



## They Couldn't Believe It

An estate that includes a park, laid out lawns and houses designed for the "white collar" worker, at a price he can afford seemed too good to be true – until they saw the homes described on these pages



Here is one view of the houses on the Redesdale garden estate.  
You can imagine how delightful they will look when the gardens are flower-filled.

In the modern scheme of things, the "white collar" man and his family are frequently forgotten and nowhere more so than in the matter of housing. For the working man there are - and rightly so - schemes for council houses and flats and right next door to my office (as reported in *The Irish Home*, December 2, 1949) the "build your own house" plan is going full steam ahead. People well blessed with this world's goods can usually find the home they want. But what of the "in between's"? The man whose earnings are too large for him to qualify for a "worker's" house, but not large enough to afford an expensive home. He often must pay greatly inflated rent for a far-from-attractive flat, which offers little or no possibility for a full and happy family life.

If he has a house built for him he does, provided the building conforms to certain regulations, qualify for the Government grant, which is, of course, of great help.

## **New Ideas**

While the rate at which building activity, proceeds is often laudable the way in which it is done is not always ideal. Where once stood a single house in all the dignity of its private park, the trend in the recent past has been, to erect a crowded huddle of villas. The obliteration, of the old Estates round Dublin may be necessary to get the people housed; but need it be done with the sacrifice of all that once made the outskirts of the City so varied and attractive in the individual character of each neighbourhood?

Such development may be carried out with the latest bulldozing machinery, but it is completely out of date. To the nineteenth century, not to the second half of the twentieth, belongs the lava-flow of sprawling suburbs over acres of lovely landscape, wiping out ancient landmarks and reducing all to a featureless wilderness of bricks and mortar.



This picture shows a part of the sitting room. In all the houses this room is a fine large apartment, measuring 17 by 14 feet.

In modern planning even the existing trees are taken care of and roads follow the natural contours

of the countryside, emphasising, instead of blotting out, the character of the neighbourhood. For the people living in the newly planned areas, the pleasure of existence can be greatly enhanced by the new methods. A feeling of distinction, if not of superiority, is engendered by the fact that the district is "different."

## **No "Dormitories"**

Instead of the individual "exclusiveness" of the Victorians, whose aim was to be as remote from their next-door neighbours as the Eskimos, the modern trend is more friendly. But the legacy of the Victorian builder has left whole districts without any space for local amenities. Against their inclinations residents in the older suburbs are forced to "go up to Town" for their pleasure leaving their own districts as mere "dormitories" and overcrowding the central areas.

Dublin, rather more than most big cities, should be on its guard against all this. The traffic between centre and circumference is great enough already, while local character is very varied and rich in historical association in the outlying districts. No one wants monotonous development extending the city over hundreds of square miles.

The self-contained neighbourhood unit should be the aim of those who are providing for the City's growing population. Without the elaborate schemes of planners with their "belts" and "zones" it should be perfectly possible to see that new estates are laid out on modern lines with plenty of open spaces. It should not be beyond the wit of man to devise means by which, on even the smallest estate, the children are given safe and pleasant places to play. Some of the old houses on the larger estates could well become the meeting place of residents on social occasions and might accommodate a small cafe and library with reading and games rooms. At least on most building estates there should be room for tennis courts.

Dubliners of the future will then be able to delight in appreciation of the locality in which they live. Young people will be able to find all they need socially near their own homes. The children can play together happily and safely, and the older people will take pleasure in keeping alive the associations of a neighbourhood in which all can take a pride.

## **Garden Estate**

To-day I have been to see an estate which really achieves this ideal standard and is at the same time a complete novelty for Ireland. So much so that when the first would-be purchasers saw the plans and heard the details, they just wouldn't believe it.

A housing estate that included a park, tennis courts and a children's paddling pool was fantastic, for wouldn't the builder be covering every bit of his land with saleable buildings? A builder who was prepared to lay out front garden lawns, a "village green" and a park at no extra cost? Who was building houses of the largest size permissible under the regulations governing the grant? Given all this was true, would not the purchase price be fantastic? The answer to that all-important question is "no," as you will see from the figures at the end of this report.

**A HOUSE TO BE PROUD OF  
CAN BE BUILT FOR YOU**

**★ RED  
GAB  
STH**

**PRICE:**

DEPOSIT ...	£150
LOAN ...	£1,375
<hr/>	
FREE GOVT. GRANT ...	£275
<b>TOTAL ...</b>	<b>£1,800</b>

*Note the sizes:*

Sitting Room  
17' 0" x 14' 0"

Dining Room  
12' 0" x 12' 7"

Kitchen  
11' 5" x 11' 5"

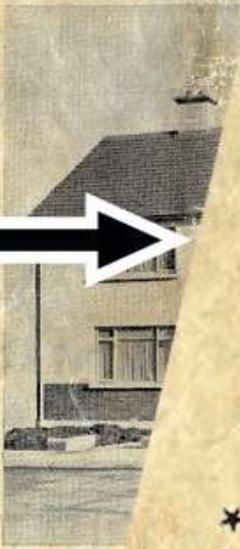
Bedroom 1  
15' 6" x 11' 5"

Bedroom 2  
14' 0" x 14' 0"

Bedroom 3  
8' 4" x 10' 0"

**SEPARATE BATH AND TOILET**

- ★ TENNIS COURTS
- ★ CHILDREN'S PLAYGROUND ON PRIVATE PARK-LAND.
- ★ SHOPPING CENTRE



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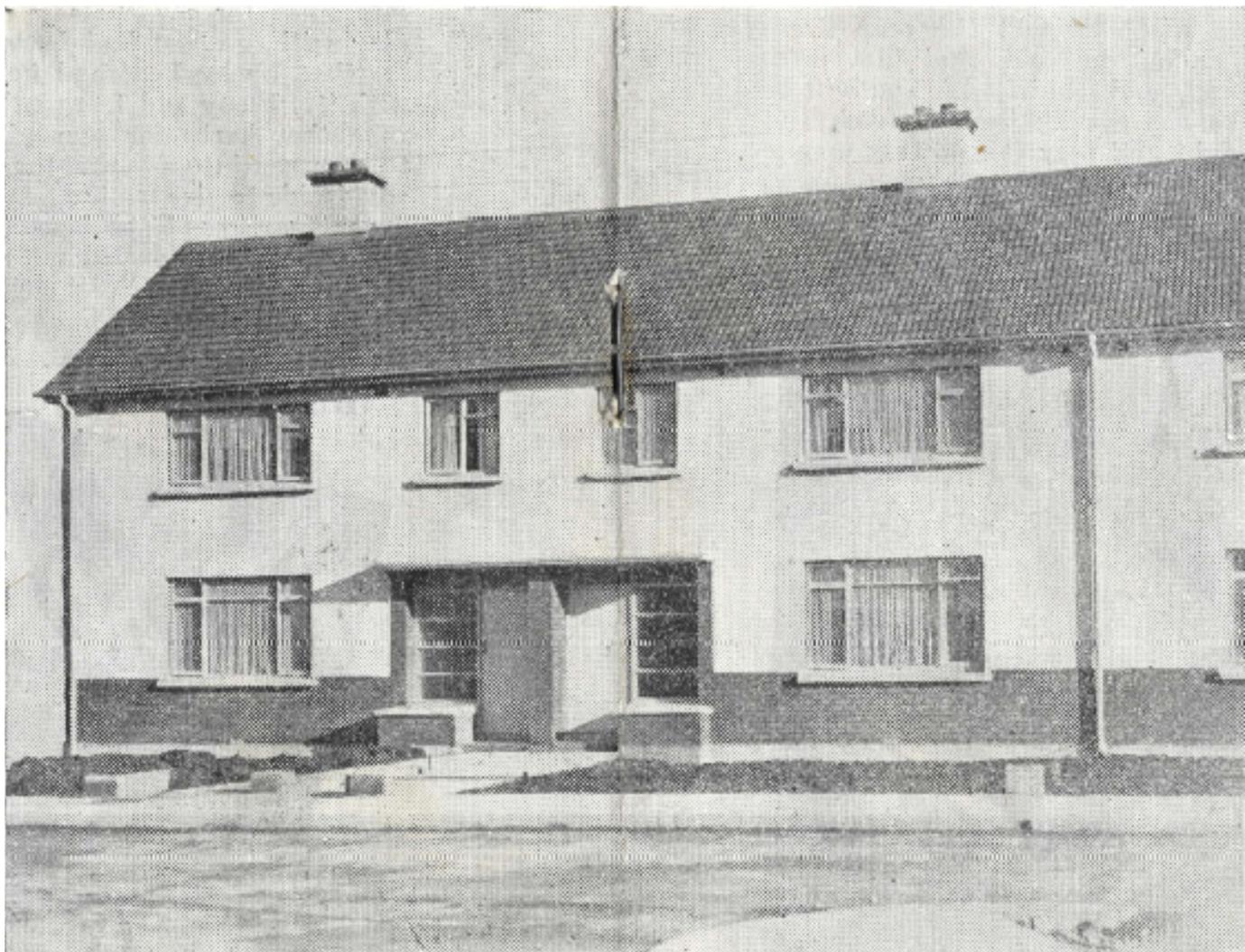
**★ RED ESTATE**

TELEPHONE ...

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## Lovely Surroundings

Wherein lies the novelty of this plan? First it is a "Garden Estate," laid out in such a way as to incorporate, and not destroy, the natural beauty of the surrounding countryside. The gardens and houses are not enclosed by high walls, so that the whole area is open-looking. The houses are built in short terraces and semi-detached "pairs" and set at odd angles and round lawns that are already green-carpeted. It is planned as a "community" with its own shops (with living accommodation above) and its own recreational facilities for the exclusive use of the community. It is a place where children can be sent out to play in. the fresh air, with no fear of harm coming to them. In fact, it is the ideal setting for the young couple with a growing family.



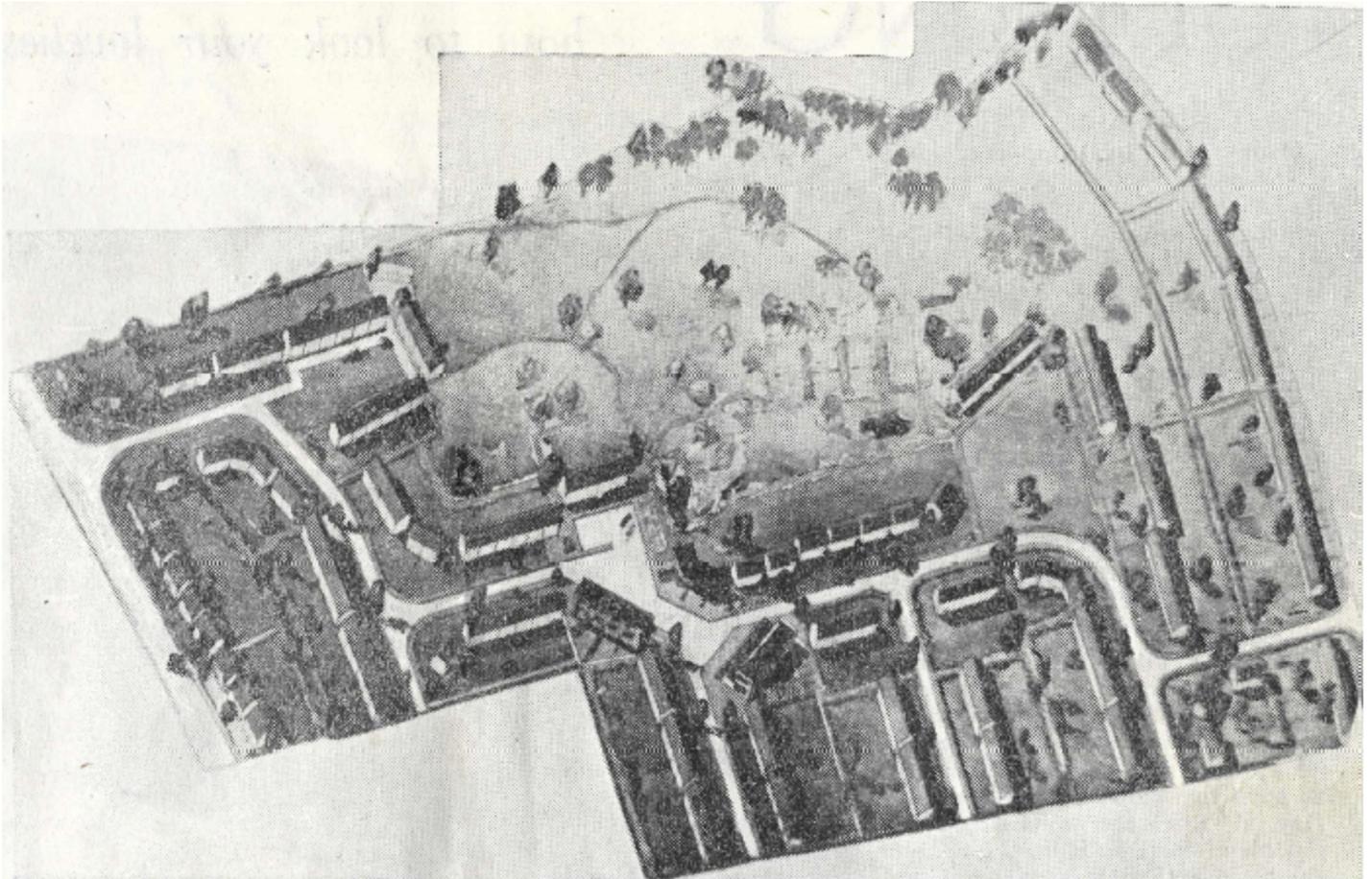
Another view of the houses, showing the attractive open aspect of the front gardens. The brick "block" near the front door is hollow and designed to hold flowering plants.

## Beautifully Planned

And of the houses themselves? First and foremost, they were planned as *homes* and not mere shelters. The planner has considered the activities and habits of a typical family. The kitchen is a really good size - large enough for doing those "odd jobs" that every family man finds necessary. It is well designed and fitted with cupboards, and a refrigerator can be installed. Leading from the kitchen there is a back porch and fuel house. There is also the usual door into the hall but in addition there is a door directly into the dining room. Not only does this facilitate the serving of

meals but it also means that children can play in the dining room under the watchful eye of mother.

The lounge can be entered either from the hall or via the dining room, a second door connecting the two rooms. The hall is squarish in shape, very light—as is the whole house—and there is a useful cupboard under the stairs. Upstairs there are three surprisingly large bedrooms, and separate toilet and bathroom, the latter having a built-in bath and a good cupboard. There is also a hot press on the landing. Water is heated by the dining room fire and an immersion heater may be installed.



**This plan shows how the houses are laid out, not in straight, dreary lines, but scattered attractively round lawns. The park, with its tennis courts and children's paddling pool, will be laid out on the open, tree-dotted space against a background of lovely hills.**

I saw these houses on a day of bright sunshine and bitterly cold wind. First I was struck by the lovely setting against the hills and then by the cosiness inside the houses, even when unoccupied. The cavity walls give a "feeling" of sturdy construction, of solid shelter. Calling at one which is already occupied I was kindly invited by the owner to look over the house and here I was surprised to see how well large furniture fits into these houses. The rooms are so well proportioned and planned that many furniture arrangements are possible without cramping and the owner assured me that she had never found an easier-to-run house. Another point she mentioned, which will appeal to people who like a family get-together, was that the bedrooms are large enough to take extra beds when visitors make "doubling-up" necessary. Incidentally, the houses can be built- with four smaller bedrooms instead of the three large ones.

## What it Costs

These charming houses are being built on the Redesdale Garden Estate at Stillorgan, Co. Dublin, and are going up as fast as wanted. The ground was first cut in March 1949, and the first one opened by Mr. Keyes, Minister for Local Government, in July. Now 100 are completed and a number of new owners have moved in. The terrace houses cost a total sum of £1,800, made up by a deposit of £150, government grant, £275, and a loan of £1,375. The ground rent is £10 a year. The semi-detached houses cost £1,875, plus the £275 grant and the ground rent is £12 10s. a year. These higher-priced houses include, over and above the spaciousness and amenities of the terrace houses, a garage, a refrigerator, with built-in cup-boards in the kitchen and wardrobes in bedrooms. Not only are such cupboards and wardrobes practical and good-looking, but they cut down the expense of furnishing the rooms - a point most families have to consider carefully.

Any housewife would have an enviable job running one of these delightful houses. Her work lightened by modern planning and arrangements, a pleasant open prospect of fields and mountains from her windows, the peace of the countryside within a short ride from town and above all somewhere where her children can play in the health-giving fresh air in complete safety. I can well imagine this attractive estate becoming a community of people of like interests, of friendliness and happy family life. For once in a way the "white collar worker" has been catered for by someone who understands his needs, his tastes and his pocket!

