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Flatlets for Old People



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MINISTRY OF HOUSING AND LOCAL GOVERNMENT

Flatlets for Old People



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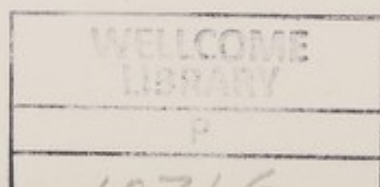
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Foreword

By the Minister of Housing and Local Government

SINCE the war over 9,000,000 people have moved into new homes.

For years we have had to concentrate mainly on houses for the growing families. We did not, however, forget the older people, particularly during the last few years. During that time many thousands of one-bedroom flats and bungalows have been built by local authorities.

But the need is still with us. The truth is that we are living longer and staying fit longer, so that today there is a big demand for homes by people who, though no longer young, are still able-bodied and active but need smaller and more convenient accommodation to live in than the family house.

Old people like to keep their independence, but they don't want too much housework. Most of them like to do their own shopping and cooking, and to be able to have a friend in for a cup of tea. Though they want to live in their own way, they do not want to be cut off entirely from all younger people and isolated in an ageing community. They want to see life going on around them.

That is why I have had this short handbook prepared. I believe that the kind of flatlet which it illustrates should meet all these needs, and enable a growing number of people to enjoy their independence throughout a happy old age.

Henry Brooke

Introduction

1. There are more old people in this country today than ever before. Partly due to better living and working conditions and partly to the big advances made in medical science, people nowadays live longer and remain more active than in the past. Nearly one-eighth of the whole population is now over the age of 65. This emphasises the widespread need for the type of accommodation in which elderly people can live and look after themselves.
2. Since the war, local housing authorities and housing associations have designed and built a large number of new self-contained dwellings, and have also converted existing buildings for occupation by old people. Advice on the design of new dwellings is given in the Department's *Housing Manual*, published in 1949, and in the supplement *Housing for Special Purposes* published in 1951. But although the number of one-bedroom dwellings provided annually by local authorities has steadily increased in recent years from 10,973 in 1951 to 18,287 in 1957 (representing an increase from 7.7% to 13.3% of all local authority housing) there is still a big demand to be satisfied. In particular there is a marked need to help single old people to continue to live independently, even when they become less active, by providing a type of accommodation smaller and more labour-saving than the fully self-contained bungalow or flat. For this purpose flatlets, each with a bed-sitting room and kitchen, but with shared bathrooms and W.C.s, are particularly suitable.
3. To encourage local authorities to provide as many one-bedroom dwellings as possible, the general needs subsidy of £10 per annum has been retained for these: and bed-sitting room flatlets with their own cooking facilities but with shared bathrooms and W.C.s can also now qualify for subsidy. In addition, improvement grant is payable for accommodation converted in accordance with the standards laid down in the Department's Circulars No. 18/57 and 55/57. Old people needing special care and attention are the responsibility of the welfare authorities under Part III of the National Assistance Act, 1948. These authorities now have the Minister's general consent, under section 126 of the Local Government Act, 1948, to contribute to a maximum of £30 per house per annum towards the cost incurred by county district authorities in housing active old people.
4. While local authorities and housing associations have already provided some flatlets in conversion schemes, they have so far had little experience of building new blocks of flatlets, and there is scope for experiment. This handbook gives examples of some simple basic types of flatlets and shows how they can be grouped into blocks to suit different sites. As some guide to Councils who are contemplating this type of building for the first time, a general indication of costs, based on provincial rates, is given wherever possible. Three examples of typical conversion schemes are also shown, of which the second (*Figs. 12 and 13*) illustrates the more flexible application of standards introduced in 1957.
5. Further examples may be added as more experience is gained.

Part I: New Buildings

GENERAL

6. Most old people wish to remain independent for as long as possible, but for many the time comes when, although they are not so infirm as to be 'in need of care and attention', a fully self-contained bungalow or flat becomes too much of a burden. What is needed is accommodation mid-way between self-contained dwellings and hostels providing care. A convenient way of meeting this need is by the provision of bed-sitting room flatlets with shared bathrooms and W.C.s.

Grouping

7. Since it is necessary to provide for good management and general supervision (in the form of a resident or readily available warden) grouping is important. Usually, it is best to think in terms of a one or two storey block. Each group of flatlets should have within easy reach the appropriate number of bathrooms and W.C.s. The block should generally contain a warden's flat and possibly a communal sitting-room. In certain circumstances, where the cost of land is high or for some other reason restricted sites have to be developed, blocks of three or more storeys with lifts might be considered.

Number of Flatlets

8. In planning a block the architect will, of course, wish to include sufficient flatlets to make the project economic, but not so many as to lead to an impersonal or institutional atmosphere. As a general rule, a workable scheme needs a minimum of 12 units and a maximum of 24 to 30 units. Some self-contained one-bedroom flats for couples can be incorporated in the block if required.

Siting

9. Wherever possible, the site should be sheltered, with an interesting and pleasant outlook; free from too much noise, but not cut off from the communal life of the neighbourhood. It should be within easy reach of shops, churches and bus stops, and the approach should not be steep. The internal planning of the block will depend very much upon the orientation of the site, but it is best for bed-sitting rooms to have a south-east, south or south-west outlook, to ensure that they can get a reasonable amount of sun for some part of each day.

Management

10. Good management is essential to this type of scheme. It is only to be expected that as time goes on the occupants will become less active, and some will need a certain amount of kindly assistance from day to day and emergency help in the event of illness or accident. The cleaning of bathrooms, W.C.s and other communal rooms has also to be provided for. These duties are best performed by a warden living in her own flat on the premises or,

particularly in the case of a larger scheme, by a reliable middle-aged couple—the husband acting as caretaker and general handy-man. Although sometimes it may be sufficient if the warden is close at hand and “on call”, the aim should be to have a resident warden.

STANDARDS OF ACCOMMODATION

Single Bed-sitting Rooms

11. The Ministry's Manual, *Housing for Special Purposes*, recommended that in hostels providing board and lodging for old people, the desirable area for a single bed-sitting room should be 140 square feet and the minimum area 108 square feet. Bed-sitting rooms in which old people are to cook and look after themselves need to be larger. It is recommended that each single unit should have a minimum area of 140 square feet for living and sleeping and that, in addition, an area of 30 to 40 square feet should be provided for cooking. Units can be planned in different ways. Either the bed-sitting room can be an all-purpose room, containing the bed as well as the living-room furniture (*Figs. 1 and 2*); or alternatively a more spacious and convenient unit can be planned with a bed recess in addition to the living space, making a total living and sleeping area of approximately 180 square feet (*Fig. 3*).

12. Similarly, the facilities for cooking can be provided either in a small separate kitchen leading directly off the bed-sitting room or off a lobby (*Figs. 2 and 3*), or they can be arranged in a large, ventilated cupboard cut off from the bed-sitting room by folding doors (*Fig. 1*). The former method is greatly to be preferred.

13. The estimated costs of these units show that the smallest unit (*Fig. 1*) with kitchen cupboard costs only £40 less than the largest unit (*Fig. 3*) with bed recess and separate kitchen, and £10 less than the all-purpose bed-sitting room with separate kitchen (*Fig. 2*). It is recommended, therefore, that a unit of approximately 180 square feet exclusive of kitchen should be accepted as the desirable standard. For this reason *Fig. 3* has been taken as the standard unit in the block plans shown in *Figs. 7–9*.

Double Bed-sitting Rooms

14. For a double bed-sitting room the minimum area should not be less than 200 square feet, but the desirable standard is about 220 square feet, including the bed recess which should have separate ventilation. A separate kitchen should always be provided for a double bed-sitting room (*Fig. 4*).

15. Whichever type of plan is adopted for the bed-sitting room, the doors and windows should be arranged so that the bed can be conveniently placed and good use made of the remaining wall space. In order to avoid excessive heat loss, windows should not be too large, and the window-sills should be low enough to enable a person sitting down to see out of the window. Fastenings should be easily accessible, and the windows should have some form of night vent operated by a wheel pulley and cord.

16. All bed-sitting rooms should be equipped with a good central light, points for a bed-side lamp, wireless, etc., and there should be an electric bell near the bed connected with the warden's flat. Socket outlets should be fixed at five to nine inches above the floor. Each flatlet should have an individual lock, the warden having a master key.

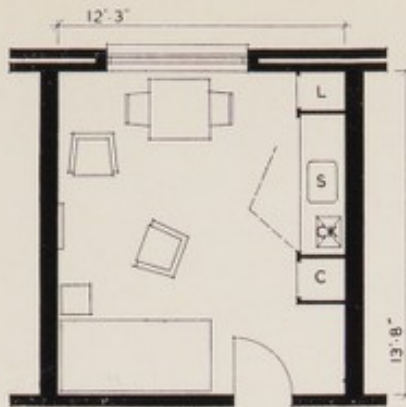


Fig. 1 Total Area 167 sq. ft.
Bed-sitting Room 140 sq. ft.

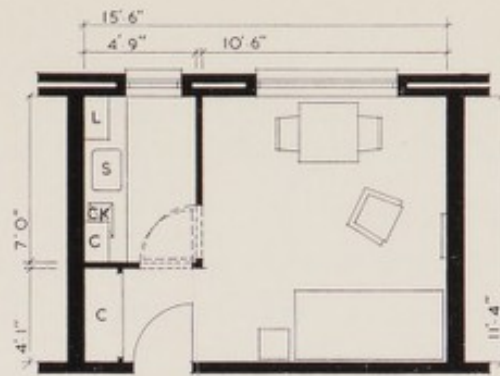


Fig. 2 Total Area 176 sq. ft.
Bed-sitting Room 140 sq. ft.
Kitchen 33 sq. ft.

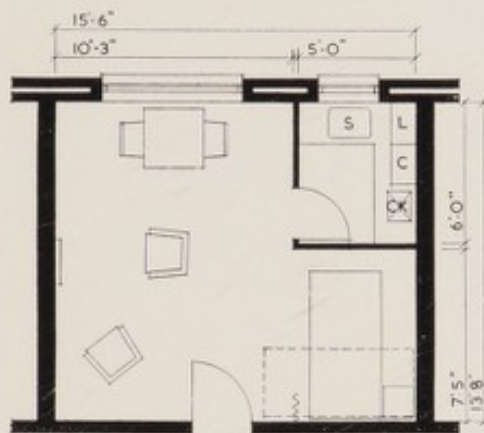


Fig. 3 Total Area 212 sq. ft.
Living Room 140 sq. ft.
Bed Recess 39 sq. ft.
Kitchen 30 sq. ft.

Figs. 1-3
Single Bed-sitting Rooms

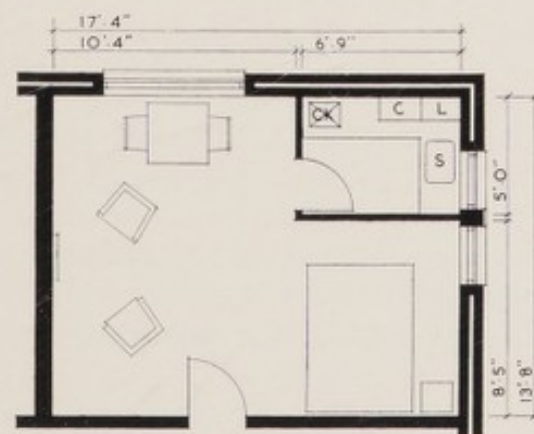


Fig. 4 Total Area 237 sq. ft.
Living Room 141 sq. ft.
Bed Recess 59 sq. ft.
Kitchen 34 sq. ft.

Fig. 4
Double Bed-sitting Room

Kitchens

17. Kitchens should be equipped with a sink and draining-board unit and a small electric cooker. Storage space should always be provided, including a small, ventilated food cupboard. Shelves should be within easy reach and never higher than six feet from the floor. *Figs. 5 and 6* illustrate typical layouts of the equipment.

Bathrooms and W.C.s

18. Sanitary facilities to be provided should not be less than:

One W.C. to every two occupants

One Bath to every four occupants.

Easy access to W.C.s and bathrooms is essential. They should always be on the same floor as the flatlets which they serve, and should be grouped adjacent to them. If convenient grouping cannot otherwise be arranged, one bathroom may serve up to six single flatlets.

19. An electric bell should be provided in each bathroom, within easy reach of the bath, and door fastenings should be of a type to enable the warden to enter in an emergency. To avoid the risk of accidents, there should be no other electric fittings in the bathrooms.

20. One bathroom on each floor might include a drying cabinet or airing cupboard, or alternatively, if the bathrooms have heated towel rails, drying racks on pulleys might be provided.

ANCILLARY ACCOMMODATION

21. Other requirements are:

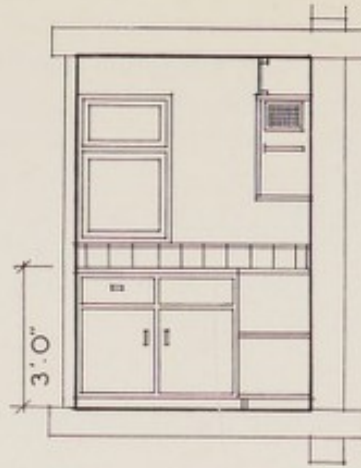
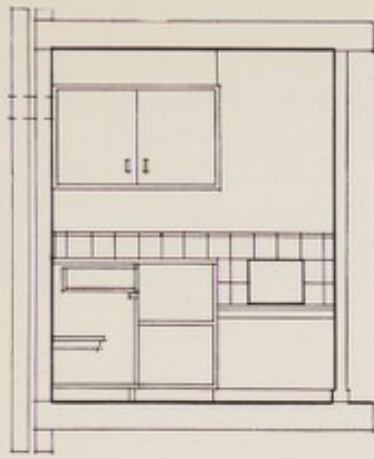
(a) Warden's Flat

In most cases it will be desirable to provide accommodation for a warden as an integral part of the block of flatlets, rather than in a separate house or flat. The size of this will depend upon whether a married couple or a single person is to be employed. In two-storey blocks, space for a flat will be available on the first floor of the building, above the entrance hall and communal sitting-room. The accommodation should be planned in accordance with current housing standards, and the local authority may find it convenient to provide it rent-free in return for services.

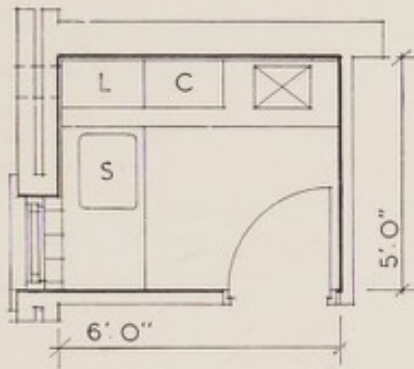
(b) Communal Sitting-room

There is much to be said for providing a room where the tenants can sit together and, for instance, look at television. The size of the room will depend on the number of people living in the block. It should not be very large, or it will seem bare and chilly and lack a homely atmosphere. About 20 square feet per person should be sufficient. An open fire (which should be designed to burn smokeless fuel) does a great deal to promote a pleasant atmosphere in a communal sitting-room, even though central heating is provided.

If it is desired to include in the block a club room for use by non-resident old people living nearby, the best course is to design two inter-connecting rooms—a larger club room and a smaller residents' room. The club room will need a small cloakroom and separate W.C., and probably a small kitchen with arrangements for serving refreshments.

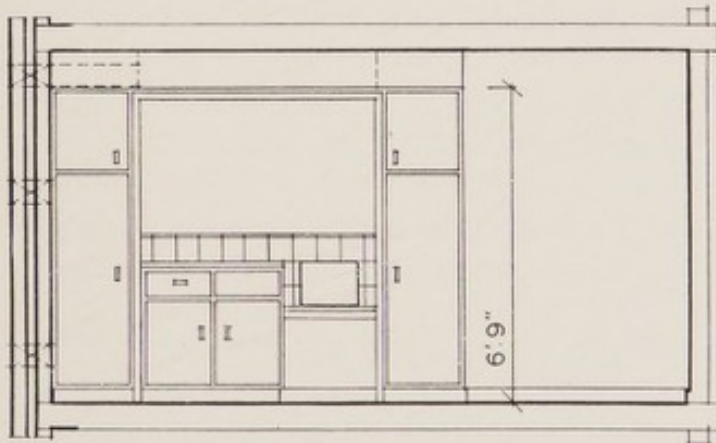


SECTIONAL ELEVATIONS

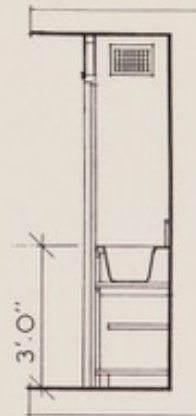


PLAN

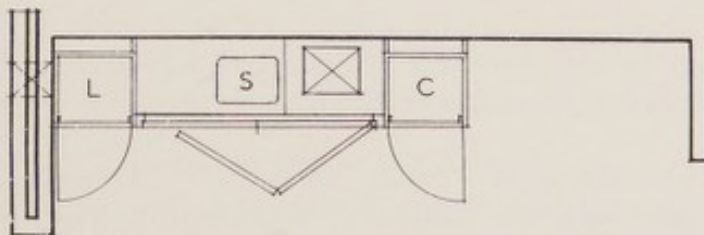
Fig. 5
Layout of small
separate Kitchen



SECTIONAL ELEVATION



SECTION



PLAN

Fig. 6
Layout of
Cupboard Kitchen

(c) *Larders*

It is advisable to provide on each floor facing north or east, and related to each group of bed-sitting rooms, a small, well-ventilated room with slate slabs for keeping perishable food.

(d) *Goods Delivery Room*

A small room should, if possible, be provided on the ground floor near the entrance to the block, for delivery of milk, post, parcels, etc., to the tenants; this might well be fitted with individual lockers.

(e) *Storage Room*

This should be fitted with slatted shelving for the storage of trunks, suit-cases, etc.

(f) *Laundry*

Tenants will be able to do personal washing in their own kitchens, and to make use of drying facilities in the bathrooms. For heavier washing it may be thought advisable to provide, on the ground floor, a small laundry with a washing machine, and an external drying ground nearby.

(g) *Guest Bedroom*

It is often an advantage to have a guest bedroom in the block, particularly in case of illness. The need for this is greater in country districts, where travelling may be difficult, than in towns where most of the tenants' visitors may well be living within easy reach.

(h) *Circulation Space*

The architect should aim at as low a proportion of circulation space as possible. The width of corridors will depend to some extent upon their length, and upon whether the bed-sitting rooms are planned on one or both sides. Generally, a width of 4 ft. 6 in. to 5 ft. is adequate. Wherever possible, corridors should have natural lighting and ventilation and handrails are an advantage. Stairs should be 'easy-going', and elsewhere the odd step should be avoided.

(i) *Means of Escape in Case of Fire*

Local requirements will vary. The provision to be made will be a matter for decision by each local authority on consultation with the local Fire Officer.

HEATING AND HOT WATER SUPPLY

22. The method of heating is important. While it must be recognised that many old people, if given the choice, would themselves prefer an open fire, the aim of this type of accommodation is to enable them to retain their independence for as long as possible; and central heating, which maintains a steady background heat in corridors as well as in rooms, is undoubtedly a great help to this end. Less active old people are also much better able to manage on their own if the work of looking after an open fire has been cut out.

23. Despite its obvious advantages, central heating is often thought to be too expensive for installation, particularly in small schemes for old people. For purposes of comparison the block of 16 flatlets shown in *Fig. 8* has been costed for various methods of central heating

as compared with heating by individual fires. Costs are based on a 30-week heating period and in each scheme hot water is supplied from a central boiler. For individual open fires an allowance has been made of $1\frac{1}{4}$ cwt. of fuel per week. The results are shown in the following table. Column 3 gives the total weekly cost per person, inclusive of maintenance, depreciation and amortisation over a 60-year period of the capital cost of the installation which, for convenience, has been calculated at the long-term interest rate of 5%.* Column 4 shows the actual cost of space heating and hot water.

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>	<i>Column 4</i>
<i>Method of Heating and Hot Water Supply</i>	<i>Cost of Building including heating installation and hot water supply (Figure 8)</i>	<i>Total cost per person per week*</i>	<i>Cost of fuel and power per person per week for space heating and hot water</i>
1. Individual Open Fires and Solid Fuel Boiler for hot water	£ 13,500	12/1	9/9½
2. Solid Fuel Boilers	14,000	13/6	9/1
3. Gas-Fired Boilers	14,000	18/1	13/6½
4. Oil-Fired Boilers	14,600	13/10½	8/3

*A fluctuation of 1% on a capital cost of £500 would affect the total cost per person by approximately 1¼d. per week. (Col. 3.)

24. A comparison of costs shows the differences to be much less than might have been expected. Heating by open fire is the least expensive, taking everything into account, but even on the total weekly cost, central heating by solid fuel costs only 1s. 5d. per week more and provides—as the other method does not—for heating in corridors and bathrooms.

25. The costs of heating by open fire and central heating by solid fuel do not include an allowance for stoking and carrying fuel. It is assumed that where either of these methods of heating is selected, the scheme will provide for a resident couple to act as wardens and the husband will undertake these duties in part return for rent-free accommodation. If the scheme provides for a single woman as resident warden instead of a married couple, it will usually be more convenient to install an oil or gas-fired system so as to avoid the need for additional labour. Periodic inspection of the plant will be necessary, but is not allowed for in the running costs, as local arrangements will vary, e.g., the Council's own engineering department may be able to undertake this, or a contract and insurance may be effected to cover break-down.

26. The installation and running costs of electric under-floor heating are not included in this analysis because the method is still experimental.

DESIGN OF THE BLOCK

27. Blocks of flatlets have been designed to illustrate the recommendations in the foregoing paragraphs. The three schemes illustrated in *Figs. 7, 8 and 9* each provide for 16 old people in single bed-sitting rooms of 212 square feet, including bed recess and separate kitchen. A communal sitting-room, sanitary facilities and other ancillary rooms are included, together with accommodation for a warden. The blocks are two-storey in height and have been planned for central heating. Two of the schemes (*Figs. 7 and 8*) have bed-sitting rooms on one side of the corridor only, to take advantage of south or west aspects. The third scheme (*Fig. 9*) has bed-sitting rooms on both sides of the corridor and for that reason is more compact in plan, with less circulation space and with a larger area enclosed in relation to the area of external perimeter walling. This economy is reflected in the building cost, which is 10% and 5% less respectively than the designs shown in *Figs. 7 and 8*.

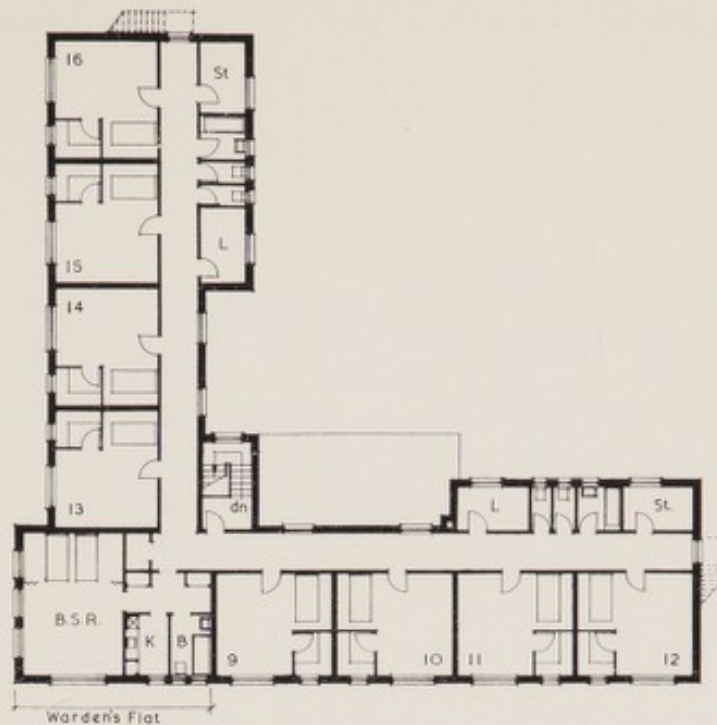
28. The estimated total building costs for each scheme, together with data related to floor area and external wall area, are given in the table below. The building costs are exclusive of site works, fees, etc. and of the warden's accommodation, but include the cost of a solid fuel central heating and hot water system.

	<i>Total Floor Area excluding Warden's Flat</i>	<i>% Floor Area in bed- sitting rooms</i>	<i>% Floor Area in circula- tion space</i>	<i>Ratio of Floor Area to external wall area</i>	<i>Building Cost</i>	<i>Cost per Unit</i>
Fig. 7	sq. ft. 7340	49	25	1.18	£ 14,800	£ 925
Fig. 8	6613	54	27	1.15	14,000	875
Fig. 9	6280	57	22	1.26	13,300	831

KEY TO THE PLANS

B.S.R.	Bed-sitting Room	Bth.	Bathroom	G.D.	Goods Delivery Room
K.	Kitchen	W.C.	Water Closet	Ln.	Laundry
S.R.	Sitting-room	L.	Larder	S.	Sink
B.R.	Bedroom	St.	Store	Ck.	Cooker
L.R.	Living-room	B.	Boiler	C.	Cupboard

Blocks of Flatlets for Old People



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Scale 10 0 10 20 30 Ft

Fig. 7. This design would be suitable for a corner site. The group of bed-sitting rooms in each wing is served by the appropriate number of baths and W.C.s. The floor area, excluding the warden's flat, is 7,340 square feet.

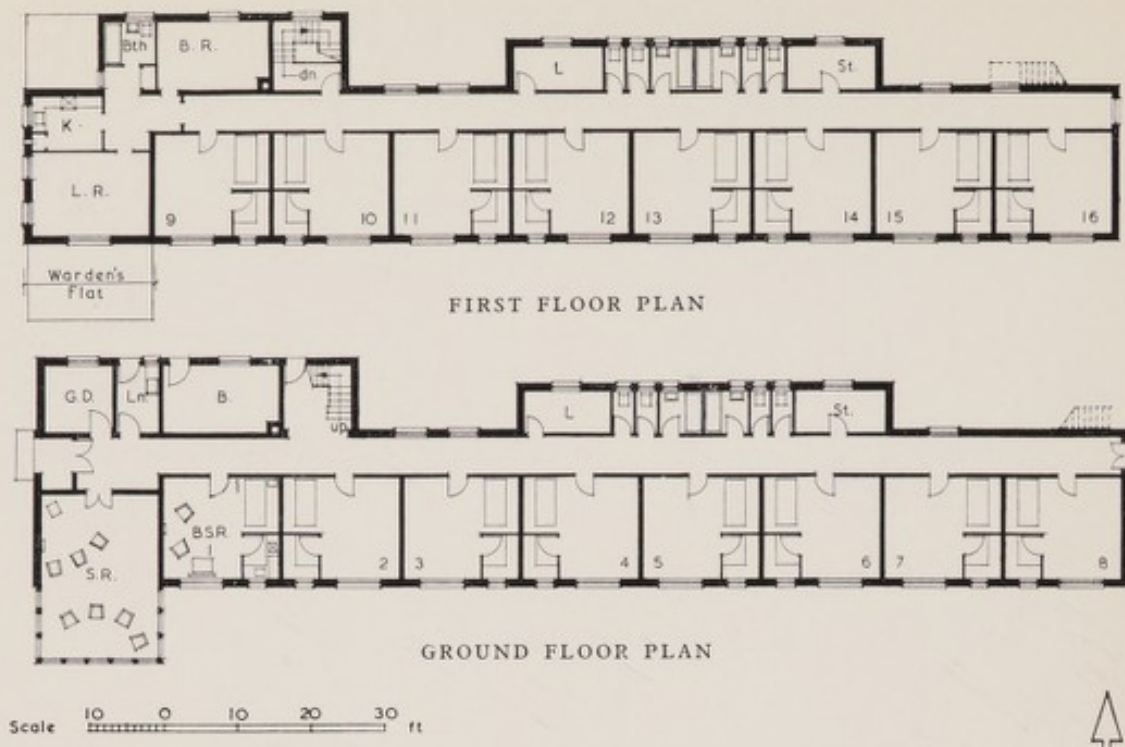


Fig. 8. This scheme has bed-sitting rooms on one side of the corridor only. The floor area, excluding the warden's flat, is 6,613 square feet.

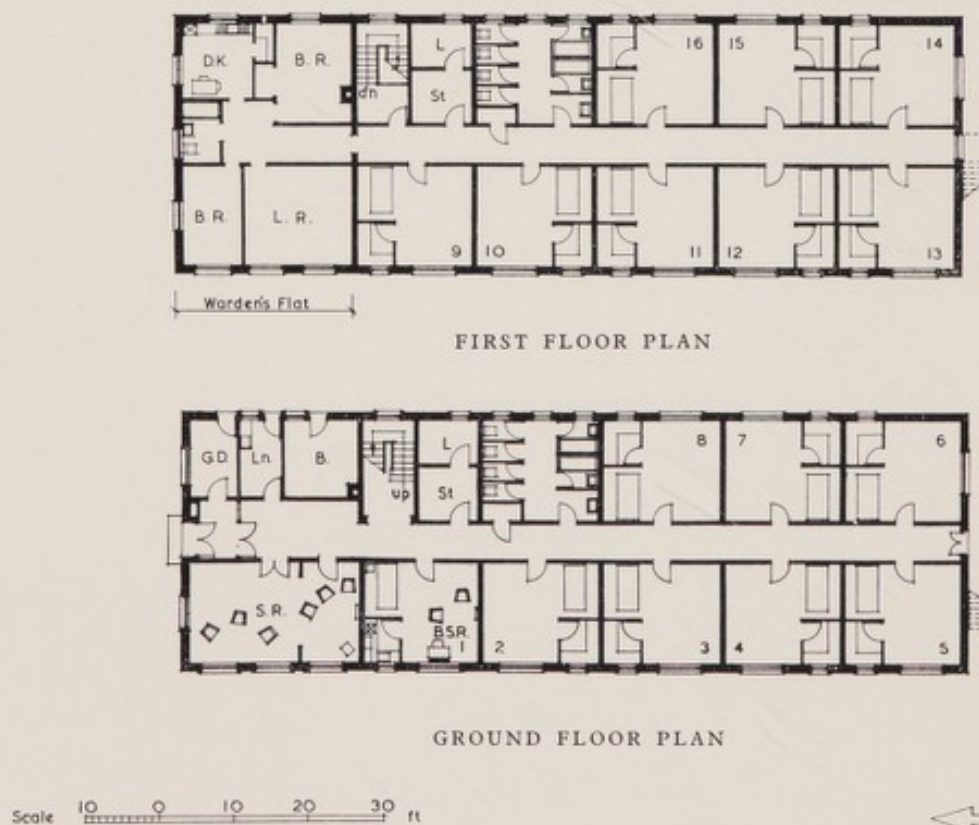


Fig. 9. In this example, bed-sitting rooms are arranged on both sides of the corridor, facing east and west. The floor area, excluding the warden's flat, is 6,280 square feet.

Part II: Conversions

GENERAL

29. Advice on the conversion of existing buildings into flatlets for old people, each with its own cooking facilities but with shared bathrooms and W.C.s, has already been given in the Department's Manual *New Homes for Old*. This sets out the standards and recommendations for room sizes and sanitary facilities, and the conditions governing the payment of improvement grant. It includes also technical advice on some of the problems that may be encountered in achieving the standards required for grant. While these recommendations hold good for the most part, they require review in the light of the greater flexibility introduced by Circulars No. 18 and 55 issued in 1957.

30. In conversion schemes, the governing factor must be in the main structure of the existing building. Every building has its own possibilities and limiting factors which determine whether a conversion scheme is practicable or not. The key to a satisfactory conversion is not to attempt to superimpose on the building a preconceived design, but to approach it with an open mind and to make the best use of its potentialities. If there is rigid insistence on the standard of sanitary and cooking facilities to be provided, this task becomes much more difficult and with some buildings quite impossible. By contrast, the ability to make do, where occasion demands it, with a smaller number of W.C.s and bathrooms, and to dispense with the provision of individual kitchen facilities within the unit, may make possible the successful conversion of a building which otherwise could not be put to good use.

31. For these reasons Circular 18/57 states that the Minister will be prepared, where the arrangements for management are satisfactory, to permit some relaxation from the former conditions required for improvement grants towards the standards laid down for hostels, for which the minimum requirements are two W.C.s and one bath to every ten residents. The extent to which there may now be relaxation without loss of grant is indicated in paragraph 35. In addition, Circular 55/57 provides that conversion schemes which are otherwise satisfactory will not be excluded from improvement grant because they provide for some sharing of kitchens. Not less than one sink and one cooker must, however, be provided for every two persons, and each person should have a ventilated food storage cupboard of adequate size. The importance of satisfactory arrangements for cleaning and management is again stressed.

32. Even allowing for this greater flexibility, the choice of a house for conversion remains of paramount importance. Also important is the situation of the house and its surroundings, which should be judged in the light of the considerations set out in paragraph 9 of Part I.

33. In determining whether a scheme will prove economic, the biggest single factor is the price of the building. If this is too expensive, the scheme will be a bad bargain from the

start. The total cost of acquisition and conversion should not be more and ought to be less than the cost of a new building. Only very occasionally are there reasons for departing from this rule—e.g., if a building is exceptionally suitable for conversion, or if no suitable site for new building is available or likely to be available for some time to come.

STANDARDS OF ACCOMMODATION

Bed-sitting rooms and kitchens

34. In converting an existing building the aim, as in new building, is to provide good-sized and pleasant bed-sitting rooms with their own cooking facilities. If the house lends itself to division into suitable units, a small kitchen can be planned, adjoining each bed-sitting room; or a cupboard kitchen can be provided in the bed-sitting room similar to that described in Part I and illustrated in *Fig. 6. New Homes for Old* suggests a room of 150 square feet as suitable for a single bed-sitting room with a cupboard kitchen and it is difficult to carry out a satisfactory conversion of this type in a room of less than this area. For a single bed-sitting room with a separate kitchen, the minimum acceptable size is 108 square feet. This applies also where individual kitchens cannot be provided and cooking facilities are shared. For a shared kitchen, the room to be chosen should be on the same floor as, and as near as possible to, the bed-sitting rooms which it serves. Not more than four people should share one kitchen which should be large enough to allow for convenient working. Limiting factors are the shape and size of the room and the disposition of windows and doors, but wherever possible not less than 30–35 square feet should be allowed per person. The minimum requirements for sinks and cookers have already been described in paragraph 31 above.

Bathrooms and W.C.s

35. The aim should be, wherever practicable, to provide W.C.s at the standard of one W.C. to every two or three people, but a minimum of one W.C. to four persons will be accepted for improvement grant where to provide more would be disproportionately expensive or difficult. It is essential that W.C.s should be easily accessible from every bed-sitting room, and that there should be at least one on each floor.

36. It is advisable, though less important, for there also to be a bathroom on every floor. Wash-hand-basins in the bed-sitting rooms are an advantage, particularly where the kitchen is shared.

ANCILLARY ACCOMMODATION

37. The accommodation to be provided for a warden will, as with new buildings, depend upon whether a married couple or a single person is to be in charge. In this type of scheme, the warden is often one of the younger tenants who supervises the cleaning and management of the house and acts as housemother.

38. Paragraph 21 of Part I describes what other provision should be made where possible. But the governing factor, again, is the accommodation available.

HEATING AND HOT WATER SUPPLY

39. Central heating is a big advantage, and a building already equipped with an efficient plant is a particularly suitable choice for conversion. Failing this, it is recommended that heating should be by open fires burning smokeless fuel, the appliance to be chosen from the approved list of the Coal Utilisation Council. Individual coal bunkers should be provided, if possible, on each floor.

40. Hot water should preferably be supplied from a central boiler looked after by the warden. Otherwise it is necessary to install an electric water heater at each sink and in the bathrooms. Some heating of the hall and passages by electric radiators is desirable.

EXAMPLES OF CONVERSIONS

41. The three schemes shown in *Figs. 10 to 15* have been chosen to illustrate the broad range of conversions for old people. *Figs. 10 and 11* and *Figs. 14 and 15* show schemes carried out by housing associations: the second scheme (*Figs. 12 and 13*) has been planned to show how a two-storey house, which would otherwise be difficult to convert, can be satisfactorily adapted by the use of more than one type of unit.

ACKNOWLEDGMENTS

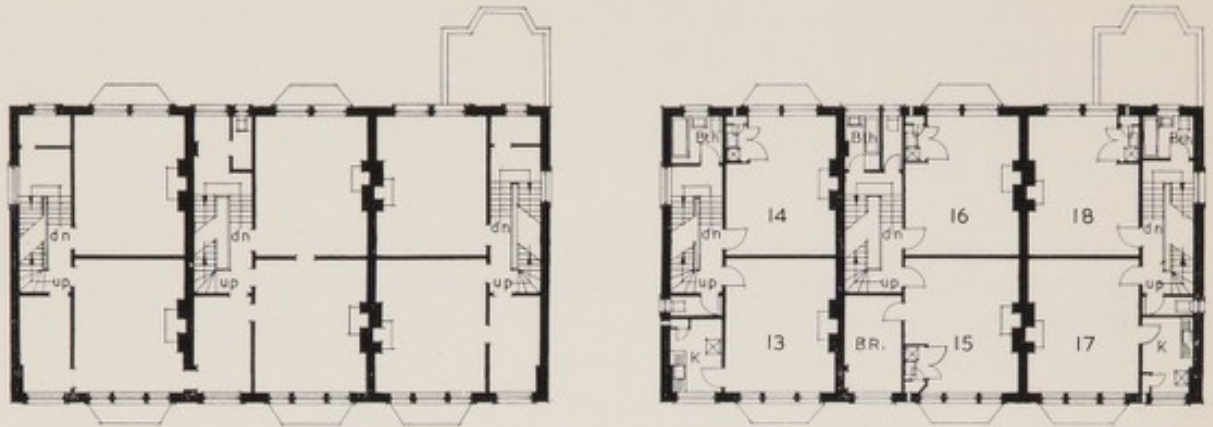
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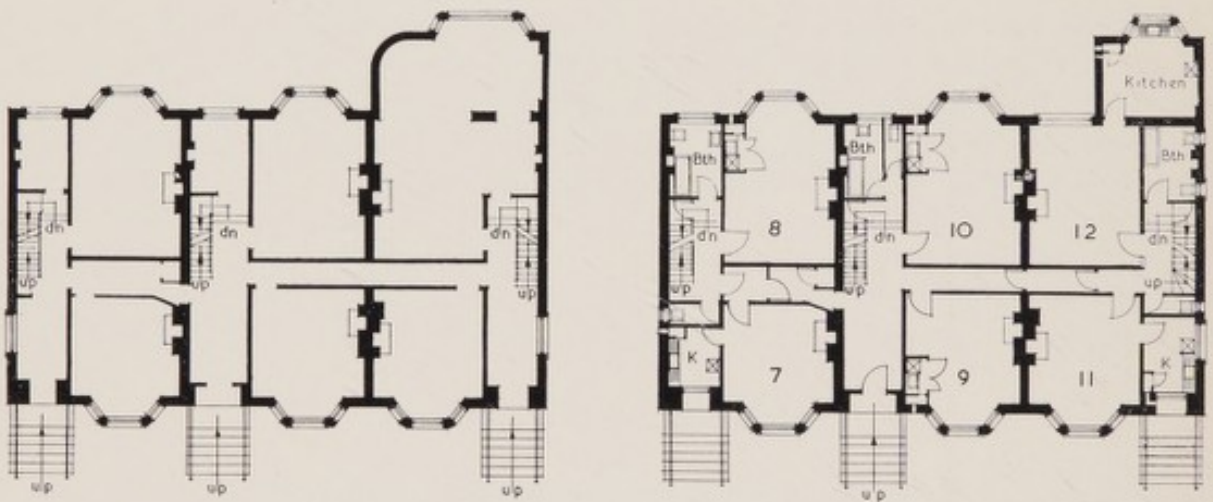
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Ian B. M. Hamilton, B.A., F.R.I.B.A., Architect
(*Figs. 10 and 11*)

The Church Army Housing Ltd.
L. W. Barnard and Partners, Architects
(*Figs. 14 and 15*)

Conversions



FIRST FLOOR PLANS



GROUND FLOOR PLANS

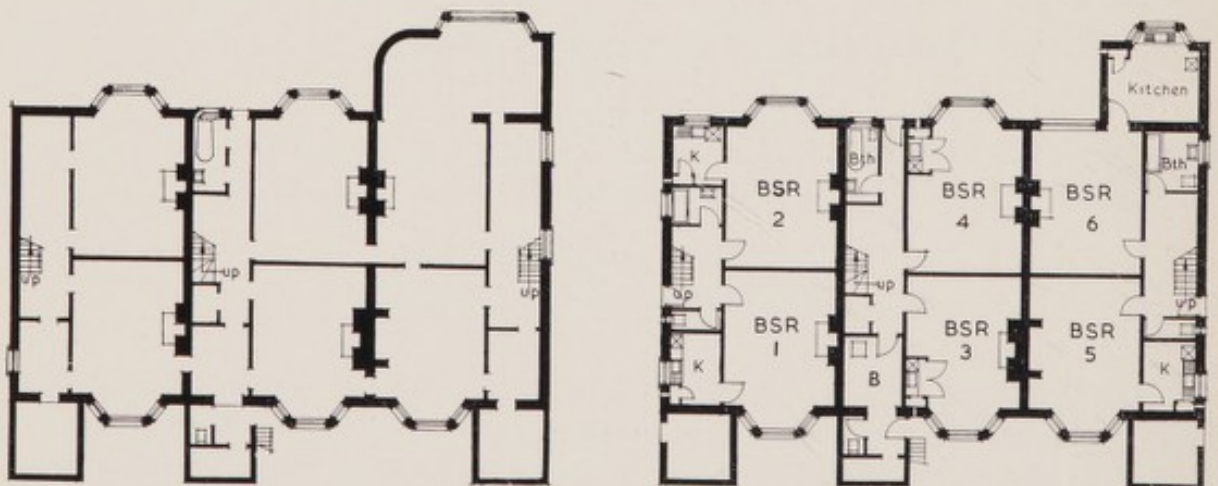


Fig. 10
Before conversion

LOWER GROUND FLOOR PLANS

Fig. 11
After conversion

10 0 10 20 30 40 ft.

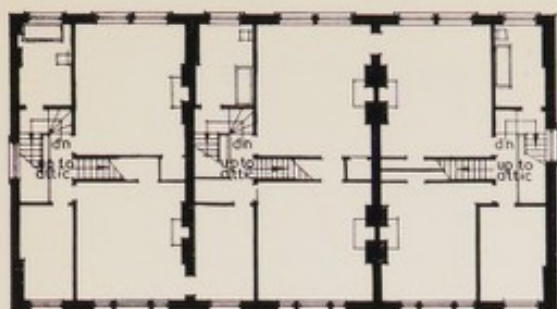


Fig. 10 (cont.)
Before conversion

SECOND FLOOR PLANS

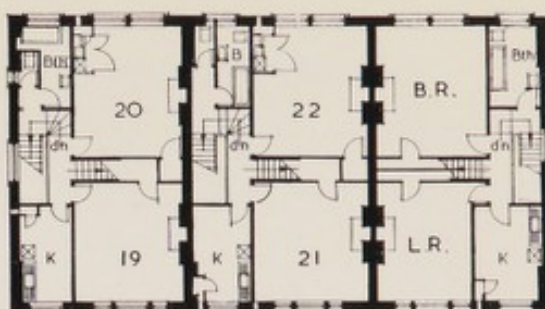


Fig. 11 (cont.)
After conversion

Figs. 10 and 11. 111-115 Cambridge Gardens, London W.10
Architect for the conversion: Ian B. M. Hamilton, B.A., F.R.I.B.A.

This is an example of a conversion carried out in three adjoining terrace houses by the Rowe Housing Trust in 1949. Twenty-two bed-sitting rooms for old people are provided, some with cupboard kitchens in the rooms, others with small separate kitchens adjoining. The attic floor, which is not shown in the illustrations, has been converted into four rooms for students. Communication between the houses for fire escape purposes has been made on the ground and attic floors. The houses were purchased for £6,636; the approximate cost of conversion was £10,712—an average total cost per unit of £667.



FIRST FLOOR PLANS



GROUND FLOOR PLANS

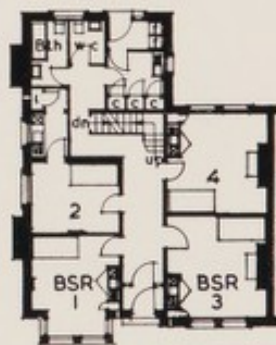
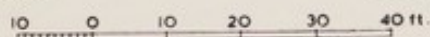
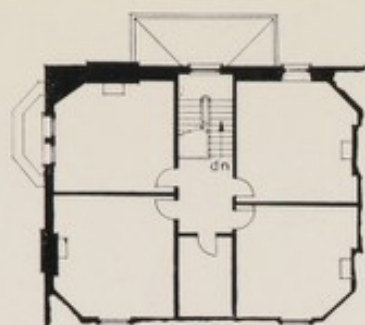


Fig. 12
Before conversion

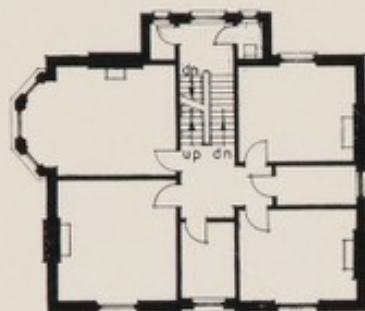
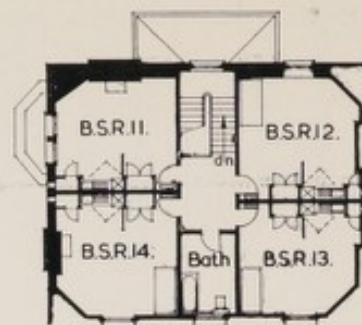
Fig. 13
After conversion



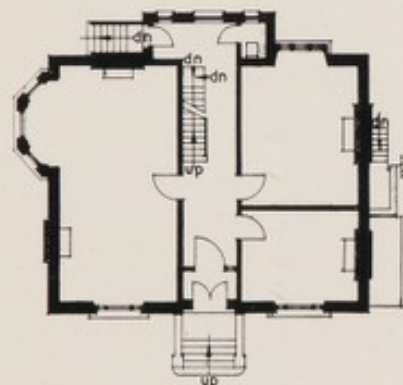
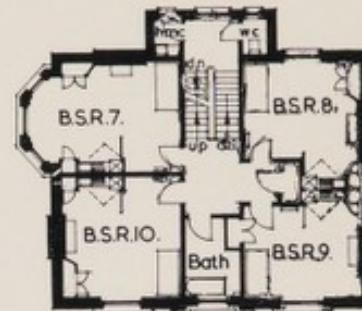
Figs. 12 and 13. This example shows how the use of three types of unit can make a satisfactory conversion possible in a house in which some of the rooms are too small to convert into bed-sitting rooms with cupboard kitchens. A shared kitchen has been provided on the first floor for two tenants, and on the ground floor a small unit is planned with a separate kitchen adjoining. The estimated cost of conversion, exclusive of purchase price, repairs and renewals, is £2,400—an average of £300 per unit for conversion only.



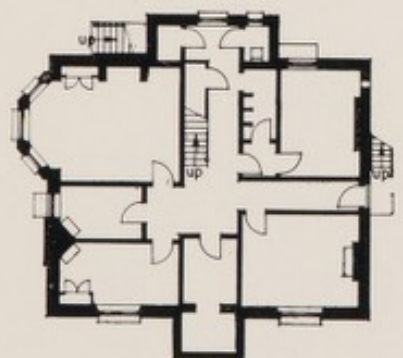
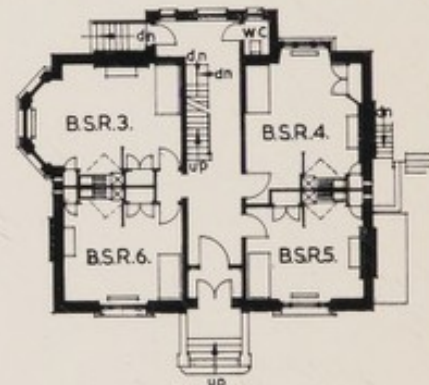
SECOND
FLOOR
PLANS



FIRST
FLOOR
PLANS



GROUND
FLOOR
PLANS



LOWER
GROUND
FLOOR
PLANS



Fig. 14
Before conversion

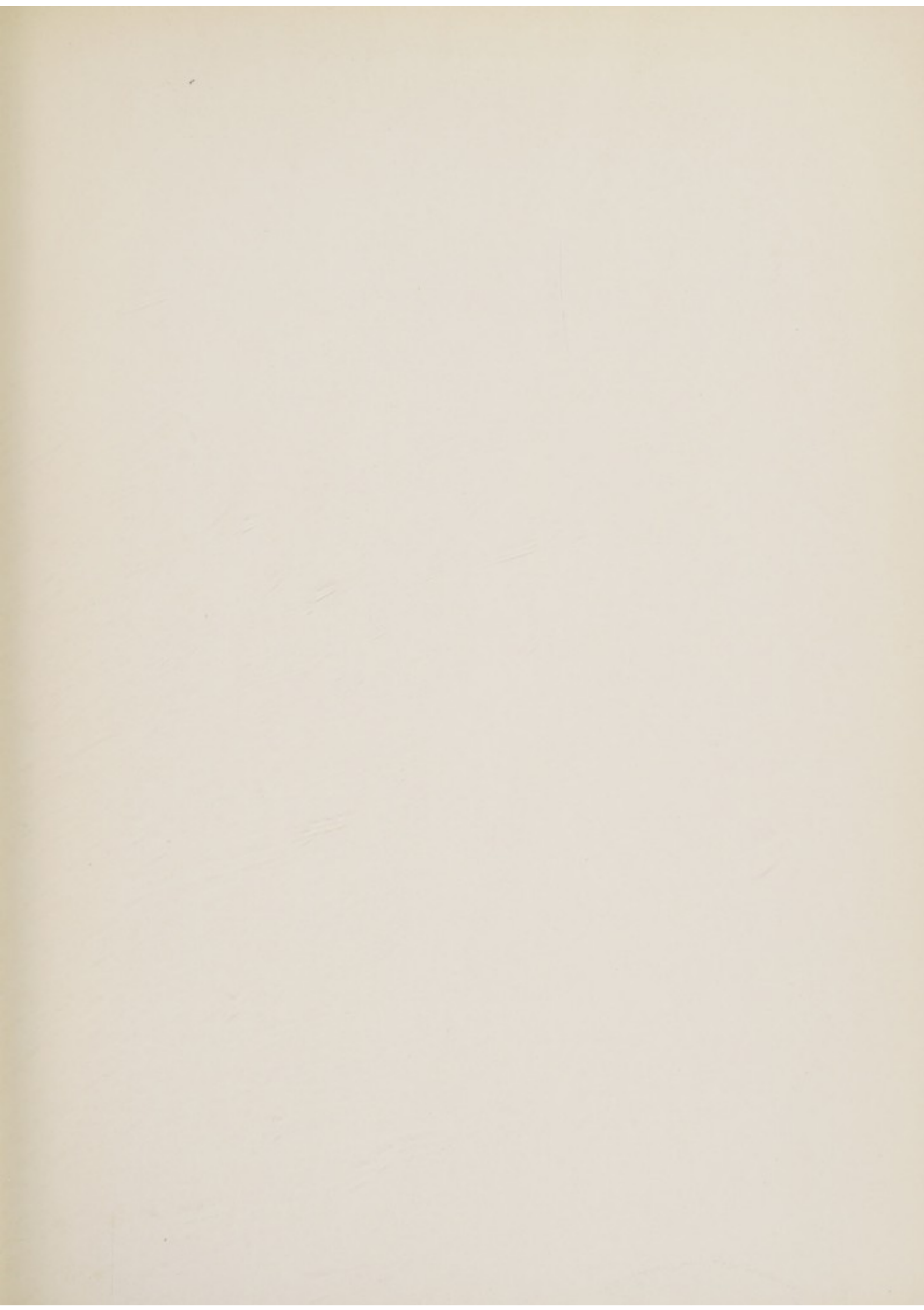
Fig. 15
After conversion

10 0 10 20 30 40 ft.

Figs. 14 and 15. 94 Evesham Road, Cheltenham.

Architects for the conversion: L. W. Barnard & Partners

This scheme was carried out by Church Army Housing Ltd. in 1953. The house has been converted into 14 bed-sitting rooms without a great deal of structural alteration. The purchase price was £5,200; cost of conversion was approximately £4,000—an average total cost of £657 per unit.



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