

*Richings Park*

ITS MESSAGE

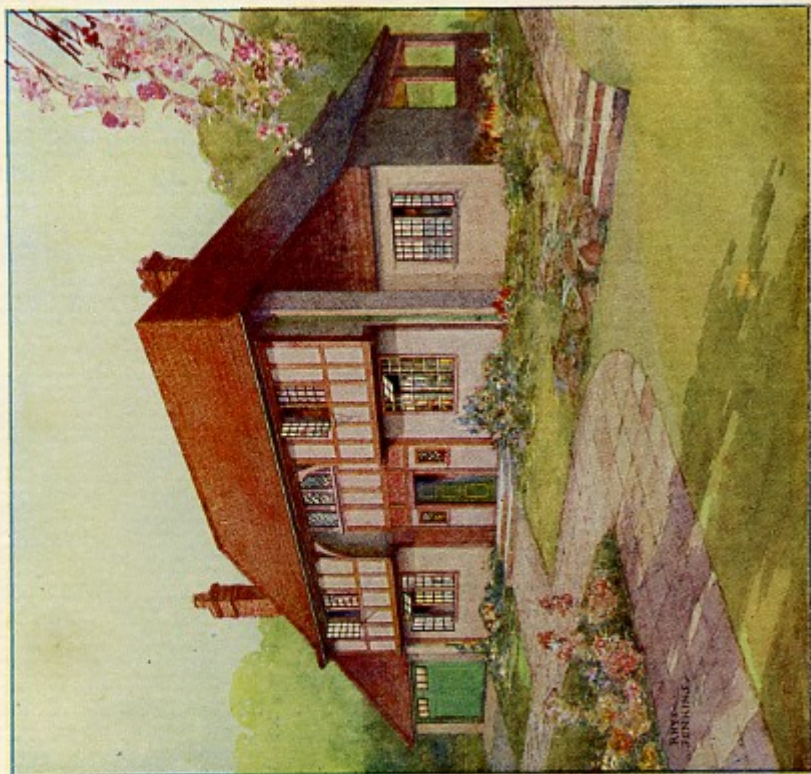


# HOUSES WITHOUT DEPOSIT

BEING A NEW WAY OF HOME-BUILDING  
WITHOUT FINANCIAL ANXIETY



*Published by*  
THE RICHINGS PARK ESTATE LTD.  
IVER, BUCKS  
*Tel: IVER 17*





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*Note:* In the pocket at the end of this book will be found a list showing accommodation and prices of houses under the No Deposit System.

PREFACE

EVERY man wants to own his house. Not merely as an investment or a present refuge, but as a safe anchorage in his declining years and a valued legacy to those he loves.

Yet many a man must put this desire behind him, living on in dreary or inadequate surroundings, because he cannot afford to buy.

It isn't a matter of weekly payments. He knows only too well that he is paying more in rent than he would need to buy a house by instalments.

It is that formidable "lump sum" at the start that he cannot manage. The builder's deposit, the legal fees, the road charges—all have to be met in hard cash. It can't be done. The money he has he would need for the "move," for staircarpets, curtains, and the furniture for that extra room. . . . No, not this year . . . and so the dream dies.

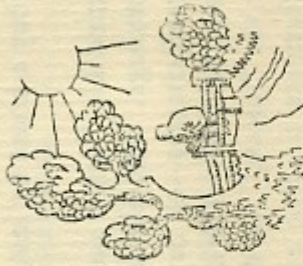
Now here are houses without deposit. Freeholds on which the initial charges are paid by instalments. Homes to be occupied without ingoing expenses.



Does that sound too good to be true? Come down to Richings Park and see.

Is there, to be frank, a "catch" in it anywhere? Examine the details of the scheme and learn.

Conceived with imagination and sympathy, carried out with courage and great resources, the scheme is rising to success. But the pride of its founders rests in the knowledge that they are not merely selling bricks and mortar; they are providing the basis of a broader, fuller life to just those people who can use it to the greatest benefit.



## OF HOME MAKING

THE condensing of the big towns that was born of the "industrial era" brought various evils in its train.

Travelling was slow, and provided that homes were within easy reach of work it didn't matter overmuch what they were like.

Building was done as expediently as possible, without forethought, design, or any great consideration for the simplest laws of health.

The first urgency of this industrial need passed, and the natural instincts of man rose again. He found he was being herded—most uncomfortably. No convenience, no pride of ownership—indeed, no life outside his work.

Above all, the health of the family suffered in a dozen ways, great and small. "Fresh air," said the doctors.

Fresh air he took, and immediately began to realise what his life lacked. He had lost the age-old delights of sunshine on green leaves, the smell of wood smoke in an autumn mist, the sparkle of dew on June roses.

So London began to grow outwards. To grow, until nowadays it is difficult to find a home that shall embrace the healthy life of the countryside within convenient reach of the centre.

Richings Park, however, fulfils these two conditions to a remarkable degree. For working days,

*Changing needs*

*Progress the reward of discontent*

*A man's needs*



R I C H I N G S P A R K E S T A T E  
a short and frequent main line service. For leisure hours, spacious gardens to cultivate or old scores to wipe off at tennis and golf; lazy evenings on the river, or charming rambles into Bucks.

Nor is it "buried in the country." Every need of those at home all day is delightfully met—whether it be social, educational, or hygienic.

It has been said of the houses at Richings Park that they "might have been planned by a woman," so easy are they to "run." So compact are the designs despite their roominess, so well chosen and carefully placed are the fittings, that housework is reduced to a minimum.

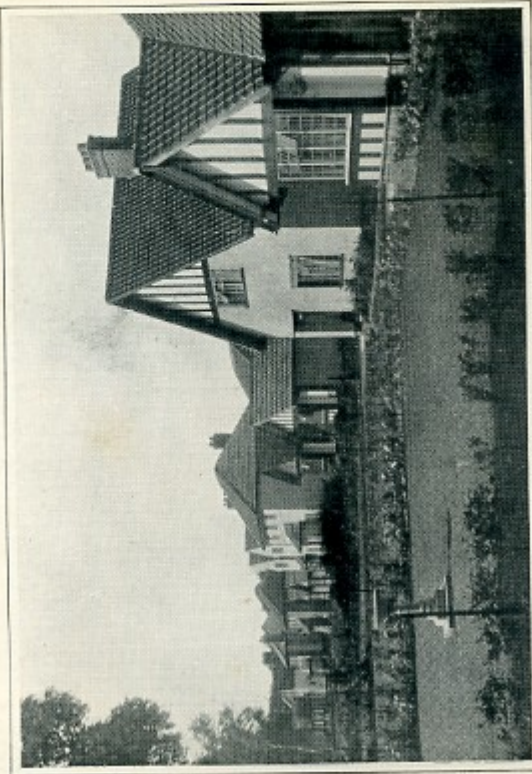
And what a chance is here for a woman to express herself in the decoration and arrangement of her home! The well-lighted, finely-proportioned rooms demand it, and the clean country air permits those delicate colour schemes in curtains and chintzes that the smuts and grime of London forbade.

Social life there is in plenty, though the Estate is so disposed that one is not obliged to know one's neighbours. Old ties, too, need not be weakened, for the cheap half-rate fares to Paddington are in operation every day of the week.

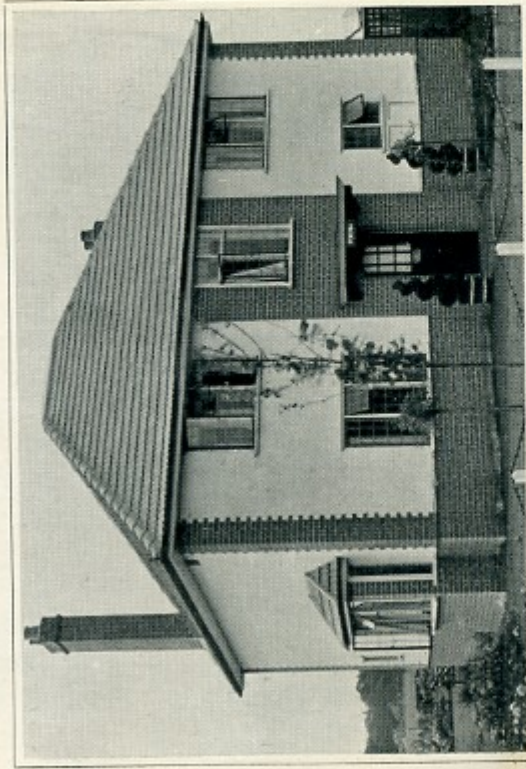
Fresh air and sunlight are the life-blood of a child. Only recently has it been realised how immensely important a part is played by light in the growth of children. For the town-bred child cod-liver oil is a substitute, but good though this is, it cannot equal nature's medicine applied in nature's way.

*A woman's  
needs*

*The children's  
needs*

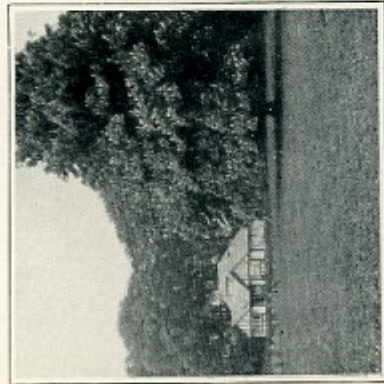


*Completed houses at Richings Park*



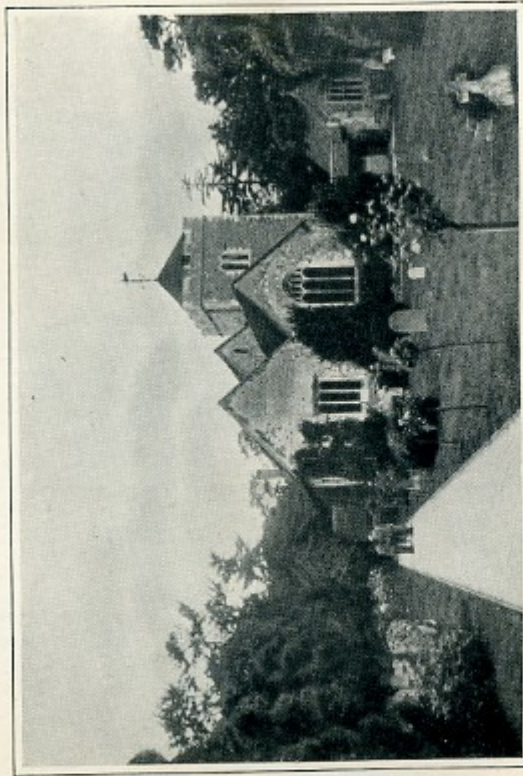
*Front view of a "P" type house*





*Above a view across the Park itself*

*Below a view of a corner of the estate*



*The famous church of Stoke Poges*

Outdoor playroom is ample everywhere in the big gardens and on the residents' recreation ground. As regards schooling, there is an up-to-date kindergarten on the estate and for older children there are several schools of good repute in the neighbourhood.

It should be noted here that the Estate is exceptionally fortunate in its milk supply, the milk coming direct from a neighbouring pedigree herd.

### O F R I C H I N G S P A R K E S T A T E

It would be difficult to find a locality which is more replete with attractive features to suit all tastes than are those surrounding Richings Park. As the map on page 42 shows, Windsor Castle and Eton are only four miles away; the charming parish of Stoke Poges and its famous church a similar distance. The noted Burnham Beeches and Farnham Royal are within seven miles; Beaconsfield and the Chilterns but slightly further.

Around Iver Village—the present residence of Princess Helena Victoria—lie many richly wooded private estates. So fresh, so rural in every aspect are they that it is difficult to realise how near lie the congested streets of the metropolis.

The Estate itself is situated on a spur running south from the Chilterns well above the level of the Thames Valley. It lies from 100 to 120 feet above sea-level, and as the subsoil consists of a dry porous mixture of sand and gravel, it provides ideal garden

*The surrounding district*

*The altitude and soil*



conditions, a dry and healthful atmosphere and perfect foundations for houses.

In the arrangements of the roads, the grouping of the houses in a definite and comprehensive scheme, the preservation of local features and the utilisation of existing avenues of trees, a pleasing and artistic variety is everywhere achieved.

The views shown in this booklet give some idea of the way in which natural charms of the Estate are being preserved. The coloured illustration of the lake and Tudor Court on pages 30 and 31 shows a portion of the Estate which will be completed next year. In the Tudor Court each house has a frontage on the road and a view from all the principal sitting-rooms on to broad terraces from which steps lead down to a walk surrounding the lake.

On the Estate over 200 houses have already been constructed, maintaining a population of nearly 1,000. When the Estate is completed there will be spread over it from 1,500 to 2,000 houses.

## OF THE HOUSES

The houses on the Estate nearly all stand in their own ground with ample space on all sides. They are well set back from the roads giving a sense of great breadth and ample scope for artistic garden planning in the front. A pleasing variety has been adopted both in the designing and disposition of the houses to avoid stereotyped or monotonous effects.

Instead of having two or three types only to select from, as is usual on a building estate, there is a wide choice of something like fifteen different types, ranging in price from £1 14s. to £3 3s. in weekly instalments spread over twenty years. And no other cost beyond this weekly outlay is involved.

The houses are designed by Mr. George E. Clare, F.R.I.B.A., who has made a special study of the design and construction of modern ideas in house planning. All the designs referred to in this booklet or its accompanying leaflets relating to Richings Park are the designs of Mr. Clare and the property of Richings Park Estate, Ltd. The building operations are carried out by an efficient staff under a resident clerk of the works, and every economy is effected consistent with sound materials and good workmanship.

The houses themselves are constructed of "Phormium" interlocking cavity blocks. These blocks are manufactured from Leicestershire marl—the best brickmaking material in the country. Each block is passed through two dies under very high pressure, thus producing a block with a minimum of porosity and a maximum of hardness. The blocks themselves are hollow, containing a centre of still air. In consequence they have an insulating value much greater than has the same thickness of solid brick, and equability of temperature is thus maintained indoors—warm in winter and cool in summer. Unlike the ordinary brick-built house, which takes some months to "dry out," the Phormium block house



R I C H I N G S P A R K E S T A T E  
is dry from the time it is decorated. Furthermore, the interlocking principle and the size of the blocks make it possible for the houses to be erected in much shorter time.

It may be noted that the Ministry of Health has officially stated that walls constructed of these blocks are much stronger than are those of 9-inch brick. Special features of the houses appealing to men are the space provided for a garage and the large gardens both before and behind the house.

As will be seen from the illustrations in this book, a garage forms an integral portion of many of the types of houses.

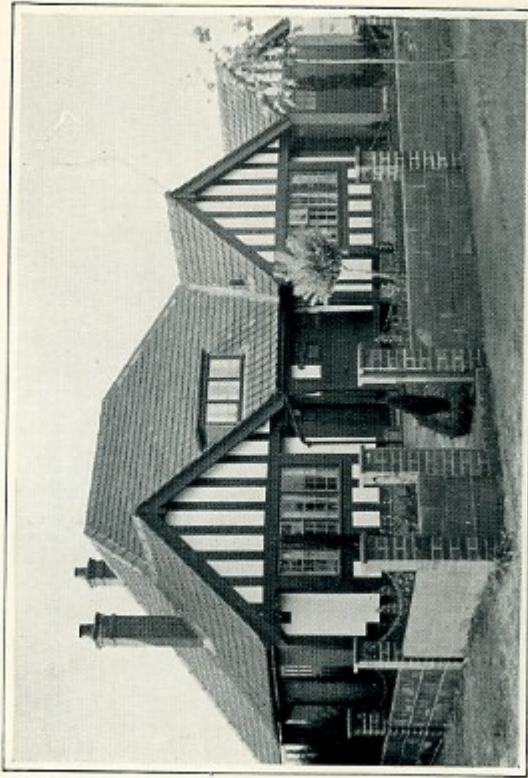
The usual suburban garden gives a man little scope. If he wants a lawn and flowers he can't have a "cabbage patch." The gardens at Richings Park, however, are so ample that there is room for a good lawn and paths, as well as for a vegetable garden big enough to supply the household needs. In most cases a full-size tennis court can be marked out upon the lawn.

Main drainage is provided everywhere, together with electric lighting and heating.

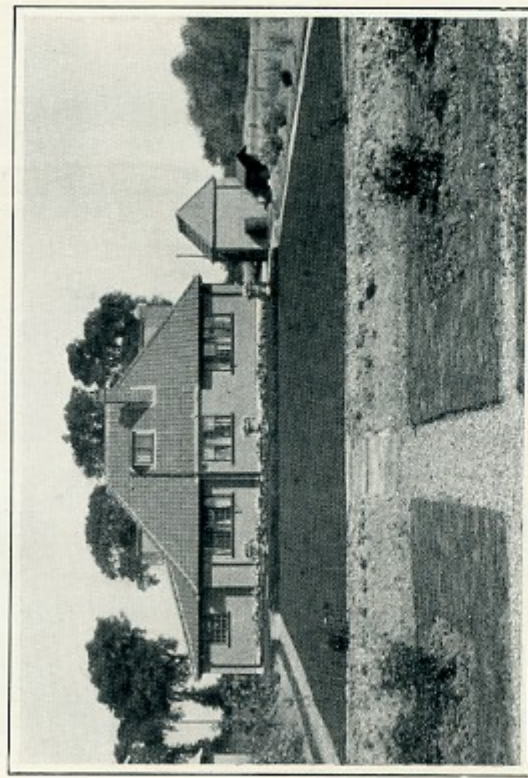
Realising the great strides which are being made in wireless development and the greater progress which the next few years are bound to witness, the builders of the Estate now include with every house full wireless equipment. This comprises not only a hidden aerial and fittings, but also a complete two-valve set and loud speaker. No additional charge

*As a man  
sees it*

*Wireless*

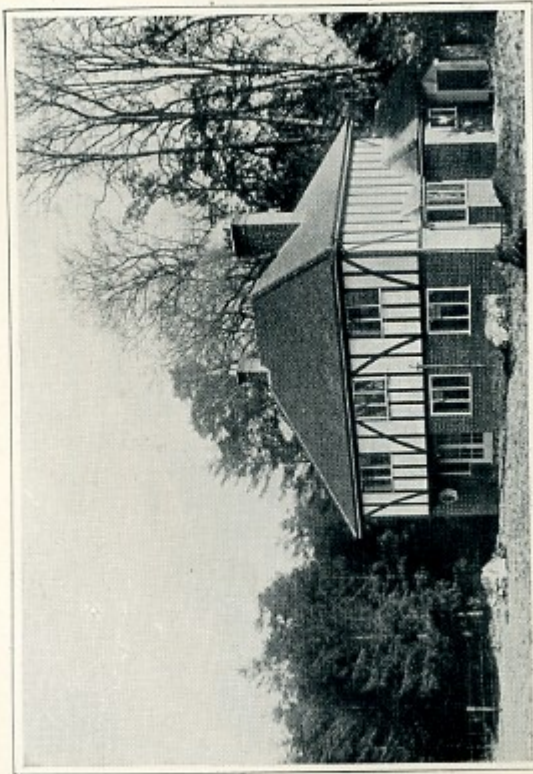


*"A" type bungalow showing garage*

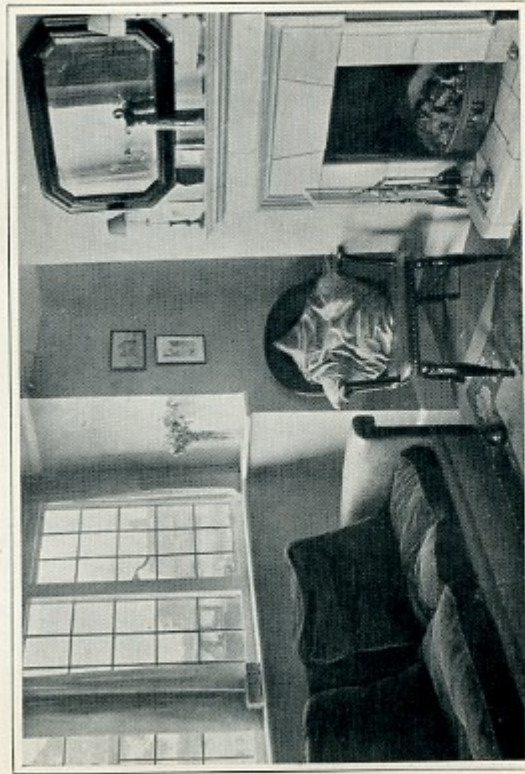


*Back view and garden of "A" type bungalow*

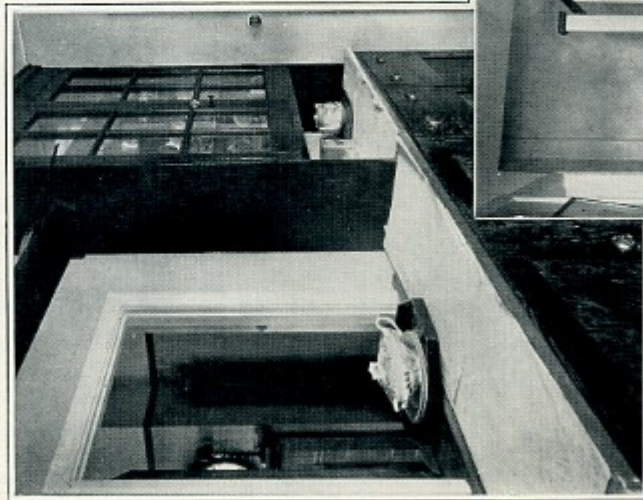




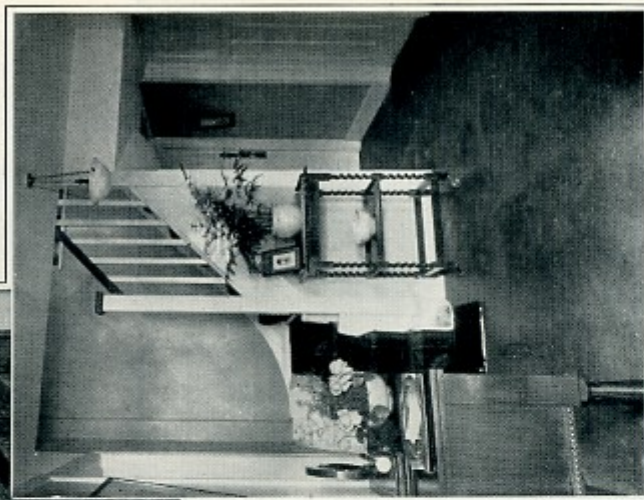
"Perry Lodge" — a ten-roomed house in the Park



A drawing-room corner

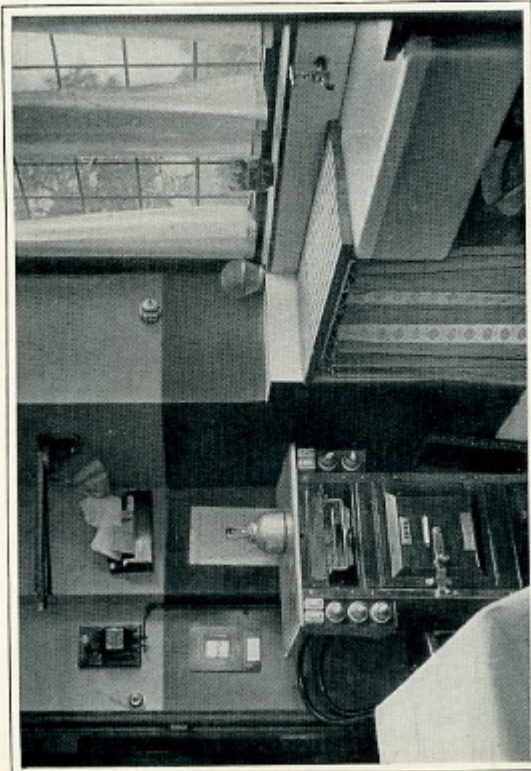


On the left :  
Serving hatch  
between kitchen  
and dining-room.  
The built-in glazed  
dresser is shown  
beyond



On the right :  
A typical entrance  
hall. Note the  
excellent lighting  
and the unobtrusive  
arrangement of the  
staircase





*The sink and electric cooker in a kitchen*



*A bedroom fitted with hot water supply*

H O U S E S W I T H O U T D E P O S I T is involved to the residents in regard to installation as all initial costs and royalties are paid. All that the new comer has to do on taking possession of his house is to switch on his set and the British Broadcasting Company is immediately at his service.

The installation of this feature in the houses is another proof of the determination of the owners of the Estate to break away from the unimaginative practice of other building estates and to supply homes rather than mere houses.

Not only are the houses attractive to look at; they are planned internally to reduce labour to a minimum. For example, the dining-room always adjoins the kitchen, with a serving hatch between if desired.

*As a woman sees it*

*The kitchen.*

The kitchen is exceptionally well fitted. Built in, is a generous dresser with glazed doors to the upper shelves. Porcelain covered taps and big draining boards are fitted to the sink and the floor is tiled in red.

*Cooking and beating*

The kitchen is also fitted with an electric cooker, an electric copper and a small kitchener, according to type. There is no gas at Richings Park, but the electric power supply is so economical that nearly all the residents—many of whom were at first distrustful—use this means in preference to coal. The kitchener, by the way, may be exchanged at will for an independent boiler which will give constant hot water and will consume most of the house refuse.



In the living-rooms plugs are fitted for the use of electric fires. One or two electric radiators are supplied in the inclusive cost of the house. These, again, are far cheaper to use than many residents expected, and by their cleanliness, great savers of time and trouble.

#### *Cupboard room*

Cupboard room, an important item, has been fully considered. In every house there is an ample linen-cupboard warmed by the hot-water pipes from the kitchen or hot-water boiler. In most of the types, moreover, corner cupboards are fitted in the bedrooms, and the lidded window-seats in the sitting-rooms make splendid chests. Larders are roomy and well-ventilated, and the coal cupboard has in most cases an outside chute and an inside door.

#### *The living-rooms*

Instead of the usual dining-room and drawing-room both about the same size, most of the houses at Richings Park have a dining-room of moderate, though sufficient size, and a really spacious living-room beyond. Even in the smallest types of house this room is amply proportioned. Care has been taken that the entrance hall shall not appear dark or cramped, and the lighting of every room or passage is excellent. Extra windows are added if appearances warrant, and the effect, as will be seen from the illustrations given in this book, is very bright and pleasing.

#### *The bath-rooms*

The bath-rooms, which are always tiled, are roomy and well ventilated. A special feature now included in the bath-rooms of all houses is an

electric towel rail. This device is invaluable, particularly to mothers, as it ensures that the bath-room is always warm and that towels and clothes for the children are available, dry and aired at any moment of the day. Nor is this installation expensive to use. It consumes very little current, and involves no trouble or difficulty.

#### *Domestic service*

It is reassuring to learn that at Richings Park at least the servant problem is not acute. For those who need assistance the countryside around will provide excellent maids who are accustomed to rural life and its simpler pleasures. On their afternoons or evenings off the girls visit their relatives nearby, or go to the local places of amusement to which they are accustomed.

## OF THE COST

The house-hunter who has read thus far will now be asking "What is this 'No-Deposit' system by which houses at Richings Park can be purchased?" Before dealing any further with the attractions and amenities of the houses and the Estate it will be well, therefore, to explain the object of the system and the way in which it works.

Those who planned the Estate were impressed by the fact that in and around London at the present time there are very many people anxious to possess houses of their own, but quite unable to do so by

#### *The "no deposit" system*

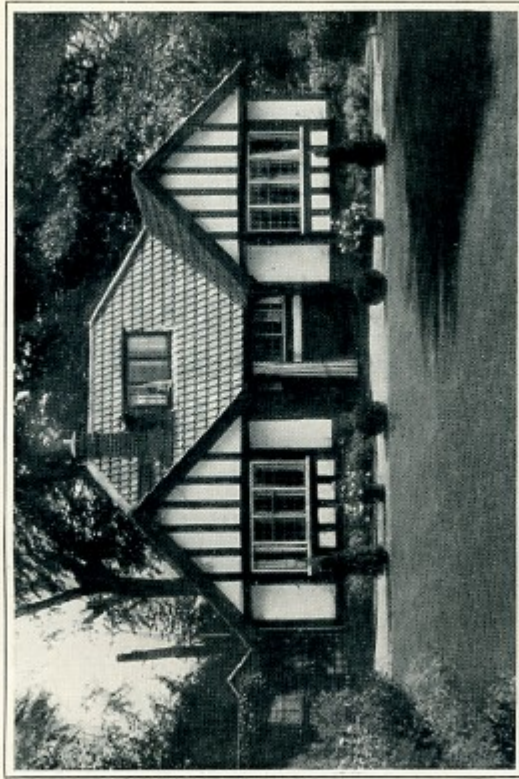
#### *Present needs of home-makers*



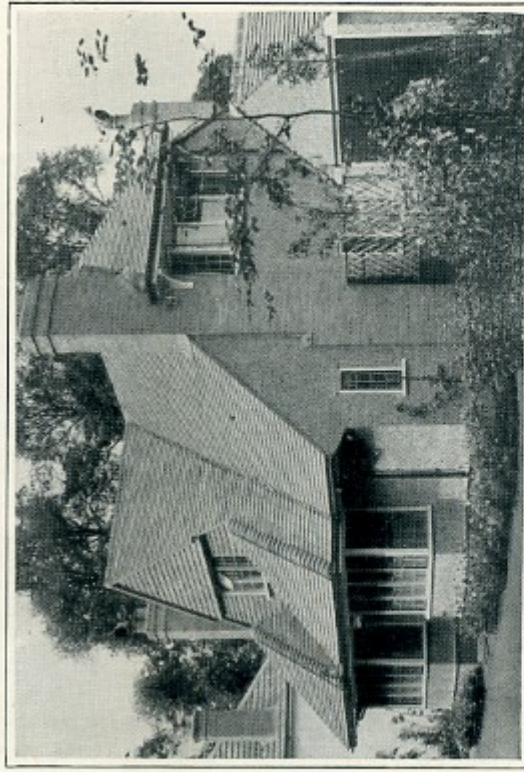
R I C H I N G S P A R K E S T A T E  
the terms under which houses are now placed on sale. In all such cases a deposit is required by the Building Estate amounting to from 10 per cent. to 25 per cent. of the total price. The cost of living to-day has prevented the mass of the people from accumulating savings wherewith to provide the lump sum which is required in such cases, but they are fully capable of meeting a moderate instalment over a period of years. It is to assist this large class that the Richings Park Estate has devised its "No-Deposit" system.

*The method  
of payment*

Under this system the whole cost, including legal and all other charges, is spread over a period of twenty years. Certain necessary fittings, such as the electric cooker, electric copper, electric towel rail, and one or two electric radiators are also supplied, the cost being included in the total price which is payable by instalments. The undertakings into which the purchaser has to enter have been reduced to the simplest possible, and the Estate itself makes all arrangements on behalf of the buyer for the negotiation and preparation of his contracts. The only cash payment the prospective occupant has to make is £5 when he selects his plot of land. This is simply to prevent frivolous applications and to cover the cost of references so essential to preserving the good character of the Estate. There is only one other requirement. The Estate require purchasers under this system to deposit with them, as security for the payment of instalments, a small

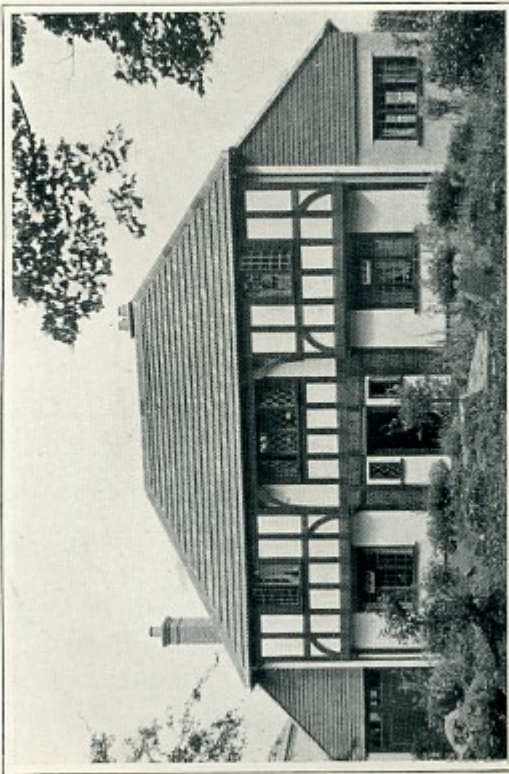


*View of an "A" type bungalow*

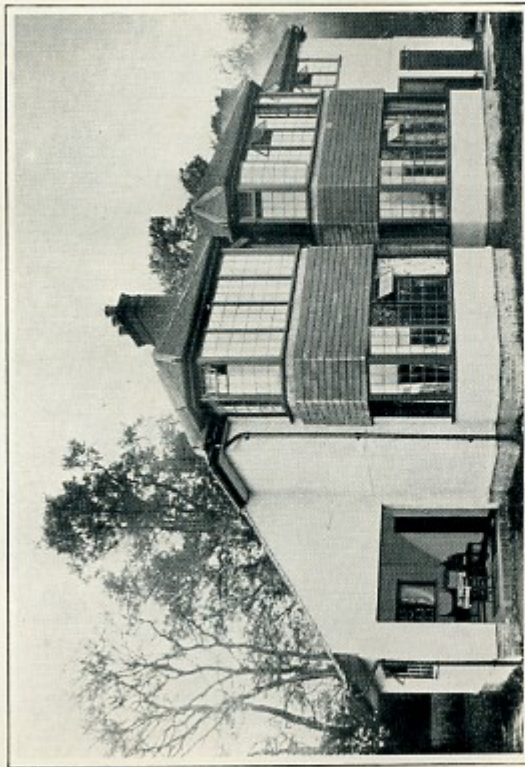


*An "R" type house*





"K" type house, front view



"K" type house, back view, showing loggia

H O U S E S W I T H O U T D E P O S I T  
 endowment insurance policy of from £150 to £250, according to the size of the house. The annual premiums on such a policy are only small, and in any case are to the interest of the purchaser himself and not the Estate, seeing that the policy remains the purchaser's own property and his payments to the insurance company are definitely savings—which in any event he would probably wish to make.

As an alternative arrangement to the deposit of an endowment insurance policy the purchaser may enter into an agreement, which the Estate will arrange, whereby his life will be so insured, that in the event of his death during the period of purchase, his widow or other dependents will have no further liability in respect of the house. All instalments outstanding at the date of death will be cancelled so far as the purchaser or his dependents are concerned. This arrangement involves the addition of a few shillings to the weekly cost. Full particulars in regard to any particular type of house will be supplied on request.

It is important to explain that the "No deposit" system is open only to *approved* purchasers. This means that its application is subject to the receipt of satisfactory assurances from employers, banks and other responsible parties as to the standing of the purchaser. This safeguards the Company against entering into agreements with unreliable purchasers, and it ensures that the class of residents secured is thoroughly desirable. The social life

*Protection  
 in event of  
 death.*

*Who are  
 approved  
 purchasers?*



which already exists on the estate is a convincing testimony to the importance of this aspect of the scheme.

#### *Weekly costs and types*

In the pocket at the back of this book will be found a separate leaflet giving the weekly cost of the various types of houses when purchased on the "No deposit" system.

#### *Special arrangements to meet individual needs*

In special cases the Estate is prepared to consider variations of the weekly payments in the direction of a graduated scheme which rises with the passing of the years and with the increase in the purchaser's income, instead of being a flat rate throughout the whole period of purchase. It is the intention of the Estate to do everything possible to meet the needs of the individual buyer, as it recognises that the position and resources of purchasers necessarily differ and that the scheme applicable to one does not necessarily suit all others.

#### *Other costs*

Intending residents will naturally inquire what other regular expense will be incurred if they live at Richings Park. Rates at present amount to 12s. 6d. in the pound, the assessment of the various types of houses ranging from £18 to £40. Thus the rates charge would vary from £11 5s. to £25. Water rate is low, ranging between 25s. to 50s. a year. *Electric light and power* can be paid for either at 7d. per unit for light and 1½d. for heat and power, or at 1½d. per unit for light, heat and power alike, plus a charge of 2s. 6d. in the pound on the net assessment of the house.

## OF TRAVELLING

### *Train service*

Richings Park Estate is, as already mentioned, served by the Great Western Main Line. At present there are twenty-four up trains and twenty-six down trains each day. Fast trains do the journey in nineteen minutes. The average time of good trains may be taken as twenty-five minutes. The G.W.R. has shown the greatest interest in the estate, and has materially assisted in its development by the provision of the station and an excellent service of trains.

With the object of further assisting the growth of this district, the G.W.R. grants generous season ticket rates as follows:—

<i>Third Class</i> .—Three months	..	£4 3 7	<i>Season ticket</i>
One month	..	£1 10 9	
<i>First Class</i> .—Three months	..	£7 4 9	
One month	..	£2 2 0	

Special return day tickets from Iver to Paddington are issued after 10 a.m. every day at 1s. 7d. (third class) and 2s. 8d. (first class).

### *Cheap day tickets*

## OF TYPICAL WEEKLY COSTS

### *The weekly outlay*

It will probably be of interest to intending purchasers to give the total costs incurred in a typical case, as this will provide a basis on which those interested can estimate the demands residence at Richings Park would make upon their own incomes.



Let us take, say, a resident employed in Westminster and estimate his total weekly outgoings and the time he will spend daily in travelling from his home to his office. The actual weekly costs would be:—

	House Type 4A (3-Bedroom)	House Type J (4-Bedroom)
	£ s. d.	£ s. d.
Payments for house . . . . .	1 14 0	2 6 0
Rates . . . . .	0 3 3	0 5 3
Water Rate . . . . .	0 0 10	0 1 0
Travelling (three months third-class season ticket):—		
Iver to Paddington . . . . .	0 6 5	0 6 5
Paddington to Trafalgar Sq. . . . .	0 2 6	0 2 6

£2 7 0    £3 1 2  
(or £122    (or £159  
per annum.) per annum.)

*The time consumed in travelling*

The time occupied in travelling from Richings Park to Whitehall is comparatively brief:—

House to Iver Station (walk) . . . . .	5 minutes.
Iver Station to Paddington (G.W.R.) . . . . .	(average) 25 minutes.
Paddington to Trafalgar Sq. (tube) . . . . .	10 minutes.
Trafalgar Sq. to Whitehall (walk) . . . . .	5 minutes.

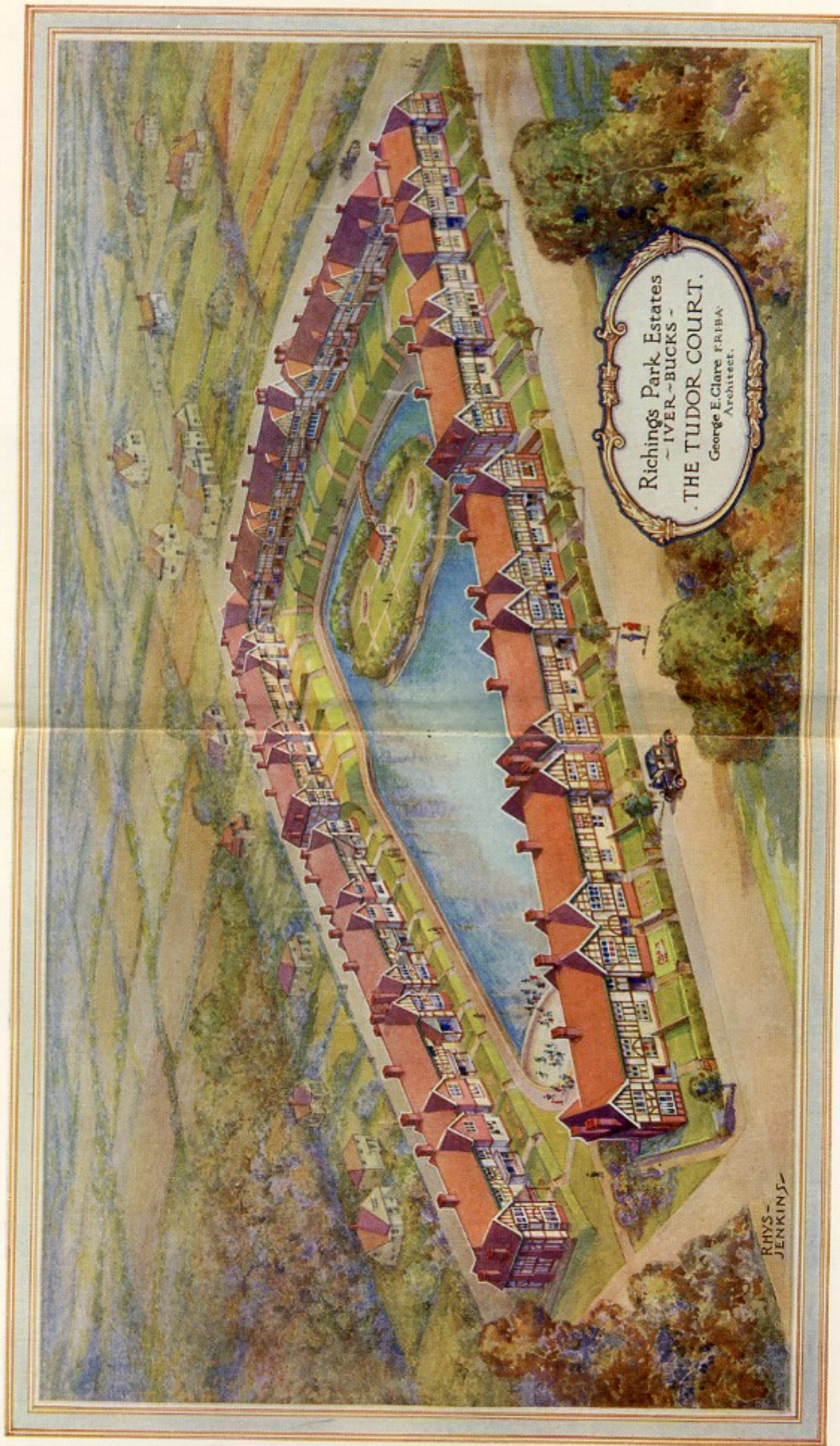
45

The City worker would take a few minutes more in reaching his place of business, and his expenses would be a few pence greater each week, owing to the slightly longer journey from Paddington to the



*A Dining-room*





Richings Park Estates  
- IVER - BUCKS -  
**THE TUDOR COURT.**  
George E. Clare, F.R.I.B.A.  
Architect.

RUYS -  
JENKINS -



H O U S E S   W I T H O U T   D E P O S I T

City. In effect a door-to-door journey of about three-quarters of an hour in both cases is involved. This certainly compares very favourably with the period occupied in travelling from most of the London suburbs to the City or Westminster. And when one takes into account the amenities of Richings Park, it must be admitted that the time spent in travelling is very short indeed.

O F   N E C E S S A R Y   S E R V I C E S

The story of Richings Park Estate would not be complete without reference to the educational, medical and religious facilities available locally, and some indication of the shopping arrangements.

*Educational facilities*

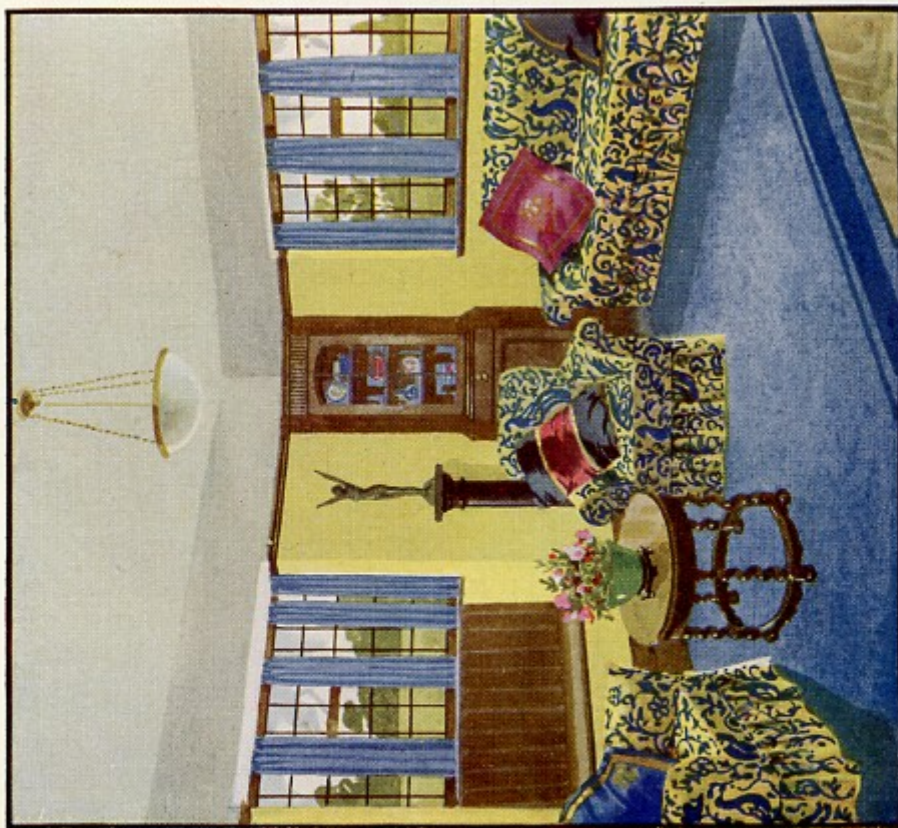
A kindergarten school already exists on the Estate for children of both sexes up to twelve years of age. There are many excellent schools in the neighbourhood, the Halidon House School in Slough being largely used by residents for their older children. There are also schools at Windsor, easily reached by a short through-train journey.

*Medical service*

Ample medical service is available locally.

There is a Church of England establishment at Iver, near the Estate, and a Chapel of Ease served from Iver Church on the Estate itself. There is also a Nonconformist place of worship at Iver and a Roman Catholic Church at West Drayton, a mile and a half away.

Provision is made for the ordinary day-to-day



*A Living-room*



*Shopping*

needs of the residents in that a café, dairy, newspaper and confectioner, butcher, grocer, draper, ironmonger and provision store are already established. The shops have been placed on the edge of the Estate near the station and are not intermingled with the houses. For more occasional shopping there are the large drapery and other establishments in Windsor, Slough and Ealing, reached by trains in a few minutes. Moreover, the big London stores deliver daily on the estate.

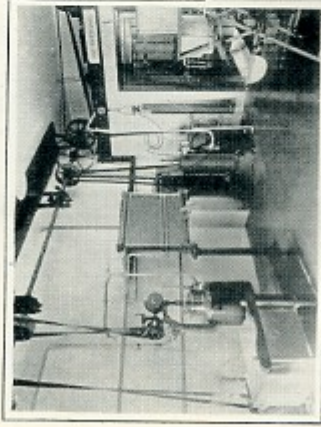
Barclay's Bank has already opened a branch on the Estate. Several laundries in the neighbourhood include the Estate on their collecting rounds.

*Milk supply*

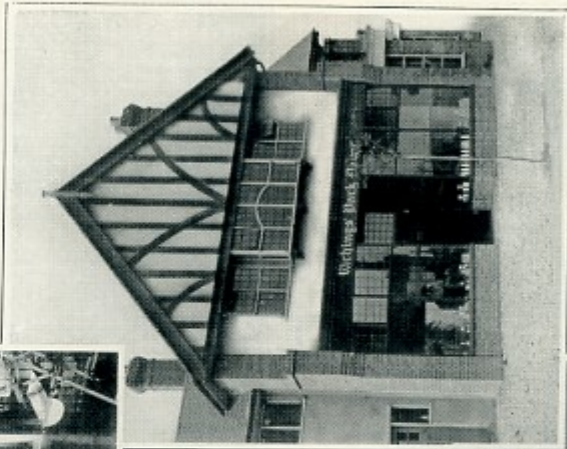
A further feature of the Estate, and one which is of great interest, is that there is immediately available a really clean milk supply. The owners of the Estate have a pedigree herd of British Friesian Dairy Cattle housed in the most cleanly manner possible. The milk is carefully bottled in an up-to-date dairy. The use of these sealed bottles and the close proximity of the herd means that this milk reaches the consumer in perfect condition—absolutely fresh and absolutely clean. Milk is delivered twice daily, the price being that ruling for the season.

**OF SPORTS AND PASTIMES***Tennis*

One outstanding feature of Richings Park is that provision is made in the centre of the Estate for



*On the left—The cooling room in Richings Park Dairy*



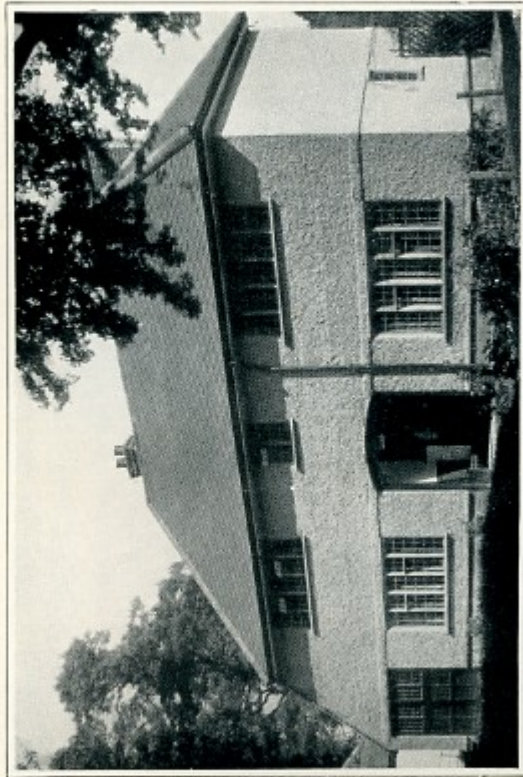
*Right—Richings Park Dairy on the corner of the estate near the station*



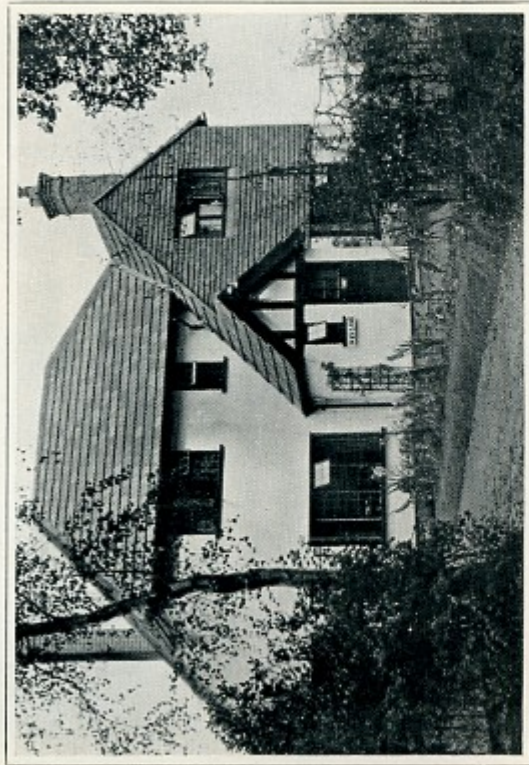
*Left—Sterilising the milk bottles in the Dairy*

*The same scrupulous cleanliness is observed during the milking of the herd*

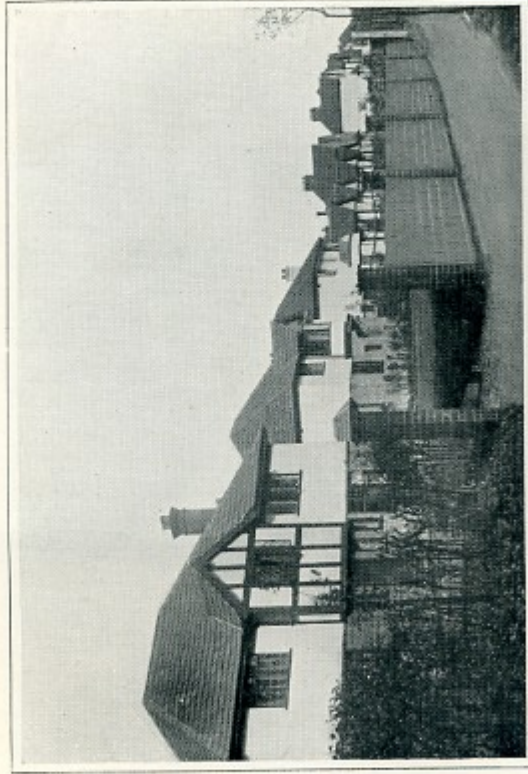




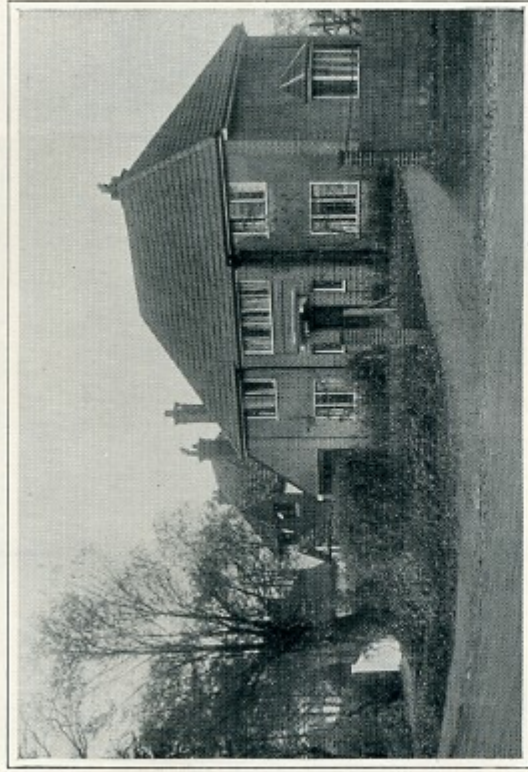
*"L" type house, front view*



*"33" type house in Richings Way*

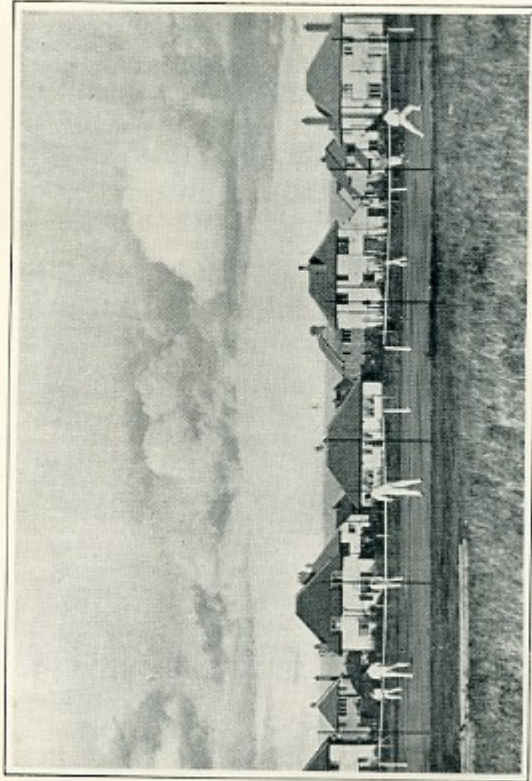


*The nearest house is a "Z" type*

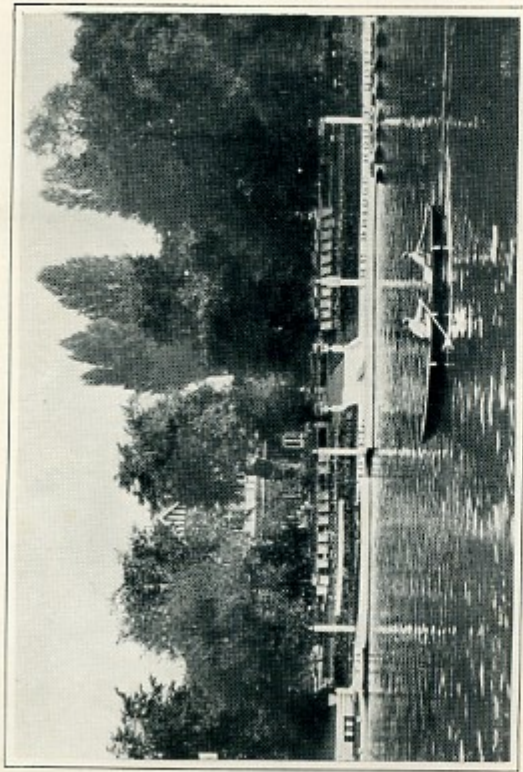


*"K" type in the Park*





*Tennis Courts in a corner of the Recreation Ground*



*The River at Staines*

a permanent recreation ground of nine acres. A part of this will be laid out for tennis and other games. Already two hard courts have been laid down at the request of the residents, and more are in contemplation. The owners of the Estate are ready to supply hard courts on a reasonable rental basis. Grass courts as well are being provided in the recreation ground, and in the course of time putting greens and a bowling green will be laid out. Moreover, as already mentioned, in most of the private gardens attached to the houses there is ample room for a tennis court.

#### *Golf*

Golf courses exist within easy reach at Burnham Beeches, Stoke Poges, Datchet and Windsor. A 'bus service from Iver conveys passengers to within 200 yards of the first, while Burnham Beeches and Windsor stations are on the Great Western Railway only a very short distance from Iver.

#### *Swimming*

It is proposed that the lake in the centre of the Tudor Court shall include an open-air swimming bath.

#### *The river*

The Thames is readily accessible for those who are fond of the river—Datchet being four miles away, while Maidenhead, Marlow and Henley are easily and quickly reached, seeing that Iver Station is on the main line serving these river resorts.

#### *Walking*

For those who prefer walking as a winter or summer exercise there is excellent country in all directions, particularly round Burnham Beeches, Stoke, Langley and over the Chilterns.



*Motoring*

Richings Park is also an admirable starting point for the motorist, as the South Coast, the Midlands and the West Country can be quickly reached without the delays and inconveniences which one has to face when negotiating London traffic. The famous Bath Road adjoins the Estate on its southern boundary.

*Indoor recreations*

In the matter of indoor recreations reference should be made to the activities of the Dramatic Society and Choral Society which already flourish on the Estate. Both have recently given successful performances locally and are always on the look out for new talent. Dances are regularly held; during the past winter they have taken place regularly once a week. The layout of the Estate provides for the building of a public hall and hotel; this hall, which, it is hoped, may be in existence by next winter, will be a centre for dramatic and choral performances, dances and similar social events.

## O F A V I S I T T O T H E E S T A T E

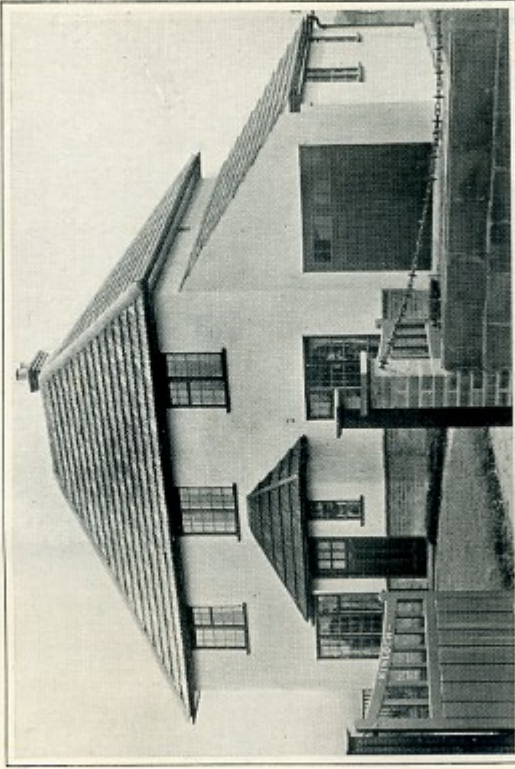
More convincing than any description is a visit to the Estate to "see for one's self." It is an interesting and quite inexpensive trip into a most attractive county, and, of course, no obligation is incurred. Rather, a cordial welcome is waiting, and every arrangement is made for chance visitors at any time, including Sundays.

There is a point worth mentioning here that is much appreciated by visitors. So many people find it difficult to visualise their furniture correctly in bare rooms or judge the amenities of the completed home, that the Company has specially built and furnished for inspection a number of houses of various types.

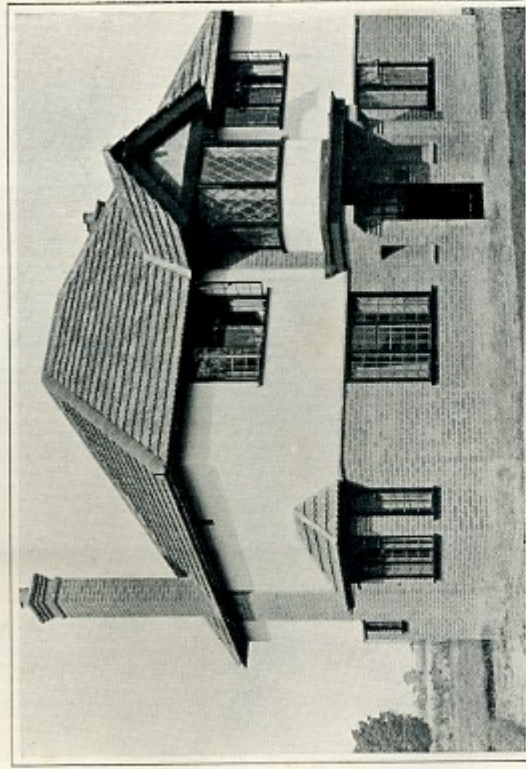
It is a significant fact that many of the present residents first came to visit friends living at Richings Park, and were so charmed with the Estate, as well as impressed by the financial arrangements for easy purchase without any deposit, that they in turn made their homes there. This, and the letters expressing the most complete satisfaction that are still being received from residents, form the finest recommendation there could be.

Only by a visit, too, will the "atmosphere" of Richings Park Estate be fully understood. Point this fact—that the Estate is not merely a building proposition; it is a social reform. For here men and women of the best type are offered a standard of life to which they would not perhaps win until their energies and capacity for living had been impaired. Here are houses from which they may step confidently and courageously to meet their world; homes in which children, during the most plastic age, may receive that upbringing and absorb that cultural "background" which make for success in their maturer years.

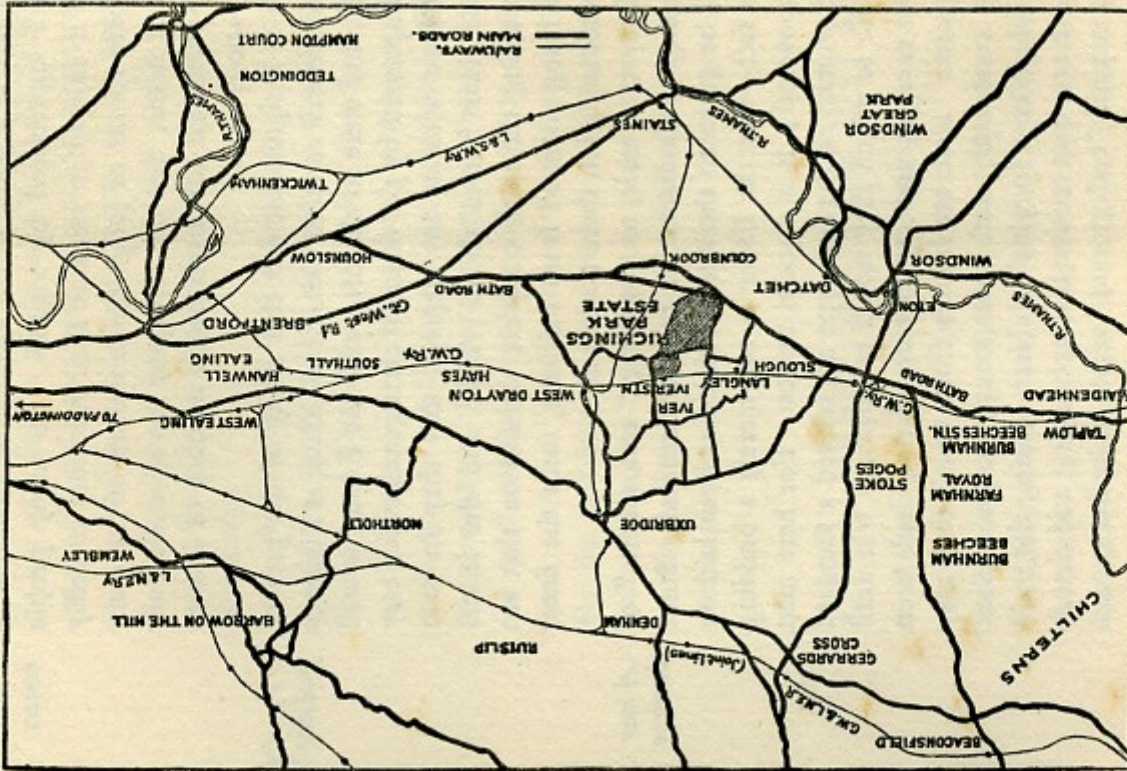




The "J" type house, with garage

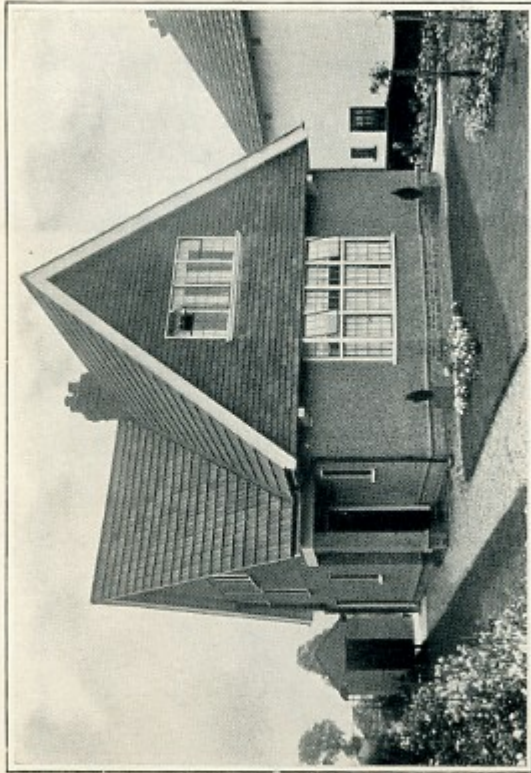


Front of the "S" type house

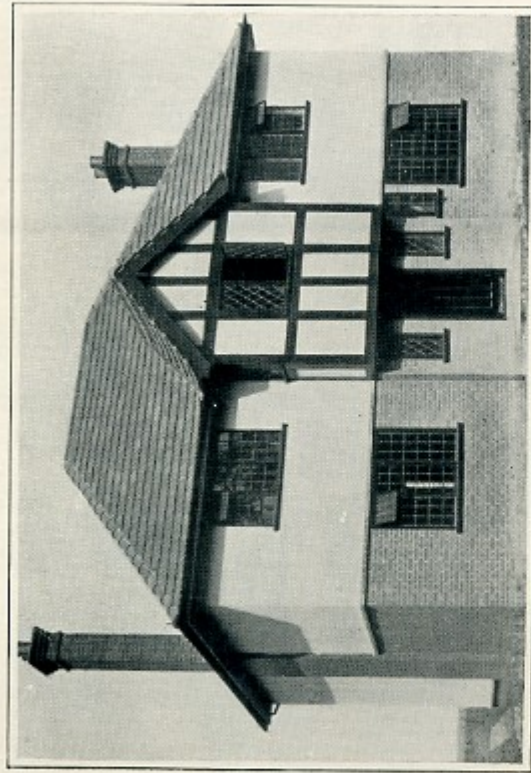


Map of Richings Park and neighbourhood on a scale of three miles to the inch

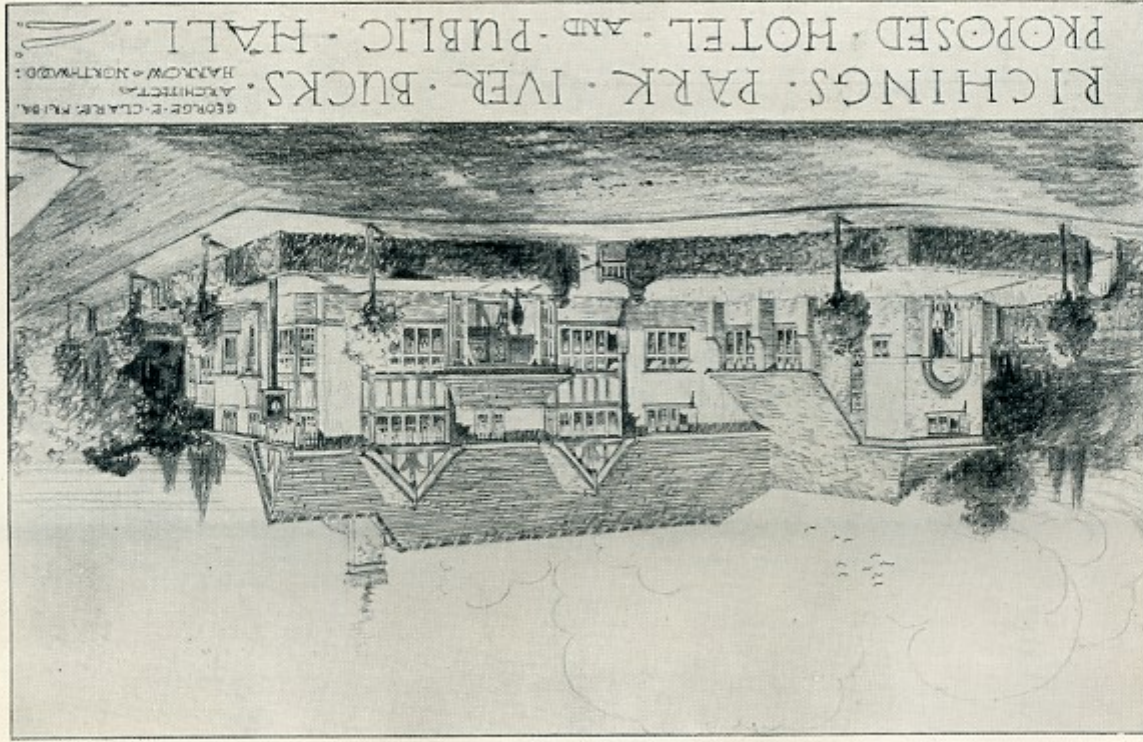




"C" type house, front view



"Z" type house



R I C H I N G S P A R K I V E R B U C K S A R C H I T E C T A G E O R G E E C L A R K M I L B A H A N O W N O R T H W O O D P R O P O S E D H O T E L A N D P U B L I C H A L L



