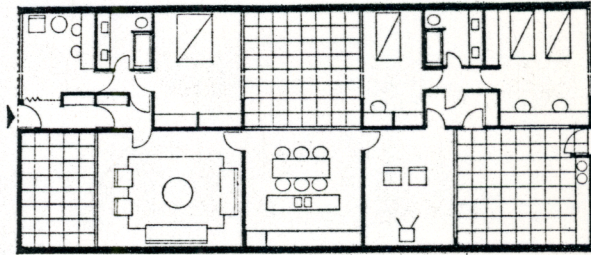
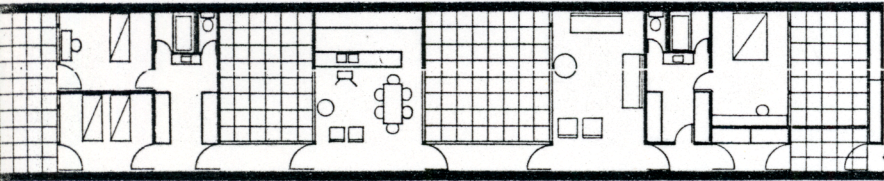


High density, single storey, urban mass housing

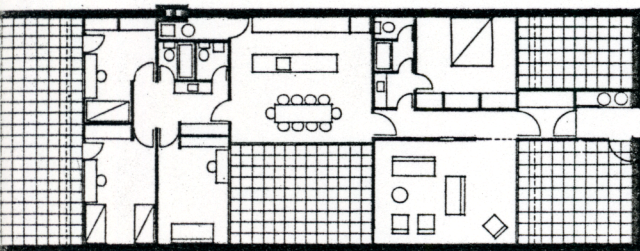
Serge Chermayeff

The upper half of this page shows a typical layout and alternative detail plans of a recent study by Serge Chermayeff for high density, single storey mass housing. The lower half and the following page shows the architect's own house at New Haven, which is a prototype unit for this study.

Left: plan showing the possible positioning of the houses on a grid iron plan. Each dwelling unit is enclosed within four walls, and the rooms are disposed about internal patios



Right and above: three typical arrangements of the separate components of the house which can be dispersed according to a client's requirements, and which can be adjusted according to the shape of the site



Below: an external view of a prototype patio house, occupied by Chermayeff himself. Ideally the patio boundary wall would be of the same material as the house

All photos Norman R. C. McGrath

Architect's own house at New Haven

The architect's own house is located in a 'turn of the century' residential street close to the main Yale campus in New Haven, Conn. The plan has been carefully disposed to preserve the many trees growing on the site, which was formerly part of the garden of the adjacent house.

The house (except for minor modifications to suit site conditions and some specialized programme requirements) is a prototype study for one unit of high density, 'on the ground', urban mass housing. The development of this type has been Chermayeff's preoccupation for some years and the subject forms part of his forthcoming book which will be published in the United States later this year.

This single unit would therefore appear at mid scale in an hierarchical organization of systems, ranging from the separation of conflicting elements of service in the dwelling, to the articulation of conflicting activities in the neighbourhood. At the smallest scale within each unit, this principle is reflected in the disposition of the separate components of the house into appropriate realms and integrities. For example, the services such as plumbing and heating are grouped in an accessible under-floor trench which runs the full length of the house and over which are grouped all units such as bathrooms, etc., which require this service. Also all electrical circuits are kept separate from structure, and are exposed (and accessible) but visually integrated into the detailing of the junction of the masonry walls and the wooden ceiling framing.

A parallel discipline dictates the planning into hierarchical groupings, grading communality to privacy, loud areas to quiet, etc. By the grouping of areas into pavilions, these physical and social separations can be made, but visual continuity can be maintained if desired, by the uninterrupted





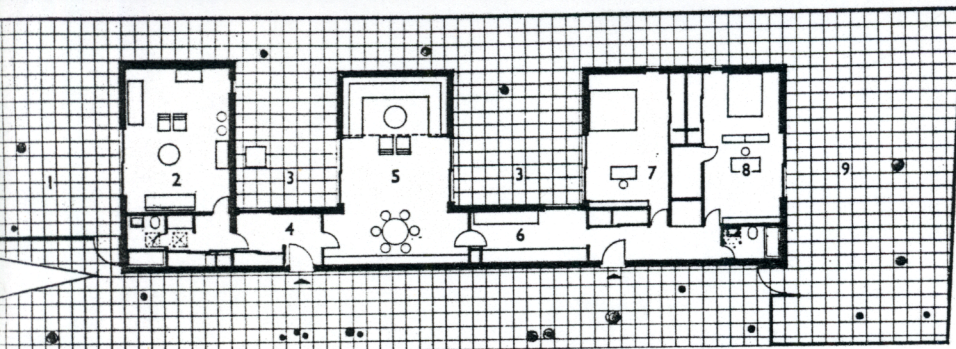
*Above: the kitchen from the living court
continued from page 494*

views across and through the open courts, which are themselves proportioned and scaled as similar to the totally enclosed rooms.

In a large project of this type of housing, units would be tightly clustered to demark similar principles in organization of private, communal and public spaces, social and service access, etc.

This prototype house is constructed of loadbearing concrete block, fairfaced internally and externally, built on a slab on grade. The roofing is flat timber decking, exposed internally and topped with a built-up roof. All door and window openings are from floor to ceiling. The windows of all 'communal' rooms are full length sliding glass doors. The floors are white vinyl tile.

P. F.



above plan

1 court 2 bed sitting room, normally master room 3 living court 4 hall 5 living room 6 kitchen 7 master bedroom 8 study 9 court

Below left: view through the living court from the living-room to the master bedroom

Below right: the view down into the living court

