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Sketches for country houses, villas, and rural dwellings; calculated for persons of moderate income, and for comfortable retirement.. 1800

Plaw, John, 1744 or 1745-1820

London, England: S. Gosnell, 1800

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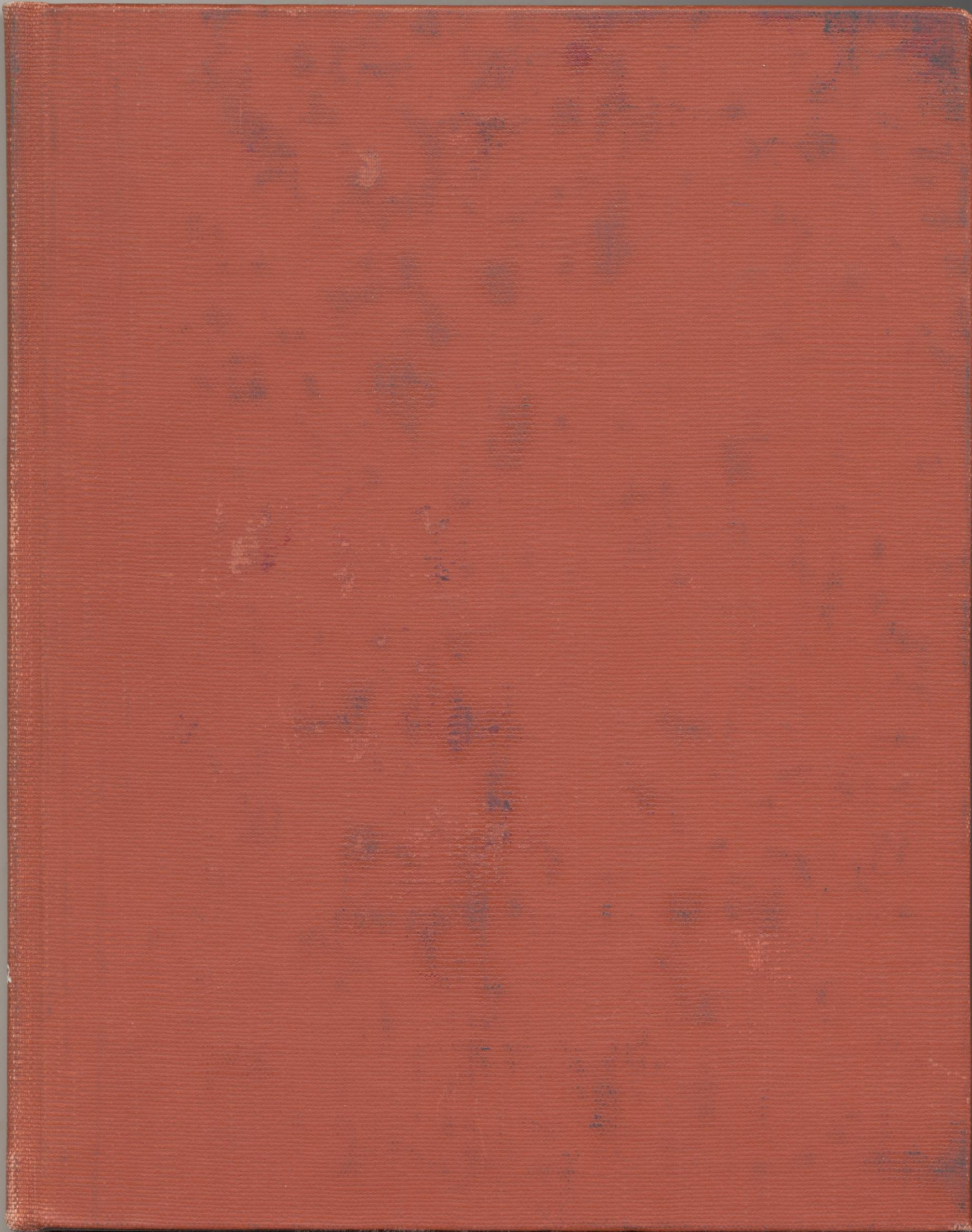
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SKETCHES

FOR

COUNTRY HOUSES, VILLAS,

AND

RURAL DWELLINGS;

CALCULATED FOR

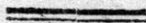
PERSONS OF MODERATE INCOME, AND FOR COMFORTABLE
RETIREMENT.

ALSO

SOME DESIGNS FOR COTTAGES,

WHICH MAY BE CONSTRUCTED OF THE
SIMPLEST MATERIALS;

WITH PLANS AND GENERAL ESTIMATES.



By JOHN PLAW, ARCHITECT,

AUTHOR OF RURAL ARCHITECTURE, AND FERME ORNÉE.



LONDON:

PRINTED BY S. GOSNELL, LITTLE QUEEN STREET,

FOR J. TAYLOR, AT THE ARCHITECTURAL LIBRARY, NO. 59, HIGH HOLBORN.



MDCCC.

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BY JOHN PRAW, ARCHITECT,

OF THE OFFICE OF THE ARCHITECTS, AND TREASURER GENERAL.

LONDON:

PRINTED BY J. JOHNSON, ST. PAUL'S CHURCH-YARD.

FOR A. LAYTON, AT THE ARCHITECTURAL LIBRARY, NO. 50, HIGH HOLBORN.

MDCCL.

P R E F A C E.

THE flattering reception my two former Works of Designs for Buildings have experienced from a generous Public, calls for my best thanks, and leads me to hope that the one now offered will not be unwelcome, and that it will add a useful variety to the similar works already published. The efforts of the mind are ever progressive, and it is only by a steady perseverance in the pursuit of knowledge, we can hope to attain to any degree of perfection.

I beg leave to observe, the following Designs are constructed on the principles of symmetry and correspondence of parts; because I am aware some persons think Dwellings on an humble scale, and Cottages, ought rather to be irregular in their forms, and broken in their parts, taking certain structures for examples, which, in my opinion, should rather serve as beacons of danger, warnings of bad taste. What man of genius would think of building a new House, having the patchwork and bungling appearance of an old one? Such, to be consistent, will no doubt add the props and shores usually attendant on such structures.

As I have good reason to believe the few admirers of such crude suggestions for Habitations, are, from experience, aware of the unfitness and unprofitableness of such buildings, I shall leave them to their own condemnation, observing only, that in the habitations of Man it is proper and necessary to combine the *utile* with the *dulce*.

To me it appears, that the most simple forms and finishings, whether in the Greek or Gothic style, are best, which have convenience within a small compass, not to exceed the bounds that are sufficient and comfortable; the general appearance snug, low, compact, and dressed in artless and unaffected attire: such, in my idea, approach nearest to the true Cottage or comfortable Retreat, whether

“Imbosom’d high upon the mountain’s brow,
Or nodding o’er the stream that glides below.”

The

The covering may be of flates, copper, wood painted, or coated, to resist the weather, &c.; but for Cottages, thatch is certainly most characteristic, and may be of straw, reeds, rushes, &c.; the windows in casements of broad lead, or in the patent composition; the external appearance of rough stucco, or rough cast. Such, I am sure, with a regular elevation, if properly adapted to the surrounding scenery, will have as great a share of picturesque effect as good taste can desire, and as is consistent with civilized life ;

“ Where simple Nature’s hand, with noblest grace,
Diffuses artless beauties o’er the place.”

Since the publication of my former Work, *Ferme Ornée*, in which I took the earliest opportunity of mentioning the *Pisé* method of building Cottages, the process entire, with the several manners of doing the same, have been amply detailed by Mr. Holland, Architect, and have been published by the Board of Agriculture in their quarto volume of “ Communications.” From the favourable statement there given, this method has been practised by several Gentlemen with success ; from some of whom I understand the savings to be about one third part of the expense of the walls: the other parts and finishings remain as usual.

The following Designs have principally been made for, and adapted to particular situations, the leading features of which are generally portrayed in the surrounding scenery. This adapting of a House to its situation, I consider of so great importance, that I cannot resist the temptation of adding the judicious remarks of an ingenious and accurate mind on the propriety and fitness of character, or “ proper Situations for an House.”

“ However* various opinions may be on the choice of a situation for an House, yet there appear to be certain principles on which such choice ought to be founded; and these may be deduced from the following considerations:

“ First, The natural character of the surrounding country.

“ Secondly, The style, character, and size of the House.

* This is part of the third chapter of “ *Sketches and Hints on Landscape Gardening*,” by H. REPTON, Esq.; a work of great taste and ingenuity, which, from its great rarity and price, unfortunately can be consulted only by few.

“ Thirdly, The aspects or exposure, both with regard to the sun and the prevalent winds of the country.

“ Fourthly, The shape of the ground near the House.

“ Fifthly, The views from the several apartments.

“ Sixthly, The numerous objects of comfort : such as a dry soil, a supply of good water, proper space for offices, with various other conveniences essential to a House in the country ; and which in a town may sometimes be dispensed with, or at least very differently disposed.

“ It is hardly possible to arrange these six considerations according to their respective weight or influence, which must depend on a comparison of one with the other, under a variety of circumstances ; and even on the partiality of individuals in affixing different degrees of importance to each consideration. Hence it is obvious, that there can be no danger of sameness in any two designs conducted on principles thus established ; since, in every different situation, some one or more of these considerations must preponderate ; and the most rational decision will result from a combined view of all the separate advantages or disadvantages to be foreseen from each.

“ Besides the character which the style and size of the House will confer on a place, there is a *natural character of country*, which must influence the site and disposition of an House ; and though in the country there is not the same occasion as in towns, for placing offices under ground, or for setting the principal apartments on a basement story, as it is far more desirable to walk from the House on the same level with the ground ; yet there are situations which require to be raised above the natural surface : this is the case at Welbeck, where the Park not only abounds with bold and conspicuous inequalities, but in many places there are almost imperceptible swellings in the ground, which art would in vain attempt to remedy, from their vast breadth ; though they are evident defects whenever they appear to cut across the stems of trees, and hide only half their trunks ; for if the whole trunk were perfectly hid by such a swell, the injury would be less, because the imagination is always ready to sink the valley and raise the hill, if not checked in its efforts by some actual standard of measurement.

urement. In such cases the best expedient is to view the ground from a gentle eminence, that the eye may look over, and of course lose, these trifling inequalities.

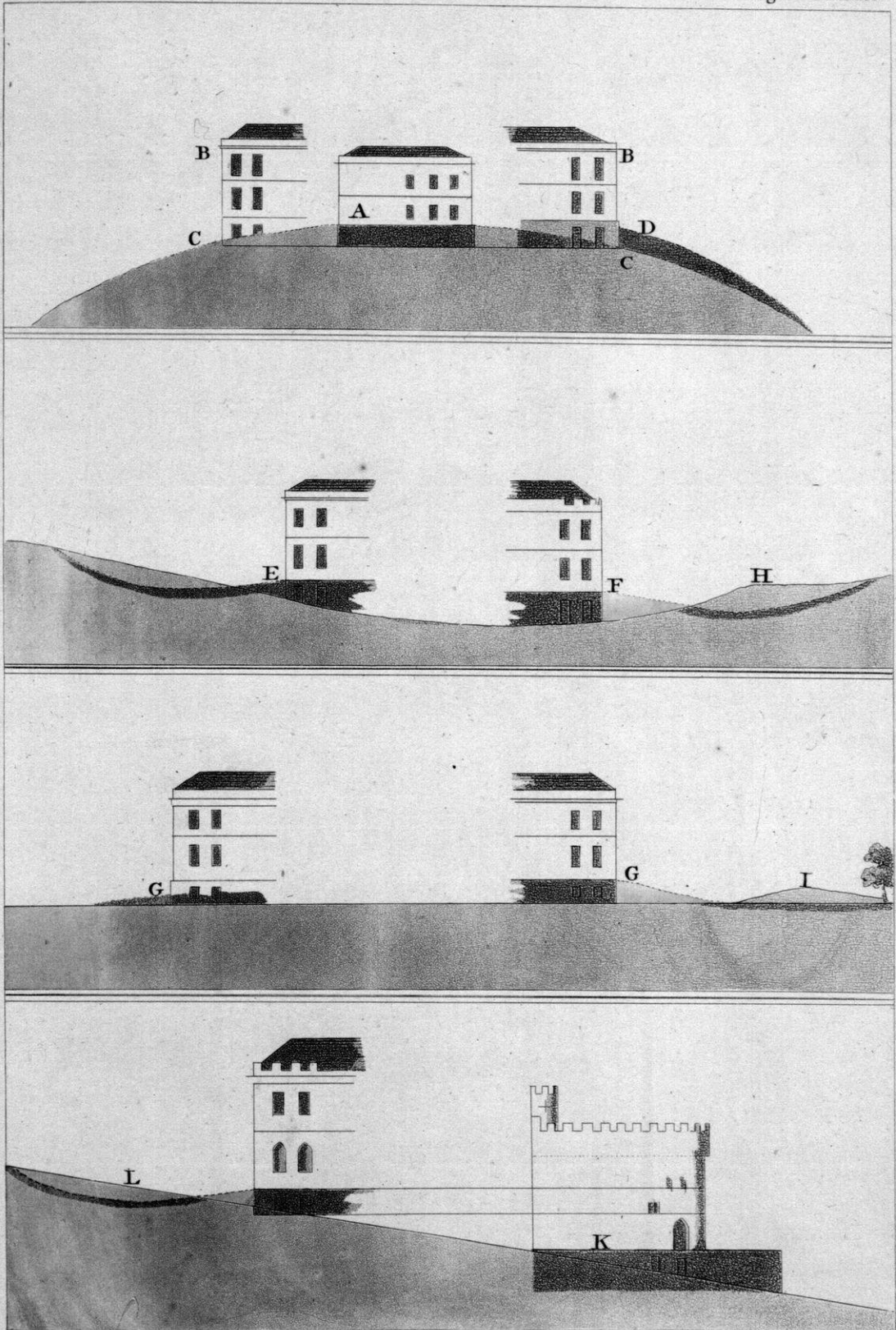
“ All natural shapes of ground must necessarily fall under one of these descriptions, viz. *convex*, *concave*, *plane*, or *inclined plane*, as represented in the annexed plate. I will suppose it granted, that, except in very romantic situations, all the rooms on the principal floor ought to range on the same level; and that there must be a platform, or certain space of ground, with a gentle descent from the House every way. If the ground be naturally convex, or what is generally called a knoll, the size of the House must be adapted to the size of the knoll: this is shown by the small building A, supposed to be only one hundred feet in front, which may be placed on such an hillock, with a sufficient platform round it: but if a Building of three hundred feet long, as B B, should be required, it is evident that the crown of the hill must be taken off, and then the shape of the ground becomes very different from its original form; for although the small House would have a sufficient platform, the large one will be on the brink of a very steep bank at c; and this difficulty will be increased by raising the ground to the dotted line D, to set the large House on the same level with the smaller one. It therefore follows, that if the House must stand on a natural hillock, the Building should not be larger than its situation will admit; and where such hillocks do not exist in places proper for an House in every other respect, it is sometimes possible for art to supply what nature seems to have denied: but it is not possible in all cases; a circumstance which proves the absurdity of those architects who design and plan an House, without any previous knowledge of the situation or shape of the ground on which it is to be built. Such errors I have had too frequent occasions to observe.

“ When the shape is naturally either *concave* or perfectly flat, the House would not be habitable, unless the ground sloped sufficiently to throw the water from it; this is often effected, in a slight degree, merely by the earth that is dug from the cellars and foundations: but if, instead of sinking the cellars, they were to be built upon the level of the ground, they may afterwards be so covered with earth as to give all the appearance of a natural knoll, the ground falling from the House to any distance where it may best unite with the natural shape, as shown at E, F, and G; or, as it frequently happens that there may be small hillocks,

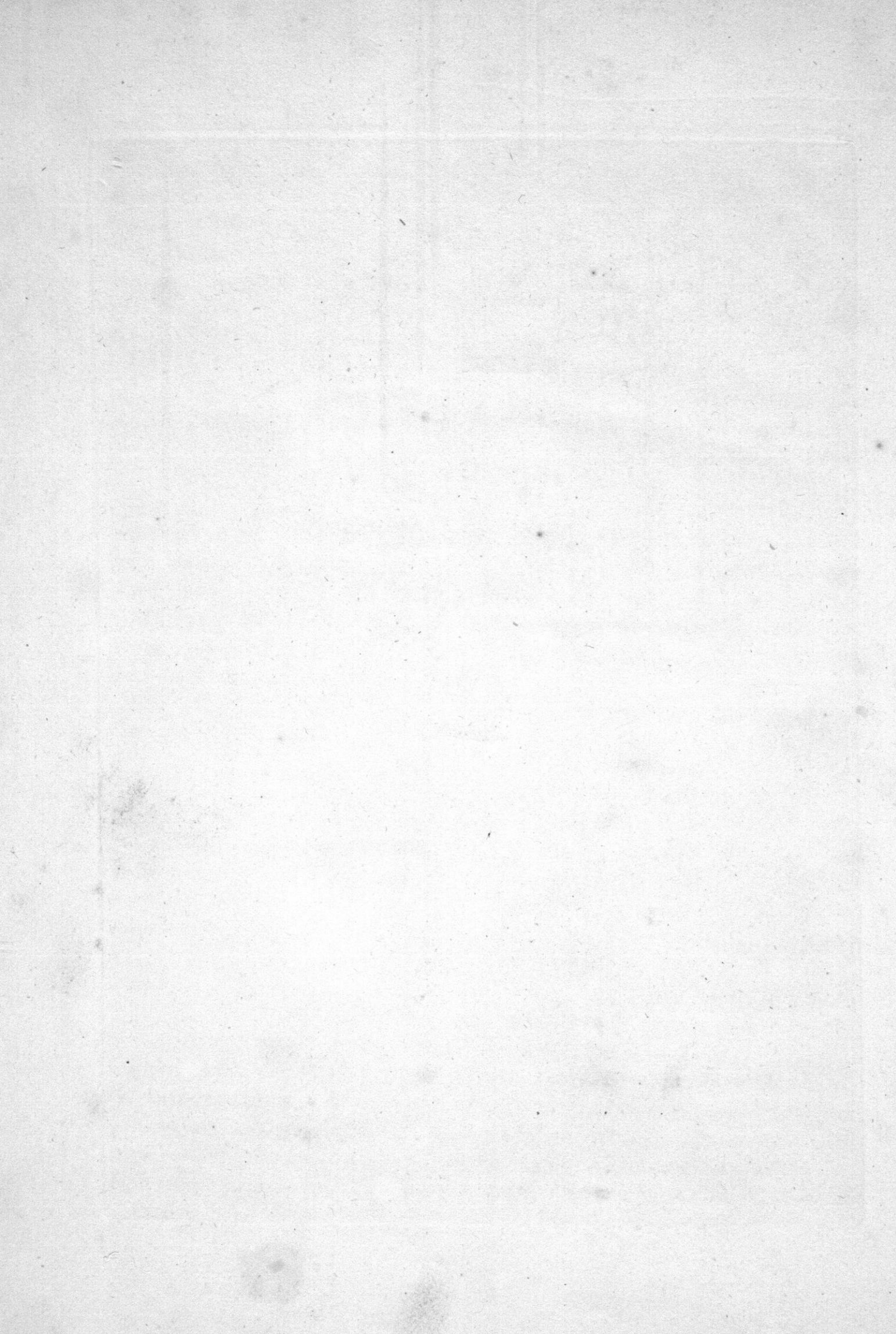
I

H and

To face Page 6. Preface.



London. Published by J. Taylor 59 High Holborn.



H and I, near the House, one of them may be removed to effect this purpose. This expedient can also be used in an *inclined plane* falling towards the House, where the inclination is not very great, as shown at L; but it may be observed of the inclined plane, that the size of the House must be governed in some measure by the fall of the ground; since it is evident, that although an House of an hundred feet deep might stand at K, yet it would require an artificial terrace on that side; because neither of the dotted lines shown there would connect with the natural shape; and where the ground cannot be made to look natural, it is better at all times to avow the interference of art, than to attempt an ineffectual concealment of it. Such situations are peculiarly applicable to the Gothic style, in which horizontal lines are unnecessary.

“These sections can only describe the shape of the ground as cut across in any one direction: but another shape is also to be considered: thus it generally happens, that a knoll is longer one way than the other, or it may even extend to a natural ridge, of sufficient length for a long and narrow House; but such an House must be fitted to the ground, for it would be absurd in the architect to place it either diagonally or directly across such a ridge: the same holds good of the *inclined plane*, which is, in fact, always the side of a valley, whose general inclination must be consulted in the position of the Building. A square House would appear awry, unless its fronts were made to correspond with the shape of the adjacent ground.

“I shall conclude by observing, that on a dead flat or plane, the principal apartments ought to be elevated, as the only means of showing the landscape to advantage. Where there is no inequality, it will be very difficult to unite any artificial ground with the natural shape: it will, in this case, be advisable either to raise it only a very few feet, or to set the House on a basement story. But wherever a park abounds in natural inequalities, even though the ground near the house should be flat, we may boldly venture to create an artificial knoll, as it has been executed at Welbeck, a seat of his Grace the Duke of Portland.”

It having been observed to me by many of my friends, that the value of these Sketches would be very much increased, if to each were given a rough estimate of the expense attending building the same; in compliance with such repeated hints, I have annexed the gross amount each Design will cost, upon the following data of expense, and on the scale proposed in the drawing. Materials in some places

places will cost more, in others less. Cottage building will ever be subject to much variation, guided by fancy, convenience, or economy, as to the exterior walls, whether they shall be of mud, earth or Pisé, rough stone, chalk or quartering, lath and plastered, &c. &c. I have estimated them, supposing them all of brickwork, *one brick thick*, and the covering 30s. per square.

The supposed cost of materials as follows :

| | | | |
|-------------------------------------|---|---|-----------------------|
| Bricks | — | — | 30s. per thousand |
| Lime | — | — | 7d. to 8d. per bushel |
| Sand | — | — | 3s. 6d. per load |
| Fir timber | — | — | 1s. 6d. per foot cube |
| Oak ditto, in the rough | — | — | 1s. 6d. ditto |
| Yellow deal, 12 feet 3 inches long | | | 30l. per hundred |
| White ditto, 12 feet 3 inches long | | | 25l. ditto |
| Bricklayers, carpenters, and masons | | | 3s. per day |
| Labourers | — | — | 2s. ditto |

To have been more particular, would have been a needless waste of time, as I can scarcely suppose any of these Designs will be executed upon the scale, and exactly with the finishing here proposed. It is to be presumed, much of the materials for the smaller class of Buildings may be produced upon the estate, and cost little more than the expense of carriage.

Upon the whole, I have confident hope, this at present my last Essay will not be least in the esteem of my former friends, whose generous patronage I shall ever remember with gratitude and respect.

*Spring Place, near Southampton,
March 1800.*

JOHN PLAW.

N. B. J. PLAW begs leave to inform his Friends and the Public, that he furnishes Designs, and working Drawings, and will advise or attend to their execution (if required), at the usual commission.

Letters post-free will be duly attended to.

EXPLANATION OF THE PLATES.

PLATE I.

IS a sketch for a Cottage of simple form, the exterior enclosure of which may be of pisé, clay, rubble-stone, wood quarters, and brick panneling; the latter lime whited, and the former rough-cast, or plastered over; and the face gravelled, called peretto-work, which is very durable, and resists the weather. This form of building is well calculated to receive a roof of any simple materials sufficient to support thatch. The inside partitions may be of quartering, having a head and fill, and the quarters four bricks length apart, and may be so placed as to receive the brick-panelling flat or edgeways; either of which, when neatly done, may be lime whited: the floors paved with bricks laid flat, with or without mortar: the chimney should be of brick or stone; the outside doors of inch and quarter or inch and half deal ledged, rebated, and beaded; the doors within side three quarter deal ledged; the windows of Newcastle glass in lead, with wood or iron casements; four or five bed-rooms may be had in the roof, the partitions of which may be made of board and brace, that is, half a board wide, inch thick, and a board wide, half an inch thick, ploughed and tongued together: the ceilings to be lathed and plastered: the chamber floors of boards, one inch thick; a skirting round each room, to defend the plastering, and the walls plastered. This Cottage, done in the above manner, will amount to about 150/.

PLATE II.

IS a sketch for a Cottage: its exterior enclosure may be built similar with Plate I.; it would be a very comfortable dwelling for a Farmer renting a moderate-sized farm; or a person retiring with a small income. The finishings are considered a degree better than the former, and it has an additional ornament of trellis-work round the entrance door and parlour window, composed of a slight framing, and common oak or fir laths to train the vine, honeysuckle, or jasmine.

mine. A cellar may be had under either of the rooms, and the way down to it under the staircase. This Cottage, finished moderately neat, will amount from 200/. to 250/.

PLATE III.

IS a sketch for a Cottage similar to the last, which, finished moderately neat, will amount to about 150/.

PLATE IV.

IS a sketch for a circular Cottage, calculated for a Fisherman or Herdsman. This sketch was designed for an open down country near the sea, the figure and form being calculated to give the least resistance to the wind; it may be built of earth, rubble-stone, or roots, &c. would be a pretty object seen from the Mansion or Plantations, and would cost from 150/. to 200/.

PLATE V.

IS a design for a Cottage or small Farm-house, intended for a Gentleman in the New Forest, Hampshire, and as an object to be seen from his Mansion: it was proposed to have been built of pisé, and rough-cast or stuccoed, had the owner lived to have had it executed: to have been finished in a plain simple Cottage or Farm-house style, would amount to 200/. or thereabouts.

PLATE VI.

IS a design for two Cottages, having the appearance of one building: these may also be built with the simplest materials, as before described. The front and rear have the same elevation, which is well calculated for neatness within the pale of a Gentleman's domain: finished in a comfortable Cottage style, will amount to 320/. or thereabouts.

N. B. This Double Cottage may be constructed as one, and would be a very comfortable dwelling.

PLATE

PLATE VII.

ARE two Cottages similar to the former, with a Viranda in the manner of an Indian Bungalow: these may be built of any of the fore-mentioned materials, or chalk with a hewn face, being so well protected from the weather by the projecting of the thatch: finished as the last, will cost about 300/.

PLATE VIII.

THIS sketch may be considered as a Cottage or Rural Dwelling, making a very comfortable residence for a family with a small independent fortune, or a retreat occasionally to relax from the bustle of business.

This building should be of brick, or stone plastered and stuccoed, or rough-cast: the projection of the cantiliver cornice will protect the front from injury; the covering of slate; and the finishings within, neat Portland stone chimney-pieces, four-pannel moulded doors, base and impost mouldings, and plaster cornices to the two best rooms; the walls papered, and wood-work painted in plain colours: will amount to 600/ or thereabouts.

PLATE IX.

THIS is an improvement upon, and additions to the common constructed Cottage, such as is usually found built on wastes, commons, or forests: this, for instance, is in the New Forest, Hants, and was purchased of the original builder or owner, and has since undergone the addition of offices, the entrance removed to the side, which was originally in the centre; the walls, though slight, are battened and papered, the staircase altered; and is now, altogether, a pretty comfortable summer retreat. The trellis wings, which would give it a pretty effect, and help to conceal the back buildings, are only in contemplation.

N. B. The rooms are not so lofty in the building spoken of, as is here represented.

I may venture to assert, that the expense attending the repairs, alterations, and additions to this House, are very little short of a building of the same magnitude raised from the ground, which would amount to 500/ or thereabouts.

PLATE X.

ELEVATION to the foregoing Plan, with the proposed addition of trellis-wings.

PLATE XI.

WAS a Cottage of nearly the same figure as the last originally was, differing only in the situation of the chimneys. To this, I have made an additional bow room and closets: this is given to point out another method of improving this kind of buildings, and will give it a complete new front; the old rooms are to be converted into inferior offices, which perhaps their height and finishings will best agree with, and which the new additional room will not be obliged to conform to. I say nothing of the expense, as much depends on the condition of the old building.

PLATE XII.

IS a circular Cottage, built with quartering, or stud-work, lath and plastered, or rough-cast and covered with thatch. The projection of the thatch would protect the plastering, and the trellis has a pretty effect; it will admit of four bedrooms in the roof, and would be a pretty object in a Gentleman's Park, for a Gamekeeper or Cottager, or might be made a dairy, by omitting the floor over. If made a dwelling of, and finished plain and neat, it would amount to 300/. or thereabouts.

PLATE XIII.

IS another Cottage: the exterior enclosure may be of pisé, mud, rubble-stone, or brick, and covered with thatch; the inside partitions of quartering, and the chimneys brick or stone; the outside plastered, rough-cast, or hewn stone; the finishings in a neat style, and chimney-pieces of Portland stone; the side sheds may be of any materials, and would do for a horse or cow on one side, and the other for fuel. The Gothic bow-window and the trellis-work would give the elevation a pretty effect, and the conveniences within would render it a comfortable retreat from the bustle of the town, for the man of business or science: and would amount to the sum of 350/. or thereabouts.

PLATE

PLATE XIV.

TWO plans to the same elevation ; one for a Double Cottage, the other as a Single Cottage.

The double one is on a similar construction with those Cottages built at Throwley near Feverham, in Kent, by Colonel Montresor, after the manner of American Cottages, of which I have given the plan and elevation in my publication, *Ferme Ornée*, Plate 17. Suitable to the same elevation is the plan as one entire dwelling.

PLATE XV.

ELEVATION to the foregoing plans ; is of a grotesque Gothic character, with trunks of trees in their rude state ; and pointed Gothic arches ; the roof and arches thatched with straw or reeds. The stacks of chimneys in the single plan are united together into one shaft by an arch, which appears through the apex of the roof ; the rude columns standing at a distance from the building form a kind of portico round it, casting a broad shadow, and protecting the walls from bad weather ; the wall may, therefore, be built of quartering, called stud-work, plastered and rough-cast, or pisé, mud, or any other materials.

The Double Cottages to be finished in the most simple manner ; but the Single Cottage would require a better kind of finishing.

The former would amount to about 240*l.* ; the latter from 300*l.* to 380*l.*

PLATE XVI.

THE principal floor plan and elevation of a Building in the Cottage style, lately erected near Lymington, in the county of Hants ; and finished in a plain neat manner, suitable to the liberality of its possessor, and the real comforts of life.

PLATE XVII.

THE chamber floor plan and elevation toward the south of the same Building, from which is seen a neat and proportionable lawn, fringed with plantations, tastefully

tastefully disposed, commanding also a second distance of fertile fields ; and meadows for cattle, and terminated by an interesting view of the sea, the entrance to the Needles, and the Isle of Wight.

This may be built for from 1000*l.* to 1500*l.* according to the style of finishing.

N. B. Part of this building was originally begun for a Cottager or Hind, and to be visited occasionally ; but by degrees grew into favour, and was finished in this manner, with some further additions planted out, and is now the residence of the family.

PLATE XVIII.

DESIGN made for an Artift, for a particular situation in Hampshire ; and is in contemplation to be built. The circular part and the centre of the Building over the pediment is to be covered with painted oil cloth, or slate ; the side roofs with reeds ; the walls a brick and half thick, and battened. The whole to be finished in a neat style : the amount is computed at 750*l.*

PLATE XIX.

DESIGN for a small House made for a Clergyman in Yorkshire, the walls of which are proposed to be of stone, which may be had near the spot. The approach is toward the north, and the best parlour toward the south ; with French windows to the floor, screened from the sun by a façade of trellis-work. The character given to the general appearance, is composed to harmonize with other buildings on the same estate. Considering local circumstances, the estimate was 1000*l.*

PLATE XX.

THIS design was made for a Clergyman in Hertfordshire, from a description given me for its intended situation ; and was proposed to be finished in a plain, neat, and substantial manner, of the best materials, for 1170*l.*

PLATE XXI.

A DESIGN made for a situation near Burfledon river, Hants; the front of which commanding the view sketched in the back ground, which is the meandering of the Burfledon river into Southampton Water, terminating with Calshot Castle, part of the New Forest, and the Isle of Wight. The estimate thereof 1350/.

PLATE XXII.

PLAN for a Summer Retreat in the Isle of Wight, intended for an elevated spot at East Cowes, for a Gentleman of London. It consists of a ground floor only, except over the dining parlour and passage, which is intended for the withdrawing-room. This design is a scheme of singularity and economy, having all the sleeping rooms on the ground floor; and to give the whole building an air of tasteful effect, and protection from tempestuous weather. This design is uncommonly singular, the north-west elevation being in the Monastic style, and the south-east elevation Grecian.

PLATE XXIII.

THE south-east elevation or entrance front, of Grecian architecture, and to be finished with stucco. From the windows of the dining-room, drawing-room, and parlour, would be seen the view sketched in the back ground; which is, the castle at the entrance into Cowes Harbour on the left, Calshot Castle, Lutterel's Tower, the New Forest, Southampton water, Hamble river, and the Hampshire hills terminate the view, with a continually changing scene of shipping in Cowes roads, at the foot of the lawn, from the House.

PLATE XXIV.

IS the north-west elevation, of Monastic character; intended to be built with stone from Gurnard Bay, with a sunk fence in front, to protect a semicircular lawn from the paddock.

N. B.

N. B. I am not at liberty to say any thing about an estimate for this building ; nor is it of much consequence, as very few situations are proper for such a house.

PLATE XXV.

PLAN for a Shooting Seat, designed for a Gentleman ; to be built in the Highlands of Scotland, on a property belonging to the Marquess of Huntley.

PLATE XXVI.

ELEVATION to the foregoing plan, in the castle style. This I calculated might be built on the spot under 1000/.

PLATE XXVII.

GROUND plan of a design made for a situation near Titchfield. The front toward the south, commanding a very extensive sea view toward the east and west, from Saint Helen's Point to the Needles ; directly opposite is the Isle of Wight. Estimate about 3000/.

PLATE XXVIII.

THE south elevation.

N. B. The office wing should have been planned out, but was omitted in the sketch by mistake.

PLATE XXIX.

A DESIGN made for Wood-House near Wolverhampton, in Staffordshire, for the Rev. Shaw Hillier, D.D. The domestic scenery about this place is uncommonly beautiful, and capable of such improvements as would render it one of the most picturesque home scenes I know of. Estimate from 2500/ to 3000/.

PLATES XXX. AND XXXI.

ARE the entrance and garden fronts ; with the water improved.

PLATE

PLATE XXXII.

IS a design for a Caffino, on a triangular plan.

This may be considered a whimsical design, but it affords a pleasing suite of rooms ; its external form is applicable to some particular situations, and the internal to a person of taste. Estimate about 1600/.

PLATE XXXIII.

THIS design is well calculated for an eminence having an uninterrupted view. The plan is novel, and admits of elegant apartments conveniently distributed ; the exterior commands all the views which the most interesting scenery can present. The eating parlour and withdrawing rooms are north and south ; the staircase receives its light from the lantern on the roof. The estimate of this building is about 3000/.

PLATE XXXIV.

THE elevation toward the west.

PLATE XXXV.

THE elevation toward the south and north.

PLATE XXXVI.

PLANS and principal elevation of a small House, with some additions, I have lately built for a Gentleman in the New Forest, Hampshire. It is faced with white bricks ; and the old buildings and offices are planted out. This addition affords great convenience, and will accommodate a much larger family than could be expected ; the old building having three stories, exclusive of the underground floor.

N. B. The new building, with the alteration of the old part, serve to confirm my former opinion ; and what I generally recommend is, that an entire new House is preferable. I can say nothing of the expense.

PLATE XXXVII.

IS a design in contemplation, to be built on the banks of the Southampton Water, the south front of which is in the light Gothic style of architecture, with a Cottage appearance ; the offices toward the south to be completely planted out.

PLATE XXXVIII.

IS the chamber floor plan and north entrance.

PLATE XXXIX.

THE south elevation facing the Southampton river, and commanding delightful views of the river, New Forest, Southampton, and the Isle of Wight. A conservatory for flowers in the centre. The wings to be planted out.

N. B. I trust my friends will pardon the omission of a calculation, as it would be intruding on the indulgence allowed me, of making the Sketches public.

PLATE XL.

IS a design made for a Lady ; intended for an elevated spot on Highgate Hill ; the principal rooms commanding very extensive views of Middlesex, Herts, &c. The south front and principal floor plan.

PLATE XLI.

THE chamber floor plan, and perspective view of the south and east elevations.

This design is estimated at 3400/.

N.B. Some of the estimates for Cottages may appear high ; but as I have considered all the timber work to be of fir scantling, they are not so ; it frequently happens that very slight sticks, and even boughs, are often used to thatch on, and for inferior purposes, and other cheaper materials used. Under such considerations, they may be built much more reasonable, according to local circumstances.

THE END.

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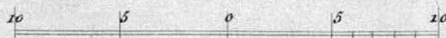
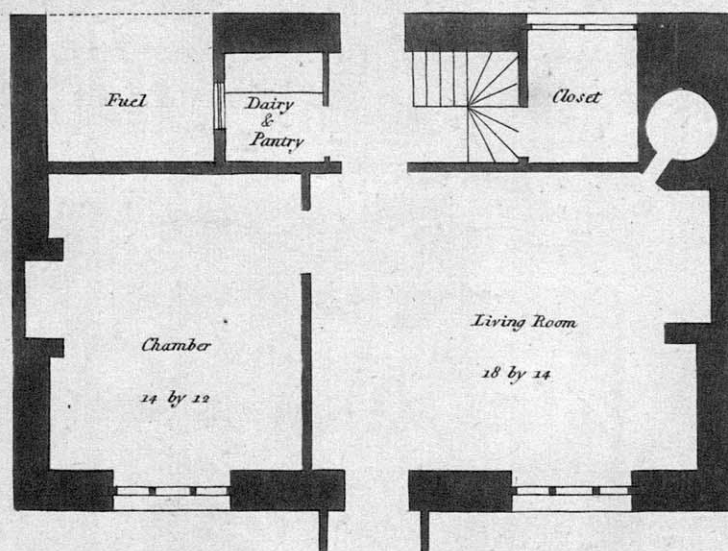
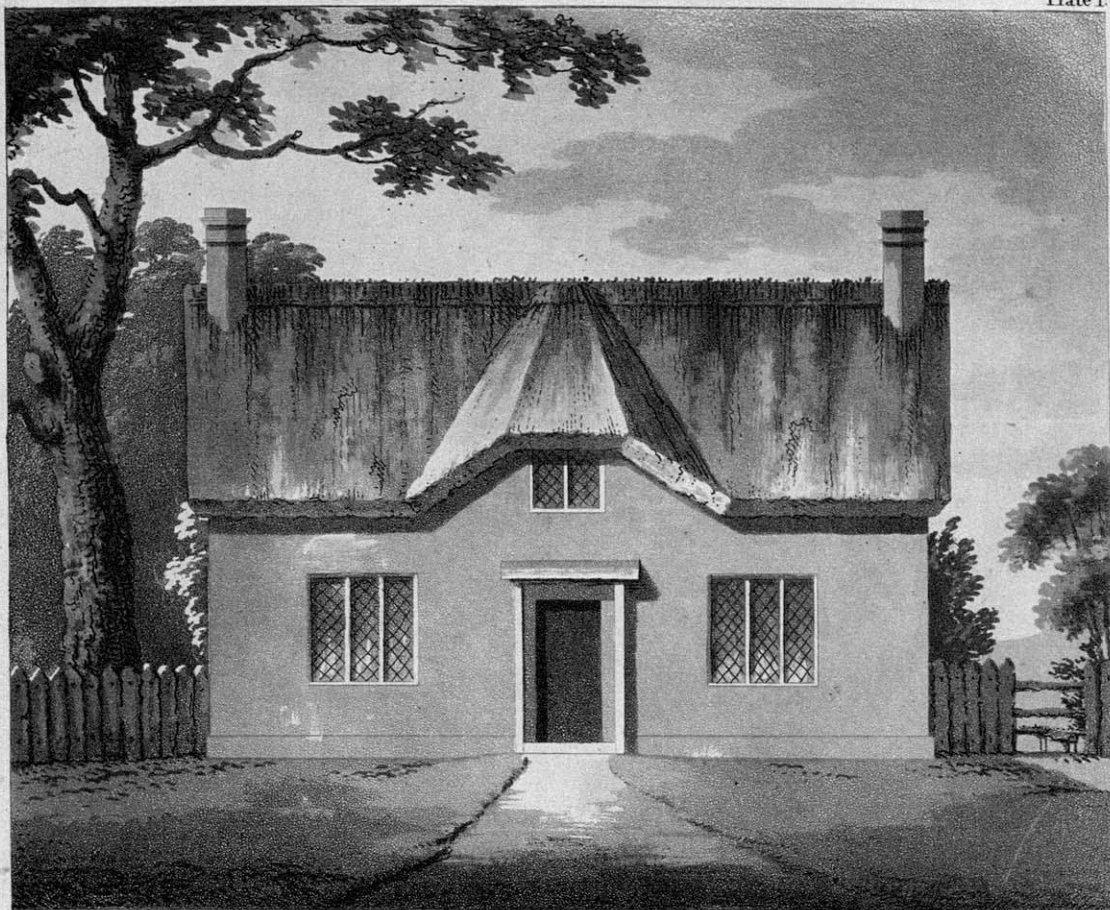
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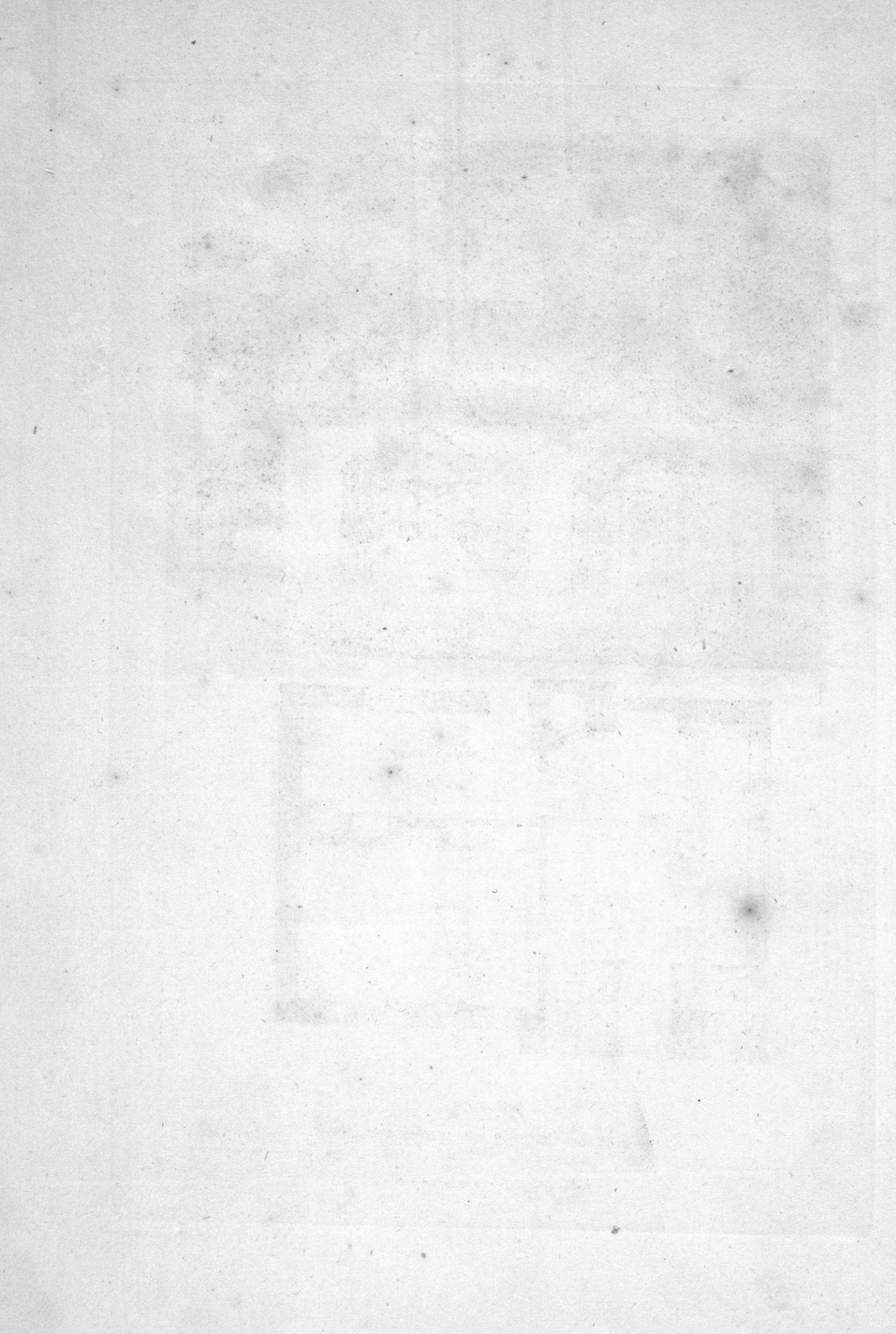
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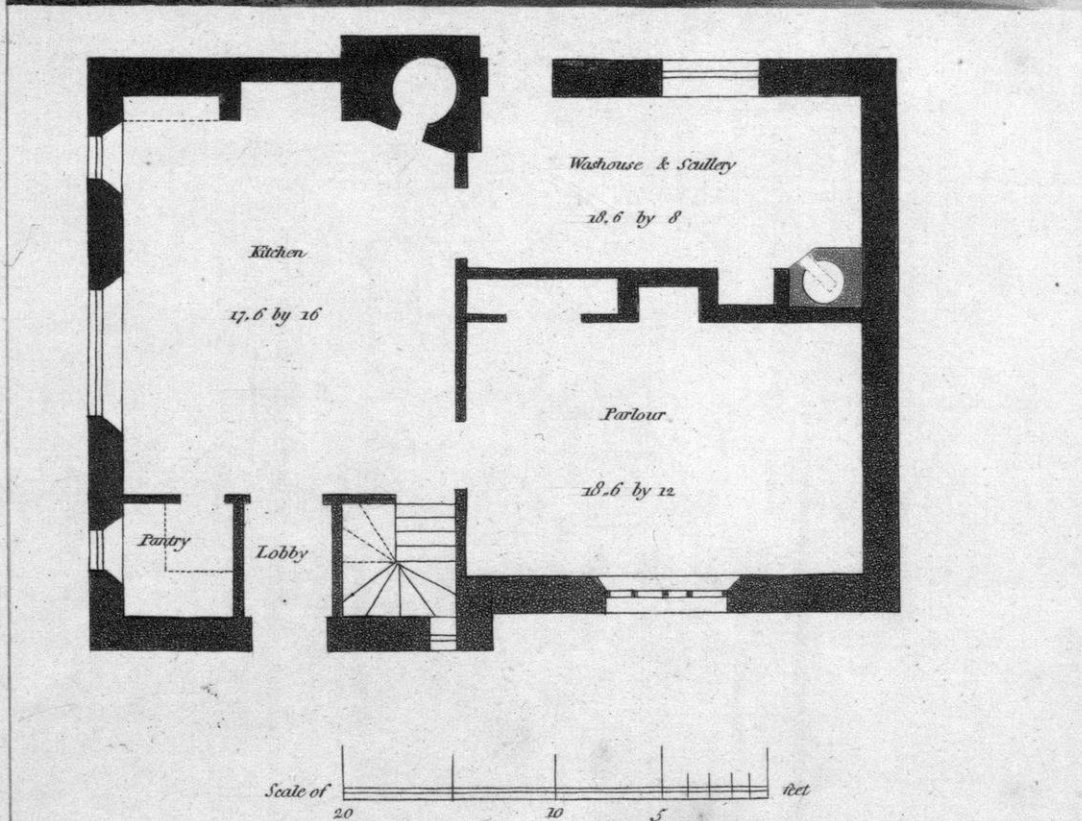
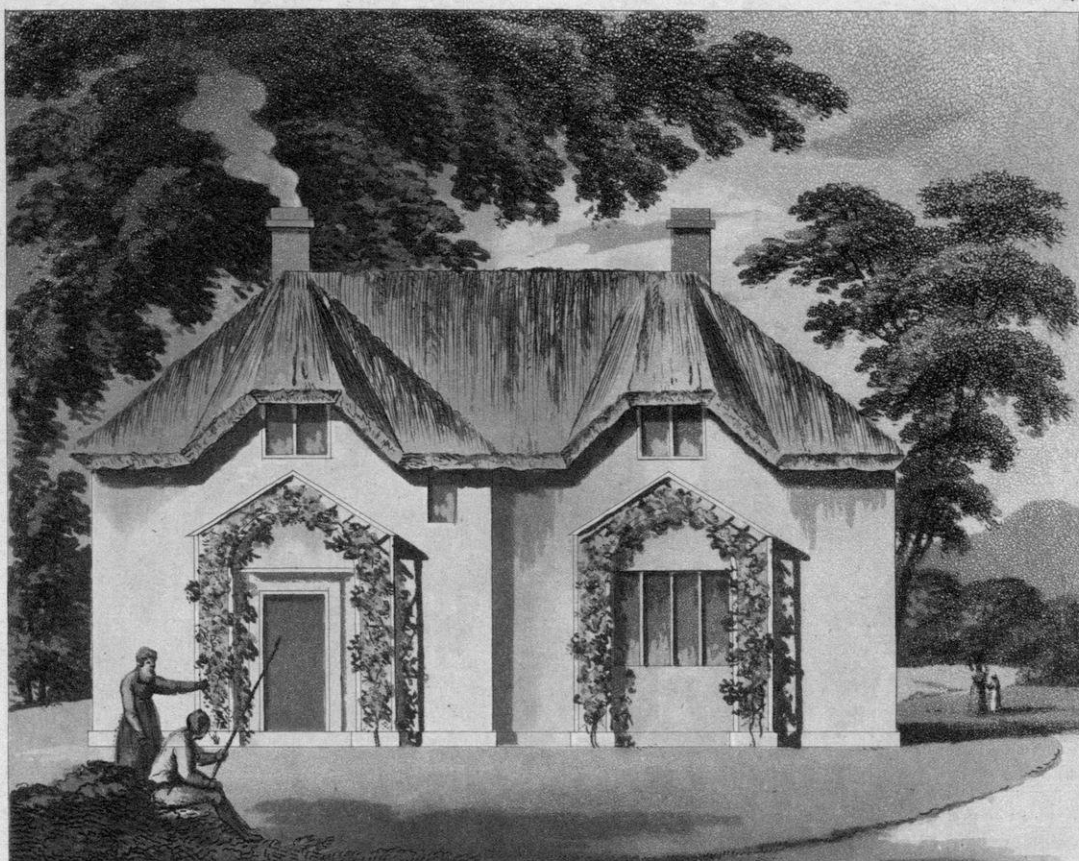
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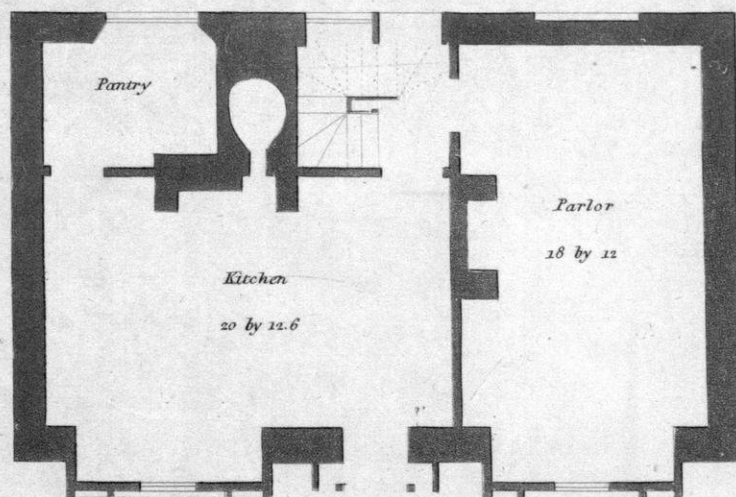
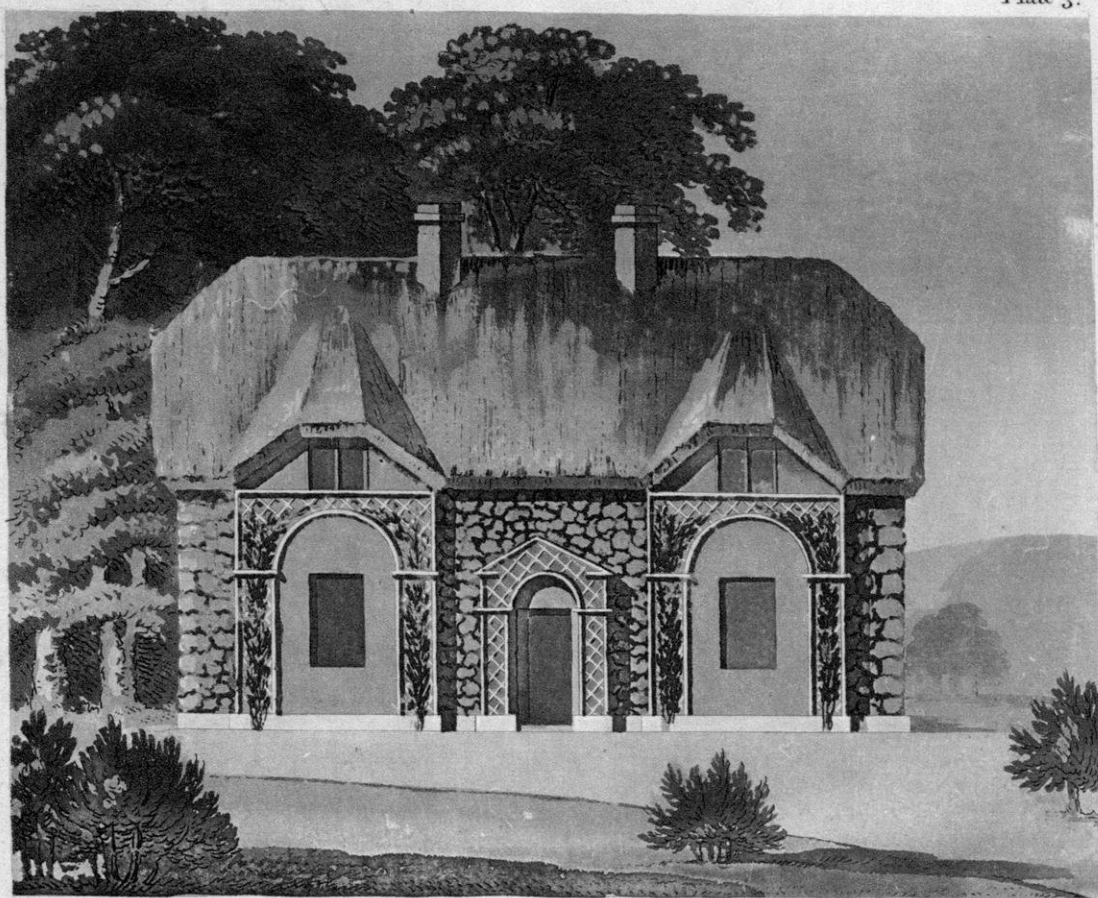
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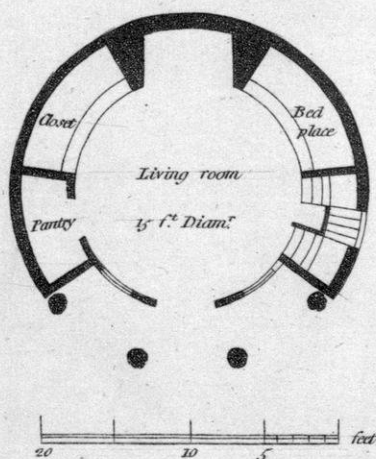


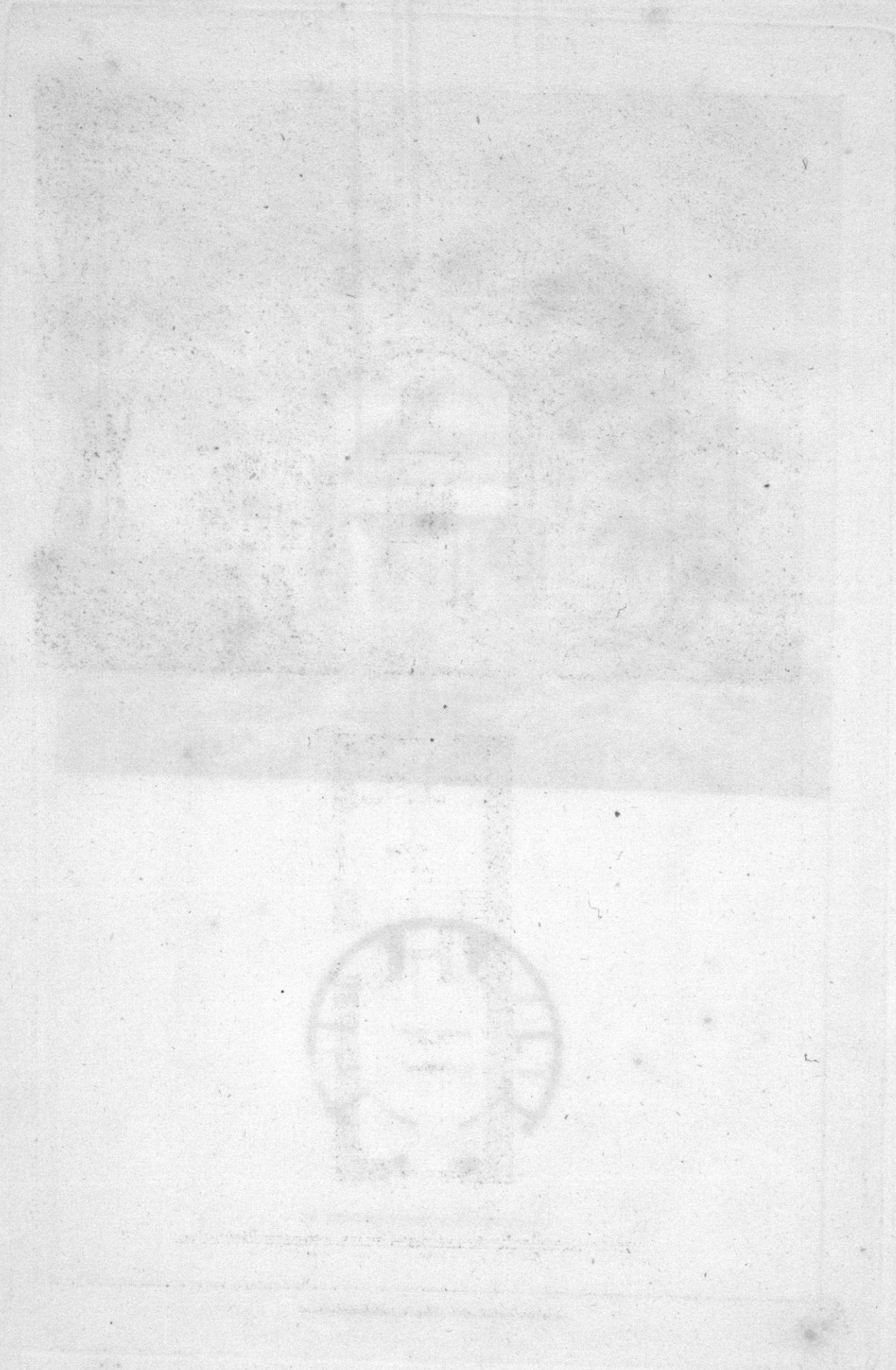


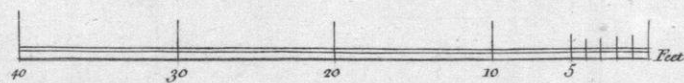
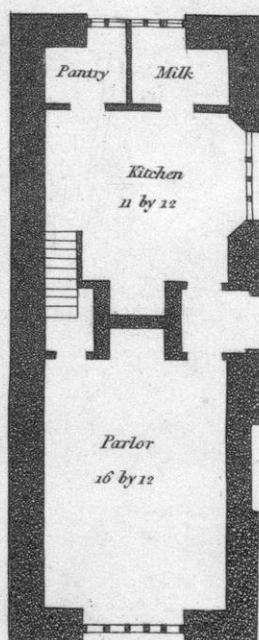
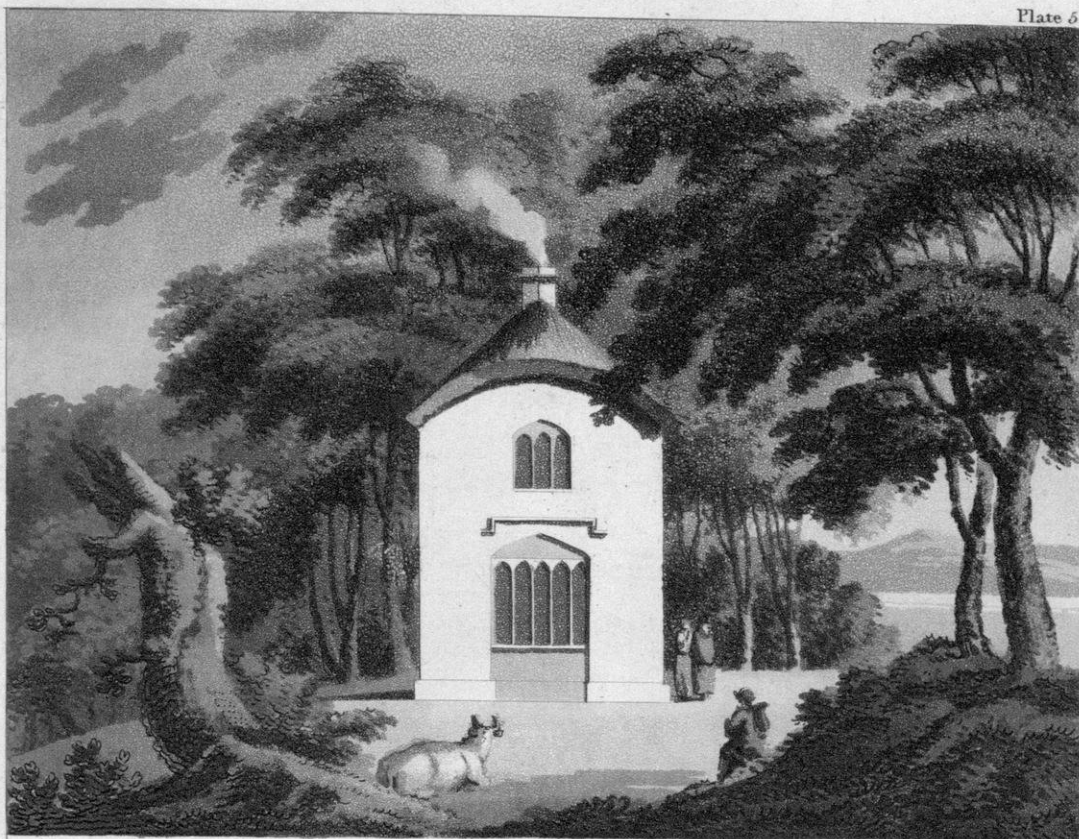


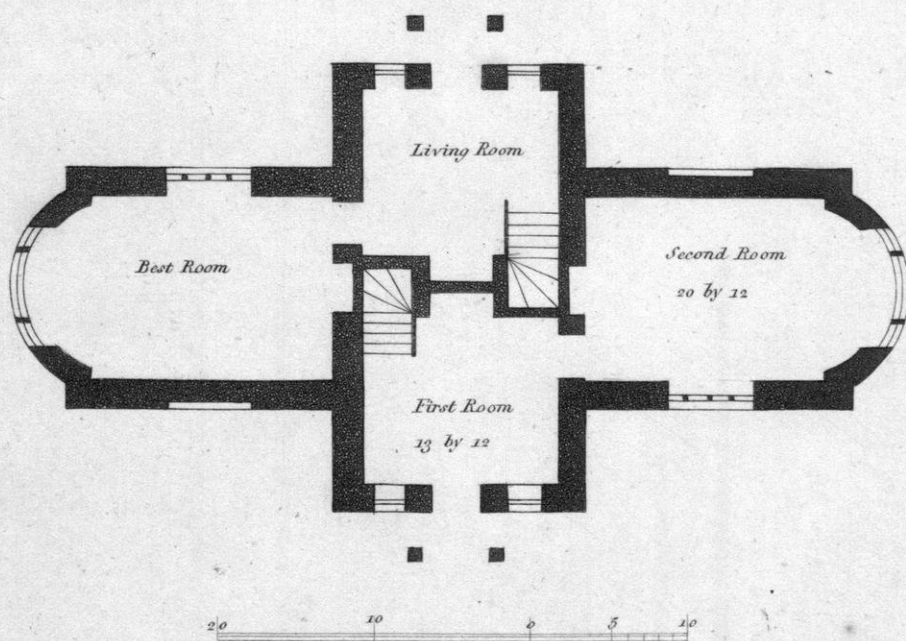
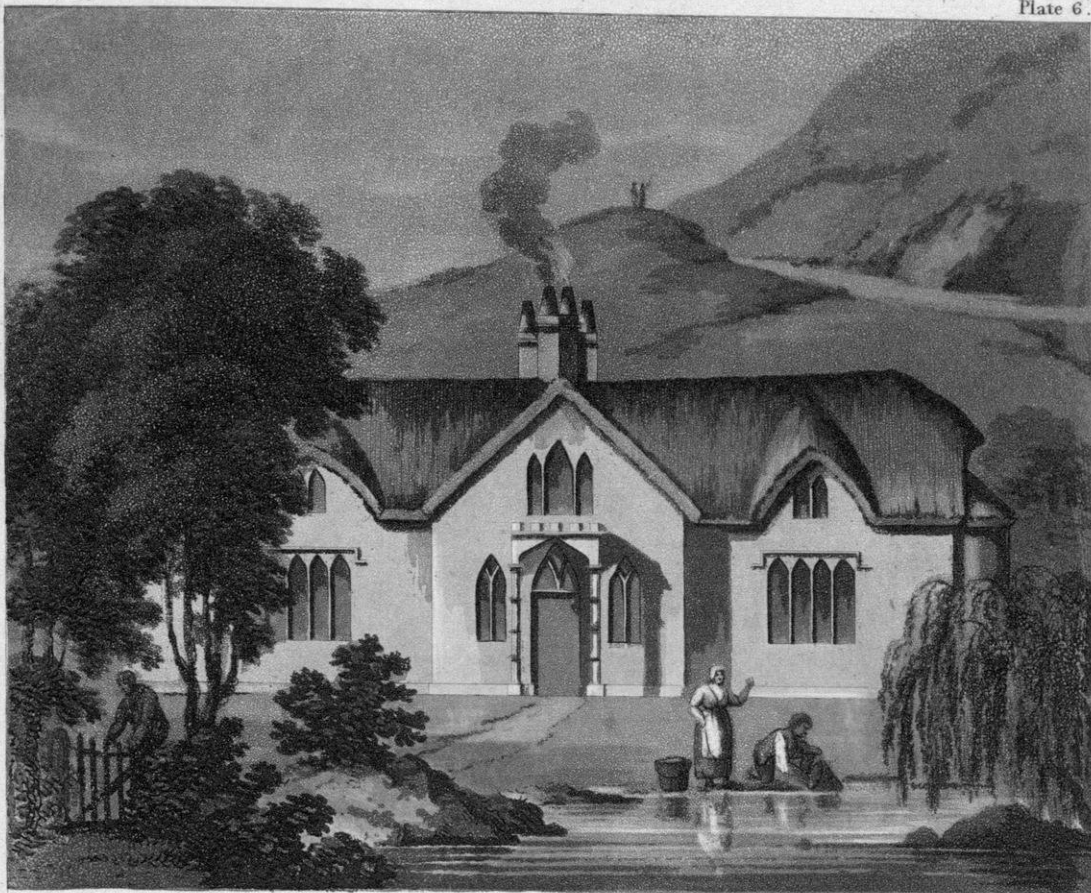


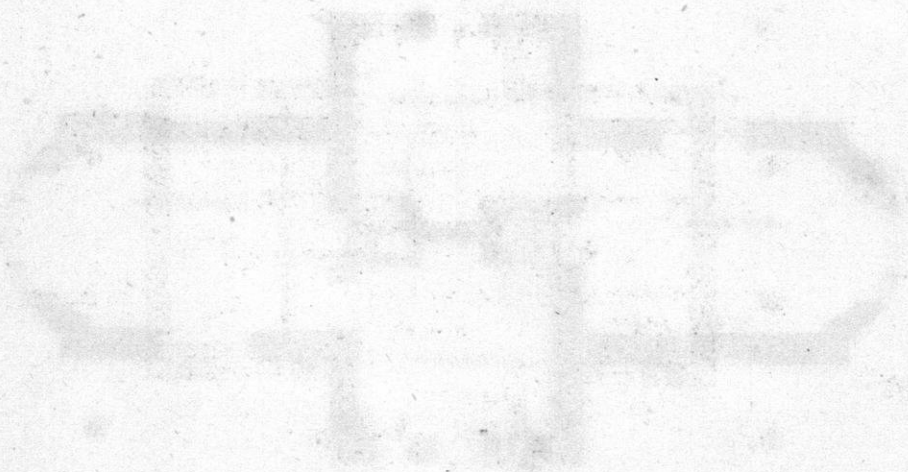
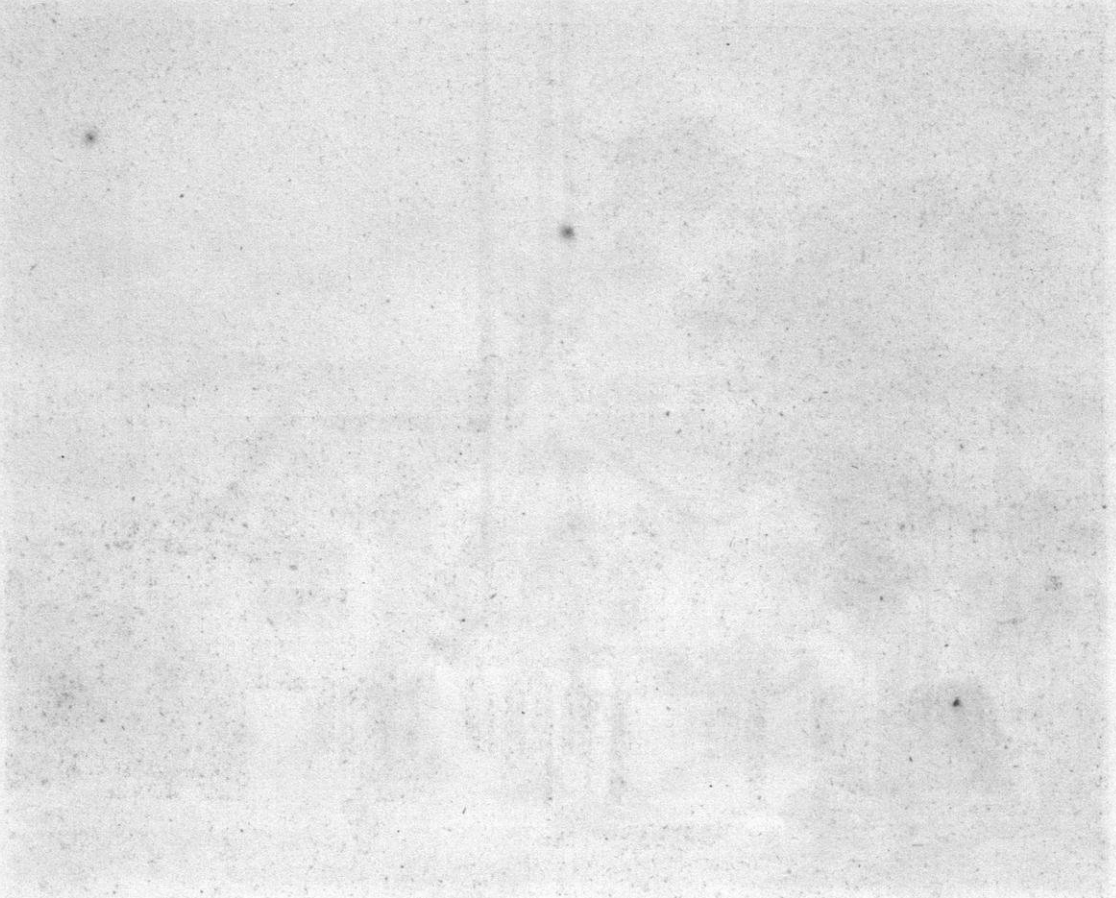
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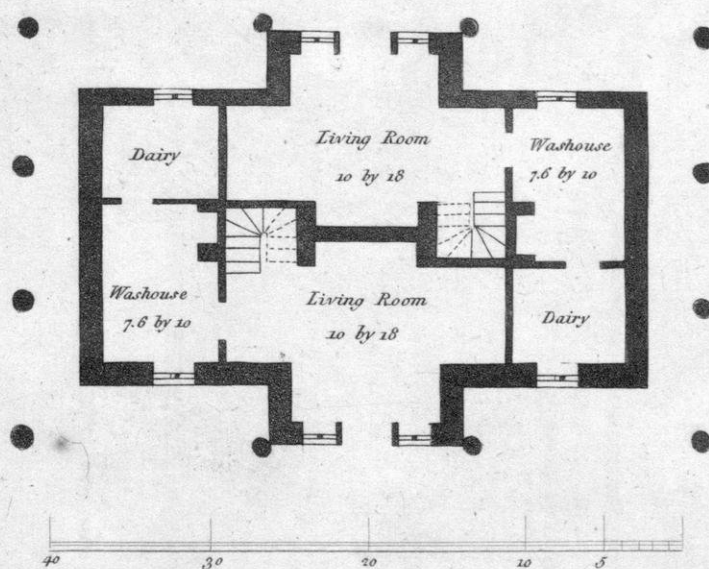
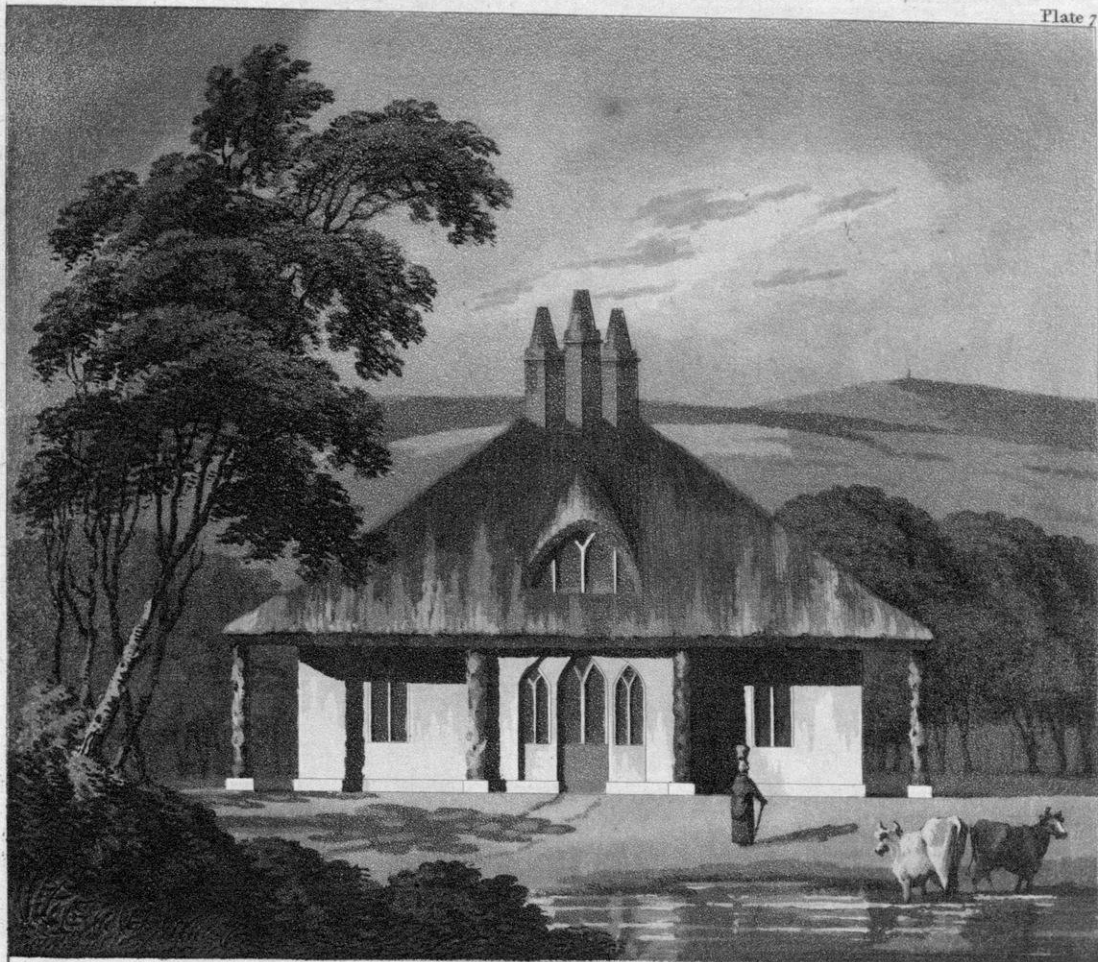


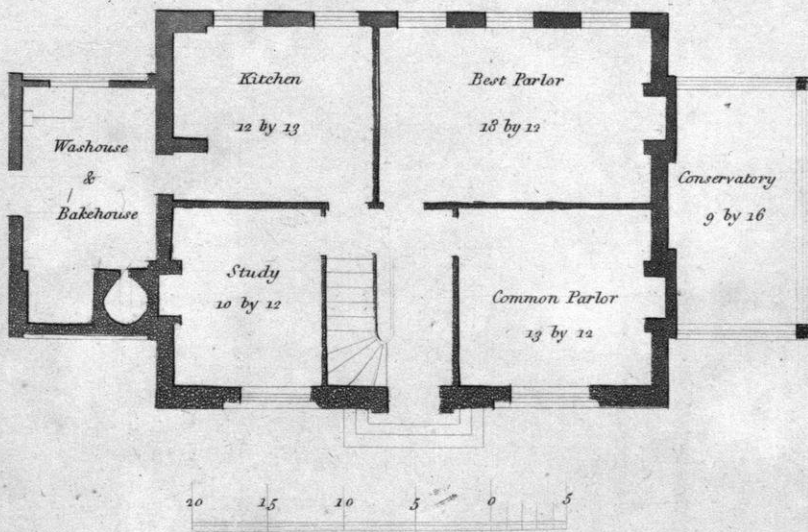
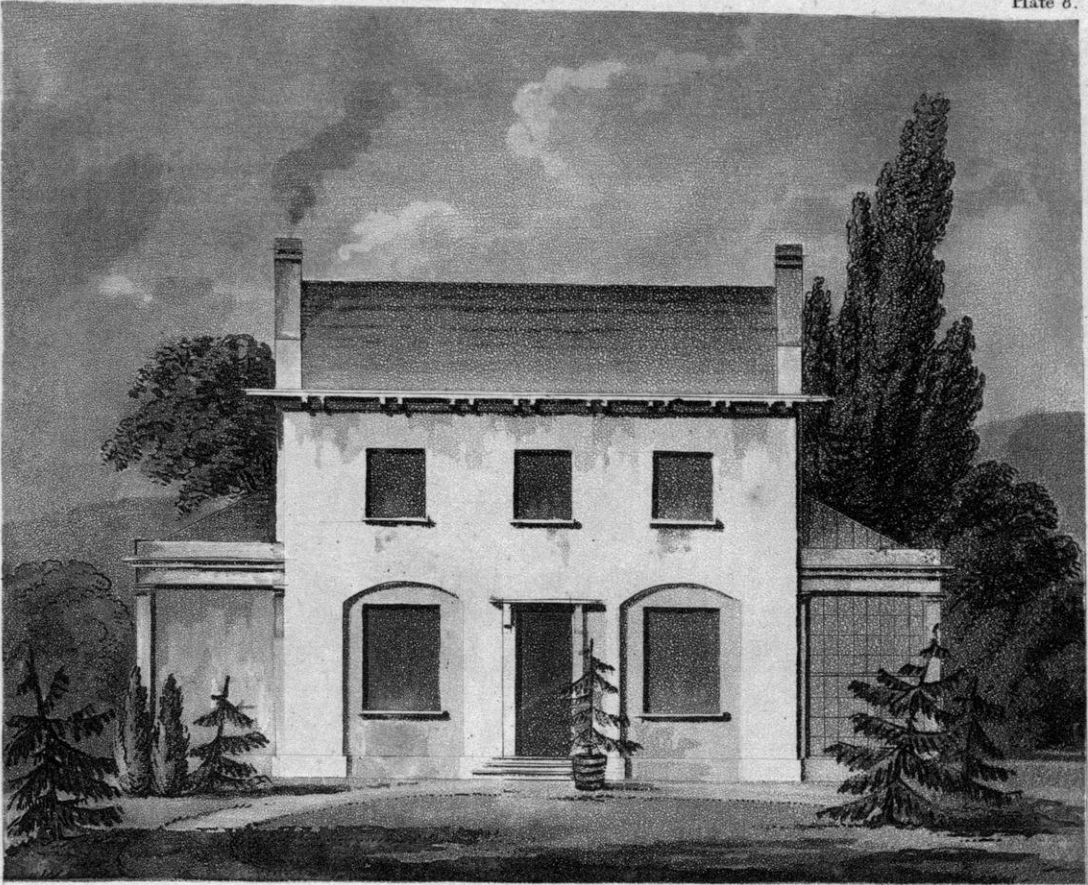


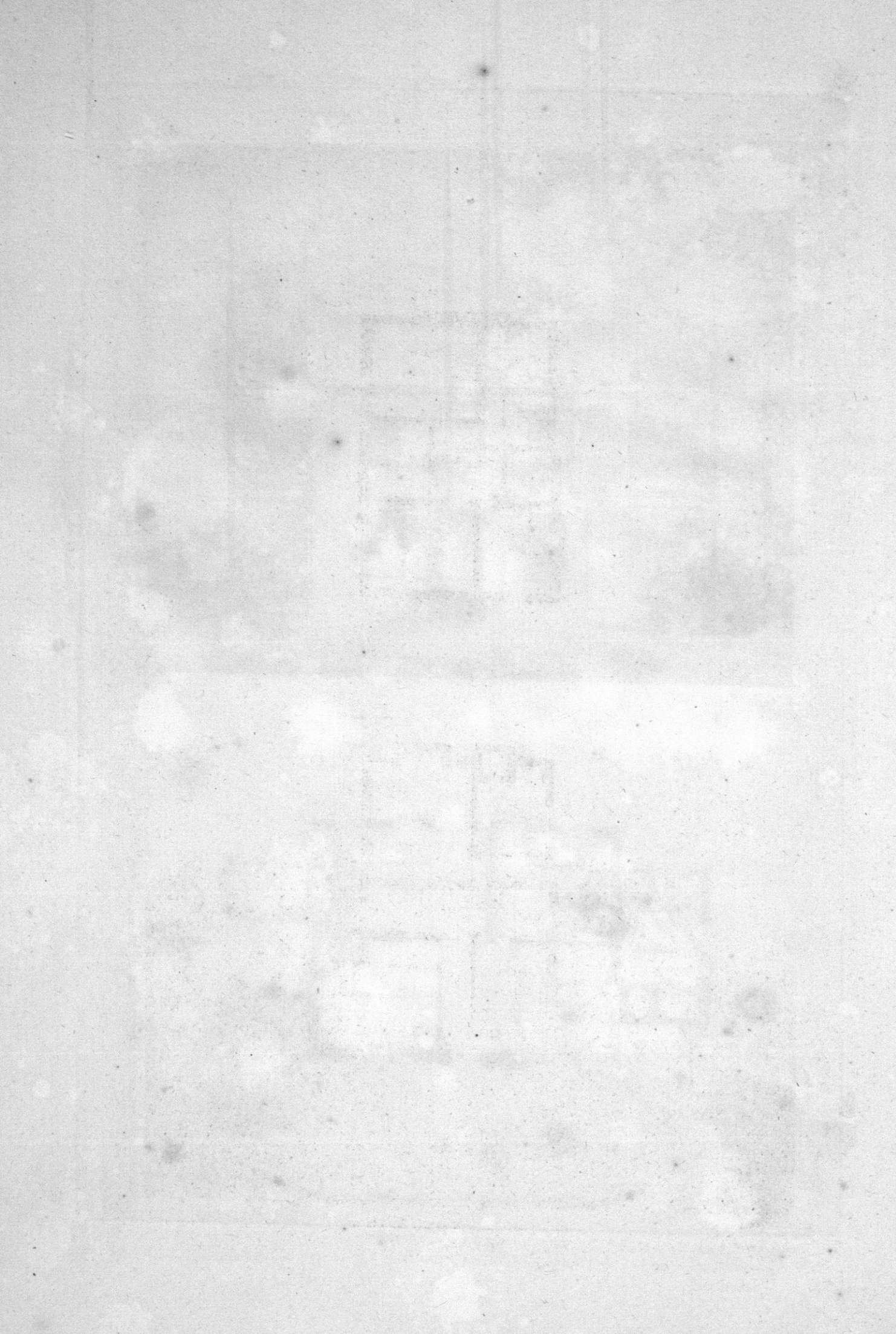


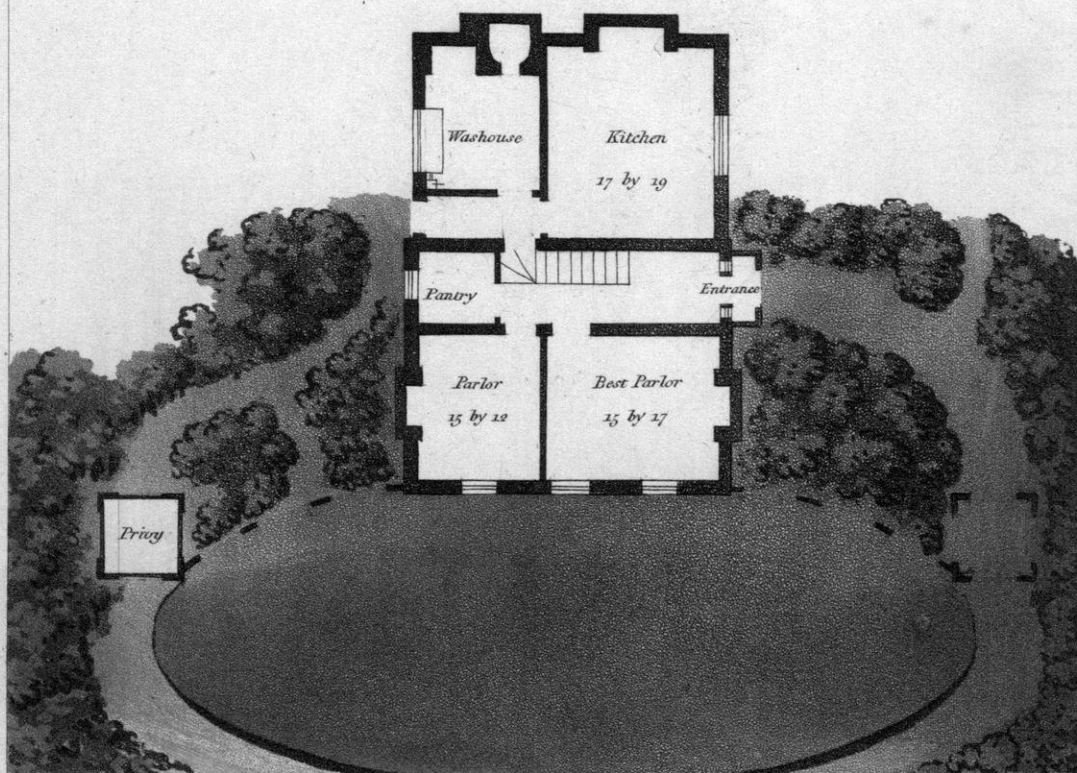
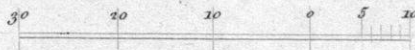
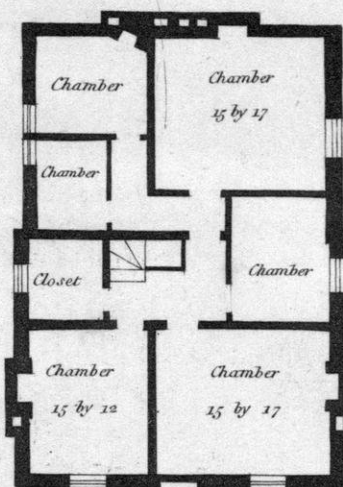


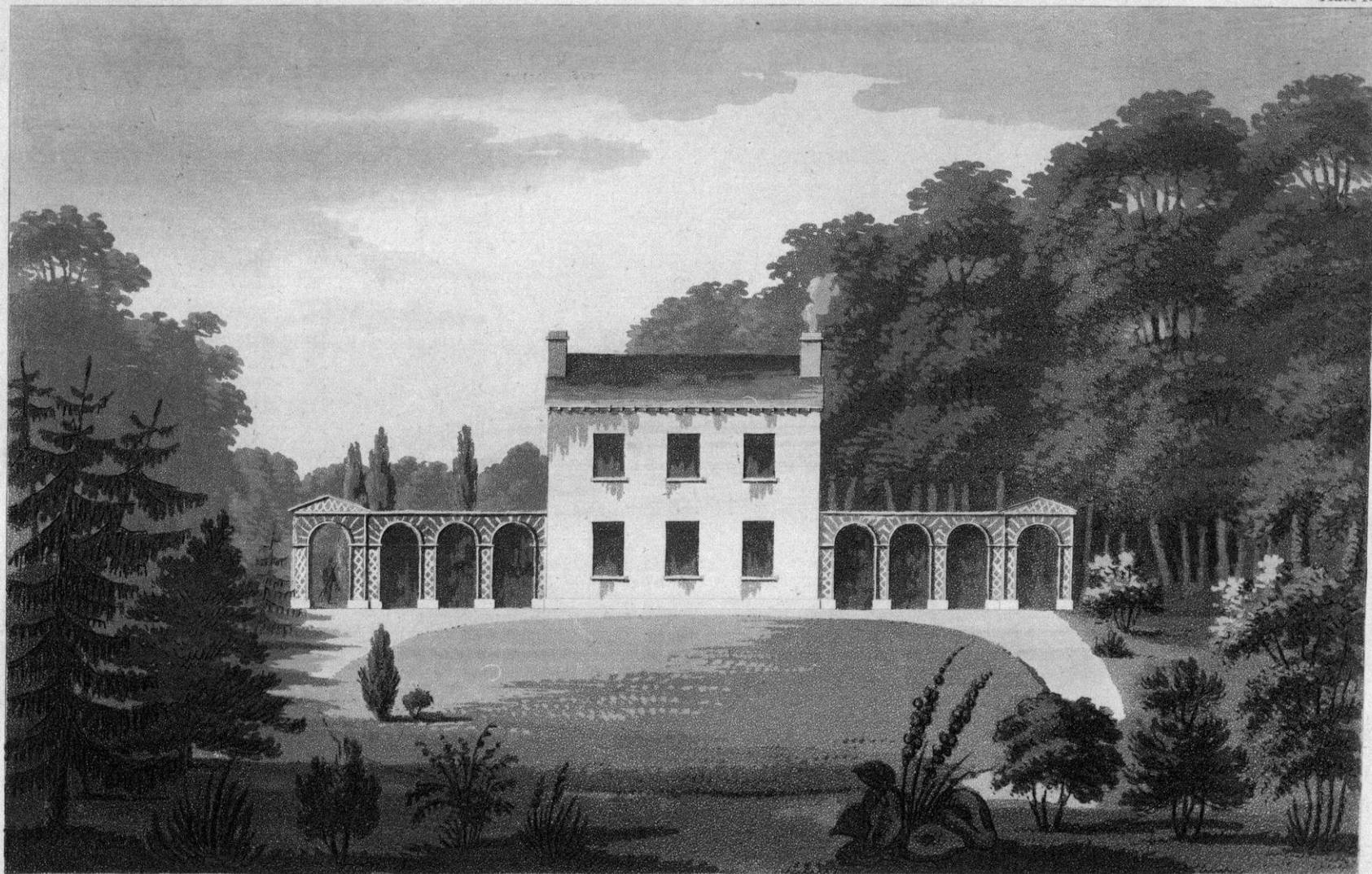


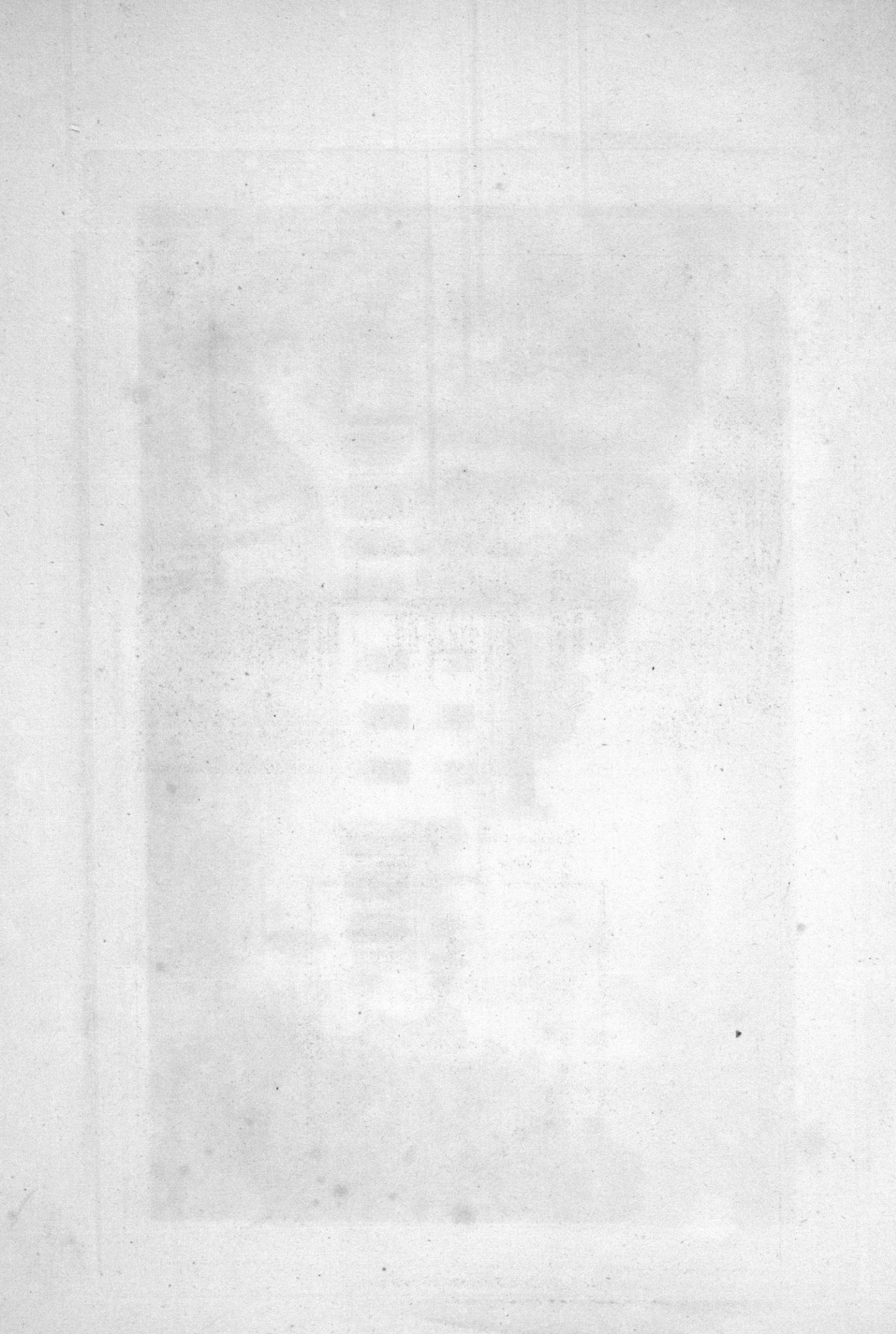


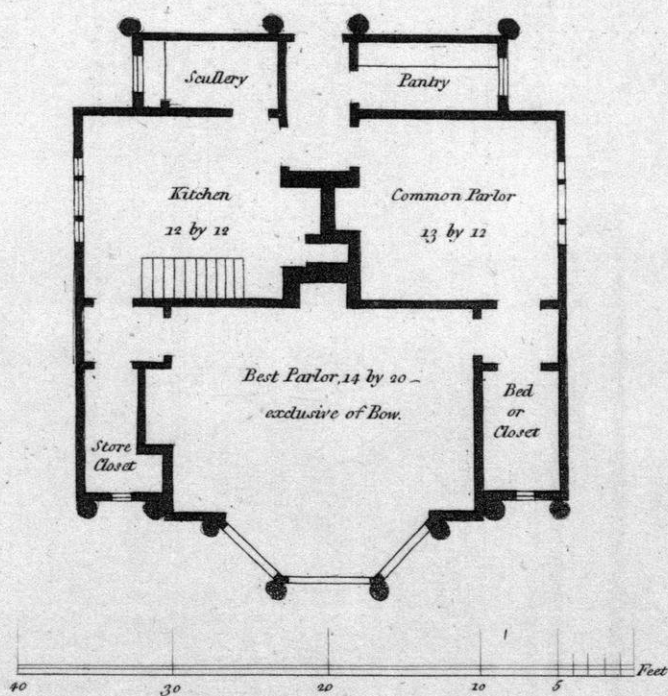
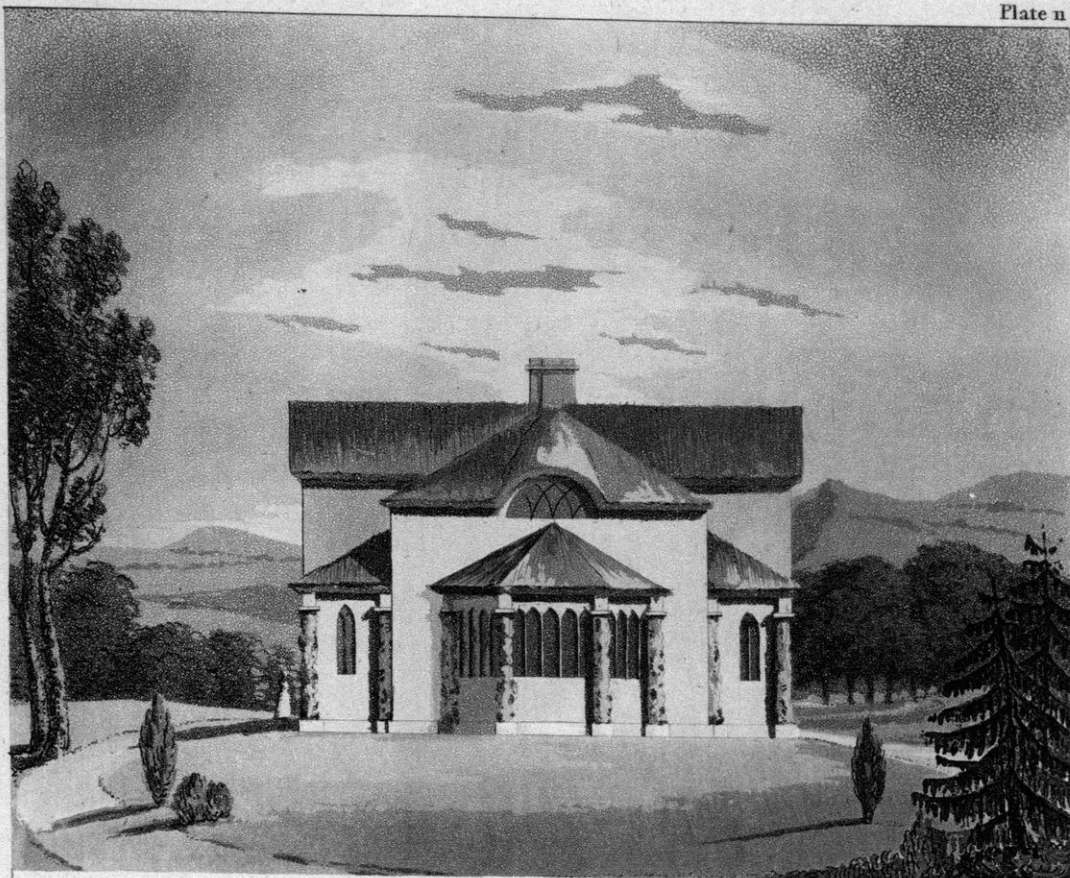


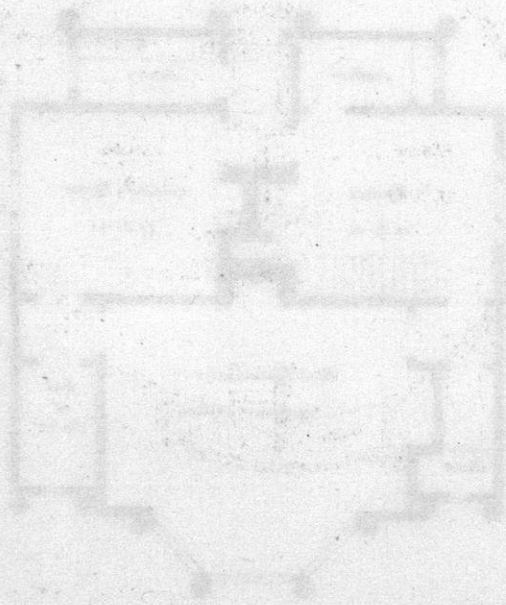
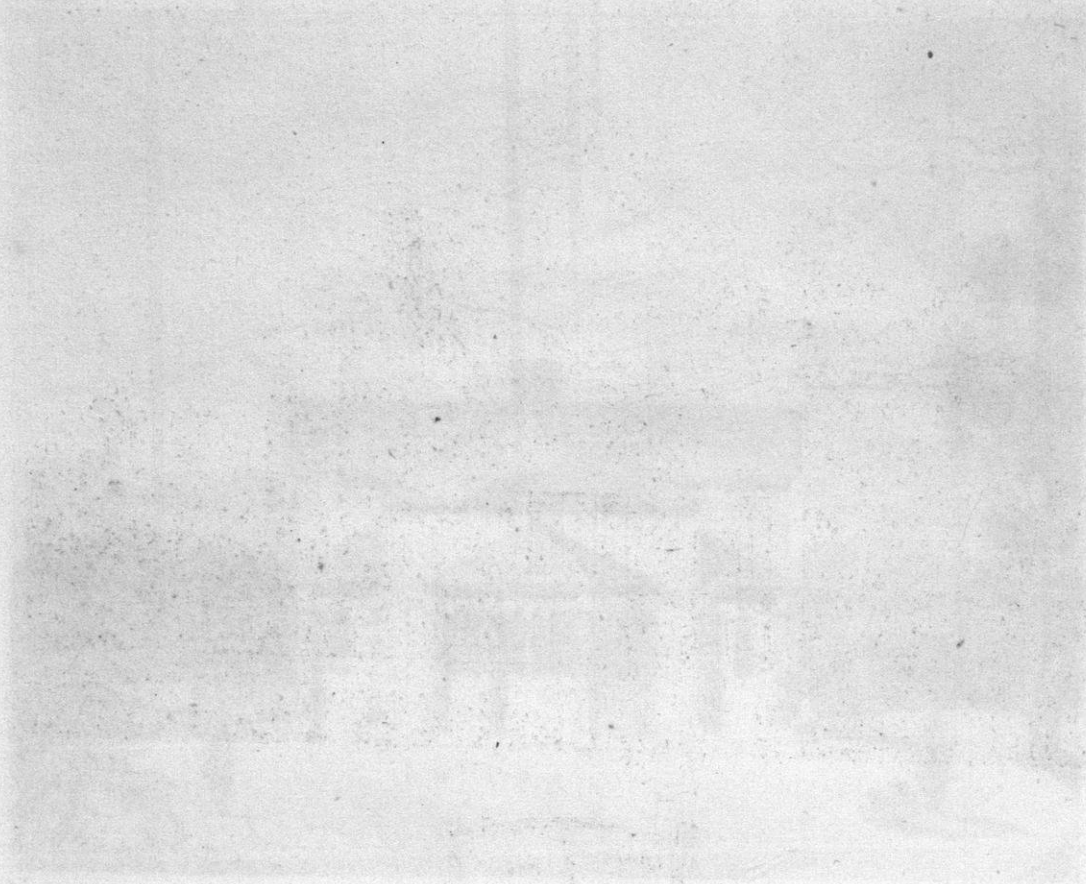


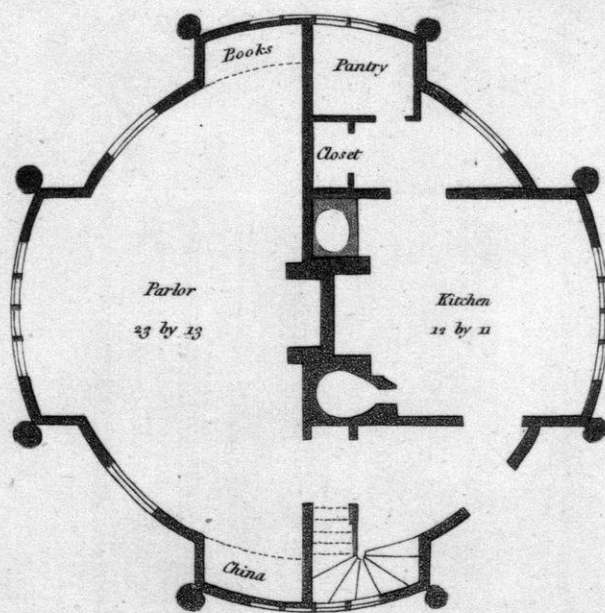




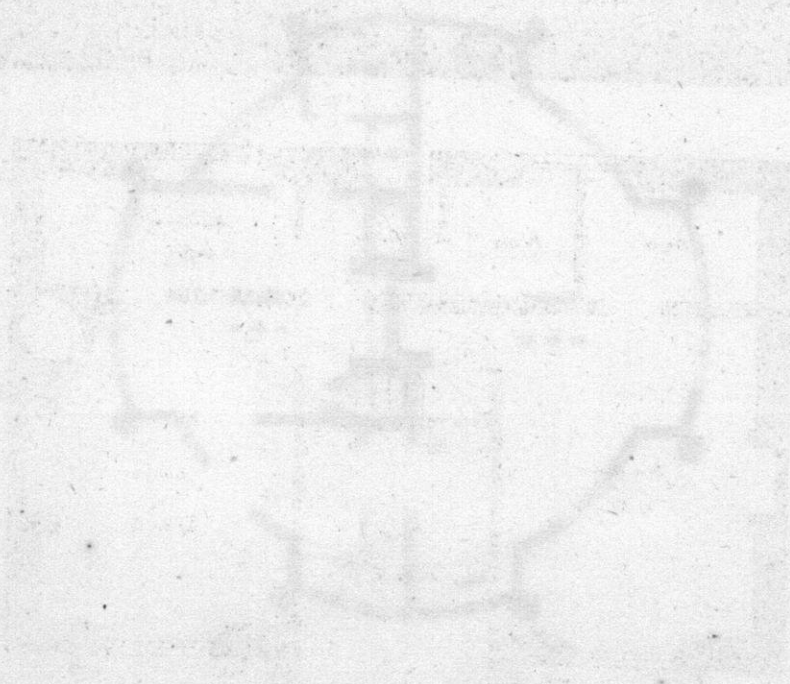
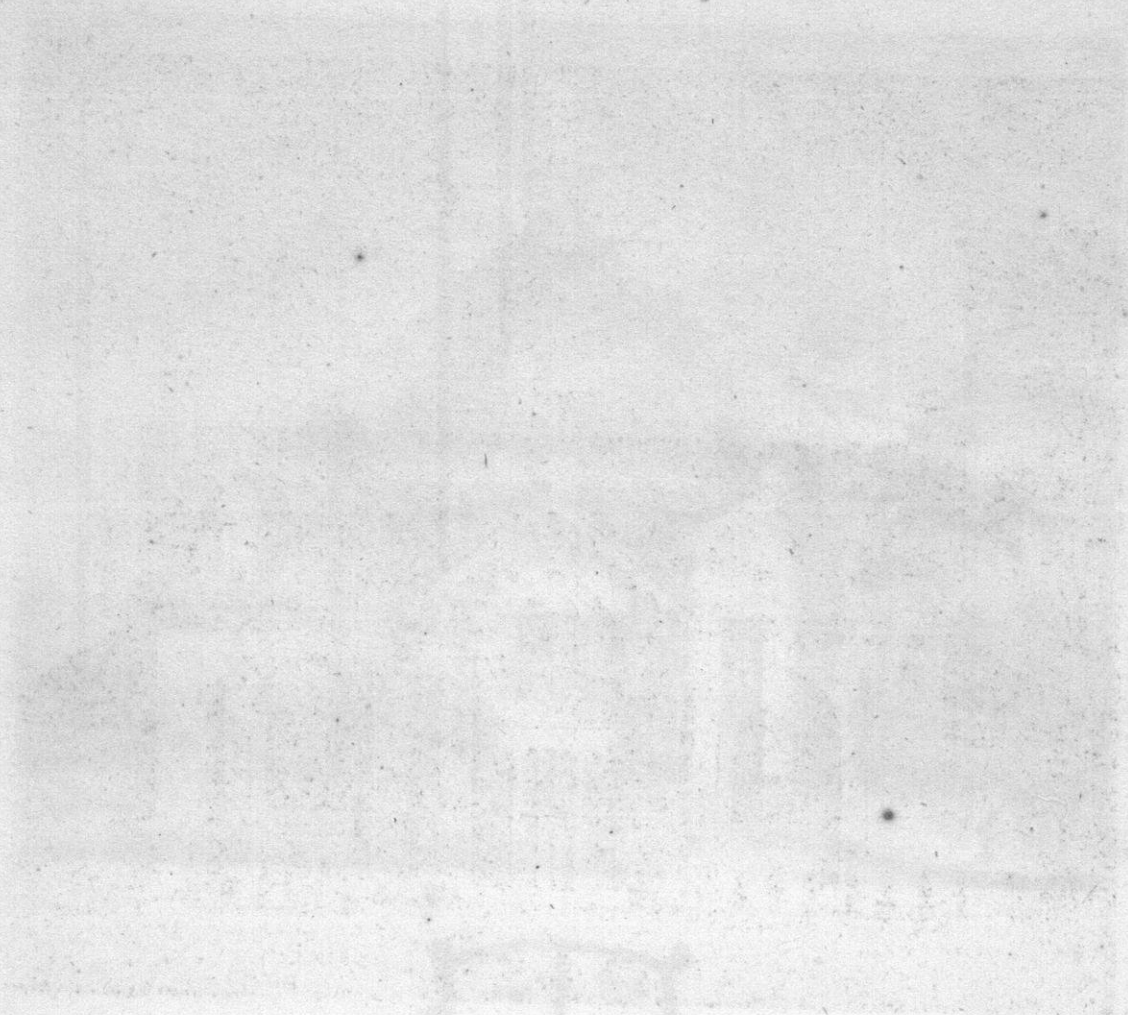


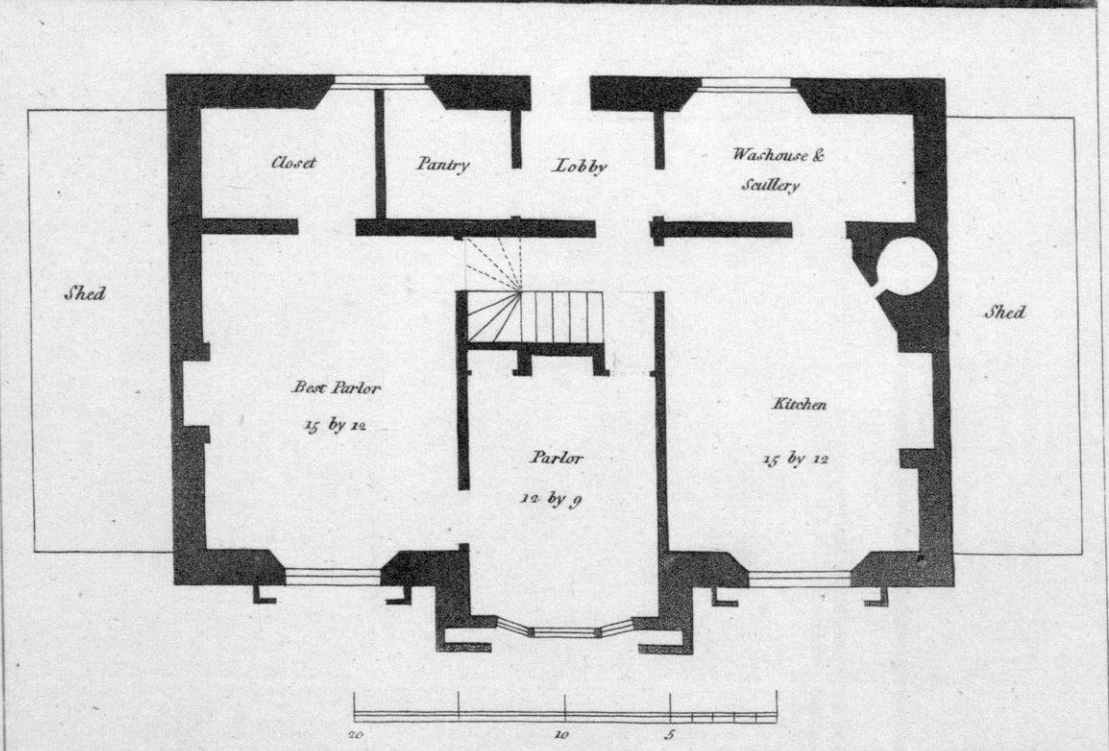
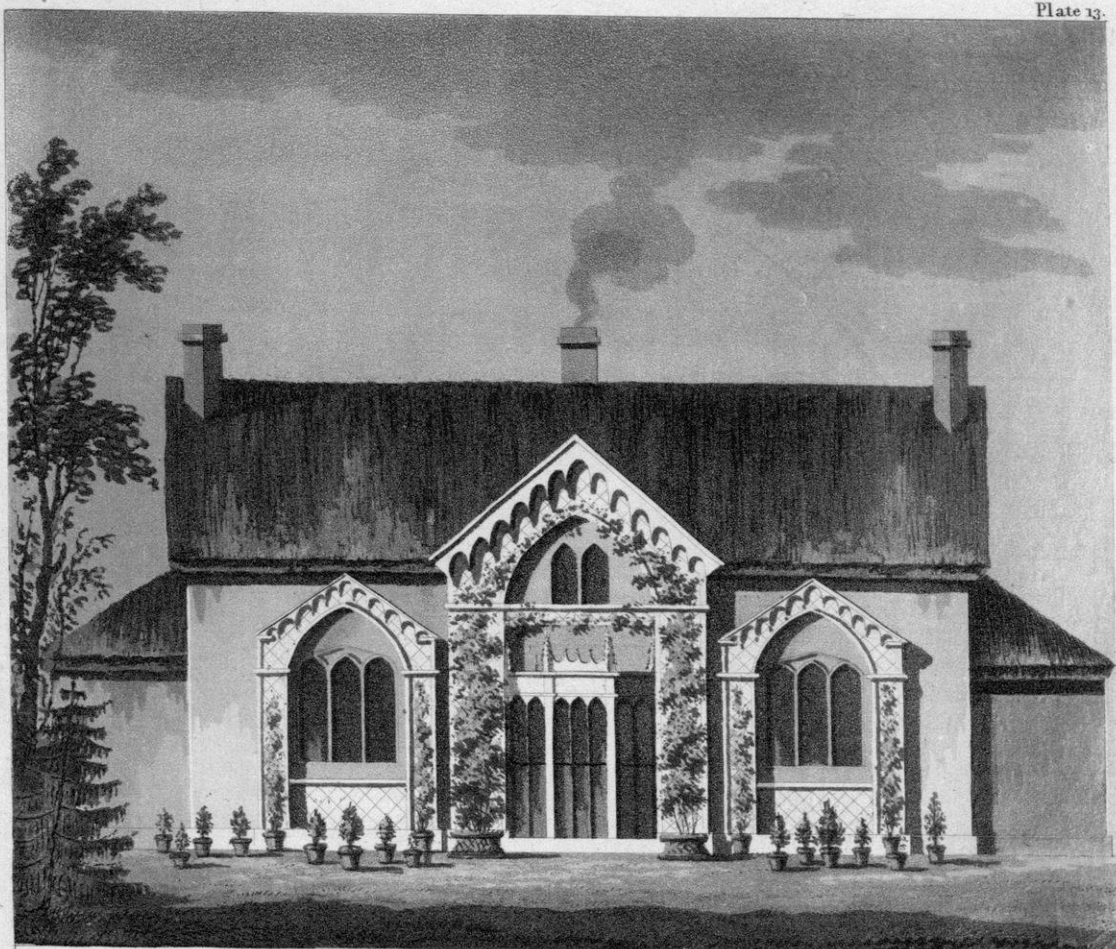


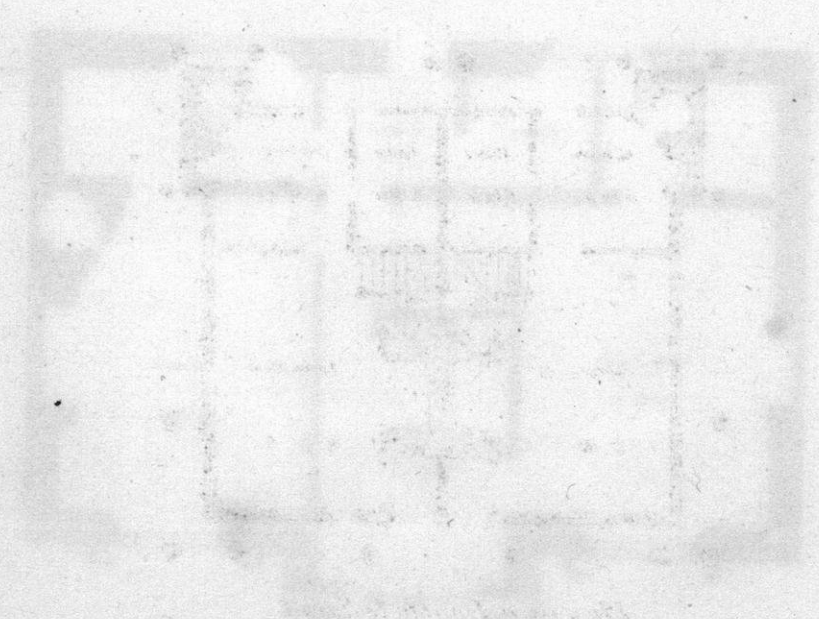
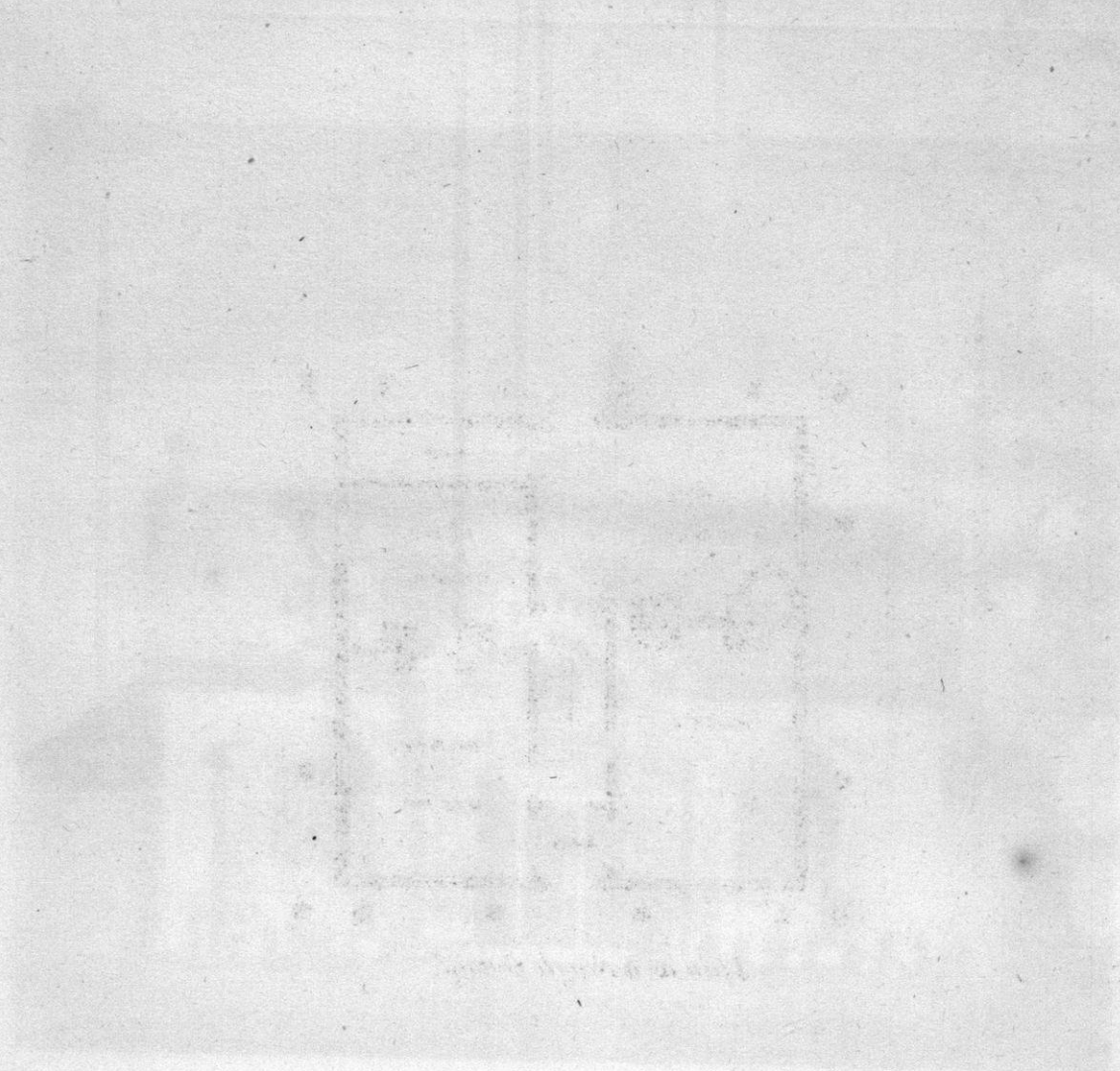


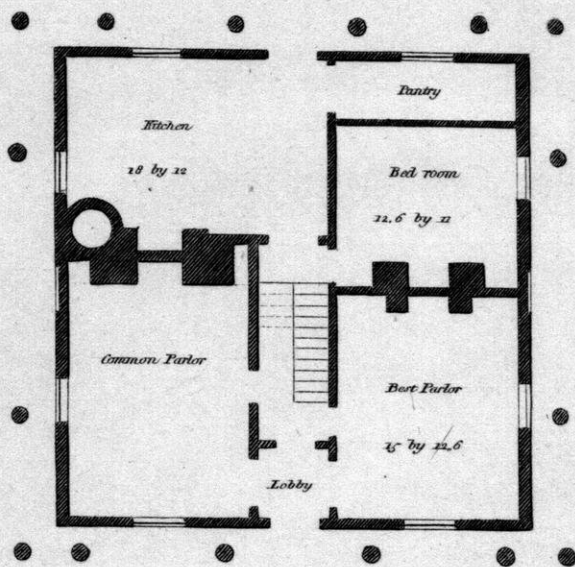


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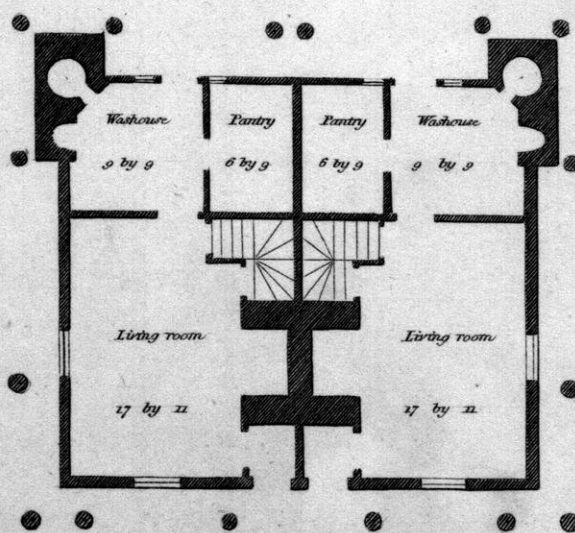




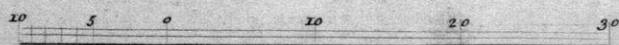


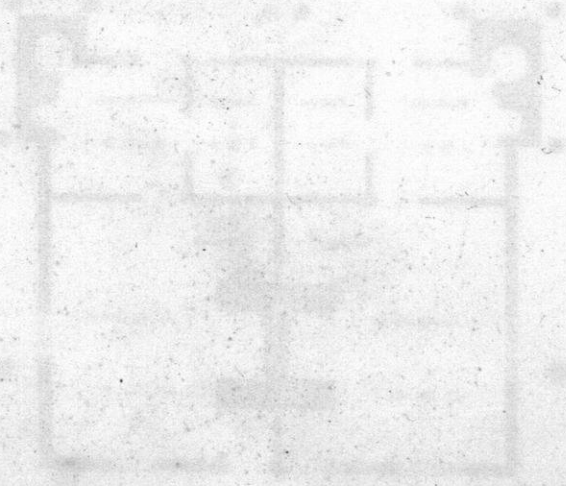
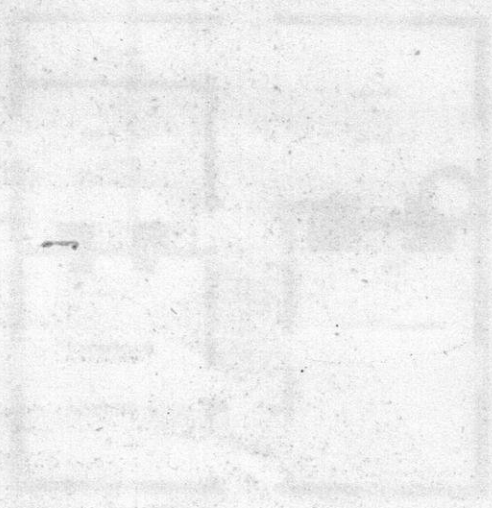


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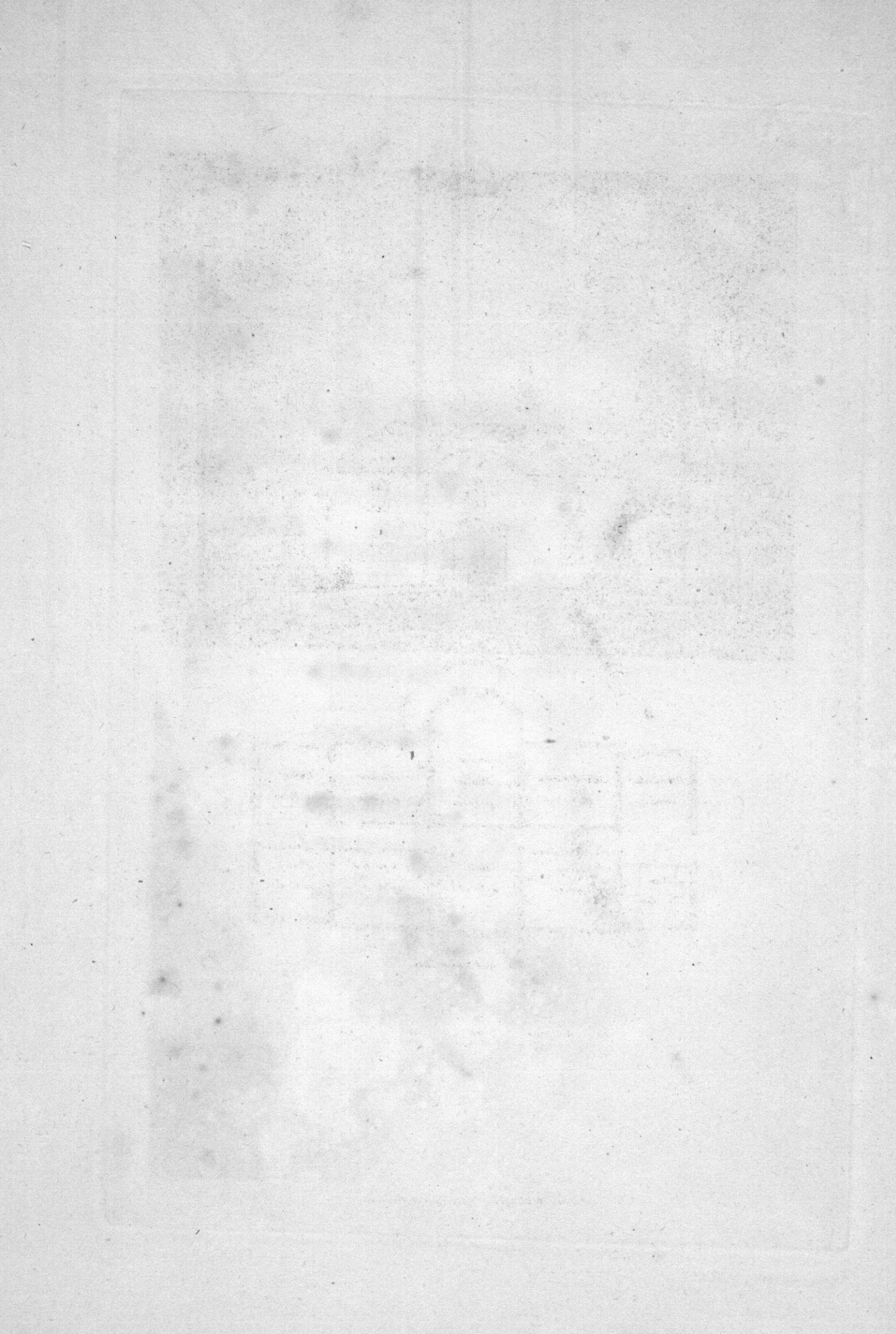
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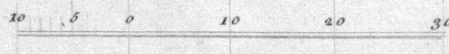
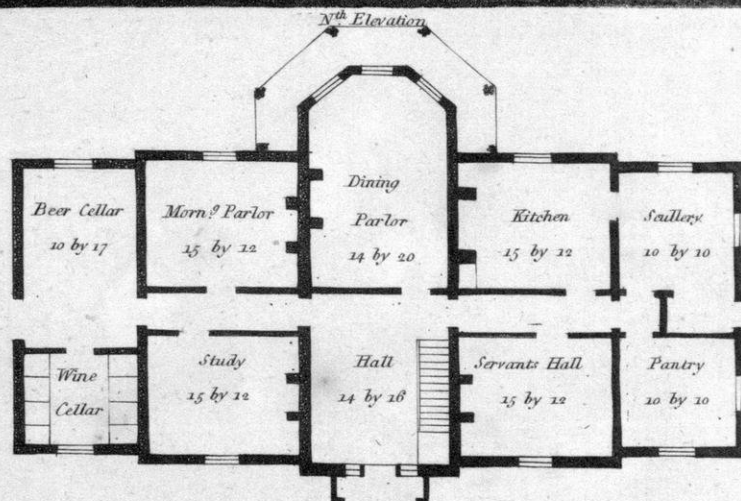


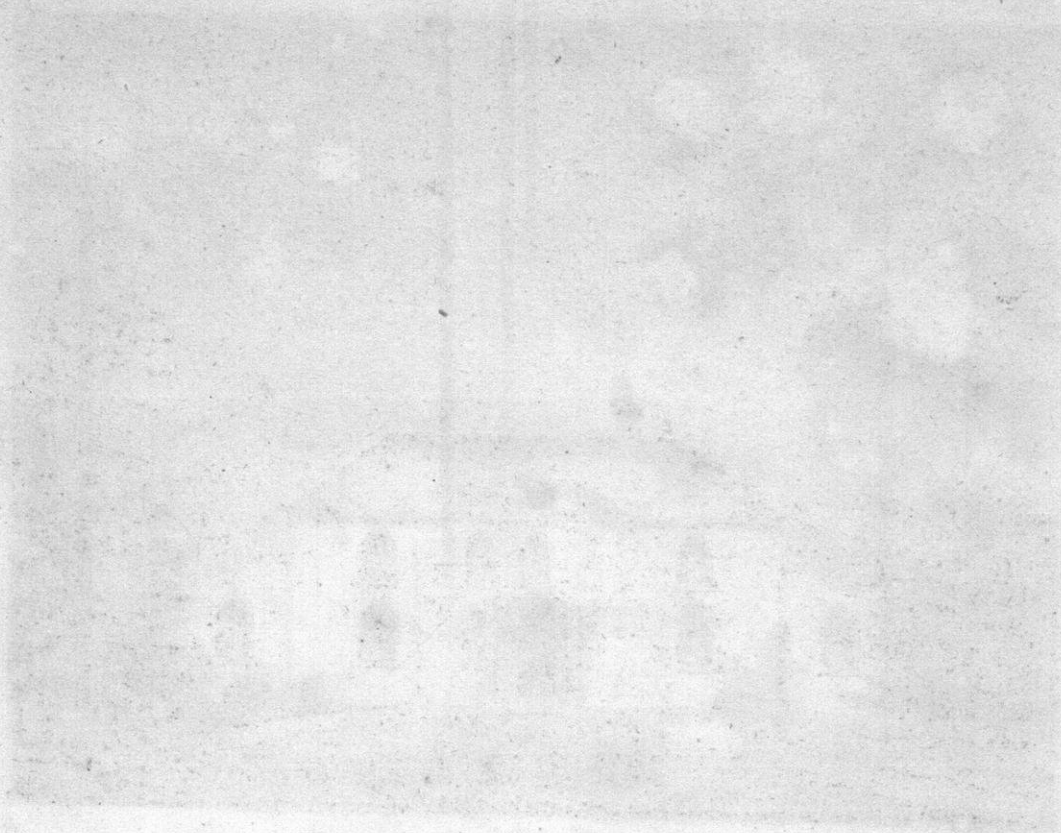


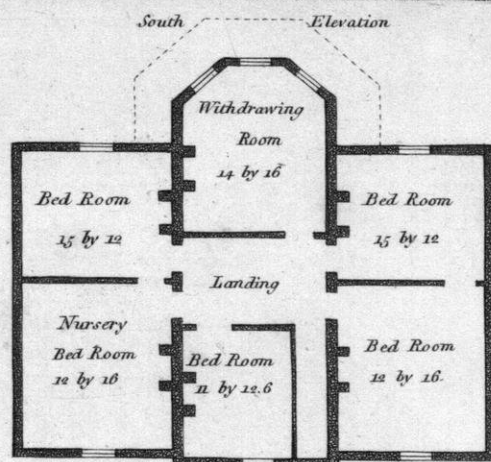
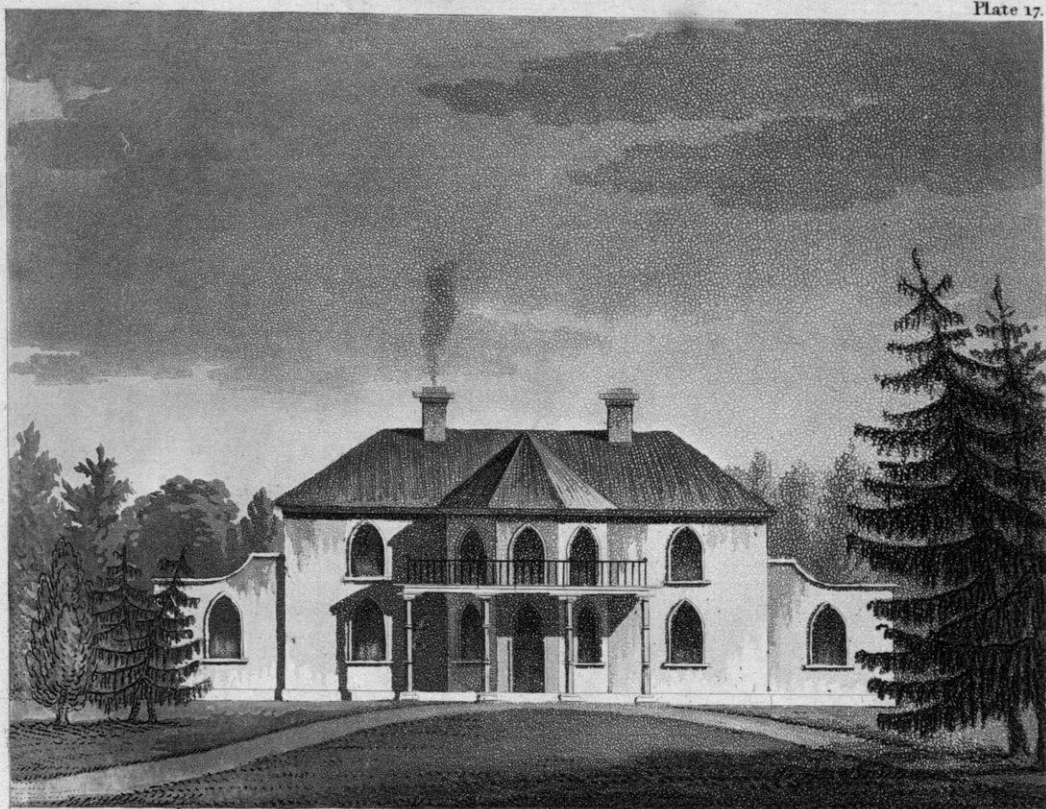


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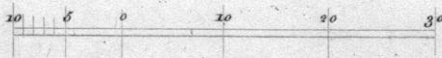


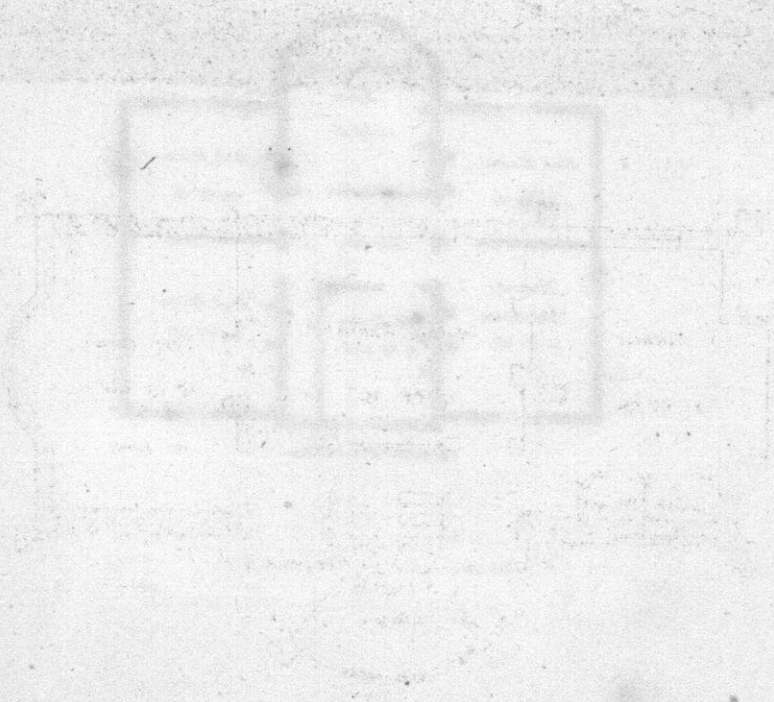


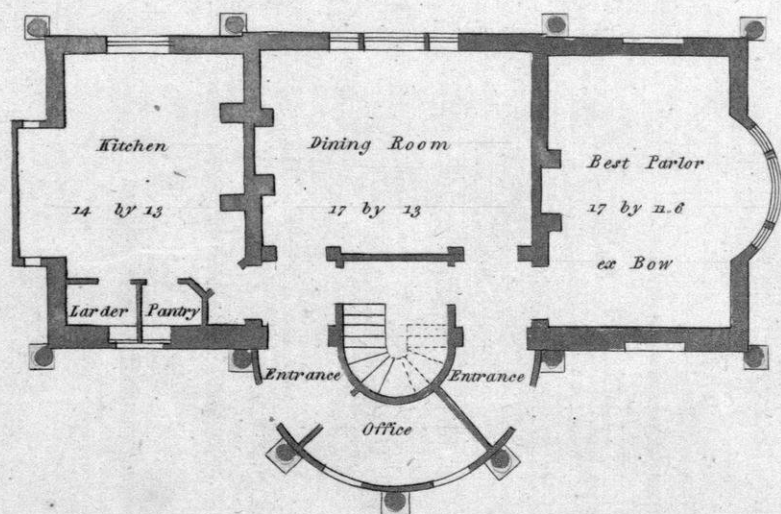


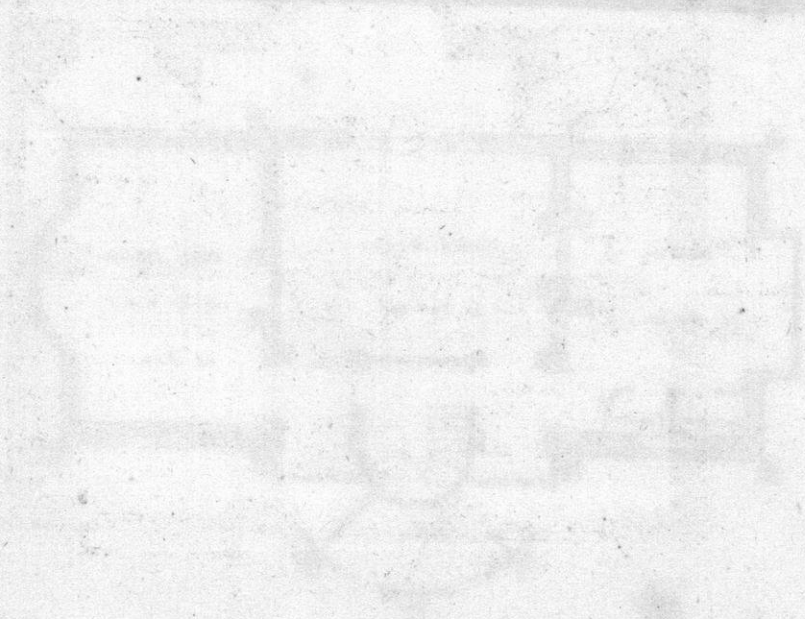
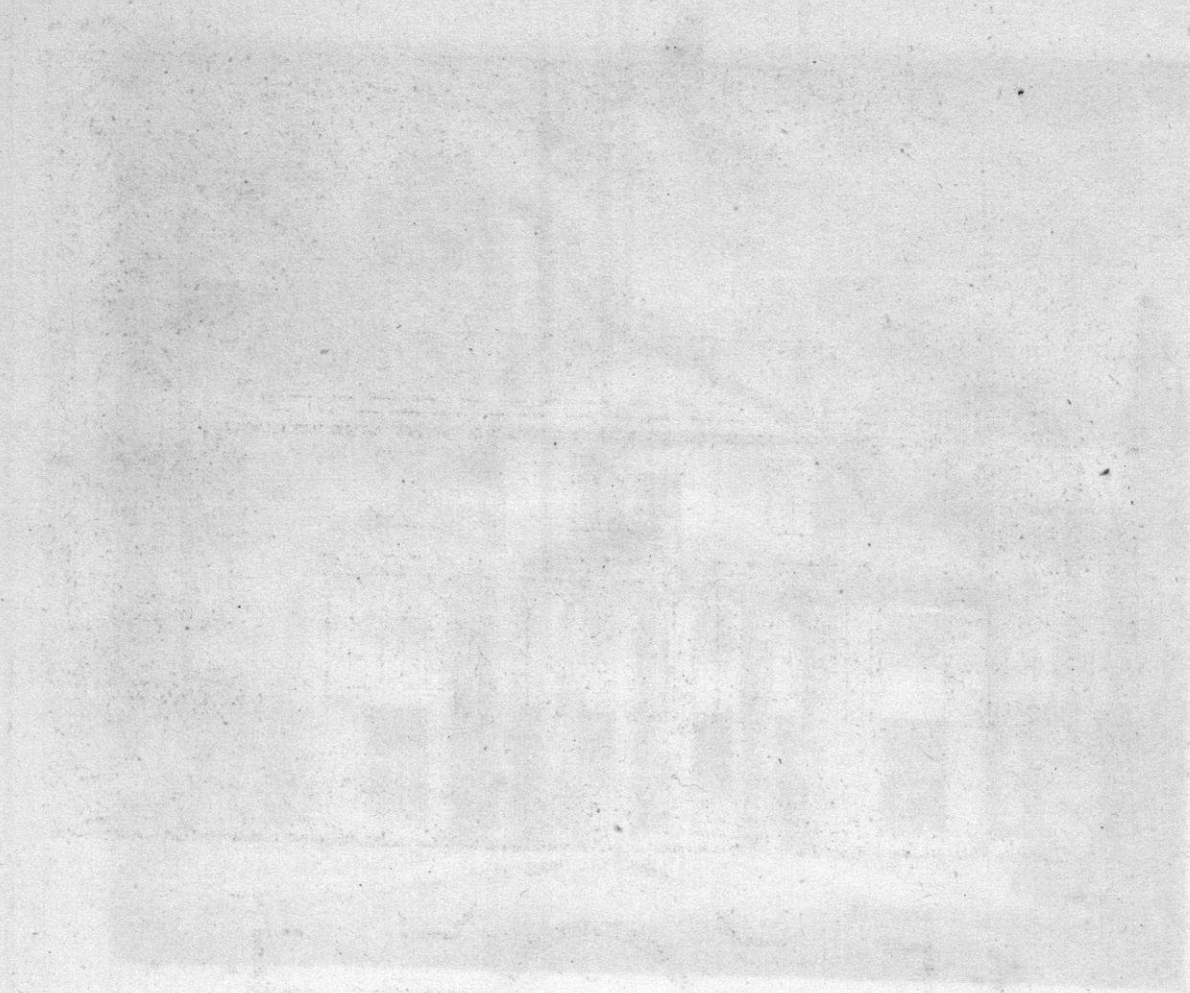


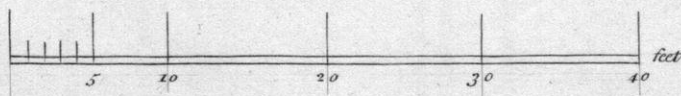
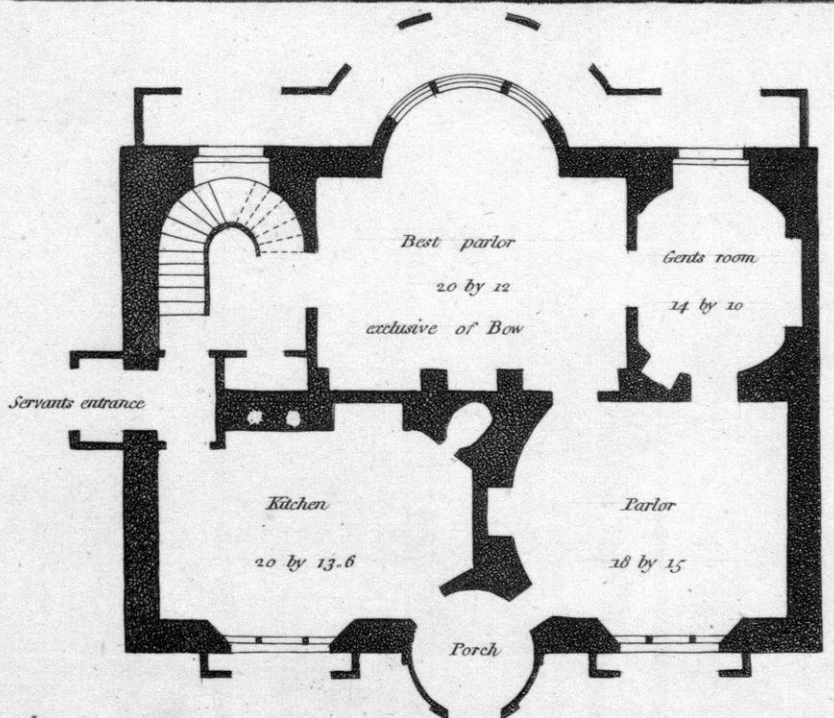
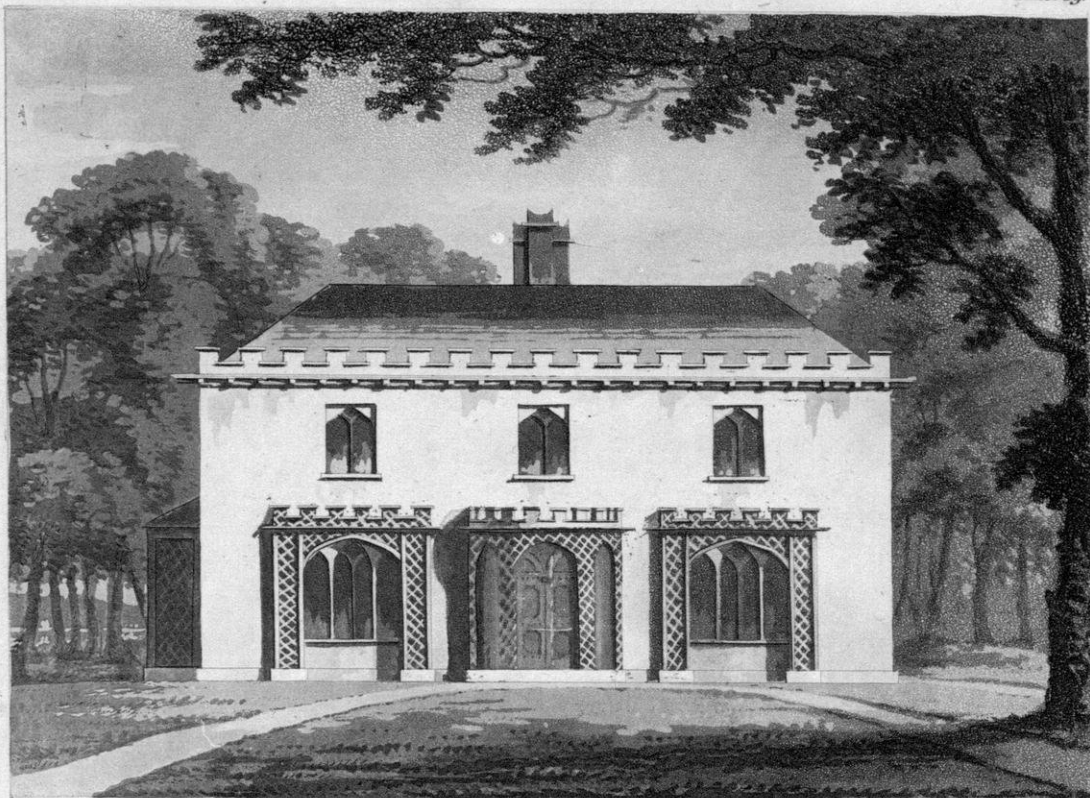
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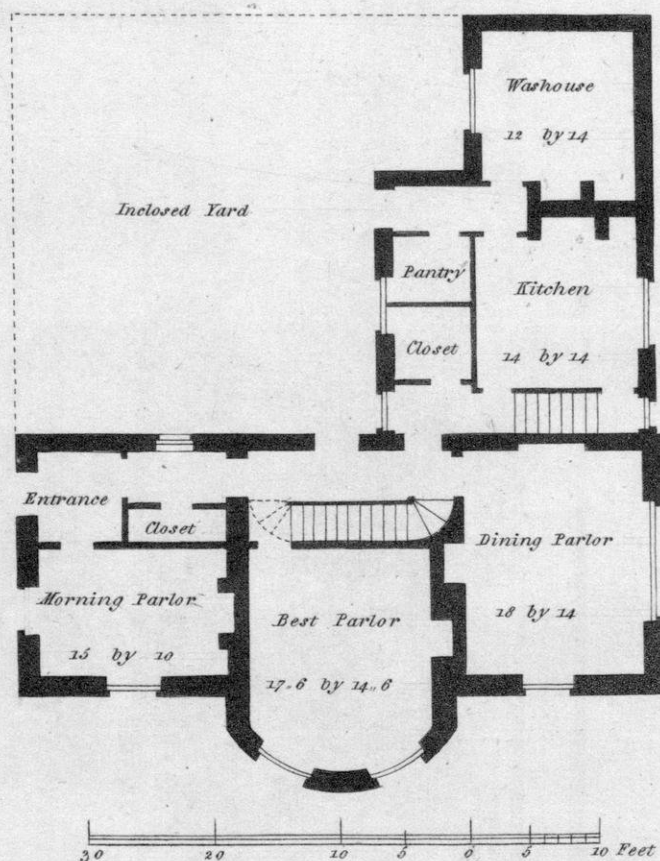
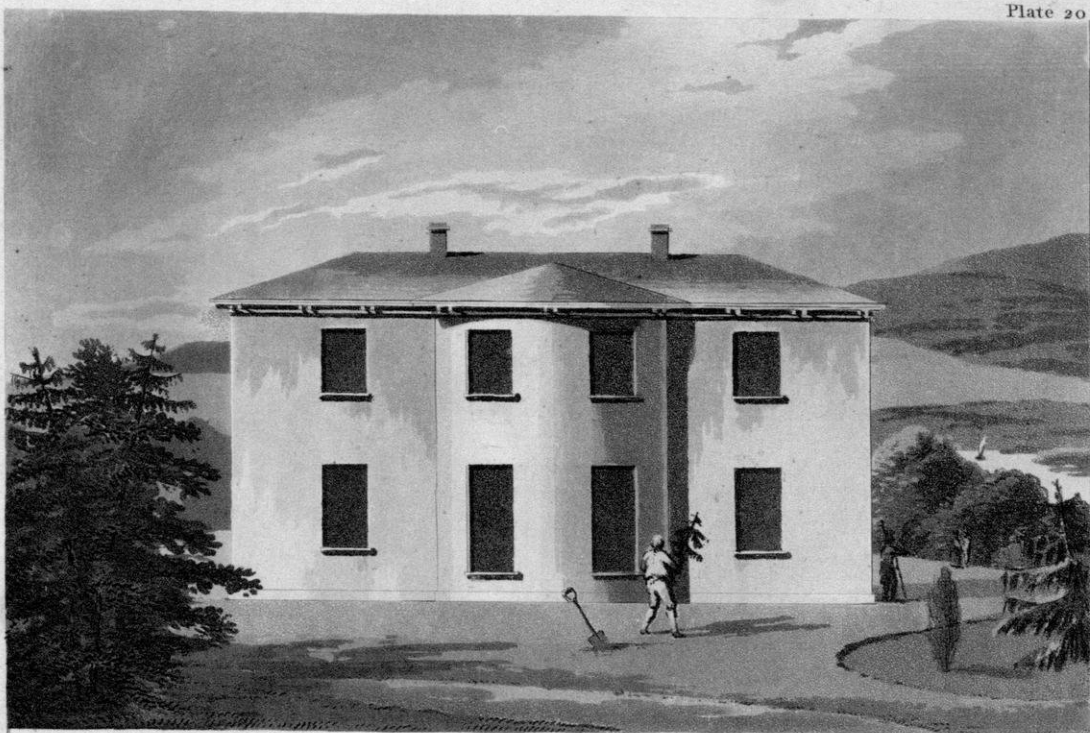


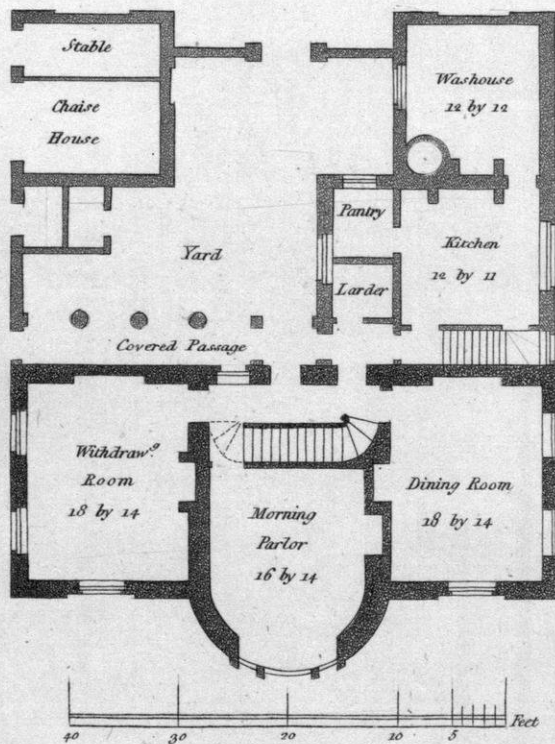
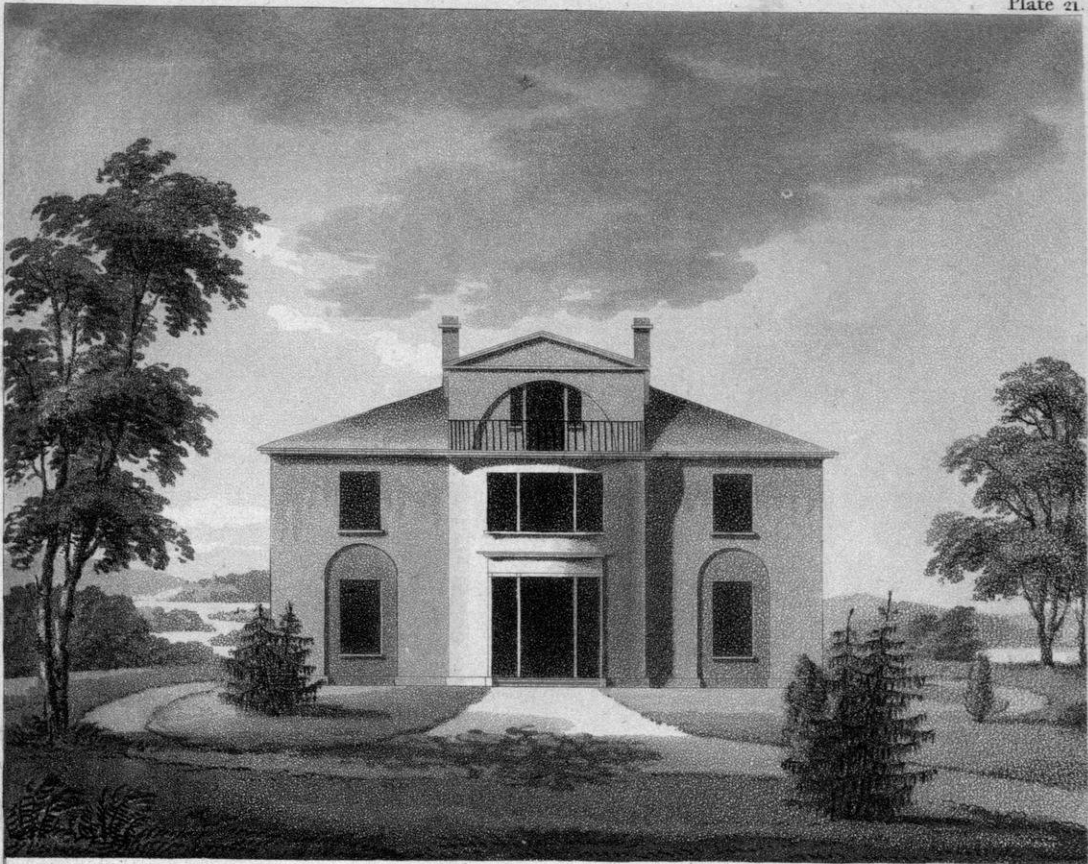


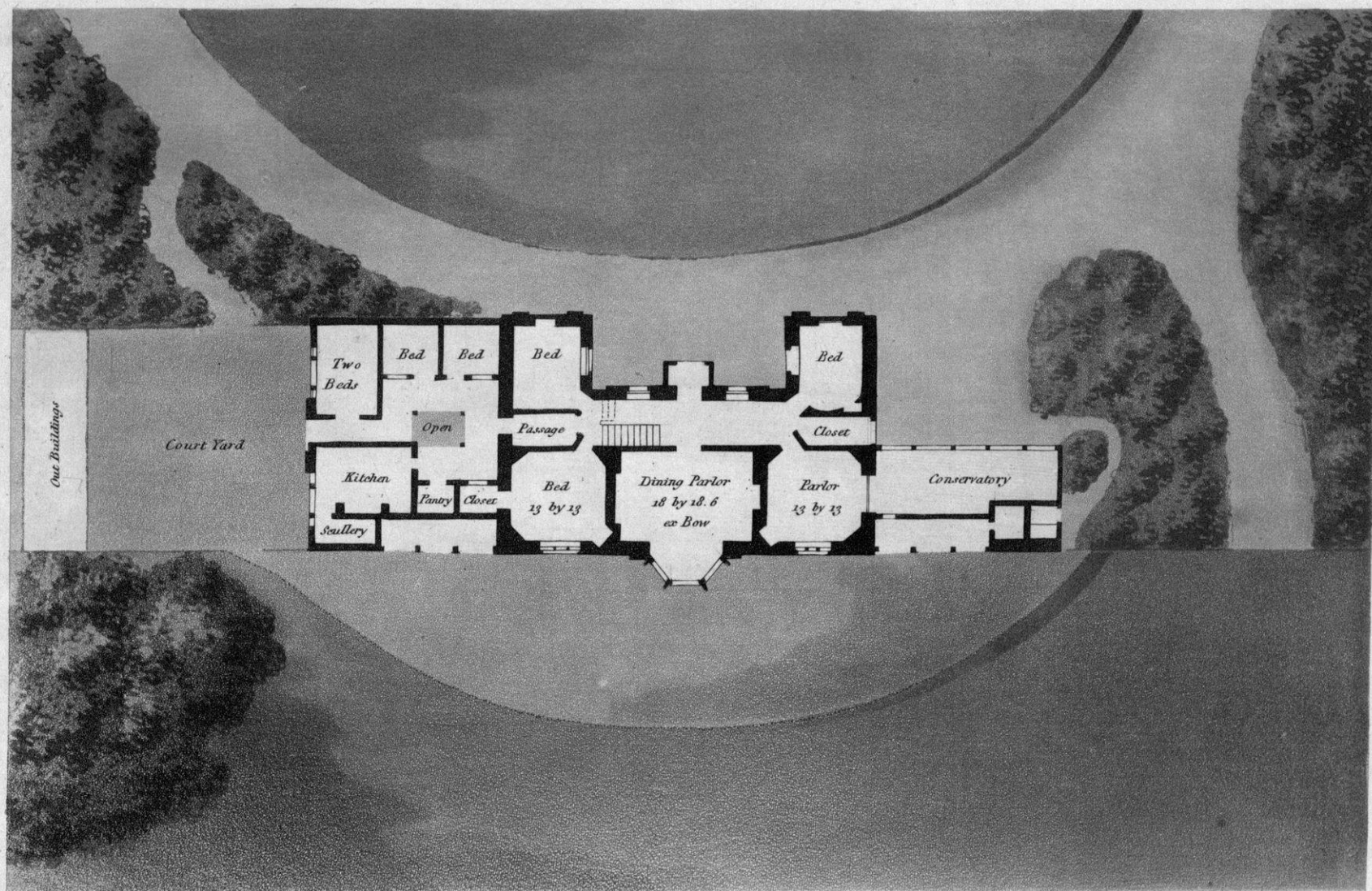


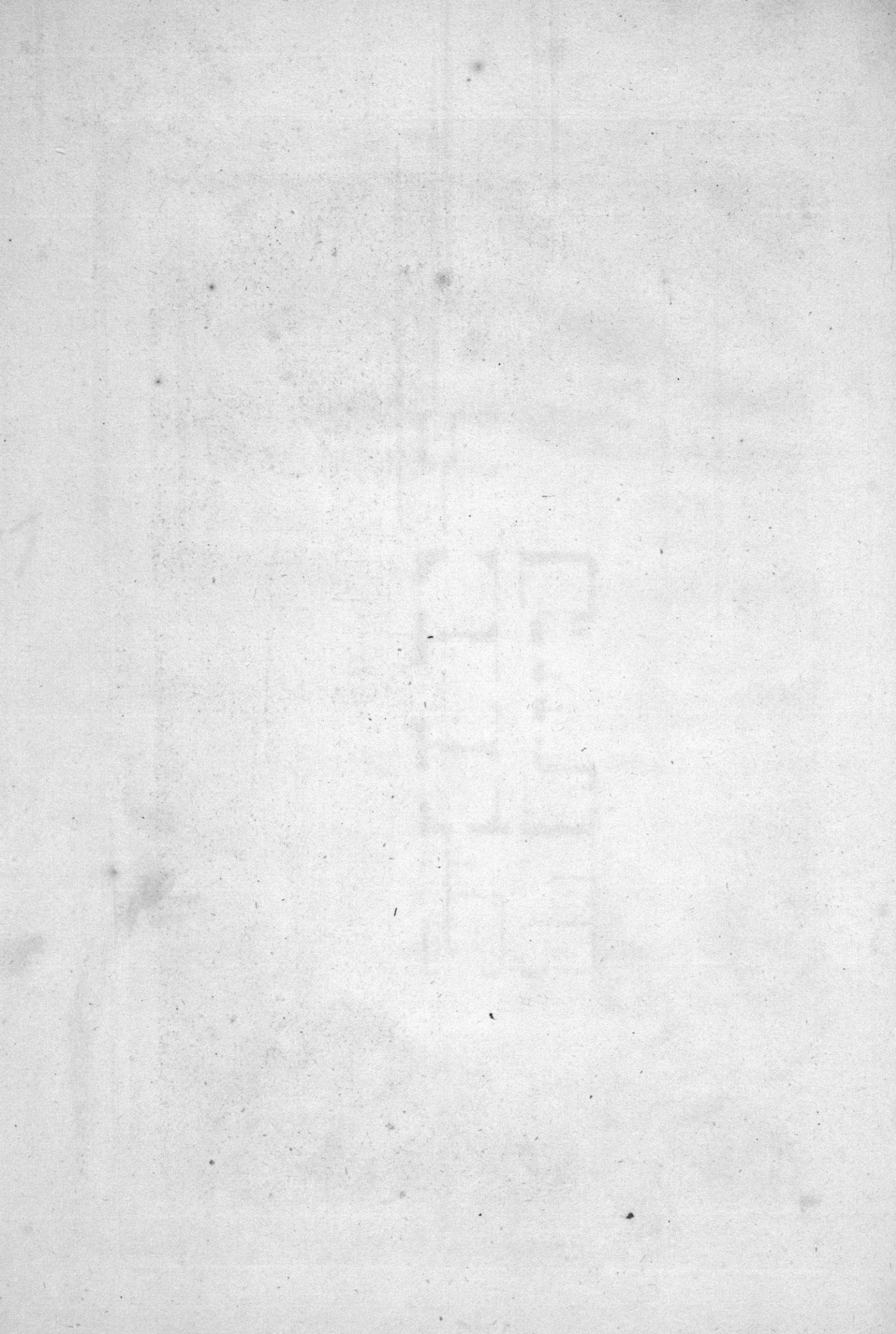


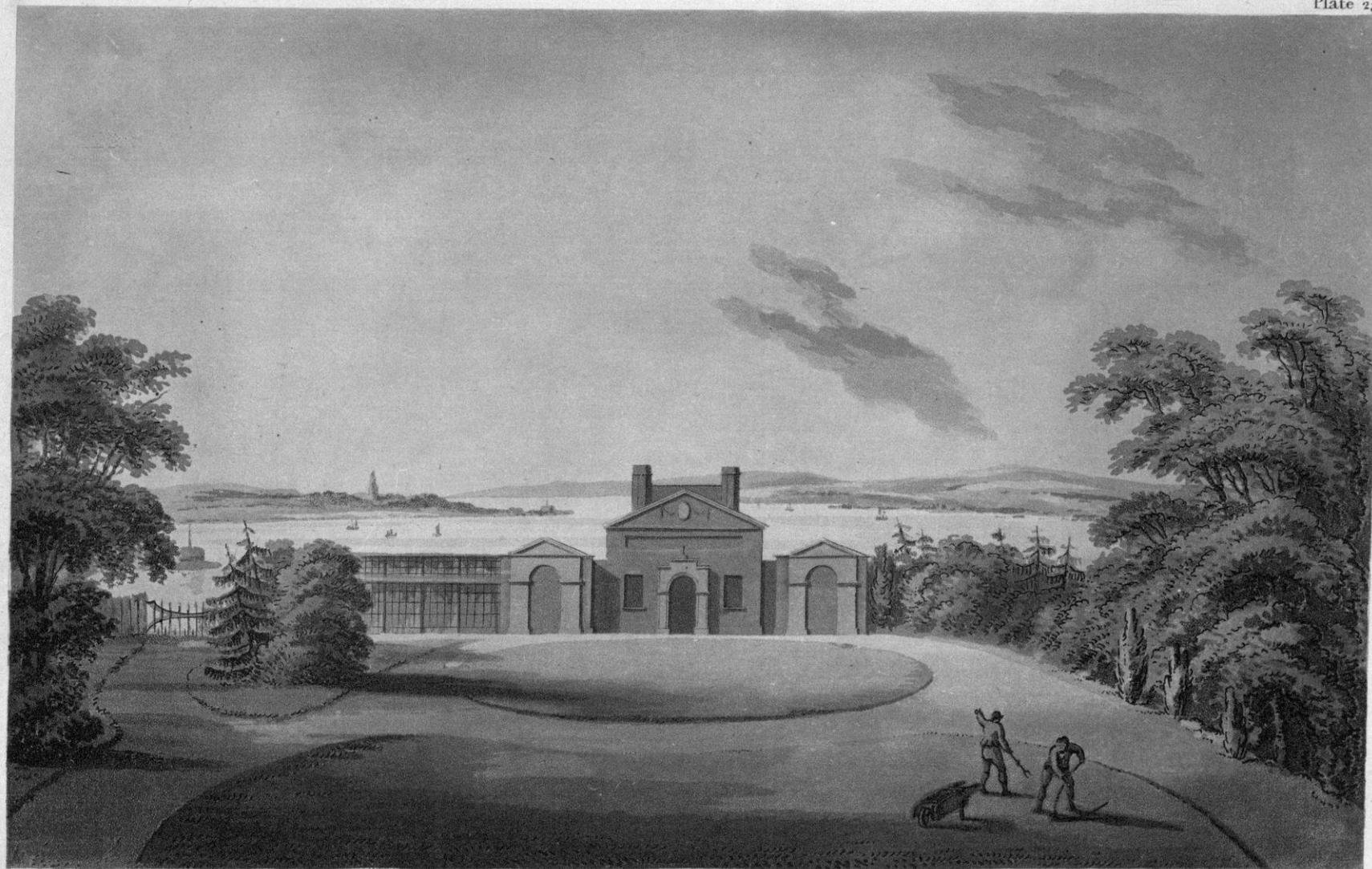


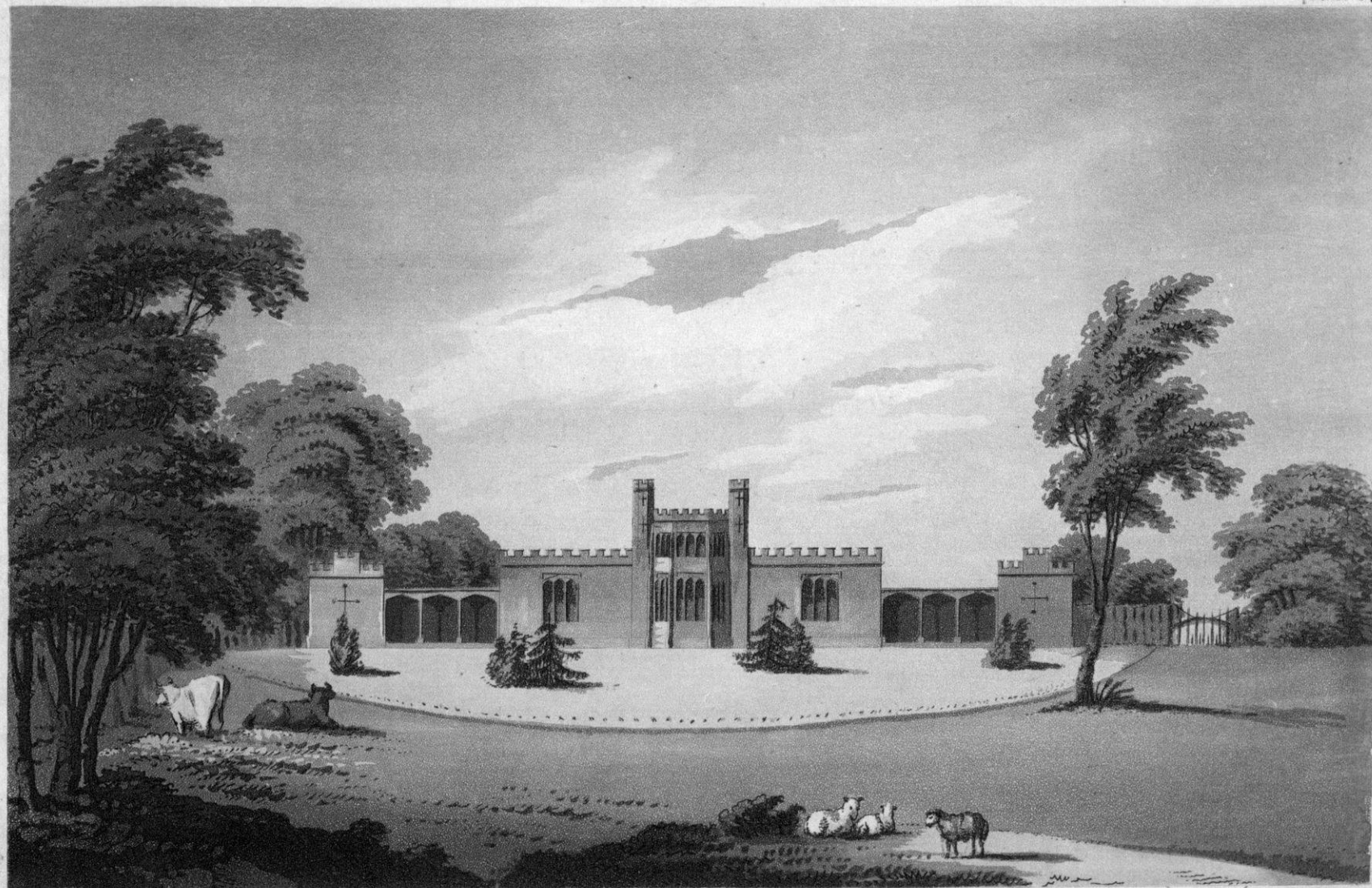




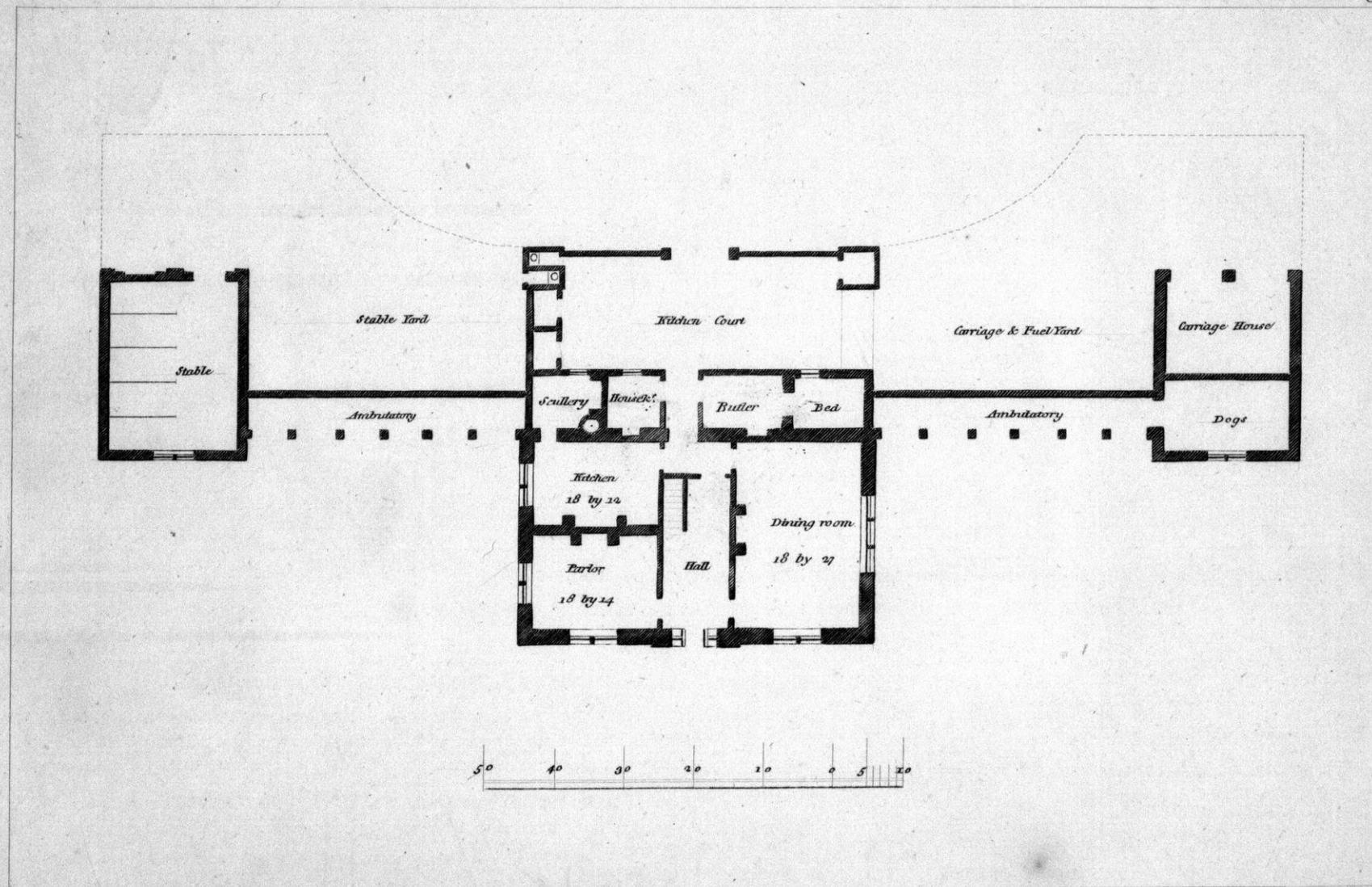


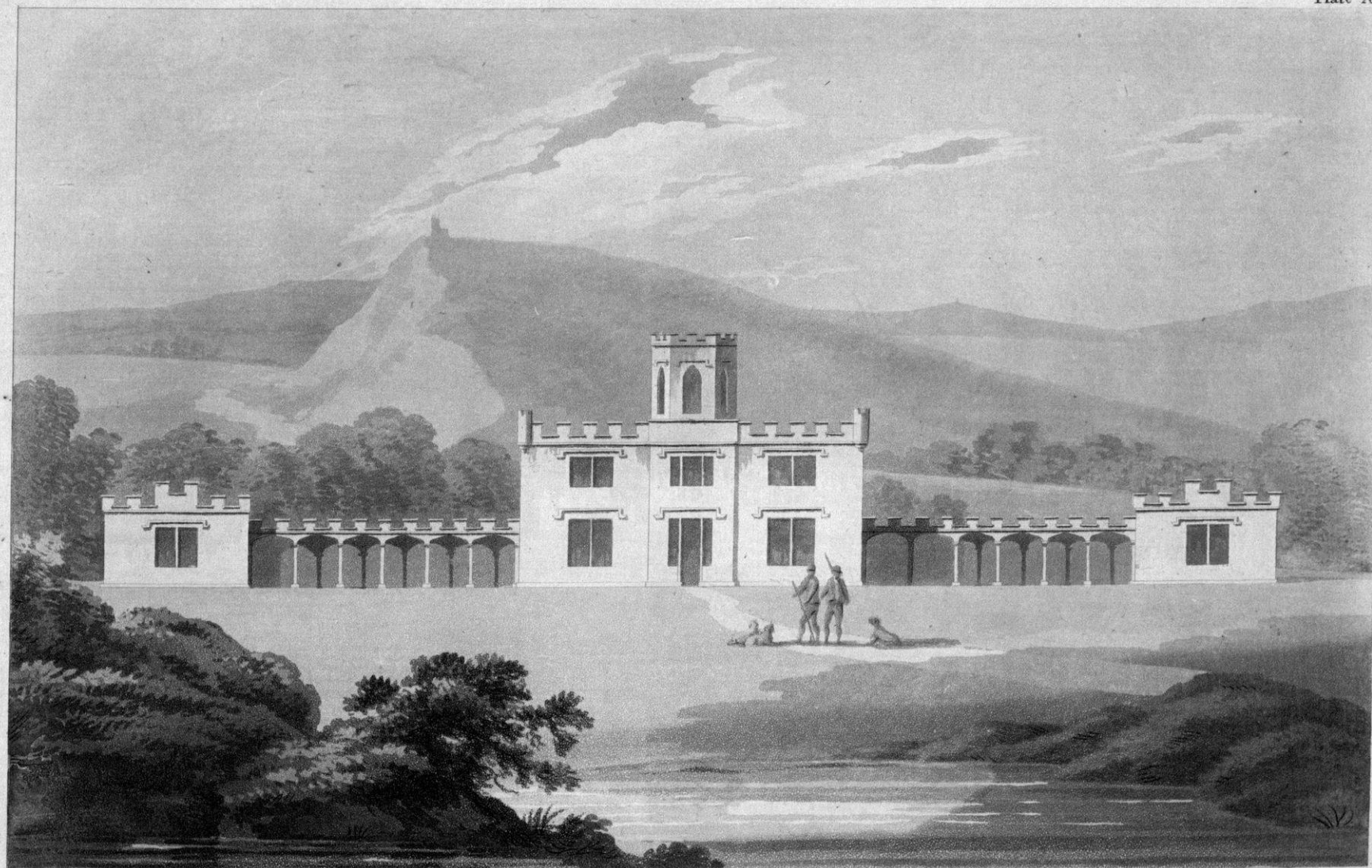




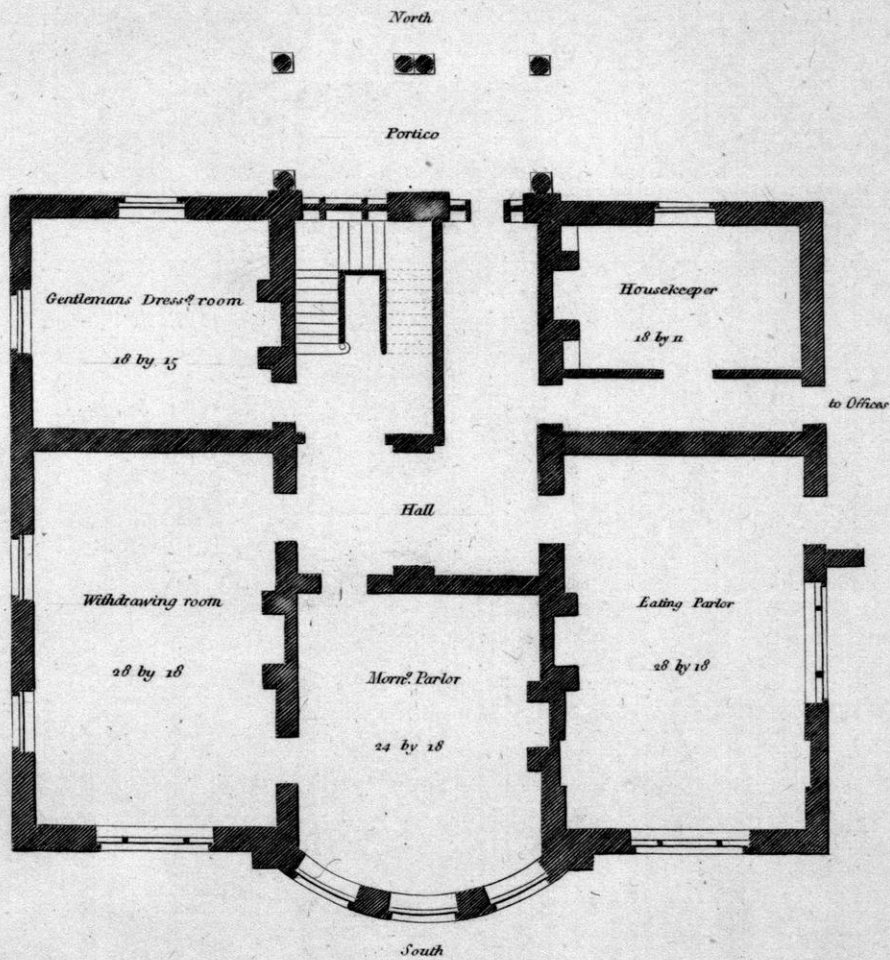


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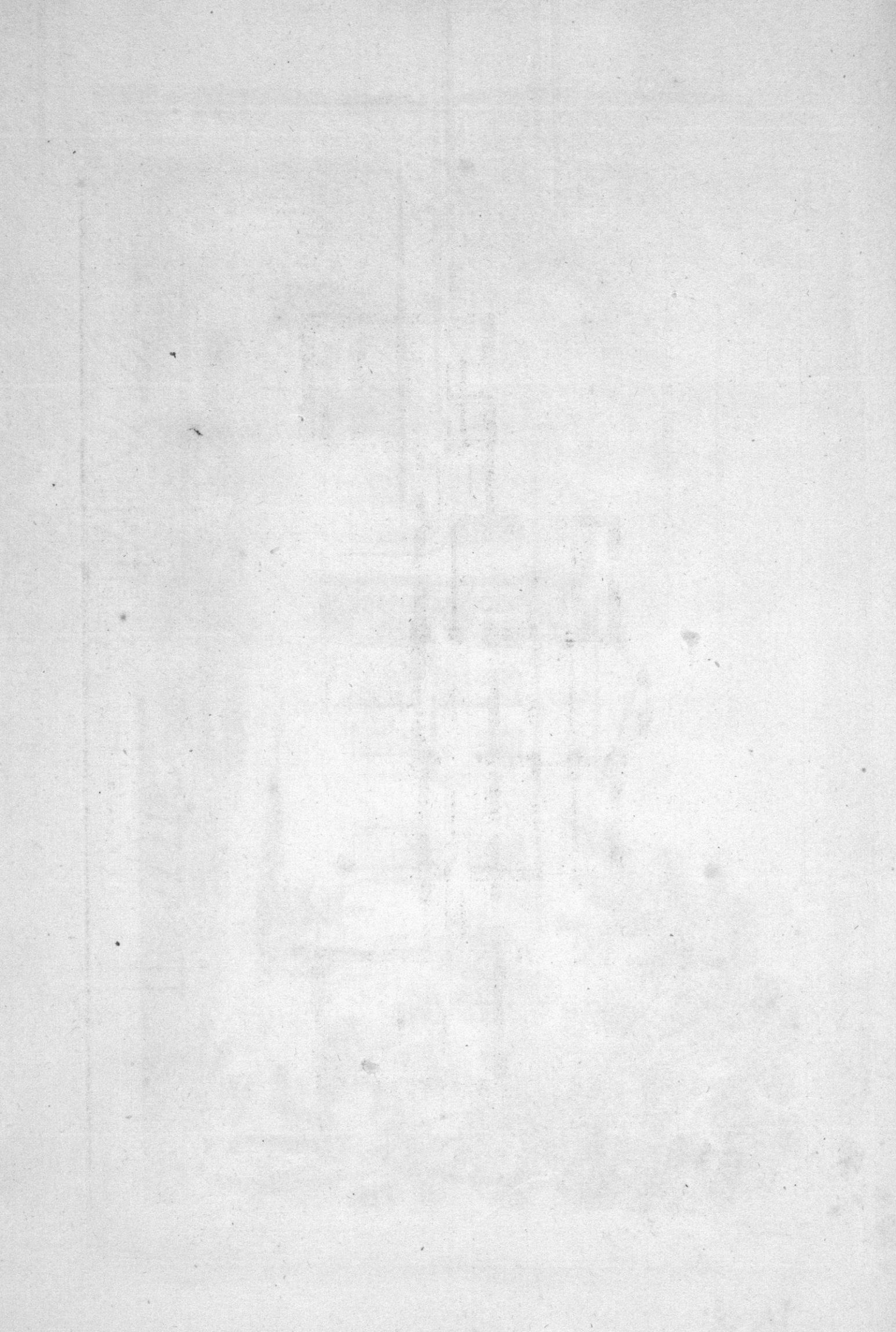


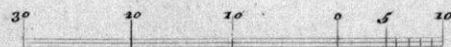
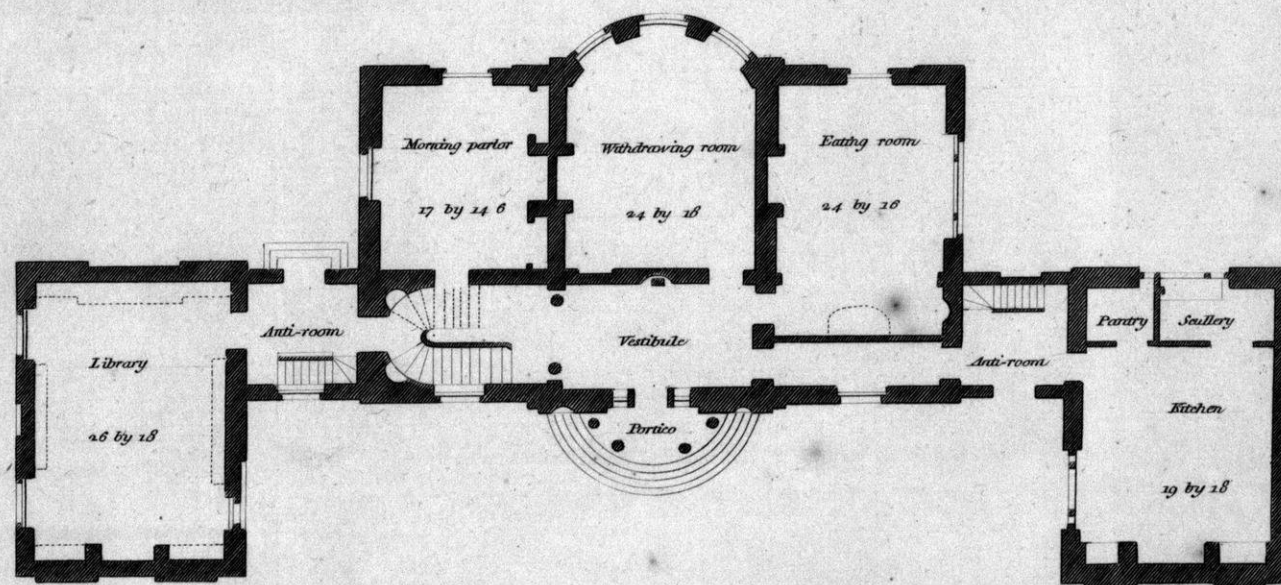


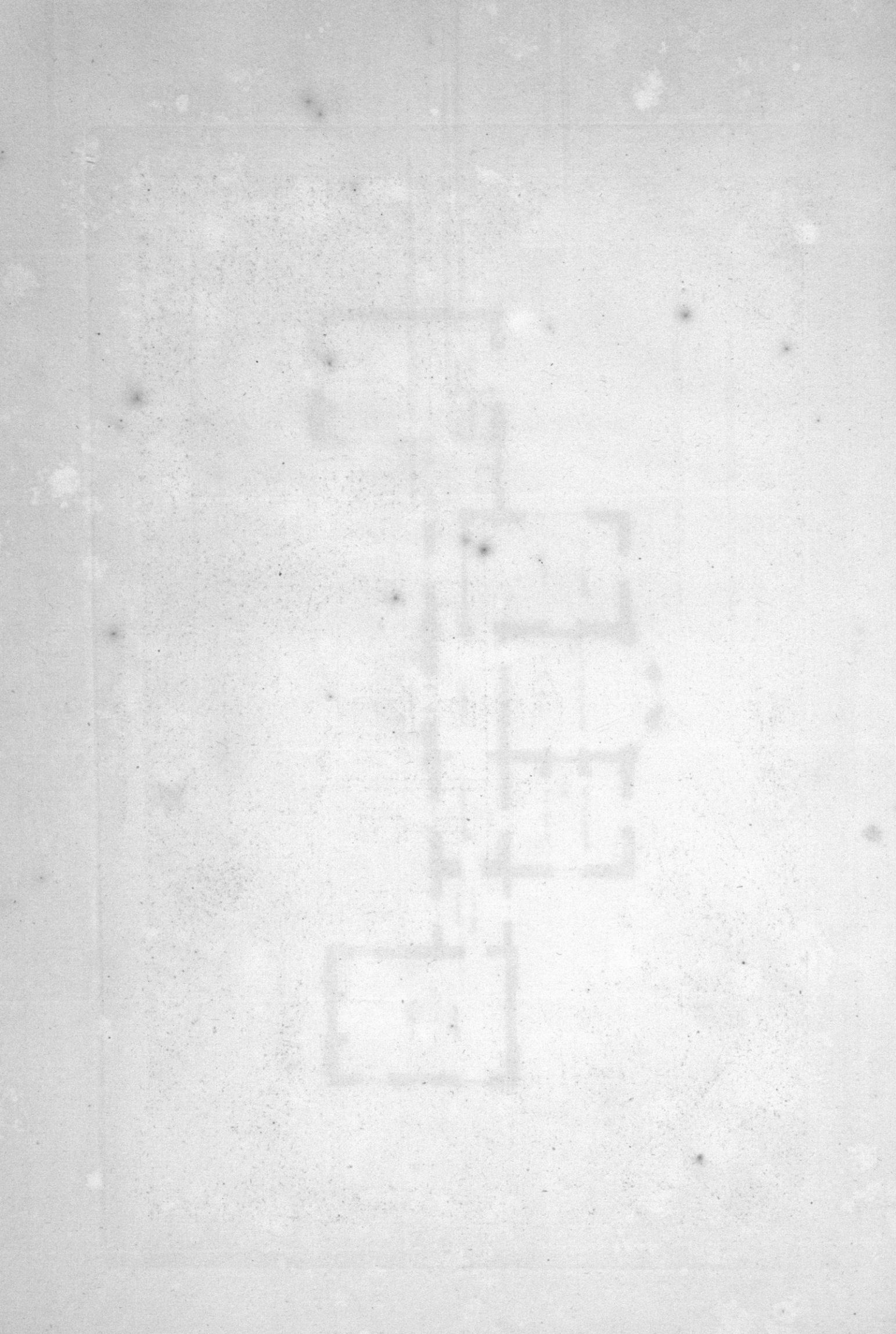
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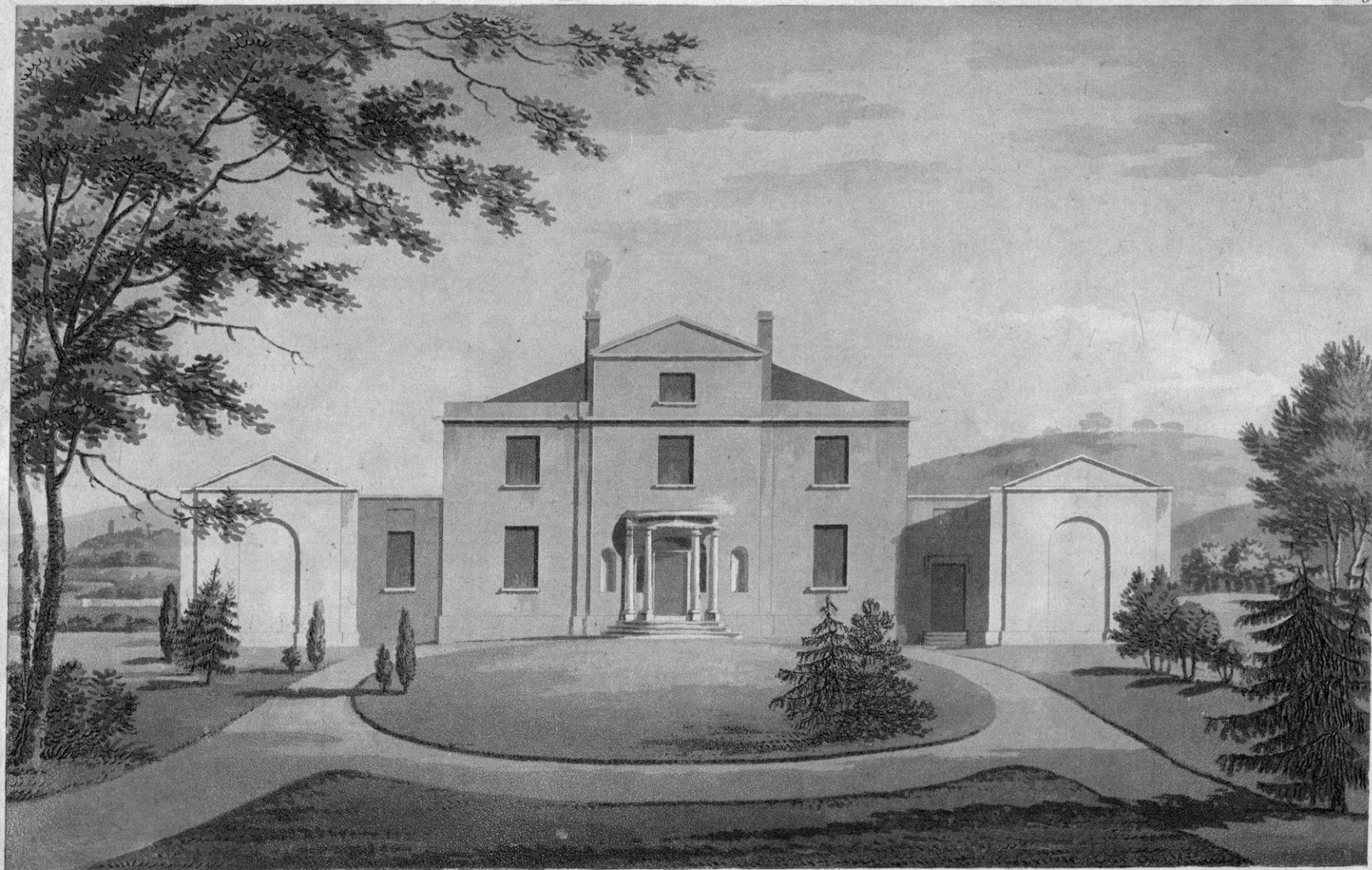








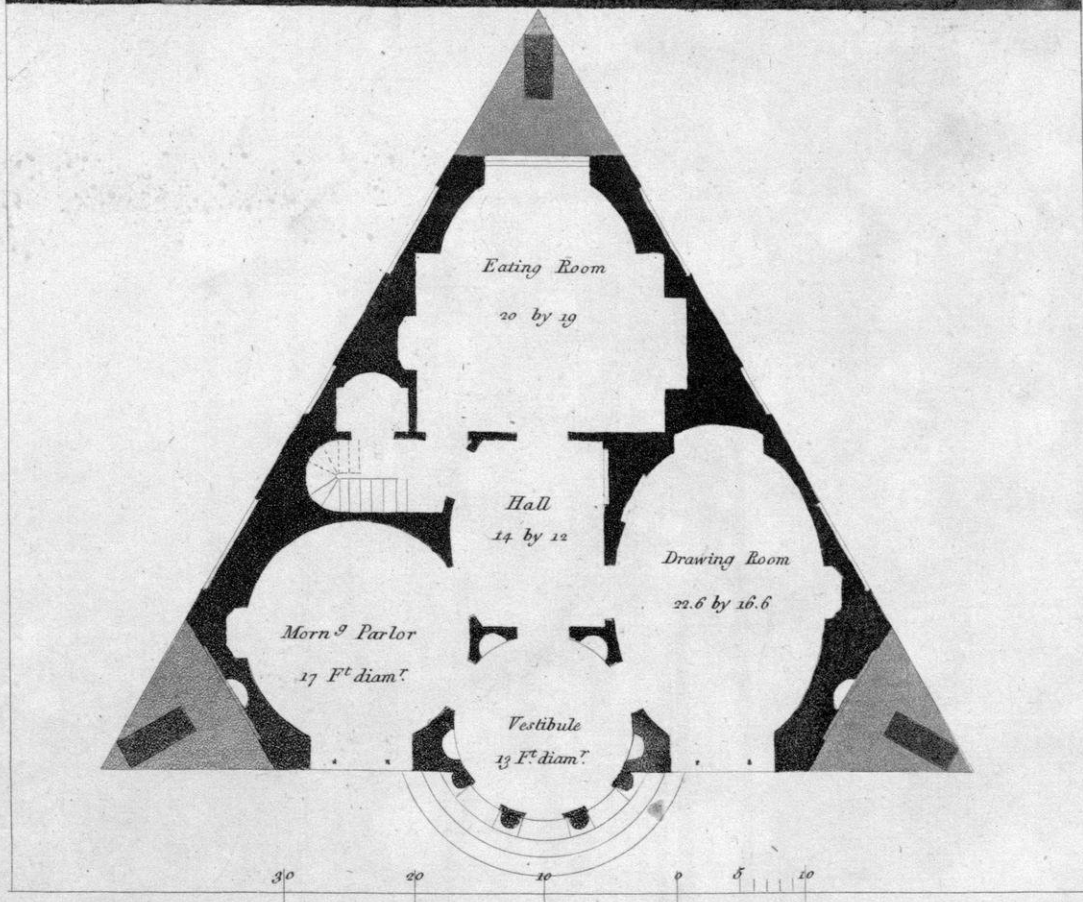


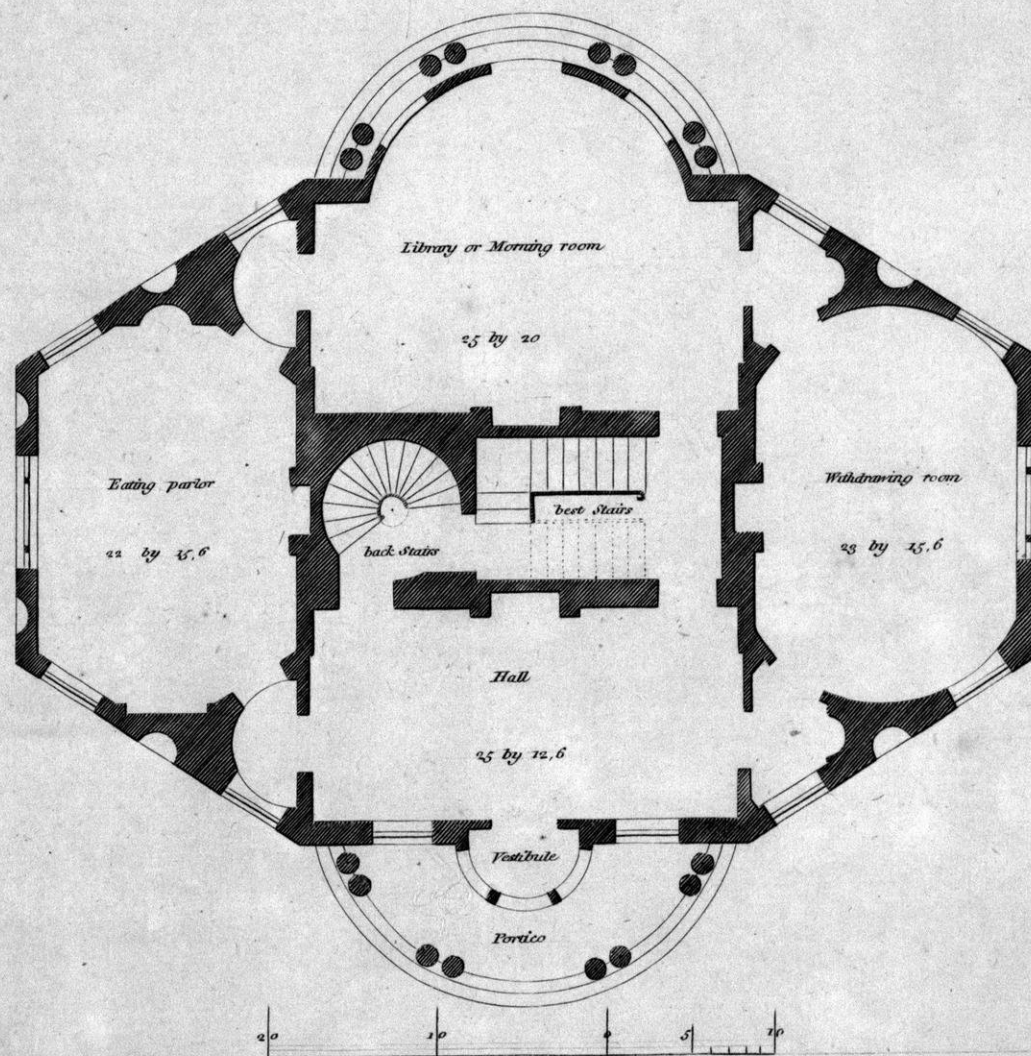


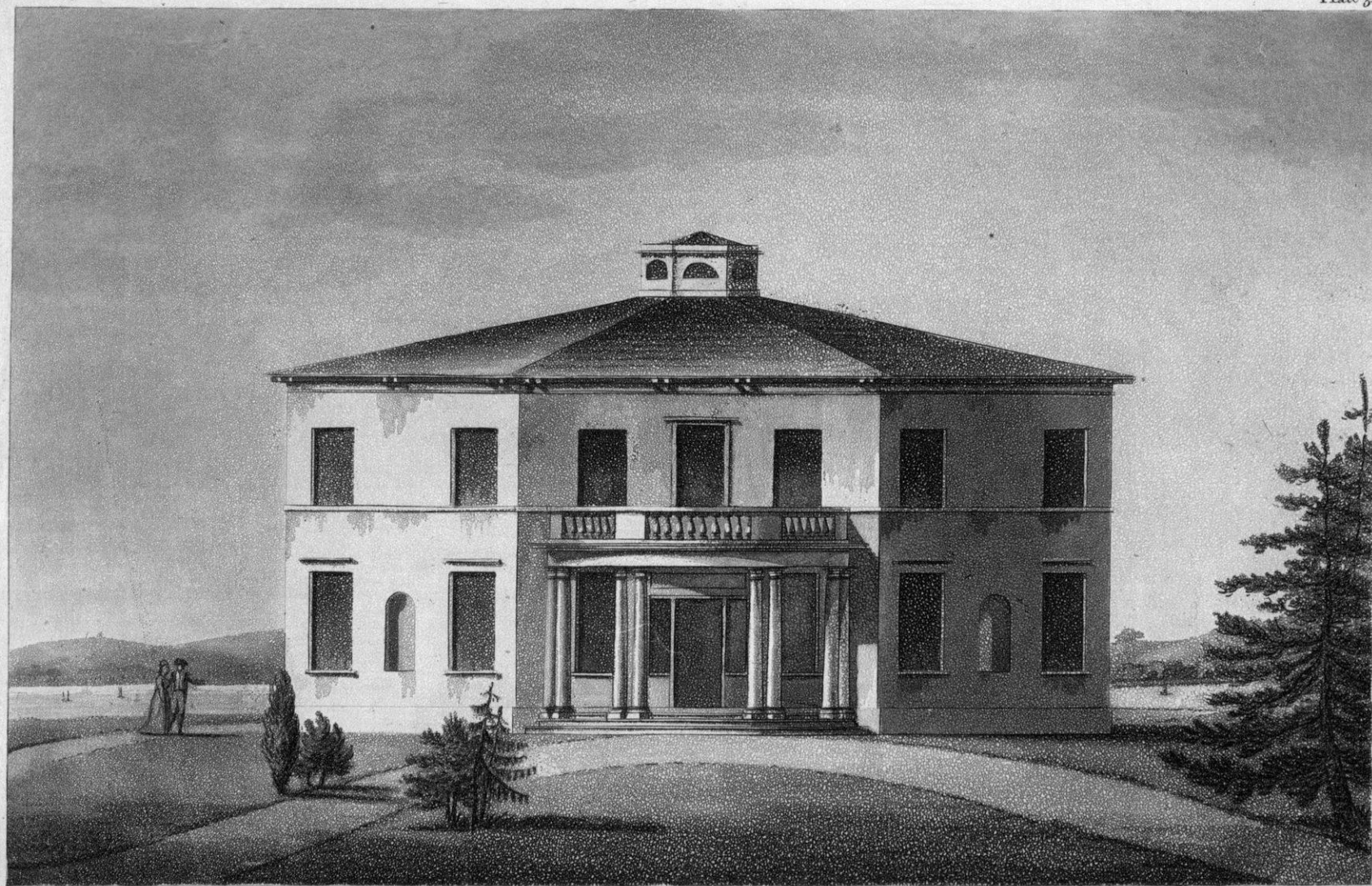
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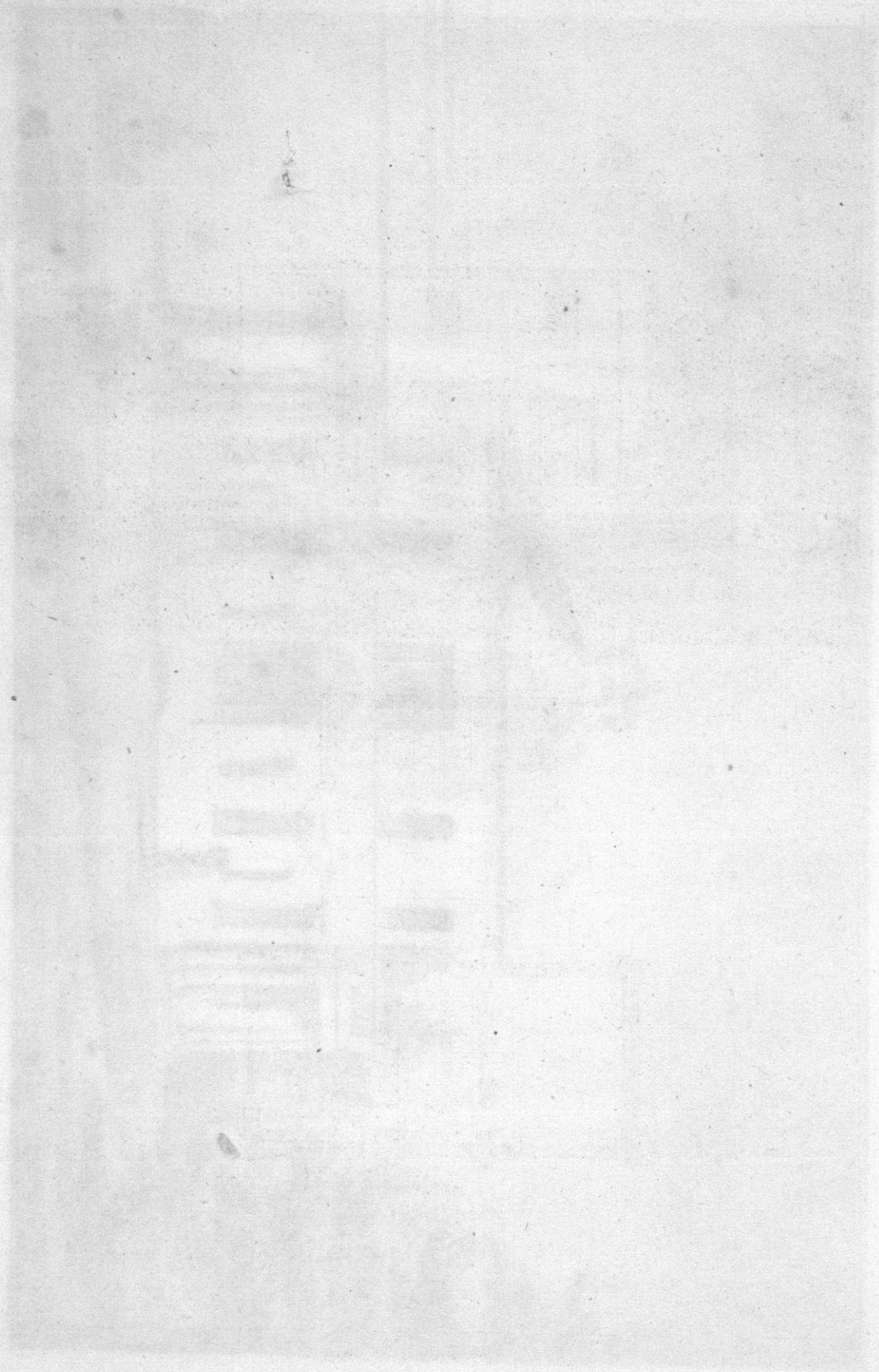


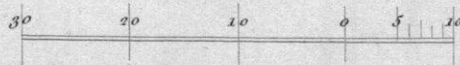
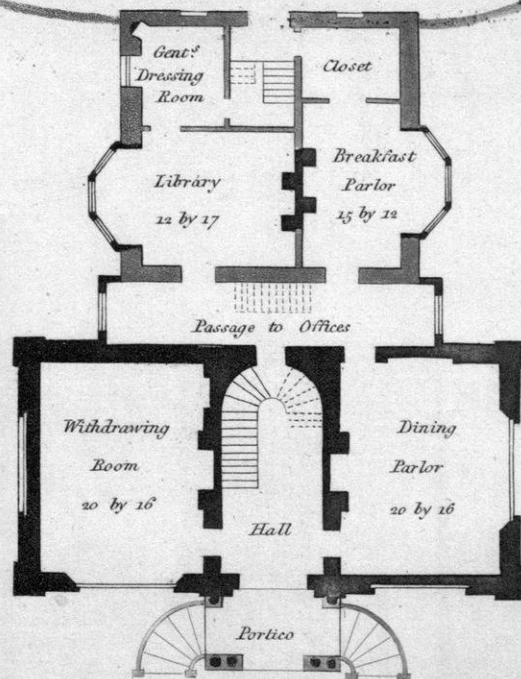
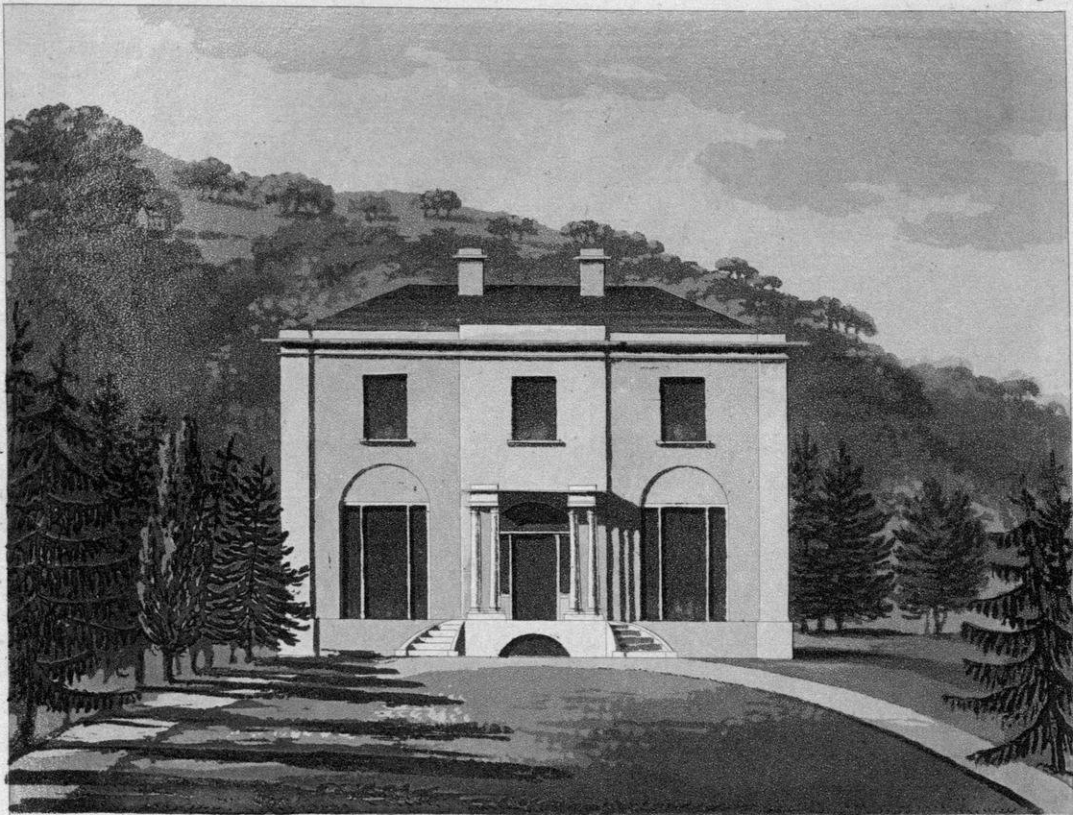


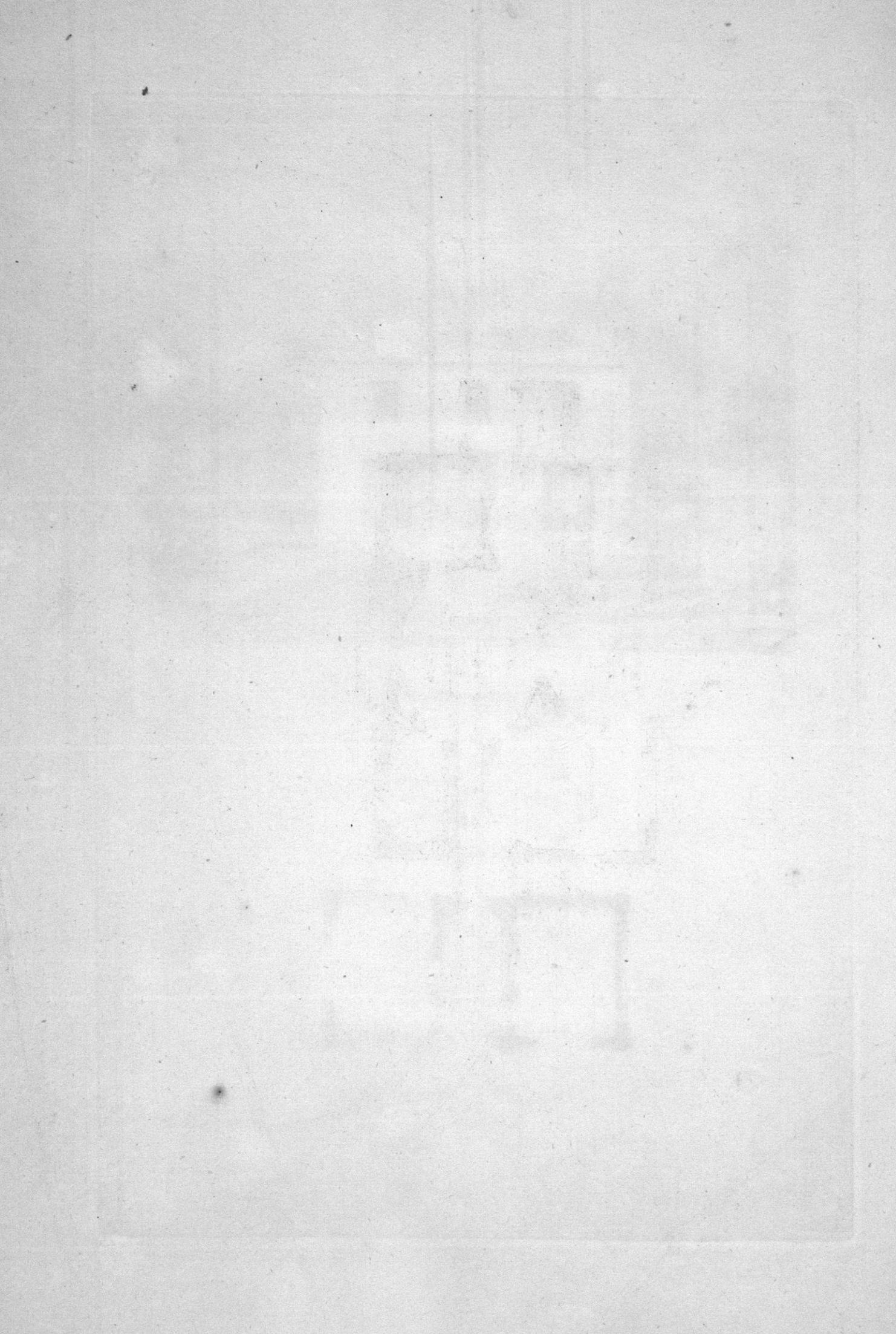


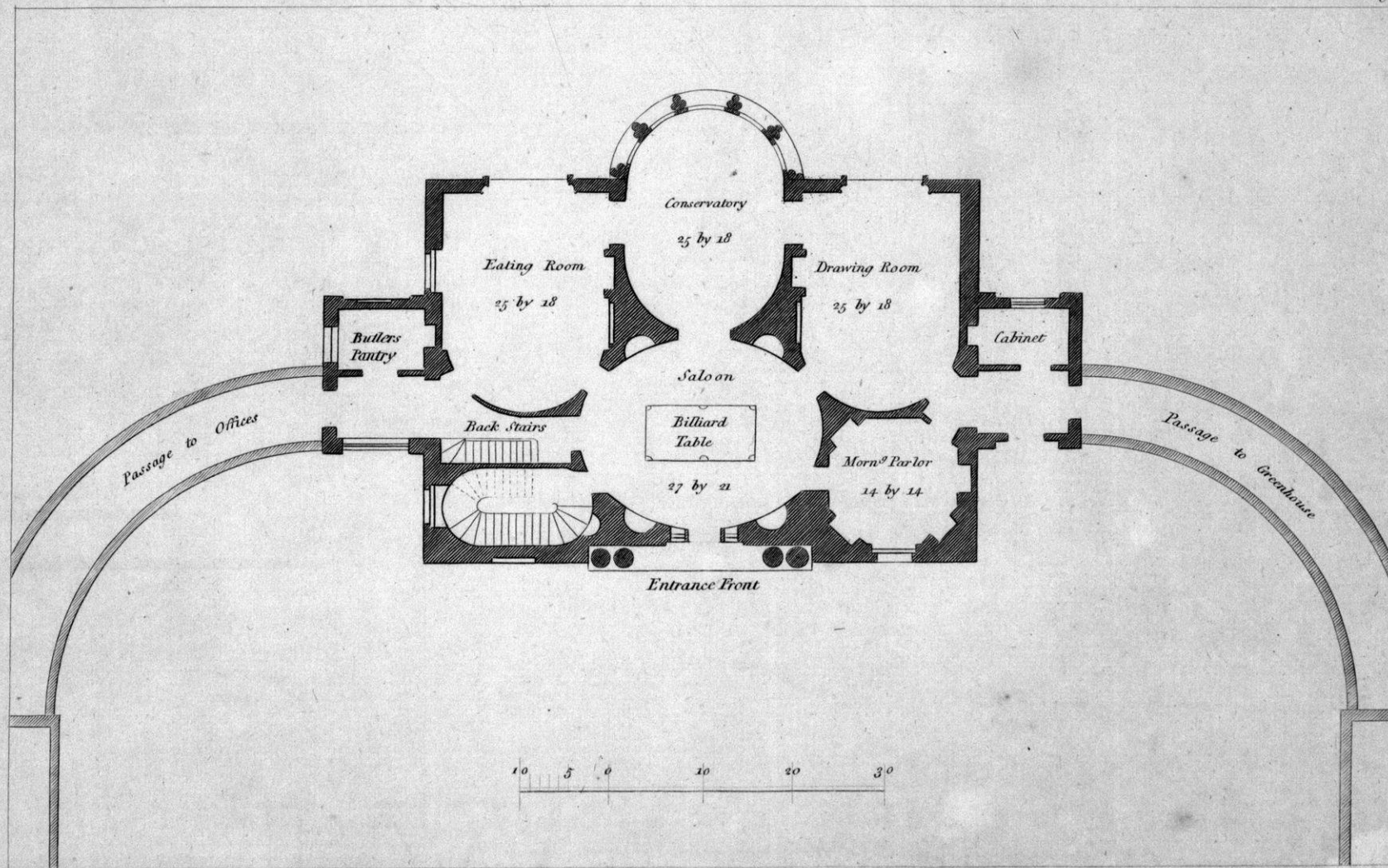
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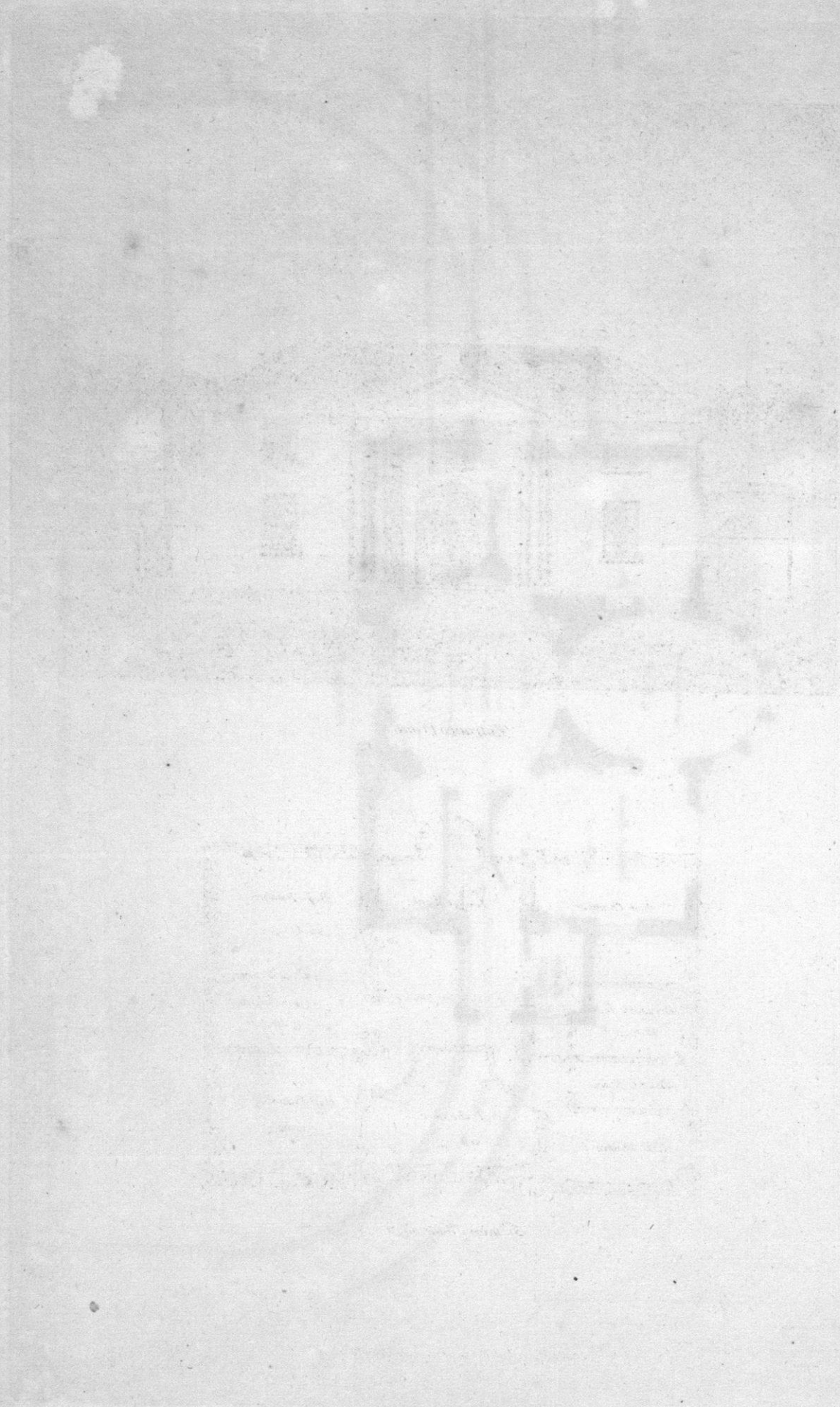






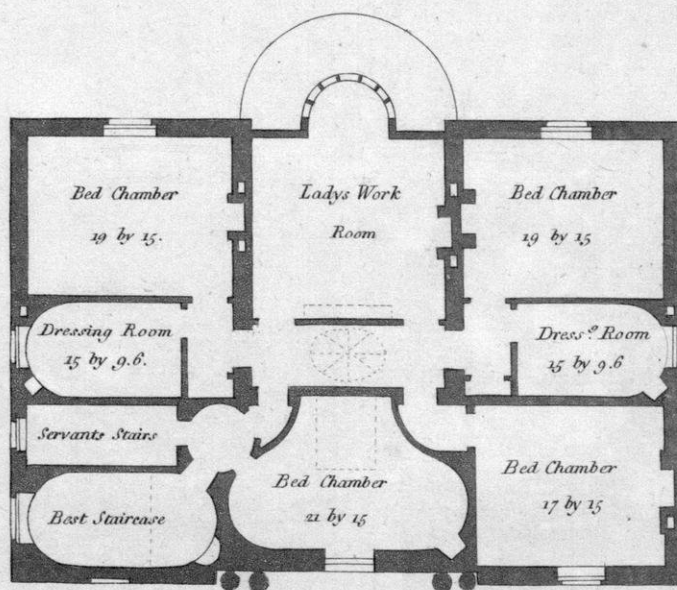




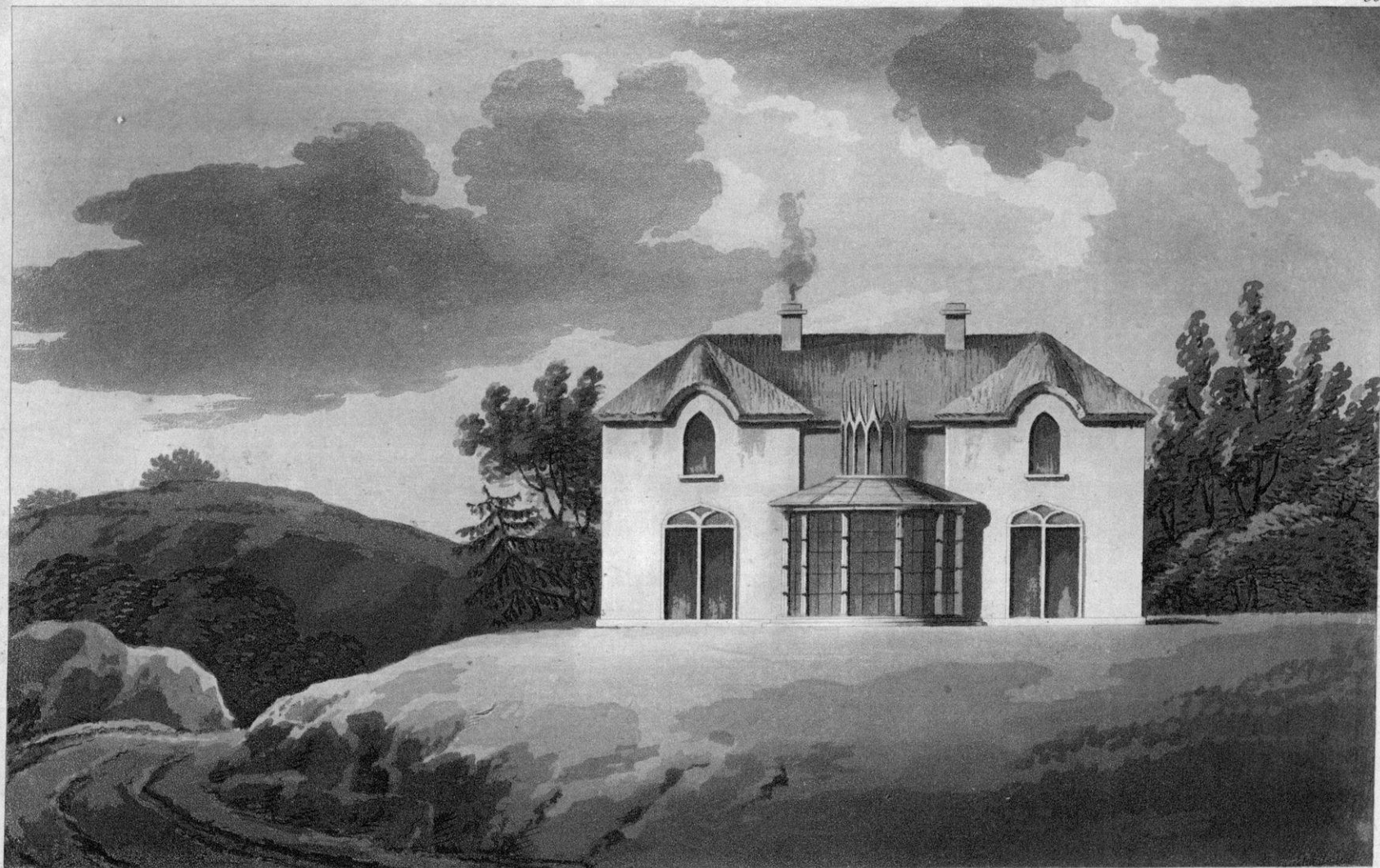




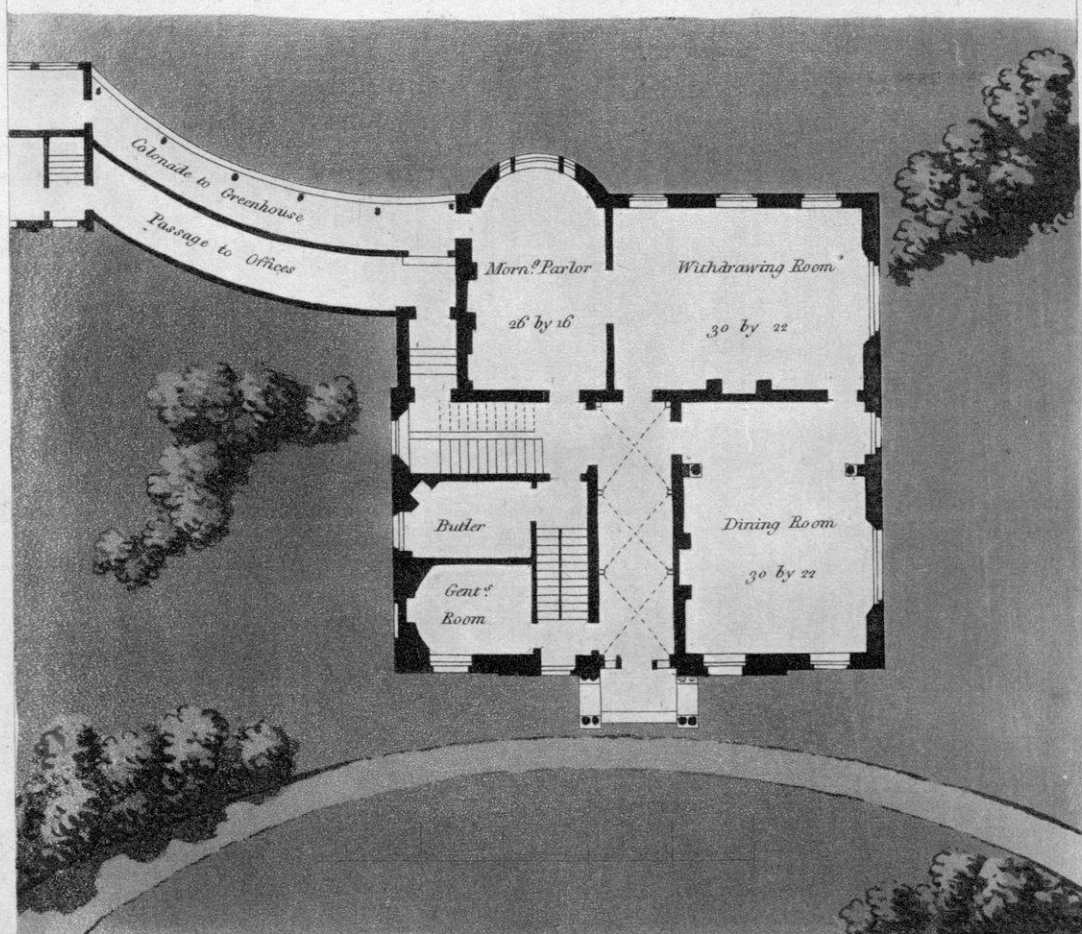
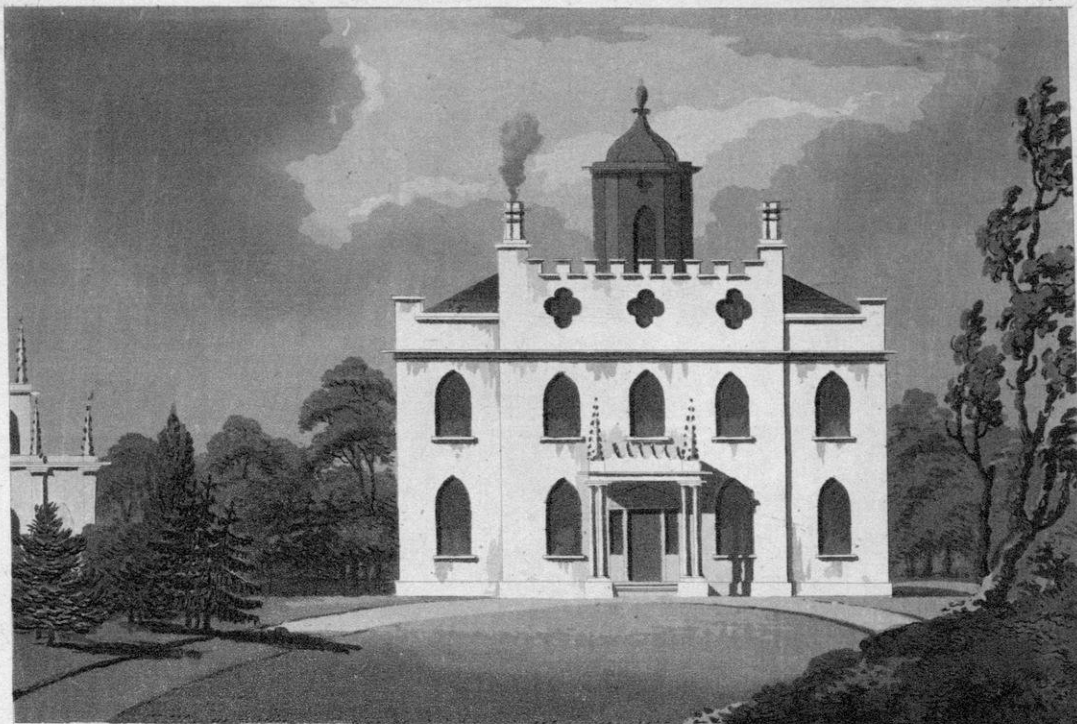
Entrance Front



Chamber Floor Plan

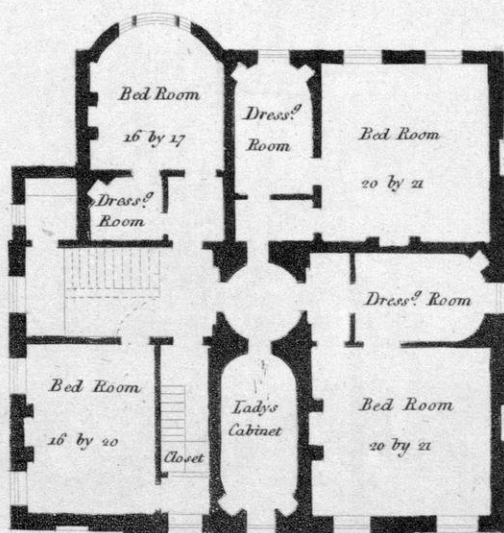


London: Published by J. Taylor, 59 High Holborn.

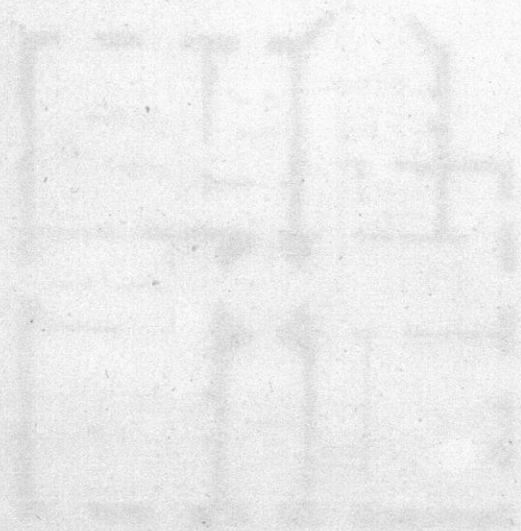
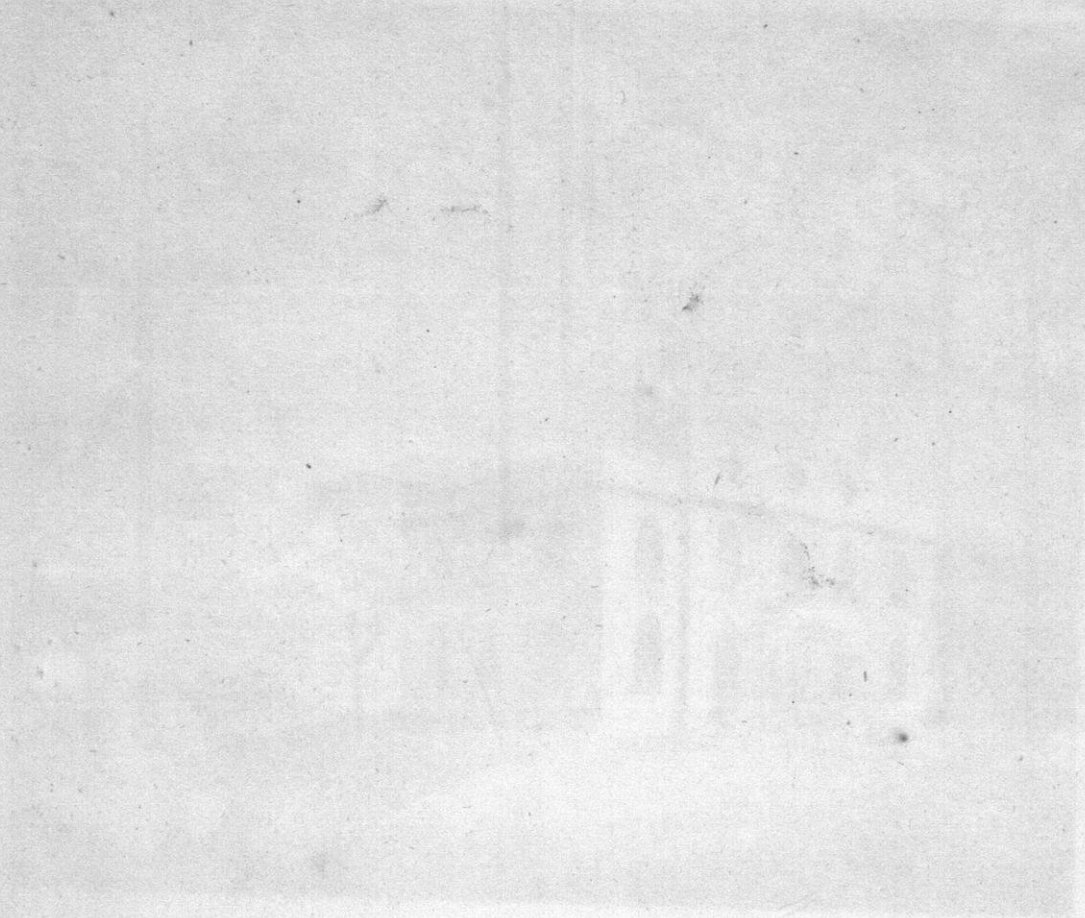




South East Elevation in Perspective.



Plan of Chamber Floor.



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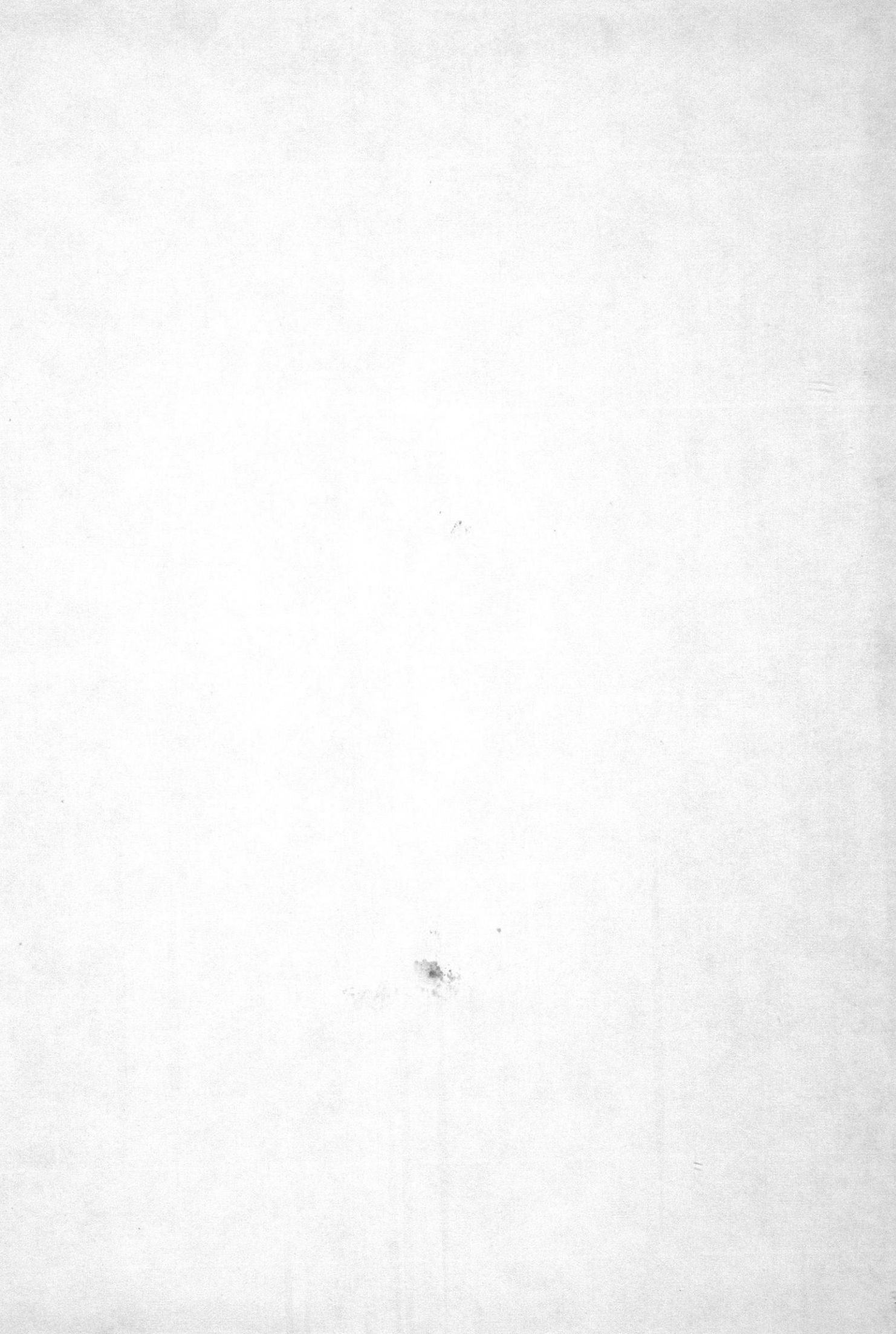
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