

abandoned, and two separate blocks, together containing sixteen flats, were substituted

Because of the crowded neighbourhood particular care was taken to give the flats as much sun and air as possible. Half of the building was raised about 10 ft. from the ground. Flats on stilts had been erected on the continent, but these were the first of the kind to be seen in England. Bicycle and perambulator stores were grouped on the ground floor opposite each staircase entrance, and the remainder of the space on this level was made into a wet-weather playground for the older children.

Another experiment in the new building was the provision of a direct staircase to each two flats, so avoiding that incessant stream of visitors, hawkers, and tradesmen along a common gallery, which had previously been an unpleasantly prominent feature of such buildings. Each roof provided a playground for small children, partly covered by a reinforced-concrete canopy. Special consideration was given to privacy in each individual flat. All rooms open on to a common hall

space. Cupboards are built in to each room, and there is a linen cupboard in every hall.

The reinforced-concrete construction was so inexpensive that it was found possible to let a two-bedroom flat for 13s. 6d. a week, the rental being calculated at 4s. 6d. a room, the kitchen, bathroom, and hall being free. The total cost of the buildings was £7,525, or 6·17d. a cubic ft.—a very remarkable figure.

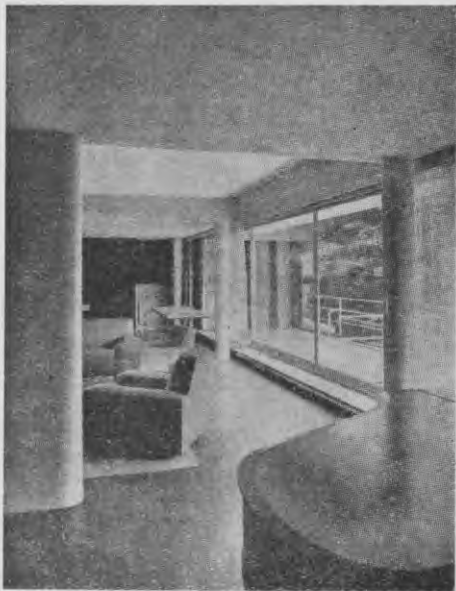
To liven up a drab neighbourhood the exterior walls of the flats were painted pink, the staircase housing blue and balconies bright red, with flower-boxes at floor-level. The block was officially opened by the late Duke of Kent, and was named after him, Kent House.

One more example of the work of Connell and Ward provides yet another sharp contrast. This was a private residence built at Frognal, Hampstead, in 1938. There was considerable controversy when drawings of this house were submitted to the authorities. Serious obstacles were placed in the way of its erection by the authorities themselves, by architects, by adjoining owners, and by certain local residents.

This reaction was nothing new to Messrs. Connell and Ward, and after opinions in favour of the design had been passed by other authorities, and by other local residents, the obstacles were overcome, and the owner was able to have the home he desired.

The site was a small one—only 0·165 acres—and a large house was required. The fullest possible use of the ground space therefore controlled to a considerable degree the general form and construction of the house. The ground-level runs right in under the house, not only at the front to provide shelter for cars without waste of ground space, but also at the back, where a covered terrace, which forms in effect an integral part of the garden, occupies the space under the living-room which otherwise would be covered by building. Similarly on the roof, the area of the site is used over again in the form of a roof garden.

The rooms face east and west, and there is no outlook to the south, as the owner particularly wanted the lighting of each room to be from one side only.



The living-room from the hall of the house at Frognal.