

housewife spends a lot of her time in it, a good kitchen enhances the selling value of a house. There are varying opinions as to orientation, but either morning or afternoon sun should shine into the room, preferably the former. Try to reduce the doors to a minimum and to avoid cross-traffic.

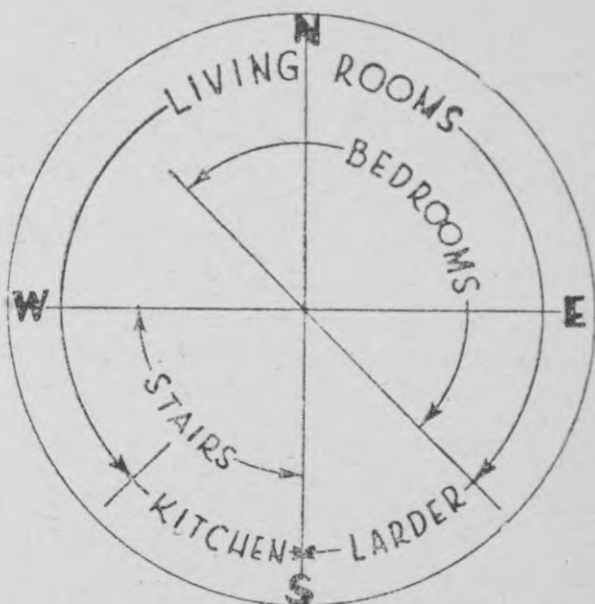
Halls and passage-ways are often waste space which has to be paid for, so that they should be reduced to an absolute minimum. Do not always think of a "front door" as being in the front of the house; a side entrance may be more convenient.

For the sake of plumbing, the bath-room should be as near as possible to the kitchen. Try to avoid having the lavatory in the bath-room. A separate room is preferable. Under the existing by-laws both rooms have to be on an outside wall.

Garages are best attached to the house so that the car is easily reached in wet weather. In this case the common wall between garage and house must be, by law, of fire-proof material, concrete or brick. If separate, the garage in some districts is not allowed to be built on the street and always if placed on the boundary must have a fire-proof wall. The consent of the owner next door must be obtained before such a garage may be erected.

So much for the main features of the house. You are now ready to start drawing. The usual scale adopted for house plans in New Zealand is that one-eighth of an inch on the plan represents one foot on the actual job. First of all tabulate the rooms and their sizes. Living rooms should be approximately 16ft by 14ft or 18ft by 14ft. In the State houses the average living room is 17ft by 12ft. Bed rooms should be 14ft by 12ft or 12ft by 10ft according to the furniture required; built-in wardrobes being a saving in space. Bed rooms in State houses range from 12ft by 11ft to 13ft by 12ft for main bed rooms, and 12ft by 9ft or 11ft by 10ft for secondary bed rooms.

Dining recesses need to be about 10 feet square. In State houses they vary from 12ft by 8ft 6in to 9ft by 10ft. The size of the kitchen will vary with the number of doors and the types of fittings required. The sink bench



is usually 1ft 10in wide and 6ft long, and an electric range may be estimated at being two feet square.

Having decided on the number and approximate sizes of the rooms try thumb-nail sketches, placing the rooms in relative positions, and correctly orientated (that is correct according to the sun). Try as many different arrangements as you can, and then build up the best to a scale of 16ft to 1in. Some rooms will probably have to be altered in shape. Bear in mind that walls should not be too broken, and the roof should be as simple as possible.

When satisfied with this preliminary plan build it up to a scale of one-eighth in. to a ft. At this scale remember that partitions, walls, etc., are 4in. wide, passages not less than 3ft 6in, internal doors 6ft 8in x 2ft 8in, and external doors 6ft 10in x 2ft 10in. Living room fireplaces are usually about 4ft 6ins wide. There are two schools of thought with regard to windows, one maintaining that the glass should be in even sizes, 1ft 6in, 1ft 8in, etc.—and the other that the sash should be in even sizes. However, on the plan allow 2ft for a sash.

Most small houses are estimated for cost at so much per square foot, and in 1939 this was approximately 20/-. Now-a-days, due to shortages of labour and materials, this cost is much higher. This should be borne in mind when the plan is being drawn, for wasted space means wasted money.