



The scheme seen from the south-east

## HOUSES AND MAISONNETTES AT EDINBURGH

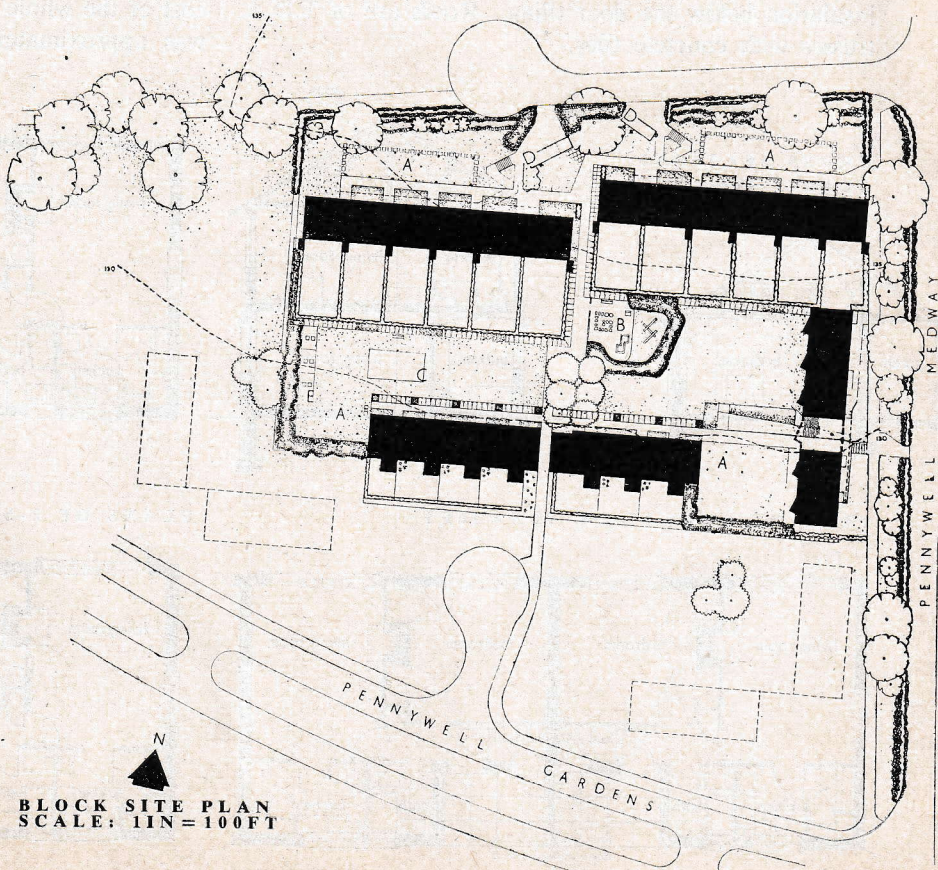
THE group consists of three different types of house: there are two four-storey blocks each containing 12 maisonettes designed for families with young children, and two small groups of houses for older people.

The site slopes south with a view of the Pentland Hills and is sheltered to the north and east by existing trees. The buildings are grouped round a court in which vehicles are excluded, access being from culs-de-sac north and south of the site. The soil stripped from the building area has been used to raise the gardens in terraces, so giving them some privacy from the common garden beyond. The private and common gardens occupy the space usually given to a back green in a normal layout. Clothes drying and refuse bins are excluded from the common garden, which contains a playground and tennis pitch, seats, children's garden, and a layout of planting and paths. This arrangement keeps the playground away from the streets. Footpaths enter the garden beneath the flats for single people and through narrow openings between buildings, to keep the sense of enclosure and privacy. Drying greens for the upper maisonettes are between the buildings and the culs-de-sac, screened by the existing hedge which is being preserved and added to. Refuse from the maisonettes is deposited in bins housed in a special shelter. The landscaping was designed by the Department of Health and executed by Edinburgh Corporation Parks Department.

Architects: DEPARTMENT OF HEALTH FOR SCOTLAND

Consulting Engineer: T. H. HADDOW

Quantity Surveyors: PHILLIPS, KNOX AND ARTHUR



BLOCK SITE PLAN  
SCALE: 1/16" = 100 FT

KEY: A—DRYING GREENS B—PLAY AREAS C—TENNIS QUOITS  
D—PRAM STORES E—CHILDREN'S GARDENS

**Two-Person Houses**

The one-storey houses for two old people have glazed-in porches and are built as a terrace. Each house has one large room which can be divided by a curtain into separate parts for living and sleeping. The porch faces south and west and leads from the living-room to a small garden. The kitchen has space for meals in a corner free from equipment and doors, and a large window. The bathroom contains a wash-basin, and a W.C. with a seat two inches lower than usual, with a hand-grip beside the W.C. Fuel is delivered from outside the house and collected from within, and there is an external cupboard for the refuse bin.

**Single-Person Flats**

A block of eight flats for single persons runs from one to two storeys with the slope of the ground. These flats are of the open-bedroom type. Each flat has a large room divided by a curtain into parts for living and for sleeping. The kitchen and bathroom are planned on the same side of the entrance as the living-room fire, and both are heated from it. The kitchen leads off the living-room, is of minimum size and has an airing cupboard ventilated to the outside air, heated by the hot cylinder.

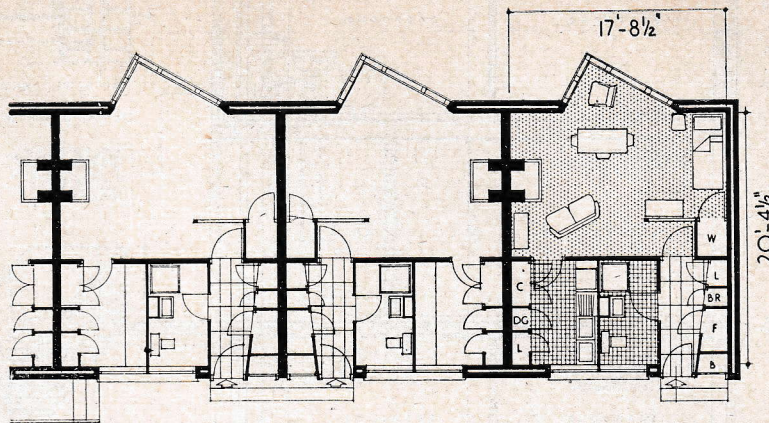
The bathroom is fitted with a shower instead of a normal bath, to make bathing easier for old people living alone. There is a tip-up seat with a tray fitment beneath, and a telephone type of spray with an anti-scald valve. This bathroom also has a small dressing fitment with a shelf and mirror so that a person may conveniently dress there. The W.C. has a low seat and adjacent handgrip as in the house for two people. Fuel and dustbin arrangements are similar.

A solid-fuel appliance heats the living-room, the hot water and one radiator in the bathroom. The hot-water cylinder heats a ventilated airing cupboard. In the two-person house it also helps to warm the large main room.

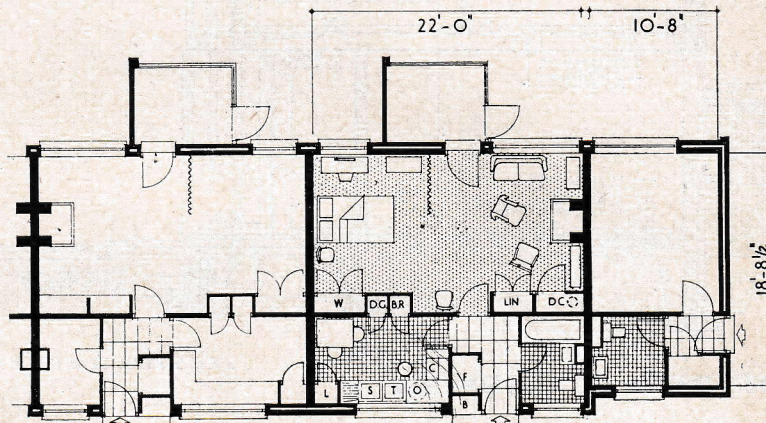
In both types of house for older persons there is nowhere for a visitor to sleep. A double bed-sitting guest room has therefore been provided for the group. This is furnished and held available for the tenants.

**Accident Prevention**

Old people are the most frequent sufferers from accidents. These houses have no stairs; there are no slippery floor finishes; no meters or cupboards are placed up high; the hall is light and has two-way electric switches. When the gas supply runs out, a safety valve closes. The supply is not resumed when a further coin is inserted unless all taps are turned off. The dangers to old people in taking an ordinary bath are guarded against by the special bathing facilities and provision of hand-holds. The bathrooms have no lock, but the two-person house has an indicator bolt which is easily opened from outside the bathroom.

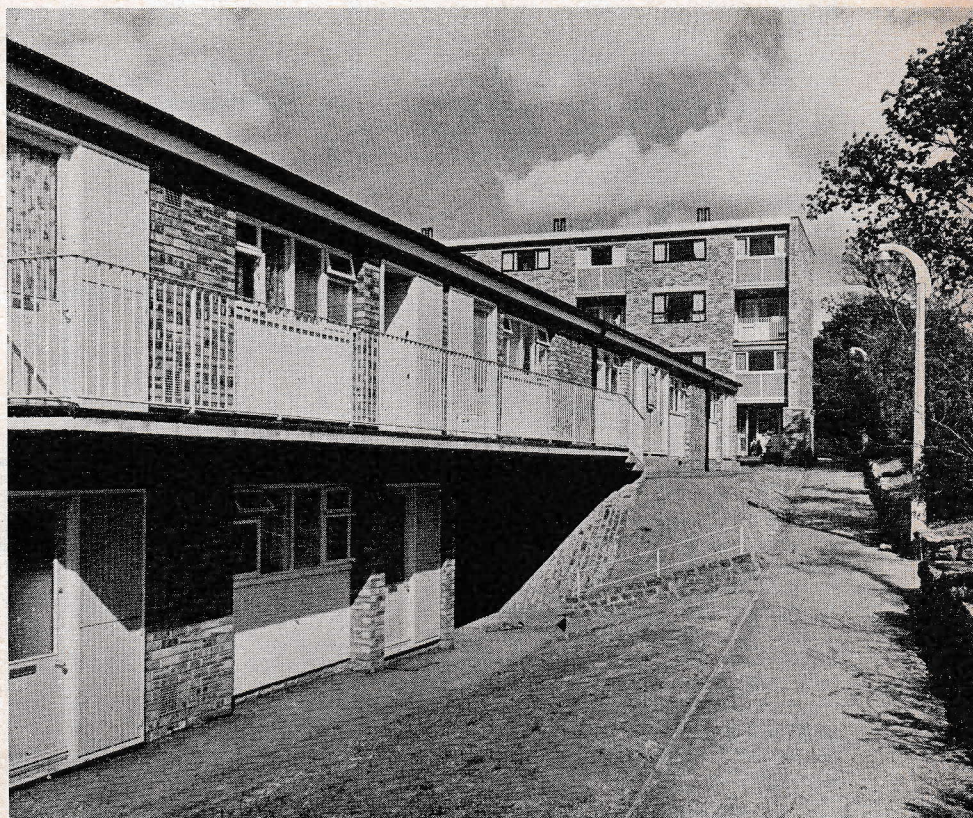


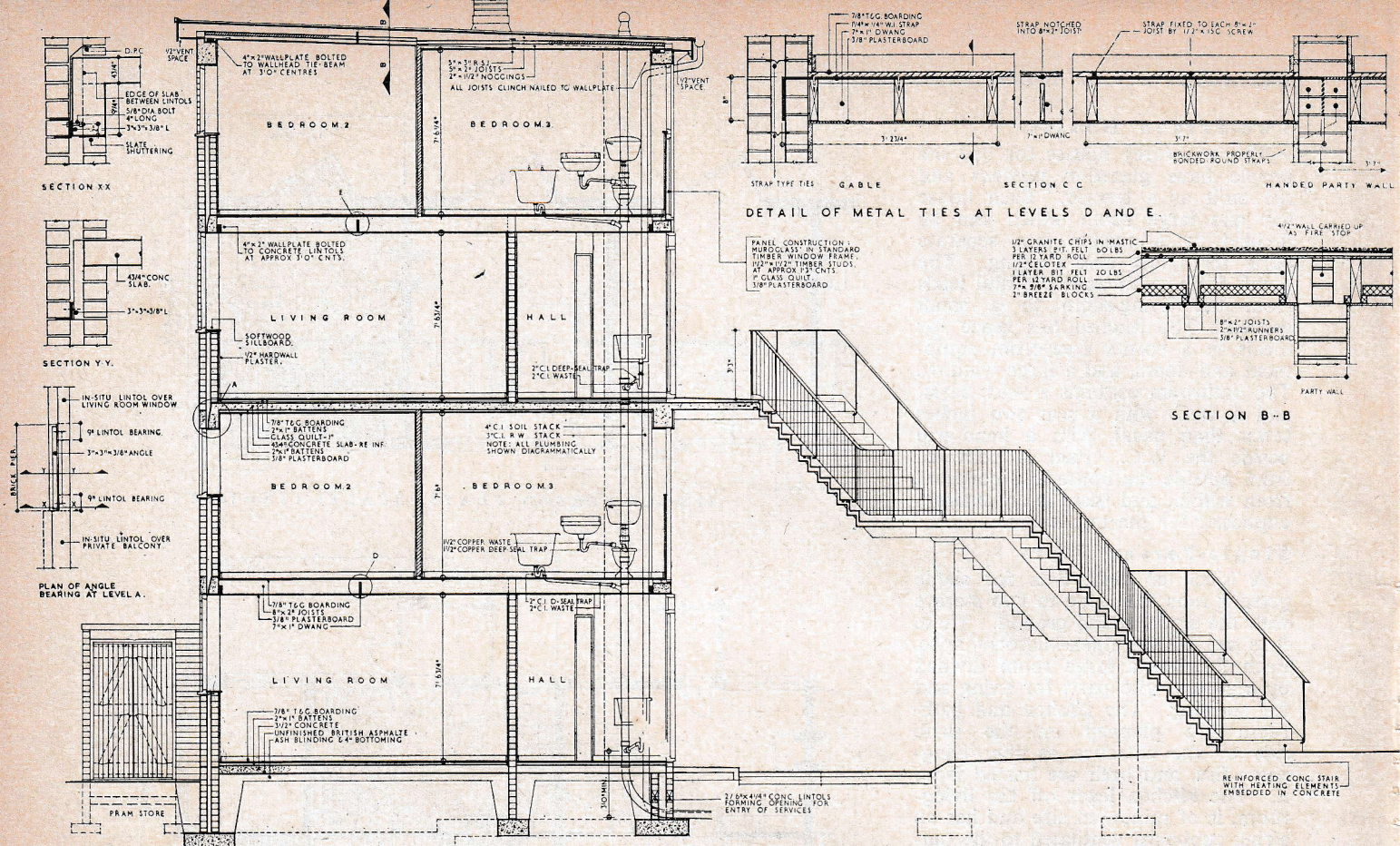
SINGLE-PERSON FLATS. SCALE: 1IN=16FT



TWO-PERSONS GUEST HOUSE. SCALE: 1IN=16FT

Entrance under-pass from Pennywell Medway beneath the single-person flats  
In the background, a block of maisonettes





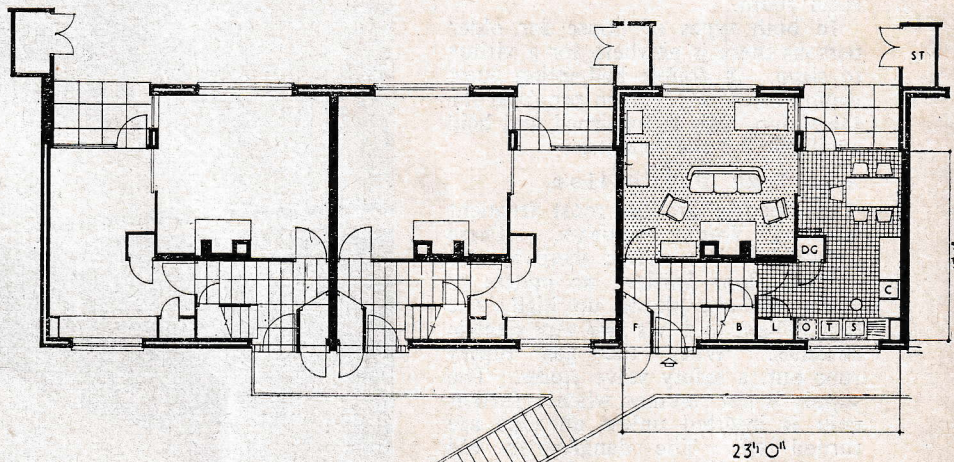
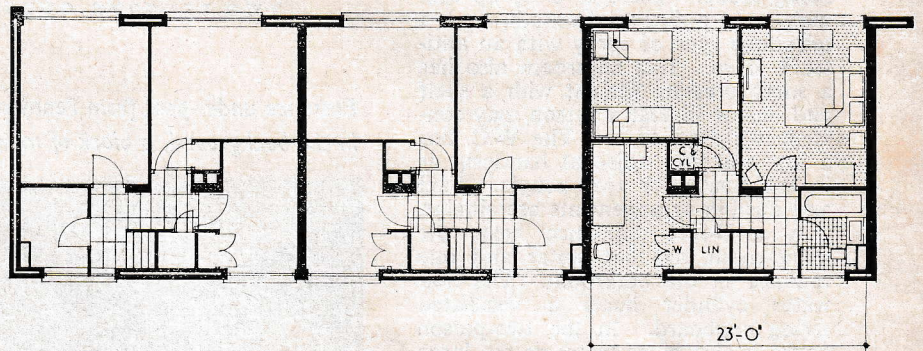
## EDINBURGH HOUSING

Housing for tenants with young children has been provided in two four-storey blocks of maisonettes. By this arrangement, even at the required net density of 25 houses per acre, half the number of houses provided have a private garden and an independent front door. The upper half of each block contains similar two-storey dwellings with a balcony and safe access to a playground and common garden within view of the houses. These upper maisonettes are reached from a free-standing stairway. Thermostatically controlled heating is embedded in the stairs to keep the treads free from snow or ice.

### Planning and Construction

The maisonettes each have a frontage sufficiently wide to have a through dining-kitchen, planned beside a living-room and opening southwards to a recessed balcony or terrace. The dining-kitchen is so arranged that the working fittings are at the north end and the dining-space, with a sunny exposure, at the other. The entrance hall and landing have good natural lighting. Fuel is delivered from outside each house and collected from within. In the bedrooms, broad, high-silled windows are provided to give privacy and to allow some furniture to be placed against the window wall.

The 11in brick external walls and 9in cross walls are of uniform thickness throughout the four storeys. They carry a concrete floor and balcony at second-floor level. The first and third floors and the roof are of timber construction.



**TOP AND GROUND FLOOR PLANS OF MAISONNETTES.**

**SCALE: 1IN = 16FT**



The heated staircase to the maisonettes

A common brick with a tested strength of 3,500lb per square inch was used both as an external facing and where the stresses were high.

Breeze blocks are used in the roof to provide both insulation and weight against lifting by the wind. Glass quilt insulation is used in the panel walls. There is a ventilated air space outside the insulation in both roof and panels to prevent condensation. The party floor consists of a timber floor on glass quilt over the  $4\frac{1}{4}$  inch thick concrete slab. This should provide Grade I sound insulation.

#### Heating and Plumbing

A solid-fuel appliance heats the living-room directly, and also the hot water and two radiators by means of an indirect cylinder. One radiator is in the dining-space, and another heats the airing cupboard. Each bedroom has an electric power point.

A single 4-inch stack takes branches from the W.C.s, baths, wash-basins, tubs and sinks for two maisonettes. The rain-water pipe is separate from the stack to prevent flooding in the houses should the drain become blocked. No interceptor traps have been used on the site. All fittings in the unheated bathroom are on an internal wall; plumbing and the cold-water cistern are inside the building, the cistern being above the hot-water cylinder. The kitchen fittings are on an external wall but the kitchen is heated and pipes are fixed clear of the wall. The whole installation may be drained except for short branch supply pipes to the tub and sink.

The one person flats from Pennywell Medway



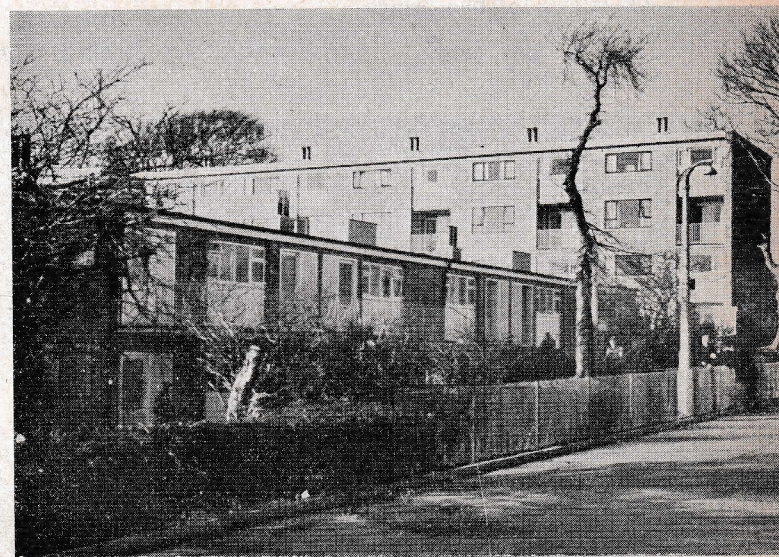
Both sides of one of the maisonette blocks. Above, from the north-west; below, from the south

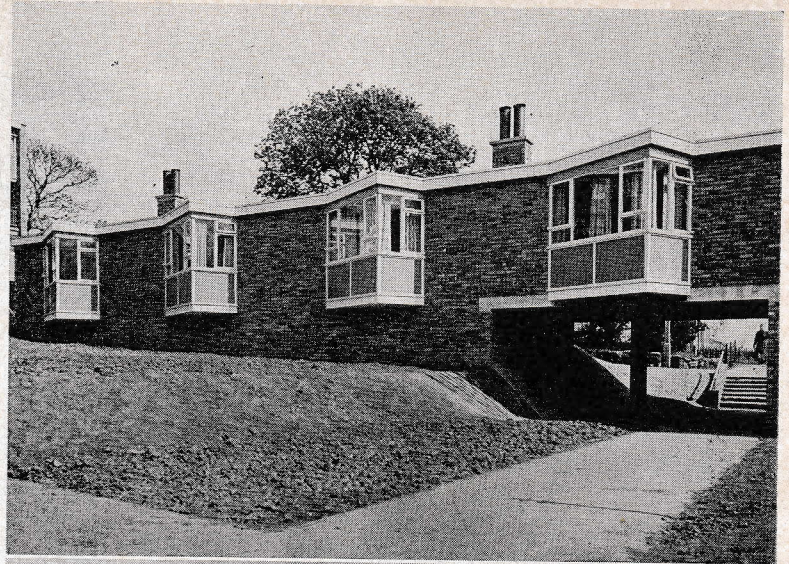
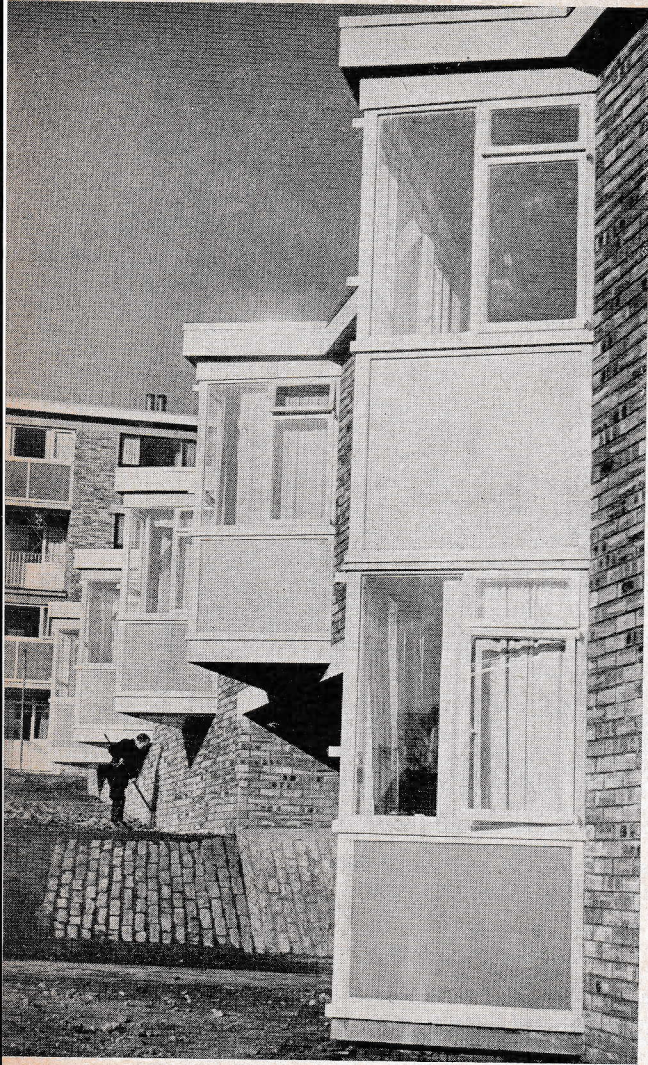
Nominated Contractors:

GEORGE WIMPEY AND CO. LTD.

Sub-contractors and Suppliers:

Anemostat Ventilators: Anemostat (Scotland) Ltd., by J. & W. Henderson. Anti-Scald Valve: Gummers Ltd. Asbestos Water Main: J. Tulloch, Aberdeen. Asphalt and Roofing: Wm. Briggs & Sons Ltd. Bartrev Flooring: L. P. Thomas & Co. Ltd. Bricks: Coltness Iron Co.; Niddrie N.C.B. Calesto Fireplaces: Carron Co. Falkirk. Climbing Equipment: H. Hunt & Son Ltd. Cullamix: The Cement Marketing Co. Ltd., by J. & W. Henderson. Doors: D. F. Bennie Ltd. Electrical: Wm. Allan Smith & Co. Ltd. General Materials: J. & W. Henderson Ltd. General Timber Supplier: Garland & Roger Ltd. Glazier: G. Lindsay & Co. Ltd. Ironmongery: G. Boyd & Co. Ltd. Landscaping and Planting: Edinburgh Corporation Parks Department. Lintels and Precast Concrete: Springbank Quarry Co. Ltd. Metal Balustrades: J. Alexander & Son. M.I. Fittings: Le Bas Tube Co. Muroglass: Pilkington Bros. Ltd. Paint: Smith & Walton Ltd.; Walpamur Co. Ltd. Painter: John Loughridge. Paladin Refuse Containers: Walker & County Cars Ltd. Paving Slabs: John E. Young. Primatic Copper Cylinders: R. & J. Simpson, Dundee. Radiators: Ideal Boilers Ltd. Safety Gas Valves: Cardross Engineering Co. Dumbarton. Sanitary Fittings: M. Cockburn & Co. Ltd., Falkirk and Shanks Ltd., by P. D. M. Fittings Co. Ltd. Stair Heating Installation: Calidec Ltd. Street Lighting: Edinburgh Corporation Lighting Department. Tiles: Marsden Tiles, by Toffolo, Jackson & Co. Ltd. Timber Fittings: A. & W. Robertson, Glasgow. Windows, Panels, Internal Stairs, Kitchen Fittings: Wm. Brown's Sawmills, Darlington.





**EDINBURGH HOUSING**

The estimated costs per house, based on the tender figure are as listed below. The costs of under-building and site work, the playground and the garden layout are excluded. Final costs are not yet available.

- Four-storey maisonettes . . . . £1,640
- Bungalows for two people  
   £1,270 and £1,280
- Flats for one person . . . . . £1,105
- Guest room . . . . . £515

*Left, the angled bay windows in the one-person flats catch the sunlight. Above, two views, one of the one-person flats looking through the underpass to Pennywell Medway and below, the two-person houses from the north-east*

*The living room, looking through to the dining/kitchen, in the maisonette block. On the left, the bed/living room in the two-person old peoples' houses  
 Photo's by courtesy of C.O.I.D., Scottish Committee*

