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THE day may be some distance off, or near, when architects on active service will be once more engaged in the, more or less, peaceful pursuit of their profession. Already, those over age are coming back. Years have elapsed since we last saw them, and to meet them now, on the street, is a foretaste of that happy day when we shall be together again at meetings, and in those odd places where architects get together to eat, and discuss the affairs of the world.

HOWEVER, the mere sight of these returned soldiers makes one pause to think what has been accomplished in their absence, and what assurance we can give them of future usefulness to their country. The architect in early middle age, who may be considered in the prime of his powers, cannot look back on more than fifteen consecutive years of full employment in his whole professional life. Many of them, almost all, lost from one to four years, depending on their age, in the last war, and between the last war and this. They suffered more than any other profession, from the severity of the economic collapse of the early thirties. To-day, many of these same men are in the armed forces, both at home and abroad, and still more are engaged as salaried persons in offices and departments directly connected with the war effort. In considering the future, and their part in it, we do not forget those young architects, now in the armed forces, many of whom have never practised. We are not concerned about them to the same degree. They have learned to fight, and will continue to fight for a living as they did for their lives. The architect who is past forty-five, and has seen two wars, will come back a person who in many ways is a professional, if not a national responsibility. He will ask no charity, but can, in all fairness, ask that he be given many years of useful remunerative service in the post-war development of the country.

AS we see it, our future programme will be largely an extension of the activities of the architects, at home, in war time. They have been building for workers and for industry and for hospitals. The last named is already assuming significant proportions, and the second is, in our opinion only in the beginning. A very great number of plants have carried on in worn out plants, that will be replaced as soon as labour and materials are available. All employers of labour on a large scale are planning, even though not yet on paper, for additions and new buildings for the greater comfort and the leisure hours of their workers. In that respect, we lag far behind industry in Great Britain, Scandinavia, Czecho Slovakia and other parts of Europe; and the war plants of Canada have set standards that will be both met, and passed, as the reconstruction programme unfolds.

THERE will, too, be houses, and all those other buildings for intellectual or physical recreation that we associate with our Canadian way of life. Many of them are needed and do not exist; others are obsolete and must be rebuilt. Of housing, as distinct from houses, we are less confident than we have been previously on this page when, under the stimulus of sitting on the sub-committee on Housing and Community planning of the Committee on Reconstruction, we wrote glowing prophecies of low rental municipal developments and mandatory town planning. Bill No. 183, along with the report known as the Curtis Report, will be discussed in the *Journal* next month.

A GARDEN CITY IN THE MAKING

By JEAN d'AUTEUIL RICHARD, S.J.

Staff member, École Sociale Populaire, Montréal, Member of the Housing Committee of the Montreal Planning Commission, Social Adviser to the Union économique d'habitations.

Montreal shares, with all big industrial cities, the sad privilege of having developed a very grave housing problem. Unchecked industrialization, total lack of social interest on the part of public authorities, large-scale speculation in land and construction, are responsible, here as elsewhere, for a tragic situation, with broad social and even spiritual implications.

For housing goes far beyond questions of brick and mortar. Good housing is a basic condition—perhaps the most important in the material field—for a nation, morally as well as physically healthy. It is a proven fact to-day that bad housing conditions are the hot bed of juvenile and adult delinquency, of tuberculosis, venereal diseases, social unrest, etc. The country at large is now paying a terribly high price, in terms of money and human capital, for its total lack of practical concern in the past about this major issue.

In 1940, these considerations prompted a group of Montreal citizens, led by two men who had enjoyed the privilege of spending some years of special study and investigation in Europe. It was no mean task. A number of attempts and projects had been periodically announced, for the last fifteen years, but none had ever managed to clear the first hurdle and get under way. The war situation was bound to add a host of new, and seemingly, insuperable difficulties and the promoters knew that they would have to begin from the bottom. But they were confident that by their ideas, goodwill and enthusiasm they would gradually bring into being the elements necessary for success.

They began crusading for better housing conditions. This was the opening of an educational campaign which was to reach across the whole Province. Within three years, their speakers addressed tens of thousands of citizens in Montreal and in some twelve other cities and towns. Films on housing were shown, articles written for the daily press and for magazines, to bring home to the people the physical, social and moral effects of housing on the community at large. The growing interest shown towards housing problems in all circles, social, economic and even governmental, is undoubtedly due, for a considerable part, to this vigorous campaigning by the Montreal pioneers.

The group, now formed into a non-profit organization under the name of *l'Union économique d'habitations*, was closely studying the Montreal situation, the Canadian housing legislation and the available means to provide good housing for the low-wage earners who constitute the majority of the Montreal population. These investigations led to the definite conclusion that war conditions, as affecting the building industries, and the expiration in March 1941 of the second part of the National Housing Act, made it absolutely impossible to attempt any low-cost housing development.

Hence *l'Union économique d'habitations* was faced with the following dilemma: to fold its arms, let things go and wait for the end of the war, or to swing over to the utilization of Part I of the National Housing Act, still in force, destined to help a higher income group. The sit-down and wait policy didn't appeal very much to the dynamic leaders of the U.E.H.; so, they decided to go into the field of medium-cost housing, where they could help the middle class better its none too-good

housing conditions and reverse the alarming downward trend of home ownership in the metropolis. (In 1943 it had reached a low of 11 per cent.). This necessary detour imposed by circumstances would give them valuable experience when they came to tackle the low-cost housing problem and contribute to solve the formidable tasks of reconstruction, as soon as the war was over.

By this time, a minimum of capital had gradually assembled from the growing number of followers, and the co-operation of the National Housing Administration, of lending institutions and of the municipal authorities had been secured.

A co-operative building society, *Les Cités-Jardins du Québec*, was founded. Its job was to do the actual building at cost, plus 10 per cent. for administrative and general purposes.

The plan was to bring down the high cost of construction—one of the main causes for the small percentage of home ownership in Montreal—through a co-operative effort in getting land, supplies and services, and through new techniques in the building process itself. They followed as closely as possible the pattern of mass production and standardization. Notwithstanding the adverse conditions due to the war and to the difficulties met by all pioneers, this process was to prove its soundness and the production cost has been gradually lowered in spite of the rising cost of labour and building supplies.

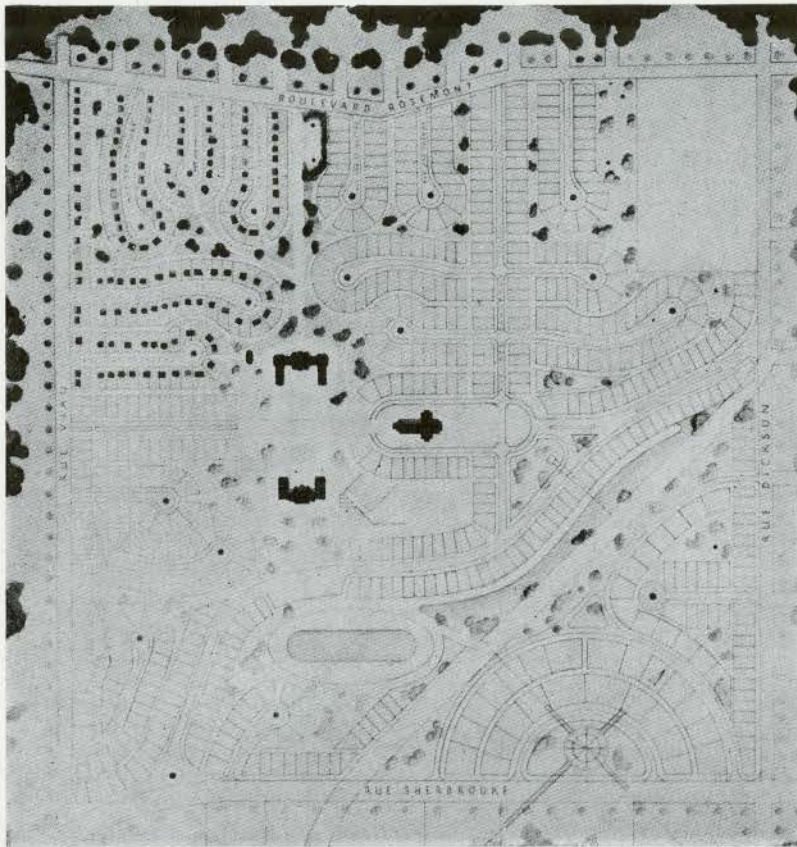
In the fall of 1941 a first development of 16 houses was begun and completed for May, 1942. This was meant to be the first unit of a self-contained development of 600 houses to be called *La Cité-Jardin du III^e Centenaire de Montréal* (1642-1942). On the 2nd day of August, an official inauguration brought together a crowd of some ten thousand people, among them leading personalities from all walks of life. It was a tangible proof of the results of the previous educational campaign. In the same fall a second development of 18 houses was begun and finished in the summer of 1943. A third development of 97 houses is being completed and a fourth of well over a hundred houses is on the point of being launched.

The Garden city of the Tercentenary of Montreal, on the beautiful Rosemont plateau, is gradually taking shape, with its elaborate planning of dead-end streets, lawn strips, park and playgrounds. There is an abundance of space, light and air instead of the crowded rows of city flats, the narrow streets and dark alleys, the stuffed air of a big industrial city. It can easily be imagined what a boon this is for the children!

Special attention has been given to community planning and human relationships. As a result with the growing number of families, a fine community spirit is developing, a practical community life is being organized: religious, cultural with educational meetings and lectures, economic with co-operative buying, recreational, etc.

Whatever success has been so far attained,—and considering that the endeavour started financially from scratch and developed in the midst of adverse conditions, this success is very great indeed—is due to competent leaders, who little by little won the full confidence of the various agencies, public

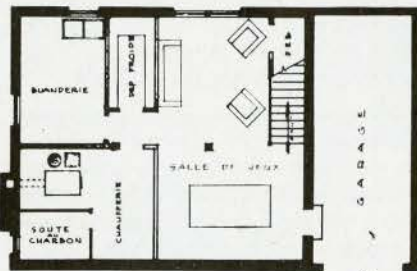
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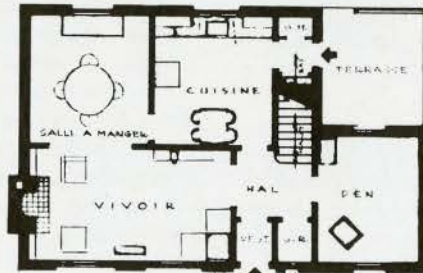
Architects at various stages of the development were Messrs. Payette and Crevier, Messrs. Gascon and Parant, and Rodolphe Lajoie, who is now in charge of the present extensions.

BLOCK PLAN

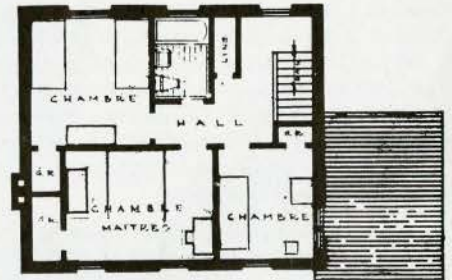
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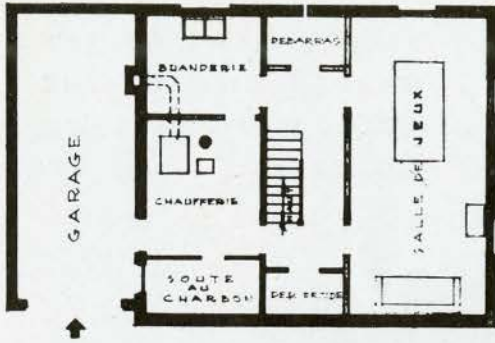
BASEMENT



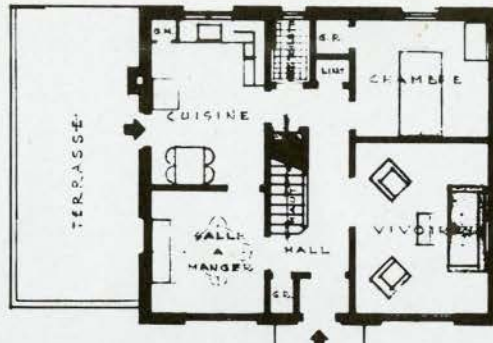
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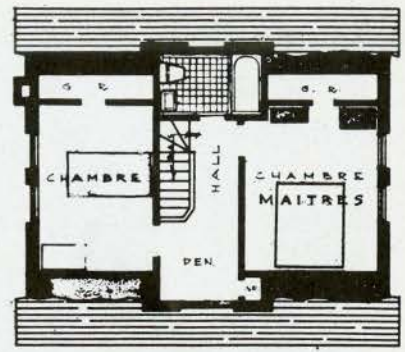
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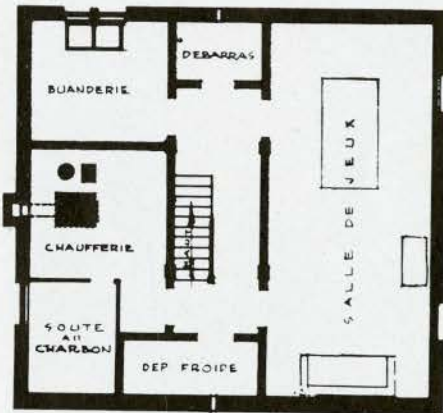


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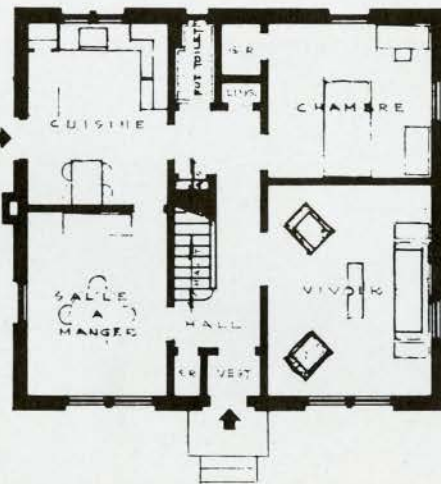


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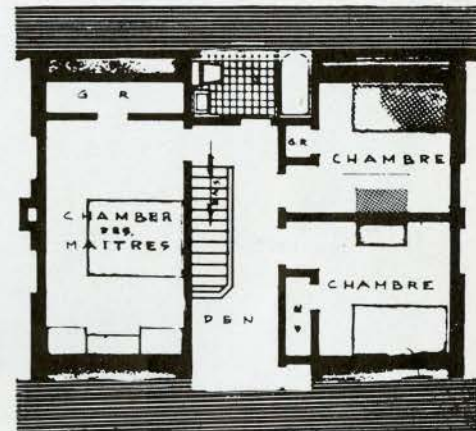
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BASEMENT

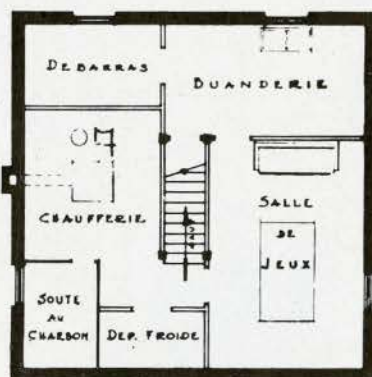


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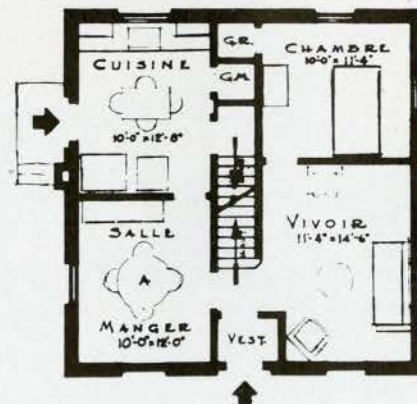


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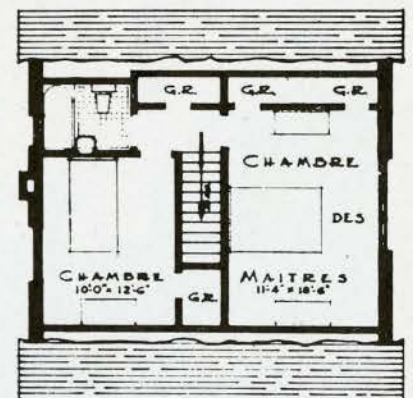
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BASEMENT



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TYPE MC-4



STREET VIEWS OF THE
GARDEN CITY OF THE
TERCENTENARY OF
MONTREAL.



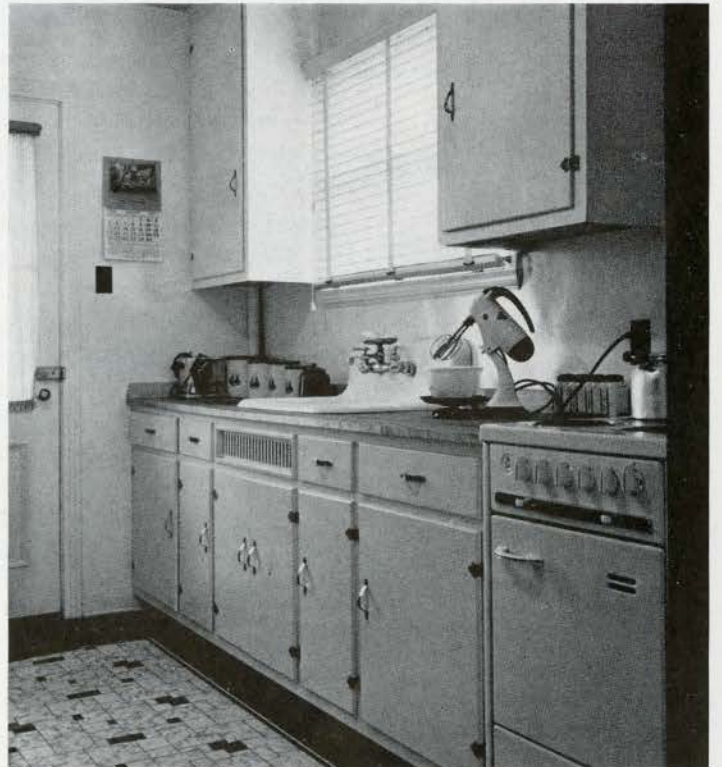
TYPICAL INTERIORS



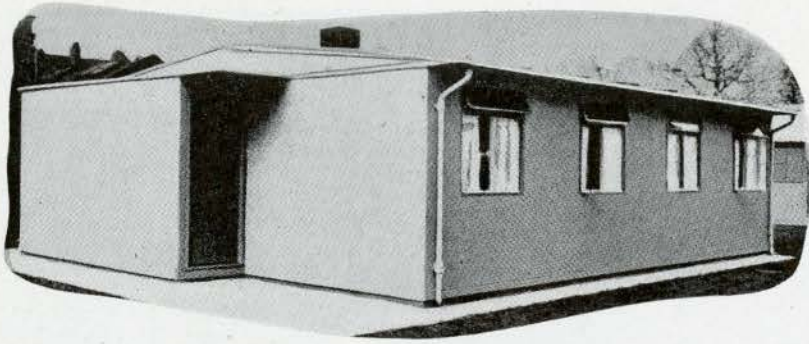
DINING ROOM



LIVING ROOM



KITCHEN



MINISTRY OF WORKS, LONDON, ENGLAND

EMERGENCY FACTORY-MADE HOUSE

Discussed by Edric Neel, A.R.I.B.A. Revised Plan.

This house is more than a house. It is an indication of Government policy and, as such, it is comparable with the Addison Act.

In 1923, Lord Addison wrote:—"I will only say that I have become convinced that we shall never overtake the shortages of labour or material, nor produce houses in sufficient numbers at a reasonable price, unless we adopt the same methods as we found to be necessary in the war to supply our armies with munitions. The mistake of the 1919 scheme, for which I must accept a large measure of responsibility, was in endeavouring to proceed without the powers that we had found to be essential in the much more complex and difficult enterprise of the war period."

What was true then is even truer now.

Our present Minister of Works, Lord Portal, is not going to make the same mistake—and in this emergency housing matter Lord Portal is no mere figurehead. His previous experience in industry, and more recently at the Ministry of Supply, has helped him to see and tackle the problem with directness, efficiency and despatch. It is indeed to Lord Portal, rather than to his Technicians, that credit must go. At the same time the intensive work done by C. J. Mole, O.B.E., M.V.O., F.R.I.B.A., A. W. Kenyon, F.R.I.B.A., and Dr. R. E. Stradling, C.B., M.C., F.R.S., should not be forgotten.

At the Press Conference, over which the ever amiable Mr. George Hicks, M.P., presided, it was emphasized that the Ministry of Works did not regard the design of the Emergency House as being in any way finalized—rather, constructive criticism was requested.

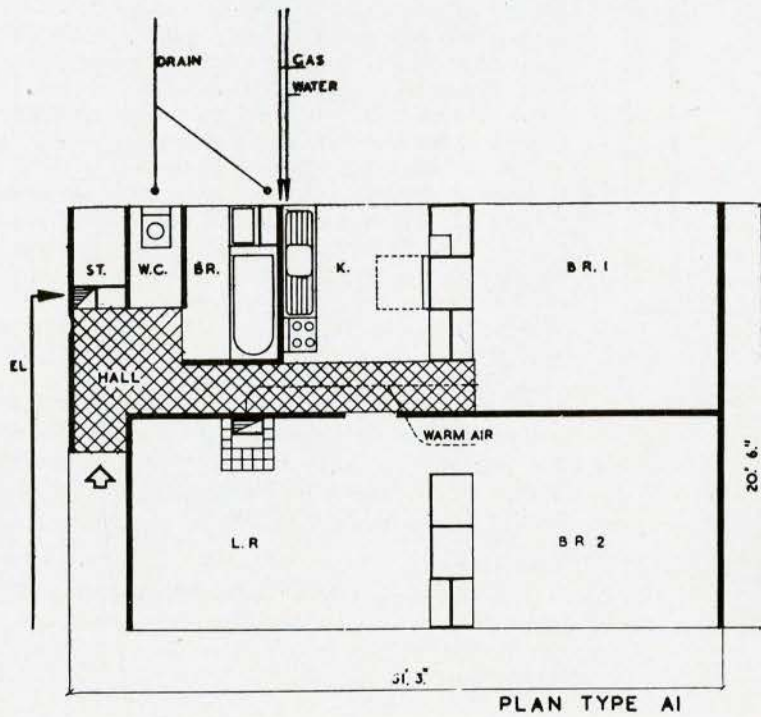
Obviously, since thousands of families are to live in these houses, it is important that the planning and detailing of the house should be very carefully considered. Furthermore, the cost of tools to make the pressed steel components will run into many thousands of pounds. The tools are, however, merely instruments, and it is the skill of the designer which ensures that the articles made are the best for the job. It is therefore of extreme importance, from the consumer point of view, to examine every detail of the present Emergency House to see where improvements—without cost increases—are possible. It is with this end in view that the criticism which follows is written.

Since the erection of the first prototype of the emergency factory-made house, modifications and improvements have been made by the Minister of Works in consultation with the Minister of Health. These are described on page 207 of this journal.

This article is reprinted through the courtesy of "Architectural Design and Construction", in which it appeared June, 1944

The article on this and the following six pages was written before the revised plan of the factory-made house was made public. Therefore, all Mr. Neel's references are to the original plans shown below. The revised plan is shown on page 207.

1. Plan types A.1 and A.2; A.1 is the Government plan; A.2 is A.1 reversed for easy services installation. On page 207 is shown the recently revised Government plan.



SITE AND HOUSE PLANNING

The plan, original and reversed

The house as built at the Tate Gallery is shown in Fig. 1. **Plan A.2.** The entrance, L.R. and B.R.1 all face the road; W.C., Bathroom, Kitchen and B.R.2 face the garden. This disposition of W.C., Kitchen and Bathroom necessitates the making of water, gas and drainage connections at the rear of the house. This arrangement is not in accordance with normal housing practice, where these services would be adjacent to the road.

Fig. 1. Plan A.2. shows the Government plan turned over to bring the service connections to the front of the house and thus shorten pipe runs. The entrance still remains to the front of the house and incidentally the turning over of the plan means that the W.C. is no longer visible from the front door.

Frontages and costs

The present plan has a frontage of 32 feet. If it is assumed that these Emergency Houses are to be built on sites ultimately destined for permanent housing, then if past experience is any guide, the permanent houses will have a lesser frontage than 32 feet. It is therefore logical to assume that every site prepared now for an Emergency House will ultimately hold two permanent houses.

Land, road and service costs for the emergency units will thus be approximately double those of normal housing. However, since the land, roads and services will ultimately be required by the Local Authority for permanent housing, it would appear reasonable that the Local Authority should bear all such costs now. As yet, no statement of official policy on this matter has been made.

An alternative plan

In any criticism of a house plan, it is not sufficient to condemn without first finding out what alternative arrangements are possible. There is no ideal plan for the small house, particularly in so small an area as 616 square feet. There is only a balance of advantage and disadvantage.

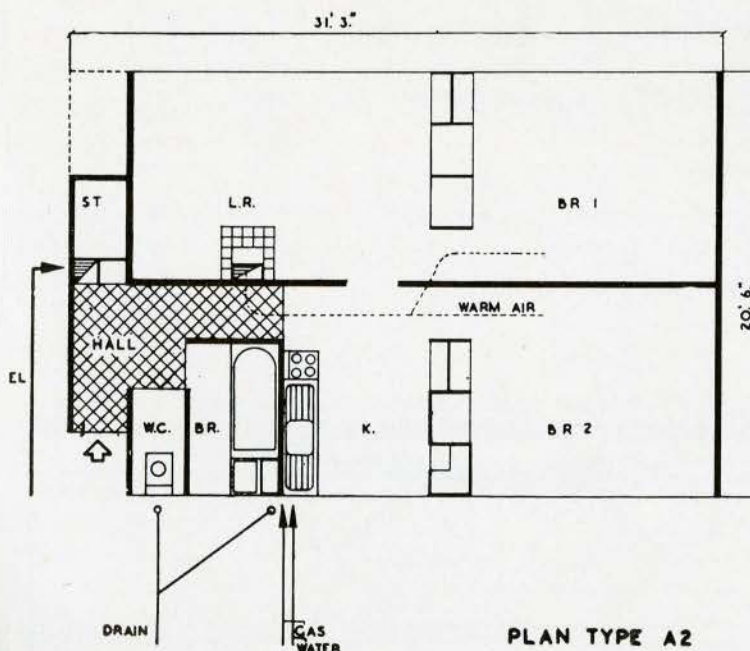
An alternative to the Government **Plan A.1.**, or **Plan A.2.** (A.1.—reversed for easy services installation) is shown as **Plan B** in Fig. 1.

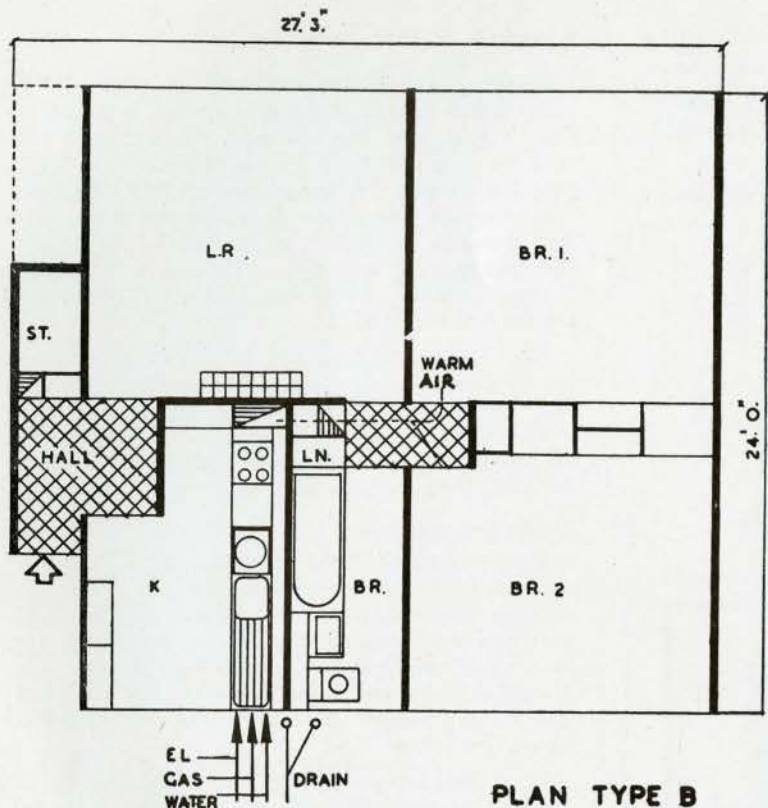
Comparisons between the plans may be made as follows:—

Frontage. Plan A, 32 ft. 4 in.; Plan B, 27 ft. 3 in.

Room Areas. In all plans, area of passage, store, cupboards and bathroom are similar. The comparison between the principal room areas is as follows:—

Room	Area	
	Plan A	Plan B
K.	54	65*
L.R.	154*	150
B.R.1.	123	144*
B.R.2.	123*	119





PLAN TYPE B

1. Plan type B, an alternative to the Government plan. The recently revised Government plan is shown on page 207.

ACCESS

Plan A. (i) Bathroom, W.C. and Store, accessed from Entrance Hall. Similarly, Kitchen if no back door is provided.

- (ii) L.R. accessed via Kitchen.
- (iii) B.R.1. accessed off L.R.
- (iv) B.R.2. accessed off Kitchen.
- (v) Access from B.R.1. to W.C. and Bathroom via L.R. and Kitchen.
- (vi) Access from B.R.2. to W.C. and Bathroom via Kitchen.

Plan B. (i) Kitchen, Store, and L.R. accessed off Entrance Hall.

- (ii) B.R.1., B.R.2., and Bathroom accessed from separately ventilated lobby reached via L.R.
- (iii) Access from B.R.1., and B.R.2., to Bathroom via Lobby (i.e., without entering L.R. or Kitchen).

SERVICES

In **Plans A.2.** and **B.**, the service intake is compact, but in **Plan A.2.** the source of water heating—the Living Room Stove—is badly planned in relation to the hot water cylinder and sanitary fittings. In **Plan B.**, the grouping of stove, cylinder and sanitary fittings is compact.

CONSTRUCTION

Walls (Fig. 2)

The walls consist of a number of panels set between columns. The panels consist of a series of hollow units—3 ft. 8½ in. wide—cramped together by wedges. The hollow units are of rectangular box section, three sides of the box being of steel and the fourth of plywood or similar lining material. The exposed external sheet steel skin is painted externally and coated with anti-drum material on the inside. The plywood lining is lightly framed in timber and a layer of aluminium foil is fixed to the back of the timber frame to increase thermal insulation. Joints between wall sections and between wall panels and columns are male and female, bedded in mastic to prevent water penetration. The wedge principle of assembly is used to fix the wall panels at sill and eaves.

Roof (Fig. 3)

The sheet steel roof is carried on pressed steel trusses at centres corresponding to the width of the wall panels. The roof sheeting is of flat channel form and the turned-up edges of the sheeting are fixed directly to the trusses, the junction being weather-proofed by a light capping.

Floor (Fig. 4)

Upon the site-concrete are laid bitumen treated sheet steel joists to which timber floor boards are nailed. Special joists are introduced below partitions and cupboards.

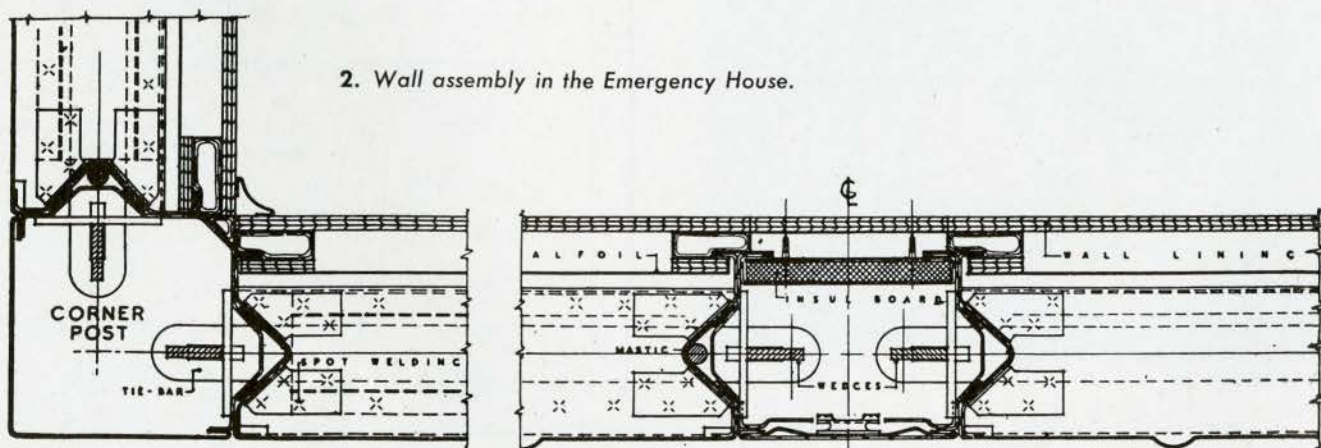
Partitions

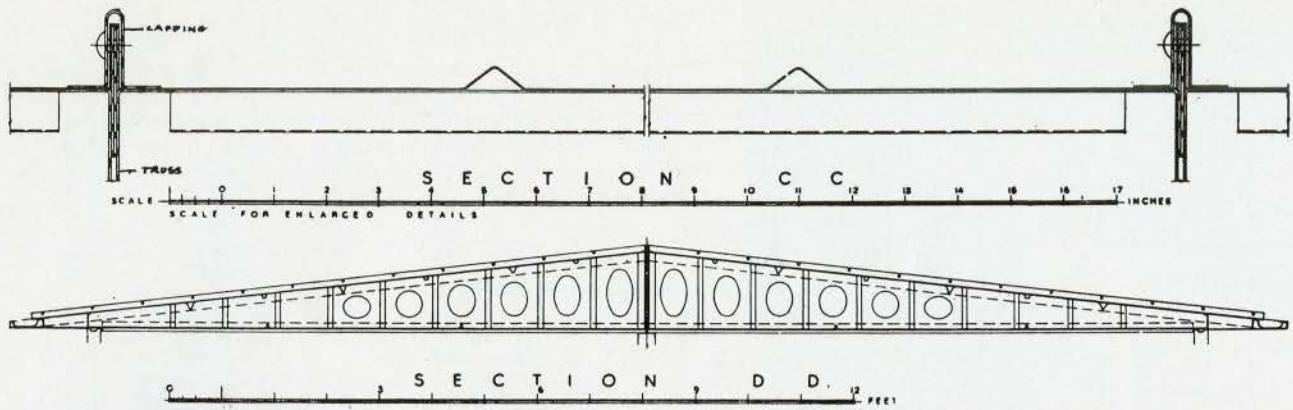
No details of partitions have been published, but from inspection the partitions appear to be box section sheet steel units.

Ceiling

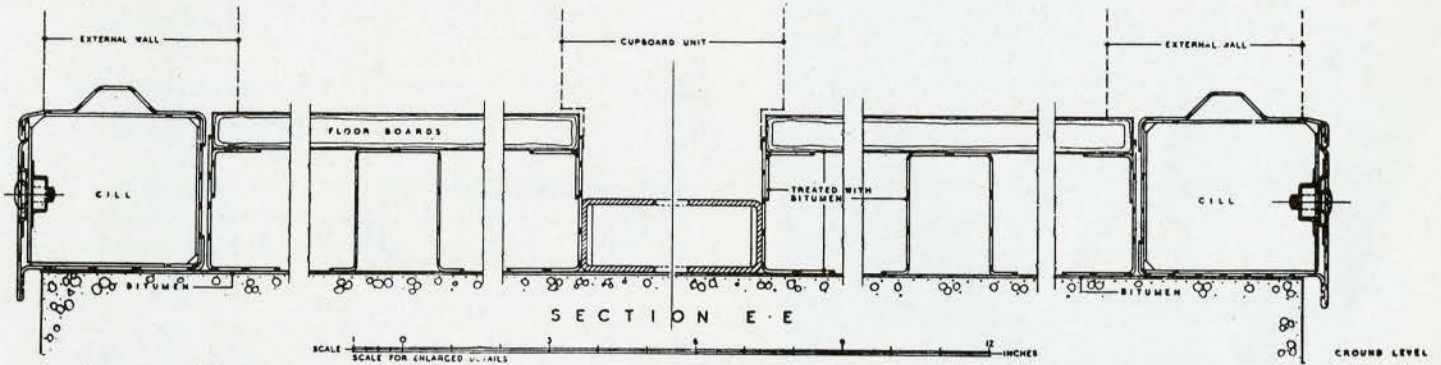
Sheet steel, backed with light timber framing to which aluminium foil is fixed.

2. Wall assembly in the Emergency House.





3. Roof assembly.



4. Floor assembly.

COMMENTS ON CONSTRUCTION

The construction has obviously been carefully worked out for factory production and rapid assembly. Obviously, final acceptance could not be fairly judged from an inspection of the present house, since all the components were hand-made and the tolerances could therefore not be so carefully controlled as would be the case with proper jigs and tools.

Again, only experience will show whether the anti-drum treatment of the steel is effective against traffic vibration, airborne sound and rain.

Generally speaking, however, there appears to be nothing wrong in principle with the construction, though many details call for improvement. The exception is the floor construction, which is a half-way house between a suspended and a solid floor. It would seem a sounder policy either to accept a floor finish direct on to the site concrete or alternatively to design a floor suspended on point supports only and thus limit site levelling difficulties.

SERVICE UNIT

The Service Unit, *Figs. 5, 6, 7, 8*, is at once the most intriguing and the least well conceived sub-assembly.

Grouping

The major fault lies in the planning of the house which divides the Service Unit into three separate pieces:—

- (1) The back boiler to the slow combustion stove in the L.R., including flue and flue casing.
- (2) The cool water tank in the roof.
- (3) The cylinder, pipework for water supply and disposal and sanitary fittings.

This separation of the elements—

- (a) Makes for installation difficulties.

- (b) Means that the cold water tank must be specially insulated against freezing and that special provision must be made in the ceiling of the house for access to the ball valve in this tank.

- (c) Makes primary flow and return pipes from boiler to cylinder of unnecessary length (the primary return where it passes under the floor is undrainable).

- (d) Makes it extremely difficult to salvage the unit for use in permanent maisonettes or old and single persons' dwellings.

By adopting *Service Unit B (Fig. 10)* all these criticisms could be met.

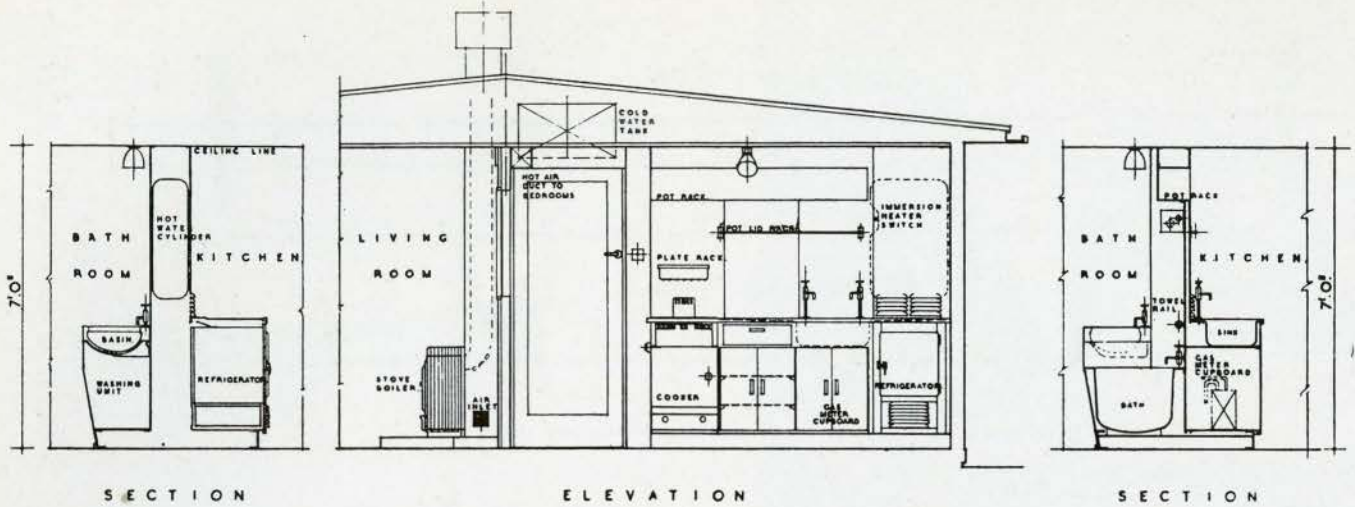
Clothes washing

No provision is made for clothes washing in the present service unit. It is, however, proposed to install a heated wash boiler beneath a removable lavatory basin in the bathroom. The wash boiler is to incorporate fixings for a wringer, so that the clothes may be wrung out of the copper and into the bath for rinsing.

No information as to the detailing of the wash boiler—lavatory basin—have so far been released; in general, it can be said that it will be very awkward to operate a wringer in this position and that the use of the bath for rinsing involves wearisome stooping. Probably the simplest way of dealing with clothes washing is to incorporate a built-in boiler below a removable drainer to the left of the kitchen sink (*Figs. 5, 6, and 7*).

Construction

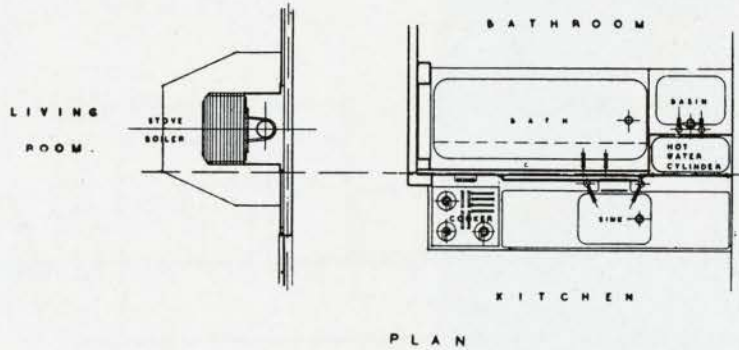
The use of sheet metal for the framing of the Service Unit is necessary for strength in transport and installation, but the use of sheet steel for cupboards, doors in the Kitchen and wall linings in the Kitchen and Bathroom is unwelcome. Although the house as a whole does not give an undue impression of "tinniness," the Service Unit definitely justifies this epitaph.



SECTION

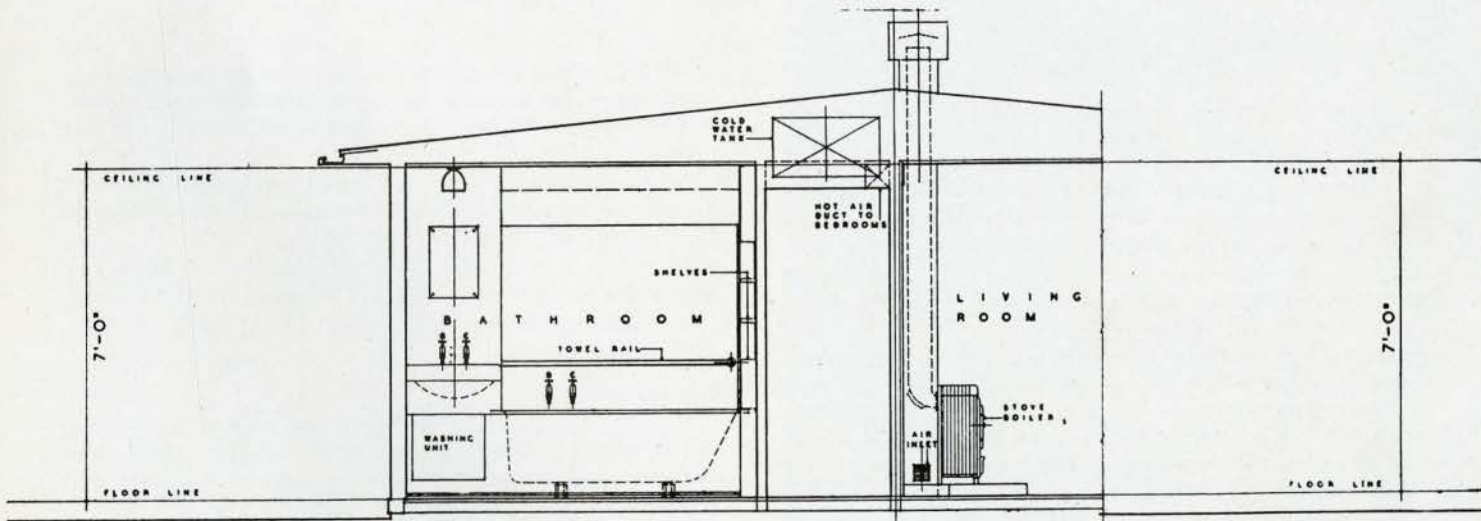
ELEVATION

SECTION

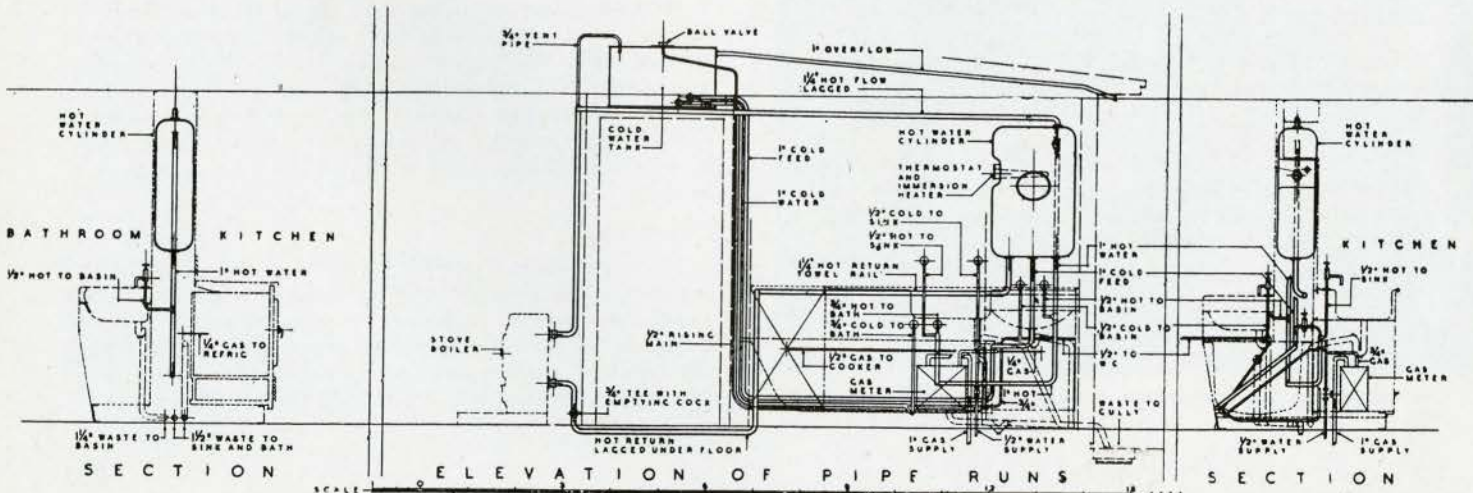


PLAN

5. Plans, sections and elevation of the Service Unit. In the revised Government plan the ceiling height has been raised to 7' 6".



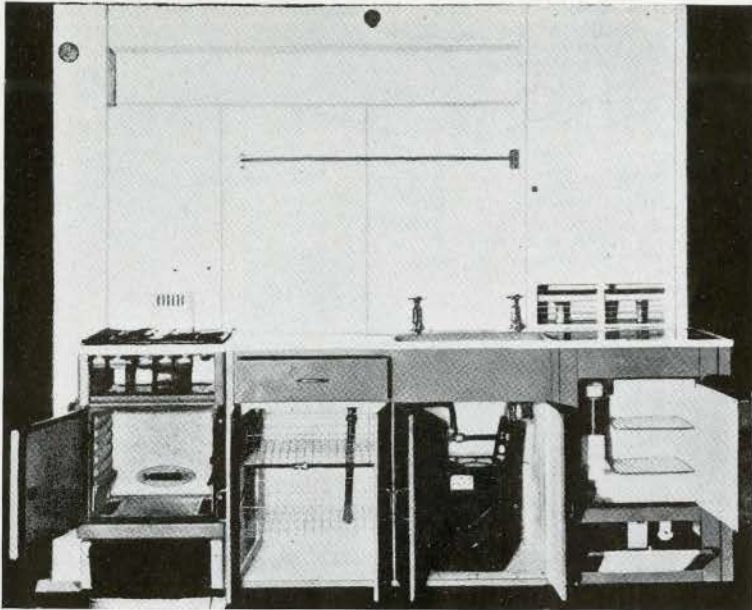
ELEVATION TO BATHROOM



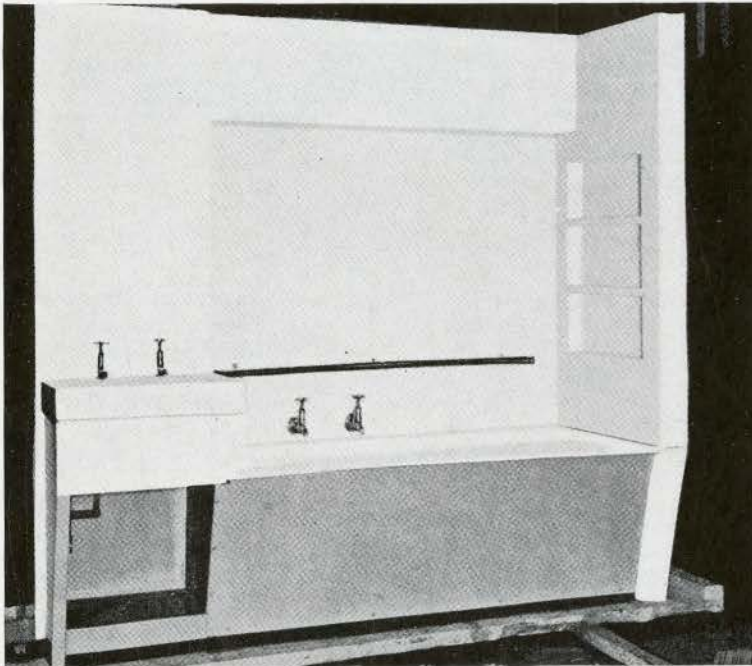
SECTION

ELEVATION OF PIPE RUNS

SECTION

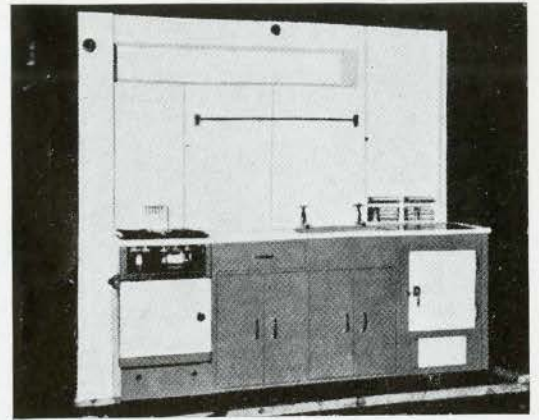
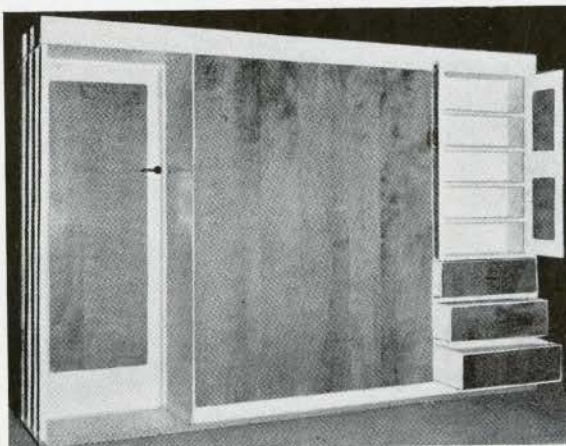


7. Service Unit seen from the kitchen.



8. Service Unit seen from bathroom side.

9. Cupboard unit seen from the living-room side.



6. The kitchen side of the Service Unit (See also Fig. 7).

The metal work detailing of this Unit is extremely poor; for instance, in the Kitchen the joints between the wall panels and the fittings are far from waterproof and the doors to the Kitchen cupboards are flimsy to a degree (Fig. 7). These doors are pivoting and therefore do not open past the right angle. One accidental encounter with any door will so distort the metal that the door will never shut again. Also the friction between metal door and metal frame will eventually abrade the paintwork and start rusting.

In brief, the whole unit needs careful redesigning and a more practical touch in the selection of materials.

CUPBOARDS

(Fig. 9) The sub-division of the cupboards is thoughtful and compact and the general appearance of the plywood panels—with their white steel edges—is most attractive; but here, as in the service unit, the use of folded sheet steel has been carried to excess. There are many awkward corners where dirt can collect and from which dirt can be removed only with great difficulty. The use of an alternative material for shelving would go a great way towards removing grounds for criticism.

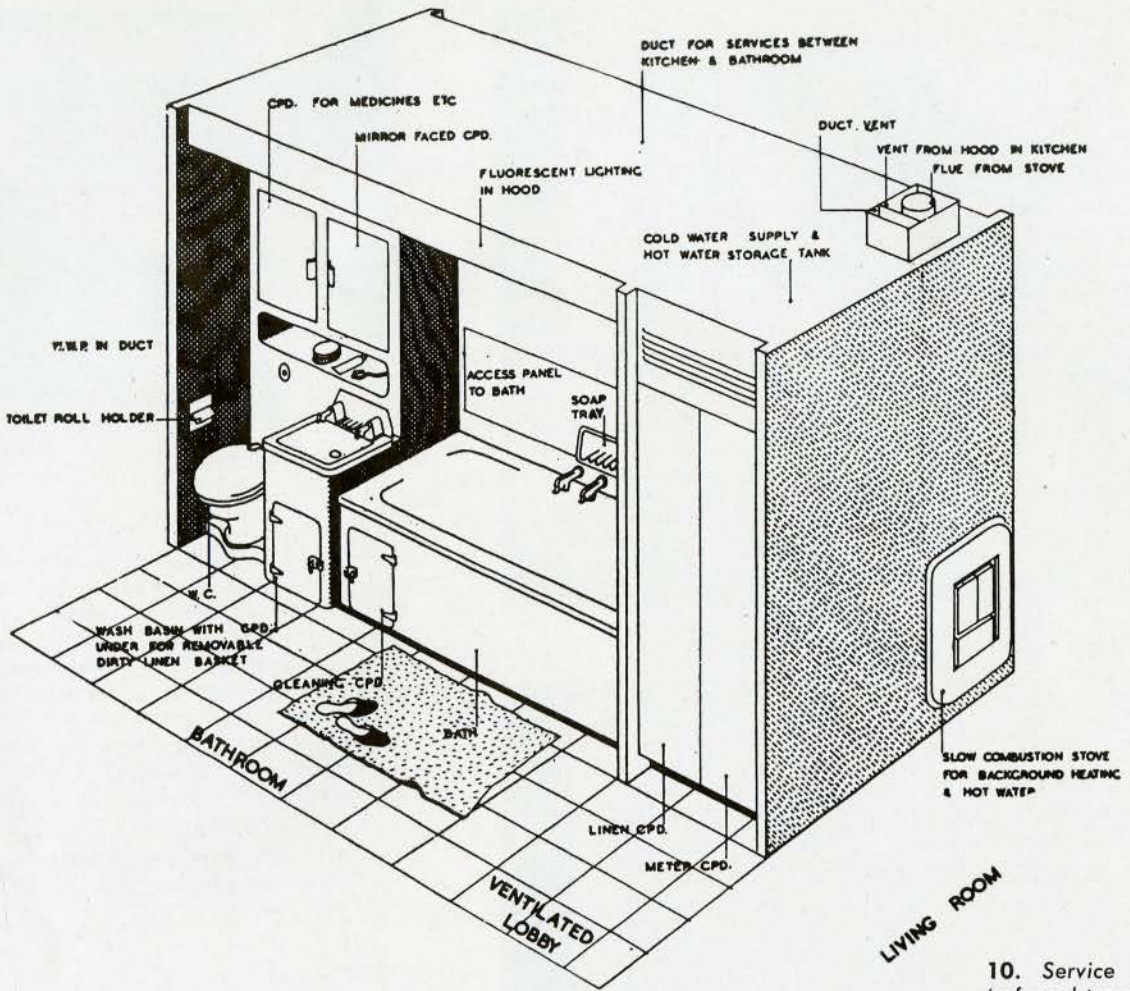
STORAGE SPACE

The space allocated for storage in the present house (Plans A.1 and A.2) is very small. This fault has, however, already been officially recognized and it is proposed to provide a small outhouse for pram, bicycles, garden tools, fuel and refuse bins. (See page 207.)

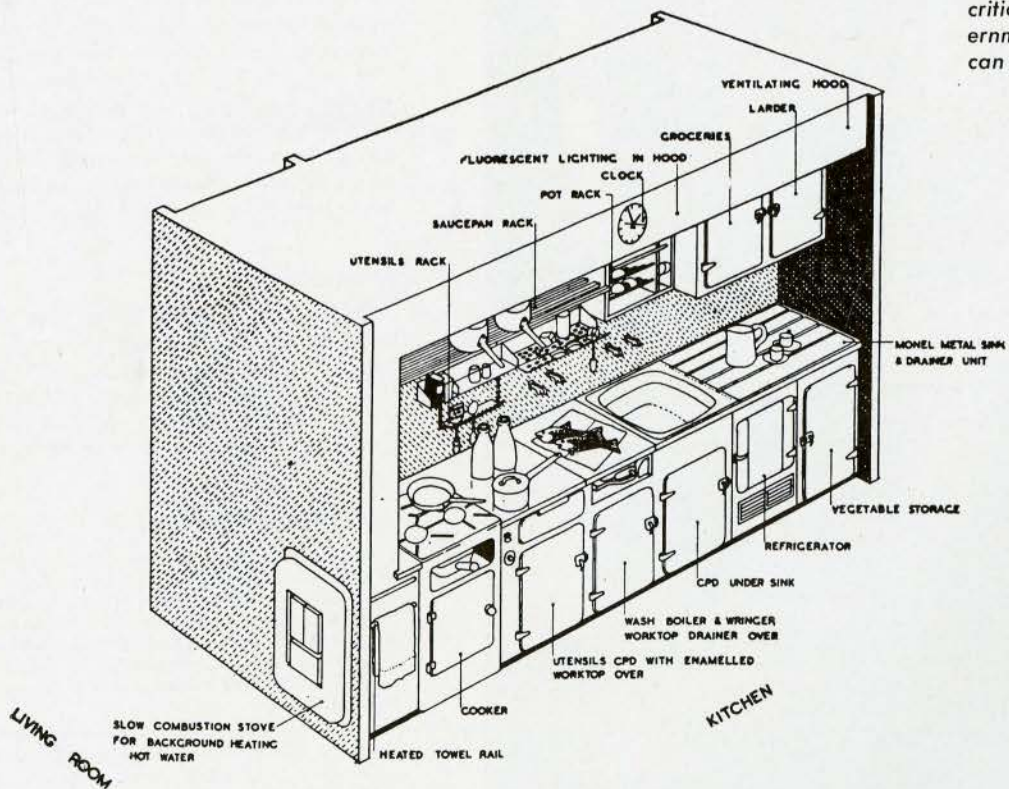
AUTHOR'S CONCLUSION

Let any reader of the above critique should have lost sight of the wood for the trees, let it be said once again that this official solution to the problem of post-war emergency housing stands head and shoulders above anything yet attempted in this country or abroad. The facilities provided are way ahead of anything yet seen in State-aided housing. In attempting so much in so little time it is small wonder that some details have been neglected.

Lord Portal's decision to display a prototype house was at once wise and bold: wise, because technical and public comment would immediately reveal weaknesses to be remedied; bold, because it showed an ability and a will to master criticism.



10. Service Unit B (referred to on page 203) shows how the criticism of the Government Service Unit can be overcome.



EMERGENCY FACTORY-MADE HOUSE: FIRST PLAN

EMERGENCY FACTORY-MADE HOUSE

REVISED PLAN

ACCOMMODATION

The area of accommodation for the living-room and bedrooms remains the same, but the usable area of the living-room is increased as the stove is now set back in the wall instead of projecting.

The kitchen now has the advantage of an additional working area which, in the prototype, formed the passage between the hall through the kitchen to the bedroom and living-room.

The bathroom is increased in area behind the lavatory basin.

The W.C. has been made larger and screened, and the hall has been increased in area consequent upon the shed being made a detached building outside.

The area within the outer walls remains the same, 616 sq. ft.

General Planning

The general planning and disposition of the rooms are approximately the same.

Entrance to the living-room is now obtained directly from the hall.

The passage door into the kitchen is abolished, and a back door provided from the kitchen. It is in one unit with a window and fan light to enable ventilation to be obtained at any time without having to open the door.

The hot cupboard in the hall has been enlarged and will be heated by the hot water cylinder at the back.

The inlet for the fresh air to be warmed and distributed to the bedrooms is now taken from the hall not far from the outer door.

The height from the floor to ceiling has been raised by 6 in., making it 7 ft. 6 in.

Features

The cupboard units forming the partitions remain as in the prototype.

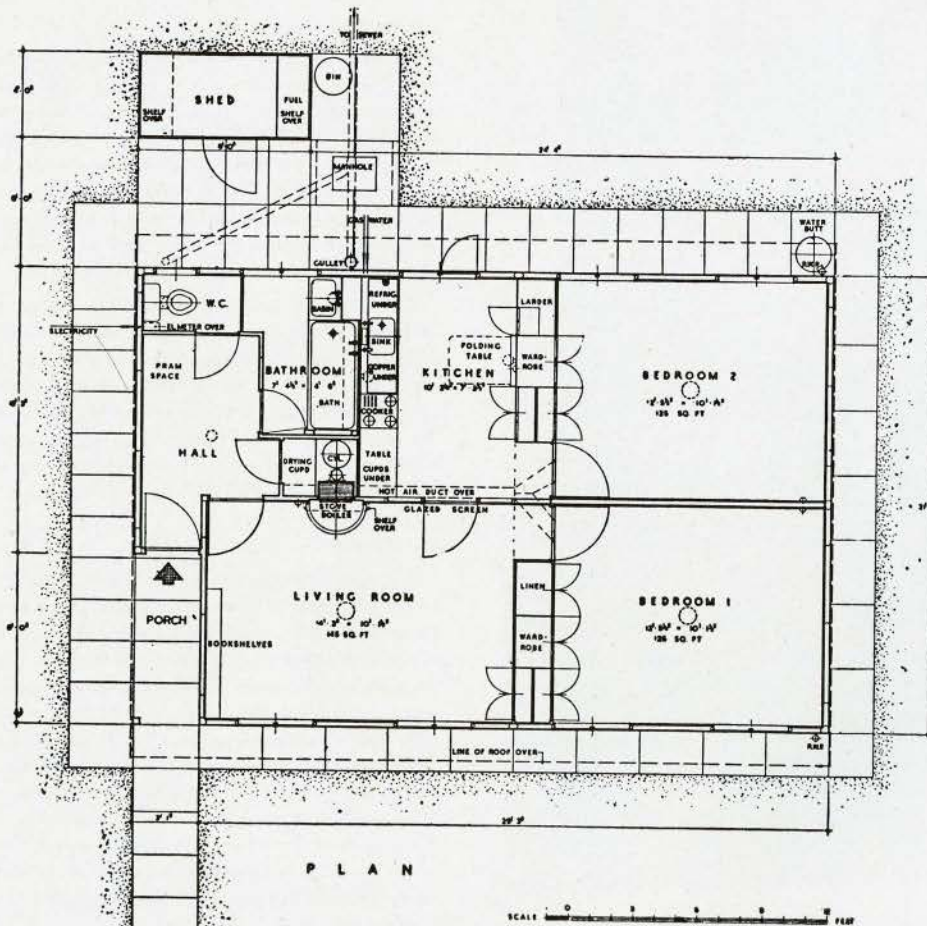
The kitchen and bathroom unit has been improved by the re-arrangement of the entrance from the hall to the living-room, and it is now possible to incorporate the stove, with the hot water circulating system immediately behind it, as part of the unit.

On the kitchen side two extra cupboards are provided with table-top over them. A wash boiler is provided, to which a wringer can be fixed for use in conjunction with the sink. An additional cupboard and towel rail above the refrigerator are also included. The vegetable cupboard has been moved away from the cooker.

A porch has been added outside the front door by continuing the pitch roof to the end, supported by a post on the outer angle.

All the rooms are adequately lighted and the opening lights of the windows are handed. Ventilators are provided over each window.

Doors are to be wood instead of steel.



EXPERIMENTAL HOUSES

FOR THE CITY OF BIRMINGHAM

HERBERT J. MANZONI, M.INST.C.E.,
City Engineer and Surveyor

A structure consisting of a light steel frame, within which a permanent house interior can be constructed with any suitable materials, prefabricated or other, and which can be clothed with either a temporary or a permanent covering—the former, where used, being removed and superseded at a later date by permanent materials as they become available and the building industry stabilized.

In the City of Birmingham it is estimated that 15,000 to 20,000 new houses are required to meet the immediate need, apart from future requirements. This programme involves the acquisition of sites and their development by the provision of the requisite services, roads, drainage works, the supply of water, gas and electricity and the various educational and social amenities, including shops, schools, churches and public buildings. A recent scheme of the appropriate Ministries will, it is hoped, enable some of this work of preparation to be completed before the war is over.

After much thought and investigation, the Public Works Committee of Birmingham has evolved a plan for a new type of building, in which prefabrication is used for as many features as are considered suitable for this treatment; and for those elements in connection with which labour and materials are likely to cause delay, a temporary replaceable substitute is adopted. A commencement has been made upon the erection of a pair of houses based upon this plan.

A Light Steel Frame with Temporary or Permanent Covering.

The proposed structure consists of a light steel frame, within which a permanent house interior can be constructed with any suitable materials, prefabricated or otherwise, and which can be clothed with either a temporary or a permanent covering, the former, where used, being removed and substituted at a later date by permanent materials, as these become available and the building industry stabilized. By this means houses could be built

quickly with weatherproof outer coverings, such as asbestos or pressed steel, to last for a period of two or three years, and then be faced and roofed with more permanent and pleasing materials, such as brickwork and tiles.

Convertibility of House

The whole of the house interior is considered to be suited to a large measure of prefabrication and the adoption of the steel has other important advantages. It also is adaptable to rapid prefabrication, and clothed with temporary materials would enable houses to be built very quickly. Moreover, it is quite possible that if, during the lapse of years, there was a demand for a different type of house as the result of changing conditions, the position could be met to some extent, because the steel frame has no internal supports, so that the inside of the house can be completely gutted, re-designed, and re-built to meet conditions. It would, for instance, be possible to convert a block of six houses into a block of four without disturbing the frame, the roof, and possibly other features, or if it is found that a larger number of two-bedroomed houses were required, then three- or four-bedroomed houses could be converted to meet these needs.

By the use of an independent steel framework it will be possible to complete the roof and even the first floors before the outer shell is built. Protection would thus be afforded to the workmen during inclement weather, and the inner lining and partitions would similarly be protected during erection.

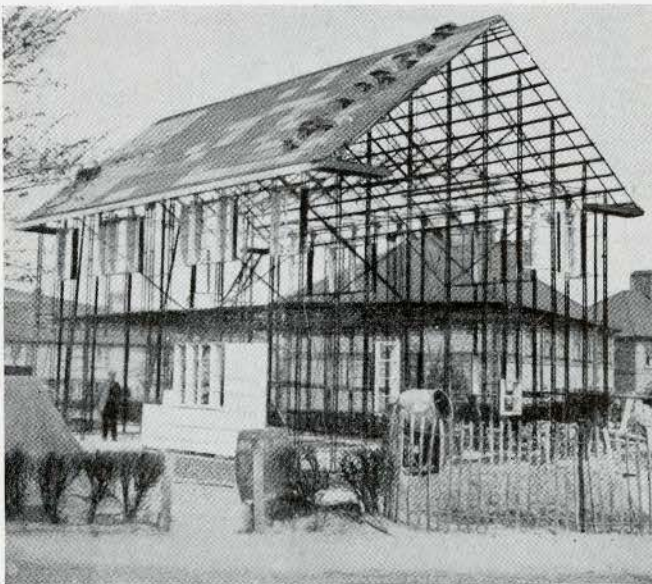
General Planning

Although the main purpose of the experiment is to investigate the possibilities arising from the use of a light steel frame, opportunity has been taken to demonstrate certain principles of house planning which have been adopted by the Committee. The *living room* is kept as large as possible and is adjoined by a kitchen having accommodation for occasional meals. The *kitchen* is the result of close study by a small Committee of women and has already been demonstrated by two full-sized models. These rooms will be self-contained and are planned in such a manner as not to serve as passageways between the other parts of the house.

The washing and boiling of clothes should not take place in rooms used for normal occupation, and a fitted laundry unit has been placed in an out-building connected to the main building by a glass-covered yard. All bedrooms will contain a built-in cupboard, and the smallest size of bedroom used between the wars will be eliminated. The *bathroom* and separate W.C. are provided on the first floor, and an additional W.C. is provided adjoining the laundry unit. The *coal store* is accessible under cover, and a small *delivery cupboard* is provided for the use of tradesmen.

Specification

The *steel frame* consists of light steel stanchions, roof trusses and floor beams of a special construction produced by Messrs. Hills Patent Glazing Company of West Bromwich. The *stanchions* will be incorporated in the cavity wall, but not in the party wall between any two houses, neither will there be any stanchions within the space enclosed by the outer walls of the house. The *floors and ceilings* can be constructed either of light concrete units or any suitable sheeting material, including timber if available. The *inner wall lining* may be in foamed slag or any form of insulated wall board. Floors, ceilings and inner lining must be capable of being prefabricated for quick erection. *Window frames* are in steel; *door frames* may be of steel or wood; *staircase* can be of pre-cast concrete or timber. The *plumbing* is carried out on the one-pipe system and the whole of the piping is to be pre-assembled ready for rapid fixing in the house. Soil pipes and vent shafts will be accommodated in a duct.



A PAIR OF HOUSES WHILE UNDER CONSTRUCTION

Hot water will be provided by a back boiler in the living room grate and there will be radiators in the kitchen and in the hall and a heating coil in the drying cupboard. The living room grate is designed to burn smokeless fuel, and the flue is used in conjunction with a surrounding jacket to introduce heat on the first floor.

Plastering is reduced to a minimum by using only a skimming coat on inside walls and ceilings. Ample electric lighting points and power plugs are incorporated in all rooms and wireless aerial and plug are also provided. The outer covering in its temporary form will consist of asbestos sheeting or any other material found to be suitable on both roof and walls, and is so arranged that it can be removed and used again and can be substituted by permanent brickwork and tiling without disturbing the occupation of the house.

Costs. It is difficult under present conditions to estimate the post-war cost of such a house, but there is no reason to believe that it will be more expensive than a house built by traditional methods. Careful costing of the experiment will form a guide for contractors tendering after the war.

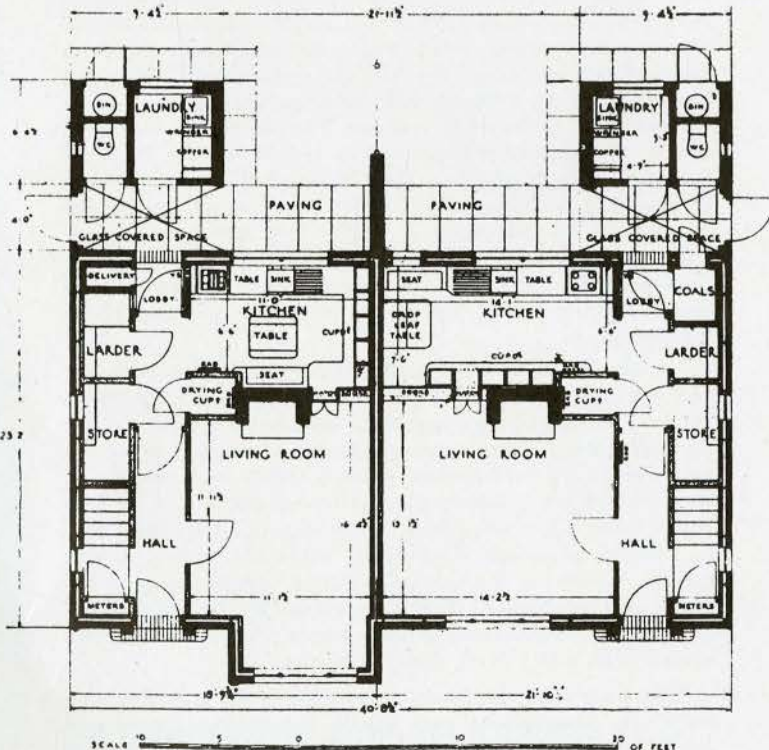
Period of Construction

Provided the prefabrication is organized on a scale sufficiently great, it should be possible to erect such houses with their temporary outer covering in a matter of days, as compared with weeks or months taken over a permanent house prior to the war; and the replacement with brickwork and tiles can be effected, as labour is available, at a more leisurely speed which will ensure the amenity of good craftsmanship. In any case, there is very little wasted labour or material, and the cost of the provision of a separate temporary dwelling with its drainage and other services is completely eliminated.

As a matter of fact, the steel frame shown in the photographs, the whole of which is welded by female labour, was erected on the site in seventeen hours, the window frames being clipped in position in a few minutes; the roof covering in its temporary form and a complete foundation for the permanent tiling was completed in three hours; the portion of temporary walling in position was fixed in two hours. Everything on the photograph with the exception of the foundation brickwork is prefabricated and can be erected by unskilled labour.

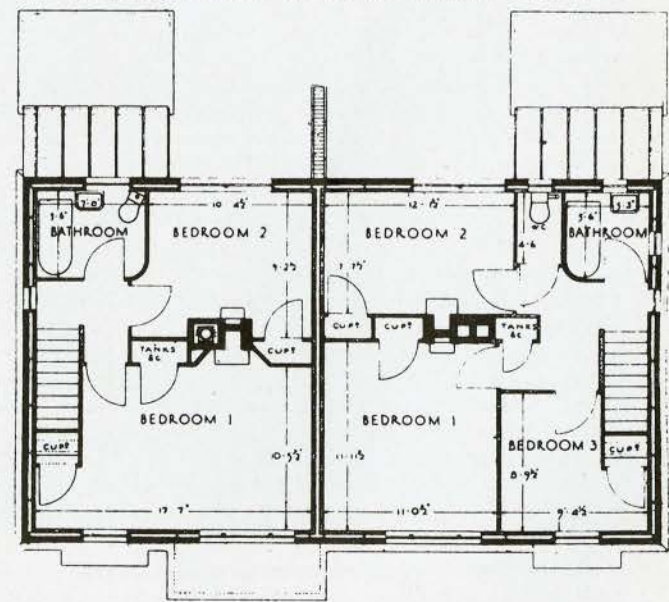


ERECTING WINDOW FRAMES IN UPPER FLOORS, BEFORE WALLS ARE ERECTED



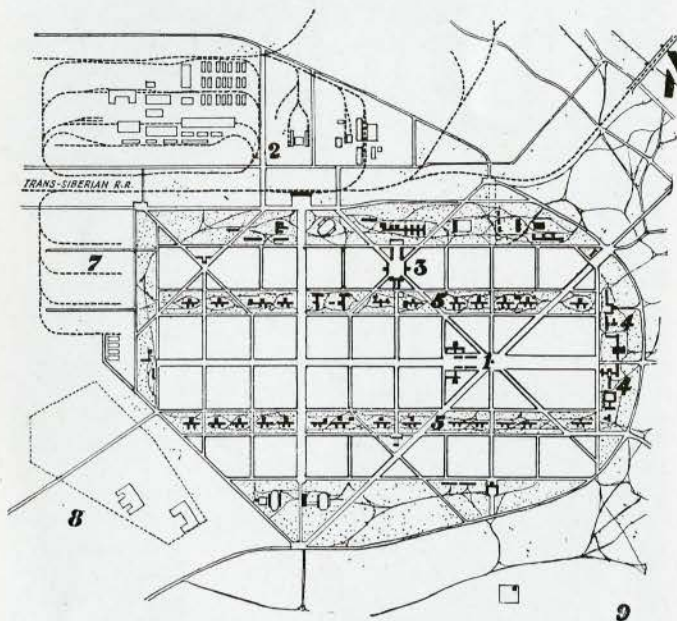
GROUND FLOOR PLAN

FLOOR AREAS
 2 BEDROOM HOUSE 820 SQ. FT. INCLUDING LAUNDRY
 3 BEDROOM HOUSE 928 SQ. FT. INCLUDING LAUNDRY



FIRST FLOOR PLAN

SOVIET ARCHITECTS DURING THE WAR



NEW PART OF NOVO-SIBIRSK ON LEFT BANK OF RIVER OB
 1. Civic centre, city hall, etc. 2. Railroad station and factory. 3. Department stores. 4. Theatre, museum, etc. 5. Park strip with schools. 7. Warehouses. 8. Agricultural zone. 9. Low land, flooded. *Plan Courtesy of "Task".*

The attack of Hitlerite Germany on the Soviet Union in June, 1941, found the Russian architects on the scaffolds of large building projects. The old cities were being reconstructed—enormous industrial and transport edifices were being erected, and new cities were being started in various parts of the country.

During the years preceding the war such large programmes were executed in the U.S.S.R., as the Moscow-Volga canal, Moscow Metropolitan, and numerous new industrial enterprises in Ural, in the Donetz region and in Siberia. A great number of new public buildings and houses were being built in all the cities of the country.

From the first days of war, great numbers of Soviet architects joined the Red Army where they serve in Engineer regiments, Sapper and Camouflage departments and in Defense Construction. Many of the architects distinguished themselves as courageous commandants and warriors, whose breasts are decorated by war decorations. Many died the death of heroes on the fields of great combat.

In the very first months of war, the urgent transfer of a great number of industrial enterprises was executed from the western regions of the country which were threatened by enemy occupation. They were removed far to the East, to the points inaccessible to the enemy in Ural, Middle Asia and Siberia. There, in extensive eastern regions civilian construction developed. Factories, and electrical stations, which were evacuated from the Ukraine, from Western provinces of Russia and from Donetz regions were being erected in new places, and within an extremely short time resumed their production. New factories and munition works producing armaments, aeroplanes, tanks and munitions were being erected, new railways constructed and new mines laid out.

The architect was called upon to assume a task of great responsibility in this new wartime construction. It was necessary to erect mass living quarters in those production centres, service

buildings, schools, bath houses, hospitals and stores. Besides the requirement of maximum speed, wartime construction presented another requirement of no less importance. During war it is impossible to overload the transportation facilities with heavy and cumbersome building materials—lumber, bricks, cement and stone. "Build only with local materials"—such is the first and essential principle of building economy in wartime.

This principle required great active work on the part of architects and builders with regard to research, and use of new building materials in various regions of the country, most varied in their natural conditions. In this respect, Russia has at her disposal exceptionally rich possibilities. The land is full of all types of building materials of mineral origin, silicates, gypsum and clays. However, in many cases, new construction had to take place in regions very little populated, where it was necessary, at the same time, to build and to find on the spot the sources of building materials, and to develop the types of construction most suitable for local conditions. In several regions, the architects started to use gypsum very extensively. This material is found in unlimited quantities in various places. By means of special processes, the gypsum was given high durability. Wall blocks, as well as structural elements of vaults, staircases and other parts of buildings were made of this material. In the industrial regions of Ural the materials prepared from slag from blast furnace and other refuse were used.

In the steppe regions of Siberia and other places where there is not enough lumber, the production of blocks from calcinated earth was started. In the regions rich with timber, building was carried out on the basis of standard wooden construction, and factories were erected which produced separate parts of wooden houses ready to be assembled on the spot.

With the development of war, the architect was confronted with new problems. When, in December, 1941, the Red Army inflicted the first tremendous blow against the Hitlerite invaders during the historical battle near Moscow, the enemy was chased out of many Russian towns, temporarily occupied by him. As a rule, before their retreat, the Germans systematically destroyed the best buildings in the abandoned cities, burned down whole villages and settlements, reduced to ruin whole blocks of houses. This barbarian destructive activity of the German-Fascist army reached a new peak incomparable to anything in its savagery and vandalism in the later period, during the advance of the Red Army in 1943. This year started, as is known, with the greatest combat in history—the battle for Stalingrad. The defense of this most important industrial centre on the Volga ended by the destruction and imprisoning of the German Army.

The Germans who were vanquished in the Stalingrad battle had managed, however, to destroy this enormous city with all its new factory buildings and large residential blocks. During the later period of the summer advance of the Red Army, the towns which did not represent military objects and were not in the path of fighting, were subjected to mass destruction. He who has not seen with his own eyes such Russian and Ukrainian cities as Voronej, Novgorod, Chernigov, Smolensk, Poltava, Novorossiisk, Mshchensk, Karacheve, Vyasma, cannot imagine the extent and character of destruction caused by German barbarism. Special detachments of torch-bearers set fire before the retreat from a city to all dwelling houses.

Sappers placed the mines under public and administrative buildings. Gendarmes and guard detachments prevented extinguishing of fires, destroying the citizens at the same time, and driving some of them away with the retreating army.

This destructive work was carried out so systematically and so thoroughly that from a whole number of towns, there remained not a single whole house, and not a single unbroken brick. The oldest Russian city, Novgorod; the Ukrainian cities—Chernigov and Poltava are just a mass of ruins. The enormous industrial and cultural centre—Kharkov—lost its best buildings. Small Russian towns such as the aforementioned Karachev, Yizdra, are absolutely annihilated.

The above can give only a weak picture of the difficulties of the work of reconstruction and of the scale of it. Together with the reconstruction of ruined houses it was necessary sometimes to reconstruct on an absolutely empty spot all the public and commercial buildings of the town, beginning with the water system, and ending with lighting. The problem is complicated, still more, by the fact that the inhabitants returning to the liberated cities are absolutely deprived of their dwellings, and it is necessary to give them warm living quarters. Therefore, the builders are confronted simultaneously with two problems: to erect immediately the buildings so as not to leave the population under an open sky, and at the same time to undertake the future plan of the city. The first problem requires the organization of speedy building from local materials and the simplest construction. This immediate construction must not, however, disturb the further planning of the city, which is to be carried out on the basis of a general plan. The planned construction of the city has to create the new and improve the old planning, lay out new streets, blocks and squares.

Perhaps the most obvious example in this respect is the reconstruction of Stalingrad. The hero-city has very peculiar natural conditions. Its territory is stretched along the Volga reaching the length of more than 22 kilometres, and, together with its satellites, about 50 kilometres. The topography of Stalingrad is characterized by hills and terraced plateau. The Volga is two kilometres wide in the central part of the city.

These particularities of the city were not taken enough into consideration in its old planning. At present the Academy of Architecture is finishing the development of a new general plan of Stalingrad. This new plan is correcting the defects of the old planning. All residential districts will have an outlet to the Volga in the shape of tree-planted quays, in contrast with the old plan where the city was practically cut off from the river by the railway line. The terraced hills will be used in the new plan for boulevards, and on the highest point of the city will be placed "The Park of Culture and Rest". The problem of communication between the various parts of the city is solved in a new way, which is very important for Stalingrad with its well-stretched territory. A system of longitudinal arteries and transverse streets will take care of street communications. An important factor in this problem will be the three main longitudinal arteries—the lower, connecting the centre of the city with factories, which will come out on the highway along the Volga; the middle connecting the railway station with residential districts; and the higher, which has the character of an auto road going around the whole city. The plan regulates the building of separate parts of the city; blocks situated along the quays will be built mainly with two-storey houses with occasional many-storied buildings. The central part of the city will have many-storied buildings. The central square of the city is situated directly along the river. Here it is planned to erect a monumental building commemorating the heroic defense of the city. The project of the Academy of Architecture gives special attention to the purely architectural side of the work, considering that the historical rôle of Stalingrad has to be reflected in its planning, in its architectural ensemble and separate monuments.

We mentioned briefly the planning of Stalingrad as one of the many examples on which the work of reconstruction of the cities is being carried out. At present, still at the very height of the war, when all the forces of the country are given to the front, the development of the building industry is a very impor-

tant task of the Government and its economical departments. The idea is to create a vast net of large and small enterprises producing building materials and ready-made details and parts; to create house-building, factories, producing main parts of buildings and whole houses. The mass proportions of the coming construction require severe standardization and typification of the fabricated parts and details, and also typification of architectural projects for the basic types of mass constructions.

At present, a whole set of Soviet economic and scientific organizations are working on those problems. The Academy of Architecture of the U.S.S.R. is working out new type projects, is preparing new standards and new building rules. The Government Committee for Standardization is in charge of approving the obligatory standards of production. The People's Commissariat of Communal Economy is in charge of reconstruction of town economy, town transportation, water system, electricity, canalization, etc. In order to unify the architectural-planning activity connected with reconstruction of the cities, the Government recently formed a special Committee on architectural affairs at the Soviet of People's Commissar, which is functioning with the rights of a special people's commissariat. The duty of this new government institution is to unify the activities of all the departments dealing with the planning of the cities and architectural planning; to approve the general plans of the cities, to provide architectural help for the works of reconstruction, to carry out the architectural supervision and control; to establish the type projects for the construction of dwelling houses and public buildings, and to preserve historical architectural monuments. In the Government resolution regarding the creation of the new committee, special stress is laid on the problem entrusted to the committee—to insure the high architectural quality of the restorative building.

A great help to the Committee for Architectural Affairs and other government organizations working on the reconstruction of cities is given by the Union of Soviet Architects, which comprises all the architectural forces of the country. The Union comprises at present more than four thousand qualified architects. The Union works out on its own initiative and also, at the Government's request, a whole set of special problems concerning building and architecture; organizes competition projects and propositions, arranges public inspection of works of its members, submits them to comrade's criticism, conducts special courses for perfecting the architects in certain branches, and assists in correct distribution of architectural forces. The Union of Soviet Architects is a public creative organization, representing the collective experience of all the generations of the architects of Soviet Russia. At present a group of architects is being sent to the immediate participation of the Union, to towns liberated from German invaders. They arrive there following the Red Army, they help the inhabitants to carry out the most essential work of restoration, and participate in the further planning and reconstruction of the city.

The Union of Soviet Architects among its various problems gives special importance to the development and strengthening of friendly connections between the architects and architectural organizations of the friendly countries. Exchange of experience always plays a great part in architectural activity. Without such constant creative exchange, a true progress of architecture is impossible. The exchange of practical experience acquires a special importance during the exceptional wartime conditions when the architects of the United Nations are confronted with most difficult problems—problems that have no precedent in, perhaps, the whole world history.

Our country was overrun by an army of bandits like a gigantic locust, which destroys on its way everything created by man.

We have to revive from ashes, towns and villages, which were ruined by the contemporary barbarians, to give to millions of

Continued on page 218

DEBATE ON THE ARCHITECT'S APPROACH TO THE NATIONALIZATION OF THE LAND

ARRANGED BY STUDENTS OF THE ARCHITECTURAL ASSOCIATION, LONDON, ENGLAND

An Ordinary General Meeting of the Architectural Association was held at 34, 35, 36, Bedford Square, London, W.C.1, on Tuesday, February 8, 1944, at 6 p.m., Mr. A. F. B. Anderson, F.R.I.B.A., S.A.D.G., President, being in the chair.

The President said the subject of the debate had been put up to the Council by the Students' Committee who had organized the meeting. They had been very fortunate in obtaining Dr. L. Dudley Stamp, a very distinguished geographer and Vice-Chairman of the Scott Committee, to act as Chairman.

Dr. Dudley Stamp then took the chair, and at once called upon the Proposer to move:

"That this House considers that Nationalization of the Land is indispensable for National Planning."

Proposer: Mr. Donald Harrison.

The land of this country is the property of the Crown, and therefore of the State. It devolved in the past on private individuals, usually because of some service to the king. Gradually the political make-up of the State changed and the king and nobles lost their absolute power but maintained their freehold of land. Whereas under the feudal system the landowner had many responsibilities in respect of his land, changing political circumstances diminished those responsibilities, until now the landowner has no responsibilities to the State; in other words, private landowners are irresponsible. I am not saying that all landowners are bad landlords but they are not responsible to the community.

The growing complexity of civilization and urban development, and growing need for greater responsibility in land ownership has been recognized by the passing of the Public Health Acts and Town Planning Acts. It is important to realize, however, that the whole of our existing town planning legislation has had to be designed in a negative spirit, in an attempt to control the private owner, whose interests may be directly opposed to the interests of the community. Our present restrictive town planning legislation gives powers of compulsory purchase; it is recognized that in certain cases the community must have an overriding power to purchase land. When we talk about the nationalization of land we are really talking about the nationalization of the rights in land, many of which have already been dealt with, so that it is not such a revolutionary proposal as is sometimes assumed.

I suggest that what we require from the land is that its development and use should accord with the best interests of the community, and that any incremental value it acquires due to development should revert to the developer; i.e., in most cases to the community. The only way to ensure that the development of land benefits the community is for the community to own

and control the freehold in land. If you nationalize the rights in land, I take the view that you also nationalize the land.

The Uthwatt proposals are concerned largely with nationalizing the rights over land, but with attempting to avoid the nationalization of the legal title. There are four principal proposals in the Uthwatt Report. The first, nationalization of all development rights, leaving only agricultural rights in private ownership. It is further proposed that when the land actually comes to be developed it shall be taken over by the State and leased to the developer. In the case of all land hereafter developed, therefore, complete nationalization is implied. In the case of already built up land, it is proposed that the planning authority should be given the right to purchase all 'reconstruction areas,' which are defined as areas which are ripe as a whole for rebuilding. There again the proposal is to nationalize these limited areas, which seems the most expensive form of nationalization possible, because the development of such areas will improve the value of contiguous land, which will have to be taken over when ripe for development at its enhanced value. To cover this it is proposed that "local authorities should be given general powers to buy land compulsorily for recoupment purposes." This would allow the local authority to purchase other land than that required for development, but which may increase in value as a result of the development, thus giving the local authority the benefit of the increment.

In those three proposals the Uthwatt Committee have felt themselves bound to advise the nationalization of land in so far as there is to be any national planning, despite the fact that they say specifically that they are against the nationalization of land. On the other hand, they say: 'If we were to regard the problem provided by our terms of reference as an academic exercise . . . immediate transfer to public ownership of all land would present the logical solution.'

The fourth proposal in the Uthwatt Report, for obtaining some of the increment in land for the public, should be mentioned. It takes the form of a tax on any incremental value above the present-day value of land, but it does not touch increments which have occurred up to the present, and a proposal which leaves existing increment in private hands begs the question altogether. It is iniquitous that an increment due to the community should go into private pockets. A proposal which was put before the Uthwatt Committee but not endorsed by them (though it looks as though they would have liked to endorse it, had it been within their terms of reference) was for what is called 'unification of the reversion.' This means that all freehold land would be changed by legal enactment into leasehold, the lease to run for a term of years and the freehold to belong to the State. At the end of the term the land would revert to the State without the payment of any compensation. The giving of a lease for a term of years will prevent an immediate deterioration in land values and give the private owner an opportunity to recoup himself for the ultimate loss of his land. I put that forward as a possible way of nationalizing land without the great expense which would be incurred under the Uthwatt proposals.

Opposer: Miss A. MacKinnon.

I am conscious of being a layman amongst experts, but my excuse is that the nationalization of land, before it can become a reality, must pass through the flames of a democratic vote; it is a question which must be decided by ignoramuses such as myself.

We on this side of the House deplore as much as anyone the chaos and overcrowding of our towns, the maldistribution of our population, and the sacrifice of some of the best of our agricultural land. We deplore the system of comparatively unrestricted private use of land which has brought about this state of affairs. We agree that planning in future must be positive; it must be bold and comprehensive, national and not piecemeal, and, above all, must not be thwarted by the cost of meeting individual claims for compensation.

It is primarily with the latter issue that we are concerned to-night. How can we devise a system of public control of the use of land which will make it possible to plan on a national scale without incurring prohibitive claims for compensation? It may be that academically, the logical solution of this problem is the nationalization of land, but we are not asked to-night to say whether full nationalization of land is ultimately desirable; but whether nationalization of the land is indispensable for national planning.

To claim that nationalization of the land is indispensable for national planning is a counsel of despair. The problems involved would be formidable, and would require a long time for their solution; whereas if we are to seize the present opportunity to plan and to rebuild our country, time is an essential factor. Owing to the action of the Luftwaffe, we have now an opportunity which may never occur again, and it is essential that we should be ready to seize it the moment hostilities end.

Is anyone on the other side of the House prepared to say that with the present Coalition Government, pledged to avoid controversial issues, and in the present Parliament, we can achieve full nationalization of the land, so that when the last shot is fired we shall be able to create the conditions which will make comprehensive planning possible? For that reason alone we must seek some other and more practicable alternative. We believe that without vesting in the State the ownership of all land it is possible to give planning authorities sufficient powers of control over the private ownership of land to ensure that our objectives can be achieved in the conditions of to-day.

We believe that we have been shown the way to those practical alternatives in the Barlow, the Scott and the Uthwatt Reports. To say that the Uthwatt Report in fact recommends the nationalization of land is to fly in the face of the view expressed in the Report itself. The Uthwatt Report preserves the best of both worlds. It ensures that when proposals for the private use of land conflict with the public interest the public can step in and acquire the land, while still allowing scope for the initiative, imagination and enterprise of the private individual.

Some of the most constructive and original work of the past has been due to private enterprise. Admittedly large-scale private ownership has been responsible for some of the worst development, but it has also been responsible for the spaciousness and dignity of the building of the eighteenth century. On the other hand some of the dullest and most unimaginative building has been due to municipalities. Do not let us, for the sake of some clear-cut theory, lay the dead hand of the Treasury on all development and reduce the design for the whole country to the level of outlook and building construction of some local authorities.

Mr. Osborne has quoted Nietzsche as saying 'We must have chaos within us, in order to give birth to a dancing star,'

remarking 'How can we imagine a chaos in the desks of Whitehall or in a council office such as will give birth to a dancing star of any magnitude?' Let us preserve something in the life of our democracy which will enable a star to be born.

There is an analogy in the control which the State exercises over children. We recognize that a child should be brought up by his parents, but if the parents abuse their power and the child is not given the opportunity for right development the parents can be deprived of their right of full control. We do not claim that all children should be nationalized, as Mr. Harrison claims that all land should be nationalized.

If all land is taken over by the State, where shall we find a body of civil servants with the necessary ability, practical experience and imaginative outlook to administer it? The proposal presupposes a comprehensive reform of the Civil Service and its method of recruitment. (Cries of 'Why not?' 'Hear, hear.')

The country is now at last prepared to discuss the issue of planning of land use and on its own merits. Do not let us delay the possibility of getting effective legislation by the end of the war by throwing the whole issue into the maelstrom of Party politics by demanding the complete nationalization of land. In the Uthwatt proposals development rights are taken away but the right to enjoy the land for agricultural purposes is left. Psychologically it would make a great difference to the agriculturist if he felt that he could no longer satisfy his hunger for the land.

Do not let us be led away by what we may consider to be ultimately desirable. We are asked to say that nationalization of the land is indispensable for national planning. It may be desirable, though I doubt it, but it is certainly not indispensable. Without full nationalization we can control and plan the physical environment of our lives so that it shall have efficiency, orderliness and beauty.

Mr. J. R. Beloff.

In supporting the motion I am at a distinct disadvantage, because some people will say that the young are as radical as they are irresponsible, and that if I had more than a theoretical acquaintance with property I might not advocate disposing of it so freely. The nationalization of land is often represented as a Party issue, but we have to make up our minds to-night not whether it will be acceptable to this or that Government, but whether it is indispensable.

As a proof that it is not indispensable, our opponents invoke the Uthwatt Report. The amazing thing about the Uthwatt Report, however, is that although by their terms of reference the Committee were compelled to seek a solution of the complex problems of compensation and betterment without resorting to land nationalization, they almost admit that nearly every proposal they put forward leads to nationalization. They recommend the compulsory acquisition at the 1939 values of all developed land in urban areas, if and when required for planning, such land to be leased to private developers. We want to go further than that, however, and acquire all urban land. If not needed for immediate development, it will be left with the present owners, who will hold it on lease.

In this way we shall avoid the considerable difficulties arising from piecemeal action under which planning will become progressively more costly. If land is to be acquired at uncertain dates in the future higher prices will have to be paid for it. We maintain that nationalization is the cheapest form of obtaining planning, because it ensures that all betterment will accrue to the State, and the complicated problem of taxing increment on land values will be avoided. As for gaining public support for the proposal, that is a question of propaganda. That is one reason why I ask you to vote for national-

assume that Whitehall is competent. When the land is nationalized who is going to control the use of the land thereafter? To what extent are the powers of control to be delegated, and to whom? To local authorities? Are you in the A.A. satisfied that the local authorities would be the best administrators of nationally-owned land? When local authorities are good will you entrust them with these powers, and take the powers away when they are bad?

I think that a good many questions have to be asked and answered before we or anybody else can judge the merits of the proposal.

Mr. Alan Slater.

When I was sitting on the R.I.B.A. Reconstruction Committee, at a meeting which our present chairman also attended I stated that I hoped that if the R.I.B.A. made up its mind that the nationalization of the land was required for adequate national planning it would have the courage to say so. Dr. Dudley Stamp expressed the contrary view and hoped it would not. Now we have Mr. Kenyon producing a fine plan for London Region, and we have the magnificent spectacle of the L.C.C. plan for London. It seems clear to many that neither of these conceptions can be carried out without nationalization of the land. If, however, I ask Mr. Kenyon or Mr. Braddock whether he does not agree he is inclined to prevaricate and say 'Do you think so?' knowing full well in his heart that the answer is 'yes,' but thinking it politically expedient not to say so. I do not like coyness in women or in architects.

The essence of the whole business is this: Is control enough, or is ownership also necessary? Control we already know; we have had it during this war. If we are fobbed off with control of the land, we shall find that those who have vested interests in the land will establish quite satisfactory private ownership over the public control. An obvious sign that ownership is more powerful than control is that the majority of the owners and vested interests cling very strongly to their ownership.

Mr. Collins suggested that it was undemocratic to have, as in Russia, public ownership not only of the land but of the means of production in all spheres of life. Personally, that is my definition of full democracy, and I agree with him that ownership of the land in isolation is not only insufficient but unjustifiable.

I have recently been sitting on a Committee dealing with the housing problem, and these are the resolutions which sum up our labours: (1) Without common ownership of the land the labour of the planners will be fruitless. (2) Without common ownership of the essential building materials the task of the builders will be impracticable. (3) Without vital democracy the man-power available for building can neither be co-ordinated nor filled with enthusiasm for its work.

The name of Sir Richard Acland has been mentioned. He is reported to have said the other day—and I agree—"There will be a revolution in this country of ours during the next ten years. The only question is, will it be a revolution in the minds of the people or in the streets of our cities?" It is in the realm of planning and its relation to the ownership of land that this revolution is apparently now taking place in the minds of the students of the A.A. School, and perhaps of the people of this country.

Mr. Hilton Wright.

I feel that the meeting has been led astray by the red herring of the advantages and disadvantages of land nationalization from the point of view of the small landowner. It was left to Mr. Collins, representing a building society, to point out that the fundamental points is not whether land nationalization is

indispensable to planning, but to what form of planning it is indispensable. If we regard planning as being the control of the economic life of the country in the interests of big business, I think that land nationalization is not indispensable, and a form of control can be evolved which, as Mr. Slater suggested, will see to it that the interests of the large landowners are adequately protected, while at the same time an appearance of the nationalization of land is given to the general public. That being so, we as architects must examine very carefully any schemes for the public control of the land which do not depend on the actual ownership of it, or we may find that we are supporting a movement the effect of which may be the very opposite of what we desire. There cannot be proper planning without unified control. The question to-day is, who is to control it—the large industrialists and landowners, and perhaps the building societies, or the country as a whole, represented by the Government?

Summing up.

Dr. Dudley Stamp: The Proposer seemed resolutely to refuse to draw a distinction between control and ownership. I am wondering whether he has read either the Scott Report or the Uthwatt Report. I must remind you of the actual words used in the Uthwatt Report: "We have no doubt that land nationalization is not practicable as an immediate measure, and we reject it on that ground alone. We state our objections. . . ." We must not, therefore, accuse the Uthwatt Committee of recommending land nationalization.

It has struck me that on both sides of the House this question of money has been looked on wrongly. A great deal was made of the gigantic cost, but, if you want nationalization of the land, it will not cost anything. There are two ways of doing it. One method is to confiscate; the second method is to buy the land at a valuation. That does not involve handing over money; but handing to the owner an equivalent in scrip, Land Bonds, which will bear an interest which represents what he had before. The cost to the nation is nothing.

Finally, on both sides there has been brought forward this question of 'land hunger,' and again the evidence is on both sides. I went to Russia when the Russian experiment was new. I must be one of the very few Englishmen who have been elected an honorary member of the Moscow Soviet. There was then no private ownership of land, but the hunger for private possessions was very strong, and the New Economic Policy recognized the ownership of small plots of land. On the other side of the picture, most of you know Pearl Buck's novel *The Good Earth*, which is an epitome of the point of view of the people of one of the great and coming nations of the world. Do not let us be persuaded, therefore, by one side of the evidence only.

Before putting this motion, I want to emphasize the form in which it is put before us. It is: "That this House considers that nationalization of the land is indispensable for national planning."

If we vote for the motion, then presumably the work of national planning which has been started should be put on one side until we have nationalization (Cries of 'No') because we are not voting on whether nationalization is a good or a bad thing eventually; it is its expedience at the moment which is in question. I put the motion.

The motion was carried by 48 votes to 21, the announcement of the result being greeted with applause.

The President proposed a vote of thanks to the speakers and to the Students' Committee for suggesting the debate, and this was carried by acclamation. He also thanked Miss Maltby, the Chairman of the Students' Debating Society, for her work in arranging the meeting.

Reprinted from "The Architectural Association Journal", March, 1944.

THE PROVINCIAL PAGE

ALBERTA

The virtues of co-operation are more often praised than practised. It is indeed the key to prosperity, to intelligent community behaviour and to all aspirations whether of the individual or of the community. If all men seriously made up their minds to live and work together in unity the laborious councils of city and state might dissolve themselves, and the world would run itself without international or intranational troubles. This would be a lovely state of anarchy the only drawback in which is that it would be robbed of that element of ferocity which is the political anarchist's only joy.

Short of some ultimate ideals, it is right and proper to aim at obtaining co-operation amongst the particular offices which handle civic affairs. Town planning calls for a high degree of widely extended co-operation. Yet we have city councils so constructed and carrying on their work in such a way as does not conduce to concerted action with the permanent staff of the city or with the public. The meetings of council are periodic, their decisions are delayed from week to week and from month to month, whilst the departments carry on continuously and they must make immediate decisions whether or not these are in accordance with the uncertain and wavering ideas of the councils. Such decisions are likely enough to have a short-range appropriateness but have no regard whatever to any long-range or to any broad view. That long-range and broad view city councils are supposed to supply; but, not having long term office they are not constituted to provide it. In a federal or provincial government the heads of departments or deputy ministers can give some stability to policies but, in civic matters, the departments are so occupied with application to detail and so isolated into compartments that wide views have no place in their work. They are not referred to for these and have no opportunity to express them if they have them. They are supposed humbly to do their job and cut down expense.

All this is an argument for instituting what is sometimes called a town planner. Since town planning has become identified almost exclusively with beautification he might better be called a land-use planner.

As regards public co-operation; the public may follow the proceedings of council, but these are taken up with a miscellany of disconnected matters in such a way that they give the public no coherent idea of the trend of civic development. They have thus no conception of any general control but only of a series of casual happenings, and development seems to be at the mercy of winds that blow from they know not where. They might as well think of controlling the weather as of taking active interest in the guidance of that development.

A land-use planner, or town planner if you will, could supply some important and otherwise missing factors in a scheme of co-operation, those namely that concern the physical growth of the city. There are two ways of handling the land uses of a city. One is the haphazard process, always employed at the start, which leads inevitably to a general mess. The other is the method of guidance, continuously engaged in rescuing and preserving the city from the natural tendencies towards a mess. It would be an important part of the land-use planner's service to keep the public informed of its progress and status in matters of civic improvement. He would have the record of this beside him as the tools of his work on maps,

charts, graphs and statistics kept continuously up to date. It would be part of his business to see that that black thermometer column representing the number of sub-standard dwelling shrinks from month to month, yielding ground to the rosier tint of the entirely adequate. He should tell the world about it. On his maps the green that shows parks and playgrounds should expand visibly. His work will be infectious, for the medical officer's health charts and statistics will take up the tale in reduced mortality and hospitalization bills for disease and accident. Police crime sheets would dwindle. The fire department will be less heavily loaded. The public has an appetite for such information which tends to arouse civic interest and civic pride.

Above all and besides all this the planners work would result in a more beautiful city, for it is necessary that such a man be appointed as can keep worthy appearances in the forefront of his ideals. His viewpoint will give him unique opportunities for improvements great and small in this respect. Owing to his position, guidance and criticism will be expected of him and treated with deference.

The broad fact of the matter is that our civic direction is not oriented at all towards town planning in its modern conception and the town planner is needed to educate both city officials and the general public into a proper frame of mind.

Cecil S. Burgess.

ONTARIO

Situated as it is, in the centre of a wealthy fruit producing district, St. Catharines is favoured with low industrial power rates and excellent transportation facilities both by rail and water. These facts encourage us to look forward to a steady healthy growth of the city.

With this assurance the previously dormant City Planning Commission has been revived and is making splendid progress toward the preparation of a Master Plan for the City and surrounding region. In this we are receiving ready co-operation from the neighbouring Township Councils.

St. Catharines has not grown to the size to have developed slum areas requiring absolute clearance, but areas which undoubtedly would develop later into slums are being given special attention and we hope the slum problems of the larger cities may be avoided for all time.

One of St. Catharines' major problems has been the pollution of water of the abandoned Welland Canal by neighbouring industry and adjacent communities. This problem is being given immediate practical study and combined with a relief system of sewers for St. Catharines proper, will be made one of the immediate local Post-War Projects.

In spite of almost unbelievable expansion of industry in St. Catharines for war purposes it is gratifying to have several of our larger plants announce that additional buildings are being contemplated to accommodate permanent new peacetime products.

Several United States industrial concerns are interested in leasing factory floor space, none being available. It is hoped that these firms will eventually be persuaded to acquire property and build their own plants.

The local Board of Education have under consideration a major programme of additions and alterations to existing schools and have commissioned local Architects to prepare preliminary studies with a view to completing plans and specifications ready to commence building operations without loss of time when desired.

Although the Housing situation in St. Catharines is not as acute as in some of our larger cities there is a steady demand in the local Architects' offices for the moderately sized, privately owned, residence and numbers of this type of dwelling are in progress of construction or contemplated as soon as materials become more readily available.

A problem which has confronted and been discussed by the local City Planning Commission and which appears to have been given some attention by similar bodies in Toronto and other centres, without solution, is the establishment of some body to pass on the suitability of any new structure to the neighbourhood in which it is proposed to be erected. It would be interesting to see in *The Journal* this question aired and argued when perhaps some feasible and acceptable solution may develop.

Robert Ian Macbeth.

QUEBEC

It is a new experience for me to write a letter to a paper, and I find it somewhat awkward to start. I am writing from Chattanooga in Tennessee, in the midst of a short tour through the new world of the Tennessee Valley Authority. I expect it is presumptuous to attempt to write something about the T.V.A., which is so vast and so new to me, but to write upon any other subject from here would be difficult.

The T.V.A. has a multi-purpose plan—agriculture, forestry, industry, power, navigation, flood control, public health, soil stability, marketing, education, housing, recreation, and so on. All are related to the life of the people and the resources of the valley. We have been to Fontana to see the new dam. It is grand construction. The chief engineer took us into the camp canteen and showed us the record of the food consumption for May—so and so many hundred pounds of meat and eggs and milk and vegetables—and he said, "that energy, that came from the soil, has gone into our dam, and when we are through we'll put it back by holding back the floods and sending the water down when the land is dry, and making power for the land." His enthusiasm is shared by the hundreds of people who work in the T.V.A. and the thousands who work through it and with its help.

We have heard of barges moving on the river which are floating laboratories sponsored by the T.V.A. They propel themselves into the new communities which are now on the shores of the new lakes. Their job is to test the soil, the rainfall, the water, and anything else that may be worth looking into. On one occasion a farmer got talking to a scientist about his problems. It was decided that his soil would grow peas well. But how could he market them? They would all come at the same time more or less and perhaps at a time when the market was full of peas. So they worked out a method of quick freezing and possible constant marketing. Barges of frozen peas and strawberries are now exported from the area, and it is a "million dollar" industry. The T.V.A. barge has in the meantime moved on to help solve the problems of another community.

At Guntersville the new lake covered half of the town's old hinterland area. The people were hostile due to loss of trade and friends. The town had been mortally wounded and the newspapers cried for revenge. The T.V.A. pointed out that Guntersville was now a "sea port", but the townspeople did not think much of that at the time, as facilities were still undeveloped. The T.V.A. then tried to draw attention to the recreation resources of boating and fishing in the new lake,

but without much success. Finally they arranged a regatta. On such and such a Sunday, they advertised, there would be speedboat races at Guntersville. Towards noon seven or eight thousand people had come into town from round about, had eaten everything and purchased everything that they could find in the town. The state police who were rushed in to handle the crowds reported that 50,000 people saw the races. Guntersville is now another stronghold for the T.V.A. Later a grain elevator was built there, fed by ships from the Missouri, and an oil depot was built there to be a distributing point for oil from the Gulf.

The dams are terrific in every respect, but I do not believe anything is more monumental than the success that has been achieved in getting the over-maligned but stubborn hill folk to co-operate, and what is more, to think of the whole T.V.A. as their own work. They have a long way to go, but the beginning has been made in a new way and is producing results. Last night we met the man whose job is to encourage the farmers to assist the T.V.A., to prevent soil erosion. It was interesting to hear his problems and how he solved them. I think his method is pretty close to the ideas of the whole T.V.A.—"If you want to do something about fixing up your land we will help you, if you don't we won't bother you, but you can find us if you change your mind." Coupled with convincing demonstrations, this usually leads to willing co-operation.

The T.V.A. has demonstrated the interrelationship of physical and social conditions, and that planning which attempts to alter one affects all. The co-operation of the people in the Valley was essential, and to achieve this the T.V.A. has tried to work with the people and not for them. Think of this as a problem! In flooding a part of the high country old graveyards were covered by the new lakes. The lakes were necessary for a hundred reasons, but the people who were going to lose their graveyards with all that they meant, had difficulty understanding the advantages the lakes would bring the cities on the flat land. The T.V.A. got the best man in the country, a lawyer who knew the people, to take all the time that was necessary to visit them, sit with and talk to them. They say that sometimes it was necessary to sit for thirty minutes without saying anything while an old fellow turned the question over in his mind. The result was the lake.

The T.V.A. has not had perfect results, naturally. It has made enemies. But the soundness of its methods was demonstrated not long ago when the Authority was threatened in Congress and the small business men and farmers of the Valley, led by the Chamber of Commerce in Decatur, lost no time in coming to its defense.

John Bland.

OBITUARY

HERBERT ELLIOT GATES,

Retired Fellow of the Royal Architectural Institute of Canada

Herbert Elliot Gates, was born May 7, 1874; was Vice-President of the Nova Scotia Association of Architects in 1932 and its President in 1933; he resigned his membership on May 7, 1941; he was one of the oldest members of the R.A.I.C. Major Gates represented Ward Two in the Halifax City Council thirty years ago. He was a major in the Royal Canadian Artillery on active service during the First Great War.

Major Gates passed away suddenly at "Grovehurst" Hubbards on August 16, and was laid to rest beside his wife, in the peaceful village cemetery "Pine Hill" overlooking the then quiet waters of St. Margarets Bay on Friday afternoon August 18.

Friendly, considerate, a man of broad interests, a designer of buildings both beautiful and useful has gone to abide forever in a Beautiful Mansion Above.

A. E. Priest.

COMPETITION ANNOUNCED FOR SMALL HOSPITAL PLANS

The *Modern Hospital* has announced two architectural competitions for designs for (a) a small general hospital of 40 beds and (b) a small community health centre.

A first award of \$1,000 will be made in each class with a second award of \$750, a third award of \$500 and three honourable mentions, each of which will be \$100. These awards will be paid in United States Treasury bonds. The contest is open to Canadians as well as Americans and architects, architectural students and draftsmen may compete. An architect may team with a hospital administrator, consultant or health officer.

The small hospital of 40 beds (not 25 beds as originally stated) is designed for a site of 250 by 400 feet and to serve a population of 12,500. Stipulations respecting the various services which are to be included have been published in the August issue of *Modern Hospital*.

The small community health centre is to provide facilities for the use of the local public health officer and his staff as well as offices for five physicians and two dentists with their necessary office assistants. This centre should include also a small outpatient department, a social service room, examining and treatment rooms, etc.

Full details of the competition may be obtained from the Modern Hospital Publishing Company at 919 North Michigan Avenue, Chicago 11, Illinois. The contestants must register their intention of entering the competition on or before September 30, 1944, with the architectural advisor, Karl A. Erikson, 104 South Michigan Avenue, Chicago 3. The closing date for the receipt of plans is December 1st, 1944.

The judges are: Dr. Malcolm T. MacEachern, Professor of Hospital Administration, Northwestern University; Graham Davis, hospital consultant with the Kellogg Foundation; Dr. V. M. Hoge, Chief, Hospital Facilities Section, U.S.P.H.S.; Mies van der Rohe, Professor of Architecture, Illinois Institute of Technology, Chicago; Charles Butler, architect, New York City; Nathaniel A. Owings, architect, Chicago, and Harry Shepley, architect, Boston.

SQUADRON LEADER GEORGE EVERETT WILSON, O.B.E.

We are obliged to our Montreal Representative on the Editorial Board for bringing to our attention the honour conferred on Squadron Leader Everett Wilson. His Majesty the King, has, in the words of the official citation, "thought fit to nominate you to be an Additional Officer of the Military Division of Our said Most Excellent Order of the British Empire". We heartily congratulate Squadron Leader Wilson on his distinction.

SOVIET ARCHITECTS DURING THE WAR

Continued from page 211

people new dwellings. We have to heal the deep wounds suffered by the whole city culture of our days.

Confronted with tremendous historical problems, the architects of the Soviet Union are conscious of their responsibility toward the people, and they strive to give all their knowledge and strength for the fulfilment of their duty. They count in that on the constant friendly contact with their colleagues in England, and in America. They will gladly share with them their own practical experience. They will accept with gratitude all the valuable instruction and advice which could be given by our friends abroad.

We are obliged to VOKS for this interesting insight into architecture in the U.S.S.R. in wartime. Ed.

A GARDEN CITY IN THE MAKING

Continued from page 195

and private, whose co-operation is indispensable for the success of any such enterprise.

But this end they achieved through the necessary support of a large and fine group of people, who understood their housing problem and decided to solve it for themselves. In the same time, they have pioneered, not only in word but in deed also, a pattern for urban decentralization on the basis of community groups and garden cities. They have cleared the way to a renaissance of home ownership and to a prompt and vigorous offensive for decent low-cost housing for the people. The whole is a splendid example of what private initiative can do.

MRS. JOHN LEITCH

The good wishes of the Institute will go to Mrs. John Leitch, who has received one of the British Council's Scholarships, and is at the moment of writing on her way to England. The Scholarship, which carries with it a year's study in the British Isles, was open to women in Canada. Other scholars are already in Britain from New Zealand, Australia and South Africa.

Mrs. Leitch is a graduate of the School of Architecture of the University of Toronto. In her senior year, she was particularly interested in Town Planning and Housing, and it is in those subjects that she will concentrate while in Britain. We understand that every housing development and Government office will be open to her for study, and she will take a course on Community Planning at London University or some other college that she may select.

While still an undergraduate, and since graduation, she has worked in the offices of the City Planning Board, Toronto, the Works and Buildings Branch of the R.C.A.F., and Wartime Housing, where her work was highly valued.

We have every confidence that Mrs. Leitch will make good use of her time in England, and that the *Journal*, and the profession will look forward to hearing from her of matters in Britain that will be of use to us here.

