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COLT HOUSES

1954

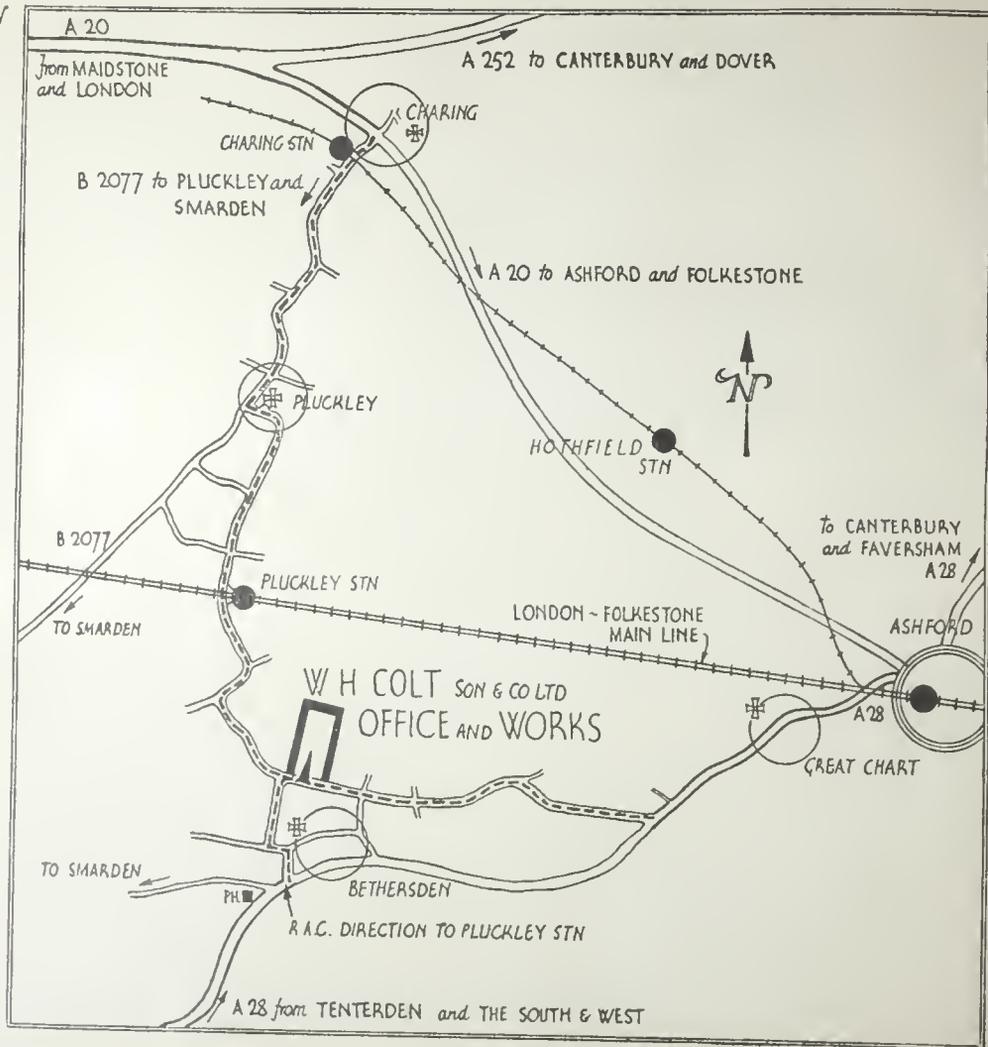
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HOW TO REACH BETHERSDEN

Kindly note that the offices and works are closed on Saturdays, Sundays and Holidays. We regret therefore that we cannot see casual visitors on Saturday mornings. We do however make arrangements to interview clients on Saturday mornings by special appointment.

**W · H · COLT
SON & CO · LTD
BETHERSDEN**
Nr. ASHFORD
KENT

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BETHERSDEN 216—210



INTRODUCTION

COLT TIMBER HOUSES have been on the market for thirty-years, during which time they have been built in all parts of the country, and proved themselves thoroughly satisfactory, being warm, comfortable, and very economical in upkeep.

All Colt houses are designed in conjunction with the firm's Consulting Architect, and readily approved by local and town planning authorities. They are covered with red cedar shingles from British Columbia, which rapidly weather to a pleasant silvery grey colour and tone in with the landscape, never being harsh or garish like so many contemporary brick or concrete buildings. Owing to the characteristic qualities of red cedar, no paint, creosote or other preservative is necessary, reducing upkeep to a minimum.

Although the present range of Colt houses is manufactured in our factory in the Kentish Weald, they must not be considered as resembling ordinary "prefabs." When erected, each house has its individual character and there is no feeling of mass production or standardisation. They are very well insulated, requiring less fuel for heating than the majority of houses, due to the efficient construction of the walls, which has been tested in comparison with other materials and systems. For example, the heat loss through a 9-in. brick wall, plastered, is indicated by its U figure of 0.43; an 11-in. brick cavity wall improves on this with 0.30, whilst a Colt external wall has a U figure of 0.186, equivalent to a solid brick wall approximately 2 ft. thick; and our houses eliminate interior condensation. They are particularly suitable in damp exposed localities, and have proved themselves in the Channel Islands, Scilly Islands, remote parts of Wales and the Highlands and West Coast of Scotland. To sum up they are warm in winter, and cool in summer.

Timber houses are as permanent as the most particular individual can require; they have been built in a manner similar to Colt houses, but rather more primitive, since the late seventeenth century in this country, and many examples survive in Kent and East Anglia that are still in good condition, though well over 150 years old. Our houses have been exported to Canada, U.S.A. and Tasmania.





GENERAL INFORMATION

These notes have been prepared to explain the present housing situation and methods of procedure as they affect clients requiring Colt houses, and will, it is hoped, reduce preliminary correspondence to a minimum.

Before you can build a house it is still necessary to obtain a Building Licence. These are now automatically granted on approval of plans by the Local Authorities on an area of 1500 sq. ft., and, in special cases, for houses up to 2,300 sq. ft. It is also necessary to obtain approval from the Local Authorities under Building Byelaws and Town and Country Planning. As negotiations with these authorities are rather involved for the inexperienced, we are prepared, on receipt of a preliminary fee of £12 12s., to undertake this work, provided we are furnished with *all* the relevant information. Whilst we cannot guarantee to obtain approvals or even to get plans approved within a stated period, we will do everything to effect the negotiations as speedily as possible.

We have worked out a very efficient, rationalised method of construction which enables the best use to be made of the materials and labour available. These houses which are classed as "Permanent" by the Ministry of Health, can be insured in the normal way, and are eligible for a grant under the Financial and Miscellaneous Provisions of the Housing Act of 1946 where applicable. Fifty per cent. grants under the Hill Farming Scheme can also be obtained on Colt Houses. For fuller details you should apply to the Local Council, or your Local Agricultural Committee. All the houses shown in this catalogue are now in production, subject, of course, to any modifications that may be made in the legislation and Government regulations affecting the industry. Under present conditions, we can only supply the superstructure and various sanitary and other fittings and finishings for erection on prepared foundations. We wish to stress to Architects that our basic form of construction can be utilised to their own individual designs. See special page describing the system. We regret we cannot undertake any sitework, but we can generally advise clients regarding a suitable local builder.

Interior of a Colt house showing a dining-room alcove.

The superstructure, is of course, the major part of the house, and specially designed for easy and rapid erection by semi-skilled labour. In fact quite a number of Owner-Occupiers have erected Colt Houses themselves with very little additional help. By virtue of the easy erection Colt Houses lend themselves to "Self-help Associations."

Should you wish to purchase a Colt house, you should complete negotiations for a site at the earliest possible opportunity. When you have obtained a site, or at least been given an option on it you should instruct us to apply for the Building Licence for approval by the Local Authorities, unless you wish to do this yourself, or employ your own Architect.

Delivery is usually about two months from receipt of order, but this varies according to the amount of work we have in our factory.

The general principle governing the design of a Colt house is that as much as possible of each house is supplied in the form of a "superstructure," comprising a minimum of units whilst maintaining reasonable weight and ease of handling. Certain items however, must be sent "unattached" for installation after the major part of the building has been erected, e.g. shingles, rainwater goods, skirtings and cover mouldings, etc. A complete list of all parts dispatched from the works is sent with each superstructure; any omissions, damage or discrepancies must be notified to us immediately.

Erection of Colt Houses is quite simple and they can be completed in a very short time. Assembly of the superstructure consists mainly of placing the wall and partition sections in position on the prepared concrete foundation, bolting them together, putting up first-floor beams, floor and ceiling panels and roof trusses, covering the exterior with shingles or weather-board as desired, and the interior with insulation boarding. Instructions are sent out with the superstructure; any queries should be raised *before* the parts concerned are placed; no parts should be cut or altered, as all are made to fit properly before they leave the factory. We cannot accept any responsibility for anything that may occur if parts are cut, modified or wrongly placed; neither can we supply any replacements or additional items unless proved necessary owing to faulty work





A corner of a living-room in Type 1400.

on our part or *bona-fide* damage in transit which should be notified to us within three days of receipt of superstructure or load. Unloading should be undertaken carefully and the items properly stacked and secured.

Colt Houses are insured during manufacture at our works and during transit, if you instruct us to do this for you, but you should make sure that immediately the building has been unloaded, you or your builder have taken out the necessary cover. We have a Department dealing with insurances of all descriptions in connection with Colt Houses, and we are able also to advise clients regarding mortgages and loans on our houses.

The current range of single-storey and two-storey houses is shown in this catalogue by the following series of plans. Each is accompanied by a brief description of the accommodation provided, and the cost of the superstructure *ex works*. As a guide to clients, the approximate cost of each house, completed and ready for occupation, is also given, but it must be clearly understood that we have no control over this figure, which can vary widely according to the requirements of the owner.

The superstructure of all single-storey houses consists of the following parts: (Detailed specification shown on back of pricelist).

- Outside wall panels, framed in timber with outer insulation material and battens.
- Partition panels and ceiling panels framed in timber.
- Stanchions and plates.
- Doors and metal windows with their frames, but unglazed.
- Roof trusses (in two parts for fixing together on site) and intermediate rafters.
- Purlins. Roof battens framed in panels.
- Prefabricated eaves panels.
- Shingles in bundles.
- Insulation board for internal lining.
- Special mouldings as required for eaves, fascia, verge, base, etc.
- Architraves, cover strip, and skirtings.
- Larder shelving and lowered ventilator.
- Aluminium alloy rainwater pipes and gutters with all necessary fixings and accessories.
- All bolts, nuts, washers, nails and screws required for assembling the superstructure.
- All doors and windows are supplied with hinges, locks, handles and fastenings, but without glass or putty.
- Materials for the sheds and out-buildings where shown. All rooms are 7 ft. 8½ in. high when completed.

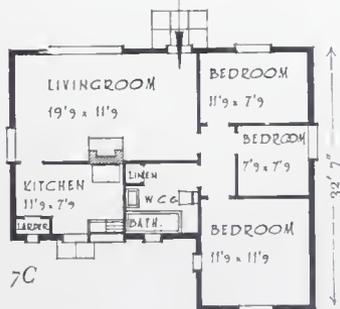
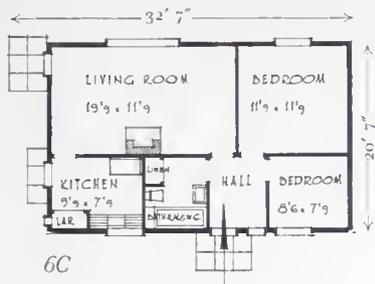
See price list for approximate erection charges, and page 22 for builder's work required to complete a Colt house.



Garden side of Empire Cottage 6B in the Weald of Kent.

SINGLE-STOREY HOUSES

"EMPIRE COTTAGE"



The "Empire Cottage" shown is similar to the farm-workers' cottages used in New Zealand. It is about the minimum size of house allowed, but makes for strict economy and speed in erection. Because no passages are included, it has been possible to keep the house to such small dimensions, and yet make it a practical proposition.

These buildings are so easy to erect that Owner-Occupiers can undertake this work themselves with every confidence. It cannot be too strongly stressed, the ease and speed with which Colt houses can be put up. There is almost no cutting of materials, and it is only a matter of bolting easily-handled sections together. Shingling of walls and roof however, requires some skill.

6C is the smallest house available, but is nevertheless a most suitable cottage for a retired couple. 7B and 7C give the extra bedroom which is so useful in a small family.

Below is an illustration of a typical oriel window.



The right is reserved to alter any details of these buildings at any time as conditions may necessitate. Under no circumstances is this drawing to be considered part of any contract or agreement.



Living-room in a Colt semi-detached house.

SINGLE-STOREY HOUSES

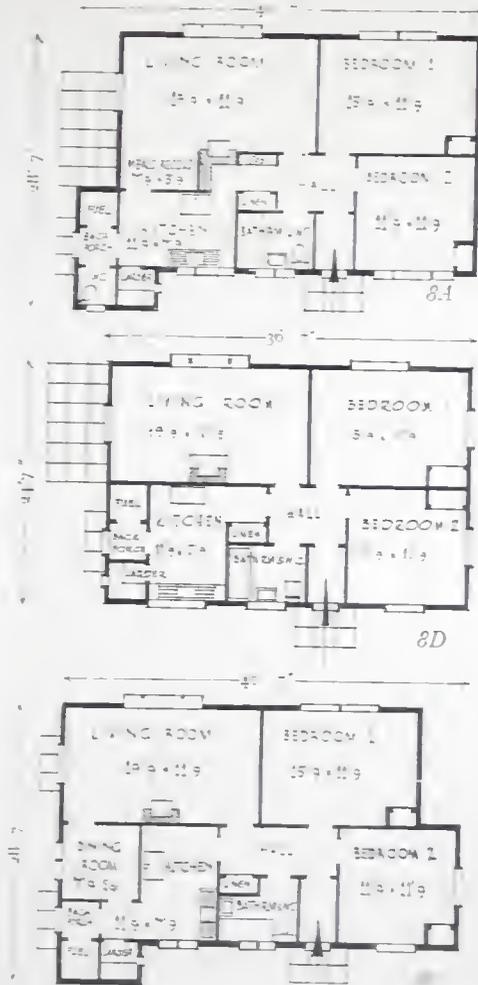
These houses, too, are easily erected. They give the extra accommodation that so many people want, so as to avoid that cramped feeling that small houses often have.

8A has an attractive dining recess, and all the outbuildings are easily accessible. The appearance of this cottage is similar to that on page 13, but slightly shorter. 8D is a more economical edition of the above. 8C has the advantage of either a separate dining-room or spare bedroom.

Hipped roofs can also be incorporated in our houses at a slight extra cost. All the single-storey houses show gable-ended roofs.

The bedroom cupboard shown on plans can be placed in other positions to suit clients' wishes.

The illustration below shows a typical Bay-Window detail, 8 ft. wide by 2 ft. deep.



This drawing is intended to serve as a guide only. It is not to be taken as a contract or agreement. Under no circumstances is this drawing to be considered part of any contract or agreement.



A Colt cottage, Type 9B, with modified windows. Near Tunbridge Wells.

SINGLE-STOREY HOUSES

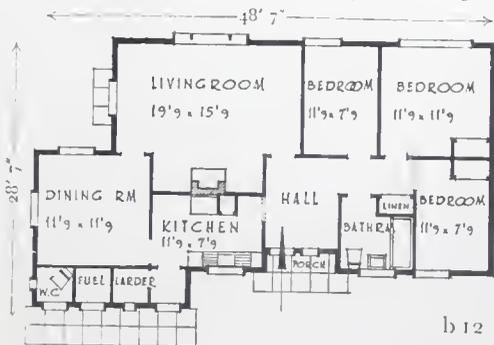
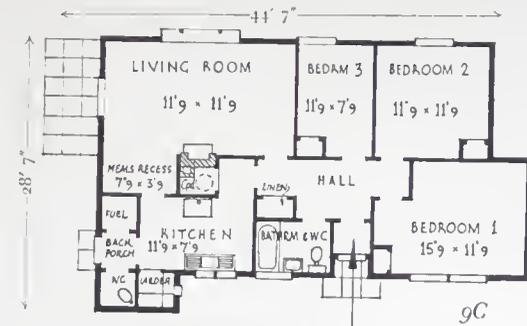
Perhaps the single-storey house type 9B could be singled out as the most popular type, as this allows for a very attractive living-room, a spacious kitchen—so useful on farms—outbuildings under cover, and three roomy bedrooms, each with their own “built-in” cupboard. All on one floor, the plan is more like a well-planned London flat, than what one associates with the usual bungalow. Furthermore, the planning is not cramped and yet there is no waste space.

9C is similar, but has a smaller kitchen.

b12 has been evolved from the large b15 on page 12, since many clients want a good-sized dining-room in a single-storey house, but still only want three bedrooms.

The bedroom cupboards shown on plans can be placed in other positions to suit clients' wishes.

Below is an illustration of a porch that can be added on to most Colt houses.



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A bedroom in a two-storey house showing Dormer detail.

SINGLE-STOREY HOUSES

LARGER TYPES

Although a single-storey house takes more land, and has larger foundations and roof, as they are so easy to run there is a great tendency towards a well-planned bungalow. In America they have been popular for many years because they are easier and quicker to erect.

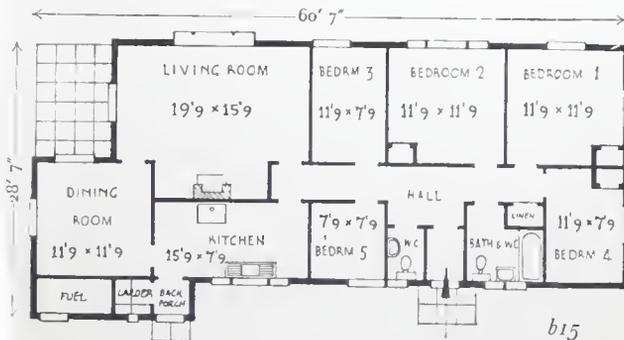
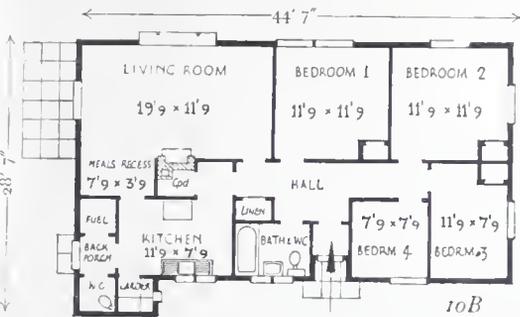
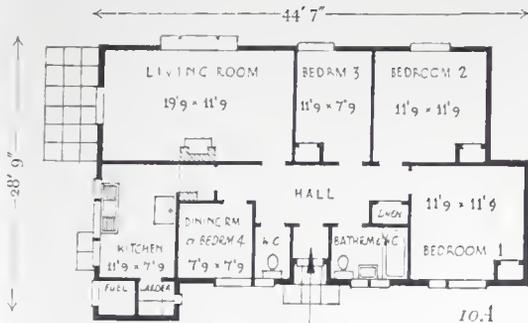
In these servantless days, any way to ease the running of a house must not be overlooked. These larger types have spacious rooms, built-in cupboards and are very easy to heat. As will be noticed, most of the single-storey houses have an oriel window in the living-room; these picture windows are very attractive, and can be used as a window seat. They are a modern equivalent of a very ancient type of window dating back to medieval times.

10A is an enlarged edition of type 8C.

In type 10B, bedroom 4 can also be used as a second bathroom, or added on to bedroom 3.

b15 is the maximum size that can be built now without special permission. This means one can have five bedrooms as well as two living-rooms. In many cases, our clients prefer to have four bedrooms and make the fifth bedroom into a second bathroom, or change the position of bathroom and bedroom five.

The bedroom cupboards shown on plans can be placed in other positions to suit clients' wishes.



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SUGGESTIONS REGARDING BUILDING WORK

Some clients in the past have experienced a certain amount of difficulty in getting local builders to estimate *for the erection of the superstructure*. In order to make this clearer we give as an example estimated site costs for type 9B.

It has been found that the superstructure of this type can be erected on prepared foundations by four men in one week. This includes shingling the roof; no specially trained erectors are needed.

For estimating purposes 150 man hours will complete the basic erection and roof shingling. A further 50 man hours will complete the shingling of the walls. All the estimating for fixing lining, hanging doors and architraves, being traditional building work, can be easily established.

Below is a break-up of the total figure shown on the price list. This should serve only as a rough guide.

Superstructure £1,079.

Excavation, foundations and chimney £273.

Erection of shell and shingling £53.

Completion of interior £38.

Plumbing £105 including Boiler Range.

Drainage £126.

Electrical wiring £50.

Sanitary Fittings and Fireplace £79.

Decorations £84 including glazing.

No floor coverings are included in the prices of our single-storey houses. These vary from 17s. 6d. sq. yd. upwards.

(See page 21 for two-storey costings).



Entrance front of a modified 10A at Inverness.

9B Farm Manager's Cottage in the Western Highlands.



TWO-STOREY HOUSES

All two-storey houses shown in the following pages can be supplied in three different types of cross-section—Full Two-storey, Steep Pitch and Mansard. Room heights in all types are 7 ft. 8½ in. floor to ceiling. This enables us now to produce as full a range of houses as was available before the war.

The superstructure of all two-storey houses consists, in brief, of the following parts:

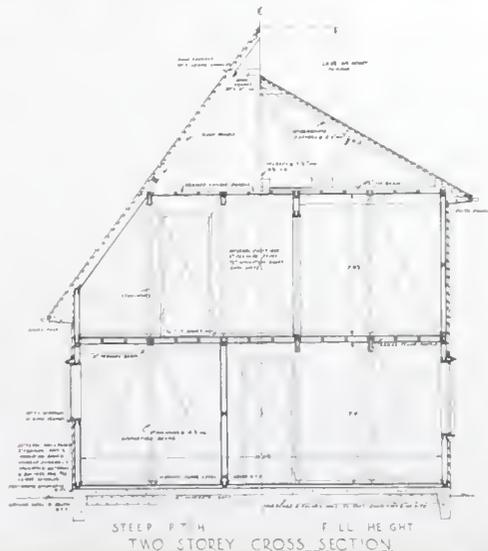
- Outside wall panels framed in timber with outer insulation material and battens.*
- Partition panels, first-floor panels, and ceiling panels, framed in timber, doors and metal windows with their frames, but unglazed.*
- Stanchions and plates.*
- Primary and secondary beams at ground and first-floor ceiling levels.*
- Roof panels and dormer window units.*
- Shingles in bundles.*
- Insulation board for internal lining and ceilings.*
- Staircase with handrail and balustrade.*
- Special mouldings as required for eaves, fascia, verge, etc.*
- Architraves, cover strips and skirting.*
- Larder shelving and lowered ventilator.*
- Aluminium alloy rainwater pipes and gutters with all necessary fixings and accessories.*
- All bolts, nuts, washers, nails and screws required for assembling the superstructure.*
- All doors and windows are supplied with hinges, locks, handles and fastenings, but without glass or putty.*

See price list for approximate erection charges, and page 22 for builder's work required to complete a Colt house.



[Above] A single bedroom in a Colt house.

Below Cross-section of two-storey house.



TWO-STOREY SITE COSTS

Below is a break up of the total figures shown on the price list for type 1000A. This should only serve as a rough guide:

- Superstructure £1,196.
- Excavations £221.
- Erection of shell and shingling £79.
- Completion of interior £48.
- Plumbing including boiler £116.
- Drainage £126.
- Electrical wiring £53.
- Sanitary fittings and fireplace £89.
- Decorations £84.

No ground floor coverings are included in two-storey houses. These vary from 17s. 6d. sq. yd. upwards.

The Kent type are directly evolved from a very attractive range of houses that were produced by us before the war. Most of the illustrations of the two-storey houses show either a steep pitched roof or mansard roof, since we have found that under the severe restrictions imposed since the war on size, it has been more appropriate to produce houses with a cottage-like appearance, rather than a square wooden box.

As in special cases one can build houses up to 2,500 sq. ft., we are once again producing houses similar to that shown on page 1.

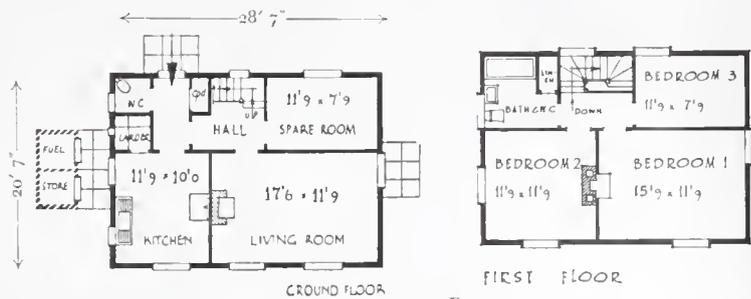
Type 1000A is the same plan as our Coronation House on show at our works in Bethersden, except that the latter has a verandah and extra bedroom.

1000D gives the very maximum accommodation within 1,000 sq. ft. Type 1200A however, gives just that extra accommodation many people may require.

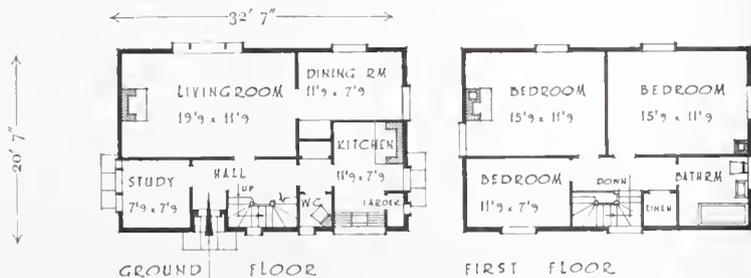
KENT TYPE



1000A



1000D



1200A

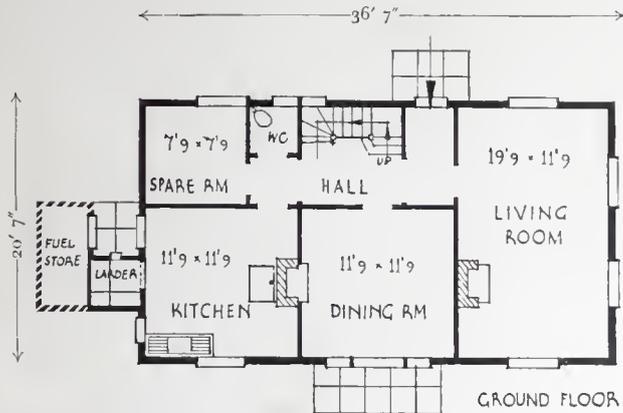
The right is reserved to alter any details of these buildings at any time as conditions may necessitate. Under no circumstances is this drawing to be considered part of any contract or agreement.



Entrance Front of a revised Kent cottage.

TWO-STOREY HOUSES

LARGER TYPES

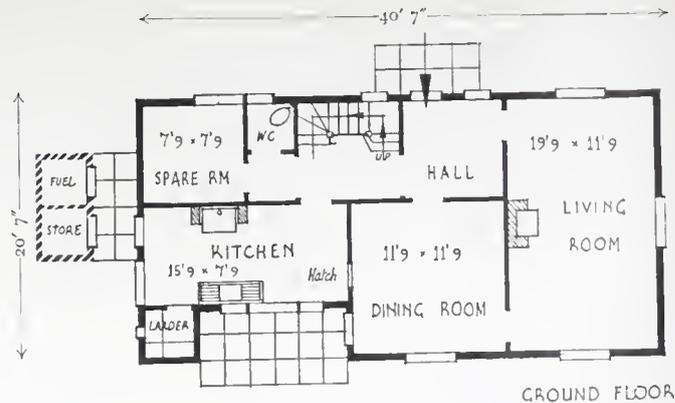


1400A

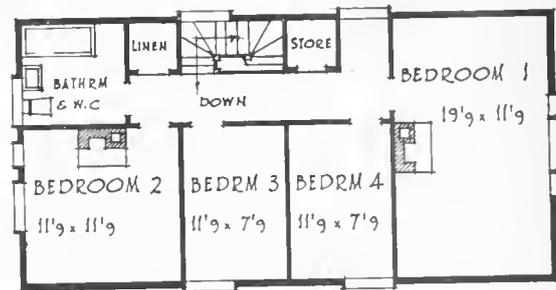


FIRST FLOOR

The right is reserved to alter any details of these buildings at any time as conditions may necessitate. Under no circumstances is this drawing to be considered part of any contract or agreement.



1500A



FIRST FLOOR

These two houses are the ideal size for a small family. The appearance is very attractive indeed and the elevations blend into practically any countryside. This feature of Colt houses applies to most types, since the natural materials weather to a silvery grey and improve with age.

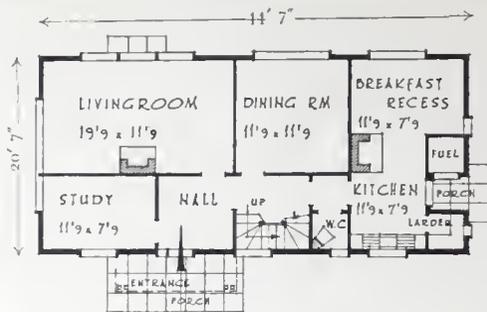
On type 1500A a recessed verandah is often incorporated to advantage in the kitchen.

Back porch and fuel stores are not included in superstructure price.

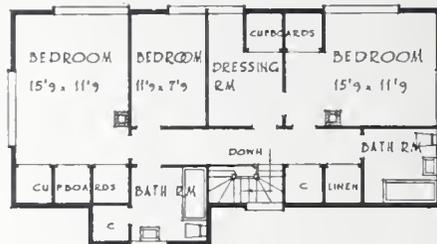


Modified Type 1500 built for a Doctor, showing Consulting Room
[and Surgery Annex.

Corner of a bed-sitting room.



GROUND FLOOR



FIRST FLOOR 16' 0" x 16' 0"

Type 1600.A

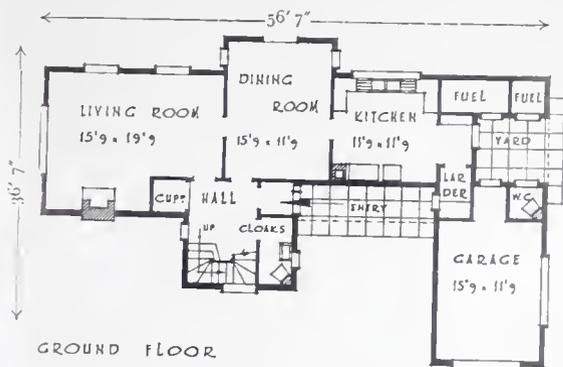
Since the easing of regulations, the demand for larger houses has prompted us to design several of this type. 1600.A fulfils the wishes for a compact but roomy house, with two bathrooms upstairs and a spacious covered porch. The kitchen has been designed to incorporate either a maid's sitting recess or a breakfast-room. There is a downstairs cloakroom, and commodious hall.

The right is reserved to alter any details of these houses at any time as conditions may necessitate. Under no circumstances is this drawing to be considered part of any contract or agreement.

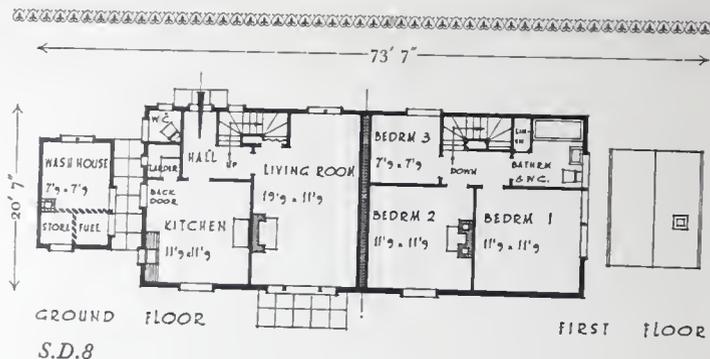


Prototype semi-detached cottages at Pluckley, suitable for Local Authority Housing.

1800 A is a house of the larger type, a photograph of which appears on page 1. It has been designed for the client who requires a country residence on a 'spread-out' plan, in preference to a compact layout.



The garage is joined to the house with ample yard and outbuildings under one roof. If there is an objection to the dining-room being used as a passage from the kitchen, it is possible to close in the overhang over the entrance. This design provides four good bedrooms and a very sizeable living-room, together with a very adequate dining-room.



Many clients require semi-detached houses to save space on the plot. Type SD.8 has been designed to provide dwellings suitable for Local Authority Housing.

The cottages illustrated on page 19 are a modified version of this type of house.

The right is reserved to alter any details of these houses at any time as conditions may necessitate. Under no circumstances is this drawing to be considered part of any contract or agreement.

2500 A. This plan has been primarily designed to show the possibilities and versatility of Colt construction. The plan allows for three suites of rooms, ample bathroom and other facilities. The living-room can be built-on at a later date and is very suitable for entertaining.

The main block is two storeys in height and the two wings are single-storey. The general treatment has been to adapt the American type of open plan to our English conditions.

TWO-STOREY SITE COSTS

Below is a break up of the total figures shown on the price list for type 1000A. This should only serve as a rough guide:

Superstructure £1,040.

Excavations £210.

Erection of shell and shingling £75.

Completion of interior £45.

Plumbing including boiler £110.

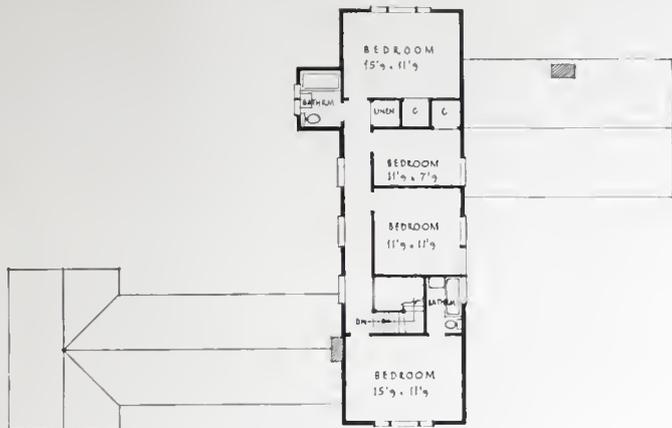
Drainage £120.

Electric wiring £50.

Sanitary fittings and fireplace £85.

Decorations £80.

Downstairs floor covering, not included in catalogue price, hardwood-strip floor @ 25/- per sq. yd. £89 plus fixing £19.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

2500A

The right is reserved to alter any details of these buildings at any time as conditions may necessitate. Under no circumstances is this drawing to be considered part of any contract or agreement.



Detail of top of stairs showing Dormer window in a Colt two-storey house.

LOCAL BUILDERS' REMAINING WORK

In order that clients may have a comprehensive idea of what remains to be done to complete a Colt house, the following list of items is given, roughly in the order in which they should be undertaken. (This is *not* to be taken as a specification.) See p. 13 and price list.

Remove and deposit top soil, dig foundations; lay and consolidate hardcore.

Lay concrete foundations according to details supplied.

Lay continuous bituminous damp-proof course over whole area of concrete.

Erect chimney stacks.

Lay paths, drive, etc., to enable easy handling of sections for erection and to reduce amount of mud and dirt carried into the house.

Erect wall sections and bolt together; place stabilising members; erect first-floor beams and roof trusses, etc.

Cover in walls and roof with shingles to give dry interior in which to complete work.

Fix rainwater goods, dig rainwater drains, soak-aways, etc., and connect up.

Dig soil drain trenches, manholes, septic tank, effluent discharge trenches, etc., and lay drains.

Install sanitary fittings and connect to drains.

Run hot and cold pipes, instal tanks, set boiler and fireplaces, etc., and connect to all fittings and cold-water supply.

Run electric wiring installation.

Glaze all doors and windows.

Fix all internal wall and ceiling linings and cover joints.

Erect stairs and handrail.

Make good to bituminous damp-proof course and lay fine concrete screed to ground floor to receive finished flooring.

Lay finished ground flooring material.

Fix skirtings, hang doors, decorate throughout and leave all clean.

Attention is drawn to the following points which also need to be watched and are sometimes overlooked.

Cold-water Supply. Allow for well to be dug, or temporary Company's service to be laid *before* building foundations, as a considerable volume of water is needed. Don't forget to allow for cost of bringing Company's water supply from boundary of site to house, and give ample notice.

Electricity Supply. Give notice as early as possible that this is required. Agree charge for bringing service from nearest mains to house, and settle any questions of wayleave.

Gas Supply. Give notice as early as possible that this is required. Agree charge for bringing service from nearest mains to house, and settle any questions of wayleave.

Local Surveyor. The surveyor to the local authority, or his representative, will inspect the work in progress at definite stages; a form is generally supplied specifying these and giving notification. He is particularly interested in foundations, damp-proof course and drains; he must be notified if a connection to a public sewer is required, and the charges for this work paid. The house may not be occupied until he has issued a Habitation Certificate.

We will be pleased to give prices for the supply of any of the following items, many of which can be seen in our showroom at our works in Bethersden.

Floor Coverings. Compressed cork tiles, and rubber, have stood the test of time. Cork is the most satisfactory, being warm and quiet, but rubber or a heavy linoleum of good quality is more suitable for kitchen and bathroom. It should be laid on mastic and can also be used for the hall, but has not the warmth underfoot of cork. Quarry or other floor tiles might be used in some cases, but they are cold and non-resilient. Hardwood parquet or strip flooring can now be supplied.

Cooking and Water Heating. The most suitable solid-fuel cookers for Colt houses are the Aga and the Rayburn, both of which we can unreservedly recommend. The Aga model is type CB: it is remarkably efficient, providing an excellent hot water service as well as first class cooking facilities on an

extremely small consumption of fuel. The Rayburn is less expensive, but still very efficient for both cooking and hot-water supply: as it will run satisfactorily on most types of fuel, it is probably the most suitable for farm cottages, etc. For those who prefer a separate hot-water system we can supply the latest type of Ideal domestic boiler. When a thermostatically controlled electric immersion heater is installed in the hot water storage tank, hot water can be obtained in summer without lighting the boiler, and still be available at all times should the fire die down or go out. Colt houses are well adapted for this combined coal-electric system, but it must be carefully and properly installed for good results: we can advise the correct methods of installation, and supply the immersion heater and controls. We can also supply latest model electric cookers.

Kitchen Equipment. All Colt kitchens are planned in a practical way with adequate space for equipment. We supply as extras 'Leisure' cellulosed sound-deadened steel units by Messrs. Wallis Ltd., which we recommend from considerable experience. The finish is similar to that of a refrigerator, and can be obtained in a variety of colours. Several types of sink unit are available as well as a wide range of cupboards, etc. Other types of fittings such as stainless steel sinks can also be supplied: these are more expensive, but are preferred by some clients.

Room Heating. Fireplaces for burning solid fuel of all types can be supplied in various designs, complete with interior grate and hearth, with surrounds in tile, cast stone or brickettes, as well as slow-combustion stoves, such as the Cozy, Courtier, Esse, etc. The latest types of Creda electric fires and Thermovent heaters are also recommended, and can be supplied. The latter are particularly suitable where children are about, as they work at a comparatively low temperature. The heating elements are out of reach and completely enclosed, and a pleasant flow of warm air is spread throughout the room.

Wall Finishes. Wall papers of good design and quality are now more plentiful, and make a very pleasant finish to the walls if the normal method of covering the joints in the lining with anaglypta strip is not felt to be in keeping with the proposed scheme of decoration. We supply an attractive range of papers by Messrs. John Line. For the walls of kitchen and



Part of a kitchen in a Colt home showing 'Leisure' kitchen units.

bathroom we have Messrs. Williamson's washable wall coverings, which can be easily kept clean by washing and even scrubbing; they provide a more durable finish than paint, and are obtainable in colours to tone or contrast with the kitchen units.

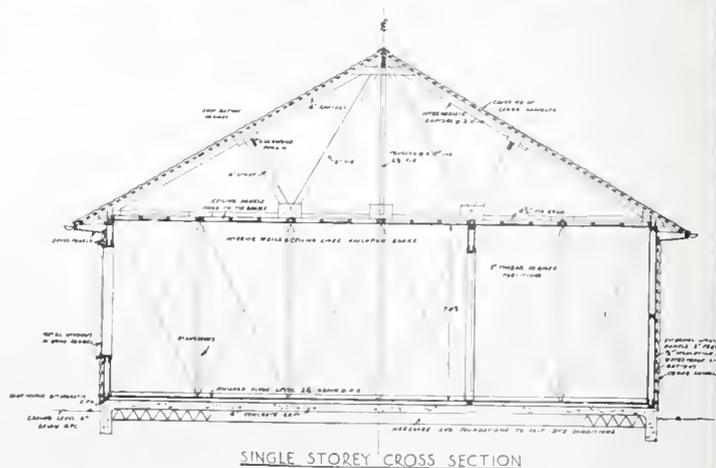
Furniture. Many of the interior illustrations in this catalogue show the furniture and decorations which have been carried out by Heal & Son, 196 Tottenham Court Road, London, W.1. We asked them to collaborate as we felt that their conception of contemporary design was in harmony with our houses. Heal's have shown that by the use of economical furniture of their own design, a very light and pleasant effect can be given at moderate costs. They will be pleased to advise our customers on the furnishings of their new house, and they have a range of catalogues illustrating furniture by the leading modern designers, which they will send on request.

Show Room. In our show room at our works in Bethersden, clients can compare and examine in comfort such items as kitchen equipment, electric light fittings, wall finishes, floor coverings, bathroom sundries, etc.

Export. As mentioned previously Colt houses are very suitable for export. They lend themselves for easy shipment and erection abroad. We have plans dealing with requirements for Overseas markets, and our constructions although generally suitable for most climates can be readily modified to suit extremes. Special export quotations are available on request. Please indicate for which overseas market.



Empire Cottage GB as recently exhibited in Ashford, Kent.



SUNDRY NOTES

In order to demonstrate the flexibility of Colt houses, and since clients often are willing to sacrifice extreme economy for aesthetic qualities:

1. You can add to our single-storey houses a porch 12 ft. \times 4 ft. with pitched roof at £45; this will give an L or T shaped effect.
2. Dummy shutters can be provided at £3 per pair.
3. Dormer windows for our two-storey houses can be supplied at £20 each extra, to those shown on plans.
4. 8 ft. \times 2 ft. deep bay windows can be supplied at £40.
5. 8 ft. wide oriel window can be supplied at £30 extra, to those shown on plans.
6. Sliding doors at £3 extra.
7. Extra cupboards 1 ft. 11 in. deep \times 2 ft. 3 in. wide with one shelf and door at £5 extra.
8. All plans shown in this catalogue can be supplied "Mirrored Over" without extra cost.
9. It is now possible to provide a suspended floor on the ground floor, i.e. joist and boarding, utilising our unit construction so that the joists are made-up in frames and the boarding is nailed when the frames have been fixed.
10. Hipped roofs, each case quoted separately.

Many clients who already have their own furniture possess antiques. It should not be thought that because the houses are modern this type of furniture will not fit in. On the contrary, some of the most successful Colt homes have been furnished with period pieces.

Finance and Insurance.

Colt houses can be insured at from 2s. 6d. per cent. fire risk and several companies including most Local Authorities will arrange for mortgages and finance on our houses. Our department dealing with this will be pleased to assist (see page 4).



showing part of a kitchen.



A Colt week-end House at Carmel, New York, U.S.A.

COLT GARAGES have been on the market for thirty-years and have given satisfaction all over the United Kingdom. The appearance is attractive and they blend well with the landscape, weathering to a silvery grey after a few months.

Colt Garages are made-up in standardised sections and have been specially designed so that they can be easily erected by the purchaser. They can all be supplied with interior fire-resisting lining as an extra. Also sliding door arrangements if required.

We do not carry out any erection or site work, but owing to the method of construction all the buildings shown can be very easily assembled. Sliding doors cost a little more but are well-worth buying as they are less liable to damage in high winds. The small buildings are all supplied with Cedar Shingles for the roof. Either shingles or boarding can be supplied for the walls. Behind the wall shingles or boarding is a layer of waterproof building paper. Roofs are made up in light truss form with the battens ready to fix on site.

No glass is supplied owing to liability to breakage in transit. Guttering, if required, is supplied as an extra.



Night view of a typical Colt Garage.



*G. 16
16 ft. by 8 ft. inside*



*G. 20
20 ft. by 12 ft. inside.*

The right is reserved to alter any details of these buildings at any time as conditions may necessitate. Under no circumstances is this drawing to be considered part of any contract or agreement.



Illustration showing one of three Sports Pavilions. based on the small one shown on page 32, supplied to a Local Authority in London.

VILLAGE HALLS

AND SPORTS PAVILIONS

IN sympathy with the aims and purpose of a Village Hall, its appearance should be interesting. To-day, more than ever, there is the need to erect pleasant buildings that will not detract from the beauty of the countryside. Furthermore, the designs we offer are a welcome relief from the unattractive hutments and temporary buildings that have had to make do for so long owing to restrictions in the war years.

Many Sports Clubs are in need of new pavilions and we offer well-designed buildings for this purpose. Simplicity and economy of erection enables members of the club to erect the buildings themselves.

All the designs shown can be modified to suit the prospective purchasers' requirements. This point being a particular feature of all "Colt" buildings.

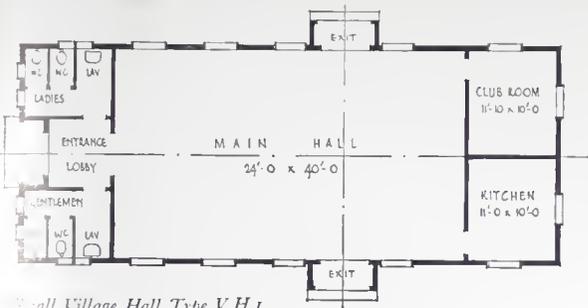
Now that Timber can be freely obtained without licence, we have designed a small range of Village Halls, and Sports Pavilions in keeping with country traditions. As in many cases now, price is a limiting factor, these designs allow for extension at a later date when additional funds are available.

Our construction has been very carefully planned so that the simpler types of Hall or Pavilion can be erected by volunteer help.

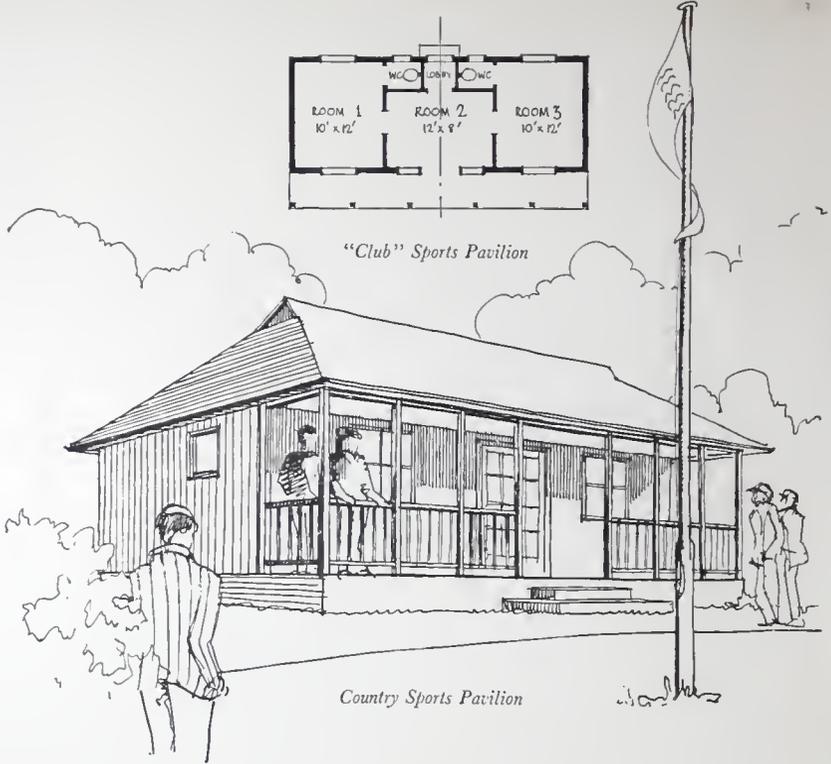


Village Hall erected by members of the parish by volunteer labour at Colegate, clad with Malayan Hardwood.



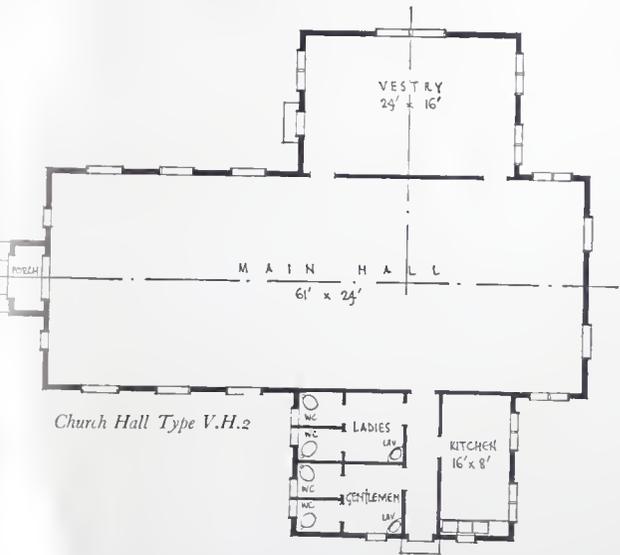


Small Village Hall Type V.H.1

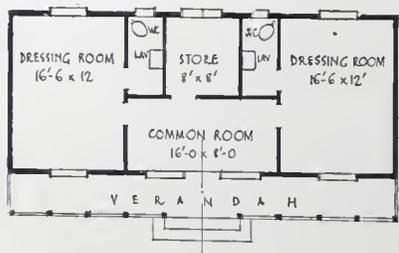


"Club" Sports Pavilion

Country Sports Pavilion



Church Hall Type V.H.2



CORONATION HOUSE SUPPLEMENT

Our new 'Coronation House' has been officially opened by Bill Deedes, Esq., M.P., and visitors are welcome during normal working hours from Monday to Friday. (Our offices and works are closed on Saturdays and Sundays).

The photos in the supplement should give some idea of the attractions of this house, which has been designed essentially as a demonstration house to show the possibilities of our construction; the plan is basically type 1000/A with an extra room.

We wish to stress that for those people requiring more individual types of plan, Colt construction lends itself admirably to infinite variation, since it is based on a 4 ft. 0 in. module grid or section. This means to say that we are prepared to supply units to clients, or architects, for incorporating in a house of different design from our own, utilising other materials such as brick, concrete, steel frame, etc. These units can be utilised in various houses, schools, village halls, etc., wherever lightweight and easy-to-handle units are required.

We have endeavoured to show the widest variety of finishes in the house in order to dispel the belief that timber houses lack finish. It should be noted that no plasterwork has been used throughout with a view to retaining our excellent insulation; consequently there is very little radiation from cold surfaces.

The exposed beams in the rooms are of Pine, but the window joinery consists of Red Meranti and exterior doors are made of Ramin; the downstairs strip flooring is Ramin secretly nailed. Upstairs we show Deal flooring, lightly wax-polished to demonstrate the decorative effect of the knots. The roof is of Cedar shingles which are both light and durable, and weather to a silvery grey colour. The external weather-boarding is Meranti from Malaya, which we recommend should be oiled from time to time with our special Cedar dressing.

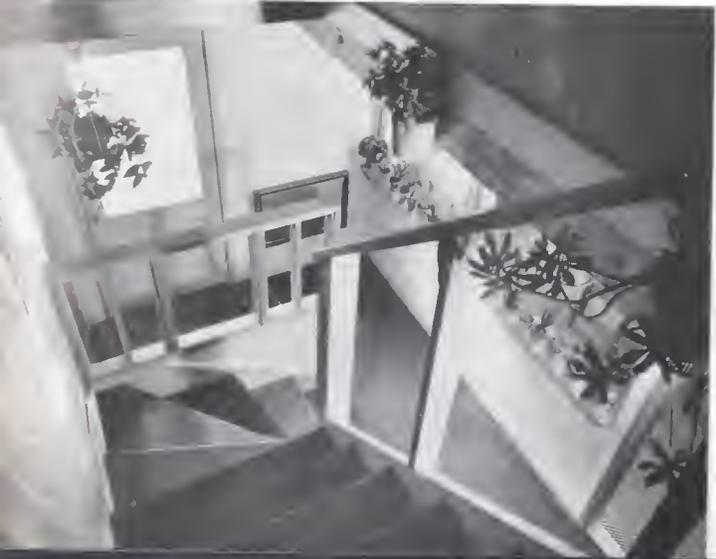
Gable addition to Coronation House





Garden side of Coronation House showing verandah

View of hall showing cork covered staircase



In designing the house our consultant architect, Mr. A. L. Osborne, F.R.I.B.A., who has been collaborating with us now for over twenty years, has endeavoured to retain the feeling for the timber house, which feature makes an appeal to our clients. We are now showing bonneted gables again, which can be used to 'soften' the appearance of our houses. It will be noted that some of the weatherboarding is laid vertically and some horizontally to give emphasis to different parts of the building. The design has been treated in a functional way, so that although the appearance is traditional, all the detailing is as contemporary as anything produced abroad.

The staircase is our standard type, but covered with compressed cork treads and risers; this we consider the answer to a quiet finish without the constant worry of wear and cleaning occasioned by the normal use of stair runners.

The cost of the superstructure of the house would be approximately £1,380, and we consider that the total cost ready to move in need not exceed £2,750, exclusive of land.

Messrs. Lee & Son of Ashford, Kent, have kindly collaborated in the furnishing of this house, in conjunction with our own design department. They are an old-established firm who specialise in catering for the needs of individual clients, and can supply both contemporary and period furniture at reasonable prices.

Messrs. Lee & Son carry out loose-cover cutting and making, carpet laying and fitting, and they have commodious show-rooms in Ashford, where furniture, carpets, fabrics, bedding, china, glass, etc., etc., can be seen. Clients are always welcome and furnishing schemes will be willingly submitted, however large or small.

ACKNOWLEDGMENTS

ALLIED IRONFOUNDERS LTD. *Agamatic boiler.*
BOULTON & PAUL LTD. *Garden seat.*
BRATT COLBRAN LTD. *Fireplace.*
DUNLOP LTD. *Rubber flooring.*
E. K. COLE LTD. *Thermozent heaters.*
EMILY MARSHALL. *Decorative pottery.*
FOLKESTONE GLASS WORKS LTD. *Glass.*
GABRIEL, WADE ENGLISH LTD., IN CONJUNCTION WITH BOWATERS
BUILDING BOARDS. *Lloyd insulation board.*
C. H. RENTON & COMPANY LTD. *Cedar shingles.*
CREATNESS TIMBER COMPANY LTD. *Hardwood for exterior doors,
linings and interior doors.*
HOOVER LTD. *Vacuum cleaner, floor polisher and washing machine.*
IMPERIAL CHEMICAL INDUSTRIES LTD. *Wall covering in hall.*
JAS. WILLIAMSON & SONS LTD. *Wall covering in kitchen and bathroom,
and linoleum.*
JOHN LINE & SONS. *Wallpapers.*
JOHN REID, A.R.C.A. *Wood carvings. Sculpture.*
KENT CHEMICAL COMPANY. *Paints.*
LANGLEYS (LONDON) LTD. *Fibre building paper.*
LEE & SON (ASHFORD). *Soft and hard furnishing.*
MONTAGUE L. MEYER LTD. *Hardwood weatherboard and hardwood flooring.*
MUNDET CORK PRODUCTS LTD. *Staircase covering. Hall floor.*
OSWALD HOLLMANN. *Electric light fittings.*
REX SUPPLY COMPANY. *Ironmongery.*
ROBERT SYDENHAM LTD. *Outside plants.*
ROWNSON, DREW & CLYDESDALE LTD. *Sanitary fittings.*
SIMPLEX ELECTRIC COMPANY. *Creda electric cooker.*
SWINSTEAD OF LEWES. *Prints.*
THE CRITTALL MANUFACTURING CO. LTD. *Metal windows.*
THE WALLPAPER MANUFACTURERS. *Crown wallpapers.*
TOM MONNINGTON, R.A. *Living room picture.*
WALLIS & COMPANY (LONG EATON) LTD. *Kitchen cabinets.*
WHEELER NURSERIES. *House plants and flowers.*

We would draw attention to our Colt Wax Polish, which will keep floors clean and polished; it is colourless and is also suitable for the most delicate furniture, and also for keeping the woodwork and doors in good order. This wax polish is also impregnated with D.D.T. In 6 oz. tins at our works, or 7 lb. tins post paid. Colt Cedar Dressing. The new Malayan hardwoods, if used on the exterior, only need oiling periodically; we have a special oil prepared at 35/- a gallon, carriage extra. This feeds the wood and avoids discolouration that develops with most oil preparations.



Entrance porch of Coronation House
View of dining room showing hall through glazed partition





Gable end showing picture windows

View of the bedrooms showing exposed beams and picture window



T o h t i n a a

JULY

The prices of superstores at Bethersden, and a new house of Sale. Haulage will be a consideration.

To help clients arrive at a decision on their own Houses we would re-specification of the parts of our structure of our single-store houses. The cost of the items. On page 22 is a breakdown by the builder to complete the house. The complete cost for a complete house so that the two columns are comparable. The cost for paths and fences.

DRA

Supply of standard prints of Local Authorities (*If client requires*)
Preparation of Council Approval of standard plans with site plan (*When we make application on site*)
Extra fee for preparation of non-standard plans
Quotations for special work for non-standard types *Provided*

& CO. LTD., B

PRICE LIST

Easy Reference



*Gable end showing picture windows
of the bedrooms showing exposed beams and picture window*



A view of the living room showing fireplace

CORONATION HOUSE

Interior Features

The photographs on this page show the attractive application of large modern windows to the Coronation House. These have been carefully designed by our architect in proportion to the size of the rooms.

On page 33 we have another example of a practical and interesting form of glazing, where the glass partition provides a most desirable feature for the dining-room, together with additional light for the hall and stairs, giving an apparent increase in size to both hall and dining room.

Page	Type	Super-structure	Floor Area	*Builders Work	Total Cost
		£	sq. ft.	£	£
6	6 C	763	640	770	1,533
6	7 B	890	848	880	1,770
6	7 C	825	736	820	1,645
8	8 A	949	928	900	1,822
8	8 D	912	864	900	1,812
8	8 C	971	928	920	1,864
10	9 C	1,090	1,056	1,000	2,090
10	9 B	1,079	1,024	1,000	2,079
10	B 12	1,292	1,120	1,100	2,392
12	10 A	1,145	1,056	1,080	2,225
12	10 B	1,163	1,104	1,100	2,263
12	B 15	1,534	1,408	1,300	2,908
15	1000/A	1,196	1,036	1,150	2,348
15	1000/D	1,262	1,060	1,150	2,412
15	1200/A	1,420	1,220	1,200	2,620
17	1400/A	1,580	1,350	1,350	2,930
17	1500/A	1,640	1,468	1,450	3,090
18	1600/A	1,865	1,724	1,580	3,445
20	1800/A	2,113	2,200	1,800	3,913
20	S.D. 8	1,903	1,992	1,680	3,793
20	Outbuilding	105 ea.	}	}	
21	2500/A	2,733			
27	G 16	117	Sliding door	Lining materials	
27	G 20	164	20	10	
30	V.H. 1	1,526	22	15	
30	V.H. 2	2,464	1,456	1,000	2,526
30	Club Pav.	563	2,208	1,800	4,264
30	County Pav.	920	576	560	1,123
30	County Pav.	920	800	900	1,820

* This column gives only an indicative cost.

PRICE LIST

JULY 1st, 1954

The prices of superstructures quoted herein are ex our Works at Bethersden, and are subject to our printed Conditions of Sale. Haulage will be charged extra according to destination.

To help clients arrive at an average for the total cost of our Houses we would refer them to page 4 which gives a specification of the parts supplied for the complete superstructure of our single-storey houses and page 14 for two-storey houses. The cost of the superstructure covers all these items. On page 22 is a brief summary of the work to be done by the builder to complete a COLT house. The approximate cost for the builders' work allows for all these items, so that the two columns added together give the approx. total cost for a complete house—with the exception of the land, paths and fences.

DRAWING FEES

Supply of standard prints for use of Local Authorities (<i>If client makes own application</i>)	3 guineas
Preparation of Council Application and supply of standard plans with site-plan (<i>When we make application on behalf of client</i>)	12 guineas
Extra fee for preparation of special plans i.e. non-standard plans	6 guineas
Quotations for special working drawings for non-standard types <i>Pro-rata</i>	



Gable end

of the bedrooms sh



COLT HOUSES

1954