

MODERN
SUBURBAN HOUSES
BY
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A SERIES OF EXAMPLES
ERECTED AT HAMPSTEAD & ELSEWHERE

FROM DESIGNS BY
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LONDON
B. T. BATSFORD, 94 HIGH HOLBORN

MCMVI

PREFACE

THESE plans are intended to assist the small builder and others interested in the development of building schemes on a small scale, with a certain amount of income from the house and garden, and it is hoped that it will be more convincing than a mere list of plans, which are often carried out. All the houses illustrated have been built on a small scale, but of varying widths; they have been built for the small builder, and have not been built for the large builder.

It is a mistake to think that the small builder is not original in the design illustrated; plan has been the first consideration, and the accommodation has had to be contrived in economical fashion; unnecessary ornamentation has been avoided. One plan has developed from another, and the work has had the consequent interest of a tradition of its own.

The speculating builder is often held up to scorn as a Varol; in some cases he may be, but where he is working on a building agreement with borrowed money, the freeholder and others are equally to blame; the builder then is not a free agent.

In time it may be realized that a beautiful suburb such as Hampstead, with its glorious Heath and charming old-world surroundings, is an asset not only to its own inhabitants but to the whole of the country. If all the suburbs must be built over then let architects and builders work together and make the new suburbs as much at home with their surroundings as the old ones.

The master of a small house is not able to give either the "prime cost" or selling price of the house. The book is published for the use of practical men, it is a data which can be used for the purpose. Price is settled so much by the neighbourhood and the cost of building, and by the time the builder goes to work.

My thanks are due to the builders, whose names are mentioned, for permission to publish the plans and views of the houses, and to Mr. H. W. Bennett, of Ilford, for his excellent photographs.

C. H. B. QUINN.

13, Essex Road,
London, N. 1.
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DESCRIPTIVE NOTES ON THE PLATES

TYPE NO. I (PLATES 1-3).

A pair of semi-detached houses built at Hampstead, on thirty-foot plots. The walls are faced externally with red bricks, and rough cast at first floor level. The roof is covered with red tiles. The windows are fitted with casements. The ordinary type of plan has been somewhat improved here by the addition of a pantry, which serves as well to disconnect kitchen from hall. The kitchen is brightened by the window placed high up to the left of the range. The drawing room of house illustrated is used as the dining room.

Builder: G. W. Hart.

TYPE NO. II (PLATES 4 and 5).

A pair of semi-detached houses built at Hampstead, on thirty-foot plots. The walls are faced externally with red brick, with red tiled roof, and casement windows. The endeavour here was to disconnect the two drawing rooms, so that piano-playing should not be a nuisance to neighbours, and to get a ground floor lavatory and w.c. A large hole in the middle of site necessitated taking walls down, and the space was utilized to form cellars.

On the first floor four bedrooms were contrived, instead of three as Type No. I.

It was not possible to obtain satisfactory photos of the back elevations, but these are very similar to those of Type No. I.

Builder: G. W. Hart.

TYPE NO. III (PLATES 6-9)

An irregular pair of semi-detached houses built at Hampstead. The walls are faced externally with red bricks, and the roof covered with red tiles. The windows are fitted with lifting sashes. The kitchen and offices of house on the left hand were kept to that side, so as to come next to those of house adjoining. In the same way the offices of house on the right hand are kept inside, so that the reception rooms might adjoin those of the next house on that side. The land had been made up in places, and where the walls had to be taken down the space was utilized for cellars, etc. Either house could form one of a symmetrical pair, No. 6 having the advantage of both reception rooms being away from the party wall.

Builder: G. W. Hart.

TYPE NO. IV (PLATES 10 and 11).

A pair of semi-detached houses at Hampstead, on a corner site, built as an alternative to the ordinary method of showing the flank elevation of one of the houses in the road to the right hand of picture.

The walls externally are faced with red bricks to ground floor level, with rough cast over. The roof is covered with red tiles, and the windows fitted with casements.

Builder: G. W. Hart.

TYPE NO. V (PLATES 12-14).

A pair of semi-detached houses built at Hampstead. The walls are faced externally with red brick, and rough cast over at first floor level, with red tiled roof. The windows are fitted with casements. The site sloped down from front to back, and the space as shown by dotted lines under ground floor was utilized to form a billiard room.

Builder: G. W. Hart.

TYPE NO. VI (PLATES 15 and 16).

A pair of semi-detached houses built at Hampstead, on fan-shaped sites, wider at the back than front. The walls are faced externally with red bricks. The roof is covered with red tiles, and the windows fitted with casements. The slope of land enabled a full-sized billiard room to be planned under the dining room, and part of the offices were placed under the kitchen. The five bedrooms are all on the first floor.

Builder: G. W. Hart.

TYPE NO. VII (PLATES 17-19).

A pair of semi-detached houses at Hampstead. The walls are faced externally with red bricks, the roof is covered with red tiles, and the windows are fitted with lifting sashes. The accommodation is much the same as in Type No. VI, except that the site being fairly level there is not a billiard room in basement. Five bedrooms were planned on first floor, one being somewhat disconnected from the others for the use of servants.

Builder: G. W. Hart.

TYPE NO. VIII (PLATES 21-23).

A pair of semi-detached houses built at Hampstead. The walls are faced with red bricks. The houses are roofed with red tiles, and fitted with sash windows. The plan was mainly determined by the requirement of a billiard room, to be approached from the landing of staircase.

Builder: G. W. Hart.

TYPE NO. IX (PLATES 24 and 25).

A detached house built at Purley, Surrey. The walls are faced externally with red brick, and rough cast over. The roof covered with red tiles. The windows are fitted with casements. The sun and views being at the back, the two best rooms were placed there, and kitchen and offices as shown; the hall being so arranged that a third room could be formed if desired. The five bedrooms are all on the first floor, one being disconnected from the others for the use of servants.

Builder: H. Quenell.

TYPE NO. X (PLATES 26-28).

A detached house built at Bickley, Kent. The walls are covered externally with rough cast on red brick base. The roof tiled. The windows fitted with iron casements in wood frames with leaded lights.

The endeavour here was to plan a better hall than is general in the small house.

The five bedrooms are all on the first floor, one being disconnected from the others for the use of servants.

Builder: H. MacIntyre.

TYPE NO. XI (PLATES 29 and 30).

Detached house built at Hampstead. The walls externally are faced with red bricks at ground floor level, with tilehanging over at first floor level. The roof is covered with red tile, and the windows fitted with casements.

Builder: G. W. Hart.

TYPE NO. XII (PLATES 32-34).

A detached house at Hampstead. The walls are faced externally with red bricks. The roof is covered with red tiles, and the windows fitted with casements.

A billiard room is planned under the drawing room, opening out into garden.

Builder: G. W. Hart.

TYPE NO. XIII (PLATES 35-37).

A detached house at Hampstead. The walls are faced externally with red bricks. The roof covered with red tiles, and the windows fitted with casements. The site is higher at the back than front, and service stairs are arranged under the main stairs to good cellars, and a servants' sitting room. A billiard room leads off the landing of the main stairs over the kitchen and offices.

Builder: G. W. Hart.

TYPE NO. XIV (PLATES 38 and 39).

Detached house at Purley, Surrey. The walls covered with rough cast externally, on red brick base. Red tiled roof and casement windows.

The five bedrooms and dressing room are all on the first floor, which is doubtless appreciated by the servants, and tends to minimize the work.

It should be noted that where wider frontages can be obtained, and the house placed long-ways to the road, a much better effect is secured.

Builder: H. Quennell.

TYPE NO. XV (PLATES 40-43).

Detached house at Hampstead. The walls externally faced with red bricks. The roof covered with red tiles, and the windows fitted with lifting sashes.

A footpath at the right hand of site assured the kitchen and offices of ample light. The library is available as a full-sized billiard room if desired. The bedrooms are all on the first floor.

Builder: G. W. Hart.



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TYPE No. 1. FRONT VIEW



W. H. H. H.

VIEW OF H. H. H. H.



House No. 12, Central Avenue

TYPE NO. 12, FRONT VIEW



TYPE No. III. BACK VIEW.



W. H. H. H.

TYPE No. IV. FRONT VIEW.



TYPE No. V. FRONT VIEW.



THE HOUSE, 1890



TYPE No. VI. FRONT VIEW.



TYPE No. VII. FRONT VIEW.



Angels Rd

TYPE No. 510 FRONT VIEW.



TYPE 36 TWO BACK VIEW.



Hamjyske ad

TYPE No. XL. FRONT VIEW.



TYPE No. XII FRONT VIEW



TYPE No. XII. BACK VIEW



TYPE No. XIII. FRONT VIEW

Hand post card
 33 H. 100 ft. 100 ft.



Amey 1240 Had 100 per cent

TYPE No. NV. FRONT VIEW.



TYPE No. XV. BACK VIEW.



GENERAL VIEW OF HOUSES IN FERNCROFT AVENUE, HAMPSTEAD.



Hollyerott Avenue, Hampstead