NEW EARSWICK
YORK

THE JOSEPH ROWNTREE VILLAGE TRUST.

FOLK HALL

New Earswick.

The Joseph Rowntree Village Trust.

THE village of New Earswick had its origin in the desire of Mr. Joseph Rowntree to make a practical contribution to the housing question. With this end in view he founded a Trust in December, 1904. The following clause in the Deed of Foundation is vital to the appreciation of the nature and purpose of the experiment :—

> "The object of the said Trust shall be the improvement of the condition of the working classes (which expression shall in these presents include not only artisans and mechanics, but also shop assistants and clerks, and all persons who earn their living wholly or partially, or earn

a small income by the work of their hands or their minds, and further include persons having small incomes derived from invested capital, pensions or other sources) in and around the City of York and elsewhere in Great Britain and Ireland, by the provision of improved dwellings with open spaces and where possible gardens to be enjoyed therewith, and the organisation of village communities, with such facilities for the enjoyment of full and healthy lives as the Trustees shall consider desirable, and by such other means as the Trustees shall in their uncontrolled discretion think fit."

New Earswick Village is two and a half miles north of York, and a mile from the Cocoa Works of Rowntree & Co., Ltd., of which Mr. Joseph Rowntree is the Chairman. The land, which comprises 123 acres, lies on both sides of the Haxby Road, and is intersected by the River Foss. Earswick Station, on the York and Hull line of the North Eastern Railway,

adjoins the estate, and affords easy and convenient access to York city. Messrs. Parker & Unwin, Architects of the Garden City of Letchworth, have prepared a scheme for the entire village (which, when completed, will contain several hundred houses), with open spaces of from 10 to 12 acres for recreative purposes of all kinds. They have also prepared the plans of all the houses.

The essence of the experiment is the provision of houses which, though well built, convenient, healthy and artistic in design, and having gardens, can be let at rentals within the means of the classes of workers named above.

It was laid down in the Trust Deed that the Founder desired that while the rents should be kept as low as possible, they should represent a commercial return on the capital invested, so that the tenants should not be placed in the position of being recipients of a bounty.

To construct cottages complying with the Founder's wishes and to be able to let them at rents within the means of ordinary working people, has not proved an easy task. Rigid economy has been necessary at every stage, and many designs submitted by the architects have necessarily been rejected, simply on account of cost. Two factors have made the problem especially difficult.

1. As there was no existing sewerage system of which the village could take advantage, it has been necessary, at considerable cost, to erect and maintain sewage disposal works. The flatness of the land forming the village site adds to the difficulty of the sewerage problem.

(See note on Sewerage System, p. 41).

2. The rents obtainable in New Earswick are much lower than would be paid for similar houses in the neighbourhood of a large town. The aim of

STATION AVENUE.

the Trustees is to let the cottages at rentals which, after making necessary allowances for repairs, depreciation and incidental expenses, shall yield a nett return upon capital of from 3 to $3\frac{1}{2}$ per cent. The experience so far gained goes to show that to achieve this end a gross rental must be obtained equal to 5 or $5\frac{1}{2}$ per cent. on the cost of the building, including land, sewers and garden.

This is the basis on which all rents are now fixed. It should be pointed out that the Trustees are at present responsible for sewage disposal, road repairs, street lighting, scavenging, and the cost of these is included in the rent.

The roadways in the village are comparatively narrow—18 feet—but there are grass verges about 6 feet wide between the roadway and the footpath on each side of it. The gardens again adjoin this, so that from house to

house there is an actual width of about 50 feet. Trees are planted in the grass verges, so as ultimately to form avenues.

Turning for a moment to the social life of the village, one of the clauses of the Trust Deed expresses the Founder's desire that "nothing may be done to prevent the growth of civic interest and a sense of civic responsibility among those who may live in any community existing on the property of the Trust."

A Village Council has been formed, and this tends to develop a civic spirit. It is a consultative body, and deals with matters affecting the interests and development of the village. It consists of ten members, nine elected by the adult inhabitants, men and women, and one appointed by the Trustees.

The care and management of the Folk Hall is in the hands of this Council. At its suggestion a bowling green, tennis lawns and a village green have been

provided by the Trustees. These places of recreation are under the supervision of the Council. All plans for new houses which the Trust contemplate building are also submitted to it for criticism. In addition, it is responsible for the Library and much of the social and educational work which centres round the Folk Hall during the winter season.

The Folk Hall was opened in 1907, and comprises a large hall used for meetings, concerts and other functions, a billiard room containing two full-sized tables, and a number of smaller rooms. In one of these the Village Library is at present housed.

Among the social activities of the village should be mentioned the Women's Guild, the Horticultural Society, the Dramatic Society, the Choral Society and a branch of the York Savings Bank.

The religious needs of the community are served by the Church of England, the Wesleyans and the Society of Friends. The two latter meet in rooms at

the Folk Hall. An Adult School for men is held on Sunday morning, and a Sunday School for children in the afternoon.

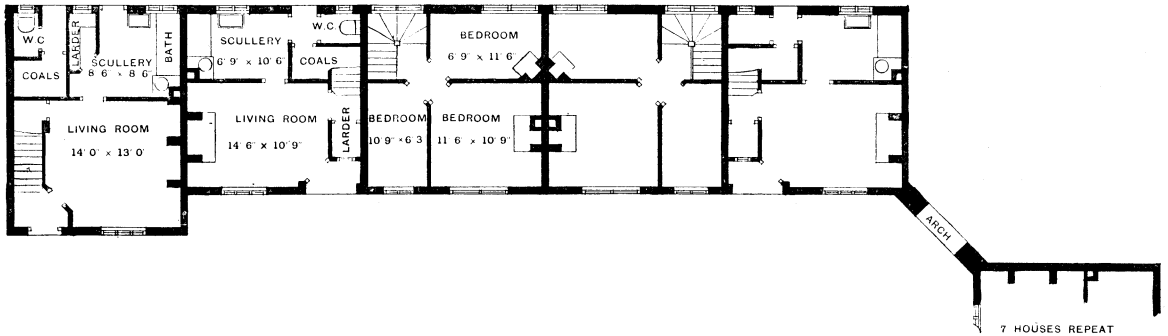
When drawing up the Trust Deed the Founder clearly laid it down that "the administration of the Trust shall be wholly unsectarian and non-political, and there shall always be a rigid exclusion of all interests calculated or tending to impart to it a character sectarian as regards religion or belief or exclusive as regards politics." This clause has been rigidly adhered to by the Trustees.

It may also be noted in passing that the tenancy of the houses is by no means confined to those employed at the Cocoa Works. Indeed the majority of the tenants are employed elsewhere.

PLAN I.

Showing end houses linked up by archway.

PLAN I.



This is the cheapest type of cottage built by the Trust. The group forms three sides of a quadrangle, with gardens in the middle. At the request of the tenants baths have not been fixed in some of these houses on account of the high charge made for the water supplied for this purpose. If better terms could be made with the Water Company for the supply of water for baths in small houses, these would be added.

The front door opens into the living room ; the back door into an open lobby or passage, which forms a covered approach to both the coalhouse and the W.C.

Accommodation :—

Living room—14 ft. 6 in. by 10 ft. 9 in. by 8 ft. high.

Scullery—10 ft. 6 in. by 6 ft. 9 in.

Three Bedrooms—(1) 11 ft. 6 in. by 10 ft. 9 in., (2) 11 ft. 6 in. by 6 ft. 9 in., (3) 10 ft. 9 in. by 6 ft. 3 in. All 8 ft. high.

Larder, Coalhouse and W.C.

These houses cost £245 14s. 9d. each to build, made up as follows :—

	£	s.	d.
Building cost, including Gardens†	184	12	8
Land (Houses built eleven to the acre)	11	0	0
Share of Sewerage and Roads	31	0	0
Architect, Clerk of Works and Overhead Expenses ..	19	2	1
Total ..	£245	14	9

Rent 4/6 per week for 16 houses; 5/6 per week for 4 end houses.

*Rates, including water, 11d. per week.

† In all cases it may be assumed that the laying-out of gardens costs about £9 0s. 0d.

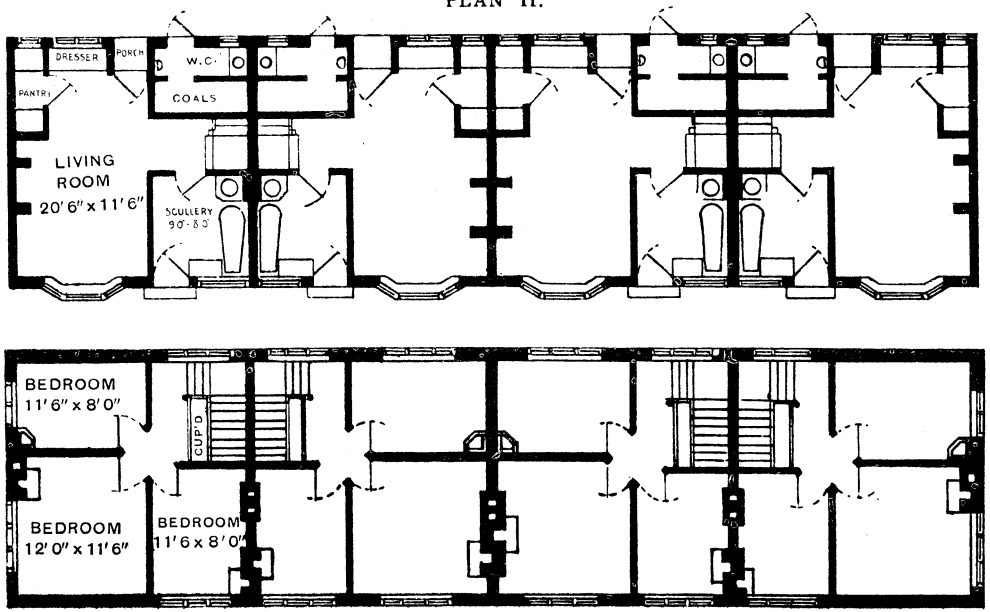
* The figures for the rates given throughout this pamphlet refer to 1913.

PLAN II.

Group of Four Houses.

Front Elevation.

PLAN II.


DRESSER
PORCH
W.C.
PANTRY
COALS
LIVING ROOM
20'6" x 11'6"
SCULLERY
9'0" 8'3"
BEDROOM
11'6" x 8'0"
CUP'D
BEDROOM
12'0" x 11'6"
BEDROOM
11'6 x 8'0"

PLAN II.

These houses are built in groups of four. There is a through living room, with a bay-window at one end, and a casement window and the front door at the other. The larder opens out of the living room. Upstairs there are three bedrooms, with a fireplace in each. There is also a capacious cupboard on the landing, which serves as a wardrobe, and contains a large shelf for house linen.

Accommodation :—

Living room—20 ft. 6 in. by 11 ft. 6 in. by 8 ft. high.

Scullery, containing bath, etc.—9 ft. by 8 ft.

Three Bedrooms—(1) 12 ft. by 11 ft. 6 in., (2) 11 ft. 6 in. by 8 ft., (3) 11 ft. 6 in. by 8 ft. All 8 ft. high.

Larder, Coalhouse and W.C.

These houses cost £274 18s. 8d. each to build, made up as follows :—

	£	s.	d.
Building cost, including Gardens	225	9	8
Land (Houses built eleven to the acre)	11	0	0
Share of Sewerage and Roads	31	0	0
Architect, Clerk of Works and Overhead Expenses ..	7	9	0
Total ..	£274	18	8

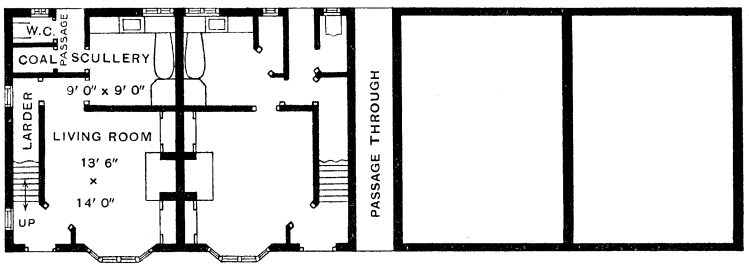
The rent is 4/9 per week. Rates, including water, 1/1½ per week.

PLAN III.

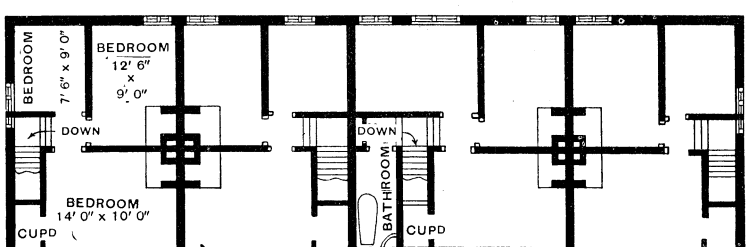
Group of Four Houses.

Front Elevation.

PLAN III.



GROUND FLOOR.



FIRST FLOOR.

PLAN III.

This is a block of four houses with a passage in the centre which gives access to the back doors and gardens of the two middle houses. The front door opens into a small lobby at the foot of the staircase. The entrance to the living room is gained from this lobby. The room has a wooden floor and a register grate with boiler at the back which supplies hot water to the bath and sink. The cooking range and gas copper are in the scullery. The back door leads into an open lobby, which forms a covered approach to the coalhouse and W.C. There are three bedrooms. The space on the first floor over the passage is utilized in one of the houses for a bathroom. In the other three houses the baths are placed in the scullery, and are fitted with hinged lids, which form tables when the baths are not in use.

Accommodation :—

Living room—14 ft. by 13 ft. 6 in. by 8 ft. high.

Scullery—9 ft. by 9 ft., containing bath, etc.

Three Bedrooms—(1) 14 ft. by 10 ft., (2) 12 ft. 6 in. by 9 ft., (3) 9 ft. by 7 ft. 6 in. All 8 ft. high.

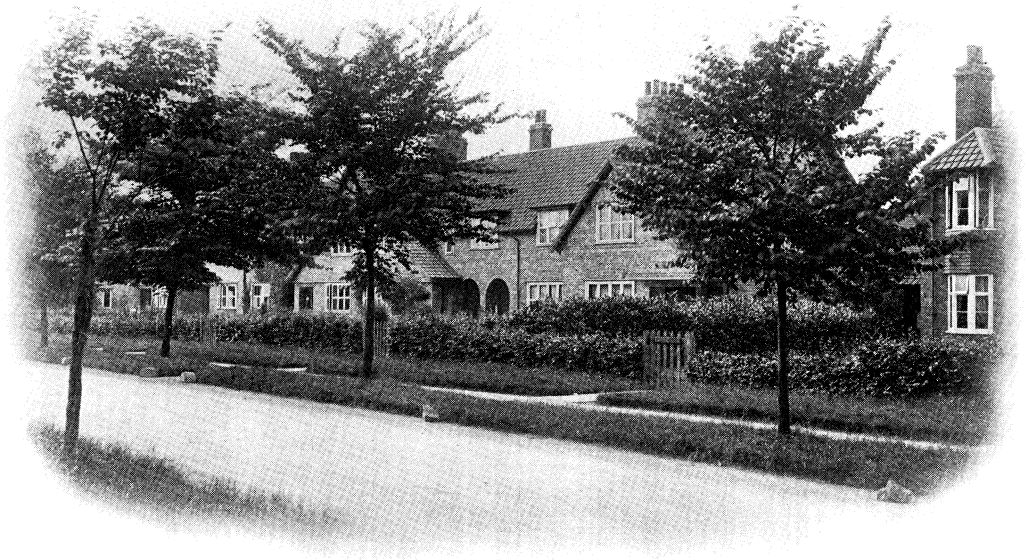
Larder, Coalhouse and W.C.

The houses cost £309 15s. 7d. each to build, made up as follows :—

	£	s.	d.
Building cost, including Gardens	243	8	9
Land (Houses built eleven to the acre)	11	0	0
Share of Sewerage and Roads, etc.	31	0	0
Architect, Clerk of Works and Overhead Expenses ..	24	6	10
Total ..	£309	15	7

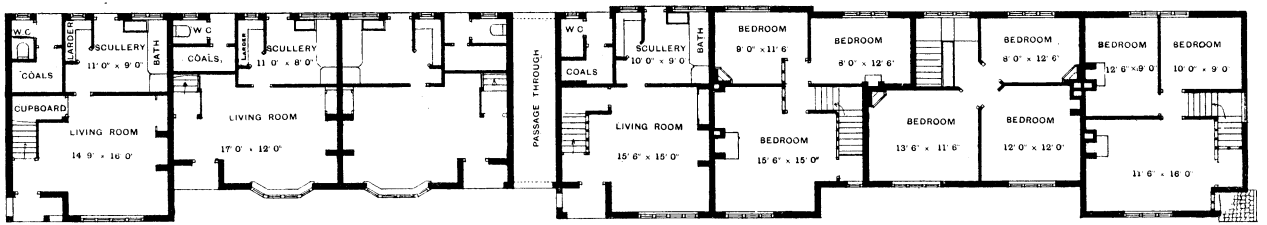
Rent 6/– per week (bath in scullery) ; 6/8 per week (bathroom upstairs).

Rates, including water, about 1/6 per week.



PLAN IV.
Group of Seven Houses.
Front Elevation.

PLAN IV.



This group of seven houses is broken by a large archway in the middle. The sizes of the rooms in the different houses vary somewhat; the living rooms in the two end ones are larger than those in the middle houses. The two middle houses have larger bedrooms, as they are built over the archway. In all the houses there are three bedrooms, each with a fireplace.

Accommodation :—

Living room—17 ft. by 12 ft. by 8 ft. high.
Scullery—11 ft. by 8 ft., with bath, etc., and a hot and cold water supply.
Three Bedrooms—(1) 12 ft. by 12 ft., (2) 13 ft. 6 in. by 11 ft. 6 in., (3) 12 ft. 6 in. by 8 ft. All 8 ft. high.
Larder, Coalhouse and W.C.

(*Note.—The above dimensions are those of the rooms in the majority of the houses, but not in all, as stated above.*)

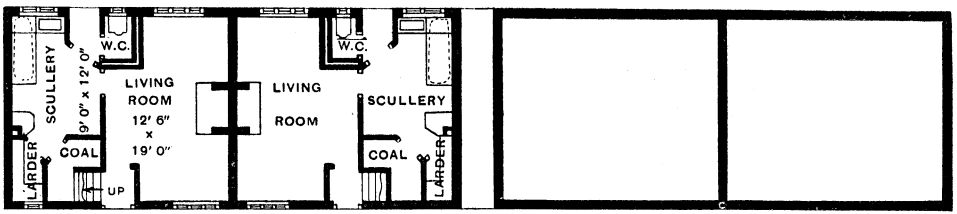
The houses cost £318 7s. 11d. each to build, made up as follows :—

	£	s.	d.
Building cost, including Gardens	255	7	0
Land (Houses built eleven to the acre)	11	0	0
Share of Sewerage and Roads	31	0	0
Architect, Clerk of Works and Overhead Expenses ..	21	0	11
Total ..	£318	7	11

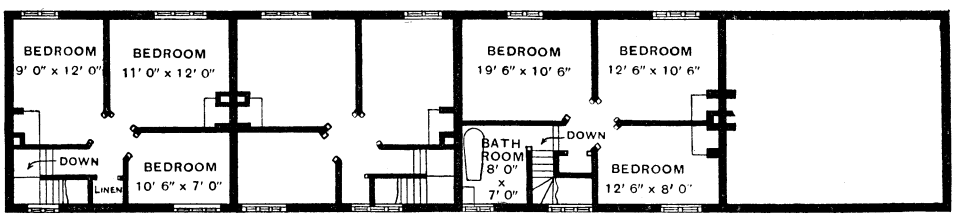
The rent is 6/3 per week. Rates, including water, about 1/6 per week.

PLAN V.
Group of Four Houses.
Front Elevation.

PLAN V.



GROUND PLAN.



FIRST FLOOR.

PLAN V.

This is a block of four houses with a passage in the centre, which gives access to the back doors, and the gardens of the two middle houses. The front door opens into a small lobby at the bottom of the staircase. The entrance to the living room is gained from this lobby. The living room is a through room with a wooden floor and windows at each end. There is a register grate with boiler at the back which supplies hot water to the bath and sink. The cooking range and gas copper are in the scullery. There are three bedrooms. The space on the first floor over the passage is utilized in one of the houses for a bathroom. In the other three houses the bath is in the scullery. It is fitted with a hinged lid, which forms a table when the bath is not in use.

Accommodation :—

Living room—19 ft. by 12 ft. 6 in. by 8 ft. high.

Scullery—12 ft. by 9 ft.

Three Bedrooms—(1) 12 ft. by 11 ft., (2) 12 ft. by 9 ft., (3) 10 ft. 6 in. by 7 ft.

Larder, Coalhouse and W.C.

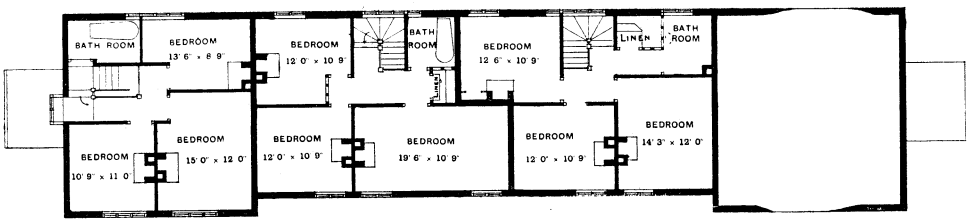
The houses cost £328 14s. 1d. each to build, made up as follows :—

	£	s.	d.
Building cost, including Gardens	260	12	9
Land (Houses built eleven to the acre)	11	0	0
Share of Sewerage and Roads, etc.	31	0	0
Architect, Clerk of Works and Overhead Expenses ..	26	1	4
Total ..	£328	14	1

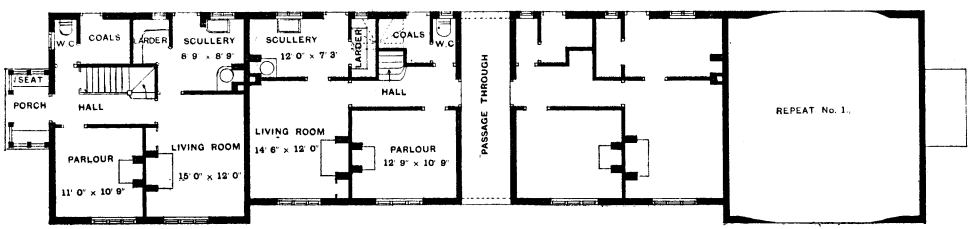
Rent 6/3 per week (bath in scullery) ; 7/– per week (bathroom upstairs).
Rates, including water, about 1/6 per week.

PLAN VI.
Group of Four Houses.
Front Elevation.

PLAN VI.



First Floor.



Ground Floor.

PLAN VI.

This group of four parlour houses is broken in the middle by a wide archway, from which lead the front doors of the two middle houses. The front doors of the two end houses are covered by glass porches. Upstairs there are three bedrooms and a good bathroom, which in addition to the bath contains a fixed wash-basin. There is a supply of hot and cold water to both the bath and basin.

Accommodation :—

Living room—15 ft. by 12 ft. by 8 ft. high.

Parlour—11 ft. by 10 ft. 9 in.

Scullery—8 ft. 9 in. by 8 ft. 9 in.

Three Bedrooms—(1) 12 ft. by 15 ft., (2) 11 ft. by 10 ft. 9 in., (3) 13 ft. 6 in. by 8 ft. 9 in. All 8 ft. high.

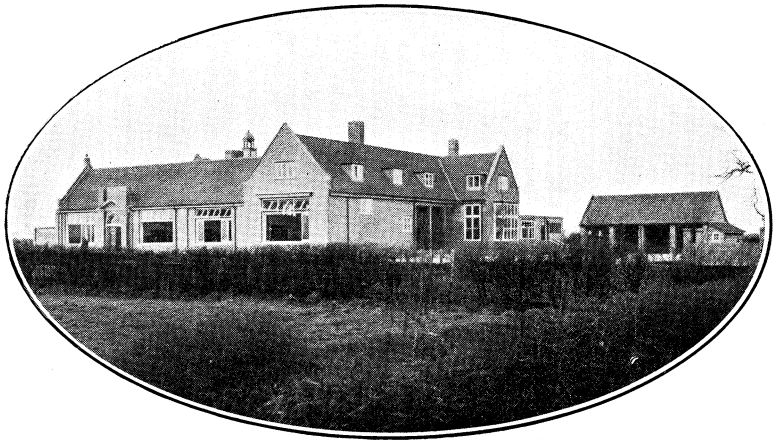
Bathroom—9 ft. by 5 ft. 6 in.

Larder, Coalhouse and W.C.

The houses cost £422 16s. each to build, made up as follows :—

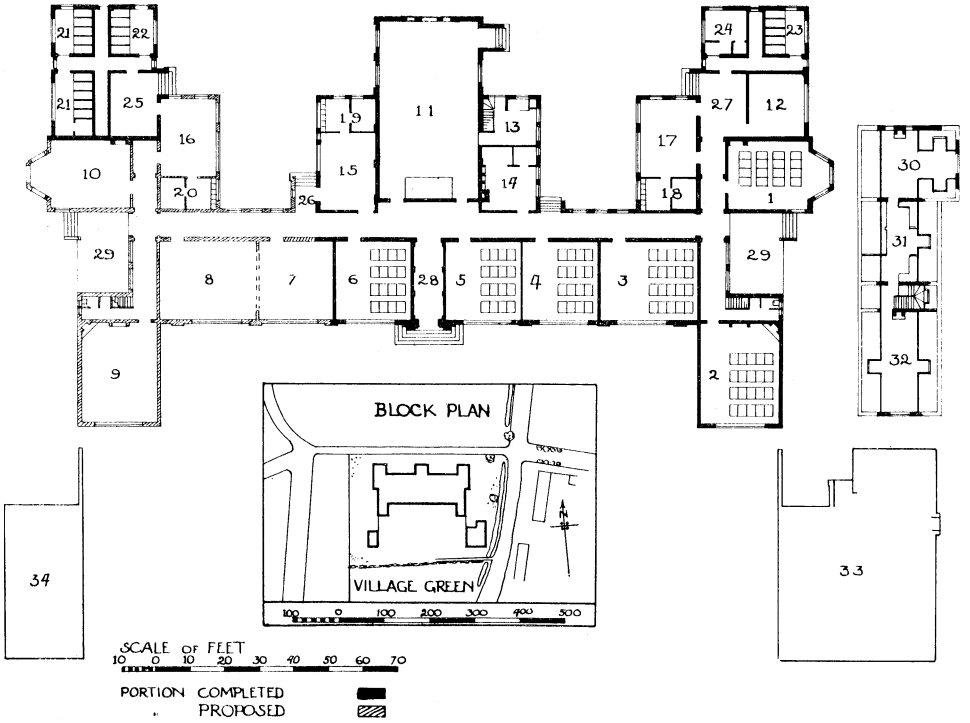
	£	s.	d.
Building cost, including Gardens	332	7	8
Land (Houses built nineteen to two acres)	13	0	0
Share of Sewerage and Roads	36	0	0
Architect, Clerk of Works and Overhead Expenses ..	41	8	4
Total ..	£422	16	0

The rent is 7/9 per week. Rates, including water, 1/9 per week.



The Open-air School at New Earswick.

PLAN OF THE NEW EARSWICK SCHOOL.



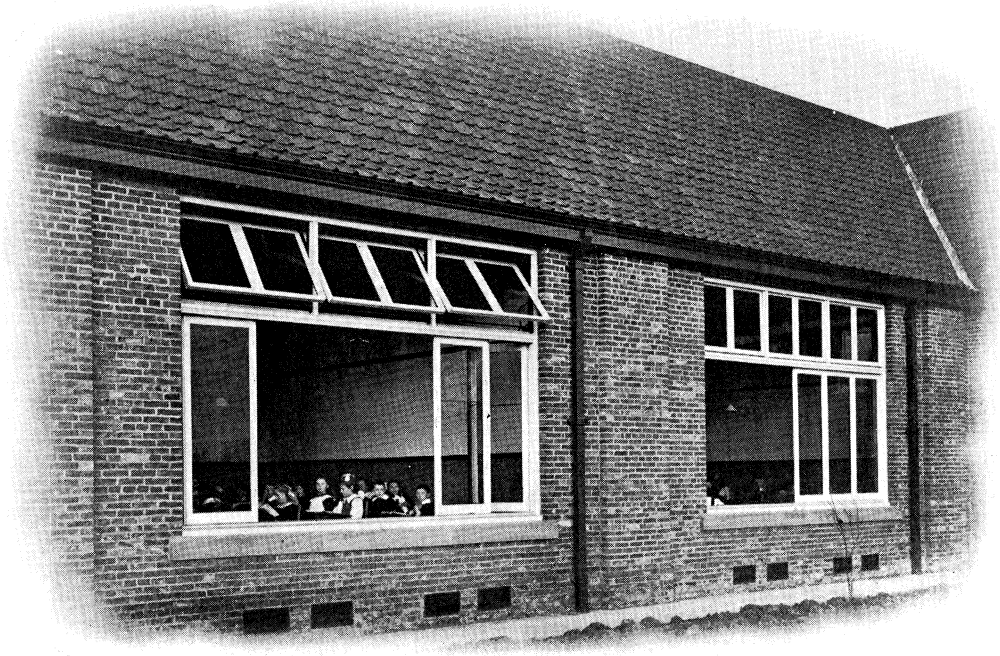
KEY TO PLAN.

No. 1 Class-room for 32 Children
„ 2 „ „ 40 „
„ 3 „ „ 40 „
„ 4 „ „ 32 „
„ 5 „ „ 32 „
„ 6 „ „ 32 „
„ 7 „ „ 32 „
„ 8 „ „ 40 „
„ 9 „ „ 40 „
„ 10 „ „ 32 „
„ 11 Hall
„ 12 Museum

No. 13 Caretaker
„ 14 Head Master
„ 15 Girls' Cloaks
„ 16 Infants' „
„ 17 Boys' „
„ 18 „ Baths and Lavatory
„ 19 Girls' „ „ „
„ 20 Infants' „ „ „
„ 21 Girls' W.C.'s
„ 22 Infants' „
„ 23 Boys' „

No. 24 Boys' Urinal
„ 25 Infants' Entrance
„ 26 Girls' „
„ 27 Boys' „
„ 28 Main „
„ 29 Verandah
„ 30 Head Mistress
„ 31 Store
„ 32 Assistants
„ 33 Workshop and Cookery
„ 34 Laboratory

NOTE.—Class-room for 32 Children, 480 square feet; ditto for 40 Children, 600 square feet.



PLAN VII.

Open-air School,

Showing Folding Windows.

PLAN VII.

This building was designed to provide an open-air school without duplicating the class-rooms by verandahs. To attain this end large windows have been arranged, which can be completely folded back against the wall. The windows are constructed after the manner of folding partitions, so that the portion below the transom falls back each way and leaves an opening of about 14 ft. wide. Thus, by the means of friction rollers and guides, the throwing open to the air of one side of the class-room, can be carried out in a few moments. Each window is provided with a sunblind, which makes the class-room pleasant and cool to work in even on the hottest and most glaring day. In addition to these large windows, ample provision is made for window openings and cross ventilation.

The corridors, cloak-rooms, etc., are made with flat concrete roofs at a lower level, so that the class-rooms may have ventilating windows high up in the walls on the opposite side to the main lighting windows. The hall is detached from the class-rooms and entered from the corridor.

The School, when completed, will provide accommodation for 352 children. The basis of accommodation is 15 square feet of floor area per child, instead of 10 square feet, the amount required by the Board of Education. In most of the class-rooms a water tap and sink have been fitted to facilitate simple experiments in the teaching of elementary chemistry and nature study.

NOTES ON THE SYSTEM OF SEWAGE DISPOSAL.

Owing to the level character of the land, it was impossible to have a gravitation scheme, and the following method has been adopted :—

For drainage purposes the area of the village has been divided into two halves ; down the middle of each a tank sewer has been laid, which falls to a central point, terminating in a connecting manhole.

All sewers in each section fall into the disconnected tank sewer. Each tank sewer is capable of holding six thousand gallons.

The sewage then falls into two 50-gallon compressed air ejectors, from which it is ejected at the rate of 200 gallons per minute to the north end of the estate, and delivered to the purification works.

The first unit of the purification works is designed for 225 cottages (or the equivalent in larger houses) and a dairy farm. At present (June, 1913), 160 cottages, 4 larger houses, the farm and Folk Hall are attached. Pumping is carried on for an average period of two and a half hours per day.

The treatment of the sewage follows bacteriological lines. It is delivered into one of two equalizing tanks of 6,000 gallons capacity. The second tank acts as a storm water overflow. Thence it is allowed to flow at an even rate through one of two small detritus tanks and into one of a set of two closed septic tanks, each of about 11,500 gallons capacity. The total capacity of the two tank sewers together with one equalizing, detritus, and septic tank, is sufficient to hold 24 hours' dry weather flow (calculated at 100 gallons per cottage per day for 225 cottages and 1,000 gallons from the farm, etc.).

The septicized sewage is delivered through an automatic rotary sprinkler on to a bed of coarse clinker 6 ft. deep and 47 ft. diameter. The capacity of the filter represents 380 cubic yards, and it is designed to purify twice the dry weather flow at a rate of 125 gallons per cubic yard.

Sludge from the septic tanks is run into shallow lagoons and the liquid draining from it is pumped on to the bed by an aeromotor.

The resulting effluent has given great satisfaction. It is usually clear, and always non-putrescible, and has a low oxygen absorption, averaging ·5 per 100,000 on the four-hour test. This compares well with the effluent from the York sewage at Naburn, which gives an average oxygen absorption of ·8 per 100,000.

NOTES ON COST OF MATERIAL AND WAGES.

The following are the prices, delivered on the site, of some of the chief materials used in the building of the houses :—

Facing Bricks, 34/6 per thousand.
Ordinary Clamp Bricks, 24/9 per thousand.
Middleton Bricks, for Chimneys, etc., 38/6 per thousand.
Lime, 15/– per ton.
Sand, 4/– per ton.
Cement, 39/– per ton.
Ridging Tiles, 1/2 per yard.
Roofing Tiles, 42/3 per thousand.
Roofing Timber, £10 10s. to £14 10s. per Petersburgh Standard.
Joinery Timber, £14 10s. to £19 10s. per Petersburgh Standard.

The Trade Union Wages of the district are paid to all the men employed by the Trust. They are as follows :—

Bricklayers, 9½d. per hour.
Bricklayers' Labourers, 6½d. per hour
Plasterers, 9d. per hour.
Plasterers' Labourers, 6½d. per hour.
Plumbers, 8½d. to 9d. per hour.
Joiners, 8¾d. per hour.
Joiners' Labourers, 6½d. per hour.
Painters, 7½d. per hour.
Navvies, for sewer work, 6½d. per hour.
Ordinary Labourers, for garden work, etc., 6½d. per hour.

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