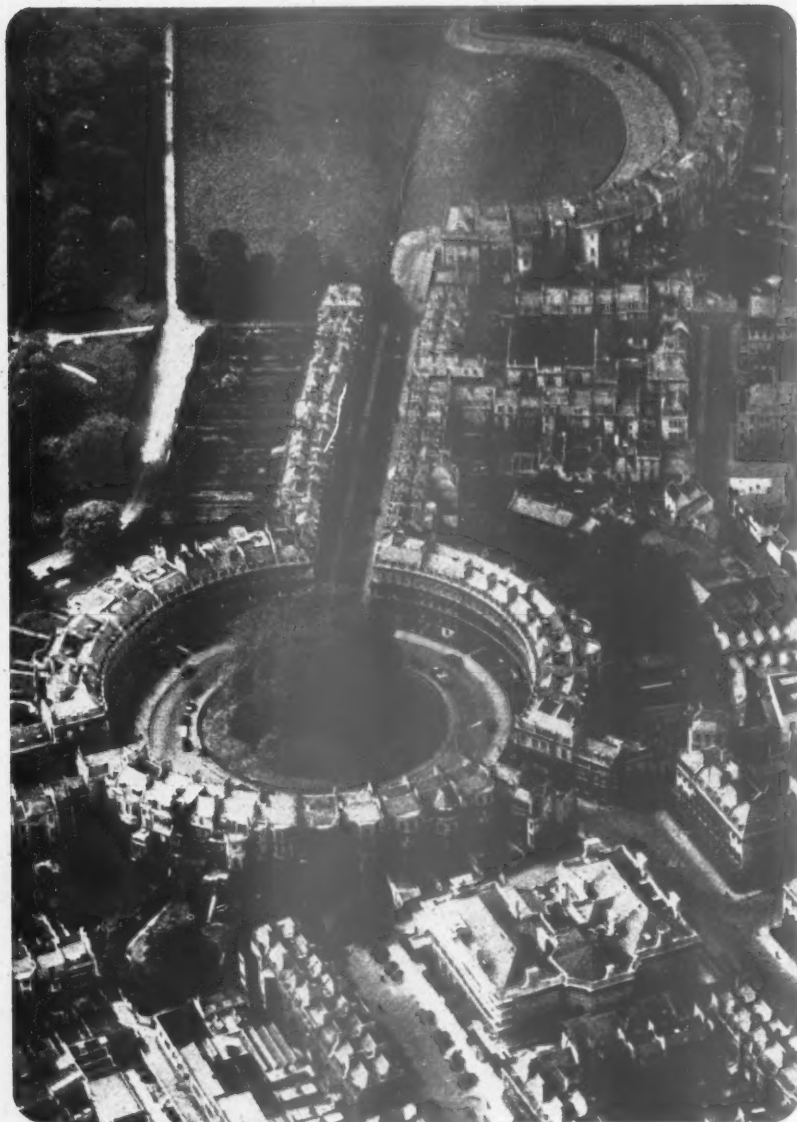


GROUND FLOOR

[Scale: $\frac{1}{4}$ " = 1' 0"]

AFTER CONVERSION

ARCHITECTS: H. D. ROBERTS AND R. H. DAVIES



Left, an aerial view of The Circus, which also shows Alfred Street and the Assembly Rooms in the foreground and the Royal Crescent at the top. No. 29, The Circus, is the second from the left on the part of The Circus in the foreground. Below, a typical view of The Circus.

II: No. 29, THE CIRCUS

This is an example of a conversion of a house on a site sloping from front to back, with a right-hand access, comprising four floors and garden floor and basement. One bedroom flat has been provided on the first floor with a three-bedroom maisonette on the second and third floors, which necessitated a minimum amount of alteration. On the ground floor it was possible to obtain one Granny flat with bed recess, and on the two lower floors a maisonette having living room and two bedrooms at garden level

and a kitchen-dining-room at basement level. Protection against damp had to be taken in the basement bathroom by building an internal wall, which also makes a neater shaped room.

It was possible in several cases to retain the original ceilings in the back rooms as at Alfred Street. As at Alfred Street, top floors have balconies, and in the vaults under the pavements communal stores for trunks and coal have been provided.

It is typical of such conversions,

both here and at Alfred Street, that whereas the stone work was in fairly good condition the roof timbers and some of the flooring had deteriorated and had to be reconstructed. Due to the weakness of the floors a licence was given in both cases for enough timber for 4 in. by 2 in. studding at 16-in. centres for all new partitioning. Studs were faced with plaster board and given a skim coat plaster finish.

It was possible in both cases to re-use many of the existing doors, particularly cupboard doors, as well as linings, architraves and skirtings, which resulted in economy of timber.

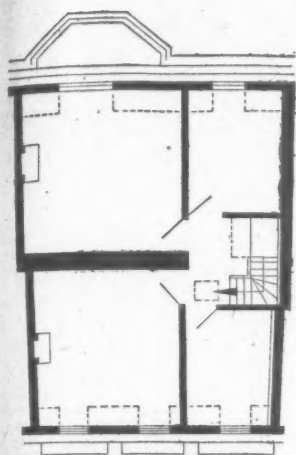
Both here and at Alfred Street, provision has been made for central heating at a later date. Hot water in both cases is by Sadia electric water heaters, one to each flat. The houses had been previously lit by gas and the houses have now been wired for electricity with a separate system and meter for each flat, light and power points being provided.

As in Alfred Street, standard EJMA kitchen units have been provided in nearly all flats. Many of the rooms in both cases already had built-in cupboards and the greatest possible use was made of these. Additional cupboards have been added where possible including delivery cupboards on the landings.

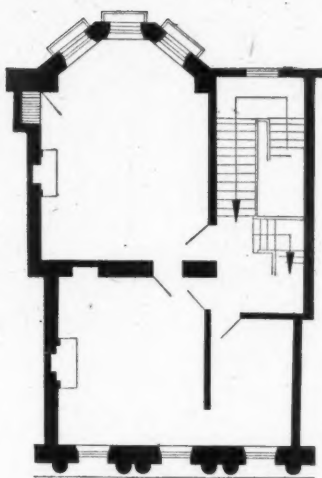
A number of W.C.s. already existed in the building and it was possible to incorporate these in the scheme, thus saving the cost of additional plumbing and drainage.

The total cost was about £2,000.

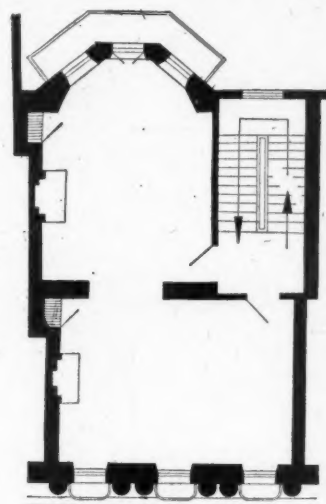




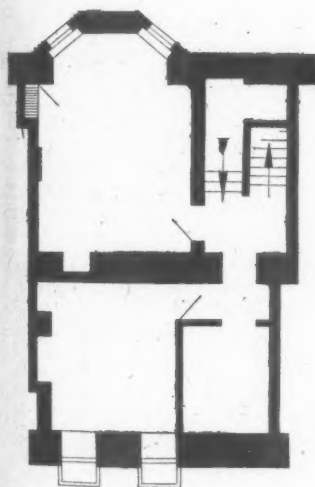
THIRD FLOOR



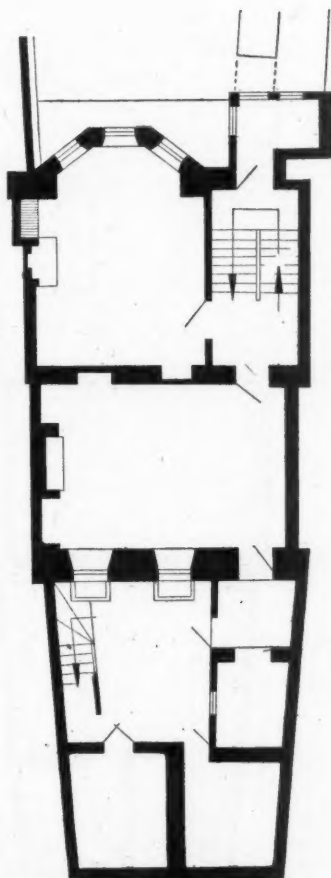
SECOND FLOOR



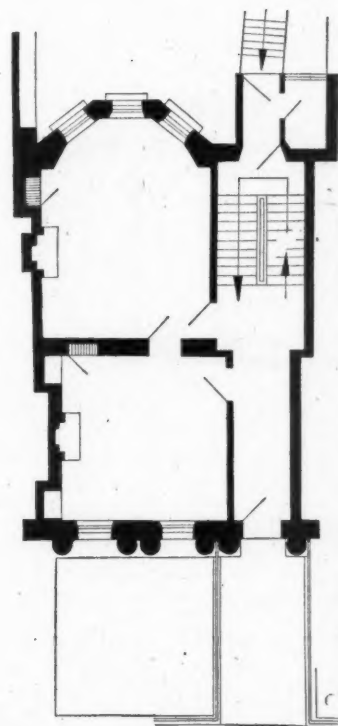
FIRST FLOOR



BASEMENT



LOWER GROUND FLOOR

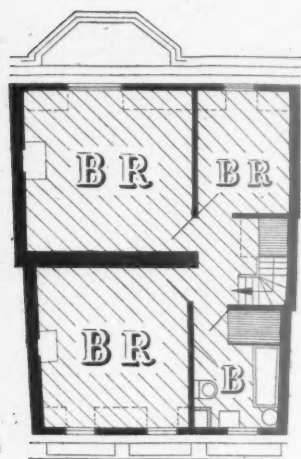


GROUND FLOOR

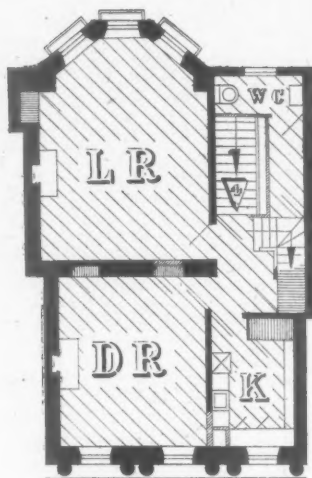
[Scale: $\frac{1}{4}$ " = 1' 0"]

BEFORE CONVERSION

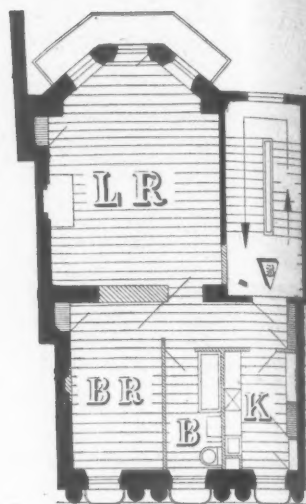
ARCHITECTS: H. D. ROBERTS AND R. H. DAVIES



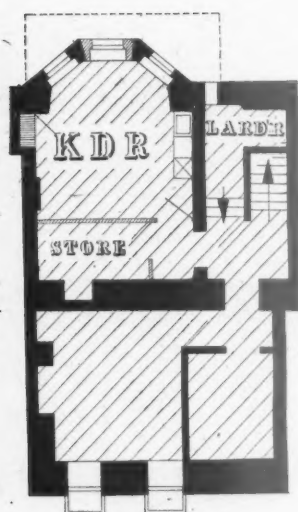
THIRD FLOOR



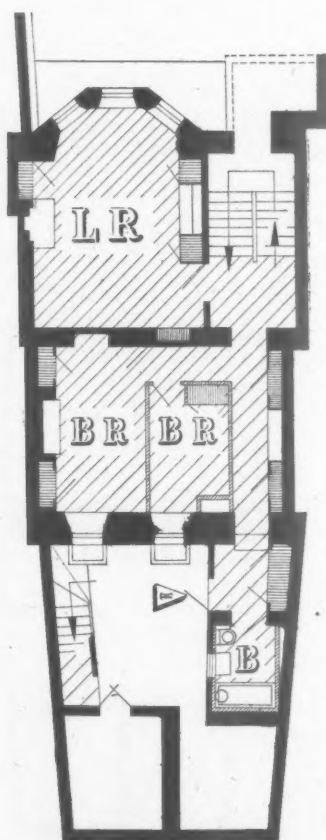
SECOND FLOOR



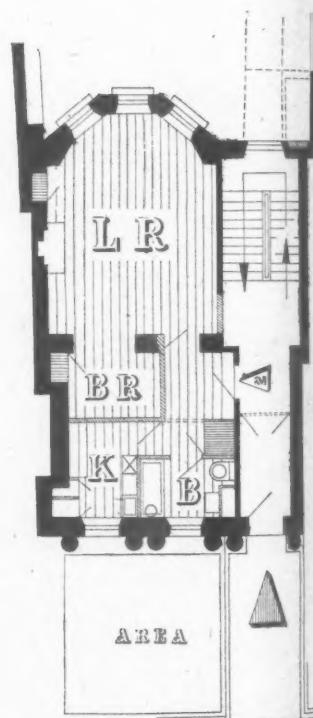
FIRST FLOOR



BASEMENT



LOWER GROUND FLOOR



GROUND FLOOR

[Scale: $\frac{1}{8}'' = 1'0''$]

AFTER CONVERSION

CONVERSION AT No. 29, THE CIRCUS, BATH



Northampton Street before conversion.



Northampton Street after conversion.

CONVERSION

AT CAMBRIDGE

ARCHITECT: J. E. M. MACGREGOR

This job was completed before the war, the architect being Mr. John Macgregor, technical advisor to the Society for the Protection of Ancient Buildings. The cottages, which are in Magdalen Street and Northampton Street, Cambridge, were a bequest to the Society, and their reconditioning and conversion provides an interesting example of how old and derelict property which possesses nevertheless traditional and historic interest can be properly and economically adapted for modern use without to any great extent interfering with its ancient character.

The original site was densely populated and approximately 92

per cent. of the area was built over. Except for the two shops in Magdalen Street, the property consisted entirely of cottages which might well be classed as slums, having but one room on each floor connected by a break-neck staircase.

Of these cottages, six faced Northampton Street, while the other two were in Brigg's Court, a dark and badly ventilated area approached only by a narrow passage through No. 4, Northampton Street. In this court were three of the four closets which served the eight cottages.

To bring air and sunlight to the cottage in Northampton Street,

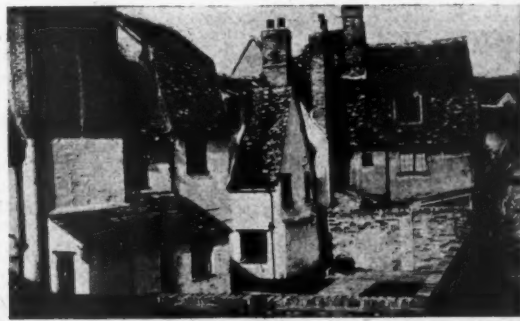
Brigg's Court and the disused bakehouse were demolished and the space laid out as a common garden. This reduced the built over area to 51 per cent. of the site. Nos. 2 to 6, Northampton Street, were then treated as a single unit and their four staircases replaced by one central oak staircase. The ground floor room of No. 4 became an entrance hall giving access to five flats, each with sitting-room, bedroom, self-contained kitchenette, bath and w.c.

The flats were let almost immediately on completion at rentals sufficient to show a good 10 per cent. on the outlay.

It is hoped in due course to be able to recondition the two shops in Magdalen Street; and in No. 13 to incorporate No. 1, Northampton Street, and so dispense with the insanitary closet of this shop which is in the cellar beneath.



The rear of the cottages before conversion.

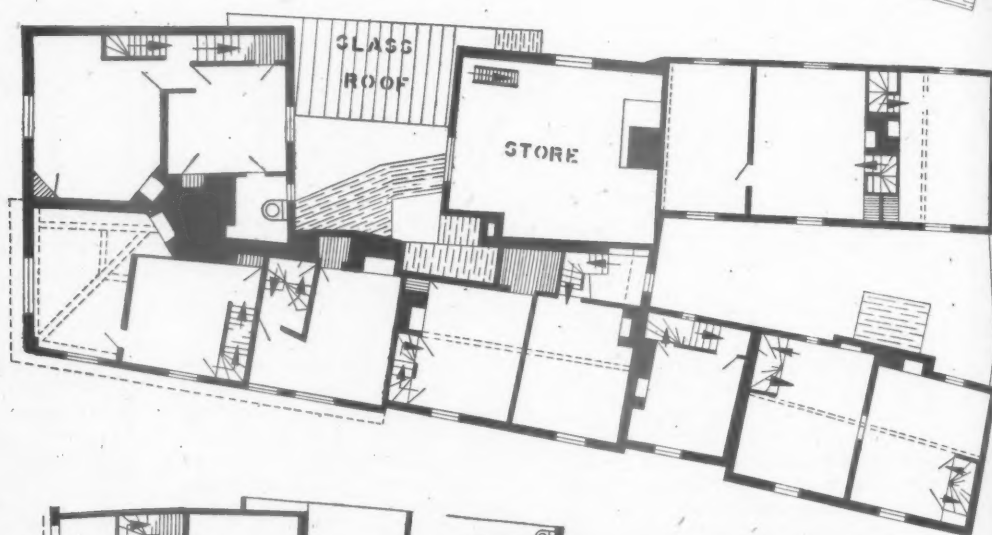


The rear after conversion.

SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

[Scale: $\frac{1}{4}$ " = 1' 0"]

MACDALEN STREET



BEFORE CONVERSION

CONVERSION: NORTHAMPTON STREET, CAMBRIDGE

BUILDING FOR DAYLIGHT

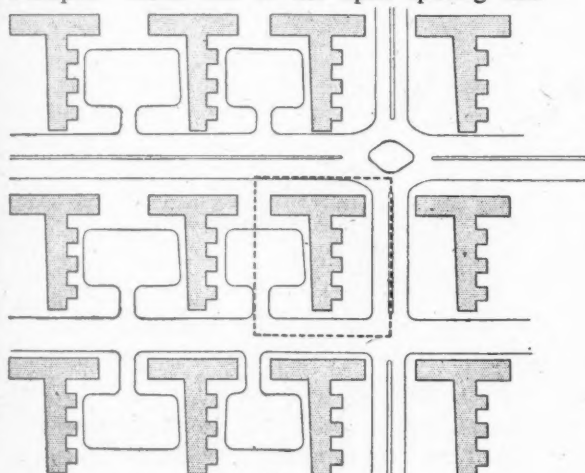
These diagrams compare the amount of *direct* light obtained in offices built according to

No. 15 FACTS FOR ARCHITECTURAL STUDENTS

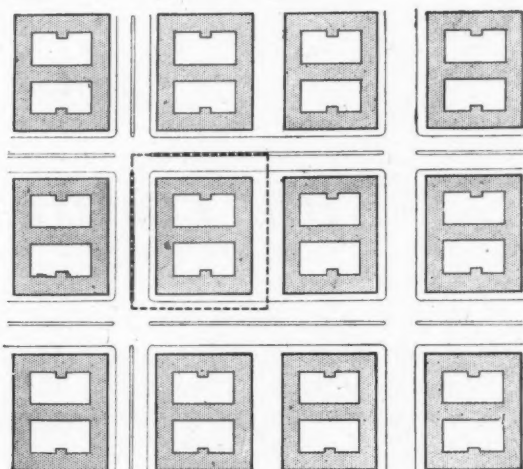
the 'T-shaped' and 'gridiron' plans. Both examples have the same site area and site index number (2, as recommended by the Ministry of Town and Country Planning for office buildings). Equal office area is obtained by the 'T-shaped' block being of greater height.

Much better lighting conditions are secured by the 'T-shaped' block due to the open spacing and

consequent reduced obstruction. In the 'gridiron' plan, offices on the first and second floors obtain a very small amount of *direct* light. No allowance is made for reflected light in calculating daylight factors. The recommended *minimum* daylight factor for ground floor offices is 1% daylight 12-ft. back from the window. Even on the second floor this is not reached in the 'gridiron' plan.



'T' BLOCK SITE LAYOUT

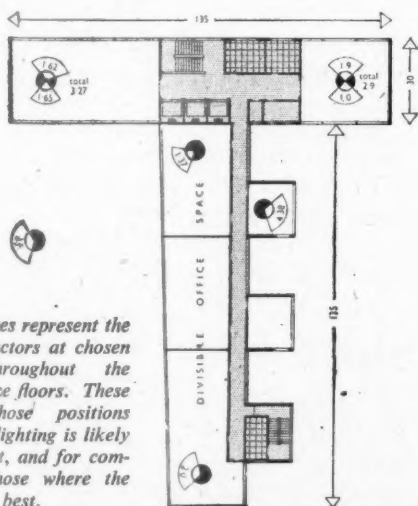


GRID-IRON SITE LAYOUT

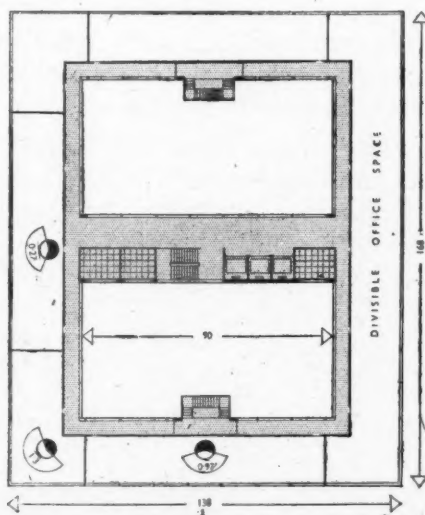
The space within the dotted line represents the area over which the site is calculated. That is the actual area covered by the building and half the width of service roads and an equivalent

width of wider roads.

It also indicates the position in the site layout of the building to which the daylight calculations refer.



These figures represent the daylight factors at chosen points throughout the lowest office floors. These include those positions where the lighting is likely to be worst, and for comparison, those where the lighting is best.



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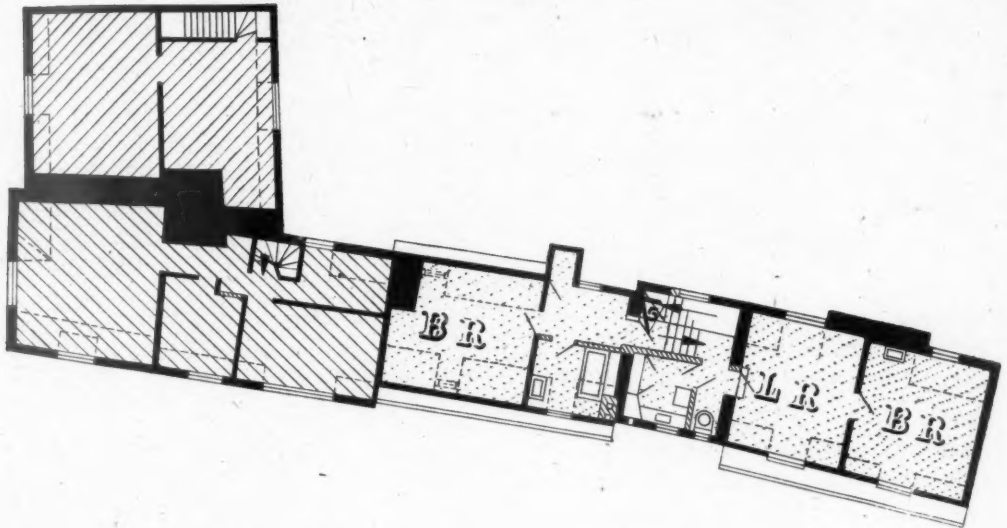
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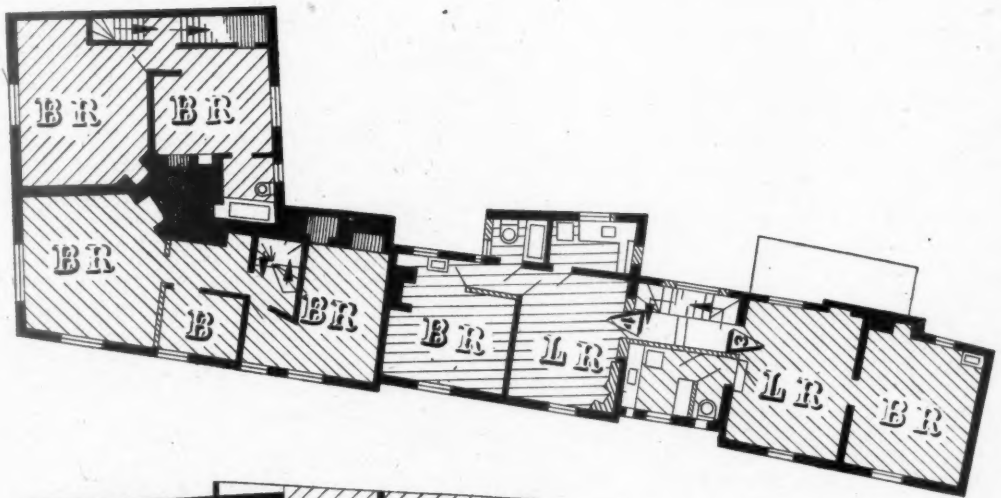
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SECOND FLOOR

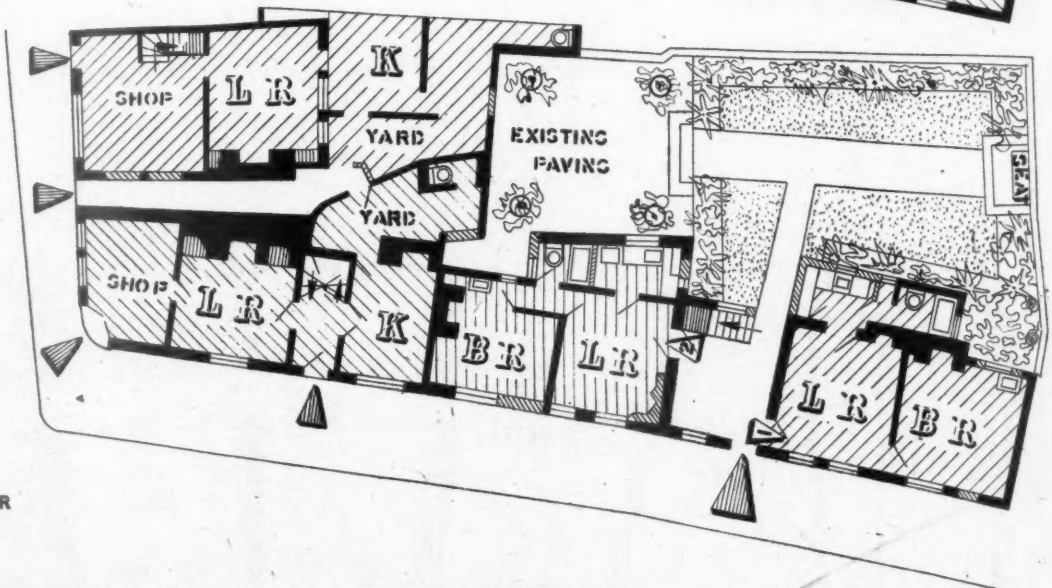


FIRST FLOOR



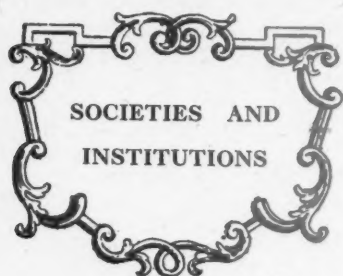
GROUND FLOOR

[Scale: $\frac{1}{4}$ " = 1' 0"]



AFTER CONVERSION

ARCHITECT: JOHN E. M. MACGREGOR



Speeches and lectures delivered before societies, as well as reports of their activities, are dealt with under this title, which includes trade associations, Government departments, Parliament and professional societies. To economize space the bodies concerned are represented by their initials. Except where inverted commas are used, the reports are summaries, and not verbatim.

SPAB

Bath Report

Below are printed extracts from THE REPORT AND RECOMMENDATIONS ON THE PRESERVATION OF TERRACED HOUSES IN BATH BY ADAPTATION TO MEET PRESENT-DAY REQUIREMENTS prepared by the Society for the Protection of Ancient Buildings in collaboration with the Bath Preservation Trust.

It is no exaggeration to state that the future preservation of Bath is a national concern. On this ground alone the Society ventures to hope that its offer of the following advice, derived from over seventy years' experience, will prove acceptable, and be of some value.

We are to-day inclined too hastily to condemn as social anachronisms the terraced

houses that our eighteenth century forebears so successfully contrived for their own needs. These buildings as they stand are admittedly out of date and redundant. Further, there is a serious lack of sanitary accommodation to which present-day people are accustomed, which renders the houses undesirable as residences. They have served their purpose, and for the most part are no longer wanted in their present form.

Surely there must be a means of remedying these disadvantages without acquiescence in the uneconomic and unæsthetic sequence of deterioration and ultimate destruction. These beautiful terraced houses that are a source of Bath's chief pride, must not be allowed to disappear through sheer lack of imagination. There is a better purpose for them to fulfil than to become the ghosts of a past age. They can undoubtedly have a useful future through careful adaptation to modern requirements.

In the first place, these houses are mostly noble in character and design, and sound in construction, and so are suitable for adaptation.

Above all, their retention is economically desirable, for, as is well known, there is a great shortage of accommodation and of building materials.

In view of the multifarious proved disadvantages of indiscriminate suburban expansion around London and many provincial towns during the inter-war period, it is apparent that Bath would do well to consider the advantages to be derived by its inhabitants from the provision of convenient residences within the City's old boundaries, in so far as is physically possible. Here at Bath, with careful and judicious alteration to meet modern standards of convenient living, suitable and healthy accommodation for a growing population is already at hand. Where the material is largely available, it would surely be unwise to expend vast capital outlays of public money on the provision of additional housing estates, with their roads and services, on the outskirts, at considerable distances from the shopping and business centres, thus involving increased transport facilities. At the same time, buildings which form part of the characteristic architectural heritage of Bath would be preserved, to please the eyes of admiring visitors and of a grateful posterity.

In relation to any schemes of planning or road widening, we cannot too strongly recommend that where a terrace as a whole forms a unified architectural composition, as for example Norfolk Crescent, there should be no question of partial removal or mutilation. Either the whole block should be retained and reconditioned, or the whole should be demolished and a suitable group of buildings erected in its place.



The Royal Crescent, Bath.

In nearly every case further thought will suggest ways of avoiding such destruction.

The more important domestic buildings of Bath fall into three main classes: large, medium, and small houses, roughly corresponding with social distinctions.

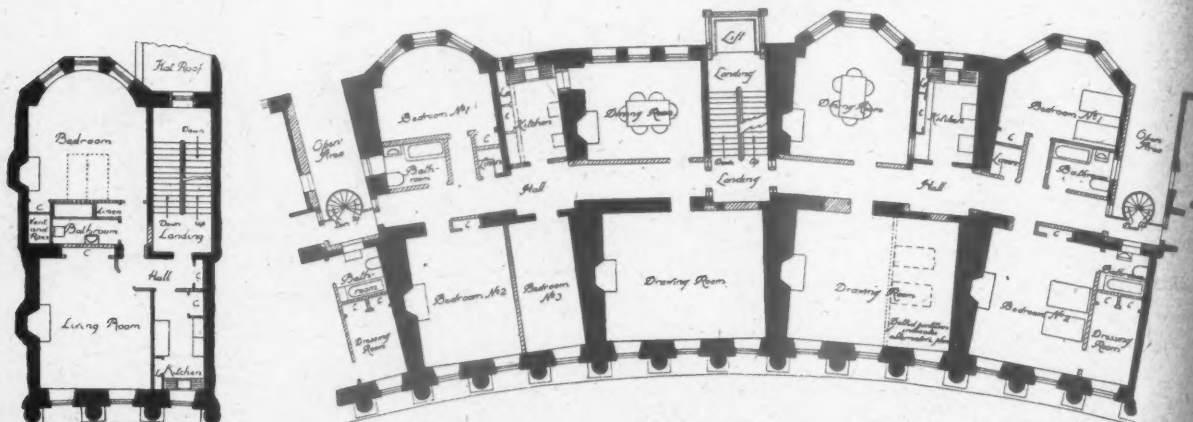
There is a fourth class consisting of small artisan houses built at the beginning of the last century, mostly in two- or three-storied terraces, which, although of no great architectural value, still form an integral part of Bath, and are worthy of consideration from that standpoint. The problem they raise is, however, of a more usual type of reconditioning, which need not be enlarged upon here.

We have seen already that, generally speaking, the terraced houses of Bath are becoming unsuitable for occupation in their present form, owing to a number of specified reasons. A fresh problem has recently arisen, where one or more houses in a group have been burnt out or demolished by enemy action. This investigation is designed to suggest practical ways of adapting the existing houses to modern requirements and, in doing so, to indicate also the lines on which burnt-out houses can be reconstructed within the original façades so as to retain unity of design.

As the provision of lifts for individual houses is seldom economic, some form of horizontal division whereby a lift can be made to serve several flats, is often advisable, and two methods are suggested.

Where individual houses contain well-proportioned rooms and good architectural detail, it is most desirable that these assets be preserved as far as possible in any adaptation that may be made. Where houses have been burnt out, only the façades need be considered.

There are in the lower parts of Bath a number of long terraces, such as Norfolk Crescent and Green Park, consisting of tall standardized houses in level rows, whose principal merit is their well-pro-



Left, conversion of a typical house in the Royal Crescent, Bath, proposed in the SPAB Report. The first floor is shown in each case. [Scale: $\frac{1}{4}$ " = 1' 0"]

Right, conversion of a group of four houses,

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portioned façades. Many of these houses, not remarkable individually for interior detail of fittings, have already deteriorated into somewhat unsatisfactory tenement property. It is suggested that in such cases drastic reconstruction should be undertaken, only the façades and perhaps certain other structural walls being retained, and the internal space replanned to form model flats, with new fire-resisting floors, staircases and sun balconies where advisable. Generally the accommodation in such blocks should be arranged with two flats opening off a staircase on each floor, thus avoiding the less favoured gallery or corridor approaches. In some cases limited extensions might be built at the back to give extra accommodation, and to justify the provision of lifts. Central heating and a domestic hot water supply should be arranged, and refrigerators and other modern fittings supplied, which facilities should be included in all the reconditioned buildings when practicable. It should be possible to provide excellent dwellings of this sort for working-class people at no greater cost than the construction of equivalent new buildings, and at the same time the façades which give Bath its unique character, would be preserved. Thus would centralisation of housing be retained, and undesirable developments avoided.

In relation to war damage compensation, it appears that some of the houses with which we are concerned do not strictly comply with a post-1914 standard. They can readily be raised to this standard with but little adaptation, and it would thus seem reasonable that the majority of the houses should be classified as cost of works payments by the War Damage Commission, since their structural walls are in most cases sound, and furthermore, by their reconditioning the unity of the terrace or Crescent of which they form part would be maintained.

It will be noticed that the question of finance has been omitted in this Report. This has been done after full consideration. The economics depend on four main factors, no one of which is at the moment determinable:

(1) The Ownership of the Property: The owner might be a private body or Local Authority acting with or without subsidy or grant.

(2) The Value of the Property: The market value will undoubtedly fluctuate.

(3) The Cost of Conversion: Cost of works is bound to be dependent on the amount of control, the labour and materials available, and many other conditions arising out of the return from war to peace.

(4) The Recoverable Income after Conversion: The continuance of rent restriction, the level of rating, and the subsequent status of the neighbourhood must all be conjectural.

The last is a most deceptive item, as instanced in the case of similar conversion carried out by this Society, where the local agent, on seeing the plans at an early stage, predicted no rise in rental return, but on completion, so altered was the aspect of the property, that the new rents worked out at between three and four times the old. From this it follows that the more comprehensive the scheme, the greater will be the social uplift, and consequently the rental return.

Similarly, the better the internal equipment, such as the provision of heating, hot water, refuse removal, refrigeration, garage accommodation, etc., the greater will be the appeal to the cultural tenant, the more the houses themselves will be appreciated, respected and sought after, and the higher the rents they will command.

It follows, therefore, that some body such as the Bath Corporation should consider the treatment of whole terraces and streets as comprehensive units.

The varied ownership of the individual

houses may make it desirable to strengthen the Bath Corporation Act, in order to facilitate the acquisition of the property.

The clause of the Act which deals with the giving of grants for reconditioning might perhaps be extended in scope to cover the conversion of properties.

The legal aspects, as well as the financial one should form a separate report, calling for very careful investigation by experts in these fields, who have the advantage of full local knowledge.

A preliminary investigation cannot do more than indicate in general some practical lines of approach to the problem presented by the Bath terraces. It is hoped, however, that this report may not only have established the fact that this problem is undoubtedly capable of satisfactory solution, from the practical as well as the aesthetic, and from the local as well as the national points of view, but also has made it clear that the rehabilitation of these buildings is a project worthy of more detailed study and energetic support.

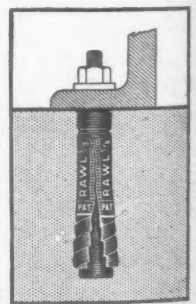
The Society for the Protection of Ancient Buildings is of opinion that any course of action should be on as wide and comprehensive a scale as possible, and that some form of public or semi-public purchase and ownership of large blocks of property might well be advisable in this case. Only by careful consideration of all aspects of the problem—social, aesthetic, technical and economic—involving the correlation of the individual characteristics of the various buildings with the probable proportionate demand for different types of accommodation, can wholly satisfactory results be obtained.

JOHN E. M. MACGREGOR, F.R.I.B.A.,
Technical Advisor: Society for the
Protection of Ancient Buildings
MARSHALL SISSON, F.R.I.B.A.
C. BIRDWOOD WILLCOCKS, F.S.A., F.R.I.B.A.
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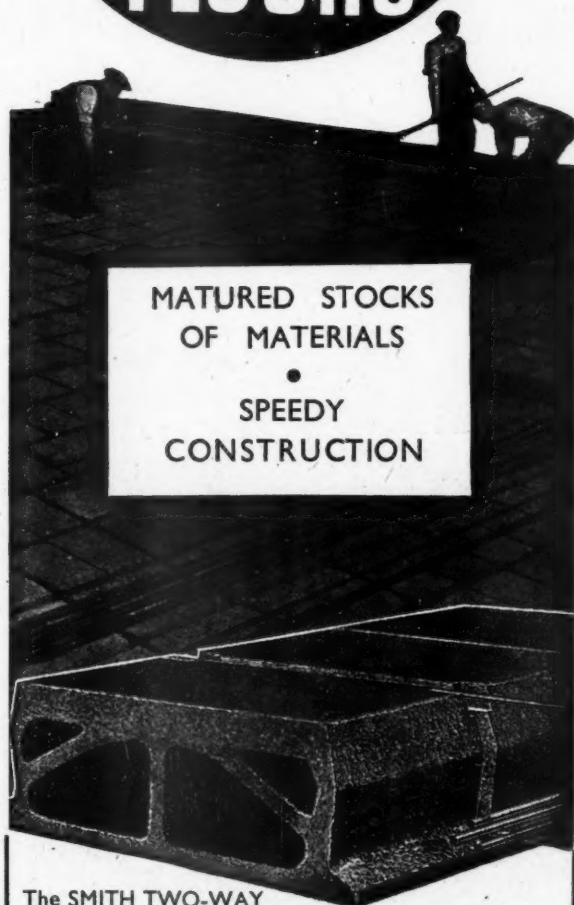
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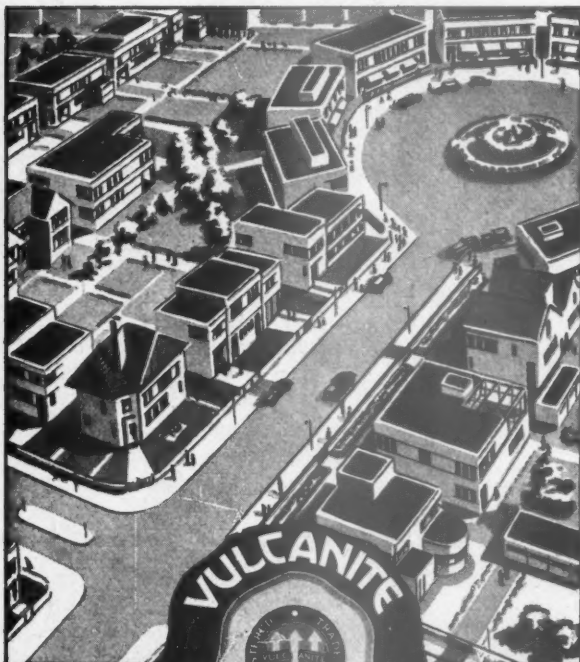
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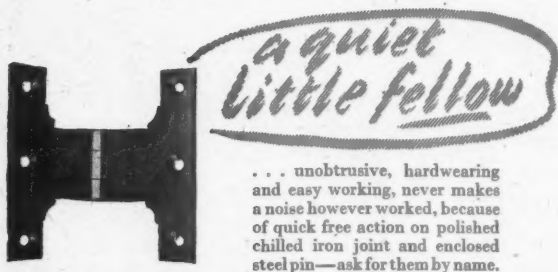
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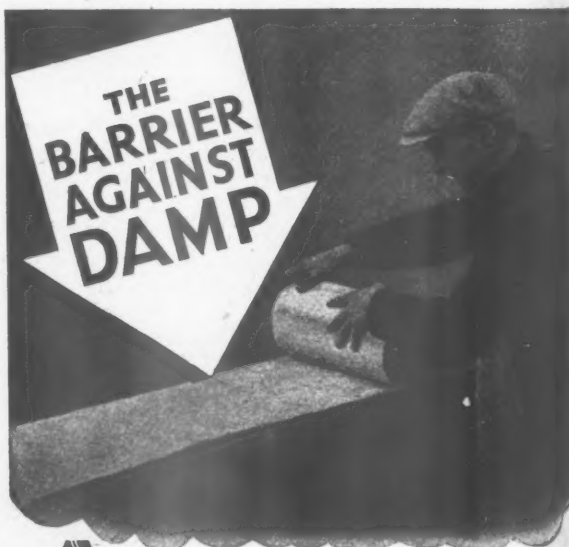
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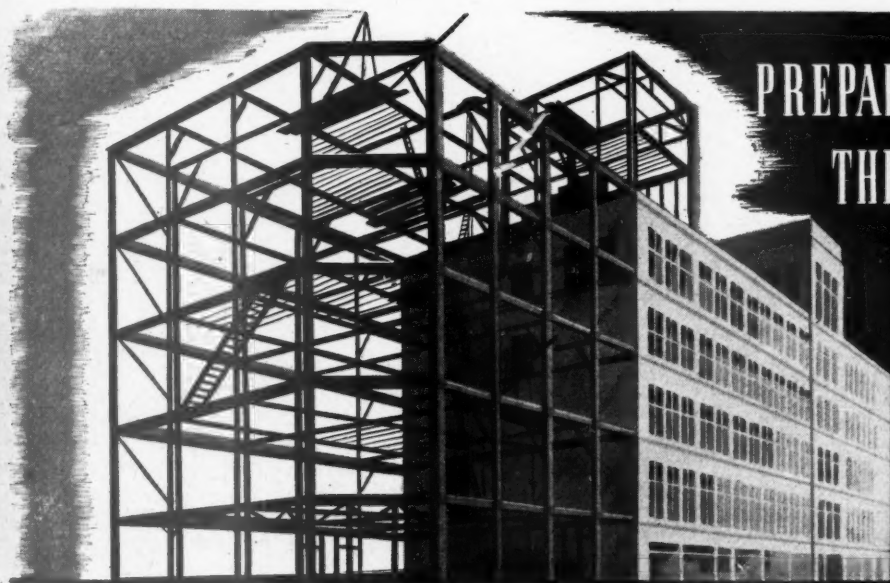
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CLASSIFIED ADVERTISEMENTS

Advertisements should be addressed to the Advt. Manager, "The Architects' Journal," War Address: 45 The Avenue, Cheam, Surrey, and should reach there by first post on Friday morning for inclusion in the following Thursday's paper.

Replies to Box Numbers should be addressed care of "The Architects' Journal," War Address: 45 The Avenue, Cheam, Surrey.

Public and Official Announcements

Six lines or under, 8s.; each additional line, 1s. THE INCORPORATED ASSOCIATION OF ARCHITECTS AND SURVEYORS maintains a register of qualified architects and surveyors (including assistants) requiring posts, and invites applications from public authorities and private practitioners having staff vacancies. ADDRESS: 75, HATON PLACE, LONDON, S.W.1. TEL.: SLOANE 5615. 991

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Forms of application, together with further particulars, are obtainable from the undersigned (on receipt of a stamped addressed envelope), to whom they should be returned by 27th November, 1945.

W. J. WILLIAMS,
Director of Education.

BRECONSHIRE JOINT PLANNING COMMITTEE.

Applications are invited for the post of TECHNICAL ASSISTANT to the above Committee, at a salary of £400, rising by annual increments of £25 to £450 per annum. Preference will be given to those who hold an Architectural and/or Town Planning qualification, and have a knowledge of Surveying. The appointment is temporary in the first instance, and is terminable by one month's notice on either side. Applications, stating age, qualifications, and experience, together with copies of three recent testimonials, should reach the undersigned not later than Tuesday, 4th December, 1945.

P. R. H. S. HOLBOURN,
Clerk to the Committee.

Watton Mount, Brecon, Wales.

COUNTY BOROUGH OF SOUTH SHIELDS.

APPOINTMENT OF TECHNICAL ASSISTANTS (PERMANENT).

Applications are invited for the following permanent appointments on the staff of the Borough Engineer (Lt.-Col. John Reid, O.B.E., M.Inst.C.E.), from persons having suitable qualifications.

(a) Chief Assistant (Town Planning). Salary, £440 × £15 to £500 per annum, plus war bonus, at present £59 16s.

(b) Senior Engineering Assistant. Salary, £375 × £15 to £420 per annum, plus war bonus as above.

(The Ministry of Labour and National Service have given permission under the Control of Engagements Order, 1945, for the advertisement of these two vacancies E.3032X and E.3024X.)

(c) Architectural Assistant. Salary, £315 × £15 to £360 per annum, plus war bonus as above.

(d) Junior Architectural Assistant. Salary, £240 × £15 to £300 per annum, plus war bonus as above.

(e) Assistant Building Inspector. Salary, £315 × £15 to £360 per annum, plus war bonus as above.

(These three vacancies are advertised with the approval of the Ministry of Labour and National Service.)

The appointments will be subject to the provisions of the Local Government Superannuation Act, 1937, and the successful candidates will be required to pass a medical examination.

Applications, suitably endorsed, stating age, present and past appointments, qualifications, and accompanied by copies of not more than three recent testimonials, must be received by the undersigned not later than the 1st December, 1945.

Applications will be considered from persons serving in His Majesty's Forces, who when applying should give their Group No. and probable date of release. The Council are prepared to render assistance with housing accommodation to the successful applicants if required.

Canvassing, either directly or indirectly, will disqualify.

HAROLD AYREY,
Town Clerk.

Town Hall, South Shields.

2nd November, 1945. 861

BOROUGH OF SCUNTHORPE. ARCHITECTURAL ASSISTANT.

Applications are invited for the permanent appointment of Architectural Assistant in the Borough Engineer and Surveyor's Department, at a commencing salary of £450 per annum, rising by two annual increments of £25 to £500 per annum, plus cost-of-living bonus, at present £59 16s. per annum.

Applicants should hold a recognised Architectural qualification, and have had experience in housing.

The appointment will be subject to the Local Government Superannuation Act, 1937, terminable by one month's notice on either side, and the successful candidate will be required to pass a medical examination.

Applications, stating age, qualifications and experience, endorsed "Architectural Assistant," accompanied by copies of two recent testimonials, must reach the undersigned not later than 22nd November, 1945.

W. P. ERRINGTON,
Town Clerk.

Municipal Offices, 34, High Street,
Scunthorpe, Lincs. 864

SOMERSET COUNTY PLANNING OFFICER.

The Somerset County Council invite applications for this appointment from gentlemen who are Associate Members of the Town Planning Institute by examination and also Associate Members of the Royal Institute of British Architects. A sound knowledge of the law relating to planning and ribbon development and practical application of planning principles is essential.

The salary for the appointment will be at a rate not exceeding £1,200 a year, and in fixing the commencing salary regard will be had to the age, qualifications, and ability of the successful applicant.

The post is superannuable, and war bonus and travelling and subsistence allowances will be paid as may from time to time be determined by the County Council.

The duties will include advising the County Planning Committee on planning matters and on applications received under the Restriction of Ribbon Development Act, and attendance at meetings of the Joint Planning Committees dealing with the preparation of draft Schemes for the County, and at Local Inquiries.

The person appointed will have to devote his whole time to his duties, and will not be permitted to engage in private practice or any other business.

The appointment is subject to passing a medical examination to the satisfaction of the Council, and may be terminated by three months' notice and otherwise held at the pleasure of the County Council.

Applications, in sealed envelopes endorsed "County Planning Officer," accompanied by not more than three recent testimonials (members of H.M. Forces may submit names of not more than three persons to whom reference may be made), must be received by the undersigned not later than 15th January, 1946.

Canvassing will be a disqualification.

HAROLD KING,
Clerk of the County Council.

County Hall, Taunton.

30th October, 1945. 850

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COUNTY BOROUGH OF TYNEMOUTH. BOROUGH SURVEYOR'S DEPARTMENT. TECHNICAL STAFF.

Applications are invited for the following positions—

Two SENIOR ARCHITECTURAL ASSISTANTS (Permanent), at a salary of £420 per annum, plus war bonus, who must be Associate Members of the Royal Institute of British Architects.

One QUANTITY SURVEYING ASSISTANT (Permanent), at a salary of £420 per annum, plus bonus, who must be a Professional Associate of the Surveyor's Institution (Quantities Section). Applicants for the above position must be experienced in the preparation of drawings, specifications, and bills of quantities, etc.

Two JUNIOR ARCHITECTURAL ASSISTANTS (Temporary), at a salary of £315, rising to £360 per annum, plus bonus, who must have passed part of the examination of the Royal Institute of British Architects.

One JUNIOR ENGINEERING ASSISTANT (Temporary), at a salary of £315, rising to £360 per annum, plus war bonus. Applicants must have passed A and B Sections of the Civil Engineer's examination, or part of the Testamur of the Municipal and County Engineers.

BUILDING INSPECTOR (Permanent), at a salary of £315, rising to £360 per annum, plus war bonus. Applicants must have the Building Inspector's Certificate of the Institution of Municipal and County Engineers.

The persons appointed will be required to contribute to the Council's Superannuation Act, 1937, and to pass the required medical examination. The Ministry of Labour and National Service have given permission under the Control of Engagements Order, 1945, for the advertisement of the position of Junior Engineering Assistant above (No. E2068X).

Applications, stating age, experience, and qualifications, and accompanied by copies of three recent testimonials, must be delivered to Mr. D. M. O'Herrily, B.Sc.(Eng.), M.I.C.E., Borough Surveyor, Howard Street, North Shields, not later than the 21st day of November, 1945.

Canvassing, either directly or indirectly, will be deemed a disqualification.

Dated this 5th day of November, 1945.

(Signed) FRED. G. EGNER,
Town Clerk.

CITY OF COVENTRY. CITY ARCHITECTURAL DEPARTMENT.

The Corporation of Coventry invites applications from qualified persons for the following whole-time permanent appointments in the City Architectural Department.

Two SENIOR ASSISTANT ARCHITECTS. Salary commencing at £500, and rising annually by £20 to a maximum of £600.

One CHIEF QUANTITY SURVEYOR. Salary commencing at £500, and rising annually by £20 to a maximum of £600.

One SENIOR ASSISTANT ARCHITECT. Salary commencing at £360, and rising annually by £10 to a maximum of £400.

One ASSISTANT ARCHITECT. Salary commencing at £305, and rising annually by £15 to a maximum of £350.

One JUNIOR ARCHITECTURAL ASSISTANT. Salary commencing at £200, and rising annually by £10 to a maximum of £250.

Salary increments are subject to satisfactory service, and in the case of the Chief Quantity Surveyor the appointment will be subject to three months' notice on either side; the other appointments will be subject to one month's notice on either side.

The posts will be subject to the provision of the Local Government Superannuation Acts, as amended in regard to annuities to widows by the Coventry Corporation Act, 1935, and a satisfactory certificate will be required from the Council's medical referee. The officers appointed will also be required to contribute to the Coventry Municipal Officers', Widows' and Orphans' Pension Fund.

The age limit for applicants in the case of each appointment is 40.

All the above posts will be subject to the Council's cost-of-living war bonus, which may vary, but which at present amounts to 23s. per week for men, and 18s. 6d. for women.

TEMPORARY ASSISTANT QUANTITY SURVEYORS AND SURVEYORS' ASSISTANTS.

Applications are also invited for a number of posts as Temporary Assistant Quantity Surveyors and Surveyors' Assistants. Salaries offered will vary, according to the qualifications and experience of the applicants, but will in no case exceed £300 per annum for unqualified persons, or £400 for qualified persons, in addition to which there will be the war bonus as described above.

Applications, giving particulars as to age, training, qualifications and experience, should reach the undersigned not later than Monday, the 26th day of November, 1945. Applicants should state which post they wish to apply for.

Canvassing, directly or indirectly, will be a disqualification.

D. E. E. GIBSON, M.A., A.R.I.B.A.,
A.M.T.P.I.

14, Warwick Row, Coventry.

WEST CORNWALL JOINT PLANNING
COMMITTEE.

APPOINTMENT OF PLANNING ASSISTANT.

Applications are invited for the appointment of a Planning Assistant, whose basic training has been in Architecture.

The Joint Planning area comprise six Municipal Boroughs, three Urban Districts, and three Rural Districts in south-west Cornwall; a total area of approximately 500 square miles.

The salary will commence at £350 per annum, rising by two annual increments of £15 and one rising to a maximum of £400 per annum, plus cost-of-living bonus, at present 23s. per week; the first increment to take effect on 1st April, 1947.

The appointment will be full time, and the Officer appointed will be required to provide a motor car, for which a mileage allowance will be paid.

The appointment will be subject to the provisions of the Local Government Superannuation Act, 1937, and the successful candidate will be required satisfactorily to pass a medical examination.

Applications, stating age, qualifications and experience, accompanied by copies of not more than three recent testimonials, should be sent to the undersigned not later than 30th November, 1945.

D. J. BEATTIE, Secretary.

Municipal Buildings, Penzance. 860

COUNTY BOROUGH OF WOLVERHAMPTON.

BOROUGH ENGINEER'S DEPARTMENT.

APPOINTMENT OF ARCHITECTURAL ASSISTANTS.

Applications are invited for the following permanent appointments in the Borough Engineer and Surveyor's Department:

(1) SENIOR ARCHITECTURAL ASSISTANT (Class 1). Salary £400-£20-£500 per annum, plus cost-of-living bonus, at present £59 16s. per annum.

Candidates should be Associate Members of the Royal Institute of British Architects (or hold equivalent qualifications), and have had good experience in general architectural work, including school and house planning and design, and in the preparation of working drawings and specifications.

(2) SENIOR ARCHITECTURAL ASSISTANTS (Class 2).

Salary £350-£12 10s.-£450, plus cost-of-living bonus, at present £59 16s. per annum.

Candidates should be Associate Members of the Royal Institute of British Architects (or hold equivalent qualifications), and have had experience in general architectural work and in the preparation of working drawings, specifications, and setting out in connection with housing work.

(3) GENERAL ARCHITECTURAL ASSISTANTS.

Salary £300-£10-£360.

Candidates should have had sound architectural training and experience in general architectural work.

The appointments will be subject to the provisions of the Local Government Officers' Superannuation Act, 1937, and one month's notice on either side, and the successful candidates will be required to pass a medical examination.

Applications, in plain envelopes endorsed "Senior Architectural Assistant (Class 1)," "Senior Architectural Assistant (Class 2)," or "Junior Architectural Assistant," stating age, qualifications, training and experience, giving particulars of present and past appointments, accompanied by copies of three recent testimonials, or, in the case of H.M. Forces, the names of three referees, must be delivered to the undersigned not later than Thursday, the 29th November, 1945.

J. BROCK ALLON, Town Clerk.

Town Hall, Wolverhampton.

6th November, 1945. 878

CITY OF BATH.

Two Grade 3 ARCHITECTURAL ASSISTANTS (Temporary) required by Bath City Council.

Candidates must be Registered Architects, and preference will be given to those holding the Associateship of the Royal Institute of British Architects or a university degree in architecture and who have had at least 10 years' practical experience of the development of housing estates, including the preparation of plans, specifications, and the supervision of contracts.

Salary £425, plus war bonus, at present £59 16s. per annum.

Applications, together with copies of three recent testimonials, to be forwarded to the City Engineer, Guildhall, Bath, not later than 26th November, 1945.

J. BASIL OGDEN, Town Clerk.

Guildhall, Bath.

8th November, 1945. 881

CITY OF ST. ALBANS.

CITY ENGINEER AND SURVEYOR'S
DEPARTMENT.

ARCHITECTURAL ASSISTANT.

Applications are invited for the appointment in the above department of an ARCHITECTURAL ASSISTANT. Salary, £400 per annum, plus current cost-of-living bonus, £59 16s. per annum. Applicants must possess an architectural qualification, and have had experience in the preparation of plans, working drawings, specifications and lay-outs of modern municipal housing estates, including surveying and levelling.

The appointment is for a temporary period, and is subject to one month's notice on either side. The position as regards military service must be stated by applicants. Canvassing will disqualify.

Applications in writing, stating age and experience, together with copies of two recent testimonials (non-returnable), must be received by me not later than first post on 3rd December, 1945.

S. H. E. CRANE, Town Clerk.

Town Clerk's Office, 38, St. Peter's Street, St. Albans.

November, 1945. 870

EAST HERTS JOINT PLANNING
COMMITTEE.

A vacancy exists for an appointment as DRAUGHTSMAN to assist Major L. C. Kitching, M.B.E., the Planning Officer to the above Committee. Salary will be on the Eastern District Provincial Scale between the figures of £310 (with annual increments of £15) and £410 per annum, according to experience and capabilities. Cost-of-living bonus, at present at £59 16s. per annum, will be payable.

The applicant should be a capable Draughtsman and Colourist, accustomed to the preparation of planning maps, basic survey sheets (including revision of ordnance maps), and architectural drawings. Proficiency in perspective and axonometric projection will be an advantage.

The post is superannuable, and the successful candidate will be required to pass a medical examination.

Applications in writing, stating age, experience, and qualifications, to be made to the undersigned not later than the 7th December, 1945.

The names of two persons to whom reference may be made should be stated.

ELTON LONGMORE, Clerk of the East Herts Joint Planning Committee.

County Hall, Hertford, Herts. 865

METROPOLITAN BOROUGH OF
HAMMERSMITH.

APPOINTMENT OF ARCHITECTURAL ASSISTANTS.

Applications are invited for the following appointments in the Borough Engineer and Surveyor's Department:—

Grade "G," £550-£20-£650, plus bonus (at present 23s. per week): Two Architectural Assistants (Permanent); Four Architectural Assistants (Temporary).

Grade "H," £450-£20-£550, plus bonus (at present 23s. per week): One Architectural Assistant (Permanent); Two Architectural Assistants (Temporary).

Grade "I," £250-£20-£450, plus bonus (at present 23s. per week), commencing salary according to experience: One Architectural Assistant (Permanent); Two Architectural Assistants (Temporary).

Candidates should have had experience in the preparation of designs, working and detailed drawings for public buildings and Municipal housing schemes and flats. Applicants for "Grade "G" positions must be Associates of the Royal Institute of British Architects, and for the remaining positions preference will be given to candidates who are qualified architects.

Experience in war damage repairs is essential for one of the temporary appointments in both grades "H" and "I." The appointments are subject to the Council's Superannuation and Sick Pay Schemes, and the successful candidates satisfactorily passing a medical examination by the Council's medical adviser. Permanent appointments are subject to one month's, and temporary appointments to one week's, notice on either side.

Applications must be made on the appropriate forms (to be obtained from the undersigned), accompanied in each case by copies of three recent testimonials, and endorsed "Architectural Assistant," and delivered to Town Clerk, Town Hall, Hammersmith, not later than 12 noon on 21st November, 1945.

Canvassing members of the Council, directly or indirectly, will disqualify.

W. H. WARHURST, Town Clerk.

Town Hall, Hammersmith, W.6.

29th October, 1945. 867

COUNTY BOROUGH OF GATESHEAD.

Applications are invited for a JUNIOR ASSISTANT QUANTITY SURVEYOR. Preference will be given to applicants who have passed the final Examination of the Surveyor's Institute. The salary will be in accordance with the Council's scales, based upon age and qualifications. The junior qualified scale at 24 years of age commences at £339 16s., inclusive of bonus.

Applicants should be capable of taking off, abstracting, milling of quantities, the adjustment and settlement of builder's final accounts.

Applications must be made on the prescribed form, to be obtained from F. H. Patterson, Esq., M.I.M. & Cy.E., Borough Engineer, Municipal Buildings, Swinburne Street, Gateshead, on receipt of a stamped addressed envelope.

Forms to be returned to the Borough Engineer not later than 4th December, 1945.

J. W. PORTER, Town Clerk.

Town Hall, Gateshead, S.

866

Architectural Appointments Vacant

Four lines or under. 4s.; each additional line, 1s.

Wherever possible prospective employees are urged to give in their advertisement full information about their duty and responsibilities involved, the location of the office, and the salary offered. The inclusion of the Advertiser's name in lieu of a box number is welcomed.

ASSISTANT required, who must have interest in contemporary design, and is an experienced draughtsman; progressive position is offered in recently formed practice in London area. Box 784.

SENIOR and JUNIOR ASSISTANTS required in Architect's office, near Kingston, for work connected with war damage rebuilding. Box 785.

ARCHITECT required for preparation of layout plans, road works, and domestic architecture, in connection with development of large private estates in the Midlands. Applicants must have sound experience, and be thoroughly acquainted with the Town and Country Planning Acts, etc.; permanent position with prospects for capable and reliable applicant; commencing salary, £650 per annum. Apply Box 841, stating details of experience, qualifications, etc.

ARCHITECT, in private practice in county town in Midlands, urgently require capable General Assistant; permanency for suitable man. Apply, giving full particulars as to age, experience, and salary required, to Box 859.

ARCHITECT'S ASSISTANT, SENIOR, required in West End office for development of prefabricated housing project from early stages, and for general practice. State experience and salary required to Box 849.

ARCHITECTURAL and Surveying Assistant required for busy Sussex Coast practice; must be fully experienced in preparing surveys, specifications, and agreeing dilapidations; good draughtsman and knowledge of present day pricing an advantage; age under 40; professional qualifications an advantage, but not essential; excellent prospects and good salary for fully capable man. Please write in confidence, giving experience and age, to Box 866.

ARCHITECT'S ASSISTANT required. Apply, stating age, experience, and salary, to Henry C. Smart & Partners, Architects and Surveyors, 251-3, Finsbury Pavement House, 120, Moorgate, E.C.2. 863

CHARTERED SURVEYOR requires qualified Assistant; must have had professional office experience, and be capable of carrying matters through to completion; salary £500 per annum; permanent and progressive post. Box 864.

ARCHITECTURAL DRAUGHTSMAN or DRAUGHTSWOMAN urgently required for progressive and interesting country practice of 55 years' standing in Caernarvonshire; chiefly domestic work; execution working drawings and details essential; salary according to suitability, likewise partnership possibilities. Write fully, stating age, experience, references, etc., Box 869.

ARCHITECTS' ASSISTANTS (Senior and Junior) required. Apply, stating age, experience, and qualifications, to Duncan Clark & Beckett, 7, West Stockwell Street, Colchester. 874

JUNIOR ARCHITECTURAL ASSISTANT required, preferably student R.I.B.A.; excellent experience and prospects; state salary required. R. W. H. Vallis, F.R.I.B.A., Frome, Somerset. 876

JUNIOR ARCHITECTURAL ASSISTANT, age over 20; working drawings for commercial and domestic work, etc.; state experience, salary required, and position regarding National Service, to Herbert J. Stribling, F.R.I.B.A., Rotherfield, Stoke Poges, Bucks. Tel.: Fulmer 124. 879

ARCHITECTURAL ASSISTANT required for office in Edinburgh; housing work generally; good salary and prospects. Box 882.

Architectural Appointments Wanted

Advertisements from Architectural Assistants and Students seeking positions in Architects' offices will be printed in "The Architects' Journal" free of charge until further notice.

JUNIOR ARCHITECTURAL ASSISTANT. school cert., age 20, seeks position in London architect's office; some experience in surveys; studying for R.I.B.A. exams. Box 171.

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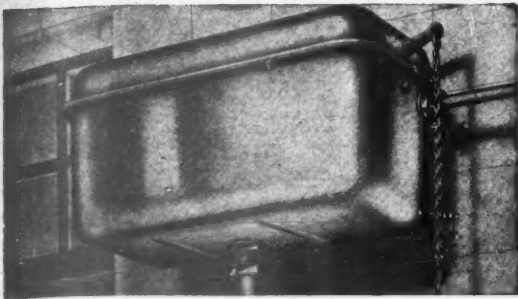
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