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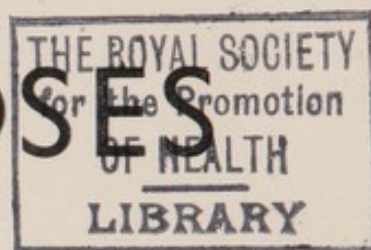
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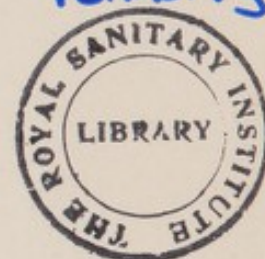
MINISTRY OF LOCAL GOVERNMENT
AND PLANNING

HOUSING FOR SPECIAL PURPOSES



SUPPLEMENT TO THE HOUSING MANUAL 1949

Formerly



REPORT OF THE HOUSING MANUAL
SUB-COMMITTEE OF THE CENTRAL
HOUSING ADVISORY COMMITTEE UNDER
EXTENDED TERMS OF REFERENCE



LONDON : HIS MAJESTY'S STATIONERY OFFICE
1951

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UNDER EXTENDED TERMS OF REFERENCE

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HOUSING FOR SPECIAL PURPOSES

Introduction

TERMS OF REFERENCE

1. We were appointed by the Minister of Health in February, 1948, to assist the Department in revising the Housing Manual 1944 ; in May, 1948, our terms of reference were extended to consider " what advice should be given to local housing authorities on the erection of houses of different sizes for different purposes". Our work on the Housing Manual was completed early in 1949, and it has since been published by the Ministry of Health.

2. Under our extended terms of reference it was the Minister's intention that we should consider what housing provision local authorities should make for special groups in the community such as old people, single persons, and young married couples. We were informed also that the enquiry was not restricted to the design and dimensions of the houses or other dwellings, but would also cover the services which might have to be provided to make certain types of accommodation suitable for the intended tenant ; e.g., meals for workers living in hostels. We were aware at the time that local authorities were restricted but the Housing Act, 1949, now gives the local authorities new and necessary powers.

3. On some aspects of this part of our enquiry, guidance is given in the Housing Manual ; in particular some designs and recommendations for dwellings for old people, flats for single persons and couples without children and hostel units for single persons are to be found in it. An attempt has been made in this report to make a special study of the needs of these people and of other classes who require something different from the normal family dwelling and to collect and examine all the available evidence on the nature of their needs and the best way of meeting them. In particular we have given further consideration to the standards of accommodation in hostels and our views are incorporated in subsequent paragraphs of this report.

METHOD OF ENQUIRY

4. In July, 1948, in preparation for our future work, we invited selected bodies to submit memoranda of evidence covering the whole field of the enquiry ; in addition, a general request was issued in the Press asking anybody who could offer helpful advice on the subject to send it in. There were some replies to the general request, and helpful contributions were received.

5. When we had studied the memoranda submitted, we came to the conclusion that there were several questions which had not been adequately covered in the evidence, and in May, 1949, we sent out a questionnaire asking, in respect of all the groups in the community for which special accommodation was likely to be needed, specific questions on which we were anxious to have the widest possible representative views.

CHAPTER I

Housing of Old People

INTRODUCTION

6. We decided at our first meeting to study the housing needs of old people in our further enquiry. There were many reasons for this choice ; chiefly, the need is real and urgent ; then the field of enquiry was not entirely new ; many local authorities both before and after the last war had built small dwellings designed specially for old people ; it seemed to us desirable that this field should be explored before the less familiar ground was covered ; again, some studies were already available which had dealt in some measure with the housing (and other) needs of old people. We felt that all this advice should be collected and amplified for the benefit of local authorities.

7. Although local authorities already had some experience in providing old people's dwellings, some parts of the subject are entirely new to them ; our enquiry disclosed a need for hostels for some old people, which could not be met by local authorities before they had the powers given by the Housing Act, 1949.

OBJECTIVES

8. The ultimate object of all housing activity is to give the opportunity of living a full and happy life in healthy and congenial surroundings, so far as housing can contribute towards this end. For the bulk of the population the search for this ideal must be translated into a housing policy aiming at the provision of residential accommodation which will conform to the accepted requirements of physical and mental health and the formation of a balanced local community. For the older people it means that accommodation should be provided which enables them to take their part in the life of the community. In saying this we are not thinking of their benefit alone. Elderly people with their greater leisure and greater freedom from family cares can render valuable service to the community in which they live. The rôle of the good neighbour and the wise counsellor as well as opportunities offered in organised social work for helping their fellows belong to them in a special degree. The span of active life is growing steadily longer, the elderly remain active in mind and body longer and in the new neighbourhoods and new communities created by modern housing operations they must have their proper place.

9. The aim of this part of our report is then, briefly, to see that proper and sufficient provision is made in each locality for the housing needs of its elderly inhabitants. This is a responsibility which ultimately rests on the local authority and many local authorities have of course already done much to meet the need in their areas ; many voluntary bodies, trusts and associations have also made valuable contributions to the need and we hope will continue to do so.

10. In providing special accommodation for the elderly very often it will be found that other housing accommodation will be vacated which will house larger family units, so that the effect on the whole housing needs of the area will be much greater than would have been expected from the volume of new building work involved.

11. It is, perhaps, important to stress at the outset that the accommodation should be designed with the particular needs of old people well in mind ; that it should contain fitments which simplify housework and that special precautions should be taken to minimise the risk of accidents.

NATIONAL ASSISTANCE ACT

12. This report does not deal specifically with the housing needs of old people who are in need of care and attention ; they are the responsibility of the welfare authority under the National Assistance Act.

CO-OPERATION BETWEEN HOUSING AND WELFARE AUTHORITIES

13. We stress later in the report the necessity for effective co-operation between all authorities concerned with providing accommodation for the special needs of old people ; it is especially necessary between Housing and Welfare Authorities since responsibility passes from one authority to the other when the old person is in need of the care and attention which is not available in a hostel provided by the Housing Authority. We are impressed by the importance, to which attention was drawn in the Ministry of Health Circular 90/49, of ensuring that this connection is made a real one by the closest co-operation between the two authorities concerned and that the old people are conscious of it. They should not be troubled by the possibility of passing from familiar surroundings (the home or the room they have known for many years) to a completely strange place administered by strangers. It should be possible to ensure that the occupants of old persons' dwellings know with some degree of certainty where they will go when they pass to the care of the National Assistance authority ; that they will have the security of feeling that there are no abrupt changes ahead at a time of life when change and strangeness are among the worst of evils.

THE EXTENT OF THE NEED FOR OLD PEOPLE'S DWELLINGS

14. One of the first problems facing local authorities who decide to provide housing accommodation specially for old people is the extent of the provision required ; it is a part of the greater problem of the make up of the local authorities programme of housebuilding in terms of sizes and types of dwellings on which little guidance is available.

15. Local authorities will have to make their own investigations into the needs of their area. They should remember, however, that population trends are towards an increase in the number of old people, and plan accordingly.

16. The local authority's waiting list will give the number of old people who have felt the need of separate accommodation so urgently as to apply to them for it. Many, however, will not have applied because they know that the local authority have nothing to suit them, or because they think they have little chance of being offered a tenancy.

17. A determination of the local need will therefore depend to a great extent upon the estimate which can be made of the unexpressed need.

TYPES OF DWELLING

(i) SELF-CONTAINED DWELLINGS

18. The Housing Manual, 1949, recommends that accommodation for aged persons should be provided in self-contained dwellings in either one or two-storey cottages, two-storey blocks of flats, or on the lower floors of higher blocks. Typical plans are shown in Figures 45-52 of the Housing Manual, 1949, and these are reproduced in Appendix E.

19. Apart from the provision of hostels, which are considered in detail below, the evidence we have received contains no additional recommendations on types of dwellings. For space standards, types of fittings and details of design reference should, therefore, be made, in the first instance, to paragraphs 122-125 of the Housing Manual, 1949.

20. We should, however, like to make additional recommendations. First, although we should expect that in these dwellings hot water would be obtained by means of a back boiler to the solid fuel heater, we consider it especially important that auxiliary means of water heating, by gas or electricity, where available should also be provided. Second, a coal fire should, in our view, always be provided in the bedroom. Third, we endorse some detailed recommendations on points of design which were made in evidence. These involve the provision of adequate protection from fire ; the need for special care in constructional details such as the fixing of handrails and balusters ; and also the draught proofing and easy opening of windows and wherever possible the provision of sills low enough to enable old people to see out of the window clearly while sitting in an easy chair or lying in bed. It is important also that w.c.s. and bathroom doors should be made so that they can be opened outwards and from the outside in an emergency.

21. We have sought the views of as widely representative bodies as possible on the question of gardens, and the balance of opinion, with which we entirely concur, is that generally speaking a communal garden should be provided and maintained in front of the dwellings, and that each dwelling should have a small plot of ground for private cultivation in the rear. For the more active gardeners among the old people, allotments should be conveniently accessible. The size of communal and private gardens which are desirable may vary considerably according to local preferences. We do, however, consider it important that some ground for private cultivation should be provided because of the excellent occupation which it provides ; private gardens are particularly necessary in rural areas.

(ii) HOSTELS FOR ABLE-BODIED OLD PERSONS

22. In addition to completely self-contained dwellings we have found evidence of a need for the simpler living quarters which can be provided in hostels. This is a form of accommodation where the amount of space which is under the control and care of the old person is at a minimum.

23. Until the Housing Act, 1949, the local authorities had no power to run such hostels ; now a maximum Exchequer subsidy of £5 per bedroom for a period of 60 years is payable under Section 40 of the Act to local authorities who provide hostels.

24. We have considered what facilities hostels should provide, and what standards of amenity and space should be adopted. To help us in our judgment, we visited some hostels which already exist for old people, provided by private organisations, and spoke to the old people there to find out in what respect these hostels provided all that was necessary and where they were found wanting.

25. A hostel block should, in our view, be designed for not less than 25 and not more than 40 old people—about 30 is probably the best number ; this does not mean that on one site provision should be made only for this number of old people ; if it is desired to accommodate more, additional buildings, each designed for about 30 residents could be built. Alternatively a hostel block could be sited with a group of old peoples' dwellings.

26. The hostel should not normally be more than two storeys in height ; it should be planned to provide communal rooms, dining room, kitchen and some bed-sitting rooms on the ground floor, with the rest of the bed-sitting rooms and a self-contained flat for the warden on the first floor. (See Appendix A.)

27. As far as possible bed-sitting rooms should be planned to face south-east, south or west so that all rooms get sun for part of the day. Rooms for single men, single women and married couples should be mixed and not placed in separate wings ; normally only a few rooms for married couples will be required. Rooms can be planned on both sides of a central corridor if good natural lighting and ventilation are provided. The communal rooms should face south or west and have a view over the garden.

28. The building should be centrally heated with radiators in all rooms, halls and passages. Open fires should be provided as well in the common rooms.

Standards of Accommodation

29. It is particularly important that each single person should have a separate bed-sitting room ; it has been suggested that, once used to the idea of sharing, old people did not object to bedrooms for 3 or 4. Our experience is to the contrary, and when we visited a hostel where 3 or 4 people did share a bedroom the one drawback of the scheme about which they told us without prompting was that they had to share sleeping quarters.

30. We give in Appendix A the space standards which we recommend for rooms in an old people's hostel, and in Appendix E specimen plans which illustrate these standards. We should like specially to refer to that for a single bed-sitting room. After comparing the sizes of rooms in all the types of hostel we have considered and particularly those we have seen, we are of the opinion that 108 sq. ft. is the minimum consistent with a tolerable standard of comfort for the old person. We understand that this is the minimum recommended by the

Ministry of Health for homes provided under the National Assistance Act and we endorse this recommendation. We feel, however, that old persons living in accommodation of this kind provided under the Housing Acts are likely to be more active and may wish to retain more of their own furniture. We suggest, therefore, in these cases 140 sq. ft. as a desirable standard and this is the standard which is shown in the specimen plans. The minimum for a double room should be not less than 180 sq. ft.

31. All bed-sitting rooms should be equipped with a fitted washhand basin, a built-in cupboard with hanging space and shelves, an electric fire, an electric bell near the bed, a good central light, and a point for a bedside lamp ; they should have good natural lighting.

32. The communal rooms which will be necessary are a dining room (with small tables rather than one or two large ones) one or two lounges, and a small reading or smoking room.

33. We recommend a minimum of two w.cs. on each floor ; these should be regarded as sufficient for ten residents, and more should be provided if there are a greater number of residents on any floor. The w.cs. should not be combined with the bathrooms. At least one bath should be provided for every ten residents, and one bath on each floor is essential. Members of the staff should be prepared to assist residents in getting in and out of the bath if called upon to do so, and baths should therefore be of a height and depth which is convenient both to the residents and the attendant staff. A handgrip should be provided and an electric bell should be fitted near each bath.

34. Necessary ancillary accommodation will include :—

- (a) Warden's Office (approximately 130-150 sq. ft.) ; cloakroom with w.c. and basin.
- (b) Kitchen with wash-up, larder, store rooms, etc. ; service lift (if possible from the kitchen for carrying trays in case of illness) ; staff sitting room ; staff lavatory accommodation.
- (c) Warden's flat (with at least two bedrooms) ; staff bed-sitting rooms—if any of the staff are to be resident.
- (d) Guest bedrooms ; small pantry with each group of bed-sitting rooms fitted with a sink and an electric kettle ; small laundry for residents ; housemaid's slop sink and store ; linen room.
- (e) Boiler house and fuel store ; store for trunks and cases.

35. We have examined estimates of the cost of building hostels conforming with these standards, and we are satisfied that at present day prices they can be built so that the bed-sitting rooms can be let at a reasonable rent.

SITING OF DWELLINGS

36. Paragraph 121 of the Housing Manual, 1949, makes some recommendations concerning the siting of old people's dwellings all of which are endorsed by the evidence we have received.

37. From the evidence we have received, we think it important that some of the dwellings should be dispersed among other types of accommodation ; the old people who are housed in this way can then be near families younger than themselves, and as a result they will be encouraged to take their part in the life of the community. It follows that part of the housing provision for old people should consist of small dwellings sited amongst ordinary housing development.

38. There are, however, advantages from the point of view of the provision of some supervision and also a community room in grouping the dwellings, and we would suggest that another part of the housing provision for those old people who can look after a small home and who prefer to live amongst others of their own age should be groups of about 20 cottages. We suggest that some of these groups could take the form of up to 20 cottages on one site whilst others could be planned with family dwellings but so arranged that the cottages are within easy reach of one another.

39. We feel that it is important that these dwellings should be provided in each residential district in a town, so that old people need not leave the surroundings they know well ; indeed, otherwise many would not move and would continue to live in houses too large for them.

40. For old people who need to be relieved of the heavier household tasks, hostels should be provided in the same area ; they should be as close as possible to hostels provided under the National Assistance Act and also near the health centres of the public health authority.

41. If these recommendations are followed, a complete range of suitable accommodation for old people will be available to them in such a way as to ensure that such changes as they have to make as they advance in years will be least upsetting to them.

42. We saw an example of the way in which in our view the housing needs of old people are best met in one very large scheme for housing old people which we visited. Here the old people were obviously contented, and the scale of the enterprise was such that communal services could be provided economically. If there is any disadvantage of the scheme it is that it is sited in open country away from other dwellings and a main shopping centre and the old people can take no part in communal life other than with people of their own age, but we regard this as an accidental rather than an essential feature of the scheme.

43. The proof of success of this scheme is, of course, that the old people have applied to go there ; they have decided that they would like to live there.

44. In the scheme there were cottages for those who could still look after a small home ; when these became too burdensome, there was the home of rest where they had a bed-sitting room ; when they were sick or needed nursing care, they could go to the adjacent hospital. This brought home to us very forcibly the desirability of providing a range of accommodation for old people at all stages of their lives, and we feel bound to emphasise it in the report because in our view it is imperative that the principles involved should be applied on a national scale, and our recommendations in paragraphs 38 to 42 have been framed with this in mind.

45. Under existing legislation this provision for the nation's old people will be made by three authorities. The housing authority will provide the small dwellings and the bed-sitting rooms in hostels ; the welfare authority will take care of the old people when they become more infirm ; in case of illness they will pass to the care of the regional hospital board.

46. It is therefore clearly of the utmost importance that these authorities (or where appropriate, committees of the same authority) should consult together to see that everything is done for the comfort and convenience of old people so that at this difficult time of their lives they can be happy and contented in congenial surroundings, and that they will be conscious of a continuity in the public provision for their needs.

SERVICES AND COMMUNAL FACILITIES

47. The services which it will be possible to provide for old people will vary according to the type of dwelling in which they are housed. For persons living in a small cottage the communal services which can be provided economically will be few. In flats for old persons, particularly flats on the ground and first floors of large blocks, much can be done in this direction, and still more in hostels.

MEALS

48. Old persons who are sufficiently able-bodied to run a small home will, in our opinion, prefer to cook their own meals. No service specially organised for them by the local authority is, therefore, we feel, justified.

49. In a hostel, however, there must be a communal restaurant which would provide all the main meals. The old people who are accommodated in hostels will need to be relieved of the bulk of the work of preparing meals.

HEATING

50. Normally, no communal heating service will be possible in cottages ; but if a boiler plant supplying flats is nearby, or if a district heating scheme is proposed, it would be an advantage to allow the old people's dwellings to share the heating facilities.

51. In large blocks of flats and in hostels, central heating can, and should, be installed.

LAUNDRY

52. The evidence which we received was almost unanimous in saying that old people would prefer to do their own laundry except for heavy articles like sheets. Accordingly, in hostels, it will be necessary to provide a small laundry for the residents' personal laundry—we suggest one sink and one ironing board for every ten residents, with drying cabinets.

53. In the case of all types of dwellings there remains the problem of the heavier articles and here we think the local authority could exercise their powers under Section 7 of the Housing Act, 1949.

SUPERVISION AND ATTENDANCE

54. In hostels the presence of a warden who is able to see to the welfare of the old people and arrange for small incidental services is assumed.

55. In cottages and flats, particularly where old people are living alone, some special arrangements are necessary for someone to be available to attend them in their homes. The home help service may meet this need best. A well organised service of this kind postpones the time when an old person has to move into a hostel, or even a hospital, and therefore helps to reduce the need for these larger buildings.

56. In our view, and the opinion of those who have submitted evidence to us, it is not necessary to have a resident nurse among the old people ; nursing is a service which is best organised for the community as a whole. What is necessary, in our view, is that there should be someone who can give a little occasional help, and can call for a nurse or doctor when needed. The local authority might be able to arrange this service.

57. A further need is for a system of regular social visiting of old people living alone ; this might well be arranged through local voluntary associations. Old people should be encouraged to visit one another.

SOCIAL FACILITIES

58. We regard the provision of club-room facilities in connection with old people's dwellings as very important. To be of real benefit, the club room would have to be easily accessible from the dwellings ; siting near a park, with perhaps a bowling green, would be an advantage.

Housing Needs of Single Workers, Students and Apprentices

INTRODUCTION

59. The housing needs of single persons in the younger age groups presented the Committee with a wider and more complex field of enquiry than that which it had to explore in considering the needs of old persons. Persons who from choice or necessity are living alone are a varied class comprising both sexes, all ages and all occupations and we have no doubt that ideally a wide range of housing accommodation would be required to meet their varying tastes and needs. Moreover, they have not received the attention that has been given to old persons and their requirements. A number of voluntary bodies have provided accommodation for single workers (and we have gained much useful information from their work) but there is not here as with the housing of the old any considerable volume of evidence based on a wider range of experience. Local housing authorities have as yet been able to give very little attention to the problem. The efforts of voluntary bodies have been necessarily limited in scope.

60. On the other hand the Committee has a very clear picture of the sort of accommodation, and its defects, which the single person of limited means has too often to be content with—the comfortless and solitary room in an old-fashioned lodging house, never designed for that purpose and frequently not conducted with any understanding of or interest in the occupant's comfort.

61. Starting from this as the type of accommodation to be avoided, it was evident to us that the most generally suitable provision for the single worker should combine two things—privacy in the individual apartment, which should be capable of use not only as a bedroom but also to some extent as a sitting room or study, and a reasonable standard of comfort both in the individual apartment and in the communal living and feeding accommodation and communal facilities and amenities. Regarding the exact amount and scope of these facilities the evidence given to us has not been unanimous, but there is general agreement that there must be some.

62. It is also a fair deduction from our evidence that the completely self-contained dwelling whether it is a house or a flat does not meet the need of a large number of people of a wide diversity of age and occupation who live alone, are away at work in the day-time, and are not among the higher wage earners. It is these three characteristics which in our view chiefly determine the requirements of the single worker.

63. We have accordingly limited our recommendations to the hostel type of accommodation. We do not exclude the possibility in some circumstances of making different provision ; the small self-contained flat, for example, or the two bed-roomed dwelling (which might well accommodate two single persons). These types are already adequately described in the Housing Manual, 1949.

64. But we consider that in general the accommodation suited to the great majority of single persons who do not live with their parents or other relations will be hostel accommodation.

65. Under Section 40 of the Housing Act, 1949, an exchequer subsidy of up to £5 per bedroom for a period of 60 years is available in respect of hostels provided (whether by conversion or new building) by local authorities. The local authority may themselves contribute towards the annual cost of the hostels.

66. Under the Children Act, 1948, County Councils and County Borough Councils have power to build hostels for young people deprived of an ordinary home life, and part of these hostels may be used for accommodating other young people. There must, therefore, be close co-operation between the housing authority and the authority administering the Children Act concerning the provision of hostel accommodation for young workers.

THE EXTENT OF THE NEED

67. We have received no information on which to base any general estimate of this need. So far as we are aware there has been no attempt made on any large scale to assess the demand from single workers for special housing provision and it is clear that anything like a comprehensive survey of this field in which the type of applicant varies so greatly would be impracticable at the present time.

68. The extent of the need will be very difficult to determine, but local authorities will not be without some guidance in assessing the extent to which they should devote part of their allocation of houses to the provision of hostels for some special classes of single worker. In the University towns they will, we are sure, have the fullest co-operation from the University authorities in considering what special provision (and by what agency) should be made for students. The Ministry of Labour and the large employers will be able to help in assessing the needs of young workers and apprentices. Many voluntary bodies, particularly those concerned with the welfare of young people, will have useful information to contribute. With these pointers which admittedly leave them without complete guidance (particularly on the demand from older single workers) the local authority must make its own assessment of the position in its area—as it must do in the case of old people.

SITING AND DESIGN

69. The main demand will undoubtedly be in the urban areas. One of the memoranda of evidence submitted to us suggests that the single worker is not a housing problem in the rural areas because he or she remains with the family, but the rural population of to-day is more varied in composition and less static than it was formerly and we have no doubt that some rural authorities will find it desirable to make provision in their housing programme for single workers.

70. We envisage that the hostels which we recommend will be in a residential area as part of or an adjunct to a housing estate, or in a more central position near the business or commercial area of the town.

71. The building should be designed with the common rooms on the ground floor and the private living rooms above. The common rooms should face south or west and the private rooms south east, south or west. There should be central heating in all rooms, halls and passages ; that in the rooms should be capable of control by the tenant.

STANDARDS OF ACCOMMODATION

72. These are set out in Appendix C. They do not differ essentially from those recommended for old persons. We consider the bed-sitting room of the size and equipment recommended for old persons to be the most generally convenient provision and find no reason to suggest any alterations. Moreover, the existence of common standards will enable the local authority to alter the use of the hostel from one sort of tenant to another if the need arises.

73. We have drawn a distinction between the requirements of single men and women who are in settled employment and might be expected to remain in a hostel for some time and the young apprentice in industry and the University student. The latter two classes require inexpensive accommodation for a limited period. For these two classes we would not suggest any reduction in the communal accommodation and facilities but we think that something less than a bed-sitting room of 140 sq. ft. would be adequate. We recommend for these people a bed-room adequately fitted for private reading and study with a minimum area of 108 square feet.

74. We have received some details of a project of this kind from Manchester where the Y.M.C.A., in agreement with the Manchester Corporation, is proposing to erect a hostel for 130 residents—University students and apprentices. We regard this scheme as one of special interest. In our opinion, the housing of the single person—especially the young, single person—is a particularly suitable field for co-operation between the local authority and a voluntary body acting as a Housing Association. We welcome also the proposal to house students and apprentices in the same hostel and see great advantages in the mingling of young people with different occupations and interests.

SERVICES AND COMMUNAL FACILITIES

75. The major communal service in any hostel is the meals service.

76. Not all the evidence we have received supports the view that a full communal meals service is an essential part of the normal provision for single workers and we have to record some opinions in favour of the individual small kitchen with the communal service restricted to a canteen where residents can take light meals as they feel inclined.

77. Our own view, however, which is supported by a considerable weight of evidence, is that the average need is best served by a full service of communal meals.

78. Apart from the fact that the casual meals service can seldom be run economically, it seems to us that the alternative to a complete service too often means a hasty snack eaten in the canteen or improvised hurriedly between the return from the day's work and the evening activities and an inadequate supplement to a light mid-day lunch. In the case of young people we think the arguments against an arrangement of this sort to be quite conclusive and even amongst older people we feel that the communal service will be preferred to the meal cooked with the restricted facilities that could be provided in a bed-sitting room.

79. We believe that the most generally convenient and economical arrangement and the one that best agrees with the kind of accommodation we are recommending is the communal service—for which we make detailed suggestions in Appendix C.

LAUNDRY

80. Communal laundries are generally recommended in the evidence we have received. We agree that in hostels where there are women residents facilities should be provided on the scale suggested for old persons. For men's laundry and for the heavier articles of laundry for all types of persons we think the local authority could exercise their powers under Section 7 of the Housing Act, 1949.

SUPERVISION AND ATTENDANCE

81. In all hostels a warden will be necessary to supervise the running of the establishment and to arrange for the small incidental services needed by people who are out at work for a large part of the day. A self-contained flat with at least two bedrooms should be provided for him.

Dwellings for Disabled Persons

82. Special problems arise in connection with dwellings for disabled persons. Where, in particular, the person is confined to a wheel-chair, the plan of the dwelling and the design of equipment must be governed largely by the size of the wheel-chair and the space required to move about in it easily.

83. The dwellings should be mixed in the layout with normal family dwellings, and the site should be within easy reach of places of employment, as many disabled persons work away from home.

84. Bungalows are, in our opinion, preferable to two-storey houses, because the former give the disabled persons opportunity for access to the whole of their dwelling. In two-storey houses the bathroom and the disabled person's bedroom must be on the ground floor.

85. A suitable design would include a living room (approx. 200 sq. ft.) kitchen, two double bedrooms (approx. 140 and 120 sq. ft.), a third smaller room which can be used as a bedroom or a work room if the disabled person works at home, bathroom with w.c., a second w.c., covered verandah, fuel store and large garage. An example of a bungalow design is given in Appendix E.

86. Special requirements include :—

- (i) ramps in place of steps.
- (ii) hall space—5 ft. 3 in. wide.
- (iii) wide doorways—2 ft. 8 in. to 3 ft. 0 in. in the clear, with sliding doors where practicable and a space of 4 ft. 0 in. unobstructed on both sides of the door for the wheelchair to turn.
- (iv) the second w.c. compartment fitted with holding bars on both walls and a suspended ceiling grip.
- (v) the bathroom must be large enough to enable a wheel-chair to be drawn up alongside the bath and a seat fixed at the end of the bath and at the same height is recommended. The lavatory basin should be fixed at such a height from the floor and with enough projection from the wall to allow space underneath for the chair.
- (vi) Fittings such as cupboards, table tops, door and cupboard handles, mirrors, light switches, etc., should be fixed at a height that can be reached from a wheel-chair, and suspended hand-grips at a convenient height installed wherever the disabled person has to move from the wheel-chair.
- (vii) Where a garage is required it should be of sufficient size to hold a car or motor-tricycle and wide enough to allow the wheel-chair to be drawn up alongside. Entry should be from a covered verandah or preferably direct from the hall. The garage should incorporate some storage space.

- (viii) Heating in the bedroom, workroom and corridor as well as the living room is desirable in the case of paraplegics, who are particularly susceptible to cold. All hot pipes and radiators should be protected to avoid the limbs of a paralysed person coming into contact with them.
- (ix) Woodblock or boarded floors are recommended as carpets are dangerous unless firmly fixed to the floor.

Housing Needs of District Nurses and Midwives

87. In many areas it will be necessary to consider the special requirements of the district nurses and midwives who will service the local communities.

88. A family dwelling as such will not be well suited to their needs ; but on the other hand the normal house plan requires very little adjustment to provide suitable accommodation for the district nurse and her family and also for visiting patients. In our opinion, the best solution is to design a house which will meet the needs of a district nurse or midwife, but which, at the same time, can easily be converted into a normal family dwelling.

89. In Appendix E are shown three plans of houses which have been adapted from figures 20, 24 and 26 of the Housing Manual, 1949, to suit the needs of district nurses as follows :—

- (1) a separate patient's entrance is provided and this serves also as the back door of the house.
- (2) A waiting room or lobby is provided and this gives access to a small district room which is equipped with a sink and boiling ring.
- (3) A second w.c. is accessible from the lobby so as to be available for the patients ; in two of the plans a lavatory basin is fitted in this compartment.
- (4) A garage is provided and in the plans shown it is large enough to provide additional accommodation equivalent to the normal outside store.

90. A three bedroomed house will normally provide sufficient accommodation for the district nurse and also for a relief nurse when required.

91. One of the house plans has two living rooms, and the others only one living room ; in these the dining space which is provided in the normal house becomes the district room. If desired the dining space can be retained for its normal use if the waiting space is adapted for use as a district room and the lobby can serve as a waiting space for patients.

92. Where the Local Health Authorities themselves propose to build the houses it is imperative that there is complete co-operation between them and the Housing Authorities to secure that estates are considered as a whole.

Houses for Higher Income Groups

93. It is now the duty of local authorities to consider the housing conditions and housing needs of all members of the community within their area and they should themselves provide on their estates accommodation of any kind that is required for the formation of a balanced community, including larger houses for higher income groups. We are anxious that, in this field, they should be free to design as wide a variety of dwelling as is necessary to suit the particular needs of the local community.

94. So long as houses built under licence are in general restricted to a maximum superficial area of 1,500 sq. ft. we recommend that local authorities should work within similar limitations ; though professional men (e.g., doctors, clergymen, etc.) who require an additional room or rooms for professional purposes may need and can be provided with larger houses than this.

95. In order to meet the needs of all income levels we suggest that the house size should vary from something very little bigger than the maximum size recommended in paragraph 98 of the Housing Manual, 1949, to the full 1,500 sq. ft. For general guidance we suggest that housing authorities should work to the following superficial areas (exclusive of garage, out-buildings or the accommodation normally provided in outbuildings) :—

3 bedrooms	..	950 to 1,300 sq. ft.
4 bedrooms	..	1,200 to 1,500 sq. ft.

Summary of Recommendations

96. Summarised, our conclusions and recommendations are as follows :—

OLD PEOPLE

(1) Accommodation should be designed with the particular needs of old people in mind ; it should contain fitments which simplify housework ; and special precautions should be taken to minimise the risk of accidents (paragraph 11).

(2) Effective co-operation is necessary between all concerned with the special needs of old people, in particular the Housing and Welfare Authorities. Old people should be conscious of this co-operation, so that they may know where they will go when they pass from the care of one authority to that of another (paragraphs 13, 42-46).

(3) Local authorities should plan housing accommodation for old people as part of their programmes of housebuilding as a whole. They should remember that population trends are towards an increase in the number of old people, and also that a part of the need may be unexpressed (paragraphs 14-17).

(4) Accommodation for old people should be provided in one-storey or two-storey self-contained dwellings, in two-storey blocks of flats, flats on the lower floors of higher blocks, or in hostels, where the amount of space under the control and care of the old person is at a minimum (paragraphs 18, 22).

(5) As regards self-contained dwellings, we endorse the recommendations made in the Housing Manual, 1949. An auxiliary means of water heating and a coal fire in the bedroom are recommended. Detailed recommendations are made about design and fittings. A communal garden in front of the dwellings is recommended with a small plot of ground for private cultivation in the rear of each dwelling and convenient access to allotments for the active gardeners (paragraphs 18-21).

(6) Hostel blocks should be designed for about 30 old people, should normally be not more than two storeys in height and should contain communal rooms, dining rooms, kitchen and some bed-sitting rooms on the ground floor, with the remaining bed-sitting rooms and a self-contained flat for the warden on the first floor. Rooms for single men, women and married couples should be mixed and should be planned to get sun for part of the day. The building should be centrally heated with radiators in all rooms, halls and passages with open fires in addition in the common rooms. It is particularly important that each single person should have a separate bed-sitting room ; 140 sq. ft. is recommended as a desirable standard and 108 sq. ft. as the minimum standard for this. Double rooms should be at least 180 sq. ft. All bed-sitting rooms should have a fitted washhand basin, built-in cupboard, an electric fire, an electric bell near the bed, a good central light, a point for a bedside lamp and adequate natural lighting. The communal rooms which will be necessary are a dining room (with small tables), one or two lounges and a small reading or smoking room. Detailed recommendations are made about sanitary accommodation and ancillary accommodation (paragraphs 22-35).

(7) As regards siting of dwellings we endorse the recommendations made in the Housing Manual, 1949. Some old persons' dwellings should be dispersed among other types of accommodation ; but there are advantages in siting others in groups of about 20 cottages.

Dwellings should be provided in all residential districts in towns, and hostels should be provided in the same area. The advantages of a very large scheme catering for all categories of old people are discussed (paragraphs 36-46).

(8) The communal services which it will be possible to provide for old people will vary according to the type of dwelling in which they are housed. In hostels we recommend a communal restaurant, central heating and laundry facilities; the local authority could exercise their powers under section 7 of the Housing Act, 1949, for the laundering of heavier articles. In separate dwellings the communal services that can be provided will be few, and flats in blocks will fall between these extremes (paragraphs 47-53).

(9) In hostels the presence of a warden is assumed. In cottages and flats, someone should be available to attend the old people in their homes and the home help service may meet this need. In our view it is not necessary to have a resident nurse among the old people, but there should be someone who can call for a nurse or doctor when needed. A system of regular visiting of old people living alone should be instituted and this might be arranged through local voluntary associations (paragraphs 54-57).

(10) Club-room facilities are very important. They should be easily accessible from the dwellings (paragraph 58).

SINGLE PERSONS

(11) Suitable accommodation for single workers should combine two things—privacy in the individual apartment, which should be capable of use not only as a bedroom but also to some extent as a sitting-room or study, and a reasonable standard of comfort both in the individual apartment and in the communal rooms and amenities. Ideally a wide range of accommodation would be required to meet their varying tastes and needs, but in general that suited to the great majority will be hostel accommodation. Close co-operation between the housing authority and the authority administering the Children Act, 1948, concerning the provision of hostels for young workers is essential (paragraphs 59-66).

(12) Local authorities must make their own assessment of the extent of the need but some guidance may be obtained from University authorities, Ministry of Labour, large employers and voluntary bodies, etc. (paragraphs 67-68).

(13) We envisage that the hostels will be sited in a residential area as part of or an adjunct to a housing estate, or in a more central position near the business or commercial area of the town. They should be designed with the common rooms on the ground floor and the private living rooms above. The common rooms should face south or west and the private rooms south-east, south or west. There should be controllable central heating (paragraphs 69-71).

(14) The standards of accommodation recommended are much the same as for old persons, but for young students and apprentices who require inexpensive accommodation for a limited period something less than 140 sq. ft. is recommended (paragraphs 72-74).

(15) We consider the average need is best served by a full service of communal meals. In hostels where there are women residents laundry facilities should be provided on the scale suggested for old persons, but for men's laundry and for heavier articles for all types of persons we think the local authority could exercise their powers under the Housing Act, 1949. A warden will be necessary to supervise the running of the establishment and he should have a self-contained flat with at least two bedrooms (paragraphs 75-81).

DISABLED PERSONS

(16) Dwellings for disabled persons should be mixed in the layout with normal family dwellings and the site should be within easy reach of places of employment. Bungalows are preferable to two-storey houses. Where the person is confined to a wheel-chair, the plan of the dwelling and the design of the fittings must be governed largely by this factor, and detailed recommendations on standards of accommodation and special fittings are made with this in mind (paragraphs 82-86).

DISTRICT NURSES AND MIDWIVES

(17) For a district nurse or midwife we recommend a house which is designed to meet her special needs, but which, at the same time, can easily and inexpensively be converted into a normal family dwelling. Appendix E includes plans of houses adapted from the Housing Manual, 1949, and modified to include a separate patients' entrance (which also serves as the back door of the house), a waiting room, a small district room equipped with a sink and boiling ring, a second w.c. for patients, and a garage with extra storage space. Where the local health authorities themselves propose to build the houses, there should be co-operation between them and the housing authorities to secure that estates are considered as a whole (paragraphs 87-92).

HIGHER INCOME GROUPS

(18) Under the Housing Act, 1949, it is the duty of local authorities to consider the housing needs of all members of the community and this includes larger houses for higher income groups. Local Authorities should be free to design as wide a variety of dwellings as is necessary to suit the needs of the community (paragraph 93).

In conclusion we wish to express our thanks to the Joint Secretaries Mr. H. H. Browne and Mr. A. A. Bellamy, A.R.I.B.A., A.M.T.P.I. and to Mr. J. C. H. Holden (who succeeded Mr. Browne at our concluding meetings) for their very valuable help in assembling the evidence and in preparing this report.

(Signed) MILES E. MITCHELL (Chairman)
WM. R. ALLERTON
LOUIS DE SOISSONS
SYDNEY G. DILNOT
G. B. EDDIE
ST. JOHN B. GROSER
L. H. KEAY
JENNIE LEE
P. L. LEIGH-BREESE
STELLA READING

A. A. BELLAMY
H. H. BROWNE,
Joint Secretaries.

November, 1950.

Standards for Old People's Residential Hostels

1. NUMBER OF RESIDENTS

Minimum 25. Averaging 25-30, with a maximum of 40 in any one building. (Single men, single women and married couples.)

2. SITING

The hostel should be in a residential district convenient to shops, buses, churches, etc., and on a well selected site free from noise and traffic—the grounds should be large enough to allow for a kitchen garden as well as a garden for the use of residents.

3. DESCRIPTION OF THE BUILDING

The building should not normally be more than two storeys in height.

It should be planned to provide communal rooms, dining room and kitchen, and some bed-sitting rooms on the ground floor, with the rest of the bed-sitting rooms and a self-contained flat for the warden on the first floor.

Bed-sitting rooms should be planned to face south-east, south or west so that all rooms get sun for part of the day. Rooms for single men, women and married couples should be mixed and not placed in separate wings. Rooms can be planned on both sides of a central corridor if good natural lighting and ventilation are provided.

The communal rooms should face south or west and have a view over the garden.

The building should be centrally heated with radiators in all rooms, halls and passages. Open fires should be provided in addition in the common rooms.

4. STANDARDS OF ACCOMMODATION

1. BED-SITTING ROOMS.

Single Rooms — 140 sq. ft. desirable
108 sq. ft. minimum.

Double Rooms — 180 sq. ft. minimum.

All rooms should be provided with the following :—

- (a) A fitted wash-hand basin ;
- (b) a built-in cupboard with hanging space and shelves ;
- (c) an electric fire ;
- (d) an electric bell near the bed ;
- (e) good central light plus a point for a bed-side lamp ;
- (f) good natural lighting.

2. COMMUNAL ROOMS.

(a) *Dining Room*—15 sq. ft. per person. Residents to be accommodated at small tables.

(b) *Common Rooms*—20 sq. ft. per person.

(i) *Lounge*—This can take the form of one room large enough to accommodate all the residents at one time, or two medium sized rooms which can be opened up into one room.

(ii) *Small reading or smoking room*—200-300 sq. ft. depending on size of hostel.

3. BATHROOMS AND W.C.S.

At least one bath to every 10 residents ; one bath on each floor essential.

Approximately 2 w.c.s. to every 10 residents.

Bathrooms can be used by persons of either sex but w.c. accommodation should be separate.

4. ANCILLARY ACCOMMODATION

(a) Warden's office (approximately 130-150 sq. ft.) ; cloakroom with w.c. and basin.

(b) Kitchen with wash-up, larder, store rooms, etc. ; service lift (if possible from the kitchen for carrying trays in case of illness) ; staff sitting room ; staff lavatory accommodation.

(c) Warden's flat (with at least two bedrooms) ; staff bed-sitting rooms—if any of the staff are to be resident.

(d) Guest bedroom ; small pantry with each group of bed-sitting rooms fitted with a sink, and an electric kettle ; small laundry for residents ; housemaid's slop sink and store ; linen room.

(e) Boiler House and fuel store ; store for trunks and cases.

The standards suggested in paragraphs 2 and 4 above are for general guidance only and variations will no doubt have to be made according to individual circumstances. In planning living accommodation for the staff regard should be had to the standards recommended elsewhere in this report.

APPENDIX B

Whiteley Village, Walton-on-Thames

Whiteley Village is a self-contained village of 225 acres, specially planned and built during and after the 1914-18 war to accommodate old people (men over 65 and women over 60 years of age). A million pounds were left in trust by the late William Whiteley for this purpose.

There are 201 cottages for single persons, 55 double cottages for married couples or sisters, a Home of Rest for old people needing some care and attention, a small hospital and staff cottages. The communal buildings consist of 2 churches (Church of England and Non-Conformist), a village hall, recreation rooms and library, a general stores with post-office, communal kitchen and a small guest house. The buildings are spaciouly laid out and set amongst trees and gardens maintained by the Trust.

There are about 360 villagers of whom about 100 are men ; they are drawn almost exclusively from commerce and agriculture.

The cottages contain a covered porch, living room (11 ft. 0 in. by 10 ft. 6 in.), bed-recess with window (11 ft 0 in. by 5 ft. 3 in.), scullery containing sink, gas cooker, larder and bath, and a separate w.c. off a back lobby.

The cottages for married couples have larger living rooms and bed recesses.

A few single persons' flats in two-storey buildings are provided.

The Home of Rest (part of which is planned as the hospital) provides single and double-bed-sitting rooms for old people who are no longer able completely to look after themselves, but who do not need constant nursing attention. The single rooms are of two types ; those with a small bed-recess are 184 sq. ft. in area (13 ft. 0 in. by 11 ft. 0 in. plus 7 ft. 6 in. by 5 ft. 6 in.) and those without a recess 178 sq. ft. (15 ft. 6 in. by 11 ft. 6 in.). The double rooms for married couples consist of a sitting room of 237 sq. ft. (19 ft. 9 in. by 12 ft. 6 in.) and a bedroom (divided from the sitting room by curtains) of 118 sq. ft. (11 ft. 0 in. by 10 ft. 9 in.). A large communal dining room and sitting room are also provided.

The estate has its own maintenance staff and gardeners who live in the village.

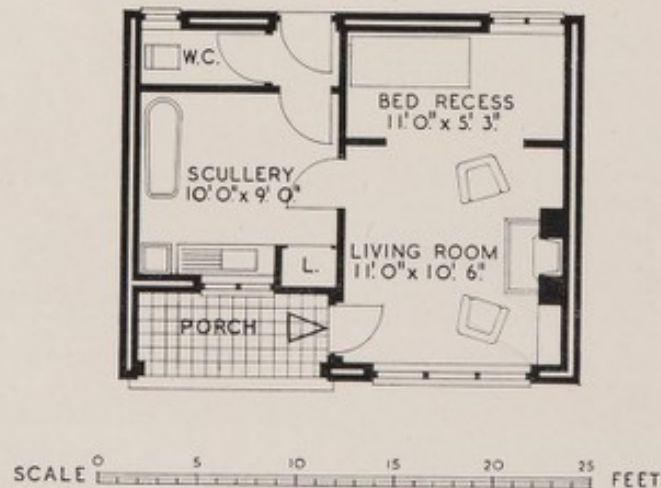


Fig. 1. Typical Cottage for single persons

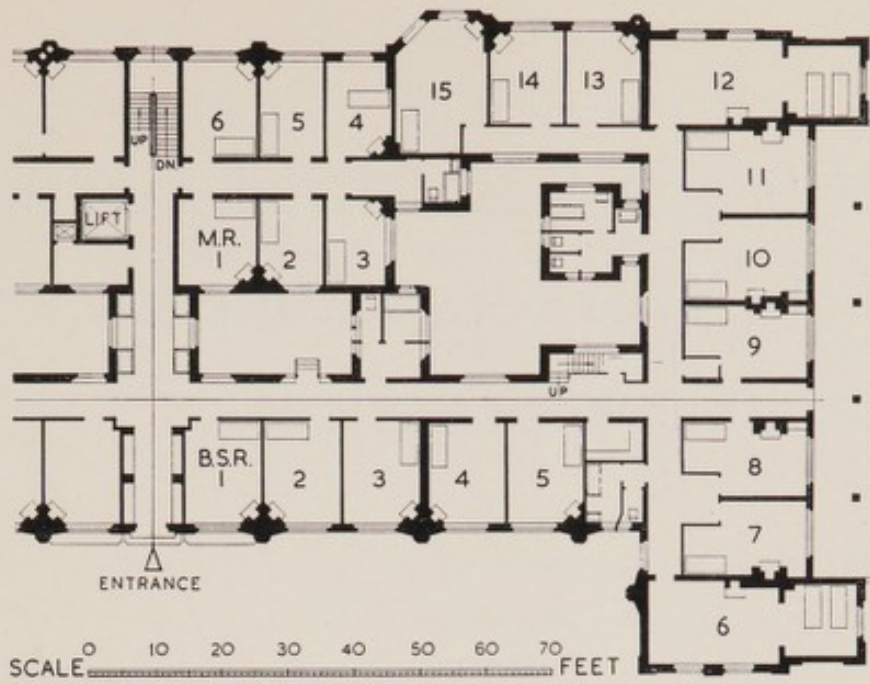


Fig. 2. The Home of Rest—part ground floor plan

Key : B.S.R. Bed-sitting Room
M.R. Maid's Room

Sir Aston Webb & Son, Architects



Fig. 3. The Home of Rest



Fig. 4. A terrace of bungalows facing the central green

Standards for Residential Hostels for Single Workers, Students and Apprentices

1. NUMBER OF RESIDENTS.—Minimum 25.

2. DESCRIPTION OF THE BUILDING

The common room, dining room and kitchen should be planned on the ground floor, with bed-sitting rooms above. If the hostel is planned on two storeys only some bed-sitting rooms might be placed on the ground floor.

The bed-sitting rooms should face south-east, south or west, and can be arranged on either side of a central corridor if good natural lighting and ventilation are provided.

Common rooms should face south or west.

The building should have central heating in all rooms, halls and passages ; that in the rooms should be capable of control by the tenant. An open fire might be provided in one of the common rooms.

3. STANDARDS OF ACCOMMODATION

- (1) SINGLE BED-SITTING ROOM. (Single Workers). 140 sq. ft. desirable.
108 sq. ft. minimum.

SINGLE BEDROOM. (Students and Apprentices) 108 sq. ft. minimum.

These rooms should be provided with a fitted wash-hand basin, a built-in cupboard with hanging space and shelves, a good central light and points for bedside and desk lights and wireless.

(2) COMMUNAL ROOMS—

- (a) *Dining Room*.—Residents should be accommodated at small tables, and adequate service counter space should be provided so that some meals can be served on the cafeteria system.

In the larger hostels it is probable that meal times will be spread over a period so that accommodation need not be provided for all the residents to take meals at one sitting.

- (b) *Common Rooms*.—These can be planned as lounges, small writing rooms, games rooms, etc. For the larger hostels a small common room might be planned on each floor.

(3) BATHROOMS AND W.CS.

Accommodation should be provided separately for men and women.

The suggested standards are :—

Women—approx. 2 baths to every 10 residents.
approx. 2 w.cs. to every 10 residents.

Men —approx. 1 bath to every 10 residents.
approx. 1 shower to every 10 residents.
approx. 2 w.cs. to every 10 residents.

(4) ANCILLARY ACCOMMODATION—

- (a) Warden's office (approximately 130-150 sq. ft.); small reception office and visitors room ; outgoing telephone boxes ; men's and women's cloakrooms with w.cs. and basins.

- (b) Kitchen with wash-up ; larder, store rooms, etc. ; staff sitting room ; staff lavatory accommodation ;
- (c) Warden's flat (with at least two bed-rooms) ; staff bed-sitting rooms.
- (d) Small pantry with each group of bed-sitting rooms fitted with a sink and gas ring ; laundry and drying room for residents ; housemaid's slop sink and store on each floor ; linen room.
- (e) Boiler house and fuel store ; store for trunks and cases ; bicycle store.

For the larger hostels the following accommodation would also be required :—

- Housekeeper's office.
- Housekeeper's bedroom and sitting room.
- House telephone on each floor.

APPENDIX D

Evidence

Written evidence was received from :—

- Association of Building Technicians.
- L. C. Alpe, Esq., 72, Clarence Avenue, New Malden, Surrey.
- British Federation of Business and Professional Women.
- Camberwell Borough.
- Electrical Association for Women.
- General Register Office.
- Hampstead Old People's Housing Trust.
- Engineer Rear Admiral J. Hope Harrison, Chairman Croydon Housing Committee.
- Institute of Housing (Incorporated).
- Manchester C.B., Director of Housing.
- R. J. Miller, Esq., A.I.A.S., Architect and Surveyor Northampton R.D.C.
- National Corporation for the Care of Old People.
- National Council of Women of Great Britain.
- National Council of Women (Coventry Branch).
- National Housing and Town Planning Council.
- National Federation of Housing Societies.
- National Old People's Welfare Committee.
- Nursing Division, Ministry of Health.
- Over Thirty Association.
- Queen's Institute of District Nursing (brochure).
- Mrs. D. M. Raynesford, Member Northampton C.C. and Northampton R.D.C.
- Reading C.B., Borough Architect.
- Research Group (Old People's Welfare).
- Society of Housing Managers.
- The Lord Mayor's National Air Raid Distress Fund.
- Trustees of the London Parochial Charities.
- University of Durham.
- University Grants Committee.
- University of Oxford (Institute of Statistics).
- Urban District Councils' Associations.
- Whiteley Homes Trust.
- Women's Farm and Garden Association (Incorporated).
- Women's Voluntary Services.
- Young Men's Christian Association.
- Young Women's Christian Association.

Replies to questionnaire were submitted by :—

Association of Municipal Corporations.
Business Women's Housing, Ltd.
Council of Service and Citizens' Advice Bureau.
Electrical Association for Women.
Housing Improvements (Halifax) Ltd.
Improved Tenements Association, Ltd., and Aubrey Trust.
Institute of Housing.
National Corporation for the Care of Old People.
National Council of Women of Great Britain.
National Old People's Welfare Committee.
Newcastle-upon-Tyne Housing Improvement Trust, Ltd.
Over Thirty Association.
Royal Institute of British Architects.
Rural District Councils' Association.
Society of Housing Managers.
Urban District Councils' Association.
Westminster Homes, Ltd.
Women's Advisory Council on Solid Fuel.
Women's Farm and Gardens Association (Incorporated).
Women's Gas Council.

Oral evidence was given by :—

Association of Municipal Corporations }
County Councils' Association } Old Persons' Hostels under National Assistance Act.
London County Council }

Visits were paid to the following places :—

The Whiteley Homes Trust, Whiteley Village, Walton-on-Thames.
Horsecroft Meadow, Banstead (aged people's homes).
Trenchard Court (Housing Association for Officers' Families).
Douglas Haig Memorial Homes.
Lawrence Weaver Community Centre, Morden.
Women's Voluntary Services, Old Persons' Residential Club, Hove.
Cecil Residential Club for Working Girls, Gower Street, London.
Warwickshire House, Messrs. Bourne and Hollingworth's Hostel for Women Employees, Gower Street, London.
Women's Voluntary Services, Old Persons' Residential Club, Elmsworthy Road, Hampstead.
Women's Voluntary Services, and The Guinness Trust Old Persons's Residential Club, Avenue Road, Hampstead.
Hampstead Old People's Housing Trust, Eton Avenue, Hampstead.
Linen and Woollen Drapers Cottage Homes for Old People, Mill Hill.
London Hostels Association, Bowden Court, Notting Hill.
Duchess of Gloucester Home for the Disabled, Osterley, Middlesex. (Ministry of Pensions.)
Dwellings for the Disabled, Kytes Green, Watford.
Women Students' Hostel, Wye Agricultural College, Kent.

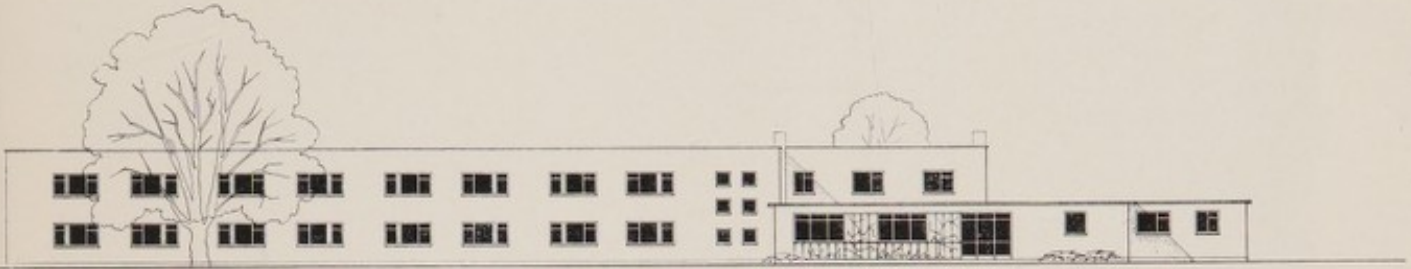
C.R. Common Room
S.R. Smoking Room
D.R. Dining Room
B.S.R. Bed-sitting Room
K. Kitchen
W.O. Warden's Office
St.R. Staff Room
S. Store
T.S. Trunk Store
L. Laundry
LN. Linen
G.B. Guest Bedroom
P. Pantry
Warden's Flat:—
L.R. Living Room
B.R. Bedroom
K. Kitchen

APPENDIX E ILLUSTRATIONS

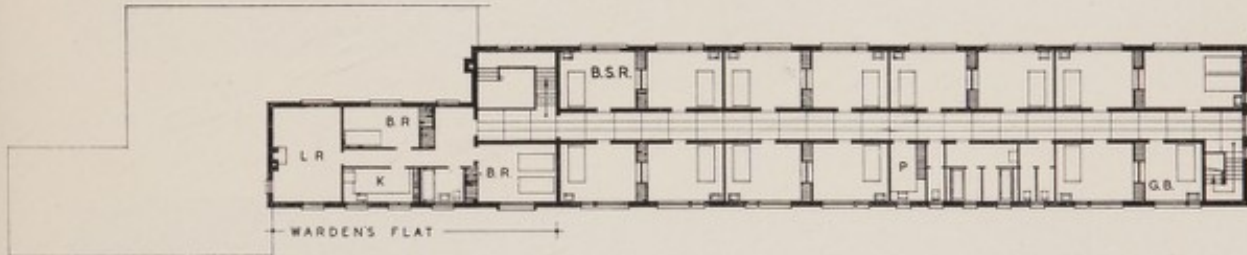
Hostels



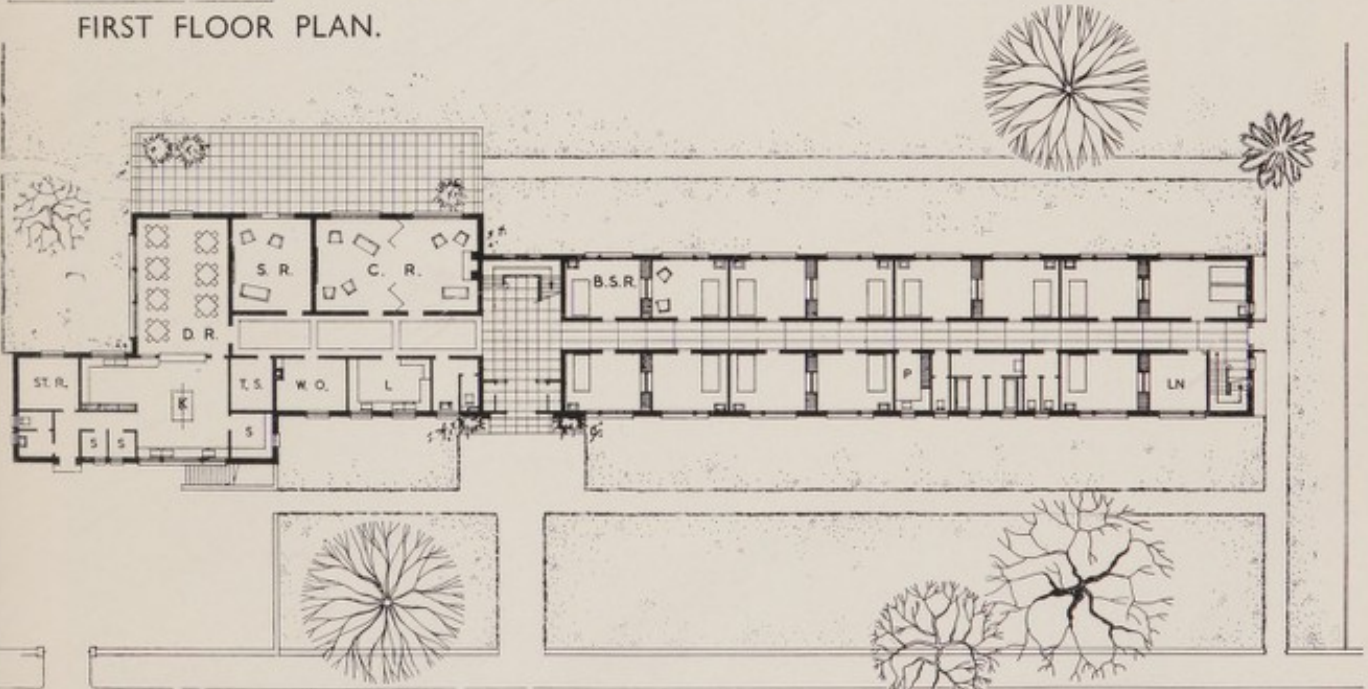
EAST ELEVATION.



WEST ELEVATION.



FIRST FLOOR PLAN.

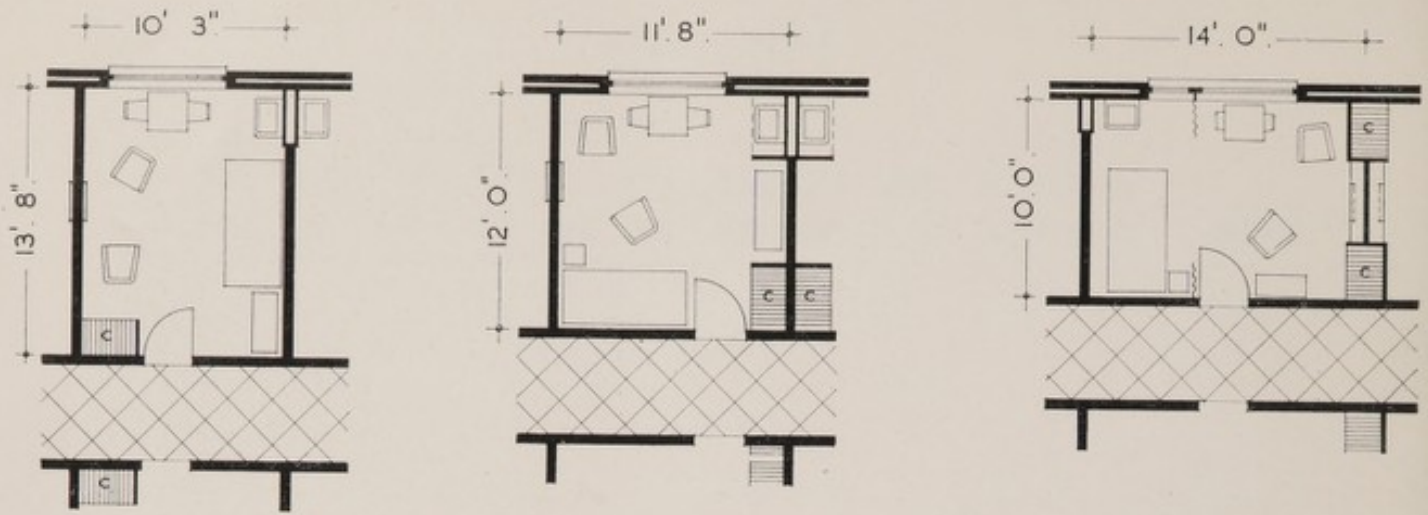


GROUND FLOOR PLAN.

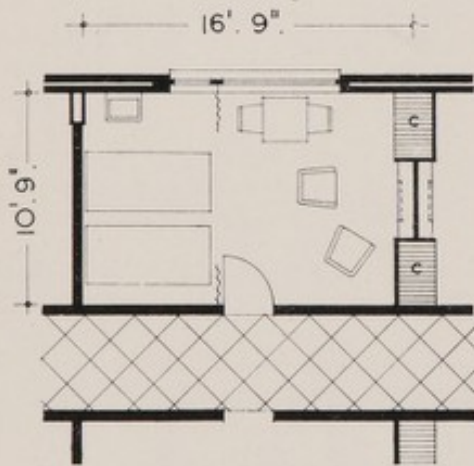
SCALE 0 10 20 30 40 50 FEET

FIG. 5. HOSTEL FOR ABLE-BODIED OLD PEOPLE

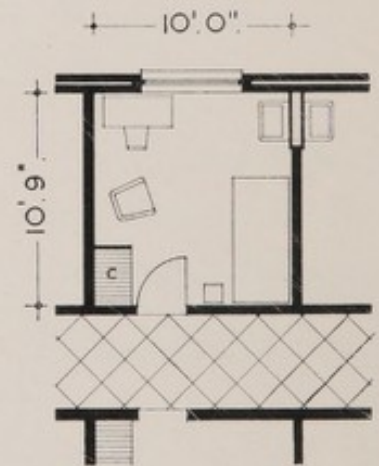
A design prepared to illustrate the recommendations of the Committee. The scheme provides for 28 persons in twenty-four single rooms of 140 sq. ft. and two double rooms of 180 sq. ft. Key on facing page.



Bed-sitting Rooms for Old People and Single Workers
Area : 140 sq. ft.



Bed-sitting Room for an Old Couple
Area : 180 sq. ft.



Bedroom for Students and Apprentices
Area : 108 sq. ft.

FIG. 6. BED-SITTING ROOMS AND BEDROOMS IN HOSTELS



Fig. 7. Women Students Hostel, Withersdane Hall, Wye Agricultural College, Kent.

This new building provides accommodation for 80 students with teaching staff.

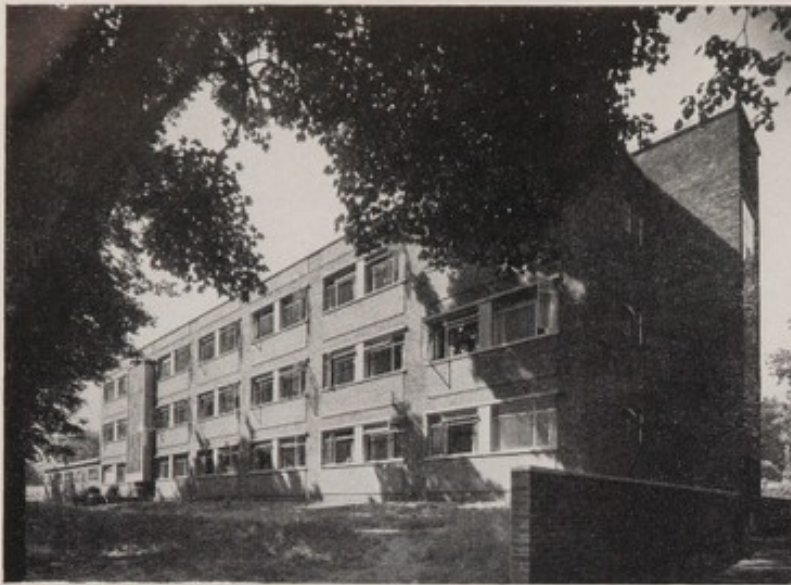
Richard Sheppard & Partners, F/A.R.I.B.A., Architects.



Fig. 8. Home for the Aged. Cliff Dene, Tankerton, Kent

In this scheme a new wing has been added to an existing house. One double and ten single bed-sitting rooms have been provided, bringing the total number of residents up to 25.

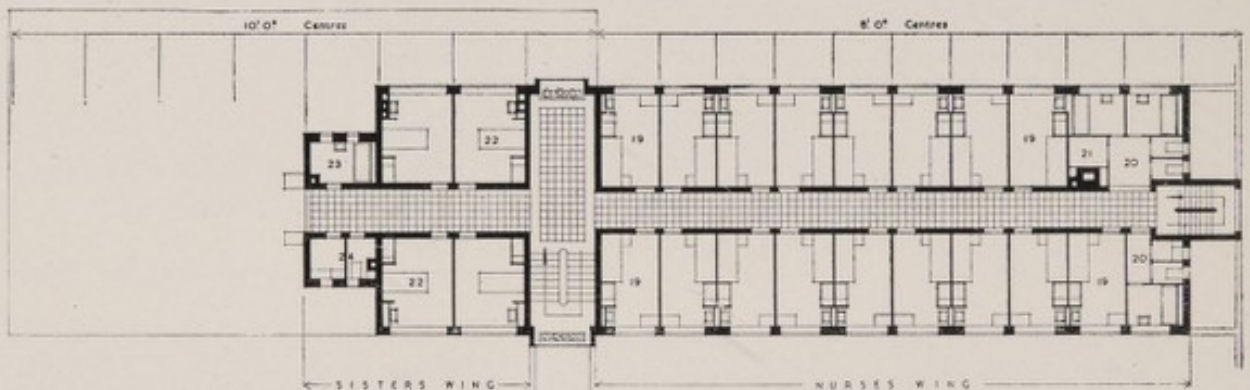
Mauger and May F/F.R.I.B.A., Architects.



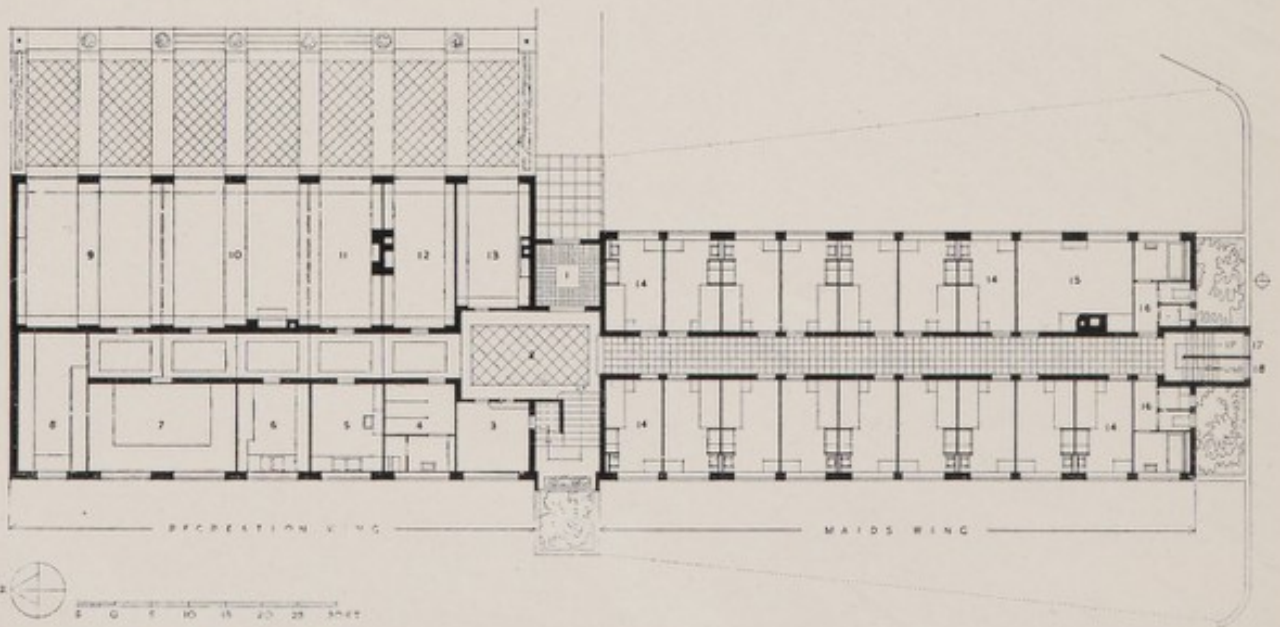
EAST ELEVATION

Key to Plans

1. Entrance Lobby
2. Hall
3. Enquiry Office
4. Cloakroom
5. Laundry
6. Kitchen
7. Trunk Room
8. Linen Room
9. }
10. } Nurses Sitting-rooms
11. }
12. Sisters' Sitting-room
13. Assistant Matron's Sitting-room
14. Maids Bedrooms
15. Maids Sitting-room
16. Maids Lavatories, etc.
17. Secondary Entrance
18. Boiler House Entrance
19. Nurses Bedrooms
20. Nurses Lavatories, etc.
21. Stores
22. Sisters Bedrooms
23. }
24. } Sisters Lavatories, etc.



FIRST AND SECOND FLOOR PLANS



GROUND FLOOR PLAN

Fig. 9. Nurses Home, Macclesfield General Hospital

This three-storey building provides accommodation similar to that recommended for workers' hostels.

Frederick Gibberd, F.R.I.B.A., Architect

Dwellings for Disabled Persons



Fig. 10. View of part of an estate of bungalows for disabled persons and their families at Kytes Green, Watford

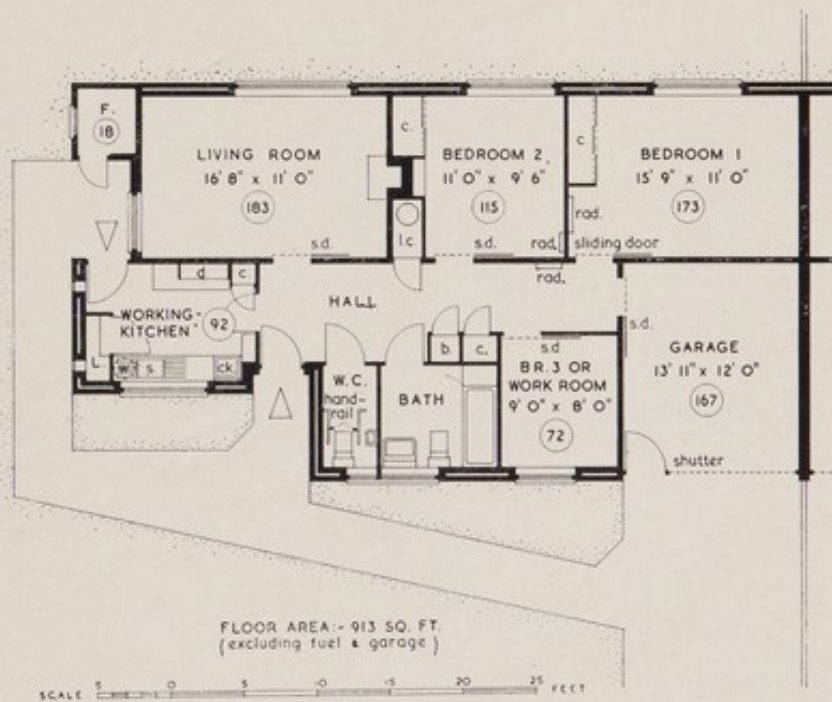
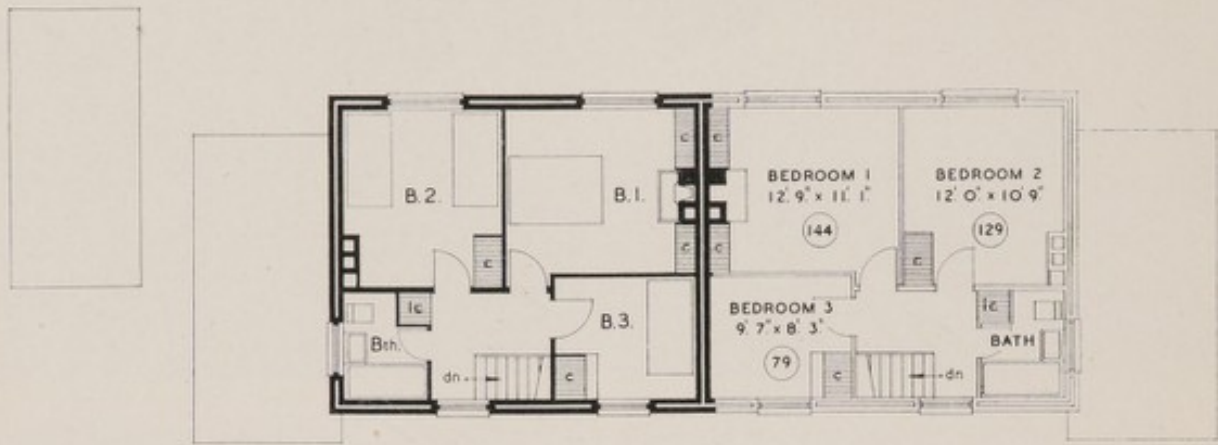


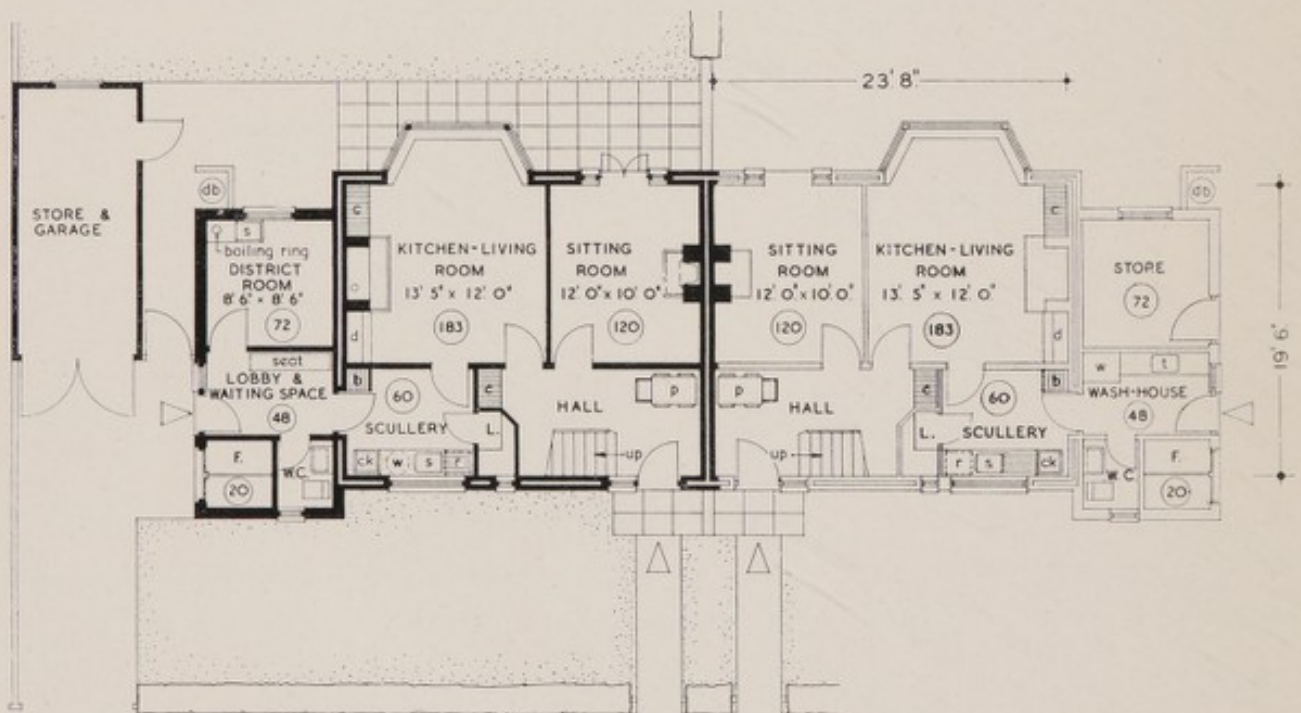
Fig. 11. Plan of a bungalow at Kytes Green, Watford

Norman & Dawbarn, F.R.I.B.A.,
Architects

Houses for District Nurses and Midwives



FIRST FLOOR PLAN



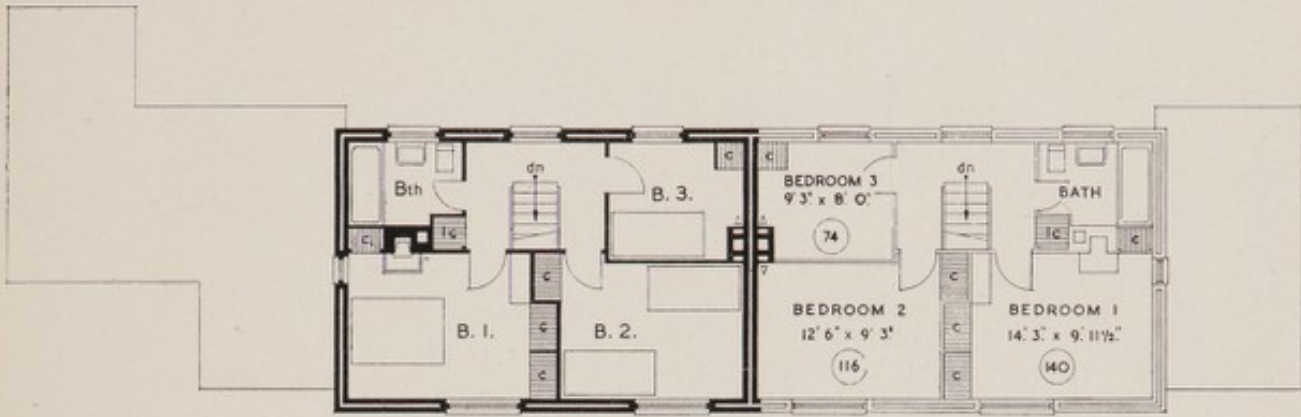
GROUND FLOOR PLAN

North Aspect.

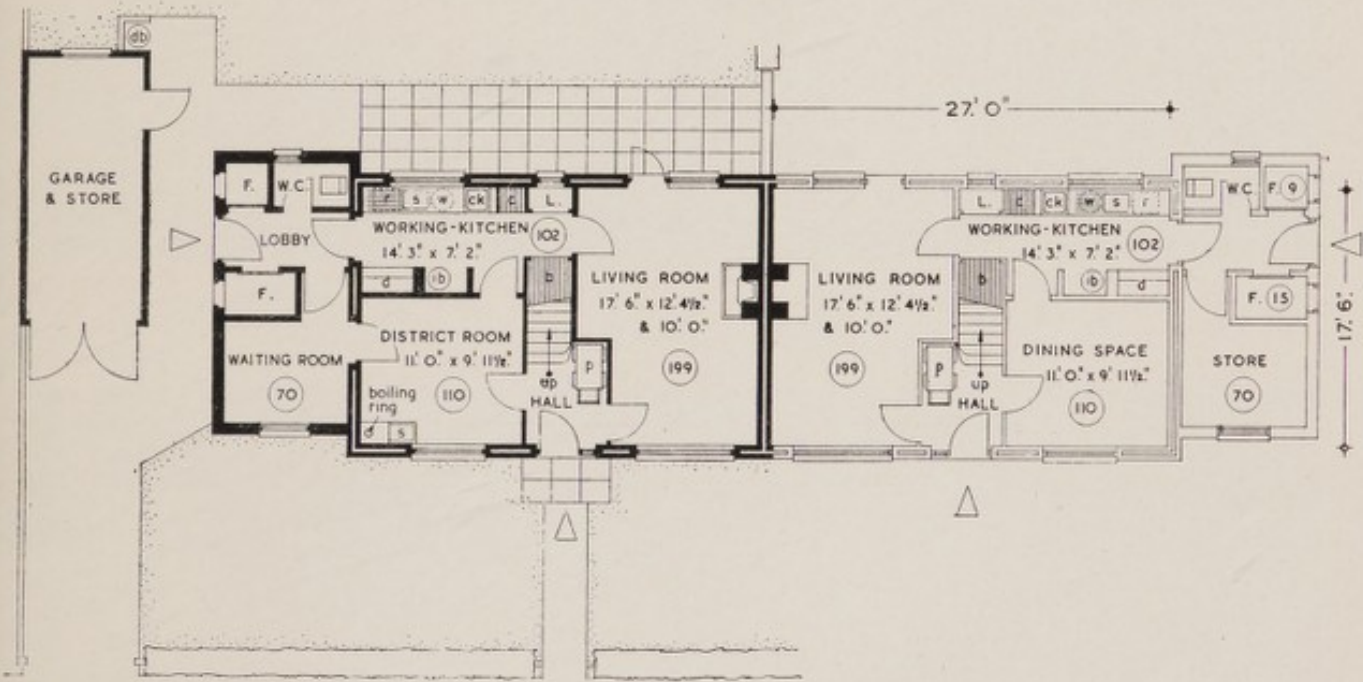
Floor Area : House 945 sq. ft. ; outbuildings (excluding garage) 164 sq. ft.

Fig. 12. This design is based on Fig. 20 of the Housing Manual 1949

Figs. 12, 13 and 14 illustrate the recommendation that houses for District Nurses and Midwives should be designed for easy conversion to normal family dwellings.



FIRST FLOOR PLAN

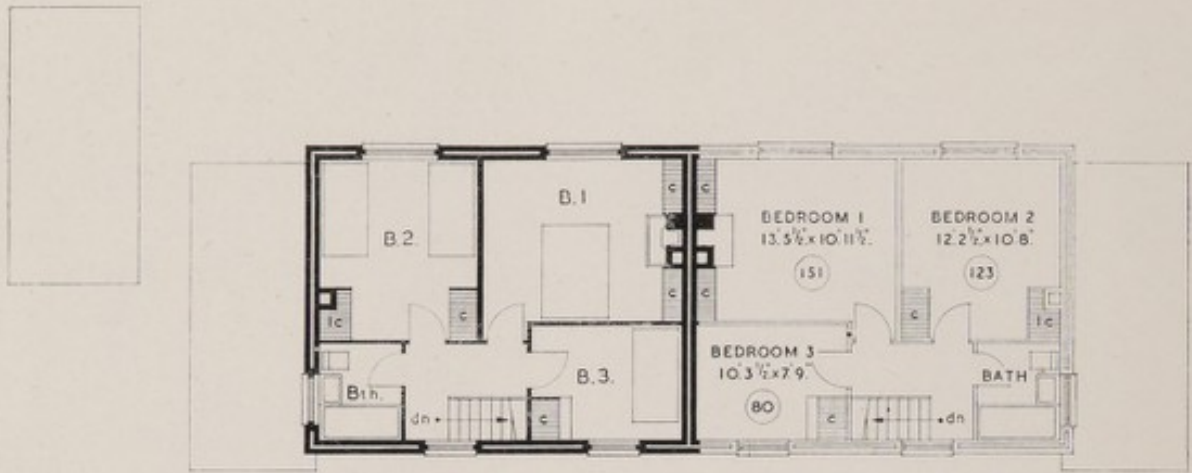


GROUND FLOOR PLAN

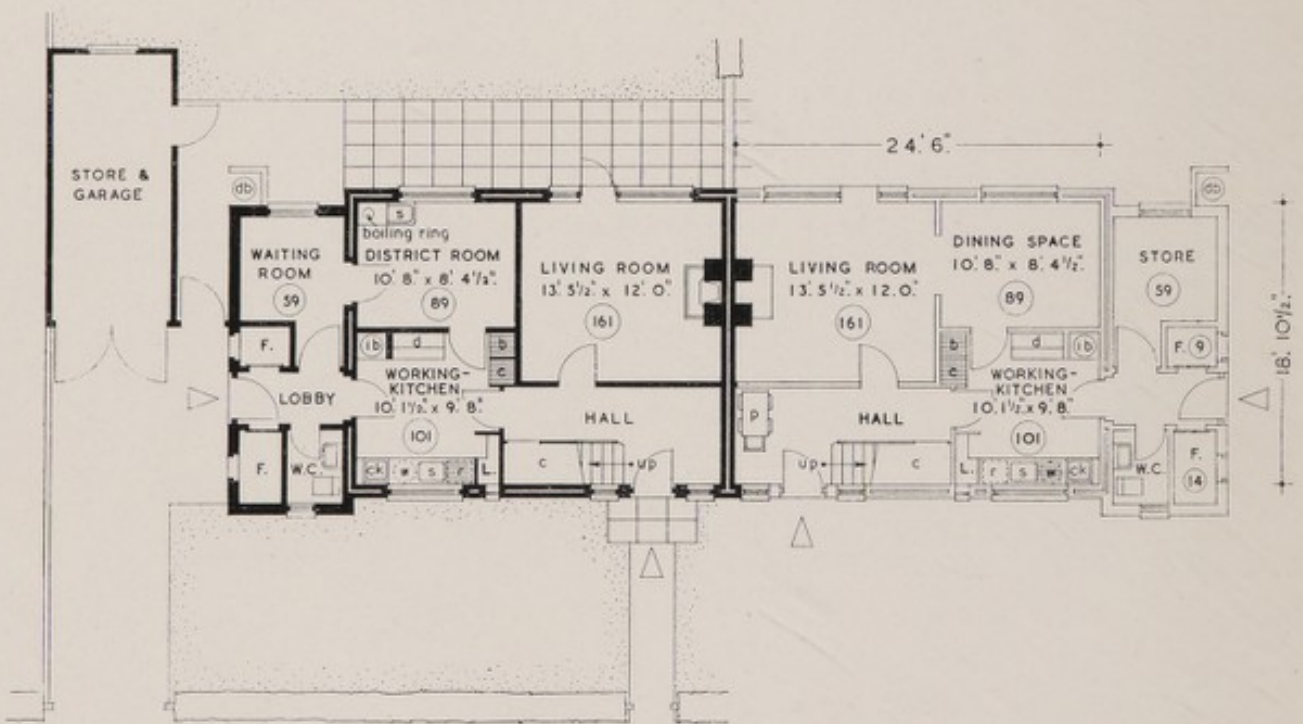
South or West Aspect.

Floor Area : House 945 sq. ft. ; outbuildings (excluding garage) 149 sq. ft.

Fig. 13. This design is based on Fig. 24 of the Housing Manual 1949



FIRST FLOOR PLAN



GROUND FLOOR PLAN

North Aspect.

Floor Area : House 925 sq. ft. ; outbuildings (excluding garage) 135 sq. ft.

Fig. 14. This design is based on Fig. 26 of the Housing Manual 1949

Old People's Dwellings

Some examples of recently completed schemes



Fig. 15. Hackney M.B.C., London

Frederick Gibberd, F.R.I.B.A., *Architect*

A terrace of old people's bungalows in a layout which also comprises two-storey houses and three-storey blocks of flats.



Fig. 16. Walthamstow B., Essex

F. G. Southgate, A.R.I.B.A., *Architect*

A two-storey block of flats for old people. A sun shelter for the use of the tenants is seen on the right of the illustration.



Fig. 17. Sunbury U.D.C., Middlesex

Basil Spence & Partners, F.R.I.B.A., *Architects*



Fig. 18. Chanctonbury R.D.C., Sussex

Godman & Kay, F/F.R.I.B.A., *Architects*



Fig. 19. Banstead U.D.C., Surrey

A. W. Kenyon, F.R.I.B.A., *Architect*

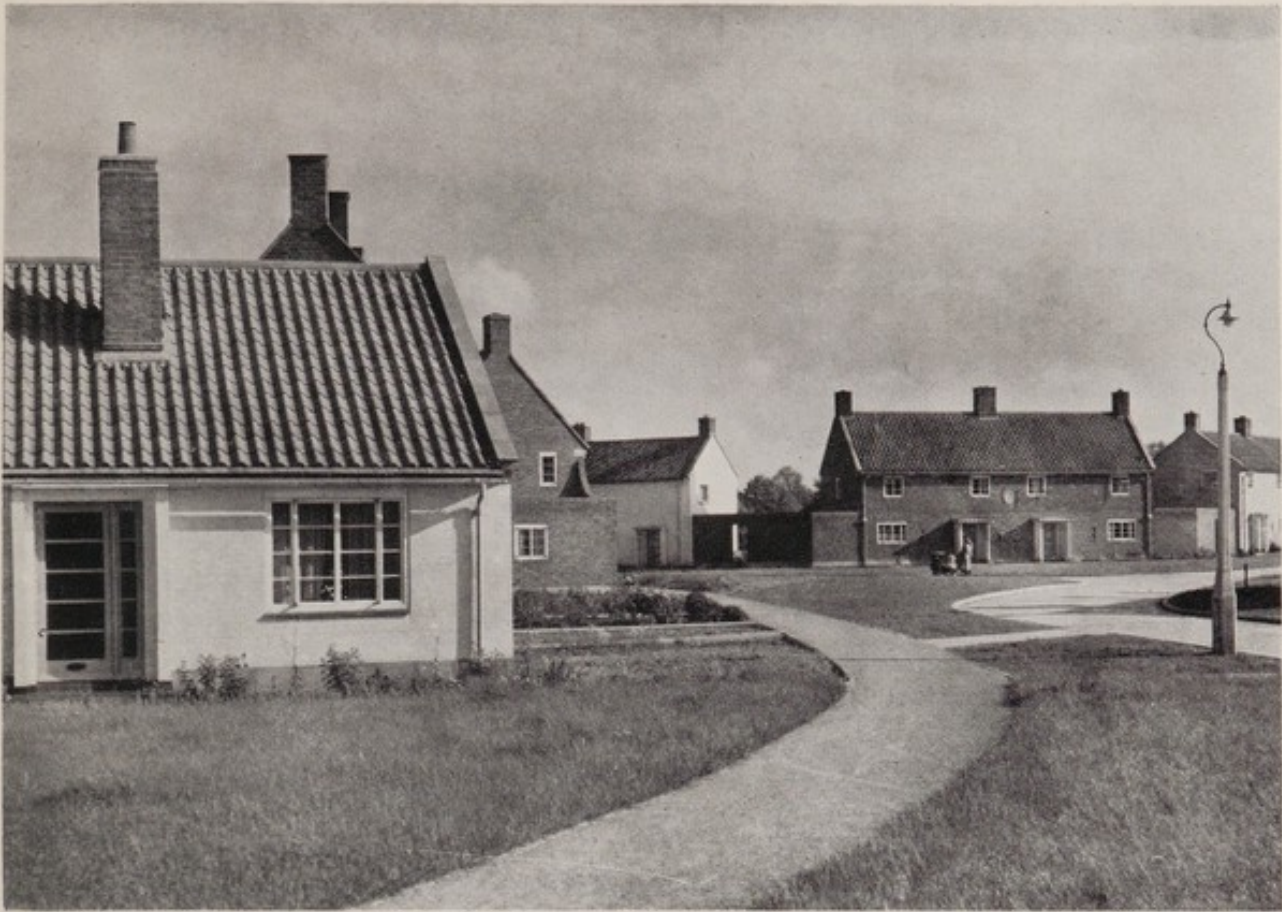


Fig. 20. Westbury U.D.C.,
Wiltshire

G. Blair Imrie, F.R.I.B.A.,
Architect

Old people's dwellings grouped with family houses.



Fig. 21. Samford R.D.C.,
Suffolk

Maurice Chesterton, F.R.I.B.A.,
Architect

Plans of Old People's Dwellings

Reproduced from Figs. 45-52 of the Housing Manual 1949

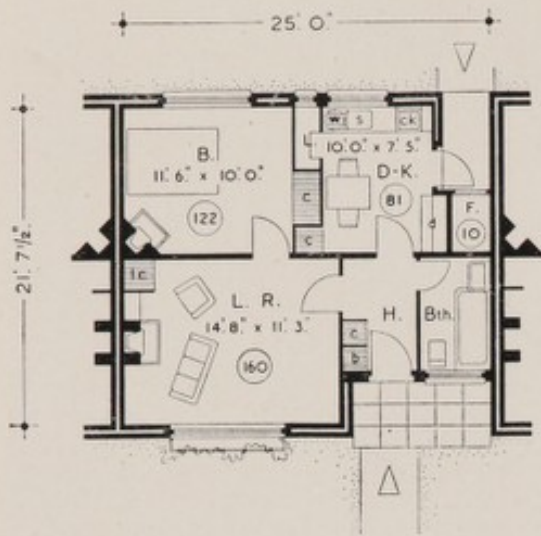


Fig. 45

Two person. South aspect.
Floor area 541 sq. ft., including inset
porches of 45 sq. ft.
Plan where the bedroom is entered
from the living room.

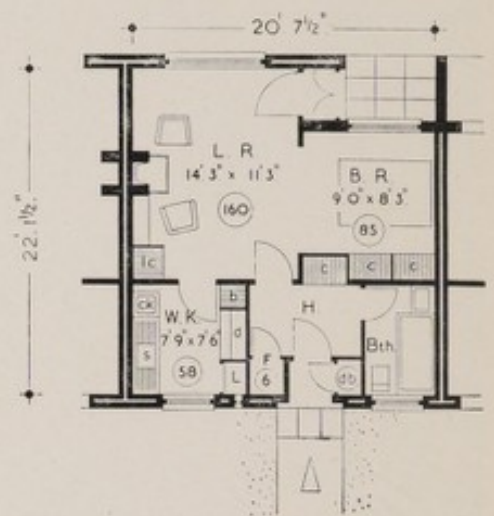


Fig. 46

Two person. North aspect.
Floor area 456 sq. ft. including
inset porches of 28 sq. ft.
Plan where a bed recess is arranged
off the living room.

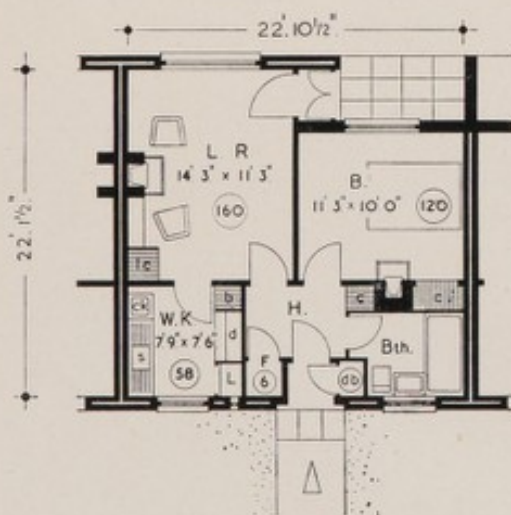


Fig. 47

Two person. North aspect.
Floor area 506 sq. ft., including inset
porches of 36 sq. ft.
Plan where the bedroom is entered
from the hall.

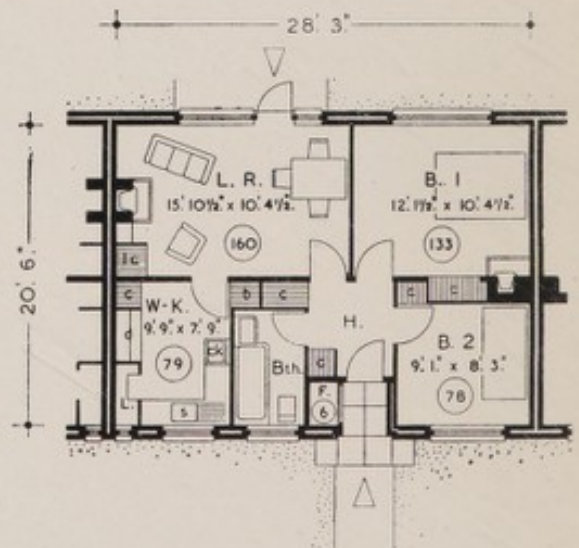


Fig. 48

Three person. North aspect.
Floor area 579 sq. ft., including inset
porch.
Plan where two bedrooms are both
entered from the hall.

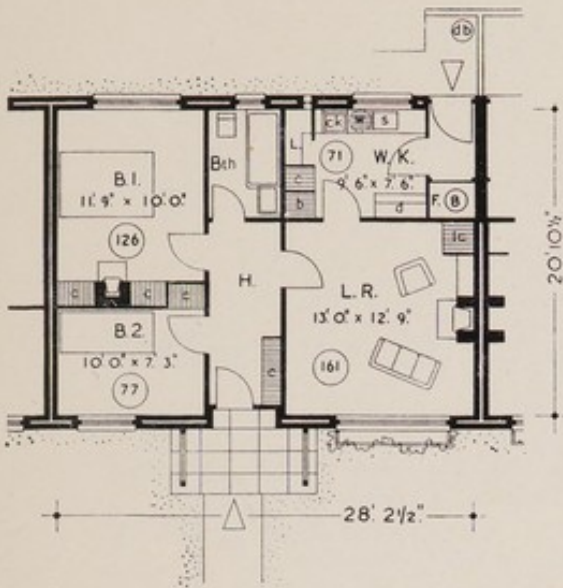


Fig. 49
 Three person. West aspect.
 Floor area 589 sq. ft., including inset porch 14 sq. ft.
 Accommodation similar to Fig. 48, but arranged for a different aspect.

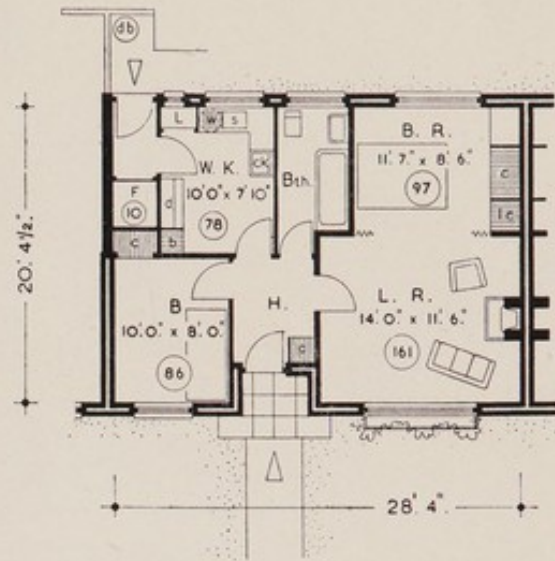
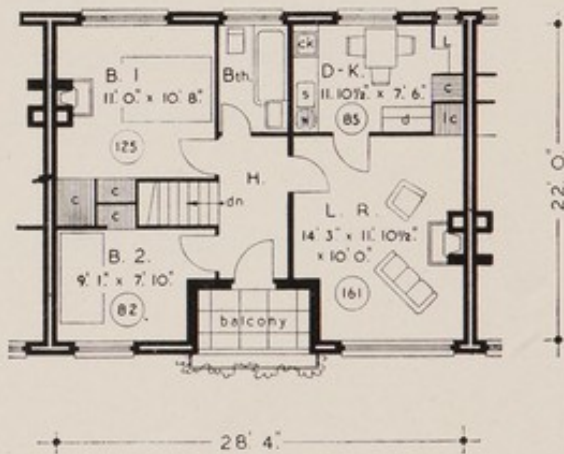
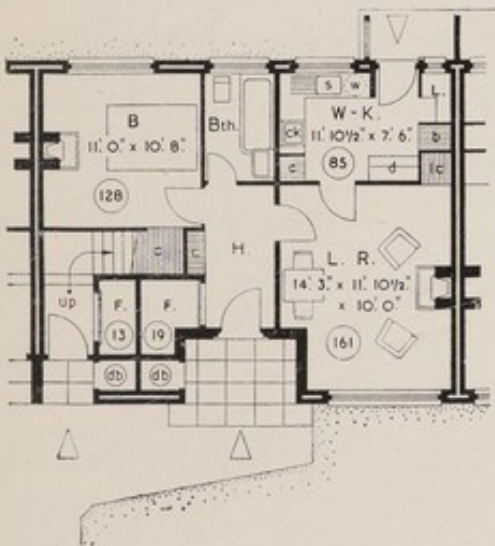


Fig. 50
 Three person. South aspect.
 Floor area 577 sq. ft., including inset porches 23 sq. ft.
 Plan in which a separate bedroom is entered from the hall and a bed recess is arranged off the living room.



Figs. 51-52

GROUND FLOOR PLAN

FIRST FLOOR PLAN

Fig. 51. Two person. Floor area 541 sq. ft., including inset porches 34 sq. ft.
 Fig. 52. Three person. Floor area 623 sq. ft., including inset balcony 27 sq. ft.
 Dwellings in two-storey flats with private entrance to each.

ACKNOWLEDGMENTS

We are indebted to the following Architects for permission to reproduce their designs :—

- Sir Aston Webb & Son—Home of Rest, Whiteley Village. Fig. 2.
Frederick Gibberd, F.R.I.B.A.—Nurses Home, Macclesfield General Hospital. Fig. 9.
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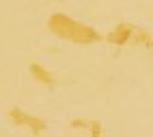
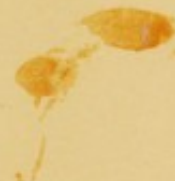
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