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Industrial Housing

FROM THE
HOUSEWIFE'S POINT OF VIEW

BY
MARGARET H. IRWIN



SOME NOTES ON

Twentieth Century Housing

BY
WILLIAM TWADDLE

INTRODUCTION

BY
ROBERT L. BREMNER, M.A., B.L.
Author of "The Housing Problem in Glasgow."

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INTRODUCTION.

THE following pages constitute the latest contribution of the Scottish Council for Women's Trades to the literature of the industrial life of the modern woman. It is a modest contribution; but, based as it is upon careful study and thorough investigation, as its predecessors have always been, we hope it may prove useful.

It comprises first and chiefly a Report by Miss Irwin on an Inquiry undertaken by her at the request of the Council upon the subject of the Housing Problem as it affects the industrial part of the community, and relative Appendix containing the story of some actual attempts made within recent years in Scottish cities and towns to solve the problem; and secondly, a sketch by Mr William Twaddle, the Chairman of the Glasgow Fabian Society and a very active and helpful member of our Council, of the sort of general scheme or plan which any large Housing enterprise might well keep before it as its ideal.

Miss Irwin's paper lays proper emphasis upon the fact which cannot be too often or too earnestly proclaimed, but is generally quite ignored by more ambitious writers, that the Housing question is essentially and primarily a woman's question. After all it is the woman who runs the house. And it is the intelligent housewife who knows best the things which make her task a tedious burden or a light and pleasant service. She knows that it is easier to keep a large room clean and tidy than a small and crowded apartment. She knows what advantages fitments and spacious cupboards have over clumsy furniture and dark and stuffy presses. She knows just where the coals should be kept—if we must have coals—and where the gas meter should be placed. She knows the enormous saving of labour and convenience which an ample supply of hot water means to

her. And if there are other still greater advantages which as yet she is too rarely able to appreciate, it is because the house of the future is not yet at her command. Some day the abolition of the kitchen and the kitchen-range; the substitution of a large scullery with gas-cooker off the living room; the abolition of the coal fire (responsible for quite 50% of the dirt of a house), and the substitution of central heating, easily regulated and accompanied, as it must be, by perfect ventilation, will be among the things that every housewife will expect and obtain. Indeed, when the great scheme, already outlined and adopted in principle, for the establishment of a few large Electrical Power Centres, makes electric lighting and heating available for everyone in every part of Great Britain, there will be at the service of the housewife perhaps the most wonderful labour-saving and dirt-preventing appliance of all.

Meantime our Council, after careful consideration, venture to put forward as things essential in the programme of any decent scheme of Industrial Housing to-day the following fifteen points:—

1. That all houses should contain at least 2 apartments.
2. A properly equipped scullery.
3. An abundant supply of hot water.
4. Adequate and properly ventilated sanitary accommodation, placed off the lobby.
5. A bath.
6. Adequate press accommodation.
7. Tenement Central Heating, with proper ventilation
8. Tenement Wash-houses adjacent, for the use of every six tenants.
9. Tenement Play-grounds for children.
10. Convenient position of coal bunkers.
11. Convenient position of penny-in-the-slot gas meters
12. Fitments in certain tenements.
13. Caretaker in certain tenements.

14. Public cleaning of stairs and closes by an organised corps of workers under the Corporation.

15. A Chapel of Rest for the dead prior to interment in every district.

We are well aware that these reforms, modest as they are, will cost money. It is the cost of building which mainly determines the amount of rent. Building costs since the War began have leapt to a figure beyond all calculation, and, through the dearth of wood and other building materials, there is little likelihood of their falling to any appreciable extent for many years.

There is not the slightest reason to fear that if the nation's productivity is maintained and increased after the War, the general wage-level of industry will likewise be maintained and increased, and consequently that private enterprise, if not artificially harassed and hindered by the politicians, will be able to build good and suitable houses for nine-tenths of the community at rents within the range of their means. There will always remain, however, a section of the community consisting of those who are rendered least efficient by the great Handicap of Illhealth—physical, mental or moral—for whom private enterprise can never afford to build good houses. It is for these—and for these alone, in my judgment—that the community as a whole should be asked to put its hand into its pocket. But for these the communal responsibility is plain and the communal burden has already been assumed and willingly borne in our own kindly land these many years. Too often indeed our sense of communal duty has taken a wrong turn—content to build asylums and reformatories, hospitals and sanatoria for the cure or alleviation of troubles which it might with better judgment have tried to prevent.

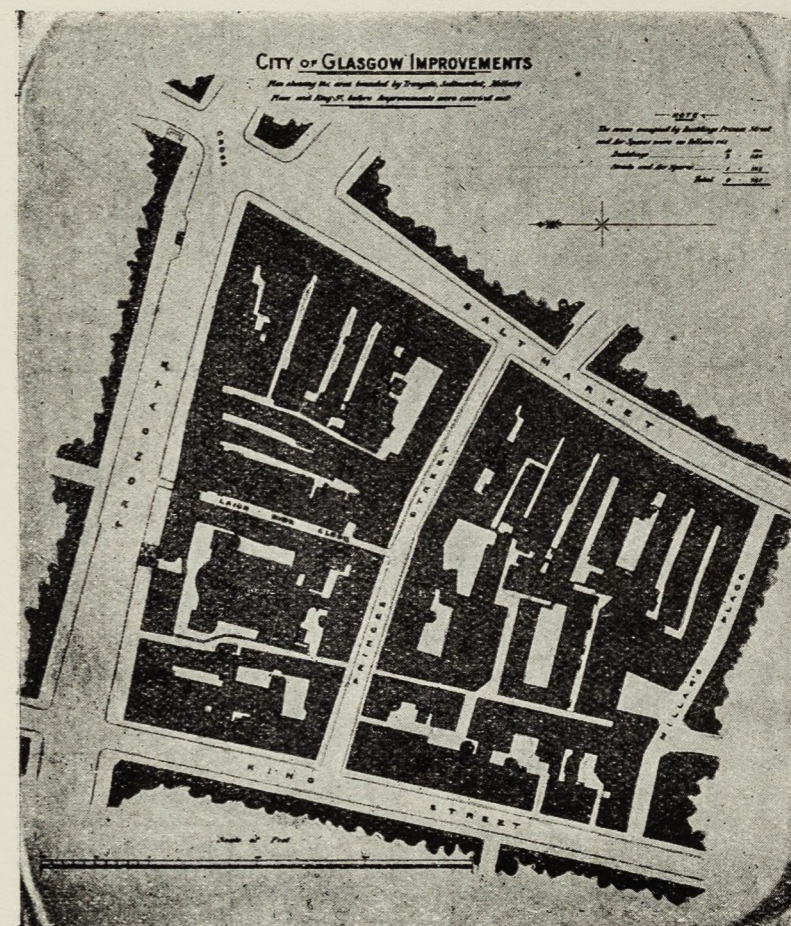
Of the first importance among such preventives is this matter of decent Housing; and it must be said for Glasgow that few cities have done more or spent more in the effort to

rid themselves of their slums. The two block-plans following reproduced by the courtesy of Mr W. C. Menzies, Manager of the Glasgow Improvement Trust, show in a very striking manner the increase in air-space effected by one of the operations of the Trust in the most costly experiment they ever undertook — the transformation of the congested areas of Bridgegate and Wynds.

The close connection between public health and Housing has been often proved to demonstration, and nowhere more vividly than in a paper on "The House in Relation to Tuberculosis" read at the Conference of the National Association for the Prevention of Consumption and other forms of Tuberculosis, held in 1914, by another member of our Council, Sir William Younger, who was also a member of the Royal Housing Commission for Scotland. Even in Glasgow, where the death rate has been pulled down from 32.4 per 1000 (1868/70) to 15.4 per 1000 inside of fifty years, there still remains much to be done. That this little Report will help in the direction of future municipal effort is the hope of the Scottish Council for Women's Trades.

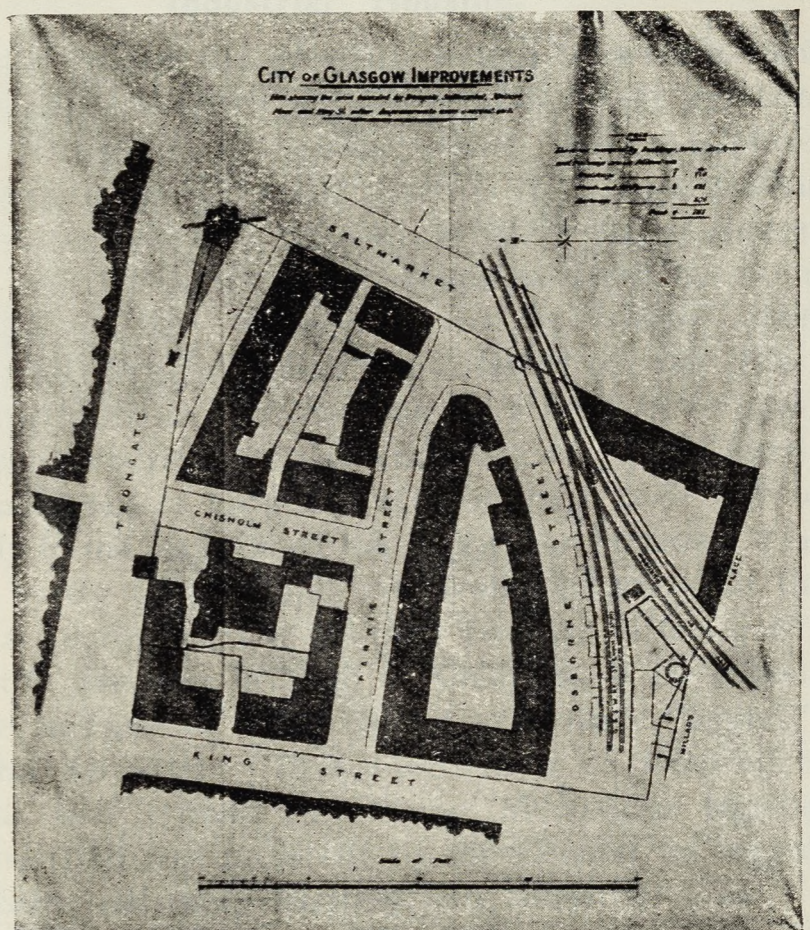
One last point, not touched upon in the following pages. No solution of the Housing problem will ever be final or valuable which does not provide both education for the ignorant and compulsion for the incorrigibly lazy and dirty tenant. There is always a residuum of ignorant and dirty folk who, as has been proved again and again, will inevitably turn well-appointed buildings into slums. These provide the crowning argument for communal interference in the matter of Housing Reform.

ROBERT L. BREMNER,
Chairman, Executive Committee.



PART OF BRIDGEGATE AND WYND AS IT WAS BEFORE THE GLASGOW IMPROVEMENT TRUST OPERATIONS.

INDUSTRIAL HOUSING
FROM THE HOUSEWIFE'S POINT OF VIEW



THE SAME DISTRICT AFTER COMPLETION OF
THE IMPROVEMENT TRUST OPERATIONS.

INDUSTRIAL HOUSING

FROM THE HOUSEWIFE'S POINT OF VIEW

Industrial Housing.

THE Scottish Council for Women's Trades have for a number of years given much direct and earnest study to the problem of Industrial Housing in its various aspects, and as it presents itself in both urban and rural districts throughout Scotland. The condition of the Home has necessarily formed an important feature in the long series of investigations which the Council have conducted into the employment of women, whether engaged in the Sweated Home Industries of our big cities, in skilled employment in factories and workshops, or in agricultural work, both permanent and temporary, in country districts.

The conditions of Industrial Housing have been dealt with incidentally in the majority of the Reports on Women's Trades published by the Council, and specifically in several of them, including a Report on "The Housing Problem in Glasgow" by Mr Robert L. Bremner, M.A., B.L., Chairman of the Executive Committee, and one on "The Housing of Potato Diggers" by the General Secretary. The improvement of Housing conditions has also formed the subject of various legislative reforms, initiated and promoted by the Council, in regard to Public Health and other Sanitary and Industrial laws.

In view of the important Housing Schemes now foreshadowed by the Government, the Council felt that their lengthy and specialised experience of the actual conditions under which our Scottish working women live, and their knowledge of the habits, needs, and views of the latter, would enable them to make helpful recommendations in connection with the new Industrial Housing Schemes. At a meeting held on the 7th December, 1917, it was agreed therefore that a special Inquiry should be undertaken, and information collected which would enable the Council to formulate the

reasonable requirements of decency and comfort necessary for a working man's or working woman's house. It was further agreed that various enterprises undertaken both by Corporations and private bodies in Scotland should be visited, and that information should be collected regarding these and others now under consideration.

In accordance with this an Inquiry has been made and opinion collected from a large number of representative working women, social workers, officials of Corporations and other public bodies, and from persons having a special knowledge of industrial life.

It is the main conclusions arrived at as the result of this investigation which are summarised here. I have confined the Report now presented mainly to questions of interior construction, arrangements, and appointments, dealing with these from the housewife's point of view. No attempt has been made to deal, except in a very general way, with architectural and technical points in regard to building construction, as these can only be handled satisfactorily by experts. I have also refrained from discussing highly controversial questions of a political and economic nature.

Tenements v. Cottages.

In regard to the more general aspects of the Housing problem, it may be briefly noted that, apart from the more purely political controversies now raging between rival schools of Housing Reformers as to whether the Housing of the people should be undertaken by the Government and by Local Authorities, with grants in aid, or loans (with or without interest), or left to private enterprise, or that it should be taken up by a combination of any two, or all three of these, the big cleavage of opinion seems to be on the Tenement *versus* the Cottage form of house.

The one school of reformers would ruthlessly sweep away the Tenement House in every form, seeing in it one of the greatest menaces to health, decency, and all social well-being, and would substitute for the present flats a universal system of Cottage Houses in all districts both urban and rural. The other school would retain the Tenement form of house for cities, but with certain radical changes. It may be found

possible, as well as expedient, to combine to some extent both systems.

The one point which does not seem to be disputed at all is that if the Tenement house is to be retained it must be in a greatly improved form. One very general recommendation made is that Tenements ought not to exceed three storeys in height.

The form of tenement house with which we are only too familiar in working-class districts in Glasgow and other large centres, possesses the features of inconvenient height, lack of air and sunlight, dark narrow stairs and passages, absence of ventilation, insufficient lavatory conveniences, and small rooms, many of them containing "box-beds"—an abomination peculiar to Scotland, which may be regarded as a relic of our cave-dwelling ancestors. The present Tenement also lacks, as a rule, all such amenities as gardens and play-grounds, while the long stairs are a serious handicap alike for children, elderly and invalid persons, and the over-burdened housewife.

A universal substitution of the cottage for the tenement house in the case of existing large cities, is obviously impracticable owing to the enormous area which would have to be covered, with the accompanying inconvenience to the worker of transit between the residential and the industrial centres. A solution might, however, be found in the future, by transplanting many of our Industries to districts outside of the town, and, in the case of new industrial communities springing up, advantage ought certainly to be taken of the chance to make a fresh start, unencumbered by the evil customs and traditions of the past, through the erection of houses only of the cottage or self-contained class, with garden attached. A somewhat pathetic remark was made by a woman in one of the city tenements visited, who shook her head and said, "They are all very well, but what I want is a cottage by the sea."

Such large industrial enterprises as Gretna, and, to take a still more familiar example, the Scottish Co-operative Wholesale Works at Shieldhall, with others, might all furnish nuclei for starting interesting experiments in model industrial communities. Reference may also be made to the eminently successful experiments in Industrial Housing carried out by the Admiralty at Gourock, the Ministry of Munitions at

Georgetown, Paisley, the Dumbarton Building Society, an Association founded by and composed entirely of working men; Messrs Babcock & Wilcox, Ltd., and Dalmuir and West of Scotland Estates, Ltd., Dalmuir. All of these have been based on the principle of grouping together in adjacent residential quarters the workers employed in one large Industry. A brief description is given in the Appendix.

In connection with all such schemes one important point is, however, apt to be overlooked, viz., that even in the best of these model villages, or communities, the larger interests and the stimulus of a big civic life are lacking, and to certain temperaments these count for much. Further, while open-air spaces and healthy playgrounds for children ought to be a feature of all our future Housing Schemes, it need not be too readily assumed that a rose garden and a cabbage patch are universally indispensable for the happiness and well-being of the average adult of either sex. The care and charge of a garden are likely to be regarded as unnecessary and undesirable burdens by quite a large percentage of any community.

At the same time the Schemes mentioned above bear testimony to the marked success which has attended the housing of workers employed in centres which combine all the advantages of rural or suburban districts in respect to fresh air and space, with easy access to a big city, and in these the garden seemed to be a much appreciated feature.

Classification of Tenants.

A necessary preliminary to the launching of any building Scheme is a classification of the Tenants to be housed, so that due regard may be paid to their varying requirements.

For the purpose of this Report industrial tenants may be broadly classified as follows:—

A.—One single woman or two single women living together, one or both of whom may be engaged all day in outside work.

B.—Elderly couples living alone.

C.—Married couples, with families.

Class A. is a numerous one in all big industrial centres, and is likely to have an increased economic importance in the future. It is with the needs of this Class that such bodies as

the Scottish Council for Women's Trades are very specially concerned.

The One-Room House.

No condemnation can be too strong for the one-room house as ordinarily understood, and in the form in which we have it in our present slum tenements. *It should in fact be made illegal to let a one-room house, even when large and airy, to a married couple with a family.* I would submit, however, that before recommending the wholesale multiplication of rooms for every type of house and every class of occupant, the Housing Reformer should give due consideration to the actual conditions of the life of the working woman in Class A, and to the fact that in cases where she is more or less strenuously employed all day in a factory or workshop, to insist on her occupying a house of not less than three apartments, will probably result in her being obliged to add to her burdens by taking in lodgers, while she reserves a single room for her personal use and occupation. For example, in the case of a two-room house in a good modern city tenement, I found the tenant had let her parlour to four men lodgers, while she and her five children huddled together in the kitchen. Similar difficulties arise in the case of Class B, and of elderly widows without family. A large proportion of these women are of enfeebled health and very limited means. Instead, therefore, of repeating the customary stuffy little parlour and indescribably squalid little bedroom, together with the proportionately cramped and unwholesome little kitchen, what should rather be aimed at is a form of house, the special construction of which will give the maximum amount of air and space, while it will require the minimum amount of labour to keep it clean and in good order.

Interior Arrangements and General Amenities.

I have discussed the following suggestions with a number of working women and others having a knowledge of the subject. As a result of this I have grouped the suggestions under two headings:

First.—These on which I found opinion to be practically unanimous as to their desirability.

Second.—These on which I found it to be divided.

Under the first heading come in the following order:—

1. An abundant supply of hot water.
2. Adequate and properly ventilated sanitary accommodation, placed off the lobby.
3. A bath.
4. Adequate press accommodation.
5. Tenement wash-houses adjacent, for the use of every six tenants.
6. Tenement play-grounds for children.
7. Convenient position of coal bunkers.
8. Convenient position of gas meters.

Under the second heading come:—

9. Central heating.
10. Communal kitchens, fixed and travelling.
11. A common baking oven.
12. Central wash-house.
13. Balconies.
14. Day nurseries and crèches, with isolation hospital.
15. Toddlers' play-grounds.
16. A common sewing-room, reading-room, gymnasium and recreation room for every tenement or block of tenements.
17. Ash chutes.

To examine these more in detail.

Under the first heading:—

1. *An abundant supply of hot water.*—This, it will be generally conceded, is indispensable for health and cleanliness, and if it could be provided by means of a central heating plant, great economy would be secured to the community in fuel, and to the individual household in labour. At the same time it is worthy of note that no woman has been found to advocate the abolition of the private fire-place and the cooking stove, which serves for such cooking as she may wish to do at home. Every woman seems to appreciate both the social and the æsthetic value of the family fire and hearth.

It was recognised that Gas Cookers and Geysers form excellent substitutes in summer for the kitchen range.

2. *Adequate and properly ventilated sanitary accommodation.*—The danger of spreading contagious and infectious diseases by means of a lavatory common to several families is a real and serious one.

3. *Baths for every house.*—This is an obvious need. The kitchen sink is not an adequate or suitable provision for the working-man or woman who comes home to remove the grime of a long day's toil in factory or workshop.

4. *Adequate press accommodation.*—Something much more commodious is necessary than the ordinary wall-cupboard, which allows for nothing bigger than the ordinary tea-plate being put on it. There should also be sufficient press accommodation for keeping clothes, and keeping them separate from food stores. At present one frequently finds the same receptacle doing duty for both clothes and food.

5. *Wash-houses.*—The tenement wash-house, limited to the use of six tenants, being always close at hand, finds more general approval than the large public wash-houses. In the case of one large group of tenements it was found, however, that as the public wash-house was adjacent, it was constantly used by the tenants in preference to the really excellent wash-houses provided in the tenements themselves.

6. *Play-grounds for children.*—Two alternative forms are suggested for this, both of which have their advocates. They are:

A.—That the roofs of tenement houses should be made flat and protected by high railings; this would allow them to be utilised as play-grounds, and safety and fresh air would thus be secured for the children.

B.—That tenements should be built with a central quadrangle, the enclosed space to be used as a play-ground; or that they should have play-grounds adjacent.

The latter suggestions are the more generally approved and in some cases they have already been successfully carried out. (See Appendix, pp. 32-33—Edinburgh Tenements and Glasgow Family Home).

7. *Convenient position of Coal Bunker.*—This should not

be placed in kitchen or scullery, but in a convenient position, preferably in lobby near outside door.

8. *Convenient position of Gas Meter.*—The Penny-in-the-slot Meters it is urged should be placed within convenient arm-reach of an adult, and not as at present invariably in an inaccessible position requiring the use of a chair. While this may seem a trivial matter it is one of the small details of domestic life which cause constant inconvenience. Cases of overstrain to women due to this cause were reported to me by a district nurse of large experience who laid special stress on the point.

Under the second heading:—

9. *Central Heating.*—This can be most suitably dealt with by means of a Central Heating Plant. Central Heating would add to the comfort of the house, and would result in great saving of fuel and labour. (See Appendix, p. 36—Dundee Scheme).

10. *Communal or National Kitchens, fixed and travelling.*—Working-class opinion seems to be considerably divided in regard to these. On the one hand it is urged that a Communal or National Kitchen, which can purchase on a large scale, effects an economy in food, a great saving in fuel and labour, and secures a wholesome, properly cooked and nutritious meal for the family.

On the other hand, it is feared in some quarters that the Communal or National Kitchen might not be used by the working woman, who is conservative in such matters, and prefers to do her own cooking at home.

The truth seems to be that the Communal or National Kitchen movement is still so very new that opinion in regard to its utility and popularity must as yet be largely speculative. One is glad to learn that in many cases where such Kitchens have been tried they have proved to be a great success, both in regard to benefiting public health and in the prevention of wastage.

Another suggestion is that arrangements might be made for the distribution of the food to the individual families by means of travelling Kitchens such as have been instituted in

at least one large English town, where Municipal tram cars have been utilised for this purpose.

11. *Common Baking Oven.*—A common baking oven attached to tenements has been suggested, where tenants could send meat, etc., to be cooked. It may be noted, however, that this suggestion comes from Yorkshire, where oven-cooked food is much more used than in Scotland.

12. *Central Wash-houses.*—Opinion is divided on this, the main objection being that where the wash-house is some distance off, the carrying of heavy bundles of clothes to and fro is a great inconvenience. Against this may be set the fact that in the Central Wash-house there is always a sufficient supply of hot water, and that hot presses are provided for drying the clothes; while in the tenement wash-house the woman has to provide her own fuel, and light a fire to heat the water, all of which could be avoided, of course, by central heating.

13. *Balconies.*—These add very much to the attractiveness of the tenement house, and are very convenient for young children and elderly persons getting an airing. An objection urged against the common balcony system was the lack of privacy. If tenements could be so planned as to provide a separate balcony for the individual house this would undoubtedly be greatly appreciated. In some cases the complaint was made also that the overhanging balcony of the flat above was apt to darken the rooms below it. This objection has been so far met by placing large squares of prism glass in the balconies where these overhang windows. (See Appendix, p. 31—Edinburgh Tenements).

14. *Day Nurseries and Crèches.*—The advantages of these are very much disputed. Some persons see in them an encouragement to the mother of young children to go out and work, while she would be better employed looking after her family at home. Others think it would be a very great advantage if there were a day nursery near at hand to which the mother could send her child for part of the day while she goes out to do her necessary shopping, etc. (See Appendix, pp. 32 and 47—Edinburgh and Helensburgh Crèches).

15. "*Toddlers' Play-ground*.—This was suggested by an experienced social worker as desirable in the interests of very young children who cannot safely be allowed to play with the older ones.

16. *Common Recreation Room, &c.*—This suggestion came from the same source. It was urged that a sewing-room in particular where the women could meet in the afternoon with their work and for a little social intercourse, would be a great boon.

17. *Ash Chutes*.—The provision of an ash chute on the balcony at the end of each upper landing is a great saving of labour and inducement to orderliness. (See Appendix, p. 40—"Workmen's Dwellings, Cathedral Court, Glasgow").

METHODS OF COOKING.

The Hay Box.

Methods of cooking open up too large a field to be dealt with here, but the attention of housewives may well be directed to the economy in fuel and labour which can be secured by the use of a Hay Box. Soup, meat, fish, fruit, vegetables, cereals, when either boiled or stewed, may be prepared in this way. After being slightly cooked on a gas or coal fire, the food can be placed in the Hay Box where the process of cooking may be left to complete itself without any further attention from the housewife. A little heating-up is all that is required further before serving.

In addition to the foregoing, there are the following points on which I wish to lay special stress, as they seem to me of vital importance.

SIZE OF ROOMS.

I would emphasise very strongly the desirability for having large, well-lighted and thoroughly ventilated rooms. While in the letting of houses a much more stringent regard might well be paid to the ages, sex and composition of the families who are to occupy them and a certain minimum of suitable accommodation in respect to the number of rooms ought in the interest of decency to be enforced by law, this should not be attained by merely sub-dividing into three or four diminutive

apartments a space which is only adequate for, say, two really healthy and comfortable rooms. In many of the houses visited in the course of my Inquiry the rooms were found to be most regrettably small. The houses where the rooms were of good size and provided with large windows, presented, as a rule, a very striking contrast in cleanliness, comfort, and orderliness, to those where the rooms were small. It is well known to practical housewives, although it does not seem to be generally recognised by builders, that the small room, so apt to become overcrowded, is much more difficult to keep clean than the big one.

It is highly desirable that windows should be not only large but of such a construction as will admit of their being easily cleaned. (Also see Appendix, p. 40—"Casement Windows" Georgetown).

CARETAKER.

Another point which cannot be too strongly emphasised is that it is necessary not only to provide decent houses, but, in the case of a large class who have never had opportunities for reaching any higher standard than slum life offers them, to teach people how to live decently in them. Further, many cleanly and respectable tenants suffer great hardships and distress through the rough and dirty habits of their neighbours. Bitter complaints are constantly heard from the decent cleanly woman who has been battling heroically to keep her little house fresh and sweet—and let no one think this is an easy task in city tenement life—that all her toil was rendered vain because of "the neebors on this stair heid."

The best way of providing for the maintenance of cleanliness and order probably is to place a Caretaker in all tenements. Great discrimination ought to be exercised in selecting the right person, who must possess firmness, tact, judgment, and sympathy. If the right type of person is secured, she should be endowed with a certain amount of authority over the tenants, and her own house in its construction, fittings, and standard of order and cleanliness, should serve as an object lesson to them. Under this arrangement it is probable that a spirit of healthy emulation would spring up amongst tenants generally to keep their houses in equally good

condition. Towards this end the presence of a few cleanly and orderly tenants has been known to work wonders amongst the others.

CLEANING OF STAIRS AND CLOSES.

This ought to be undertaken by a corps of visiting cleaners under the Corporation, in the same way as Ash-bins are cleared out now. Among the advantages of such a system would be regular and thorough cleaning. This would remove a great danger to public health, and also a frequent cause of friction amongst tenants with varying standards as to what constitutes a properly washed down stair. The cost of this could probably be met by a very trifling charge included in the rental.

Incidentally such a scheme would also secure regular work for a large number of women workers of the less skilled class, for whom it is otherwise difficult to provide.

FITMENTS.

It would be a great advantage to have in certain tenements all the really necessary articles of furniture provided in the form of permanent fitments. (See Appendix, pp. 34 and 49—"Glasgow Corporation Furnished Houses" and "Model Artizan Dwelling").

HOUSING AND PRIVATE ENTERPRISE.

Without entering on matters of political controversy, it seems probable that the reforms indicated here, and which our modern standards demand, cannot well be met by the enterprise of the private owner—at least such houses could scarcely be let in towns to industrial tenants at rents which would make them a profitable investment. It may well be found that the Housing of the People is so vital a matter that it must be taken up by the Government through the medium of Burgh and County Authorities.

UTILISATION OF LOCAL RESOURCES: STANDARDISATION.

While not attempting to deal with questions of Construction from the technical side, I may quote two suggestions for which I am indebted to a Memorandum drawn up by an architect in which the writer suggests two main directions in which economy

in building may be secured, *i.e.*, in Reduction of Transport, and, as far as possible, in Standardisation. "Saving in transport can mainly be effected by utilising to the utmost the resources of the various localities in building material. Though this will negative to some extent the standardisation of construction, buildings formed of local material possess an artistic fitness in the landscape. For many districts, especially outlying ones, such as the West Highlands, ferro-concrete will no doubt be the most suitable and economical method of construction. . . . If the country were divided into suitable areas, a careful examination could be made into the conditions and resources in material of each district, and a decision arrived at as to the type of construction most suitable for that area."

"Though absolutely standard houses may not be practicable or desirable, much may be done in the standardisation of details, making for economy of cost, labour and material. A universal type of partition might be adopted, possibly the modern concrete or breeze slabs for over voids on upper floors. Doors and windows and many other items in the joiner work of a house could be standardised with advantage, and produced in quantities in well equipped wood working factories established in convenient centres for the various areas."

In view of the shortage both in labour and materials with which we are likely to be faced for many years to come, the suggestion regarding standardisation seems to be a practical one. (See Appendix, p. 30—"Admiralty Houses, Gourock"). The first suggestion indicates a means for initiating and developing local industries which is also well worth careful consideration.

THE WOMAN HOUSING REFORMER.

It is in regard to Interior Arrangements and Domestic Administration that the recent advance in public opinion is most marked. This may be largely due to the fact that women have now become more articulate on these matters, and have found so many new outlets for the expression of their opinions. Until comparatively recent years women have not been conspicuously active in the movement for Housing Reform, and hitherto the Housing Reformer has been apt to think that when he had insisted on the provision of so many additional rooms

as the minimum of decent housing, the last word had been said.

The one cry of the Woman Housing Reformer, on the other hand, is 'Give us labour saving appliances to lessen our burden in keeping these rooms clean.' This, to a quite remarkable degree, is now the dominant note struck at all Women's Conferences, more especially at those composed of the working-women who have borne the burden and heat of the day. It is deeply interesting and significant because of the new conceptions of life prevailing amongst women which it indicates.

The change of attitude towards the Communal Kitchen movement furnishes perhaps one of the most striking illustrations of this. At first there was a tendency to regard such institutions as an encouragement to idleness on the part of the working-class house-mother. The irony of this point of view can best be appreciated by those who go in and out among these women and who know something of the sordid and appalling drudgery which fills the lives of so many wives and mothers belonging to this class. It was supposed that if the actual cooking were taken out of the hands of the house-mother, the sanctity of family life would in some mysterious way be endangered.

This cry is seldom raised now, or only by a small and rapidly disappearing minority. It is a little difficult to see how the sanctity of the home should be inextricably bound up with the preparation of a frequently badly cooked and non-nutritious meal. It is further worthy of note that this principle is not usually applied to households above a certain social level. Neither the sanctity of the home, nor even the family digestion, in middle or upper-class households is thought to be imperilled by the fact that trained servants undertake the cooking. It is not easy to understand, therefore, why the sanctity of family life should be held to rest on a purely culinary basis only in households of the industrial class. One would wish to think that it rests on quite other things—community of interests being one of these. Speaking from direct observation I should say there is apt to be very little of a sacramental nature about the family meal under the present conditions of life in our poorer city tenements. The flustered and over-driven housewife, cumbered with many things, who, in addition to all her other innumerable duties, has had to cook the family meal in her

confined, over-heated and inconvenient little kitchen, is in no condition, physically or mentally, to be a very intelligent companion. Probably few thoughtful women will be found to question the truth of this. To the man who does so I should like to say "Wait till you have tried yourself."

The meals, which at both ends of the day ought to be occasions for pleasant and refreshing intercourse, are hustled through uncomfortably at the one end by a woman over-anxious to "get on with things," and at the other by the same woman, who, with over-strained nerves, exhausted body and a fagged brain, is unable to contribute any real vitalising stimulus to family life. One would hope that when the working-class wife and mother is relieved to a greater extent of such domestic burdens as can suitably be transferred, she will be able to give more attention both to the training of her children and to certain interests outside of the home with which the welfare of herself and her family are intimately bound up.

HOUSING AND THE DRINK PROBLEM.

The Housing problem has a direct bearing on the Drink problem. The working man does not, as a rule, go to the public-house merely to consume liquor. In the majority of cases he goes to escape discomfort at home, and to seek the companionship with his mates which he does not find at his own fire-side.

If, in the future, the working man can return from his day's work to find, instead of the present stuffy, overcrowded dwelling, a bright airy home, instead of an ailing and fretful flock of little ones, a family of healthy, happy and well-kept children, and instead of a tired drudge, a woman who has sufficient energy and leisure to keep in touch with the larger interests of life, and is as capable of discussing these intelligently as he is himself, we may hope that the working man's home of the future will perhaps become what we would all like to see it, the best "counter attraction to the public-house."

NEW IDEALS OF HOME LIFE.

Those who see in this New Housing Reform movement merely revolutionary changes likely to be subversive of the domestic virtues and of family life, may take comfort from the

fact that in making her present demand the Woman of To-day is merely following out the development which has been going on in domestic administration for generations. In an earlier day the baking and brewing, the lighting and heating, and practically the entire cleansing and sanitary provisions for the family were undertaken by the women of the individual households. Modern standards and conditions of life now require that these should be undertaken for the community collectively by Municipal and other authorities. Family life has not suffered thereby, while the woman's burden has been lightened enormously. This may reassure us for the future. Even with Communal Kitchens, Central Heating, and all the other labour-saving appliances suggested, the House-Mother will still find ample work to occupy her healthily.

I cannot state too emphatically that no plea is being put forward here for the home being relegated to a secondary place in the woman's life. The home and the family should always have the first claim on her attention, but it is in order that she may have the time and strength to make the home all it ought to be in comfort, beauty, and orderliness, and be enabled to give that attention to the training and development of her children, which they ought to have, that every effort should be made to relieve the house-mother of *unnecessary* drudgery.

Women are rapidly coming to realise that their whole duty as Mothers does not end with the feeding and clothing of their children, and in teaching them some elementary rules of conduct and manners, but that good Citizenship is not only not incompatible with good Motherhood and good Housewifery, but really essential to both. How shall a woman train her children to become the good citizens, of which the country shall have such dire need in the future, if she herself has no sense of the duties pertaining thereto, and no leisure to acquire any knowledge of these? "If she be small, slight-natured, miserable, how shall men grow?" What the Scottish Co-operative Women's Guild have already done, and what the Women's Rural Institutes hope to do in the future, indicate how great the good which may be secured to women by opening a window with an outlook on to the larger world lying outside of the Home.

In any case, whatever personal views we may hold, we are

certainly face to face now with a remarkable change of attitude amongst women, which is giving rise to totally new conceptions and ideals of domestic life, and those will undoubtedly have to be reckoned with in regard to all matters affecting the Home of the Future, its construction and appointments.

FACTORS IN THE NEW DEVELOPMENT.

The pace has been greatly accelerated since the outbreak of the War. Two great causes have contributed to this.

First, the War itself, which has altered most of our old standards of value, and has taught practically all women to look outside the four walls of their own homes. Few indeed are the women of normal sympathy and intelligence to be found throughout the length and breadth of our land to-day whose lives have not been touched to larger issues by the War, who have not realised that they too have an equal stake and responsibility in the country, or who are not making some contribution towards meeting the national needs. The appeal which the War has made to the heart and imagination of the people, and the almost passionate response with which it has been met by the women of the nation of all classes, conditions, ages and temperaments, the ungrudging sacrifices in health, comfort, time, money, prospects, and in many cases of life itself, which women and even young girls have made, cannot fail to have far-reaching effects on the ideals and the lives of the womanhood of the future.

The second cause is the movement for the Political Enfranchisement of Women, which, although to a more restricted extent, has educated large numbers of women on their duties as citizens, and stimulated enormously their sense of national and civic responsibility.

It is because the views of the New School of Women Housing Reformers have so important a bearing on our general social welfare and development that I have ventured to add these few concluding considerations as being not altogether irrelevant to the subject of this Report.

I wish to express my indebtedness to the following persons for their kindness and help in various ways in connection with my Inquiry: — The Superintendent, Royal Naval Torpedo

Factory, Greenock, and Mr Anderson, representative of the Local Government Board of Scotland; Sir John Lindsay, Town Clerk, and Mr Menzies, Manager, City Improvement's Department, Glasgow; Sir Thomas Hunter, Town Clerk, and Mr Horsburgh Campbell, City Engineer, Edinburgh; Mr J. Thomson, City Engineer, and Bailie Paton, Dundee; Mr W. Gordon, Town Clerk, and Dr Matthew Hay, Medical Officer of Health, Aberdeen; Mr A. Nimmo, Town Clerk, Greenock; Mr G. M'Pherson, General Manager, and Miss Mowat, Lady Superintendent, Georgetown; Mr J. M. Biggar, Glasgow Workmen's Dwellings Co.; Sir Archibald Denny, Bart.; Mr Black and Mr Galbraith, Dumbarton Building Society; Mr Short, Manager, Messrs Babcock & Wilcox, Ltd.; Messrs William Beardmore & Co., Ltd., and Mr Sharp, Dalmuir, and West of Scotland Estates, Ltd.; Mr Hugh H. Ormond, Helensburgh Dwellings Co.; Messrs J. & P. Coats, Ltd., Paisley.

On the occasion of several of my visits I was accompanied by Mrs R. L. Bremner, who gave assistance in the consideration of practical details of interior construction and appointments. Miss Millar, Assistant Secretary, also accompanied me and took measurements in most of the cases and careful notes of the statements made by the persons interviewed in the course of the Inquiry.

MARGARET H. IRWIN.

APPENDIX

TO MISS IRWIN'S REPORT.

THE Appendix to this Report contains detailed information as to accommodation, rentals and general arrangements of the various experiments in Industrial Housing which have been visited in the course of my Inquiry. No attempt has been made to give a complete or exhaustive account of any one Scheme, but rather to indicate its general character, and to select certain features which seem to call for special mention.

Examples of both Tenement and Cottage systems of Housing for the Individual Family are furnished in Schemes undertaken by various Scottish Corporations, by the Admiralty, and also by private enterprise, at Edinburgh, Glasgow, Dundee, Aberdeen, Greenock, Port-Glasgow, Gourock, Dalmuir, Dumbarton, and Helensburgh; and of Collective or Communal Housing in the Glasgow Corporation Family Home, the Munition Workers' Hostels at Georgetown, and the Ferguslie Girls' Club, Paisley.

The notes contained in the Appendix have been submitted to responsible persons connected with the respective Schemes, and have been approved by them as accurate.

Admiralty Housing Scheme, Gourock.

THROUGH the kindness of the Superintendent of the Admiralty Torpedo-Factory, Greenock, I was permitted to see the plans and to visit the houses erected at Gourock for the Admiralty from plans prepared under the Scottish Local Government Board.

These houses are similar to those erected at Rosyth, but are of later construction. They are kept exclusively for the use of the married men employed in the Torpedo Factory at Fort Matilda.

The houses are erected on an elevated plateau crowning a hill, and command a magnificent view. They are built of brick covered with rough-cast, and present a most attractive appearance. The houses are of varying types. The majority are semi-detached self-contained cottages, but there are a few blocks of flats—four flats two storeys high to the block, and a small number of terraces of four or six houses.

Perhaps the most notable feature about the houses is that they contain no kitchen in the ordinary sense of the term. For this has been substituted a living room (12½ ft. square in the smallest houses) and a scullery (9 ft. by 8 ft.).

The living rooms, the walls of which are distempered in light and pretty

colours, are specially bright and inviting in appearance. They are fitted with what has the appearance of an ordinary tiled fireplace, but has in addition a hot water boiler at the back, with pipes leading into a large hot water tank in the scullery. I was assured this gave a splendid supply of hot water. With this new arrangement of boiler, one woman informed us "there is not the dirt you have with a kitchen range."

The *scullery*, which was floored with cement, was fitted with a gas cooker; a gas boiler for boiling clothes; a good-sized larder; sink with table shelf at side; wall shelves; and a large coal bunker. All cooking and washing were done in the scullery.

The houses contained in addition two or three bedrooms, and bathroom. In most of the houses there is adequate press and cupboard accommodation. In some cases the bathrooms have concrete floors, the lobbies are tiled, and have sunk door-mats.

The rents are as follows:—

4 rooms, scullery and bathroom, £23 8/- per annum.

Ditto, with larger rooms, £24 14/- and £27 19/- per annum.

3 rooms, scullery and bathroom, £22 2/- and £22 15/- per annum.

These rents are inclusive of all rates and taxes, hire of gas stove and gas fittings.

There is a great demand for these houses, and the workers ballot for them; recently there were 126 applicants for 16 houses. The scheme provides for 98 residences.

Every house has not only a good-sized plot in front, but also a fairly large kitchen garden behind.

Owing to gables, windows, etc., being of different shapes and sizes, the houses present a pleasing variety of outline, and there is an absence of the depressing monotony so frequently found in such schemes. It was, however, pointed out by Mr Anderson, the Local Government Board representative, who showed me over, that a certain amount of standardisation would have been a great advantage from a builder's point of view, and would have effected a saving in time, labour, and expense.

It was interesting to note that the old heroic traditions of our Navy are preserved in the names of "Nelson Road," "Rodney" and "Collingwood Terraces."

I should like to say here that the Admiralty's Scheme of Industrial Housing represents, in respect to beauty and convenience, the high-water mark of anything in this way I have yet met with in Scotland.

The Corporation of Edinburgh Housing Schemes.

By the courtesy of Mr A. Horsburgh Campbell, Burgh Engineer, Edinburgh, I was allowed to visit the very admirable tenements, erected at Tron Square and Allan Street, Edinburgh. I was accompanied by Mr Bruce of the Burgh Engineer's Department.

Tron Square Tenements.

These tenements form part of an extensive Housing Improvement Scheme undertaken by the Corporation of Edinburgh, under which a large Slum area was cleared and rebuilt in 1893.

An important and interesting point in connection with this Scheme is that the dislodged Slum dwellers were given the preference for occupancy of these houses, and that a large proportion of them have come back. This is a feature full of encouragement for Housing Reform Schemes dealing with this class. A large proportion of the tenants belong not to the artisan class, but are labourers, hawkers, casual workers, etc. As far as possible the rents have been fixed at the same rates as those which had been paid for the demolished Slum dwellings. The improved conditions provided have had a marked effect on the health and the habits of the people concerned.

The fact of the site for the houses being on a steep gradient has contributed considerably to the expense of building, but it has secured great advantages in the provision of ample air, light and wide outlook.

Caretaker.—The tenements are under the charge of a caretaker, who gives part time to looking after the property, the rents being fixed too low to maintain a caretaker who would give his whole time to the work.

The buildings, which are four storeys high, are of brick, covered with rough-cast, and are on the balcony system. There are 105 houses in all.

Size of houses.—1 room and kitchen, with lavatory.

1 room and kitchen, with a lavatory for every two families.

1-room houses, with oriel windows, several of which have a lavatory inside the house.

Size of rooms.—In many cases the rooms were large and airy. Kitchen, 18 ft. 6 in. long by 9 ft. 9 in. broad. Kitchen had also bed recess. Room, 12 ft. 9 in. by 13 ft. 3 in. Other houses—Kitchen, 15 ft. by 13 ft. Room, 12 ft. by 6 ft. 6 in. Height of rooms, 9 ft. 6 in. All the houses have a small lobby leading from the balcony into the house.

Rents.—2 apartments, 3/5 to 3/11 per week, including taxes.

1 apartment, 2/7 per week, including taxes.

Balcony.—The objection raised to the balcony that it darkens the rooms below has been largely got over here, by fitting lights of prism glass into the balcony floor above the windows of the houses below.

Coal Closet and Press accommodation.—The houses are provided with large coal closets entering from the kitchen or from the lobby. There are also good large presses in kitchen.

Wash-houses and Baths.—There is an excellent wash-house, fitted with copper boilers and tubs on every flat. A special feature is a bathroom on every flat for the use of eight or nine tenants. The tubs and baths can be supplied with hot water from a central heating plant in the basement under the charge of the caretaker. A charge of twopence was made for the bath. It was disappointing to learn that the washing houses and bathrooms had fallen into disuse among the tenants. It would perhaps have been a better arrangement to include the charge for the use of these in the rent.

Playgrounds for children.—There are large open spaces in front of each row of tenements, and there is also a fine children's playground fitted with swings, etc., and having an open-air shelter, and a kiosk for a caretaker who is on duty from 10 a.m. to sundown.

Allan Street Cottage and Tenement System.

There are 91 houses in all. The distinctive feature of this Scheme is that the houses are built on the cottage principle. Every house has two flats, each occupied by a separate family. There is a staircase similar to the ordinary tenement stair, but open to the air. The cottages form a Crescent with a garden plot 300 square yards in the centre. This is used as a playground. Every cottage has a good paved drying court at the back.

Size of houses.—3 rooms, and lavatory with good window.

2 " " "

The coal bunkers are in the lobby.

TENEMENTS.—These are three storeys high. Each tenement has a drying court.

Size of houses.—2 rooms, and lavatory.

1 room "

Rents of houses.—3 apartments, 4/6 to 5/- per week, including taxes.

2 " 3/6 to 4/3 " " "

1 apartment, 2/5 to 2/9 " " "

Public Wash-house.—This was originally intended for the use of the tenants in the cottages and tenements, but other women in the district also take advantage of it, and it is now found to be too small for the demands made on it. At the time of my visit large numbers of women had been waiting their turn from an early hour in the morning. There are 40 tubs at present installed in partitioned compartments. Every compartment is fitted with a steam boiling trough, with cover and lid, and a washing and rinsing tub. Drying chambers are also provided. The inclusive charge for washing and drying conveniences is twopence per hour.

Crèche.—On the upper floor there is a crèche, where a caretaker looks after the children while the mothers are engaged at the washing tub.

Playground.—A large playground with swings, etc., is provided adjacent to the tenements. This contains a shelter, part of which is enclosed, but so arranged that the whole front can be opened up in fine weather. This shelter is to be used by the Child Welfare Association, who will undertake the care of the younger children. In the playground is also a kiosk for the playground caretaker.

The Corporation of Glasgow Housing Schemes.

By the courtesy of Mr Menzies, Manager of the Glasgow City Improvements' Department, I visited various Corporation housing enterprises—most of which have been in existence for a number of years. I was shown over these by Mr Menzies.

The Family Home, St. Andrew's Street.

This Home was built in the year 1896 for the housing of widowed fathers of the working-class having young families, and whose earnings were insufficient to provide them with a competent housekeeper. By taking residence with their children in this Home, they are relieved of daily anxiety for the welfare of their children whilst absent at work. The Home contains 140 rented rooms.

Rent.—The rent charged, including heating, lighting, and with the use of the dining hall, recreation rooms, and other privileges is 5/6 per week. For children sleeping in the nursery 8d. per week is charged. All young children, who cannot be left alone in the rented room after the father goes to work in the morning, sleep in the nursery.

Charge of Board for Children.

1 child, 2/9 per week.

2 children, 2/6 "

3 or more, 2/2 "

The father is at liberty either to board himself outside the Home, or he can be supplied with meals at a quite moderate tariff in the dining hall.

Single men are also allowed rooms in this Home. Some of these young men, and also some of the girls, who are now maids, have been brought up in the Home.

There were resident at the time of my visit:—35 fathers, 98 children, and 101 single men.

About 3% of these men are labourers, the others are tradesmen, whose earnings might range from £2 10/- to £3 or over, per week.

The Nursery accommodates 39 children. None of the girls sleep in the rented rooms. A dormitory for boys also would be a desirable addition.

The Home contains a fine well equipped kitchen, dining hall, recreation room, and a playground for the children fitted with swings.

A maid or woman cleaner takes charge of every corridor. The staff consists of Superintendent, Matron, Assistant Matron, and nurse, kitchen staff and cleaners.

Clothing and Laundry.—This is attended to by the establishment, the fathers providing money to buy the clothes.

The Superintendent and the Matron spoke with pride and affection of the children under their care, and testified to their excellent behaviour.

The Family Home has proved to be a very great benefit to the class it was intended to help, and has been a gratifying success as a pioneer

experiment. Homes on similar lines which would enable the fathers to keep in touch with their children, and so to maintain a form of family life, might well be multiplied.

Central or Glasgow Cross Area.

A tenement in this area, situated in St. Andrew Street opposite the Family Home, was visited. This is a good substantial tenement, with inside staircase.

Size of Houses.—2 rooms, with lavatory. Kitchen contains scullery, coal bunker, large fitted-in dresser with three drawers, and two cupboards underneath.

Rent.—£15 18/- per year, including taxes.

I am indebted to Mr Menzies for the following notes on this scheme:—“This neighbourhood, prior to the year 1866 when the first City Improvement Act was obtained, was the most insanitary and congested area in Glasgow. By a series of clearances and reconstructions the character of the district has been quite changed. The site of the demolished properties are now occupied by about 700 modern houses of small size as well as a number of handsome shops and warehouses.

The two-room house in the St. Andrew Street Tenement referred to is typical of the others in the district. These, whether of one, two, or three rooms are occupied by thrifty tradesmen, shopkeepers, warehousemen and other workers of a superior class. The kitchen has an adjacent scullery, and the fixtures are dresser with drawers, coal bunker, cupboards, a modern lavatory, and a roomy back court is provided in rear of tenement.

The following are the rents in this district according to size, viz.:—

1 Room house, ...	£10 11/-	per annum, including taxes.
2 „ „ ...	£15 18/-	„ „ „
3 „ „ ...	£26 14/-	„ „ „

The tenants of these houses are not obtained by any process of selection but their continuance as tenants requires that they abide by the rules and conduct themselves in an orderly and neighbourly manner.”

Calton Furnished Dwellings. Opened June 1916

These houses are for couples, who through misfortune, sickness, or other causes, have lost their household furniture and effects, and therefore cannot obtain a dwelling for the lack of security for the payment of a month's rent.

There are 48 houses in all. The tenement is three storeys high, and is built on the balcony system. It is very attractive in appearance, and is scrupulously clean.

A *Caretaker*, whose house is at the entrance to the dwellings, is in charge of this tenement.

The houses, which are one room, contain table, two chairs, bed recess with bed and bedding. Kitchen range and gas ring, one shelf, dresser, coal bunker, food cupboard, sink and cupboard for pots. Small lobby with pegs.

Rent.—6/- per week.

One lavatory for every two families. The tenants, several of whom had come to Glasgow for temporary employment, expressed warm appreciation of the system by which the necessary furniture was provided for them. This arrangement is also very helpful to many young married couples who might otherwise get into debt by taking furniture on the instalment system.

Tenement Blocks in various Districts in Bridgeton, Dennistoun and Townhead.

Mr Menzies stated that “these were built and specially designed for housing the poorest classes. The tenancy of these houses is restricted to persons earning not more than from 30/- to 35/- per week: unless in cases where the number of children or dependants reduces the amount available for the family budget *pro rata*, when a tenant earning 40/- weekly may be accepted. The rents to suit this needy class are reduced to an uneconomic or non-paying scale.” The following particulars were taken on our visit:—

BALTIC STREET TENEMENT, containing 100 houses for the labouring classes. 2-room and 1-room houses. Lavatories on stairhead. Kitchen contains bed recess, sink, coal bunker, press, and small dresser. Room contains bed recess, and press. Good-sized lobby with press.

Rents.—2 rooms, 16/7 per month, including taxes.

1 „ 10/5 „ „ „

The stair is somewhat steep in this building, the steps being high and narrow.

HAGHILL TENEMENT, Carntyne Road.—This is a good substantial tenement, with inside staircase. 150 houses altogether. 2-room and 1-room houses, with lobby. Kitchen contains bed recess, dresser, coal bunker, sink, press, two shelves. Room with bed recess. The room is long and narrow. One woman said she preferred a square room, as it was more difficult to get furniture fitted into a long narrow room. This, however, is a matter of individual opinion. A lavatory is provided for every four families. A general desire was expressed for a lavatory for every house.

1-room houses contain bed recess, dresser, coal bunker, sink and two shelves.

Rents.—2 rooms, £9 19/- per annum, including taxes, equals 16/7 p. mth.

1 „ £6 5/- „ „ „ 10/5 „

“These houses are the cheapest modern houses in Glasgow. There is a loss per year of from £90 to £100. None of the properties pay, but as the Corporation are making a sinking fund, this will help by-and-bye to reduce expenses. The loss on these tenements last year was £191, or equal to 24/6 per house. This additional rent would be needed to make the charge economic.”

KENNYHILL TENEMENTS, built in the year 1903 to 1915.

104 houses in all. 2-room and 1-room houses. The 1-room houses were specially good, the room being large and airy, with two windows, one of which was an oriel window. They contained a bed recess, scullery fitted with sink, coal bunker, dresser with cupboard above, and having one side fitted as meat safe. Although nominally only 1-room houses, they practi-

cally contain two, having a partitioned-off bedroom, with good-sized window. There is also a lobby, with press in it. A lavatory for every three families is placed on stairhead. An inside staircase opens to the air on every landing, and is very bright and airy.

The 2-room houses have kitchen fitted in the same way; room has bed recess and press.

Rents.—2 rooms, £11 10/- per annum, including taxes.

1 „ £8 2/- „ „ „

24 ST. JAMES' ROAD TENEMENTS.—Erected in 1900; four storeys high on the balcony system. 40 2-room houses; 48 1-room houses.

Rents.—2 rooms, with inside lavatory, £10 14/- per annum, including taxes, equals 17/10 per month. Wash-house on every flat.

1-room houses, £6 19/- per annum, including taxes, equals 11/7 per month. 1-room houses have a lavatory for every two families. The 1-room house is entered by lobby, and is fitted with two bed recesses, sink, coal bunker, press, pot cupboard.

Corporation of Dundee Housing Scheme.

I AM indebted to Mr James Thomson, City Architect, for the following notes on some very important and promising Housing Schemes under the Corporation of Dundee.

“The Dundee Town Council have made the necessary preparations for proceeding with three Housing Schemes, two of them being for houses of four rooms and under, and one for houses of four rooms and over. The former are proposed to be erected on two sites, one named ‘Logie’ and the other ‘Stirling Park’, in the form of flatted houses two storeys high, and the latter on ‘Craigiebank’ taking the form of semi-detached cottages.

Whether the houses are of the flatted or cottage type, they will be finished in an equally good manner, and equiped with larders, sculleries and every convenience, and each occupier will have the option of taking an allotment immediately adjoining or in the rear of his house.

The density in the areas containing flatted houses will be 16 houses per acre, and in the cottage scheme 10 houses per acre.

The flatted houses of ‘Logie’ and ‘Stirling Park’ schemes are not proposed to be provided with baths. Instead a central building will be erected in each scheme containing communal baths and wash-houses, and from these centres it is intended to distribute hot-water to all the houses, so that a supply for domestic purposes will be available for practically 24 hours each day.

It is also proposed to supply, from the same sources, heat to radiators in living rooms and bed rooms of the flatted houses.

The cottages are, of course, to be provided with baths; and the question is under consideration as to whether a communal wash-house and heating centre be also provided for these houses.

The total number is 448 of the flatted type, and 812 of the cottage type.”

Corporation of Aberdeen Housing Scheme.

I am indebted to Dr Matthew Hay, Medical Officer of Health, Aberdeen, for the following Memorandum:—

“There is no housing scheme at present under the consideration of this Town Council.

I may explain, however, that during last year the Council, in common with other Local Authorities, received a circular from the Local Government Board, requesting information as to the number of houses which would probably be required for the working classes at the conclusion of the War, and pointing out that it would be necessary to rely far more than in the past upon Local Authorities providing such houses.

The Council remitted the circular to the consideration of their Finance and Public Health Committees, who submitted a Report, of date 10th October, 1917, in which they indicated that probably 1,500 houses would be required within the City. This Report was adopted by the Council.

No scheme has yet been prepared, but the general lines on which it was intended to proceed are indicated in the Memorandum [which has been drawn up]. The scheme contemplated is intended only to meet the emergency requirements of the present time and a period of four or five years following the War.

I may mention that, in 1896, the Council adopted a scheme for the erection of workmen's dwellings in the East end of the City. This scheme embraced the erection of 131 workmen's dwellings at a cost of about £18,213, exclusive of the expense of the site, amounting to £3,255. When the matter was first suggested, the proposal was that the Council should erect cottage dwellings, but after receiving a report from the Convener of the Committee who had visited certain towns in England in connection with the scheme, the Council felt that the cost of erecting self-contained cottages was such as would necessitate a rent which appeared to be prohibitive. At the period referred to, public opinion as to the size of house required by the industrial classes had not reached its present level.

The plans as originally drawn show houses of two and three rooms, but mainly owing to a demand on behalf of the poorer classes for low rented houses, one apartment houses were included in the scheme, and the three-roomed houses omitted. It may be explained that about this time, a considerable quantity of old property was being demolished in the City, and a number of the tenants who were dispossessed belonged either to small families or were single persons too poor to pay for a house larger than a one-roomed apartment.

The houses erected under the scheme were of the usual tenement class—each house having from nine to twelve separate dwellings opening off a common passage or staircase. Each dwelling is provided with a sink and water supply, and a few of the houses are also provided with sculleries, but no bathrooms are attached. There is a water closet on each floor, common to two or three tenants, and each tenement has one or two wash-houses for the use of the occupants.

The rent charged for one-roomed houses (exclusive of taxes) is from £5 2s. 6d. to £5 5s. 0d.; for one-roomed houses (with a small bedroom), £8; and for two-apartment houses, £8 15s. 0d. per annum.

The gross rental of the houses the year before the War—1913-14—amounted to £964, and the gross expenditure to £1,357, including interest (£532) and contribution to the Sinking Fund (£233), showing a deficiency of £393 per annum, which is met out of the municipal rates. It will thus be seen that if no allowance were made for the Sinking Fund (which extends over a period of fifty years) there would still be an annual deficiency of about £200. At the price paid for the ground, the feuing value may be put at about £40 per acre per annum, which is the usual feuing rate for ground in practically all the industrial districts of the City."

Corporation of Greenock Housing Scheme.

Craigieknowes, East Greenock.

THESE houses have been erected by the Greenock Corporation. The Admiralty contributed 12½% of the initial outlay, on condition that they should have the first claim on the houses for their workers.

The houses, of which there are 102 in all, are built on a large open plateau, and present a charming appearance. They are semi-detached, and are built on the cottage system.

Size of houses.—3 rooms and kitchen, or living-room fitted with range. Scullery; larder; bathroom; 2 presses in lobby, one fitted as a wardrobe, and the other with shelves.

The scullery, in which provision is made for a gas cooker, is floored with concrete and contains a sink, washing-tub, gas boiler for clothes, coal bunker, and has a backdoor opening on to a good kitchen garden. There is also a good-sized garden plot in front of every house.

The houses are fitted throughout with electric light and with a hot water supply; the boiler, cylinder and circulating pipes being of copper.

The woodwork is stained dark brown, with a flat surface, and the walls of all the rooms are distempered in light, pretty colours.

Rents.—£24 per annum, without taxes.

It is expected that the Scheme will be self-supporting.

Georgetown, Paisley.

By the kind permission of Mr M'Pherson, General Manager of the Scottish Filling Factory, Georgetown, I visited the Houses and Hostels erected for the Staff. I was shown round by Miss Mowat, the Lady Superintendent.

The Housing experiments at Georgetown are of very special interest and importance, as practically all the features necessary for the establishment of a model Industrial Village community are to be found here. The Works

are situated in a fine open district, surrounded by a wide expanse of country, allowing of ample building extension. There is an excellent water supply, and convenient train service giving easy access to a big town centre, which is sufficiently removed to secure for Georgetown all the elements of country life without involving any sense of remoteness and isolation.

The Houses and Hostels while at present only temporary structures, provide excellent examples in housing, alike for individual families and for groups of workers living together.

It is to be hoped that when the War is over, it may be possible to utilise both the valuable social and the industrial machinery here for the permanent housing and employment of large numbers of men and women in some industry which will provide them with suitable and well paid work.

Cottages.—The cottages are built in the bungalow style. 8 of the cottages were designed by Mr Wallis, London, and 100 by Mr Miller, Architect, Glasgow. They are exceedingly attractive and artistic in appearance.

The outer walls are of wood, stained brown, with air chamber, and are lined with felt and compo boarding, or wood.

Size of houses.—4 rooms and kitchen, and 3 rooms and kitchen; large hall, used in many cases as sitting room; small lobby; bathroom with hot and cold water; W.C. also in kitchen premises; cloakroom; store-room; larder, and excellent press accommodation.

A number of the kitchens contain range, gas ring or small stove, coal bunker, sink, dresser and cupboard, wall shelves, clothes pulleys.

Every cottage has a wash-house and two cellars outside, one for coal and the other for sticks, etc.

One tenant said she was so delighted with the bungalow style of house that she never wished to go to a cottage with two flats again. Owing to all the rooms being on one flat she found the work so much lighter and easier.

Hostels.—In addition to the cottages there are seven Hostels for the Safety Service girls employed in the Fire Brigade and the Police Force, and one Hostel for men.

The Hostels are built of wood. The door opens into the central passage of the dormitory, which is partitioned off on both sides into bedrooms. There are 10 bedrooms in all, each measuring 6ft. 4in. long by 6ft. 7in. broad. The bedrooms contain wire mattress bed; table with drawer, used as toilet table; small hanging mirror, and a shelf.

Bathrooms and lavatories are also provided.

A few special bedrooms are fitted with wardrobe and dressing table. For the general use of the occupants there is a comfortable, well furnished sitting room, with stove.

The kitchen which is in the centre of the building, contains coal bunker, sink, large fitted-in table at side, large cooking stove; and boiler for clothes.

The building has central heating, but in very cold weather a fire is also provided in sitting room. Each Hostel has its own Heating Plant.

The girls pay 1/- per week for use of bedrooms, and provide their own food.

For Lady Superintendents and Heads of Departments.—These Hostels are charming. Off the entrance hall are 4 large well furnished bedrooms, containing bed, dressing table, wardrobe, and chair. There is a good-sized sitting-room, large kitchen, and bathroom. The kitchen has large range, gas ring, 2 large cupboards, and sink with table at side.

A housekeeper is provided, the women housed in the Hostel paying part of her wage.

For married men operatives.—Small bungalows have been erected containing kitchen, bedroom, and small scullery. Kitchen is fitted with range, press and 2 shelves. Scullery contains sink, boiler for clothes, and a shelf. W.C. off scullery.

Hall.—There is a fine hall which is used for Church Services, Cinema entertainments, and for Lectures and Social Gatherings.

Sports for the workers are also organised in fine weather.

Two suggestions may be offered in regard to the interior arrangements.—

A. That where casement windows are used on ground floors, as is the case here, they should be fitted with a separate upper section to open inwards on a quadrant. This would allow them to be kept open at any time with perfect safety, especially if a screen of wire netting is put over them outside.

B. That while it is not perhaps desirable to make the kitchens so large as to encourage their use as sitting rooms, they ought to be of a sufficient size to allow of cooking being done without the place getting uncomfortably overheated. This point has been kept in view in the later erections.

Glasgow Workmen's Dwellings Co., Ltd.

Cathedral Court.

These Tenements are 5-storey high, and built on the balcony system. The buildings, which are of brick covered with rough-cast, form a quadrangle, having an open space in the middle, at one side of which there is a railed-in garden plot. The walls on the balcony side are coloured red half-way up, which gives the whole building a very attractive appearance.

Size of Houses.—1 room and kitchen, and 1-room houses. In some of the houses the doors enter directly into the kitchen from the balcony; others on the top flat have a small inner lobby, one outside door serving for two houses. The latter arrangement is much appreciated as it secures more privacy, and is also a protection against draughts.

Rents.—Kitchen and room, with range—3/11 per week.

do. with grate— 3/8 „

1-room house 2/3 „

Lavatory accommodation.—A lavatory is provided for every 2 houses in a wing attached to each block, but perfectly isolated from the dwelling houses.

Ash Chutes.—Ash chutes are placed at the end of every balcony. These

are found to be a great convenience. They are used for ashes only, all other refuse being burned.

Wash-house.—Large and well equipped wash-houses are provided on the roofs of the tenements, but many of the women in the lower flats complain of the inconvenience of the situation, and that clothes dried on the flat roof are soiled by soot from the chimneys.

In Greenhead Court property (built later) a wash-house is provided on each flat.

The Caretaker informed me that the 1-room houses are exceedingly nice and airy, and even better value than the 2-room houses.

It is difficult to over-estimate the value of this scheme as a pioneer experiment. It owes its inception to Sir John Mann, the late Professor Smart, and others, and was originally designed for the use of tenants whose earnings did not exceed 25/- per week, the rental being fixed at a low rate in order to meet the requirements of this class. The rents in three of the properties of the Company are collected by the Housing Committee of the Kyrle Society, under the leadership of Miss Marion B. Blackie, to whose work the Rent Collecting movement owes so much.

I am indebted to Mr J. M. Biggar for the following particulars:—
“The Glasgow Workmen's Dwellings Company, Limited, was formed in 1891 to make experiments in Housing for the labouring classes in the City. The work has divided itself into two definite branches (1) the erection of model tenements, (2) the re-construction and renovation of dilapidated slums. The houses to be let at rents within the reach of the labouring classes.

The experiments have shown that the re-constructed houses give a better return on the Capital invested in them than the Company has been able to get out of the buildings erected by it. On an average the return on re-constructed houses may be taken at 4½ per cent. and of houses specially erected 3½ per cent. It has been found that the management of small houses is most important, and that it is easier to provide houses than to manage them.

The Company has throughout its existence collected the rents weekly on Mondays with a Bonus system, giving at the Fair and the New Year holidays two weeks' rent to each tenant who has paid the rent regularly and followed the rules of tenancy laid down by the Company. There is a resident Caretaker in each property. Both these points are essential to good management.

The buildings were the first in the City to adopt the balcony system, which facilitates the provision of through and through ventilated houses.”

Port-Glasgow Bay Area Reconstruction Scheme.

A VERY interesting Scheme in Housing Reconstruction, which I visited, has been carried out at Port-Glasgow. Among the features to be noted are kitchens and rooms of good size and well lighted, and which are also provided with very useful fittings.

The area was prescribed as “Insanitary.” The property on it was old

and more or less exhausted, and being built irregularly and too closely there was real congestion, and the insufficiency of light and air thereby caused produced insanitary conditions. It was not "slum" property as that term is usually understood and applied. The whole of the property on the area was cleared away, new property built, streets formed, sewers and pavements laid, all between Whitsunday 1909 and Whitsunday 1912.

The new properties are four storeys in height, are built on front elevations of stone ashlar and coursed rubble, and back wall of hammer-dressed rubble; internal walls of brick and partitions of flamm boarding; roofs are slated.

Free space at rear of properties is in excess of the statutory requirements.

Access is by stairs and balconies with the exception of seven tenements which have stair in each.

Back space is concreted; left rough on account of slope. Wash-houses of brick and concrete roofs with earthenware tubs and other facilities of up-to-date description.

There are no corners in close, the tiles at sides where walls and floor join being curved to prevent the accumulation of dust and dirt.

Main street formed is 60 feet wide laid with setts. Secondary streets are 50 feet wide laid with setts.

There were 438 dwellings demolished and on the area there were erected, besides handsome shops, 359 dwelling houses as follows:—

	No.	Net Rent with Stairlight.	Rent with Taxes and Stairlight.
Houses of 4 apartments with bathroom and hot and cold water	1	£24 0 0	—
Houses of 3 do. do.	2	15 10 0	—
Houses of 3 do. do.	3	16 0 0	—
Houses of 3 do. do.	3	16 10 0	—
Houses of 2 apartments with and with- out scullery	315	10 5 0	£11 12 0
		to 11 15 0	to 12 10 0
Houses of 1 apartment and scullery in- tended for widows and old couples dispossessed	34	—	8 15 0 to 9 15 0

Ground floor houses are 9ft. 6in. high to ceiling. Upper floor houses are 9ft. high to ceiling.

Ground is 4.362 acres or thereby.

New houses are 83 per nett acre.

Floor area of 1 apartment and scullery houses ... 147 sup. ft.

do. 2 do. do. do. ... 390 do.

do. 3 do. with bathroom ... 555 do.

do. 4 do. do. ... 990 do.

I am informed that "most of the dispossessed tenants were accommodated. It is a remarkable fact that almost all really undersirable tenants disappeared from the town when they were about to be dispossessed."

Dumbarton Housing Schemes.

Cottages and Tenements, Dumbarton Building Society

The Housing Scheme at Dumbarton possesses very special interest not only because of the excellent construction and appointments of the Houses themselves, but owing to its having proved so highly successful an experiment in the Housing of workers in residential quarters which are grouped round a skilled and prosperous industry. The general situation is specially favourable for an experiment on the lines of a model industrial community. The district is a very healthy and beautiful one, possessing fine landscape features. In the near distance there are wide stretches of hill and woodland, while there is easy access by train and car to Loch Lomond-side on the one hand and to Glasgow on the other.

The Housing Scheme has been carried out by the Dumbarton Building Society, Limited, which is composed entirely of working men. It was first started by members of a Co-operative Society at Dumbarton. It owes its development and success very largely to the support, both moral and financial, which has been given it by Messrs William Denny & Bros., Ltd. The late Dr Peter Denny gave the Society a start by lending money at a very low rate of interest; later the firm bought a large piece of ground, part of which they used for extending the Yard, while the balance was laid out by them as a Newtown with streets 60 feet wide, side walks and drainage. This was sold to the Building Society, or to private individuals, at nett cost over a considerable number of years, nothing being added for interest. A fine large Square was also given by the late Dr Denny. This is provided with a bandstand, seats, etc., and constitutes a permanent and delightful feature.

The first experiment, made about forty years ago by the firm, for their workers, was in the form of a terrace of small 2-storey houses. Commenting on the success of the Building Society, Sir Archibald Denny says: "The desires of the workmen, I think, is a far better guide than the theorising of philanthropists. For instance, originally the Newtown was to have been built in three storey tenements, but after a certain time the men expressed the desire to build semi-detached cottages and asked our permission to do so, and this we readily agreed to, and the balance is of that type. . . . The building of houses for the working classes in Dumbarton has developed through the energy of the workpeople themselves."

By the courtesy of Sir Archibald Denny arrangements were made for my visiting the various Houses. I was shown over by Mr John Black, the late Treasurer, and Mr Alexander Galbraith, Chairman, of the Dumbarton Building Society.

The houses are not kept exclusively for the use of Messrs Denny's workers, but are open to all the working men of the town, preference being given to members of the Society.

The occupants take the houses on a purchase by instalment system, being allowed 21 years to complete the payment of the purchase money; 3 per cent. interest is charged on the unpaid balance. No feu-duty is charged, houses and ground becoming the freehold of the purchaser.

WALLACE STREET.

A terrace of 14 cottage houses, built with brick, rough-cast, at back, and faced with stone in front. Every house has a garden plot in front, and a good-sized kitchen garden at the back.

Size of houses.—4 rooms and kitchen, scullery, bathroom—W.C. separate, wash-house, large coal cellar.

Sitting-room, 16 feet long by 14 feet wide.

Bedrooms, 12 feet by 11 feet, and 14 feet by 12 feet, and one small bedroom.

Kitchen, 12 feet by 12 feet, and containing bed recess, good range, and 2 presses.

Scullery off kitchen, 9 feet 6 inch by 8 feet, with sink, table at side, gas stove, dresser whole length of scullery, with cupboards underneath.

Well fitted wash-house adjoining, and coal house holding about four tons of coal.

KNOXLAND SQUARE.

This Square is 240 feet wide, having seats and trees, and bandstand in centre.

The houses here are identical with those in Wallace Street, described above.

The rental of all these houses is from £15 to £17 yearly, assessed valuation.

BEECHWOOD TERRACE.

A tenement 3-storeys high. These flats are the best of the kind I have met with in the course of my Inquiry.

Size of houses.—2 rooms and kitchen, scullery, large square lobby, bathroom excellently equipped with porcelain bath, W.C., and large toilet basin, hot and cold water; 2 large presses in lobby, one with window ventilating into the stair landing, and the other ventilating into lobby.

Sitting-room, 13 feet long by 12 feet wide, has large oriel window, which adds another three feet to the room, bed recess, and press. The walls are distempered in light and dainty colours.

Scullery contains sink with press underneath, good-sized cupboard with 2 drawers, and 3 wall shelves. The kitchen has a fine tiled range.

Coal cellar for every family next to washing-houses.

Wash-house for every 6 families. There is also a bleaching green at back, with small garden patch.

The tenement is substantially built, with concrete stairs, large windows, and tiled landings.

Rent, £14 per annum, assessed valuation.

SILVERTON AVENUE.

20 cottages, built of red stone, and put up recently. These cottages present a specially pleasing appearance. They have a garden plot in front, and a good-sized kitchen garden at back, also a bleaching green. They have a fine view both back and front of a wide range of hills. The road has been planted with trees, and laid out to form a boulevard.

Size of houses.—4 rooms and kitchen, scullery, bathroom, hot and cold water.

Sitting-room, 14 feet long by 12 feet wide, and large oriel windows, adding another three feet to the room.

Kitchen contains range, bed recess, and press.

Scullery, gas stove, sink, dresser with presses underneath, and 4 wall shelves.

Bedrooms and lobby contain press wardrobes.

Bathroom has excellent fittings, bath, W.C., and basin.

Height of ceilings downstairs 10 feet 6 inch, upstairs 9 feet.

Wash-house adjoining scullery, fitted with 2 tubs and boiler, and provided with hot and cold water led from house, an arrangement which is not only a great convenience but effects a saving in fuel.

Fine large coal cellar. Paved foot path at back.

Rent, £17 per annum, assessed valuation.

The special feature of all the houses were: Large rooms, large windows, and high ceilings.

A point noted in one of the houses was that the scullery had a fire place with jambs, into which a large gas cooker was fitted. This arrangement allows the fumes of gas—sometimes an objectionable feature with a gas cooker—to escape up the chimney, leaving the air perfectly pure.

All the houses visited in Dumbarton were kept in beautiful order, and evidently great pride was taken by the occupants in their gardens.

Cottages, Messrs Babcock & Wilcox, Ltd., Dumbarton.

By the courtesy of Mr Short, Manager of Messrs Babcock & Wilcox, Ltd., I was shown the excellent cottages erected by the firm for their workers at Dumbarton.

The houses are built on the Cottage system, and are of 1-storey. There are 8 detached Terraces lining both sides of a wide road, named "Geils Avenue." There are 16 houses to the acre, and 48 in all. They are built of hollow concrete blocks (rock faced) which are not only thoroughly dry and warm, but give the houses quite a substantial and also a cheerful and attractive appearance.

Size of houses.—2 rooms and kitchen, scullery, and bathroom. Some of the houses have 2 bed recesses in the kitchen; others 1 bed recess in kitchen and 1 in the sitting-room.

Kitchen—13 feet by 12 feet—has range, press and wall shelves.

Scullery contains sink, washing tub, gas boiler for clothes, and larder. Gas stoves supplied by occupier.

Coal cellar adjoining, with paved path to it.

Parlour—12 feet 6 inch by 13 feet—has a large window occupying practically the whole front of the room.

Bedroom—13 feet by 9 feet—has press wardrobes.

Bathroom fitted with bath, wash basin, and W.C.

Hot and cold water to bath, wash basin, sink and washtub.

Gas fittings to all rooms and hall.

Every cottage has its own garden plot in front and kitchen garden at back. The tenants take great pride in their gardens, and there is a friendly rivalry among them in keeping these in fine order.

Rent.—9/- per week including rates and taxes, but not including gas.

Dalmuir and West of Scotland Estates, Ltd., Housing Scheme.

By the courtesy of Messrs William Beardmore & Co., Ltd., I was permitted to visit the houses erected at Dalmuir for their workers by The Dalmuir and West of Scotland Estates Limited. I was shown over by Mr Sharp, the architect.

These houses which are on the Tenement system, are almost all 3-storey high, and are built of brick, faced with red stone, and rough-cast at back. A notable and commendable feature is that they do not form a hollow quadrangle, but are built in groups on two sides of a Square, and are open and wide apart. This secures abundant air and light on all sides. Trees and shrubs are to be planted later in the open spaces. The Scheme is not yet completed, but 338 houses have already been erected on part of the 11 acres forming the site. A Bowling Green for men and 2 Play-grounds for children are included in the plan. The streets running between the houses bear the names of "Roberts," "French," "Jellicoe," &c.

The houses look very attractive. They have flat roofs, composed of wood, covered with vulcanite, tarred and macadamised. This is much cheaper than the ordinary slate roofs and less costly for upkeep, and it was satisfactory to learn that since the erection of the houses, there had been no leakage or the slightest sign of dampness.

The staircases are light and airy, having an open well from top to bottom, and a glass cupola and ventilator in the roof. An outside stair, one storey up, gives exit to washing-houses and back courts. The former are lined with white tiles, and are fitted with tubs, boiler, etc.

It may be noted here that in addition to having a crane for filling the boiler, a great saving in time and labour can be effected by having a crane for also drawing off the water.

Among the special features to be noted in these houses is a children's bedroom opening off the kitchen, and having a good-sized window. This, the tenants said, was a great convenience where there are young children, as they are near at hand, and yet in a separate apartment. By leaving the door open the bedroom can be heated from the kitchen. The latter has a fine white-tiled range, with an extra hot water boiler at back. This gives an abundant supply of hot water—"in twenty minutes after I put on the fire," one woman said.

Both kitchen and parlour have recesses 8 feet to 9 feet long, a notable feature being that the corner of the recess which usually projects, is rounded off. This allows ample air circulation, and removes the objection to the

usual form of bed recess. Where there is no such recess, and the bed projects entirely into the apartment, the arrangement seems to give rise to much untidiness, and housewives complain of the difficulty of keeping rooms in order.

Size of houses.—The houses consist of 2 and 3 apartments with bathroom to every house with hot water circulation; the lobbies fitted with pegs for hats and coats; bathroom, with bath and 2 white enamelled steel frames on hinge fixed over top of baths for holding wash-basins; W.C.

Kitchen contains range, sink with table at side and long drawer underneath, bed recess, press, and old English dresser fitment.

Sitting-room with bed recess 8 feet long, press fitment with glass door upper portion.

All the rooms are very artistically papered, the bathroom having an embossed paper, enamel painted.

Rents.—2-room houses, 9/4 and 8/3 per week.

1-room houses, 7/- per week.

The rents are collected every week.

Helensburgh Dwellings Co., Maitland Street.

I VISITED the above Tenements and was shown over the buildings by the Caretaker.

The tenements are four storeys high. There are 44 houses in all. They are built on the balcony system. A court in the centre is used as a playground by the children.

Size of houses.—2 rooms and kitchen; a few with a bed closet extra.

1 room and kitchen, and

1-room houses.

Rents.—2 rooms and kitchen, with lobby, 4/6 per week, including taxes.

2 " " without lobby, 4/3 " "

1 room and kitchen, 3/6 and 3/9 " "

1-room houses, 2/9 " "

The kitchen is provided with a combined dresser and coal bunker, also a press with a ventilator, for keeping food.

A lavatory for every two families is provided in the centre of the balcony on every flat.

A wash-house is provided on every landing for every six tenants. The clothes are dried on ropes over the balcony.

The stairs are built on a very easy gradient, and have runnels on every step.

Hall.—There is a fine hall attached to the tenements, where sewing classes, lectures, and entertainments are held. A kitchen attached to the hall is used as a Dispensary by a visiting doctor.

A notable feature of these tenements is a Crèche on the top flat, where 14 children can be accommodated. The crèche is open from 8 a.m. to 6 p.m. A doctor visits the crèche once a week. The charge is fourpence per child per day, and sixpence for two children out of one family. Soup

and potatoes are provided for dinner, and porridge and milk at four o'clock. Young children get milk food. Most of the houses are occupied by women who go out to work, and the crèche is much patronised both by them and others in adjacent tenements.

In connection with the Scheme there is a ladies' committee who collect the rents weekly and are expected to see that the houses are kept clean and in good order. I am informed that "the annual revenue exceeds the expenditure, but, owing to the uncertainty of the times, the Directors prefer not to declare any dividend at present but to set aside any surplus towards depreciation."

A point to be kept in view here is that in cases where there are balconies, care should be taken to make the railings of perpendicular bars a good height, and close together, in order to prevent young children from either climbing up on them, or getting in between. In the case of the balconies in the Helensburgh tenements wire netting had been put up as an additional protection.

Ferguslie Girls' Club, Paisley.

I VISITED the above Club, which has been provided by Messrs J. & P. Coats, Ltd., Paisley, for the exclusive use of their women workers, and is situated near Ferguslie Works.

It is a large and handsome building, and contains dining-room, with service room attached; dormitories; a large and well-lighted sitting-room, most attractively decorated, and fitted with lounges, etc.; a sewing-room and writing-room combined; a spacious recreation hall with platform; library fitted with books, equipment for sports, etc.; cloak-room fitted with wash-hand basins; washing-house and laundry.

The building is fitted throughout with Central Heating, and in addition fires are provided in the sitting-room.

Dormitories.—The dormitories are on the cubicle system, and are 65ft. 8in. in length. A corridor, a little over 3 feet broad, runs down the centre, and there are 8 cubicles on each side. Each cubicle measures 8ft. 2½in. long by 6ft. broad, and is divided by a partition 6ft. 11in. high.

The cubicles are fitted with spring mattress bed; wardrobe, having a long drawer, and 3 deep drawers at one side, the top of the latter serving as a toilet-table; a chair or stool, and a mat.

There are large and well fitted bathrooms on every landing.

Meals.—Four excellently cooked and substantial meals are provided every day.

The girls pay 9/- per week for board and residence.

The comfort and convenience of the girls have been studied in the minutest detail, and the Club is in every respect a model one.

The Club accommodates 40 girls.

Staff.—Matron, cook, housemaid, 2 table-maids, and a man porter.

A charming suite of apartments consisting of sitting-room, dining-room, bedroom with bathroom attached, and pantry for maid, is provided for the matron.

Model Artisan Dwelling.*

THIS Model was originally designed by Miss Irwin for the Health Committee of the Glasgow Corporation, and first erected and exhibited by them at an Exhibition of the Sanitary Institute held in Glasgow. The architectural plans were prepared by Mr R. W. Horne, A.R.I.B.A., of the Glasgow City Engineer's Department.

The Model in its first form was on the plan of what was nominally a 1-room dwelling, but which really contained the accommodation of 3 apartments—kitchen, bedroom, and scullery—curtains being substituted for the customary partition walls. This arrangement, while securing the necessary privacy, allowed the whole space to be thrown into a large well lighted and ventilated living-room. *It was designed exclusively for the use of one or two working women living together, or for an elderly couple without family.* One of the main features was that all the really necessary articles of furniture were provided in the form of fitments placed in recesses formed in the walls, thus leaving the whole floor space clear, and requiring only a table, chairs, dishes, cooking utensils, and other small movables to complete the furnishing of the home.

The Model was again erected to Miss Irwin's design on an enlarged scale as a 2-room dwelling, with bathroom, by the Scottish Co-operative Wholesale Society, the plans being prepared by their own architect, Mr Mercer. All the furniture and fittings were supplied from the Scottish Co-operative Wholesale Works, Shieldhall, Glasgow. In its enlarged form it was shown at three large Exhibitions of Sweated Industries and Housing Reform, organised by the Scottish Council for Women's Trades, and held in Glasgow, Edinburgh and Dundee.

The kitchen apartment measured 15 feet by 11 feet, and the parlour 14 feet by 11 feet. This was exclusive of the scullery, the bed recess and large bow window in both apartments. The house was entered through a small lobby, fitted with hat and coat hooks, and umbrella stand. The opposite recess provided a coal bunker, thus doing away with the necessity for the coalman passing through the house. The fitments provided were as follows:—

In the kitchen, dresser with drawers, cupboards, and large plate rack above; wardrobe press fitted into the wall and having pegs, long drawer at foot, and shelf for hats, etc., at top. In the large bedroom-recess, a chest of drawers, with large top to form dressing-table, and above a press with three divisions for smaller articles of dress, the centre one having a mirror in the door.

The scullery measured 7ft. by 3ft. 6in., had a good window, and was screened off from the kitchen by a curtain. It was fitted with a white enamelled sink, drawers and pot racks, cupboards, one forming a meat safe having a panel of perforated zinc, and the other a dry food store. Another small cupboard for brushes, etc., and shelf, completed the scullery fittings.

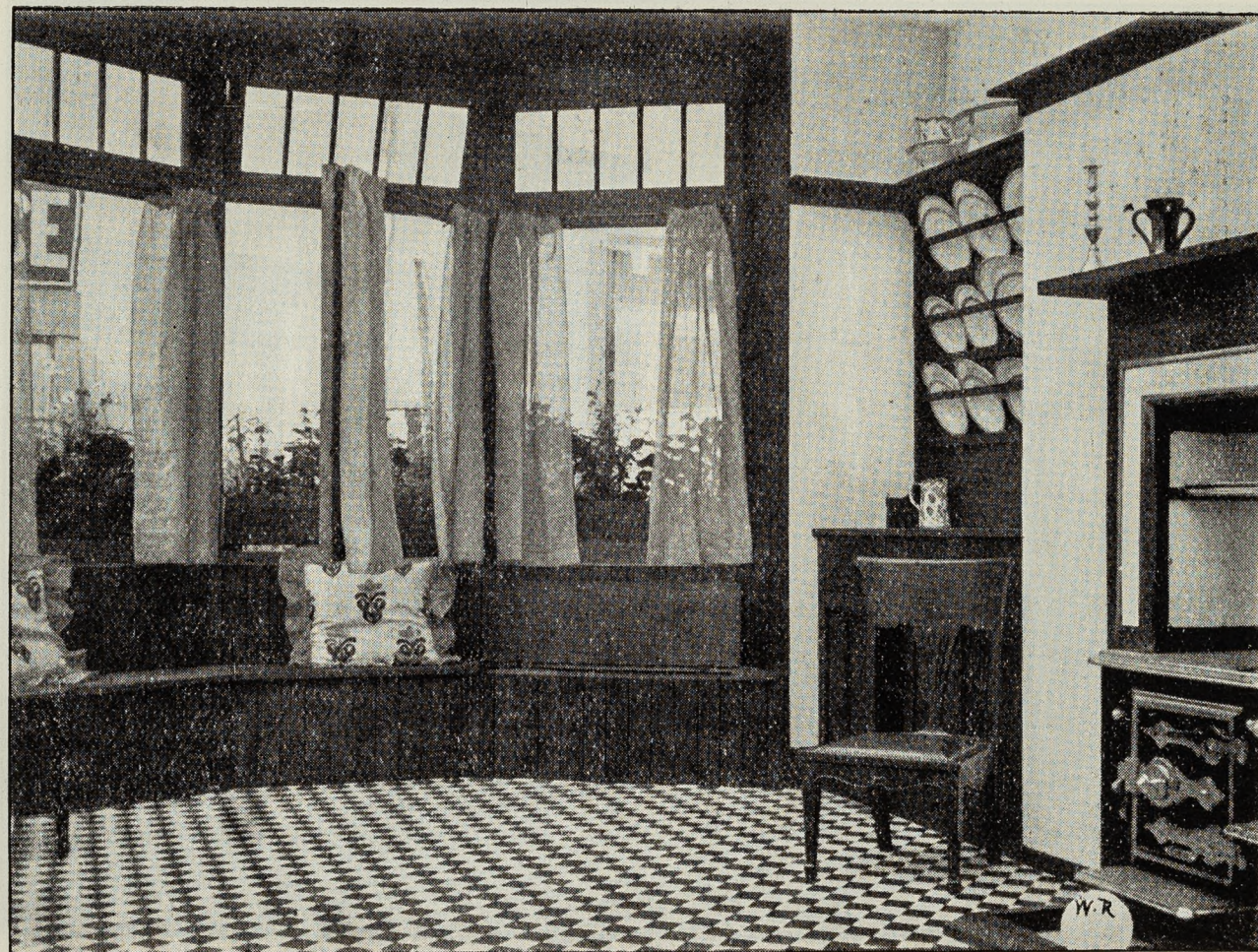
*See illustrations and plan.

The parlour had a recessed fitment which formed a small sideboard in the underpart, and a press above. The latter had two glass doors, and was divided so that it could be used both as a bookcase and a china cupboard.

Both the kitchen and parlour had large bow windows occupying almost the entire end of each apartment. The lower parts of these were in the form of casement windows, and the upper fitted on a quadrant, which admitted of their being kept open with perfect safety at all times. Owing to the size of the windows, it was possible to throw open practically the whole end of the room, and thus to ventilate the apartment thoroughly in a few minutes. The window recess was fitted from end to end with seats constructed in the form of three lockers, which, when closed, gave storeroom for linen, clothes, etc.

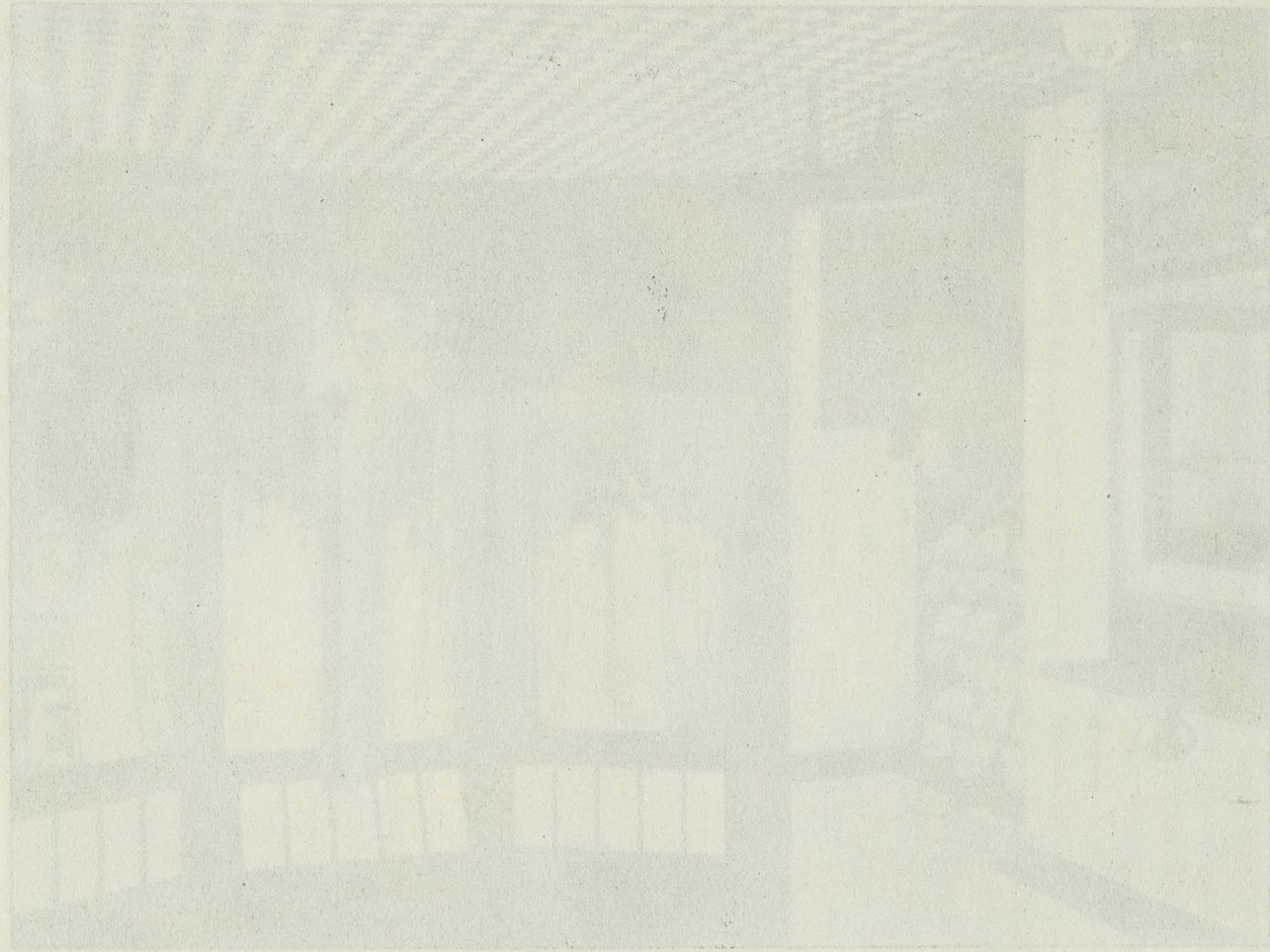
The floor was laid throughout with linoleum. The kitchen walls were distempered white, the parlour biscuit colour. All the woodwork was stained green with a flat surface. The whole finishings were perfectly simple, no mouldings being employed on any part.

The hangings and bed covers were uniform, being of holland brightened with bands of flowered cretonne, brown scrim was used for short curtains on the windows, the aim being to secure an attractive and artistic effect with simple, durable, and inexpensive materials.



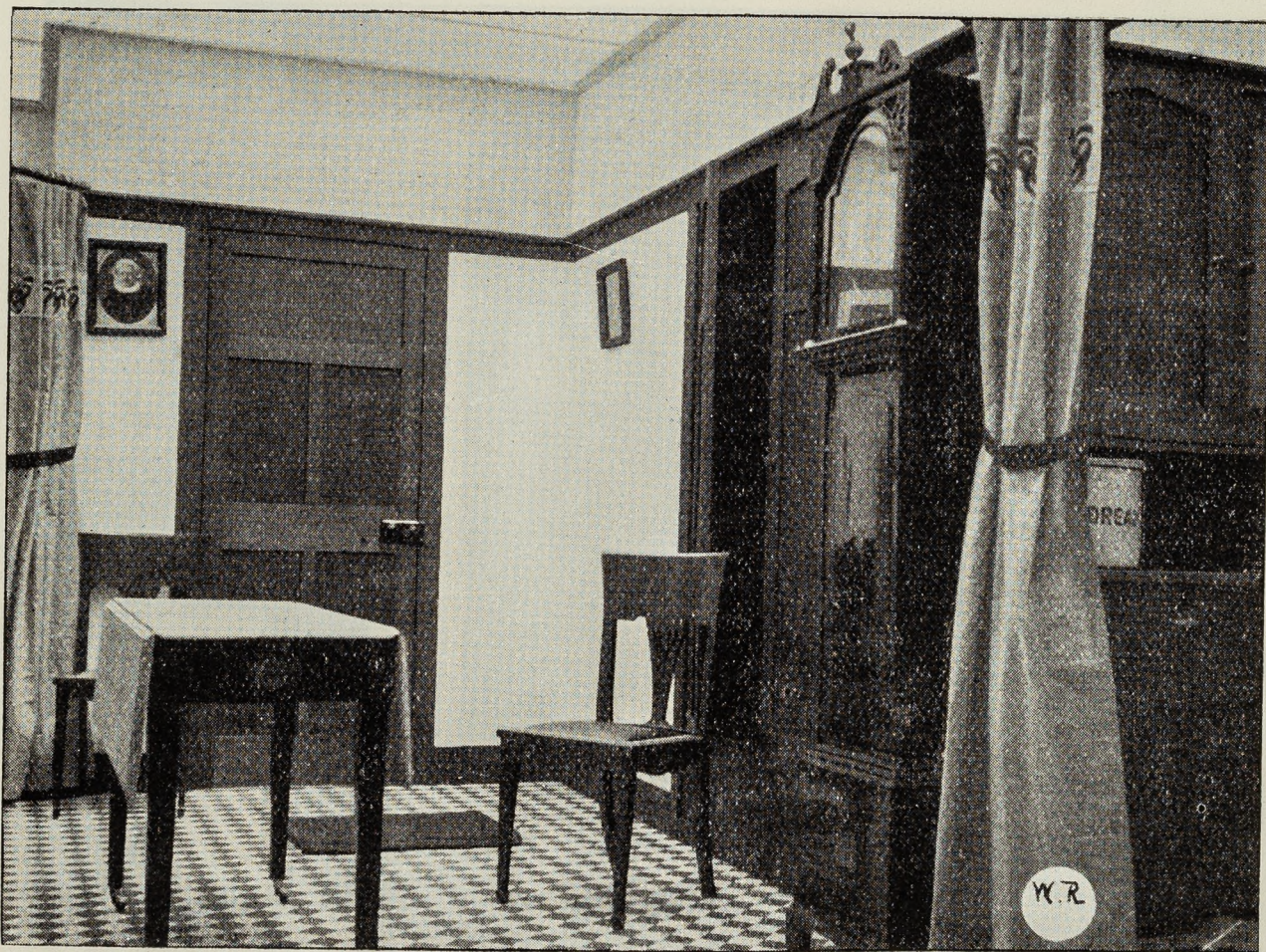
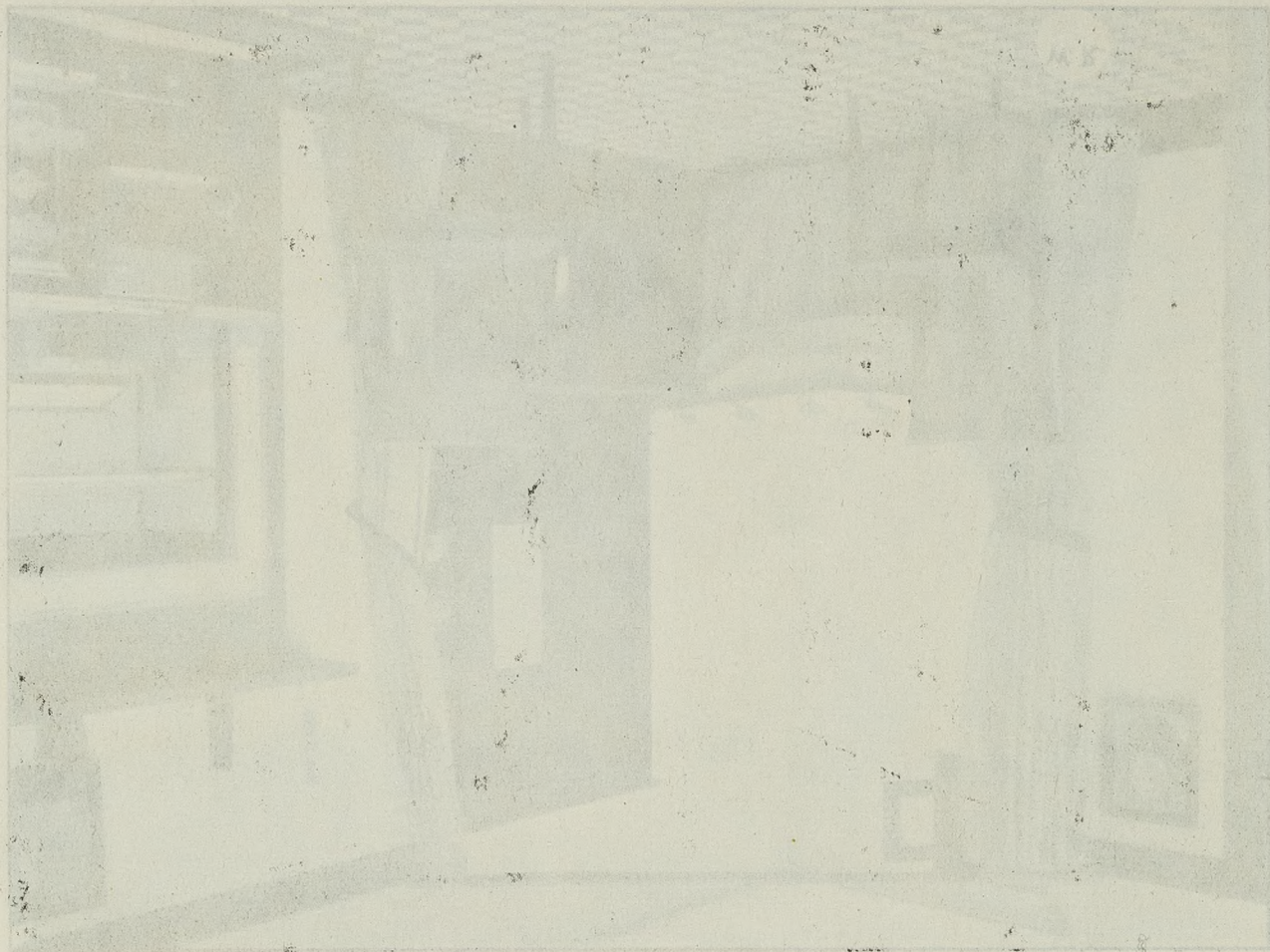
MODEL ARTISAN DWELLING: Kitchen showing recessed old Scottish Dresser with Plate Rack and Casement Window with Locker-Seats fitment.

(For description of this and following illustrations, see pages 49 and 50.)

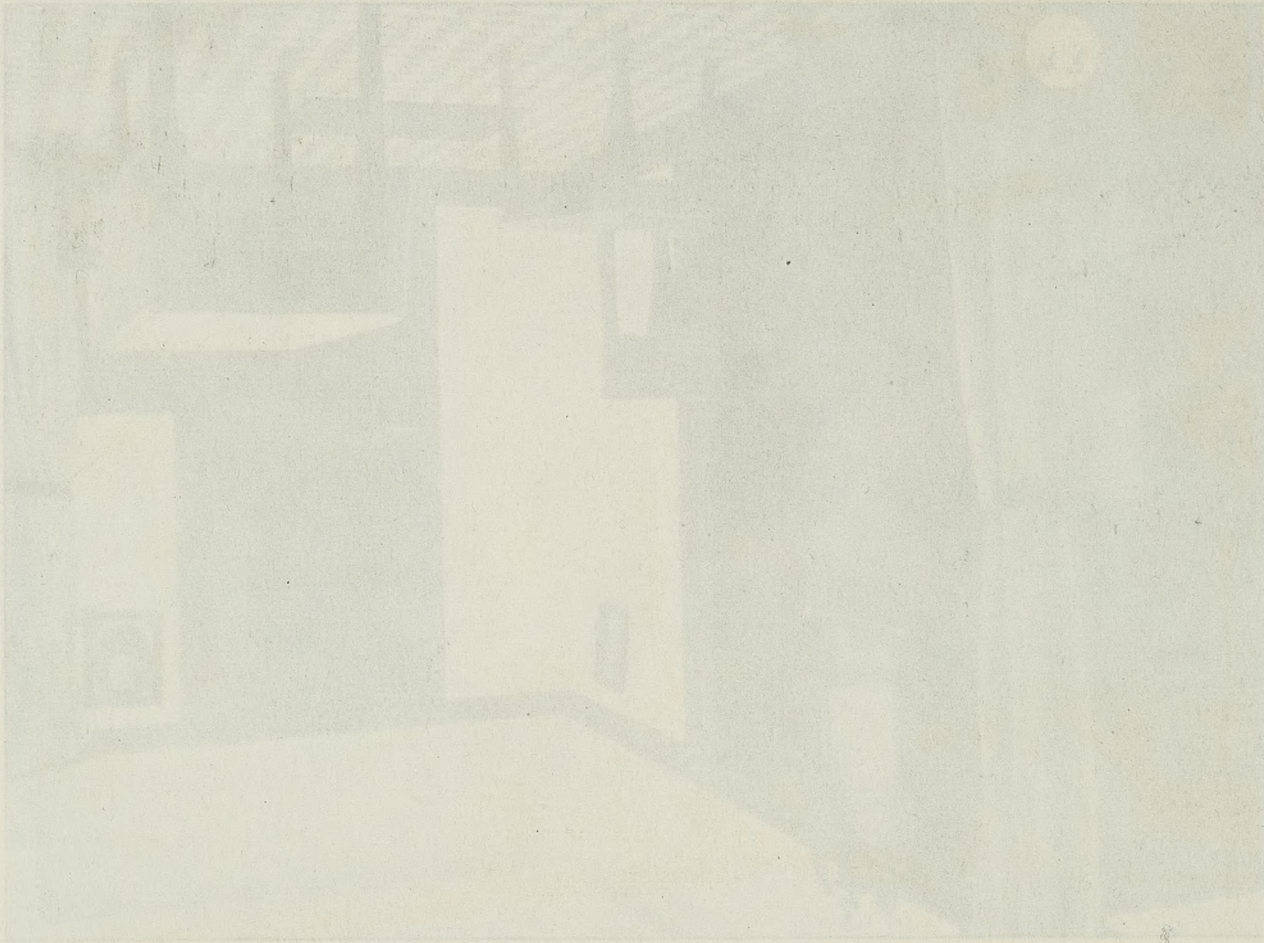


MODEL ARTISAN DWELLING: Kitchen showing Bedroom recess with Drawers and Dressing Table fitment.

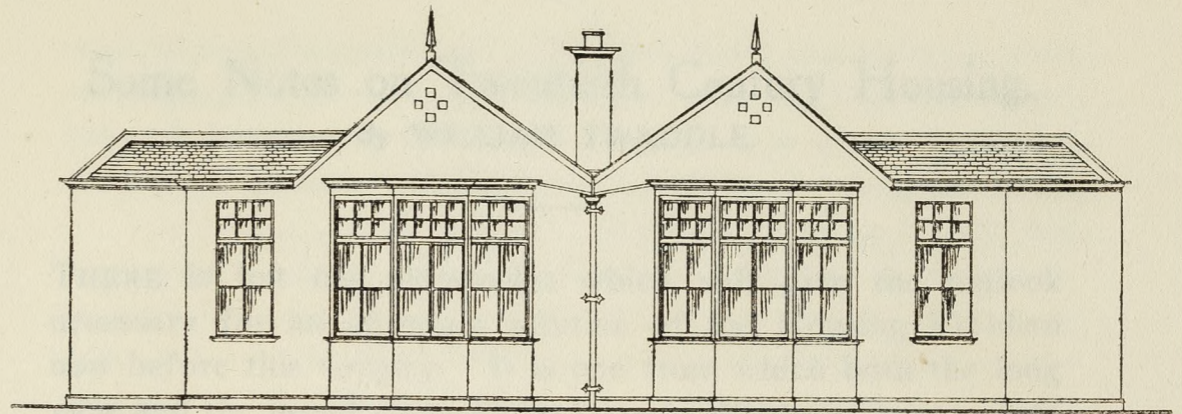
MODEL ARTISAN DWELLING: Kitchen showing recessed Wardrobe fitment and part of Scullery with Press and Larder.



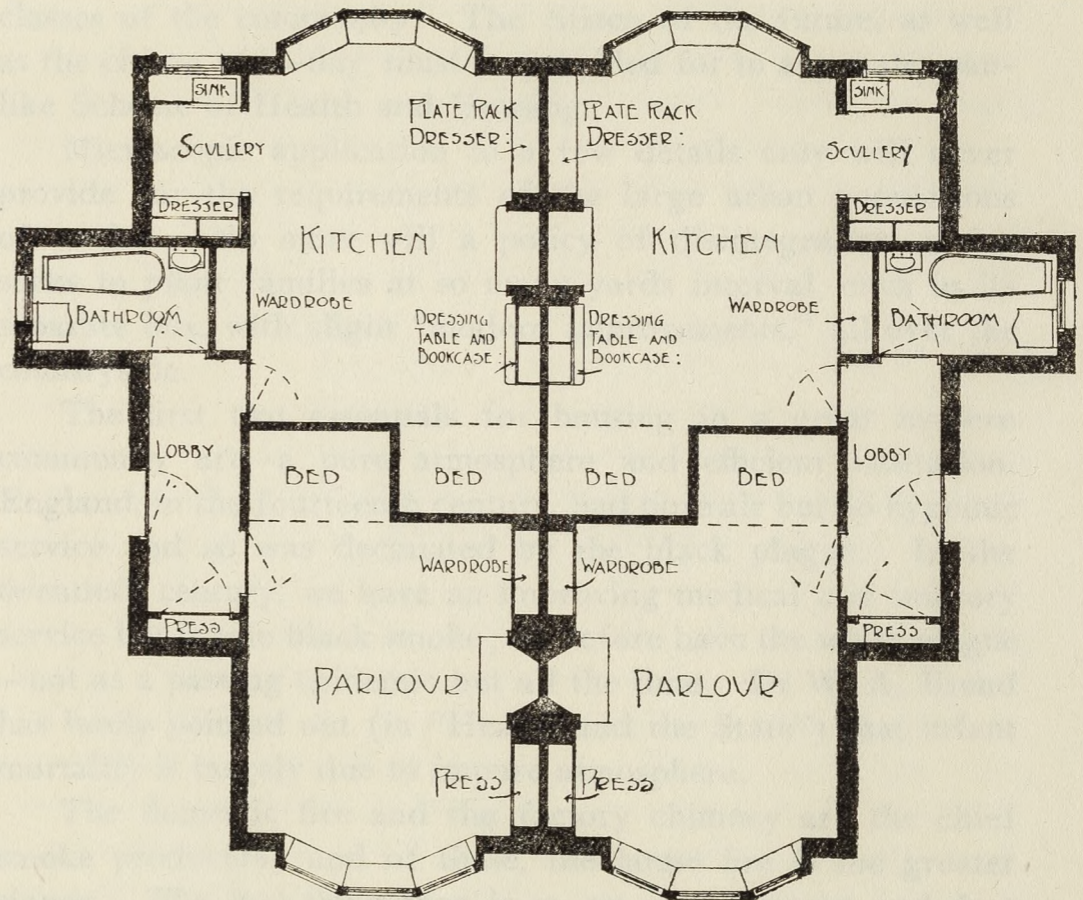
MODEL ARTISAN DWELLING: Kitchen showing recessed Wardrobe fitment and part of Scullery with Press and Larder.



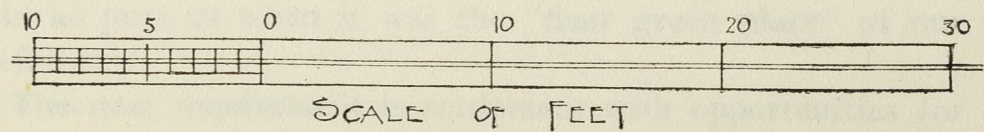
MODEL ARTISAN DWELLING: Parlour showing recessed Sideboard with China Cupboard fitment.



ELEVATION



PLAN



MODEL ARTISAN DWELLING: Plan prepared for the Scottish Co-operative Wholesale Society by Mr Mercer, Architect.

Some Notes on Twentieth Century Housing.

By WILLIAM TWADDLE.

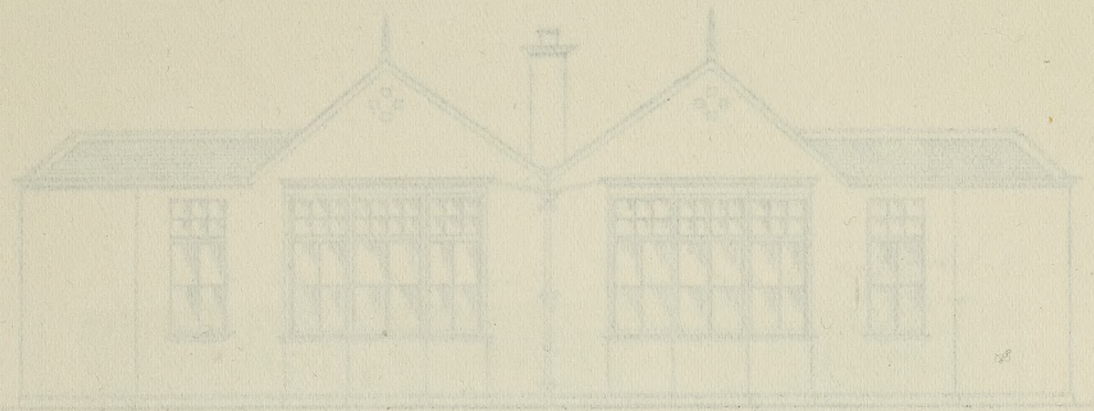
THERE is but one standpoint which will give the outlook necessary for an adequate solution of the Housing Problem now before this country. It is one from which both the long view and the broad view can be taken. Whatever is now done on any extensive scale will affect and largely determine—in more than one sense—the lives of the next two generations; hence the need for a long view. The policy adopted must also be the result of a wide outlook, which regards the needs of all classes of the community. The citizen of the future, as well as the citizen of to-day, must be provided for in any statesman-like Scheme of Health and Housing.

Microscopic application to a few details only will never provide for the requirements of the large urban populations of to-day. No more will a policy of disintegration, which seeks to plant families at so many yards interval, each in its separate box, with slight "modern improvements," all over the countryside.

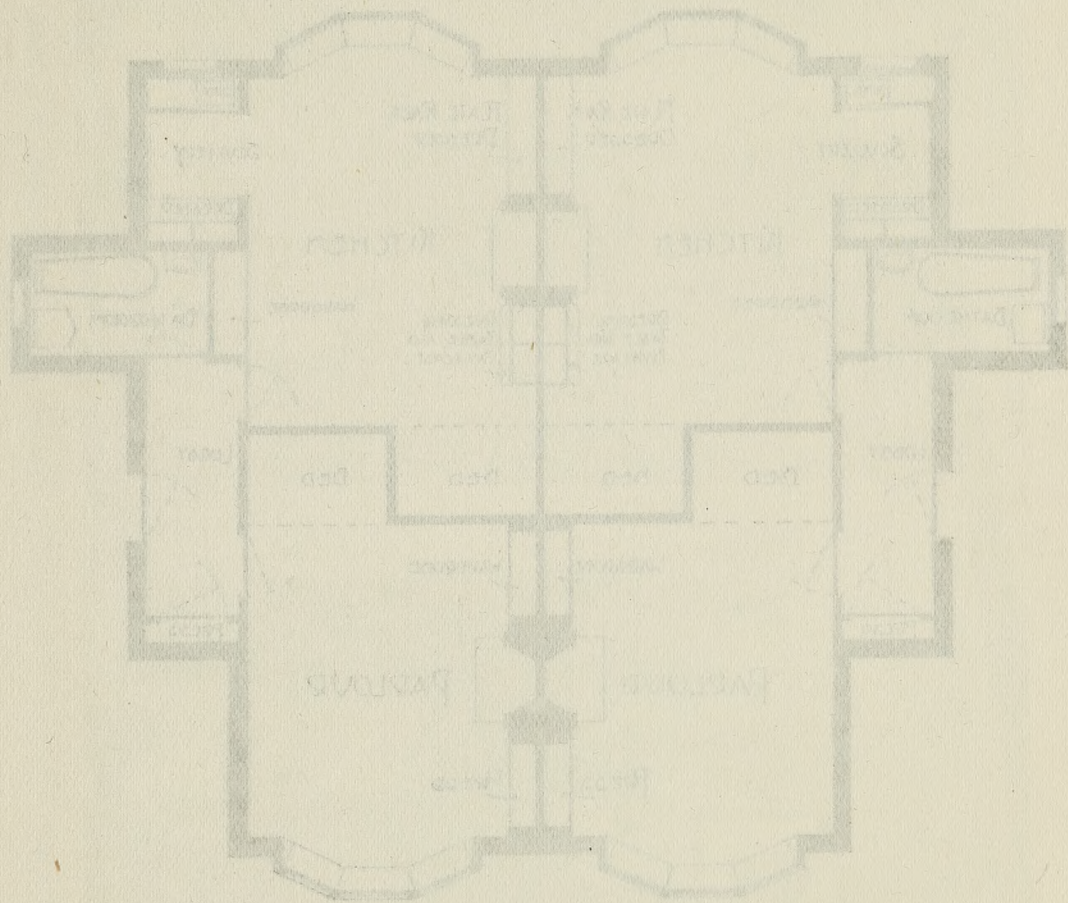
The first two essentials for housing in a great modern community are—a pure atmosphere and efficient sanitation. England, in the fourteenth century, had pure air but no hygienic service and so was decimated by the black plague. In the twentieth century, we have an improving medical and sanitary service but inhale black smoke; therefore have the white plague—not as a passing epidemic but all the time. Dr W. A. Brend has lately pointed out (in "Health and the State") that infant mortality is largely due to impure atmosphere.

The domestic fire and the factory chimney are the chief smoke producers; and of these, the house fire is the greater sinner. The first thing then is to get rid of smoke and dust by preventing them. Let us fix our minds on this as the chief thing. The air of Glasgow (and all other cities) could be again as pure as when it was the "dear green place" of our forefathers.

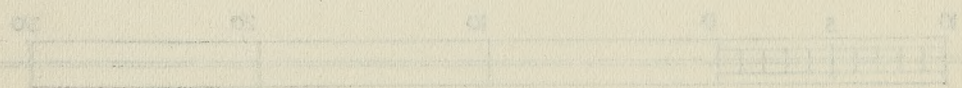
The next requirement is settlement with opportunities for a full and rich civic life. All splendid civilisation and culture



ELEVATION



PLAN



SCALE OF FEET

Model drawn by Mr. Twaddle. Plan prepared for the Scottish Co-operative Wholesale Society by Mr. Twaddle, Architect.

have developed in cities and have only fallen when these have been destroyed by disease or external violence. China is the typical Country of Cottages; it has not progressed for two thousand years. Intensive cultivation by its plot-holders does not prevent recurring famine.

A number of people, who live in cities, desire a home with a garden of their own. These imagine that the majority of others also wish to have a house with a plot wherein they may dig. Fortunately or otherwise, as one regards it, the majority don't want anything of the kind.

If all cities were built on the villa system, the loss of arable ground in cultivation would be enormous. The consequent financial deficit would be doubled by losses in time and transit in conveying everybody to their business and recreations. And here let us say that the further necessity of modern life is a highly developed transport service.

A number of cottages may be built in suburbs for those who want this type of house, provided the foregoing conditions for a smokeless atmosphere and good sanitation are fulfilled. But the tenement or flat system on modern lines will be preferred by most city dwellers. The tenement is not "played out"; it has never been properly developed.

Having decided to deal with large areas each with fifteen to twenty thousand people, our next step would be to determine the number to occupy each acre—bearing in mind the conditions of pure air and sanitation. Each area should have a number of open spaces, containing district gardens or forming recreation grounds for children and having small plots for cultivation by a few tenants. The new tenements may be of three or four flats, and in blocks of six or eight as found most convenient to work. They should face wide smooth paved streets in which trees would be grown in the absence of smoke. Factories and workshops would, as far as possible, be located outwith the residential part, close to railway lines and main streets. Stables accommodating horses and other animals would be also excluded.

THE HOUSES.

The size of Houses.—The number of rooms to each would be determined by the needs of the families to occupy them.

As the scheme applies to large houses and equally to small, it is only a case of increasing the number of rooms for the former. No house to be occupied by two adults (or more) shall be of less than two apartments (exclusive of scullery and lavatory).

(1) *Entrance Doors.*—Knockers should be fixed instead of bells in smaller houses.

(2) *Entrance Lobby* with fitments, *i.e.*, wardrobes for coats, etc., boot press, drawers and shelves for linen, etc.

(3) *Small Kitchen Scullery* well fitted with gas cooker set under flue, sink with constant supply of hot and cold water (hot tap to be a self-closing spring tap), dresser, plate and pot racks and shelving, food cupboard or meat safe, walls tiled or cement finished smooth.

(4) *Living Room (or Parlour or Dining Room).*

(5) *Lavatory*, containing bath (short but deep) having spring tap on hot, W.C., wash-basin.

(6) *Bedrooms*—Should contain fitments, *i.e.*, wardrobe, dressing table.

(7) *Sitting or Drawing Room* with fitments and book shelves.

(8) *Spare Bedroom.*—In every tenement there should be one or two spare rooms containing fitments and bed (no bedding) to let for the night or week to tenants for friends visiting or for a member of the family who must go outside in cases of illness in the home. A lavatory would be attached.

This arrangement would satisfy the desire and practice of many families to keep a spare room constantly vacant ready for visitors, which is at present a great waste of housing accommodation in the aggregate.

Picture rails should be fixed on walls of all rooms. The skirtings should be curved to meet the floor, to avoid lodgement of dust.

Heating will be central installation with hot water radiators in each living room and bedroom. There will be no need for fireplaces. Every block consisting of, say, eight tenements will have a central boiler room with the heaters for that block.

Ventilation of every apartment through fresh air inlets and foul air outlets is entirely essential.

Hot Water Supply will be laid on from the same heating

centre with its own boiler, storage tanks, etc., with circulating piping through the eight tenements. Every supply tap must be self-closing to prevent waste of fuel and water.

Vacuum Cleaning Installation throughout the building with connection on staircase at every landing. This may be in operation—say, twice weekly in each tenement for periods—allowing tenants twenty to thirty minutes each. It would be operated by a central machine in the boiler chamber and the caretaker would give out the tubing in turn to the tenants.

Electric Light should be fitted throughout the building with a wall plug in living room for supply for electric iron, electric radiator, etc., for tenants who use these.

Staircases and Entrances would be kept clean by the caretaker of the block.

Block Washhouse.—There would be one washhouse for each block of eight tenements, equipped with tubs, centrifugal drying machine, hot drying room, bleaching green (a grass plot reserved entirely for this purpose). Hot water would be supplied from the central boiler room.

A small room for ironing, etc., with gas or electric irons supplied through a penny-in-slot meter, should be attached to washhouse.

The drying room would be available to all tenants for drying wet clothing, boots, etc.

Roof Gardens.—In certain cases where flat roofs are built for use, they may be utilised as roof gardens, since there would be no smoky chimneys to smother the users. But it may be found that the open spaces provide all the room necessary for children and adults.

The Caretaker would attend the heating and hot water boiler, the vacuum cleaning machine; collect daily the household refuse (small in quantity since there are no ashes from grates), clean the staircases, keep laundry in order. He should be a tradesman ready to attend to urgent defects when these arise.

Civic necessities for the area (20,000 population).

(a) *Chapel of Rest* for the bodies of friends before burial. Everyone is aware of the need for this, especially in the cases of very small houses. In many instances the family have to live in the same room with the body. In such houses also it is

difficult to accommodate mourners and to have a respectful funeral service. This could all be done more conveniently and reverently in the little chapel, of which the family would have the sole and proper use for the time being.

(b) *Infant Nursery (Crèche)* where mothers who have to go from home for the day, or even for a few hours during the day or evening, could leave their little ones in charge of trained nurses. A suitable charge would be made for the service. In some districts accommodation might be afforded for 'indoor' maternity patients, who would thus be more or less in touch with their own homes. This centre would also be available for first-aid assistance for the neighbourhood—accidents of burning, serious cuts, sprains, etc., would have immediate treatment. The centre would have a telephone connection available for doctors, ambulance, fire brigade, police and hospitals. It would also, for immediate demands, hire out special nursing requisites, which may be so seldom used or too expensive for most people to buy, e.g., air mattresses, invalid chairs, maternity requisites, etc.

(c) *District Kitchen and Dining Room.*—This kitchen would be available for the supply of regular or emergency meals, in the case of people going for early trains or arriving late. A small dining room attached would allow a meal to be supplied on the premises.

These three communal amenities could be located in positions in one of the open areas of the district and should be made architectural features. In the cases of the communal kitchen and nursery, these may be combined in one block, as the nursery could be supplied, if necessary, with food from the kitchen.

There would also be provision in the area for a public library and a suite of halls for public and other meetings, for concerts and entertainments. A swimming pond should be provided in every neighbourhood; but nothing more is required since every house will have a bath and hot water. Infant, elementary and secondary schools would be located to suit the educational needs and in the cases of elementary and advanced schools, grouped with other public buildings. The infant schools could be set in the garden squares. In the same way shops would be grouped together, so that there would be several

shopping centres in each area; a delivery system could be organised at each centre and so save overlapping and multiplicity of carts and messengers.

The advantages of the scheme outlined which apply whether the house is of one room or six, whether the family is large or small, are these:—

(1) The elimination of smoke (and 'smog' as Dr Saleeby calls the winter mixture) and dirt arising from filling coal-bunkers, carrying coal to room fires and removal of ashes. No more processions of coal-carts with heart-rending wails from coalmen. Enormous saving of labour, of laundry bills, and decrease of pulmonary troubles. Every room will be heated instead of one or two.

(2) Solution of the servant problem. Where a servant has been hitherto required, housewives can now manage since there are no coals and ashes; plenty of hot water always available; the help of central electric vacuum cleaner; no stairs to clean; family washing can be done without excessive labour. The absence of a servant means a room less in the house.

(3) Skilled help in whose charge children may be left, allowing the mother to do domestic or other work or to visit a friend, to go to Church or accompany her husband to the theatre or lecture.

(4) All the shops would be located in groups at various points, thus forming a proper marketing centre and leaving the other streets and squares free of shops and for dwelling houses only.

The cost of all the conveniences would be included in the rent. This at first sight would seem large, but when the coal bill, the servant's board and wages and rent of room, reduced laundry bill, charwoman's pay, etc., are taken into account, the real cost will be less, while comfort, health and decency will be increased. As described, the Scheme may be applied to reconstruct old existing city areas or equally to suburban districts yet unbuilt. But the needs of the more populous, congested districts must be first dealt with. In advocating a reformed and up-to-date housing system, we are not going beyond the bounds of necessity and practicability. Every detail mentioned is a real need of to-day. It is our duty to set these forth as things to be attained for all, and to say that in the Twentieth Century we shall be content with nothing less.

Main features of Plans Illustrating Twentieth Century Housing.

The Large Area Block Plan shows the Scale upon which the Problem should be dealt with whether for New Town Planning or the Reconstruction of Old City Areas and illustrates special features, viz. :—

Frontages facing open spaces with trees.

These open spaces afford positions for Bandstands, Children's Playgrounds, Bowling Greens, &c.

In some of the Squares one storey buildings such as Nurseries, Cafés, Libraries, Chapels of Rest, or Shopping Centres may be placed.

The Large Central Stores are in the Main Avenues.

Kiosks for the sale of Newspapers are shown at several points.

The Plan showing a Section of the Area gives the arrangement of the Tenements surrounding an Open Square containing, in this instance, a single storey building with a Swimming Bath and a Small Hall for Meetings, Concerts, &c.

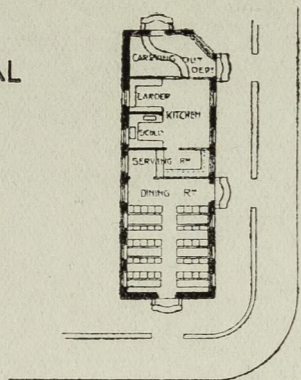
The planning of Tenement Houses of varying accommodation is shown, every house having a Kitchen-Scullery and Bathroom with continuous Hot Water Supply and Central Heating.

"Spare" Bedrooms (which are on the top storey) are indicated in an inset behind two tenements; these also have lavatories and central-heating.

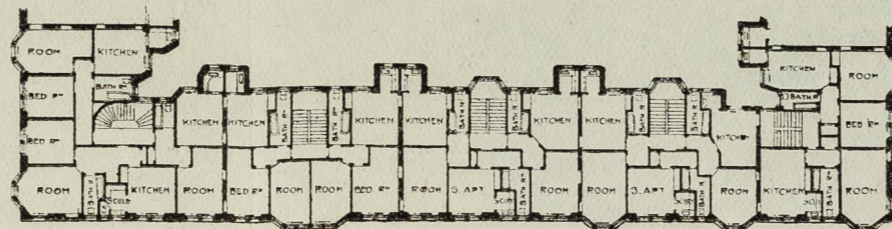
The Block Wash-House is shown within the area contained by the Tenements and is fully equipped with continuous Hot Water, Drying Horses and Room for Ironing, &c.

Examples of certain Buildings in the Area—National Kitchen, Concert Hall, Church and Chapel of Rest—are given in Plan as corner insets.

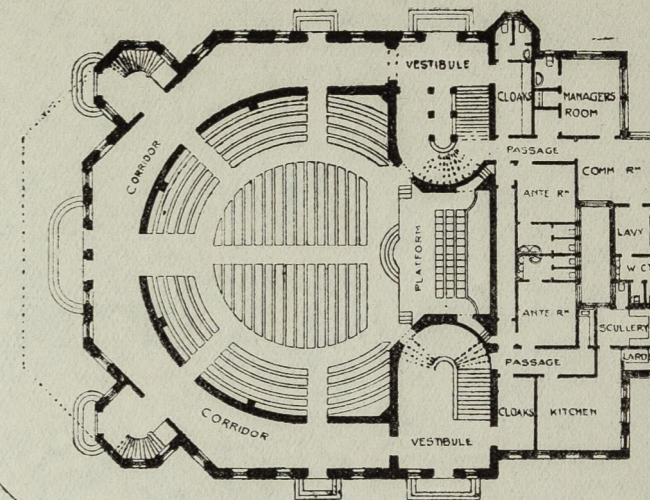
PLAN SHOWING GENERAL
ARRANGEMENT OF SEVERAL
BUILDINGS :
FOR RELATIVE POSITION SEE
BLOCK PLAN :



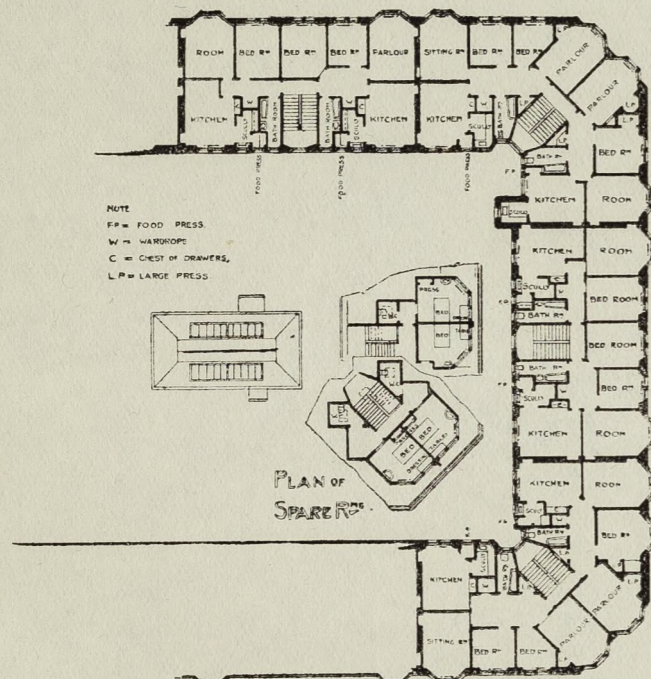
NATIONAL KITCHEN



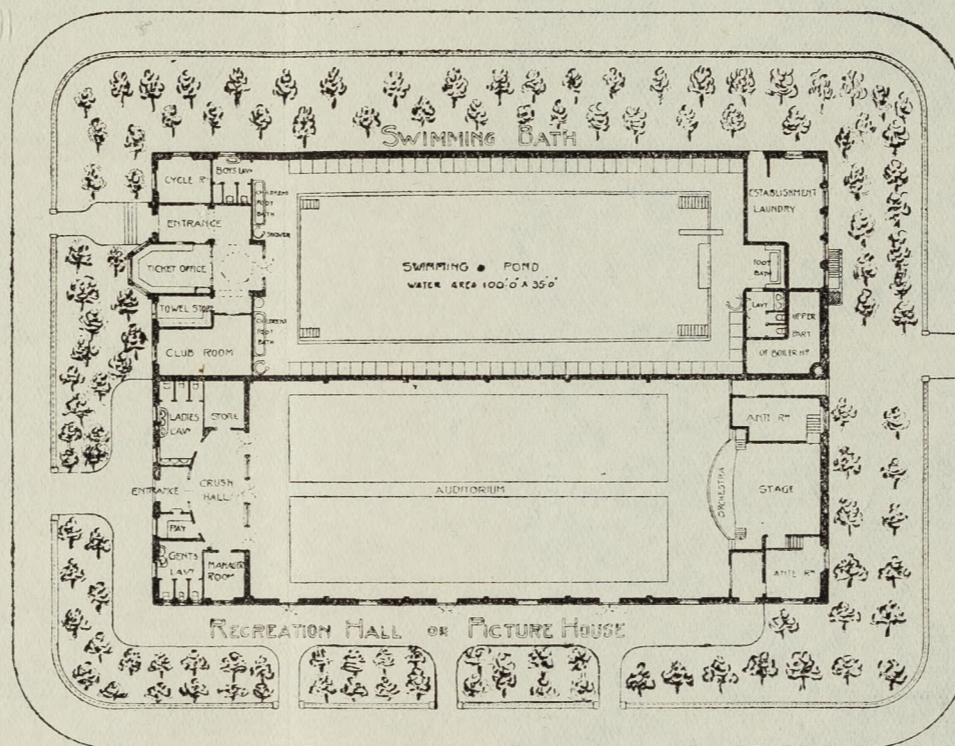
PLAN OF UPPER FLOORS



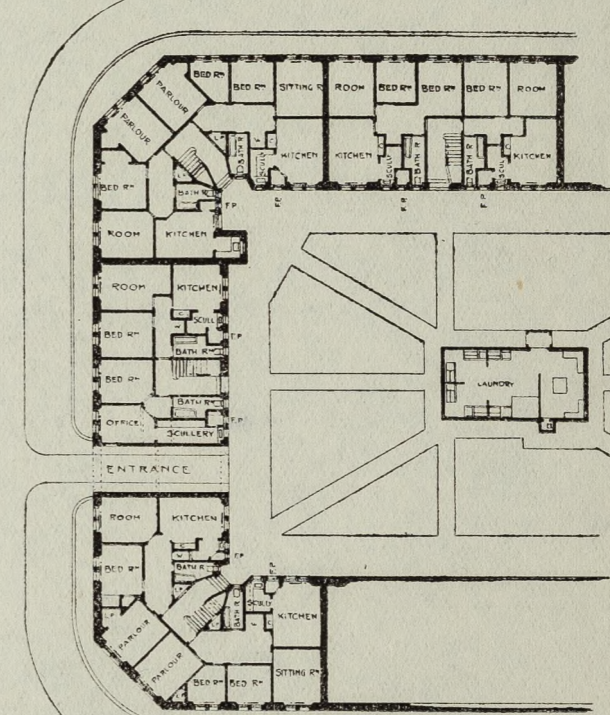
CONCERT HALL



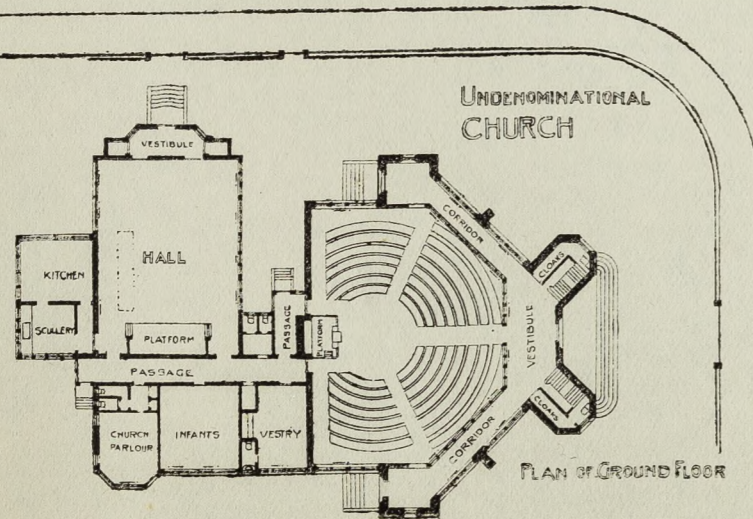
PLAN OF UPPER FLOORS



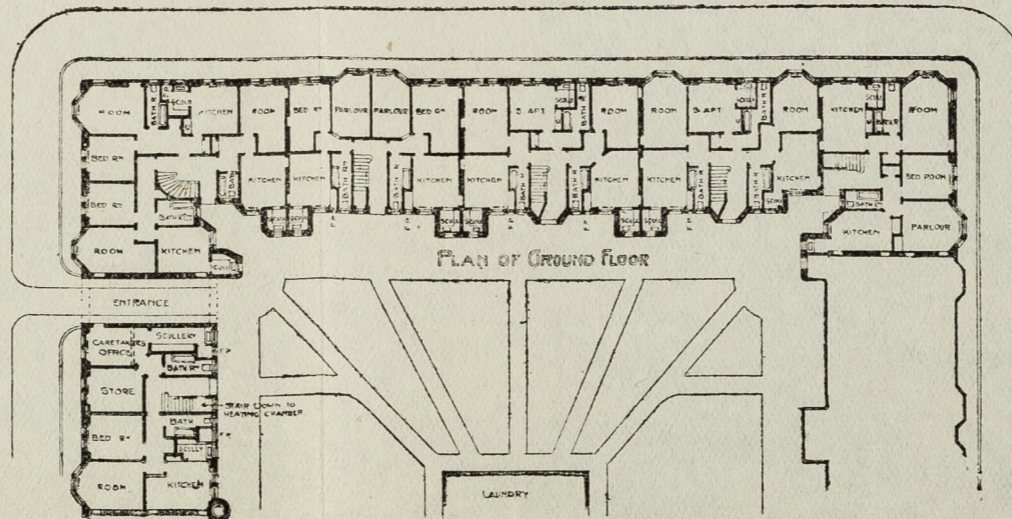
RECREATION HALL OR PICTURE HOUSE



PLAN OF GROUND FLOOR

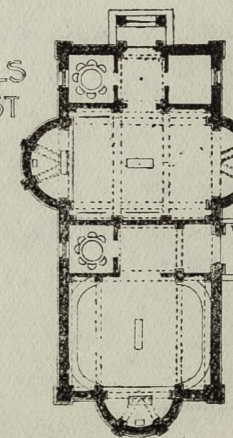


PLAN OF GROUND FLOOR



PLAN OF GROUND FLOOR

CHAPELS
OF REST



Joseph Boyd & Co.
ARCHITECT
276 LANGSIDE RE
GLASGOW, 30-9-1928.

