

Official opening of the first permanent council house completed since the termination of the 1939-1945 war : Addison Road, Enfield. October 30th, 1946 / Urban District Council of Enfield.

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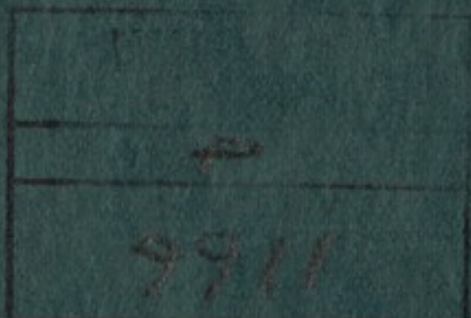
**URBAN DISTRICT COUNCIL
OF
ENFIELD**



OFFICIAL OPENING
of the First Permanent
Council House completed
since the termination of
the 1939—1945 War.

**ADDISON ROAD,
ENFIELD.**

**OCTOBER 30th,
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Chairman of the Council :

A. R. KEMP, Esq., J.P.

Vice-Chairman of the Council :

Mrs. G. M. JAY, J.P.

Housing Committee :

Chairman :

H. DUDLEY HYDE, Esq.

Vice-Chairman :

L. C. MERRION, Esq.

Members :

Councillor Mrs. G. M. JAY, J.P.

„ G. DEACOCK

„ W. G. BOWYER

„ D. R. J. BOXALL

„ A. M. EELES

„ F. GREENWOOD

„ A. R. KEMP, J.P.

Clerk of the Council :

J. WARING SAINSBURY, M.A., LL.B.(Cantab.)

Engineer and Surveyor :

F. LEE, A.M.I.C.E., F.S.I.

OPENING CEREMONY

The Chairman of the Council (A. R. KEMP, Esq., J.P.) to invite Alderman C. W. KEY, M.P., Parliamentary Secretary to the Ministry of Health, to perform the opening ceremony.

Keys presented to the Parliamentary Secretary by Mr. FRANK LEE, A.M.I.C.E., F.S.I., Engineer and Surveyor to the Council.

Opening of the first House and Presentation of the Key to Incoming Tenant by Parliamentary Secretary

Vote of thanks to Alderman KEY for performing the opening ceremony, proposed by Councillor H. DUDLEY HYDE (Chairman of the Housing Committee), seconded by Councillor E. S. STOCK.

Councillor HYDE to invite the Parliamentary Secretary and Guests to inspect the houses.

After the inspection, the Chairman of the Council with the Parliamentary Secretary and Guests will proceed to St. George's Restaurant where refreshments will be served.

HOUSING IN ENFIELD

THE PAST.

The total number of houses owned by the Council is 1719, most of which were built before 1933. The Council before the war had however, acquired 64.7 acres of land at Bullsmoor Lane for a further housing estate. Plans were being prepared for this site when the Munich Crisis of 1938 came, and no further work was carried out on this scheme.

During the war years practically every house in the district was damaged and repairs were carried out to 33,063 houses, of these 1,888 were seriously damaged and in addition 347 were totally destroyed. The havoc caused by the War has had serious repercussions on the present housing position, as in this District alone millions of tiles, slates, bricks, and square feet of glass and thousands of W.C. pans and other sanitary fittings together with large quantities of other building materials were used on repair work, and it is estimated that these materials, which are now in short supply, would have been sufficient for the erection of several thousand houses.

On one night alone in 1940, over 5,000 houses were damaged and at the last incident which occurred in the district on the 25th March, 1945, 1,200 houses were damaged including 28 demolished which have been completely rebuilt and are now occupied.

THE PRESENT.

In June 1945 whilst there were still over a thousand men engaged in the district on the repair of war damage, plans were submitted to the Ministry of Health for the first permanent housing scheme at Addison Road. The reason for choosing this site was that it was felt to be preferable to go to tender for a small number of houses in the first place in order to test conditions which were then unknown. This proved to be a wise move in that the original tenders were considered by the Ministry of Health to be too high and fresh tenders had to be sought. These were received and accepted in January, 1946.

The Council has given very careful consideration to all methods of dealing with the housing problem and is providing additional housing accommodation by the following methods :—

- Conversion of existing houses into flats.
- Temporary prefabricated houses.
- Permanent prefabricated houses.
- Permanent houses of traditional
construction.

Conversion of Existing Houses into Flats.

33 houses have been converted into 78 flats and contracts have been let for an additional 7.

Temporary Prefabricated Houses.

The Council received an allocation of 350 temporary houses of the following types —

The Arcon, American and Aluminum.

241 have been completed to date and are occupied. Contracts have been let for the remainder.

Permanent Prefabricated Houses.

Up to the present, two types of permanent prefabricated houses have been chosen by the Council ; the B.S.I.F. Steel House of which 136 have been ordered, and the " Scottwood " Plywood House of which 100 have been ordered, making a total of 236.

The B.S.I.F. house is well-known and has been ordered in large quantities by different authorities in the country. The " Scottwood " house has not yet been erected by any Local Authority, and Enfield has been the pioneer in pressing the Ministry of Health to allow this type of house to be erected. The allocation of 100 which Enfield has received is half the total number which the Ministry has agreed to allow to be produced at present, but it is hoped that the Ministry will encourage the construction of larger numbers of this type of house, which is a British made timber house comparing favourably with houses of traditional construction.

Permanent Houses of Traditional Construction.

Contracts have been let for the erection of 386 permanent houses on the following sites where work is in progress :—

Addison Road
Hoe Lane
Turkey Street
Bullsmoor Lane.

The following is a summary of the present position :—

	<i>Complete</i>	<i>Contracts Let</i>
1. Conversion of properties. (Flats)	78	7
2. Temporary Houses.		
(a) American	122	27
(b) Arcon	119	12
(c) Aluminium	—	52
3. Permanent Houses—under construction		
(a) Addison Road	—	40
(b) Hoe Lane	—	74
(c) Turkey Street	—	58
(d) Scottwood	—	100
(e) B.S.I.F.	—	136
(f) Bullsmoor Lane	—	214
Total of Houses.	319	720

It will be seen that the total number of separate dwellings for which contracts have been placed from the commencement of the programme amounts to 1,039, of which 319 are occupied.

In addition 930 families have been housed in requisitioned properties and existing Council houses, making a total of 1249 families housed.

Every endeavour has been made to lay out the estates attractively and to design the houses with architectural merit and within the limits of finance and materials available to give the best value possible under present circumstances.

Addison Road Housing Site

This scheme, on which work was commenced at the beginning of April this year, consists of 40 houses, of which 38 are built on traditional lines and two are "Roberts" houses which are prototypes of a special steel framed house erected by Messrs. A. Roberts and Co., of 79 Eccleston Square, Victoria, S.W.1. The 38 traditional houses consist of 32 three-bedroom and 6 two-bedroom types. It will be noticed that three-bedroom terrace houses are being adopted on this site as they are cheaper and use less material than a semi-detached house of the same size, which are important considerations under present circumstances. Every effort has been made in the design to overcome the usual disadvantages of terrace houses, such as badly lit staircases and lack of privacy. On this site the rooms provided are of the following sizes :—

Ground Floor.

Living Room	13'3" × 12'0"	..	160	ft. sup.
Kitchen	14'10½" × 10'7½"	..	158	„ „
Hall	10'6" × 4'6"	..	47	„ „
Larder.				

First Floor.

Bedroom 1.	12'0" × 11'5"	..	141	„ „
„ 2.	12'0" × 9'4½"	..	118	„ „
„ 3.	10'7½" × 7'1½"	..	74	„ „
Bathroom	5'8" × 4'10"	..	27.5	„ „
W.C.	5'8" × 2'8"	..	15.5	„ „

All these rooms are built to accord with the dimensions laid down by the Ministry of Health in the Housing Manual.

The average cost of this three-bedroom

house on this site is £1,090 excluding land, streets and sewers.

On the later contracts the size of this house has been increased and an outside W.C. is being provided in addition to the one upstairs.

The Council has decided to let the houses at the following rentals :—

Two-bedroom Houses 17s. 9d. per week.

Three-bedroom Houses 19s. 9d. „ „

These rents being inclusive of rates and water charges.

This scheme has been carried out under the Chairmanships of Councillor H. D. Hyde, the present Chairman of the Housing Committee and Councillor W. G. Bowyer, his predecessor in that office, and the following have been responsible for the preparation and carrying out of this scheme.

Architect :

FRANK LEE, L.R.I.B.A., A.M.I.C.E., F.S.I.,
Engineer and Surveyor to the Council.

Assisted by the staff of the Surveyor's
Department, and in particular by :

H. T. TOWNSEND, A.R.I.B.A.
Chief Architectural Assistant.

S. RIDGWAY, B.Sc.(Eng.), A.M.I.C.E.,
Chief Engineering Assistant.

G. D. HART, *Clerk of Works.*

Solicitors :

J. WARING SAINSBURY, M.A., LL.B.,
Clerk and Solicitor to the Council.

R. L. DOBLE, M.A., *Senior Assistant Solicitor.*

Quantity Surveyors :

Messrs. E. R. BABBS and SONS, 40 St. James' Place, S.W.1.

Contractors :

Messrs. TOWNSEND and COLLINS, LTD.,
2 Brick Lane, Enfield.

Thanks are also due to the Officials of the Ministry of Health for their ready help in all matters connected with Housing and to the Women's Consultative Committee for their advice on points of practical planning.

All the houses are being constructed under contract. The first section of the streets and sewers on the Bullsmoor Lane Housing Site are being constructed by Direct Labour. This site will ultimately accommodate over 600 houses and provision has been made in planning the site for a Primary School, Playing Fields, Shops, Branch Library and other Community requirements.

Private Enterprise.

In addition to the houses being erected on behalf of the Council, licences have been granted for the erection of new houses, and for the rebuilding of houses destroyed by enemy action. Of these 10 have been completed.

The amount of land, however, which is available for the erection of houses by private enterprise in the district without conflicting with the Enfield Plan is small, and the numbers are not likely to be increased materially in the near future.

THE FUTURE.

The Council has given very serious consideration to the future planning of the district, and is very anxious that any further development in the district shall be such as to preserve its character and to limit the development so as to retain as much of the beautiful open country as possible. An amended planning scheme had been approved by the Council before the publication of the Greater London Plan. This Scheme conforms to the same principles of planning, but varies in detail. It has, in fact, been prepared in much more detail than the Greater London Plan. Provision is made for the reservation of land for Schools and other Public Buildings, Open Spaces and the like, and for the preservation of buildings of an artistic and historic merit.

Every endeavour is being made to hold the balance between this Plan and the housing needs in the district, and it is hoped that the results will provide the maximum benefit to the residents of the district.

Additional sites for housing have already been acquired and contracts for the erection of additional houses will be let at regular intervals during the next few years.

The next scheme for which tenders are to be invited is for the erection of 48 Old Persons Flats at Northfield Road, Ponders End.

The Council also intends to erect Three-

*Letter just
received
from
4/6/11/2*

Storey Flats at certain well-chosen sites throughout the district, and as soon as the immediate serious problem has been dealt with, the redevelopment of areas such as the Ponders End Area will be carried out.

On all schemes existing trees will be preserved and additional trees and shrubs planted and any other steps taken to preserve and increase the amenities, and it is hoped that all tenants will co-operate in protecting these amenities from wanton damage with its disheartening results to those who are trying to beautify the area.

All can be assured that the Council and its Chief Officers have this very serious problem of Housing very much at heart, and no effort will be spared to accomplish the task of providing the necessary homes for the people as quickly as possible.

The Urban District of Enfield, with a population of 105,000 and an area of 12,400 acres is unique in character, with important industries on the one hand and rural country on the other, 2,500 acres of which were preserved some years ago as part of the Green Belt, and remains unspoilt.

Parts of the district are situate within ten miles of the City of London, in whose proud defiance it shared, and it may well be that those on whom the future of the District depends would be strengthened in their endeavours by remembering in conjunction with the District's own motto *Priora cole meliora Sequere*, that of the City, *Domine dirige nos*.



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