

erected without gross overcrowding of the area. Garden space is impossible and the children can have no where to play but in the street. The number must be greatly reduced if satisfactory suburban development is to be secured. For cottage dwellings the desirable number of houses to the acre is probably round about 12. At any rate the number should probably lie somewhere between 10 in comparatively outlying suburbs, and a maximum of 20 in the nearer suburbs of towns. We must not lose sight of the fact that reducing the number of houses to the acre will not of itself tend to increase the amount of expense involved in providing roads, gas, sewers, etc., for each house, although the development must necessarily be spread over a much greater area for a given number of houses. The matter is more one of frontage than of area of building plot where the roads are so planned that practically the whole of the frontage is available for building purposes. Quite apart from the number of houses to the acre, the frontages provided for buildings of different size need to be increased if the houses themselves are to be properly designed. The effort to reduce frontages to a minimum in order at once to reduce the cost of road per house and to crowd the maximum number of houses upon a given area has evolved a type of plan characterised by long, projecting additions at the backs of the houses, which additions have, during the last century, tended to grow longer and longer and nearer and nearer together.

I consider that for proper planning the frontage allowed should be not less than 15 or 16 feet for cottages having two bedrooms on each floor, and from 15 to 20 ft. for cottages having three bedrooms on the first floor; while for parlour cottages there should be 20 to 23 ft. for an east and west aspect and from 25 to 28 ft. where the aspect approaches due north and south, for in that case it is desirable that both the main living-rooms should be on the sunny side of the house.

The question of aspect is very important in the laying out of roads for cottage building. Speaking generally and where the planner is not in a position to secure special types of plans, roads running due east and west and affording, therefore, due north and south aspects to the cottages, should be avoided as much as possible; and where it is not possible to avoid them, provision should be made in laying out the building plots for sufficient frontage to each house to allow for all the main living-rooms being on the sunny side and not on the north side.

In planning the streets and arranging the building lines to avoid both the monotony and the somewhat scattered appearance which often results from the wide space between the buildings, some definite variation in the building line may be arranged; the street picture may be framed and a sense of enclosure at the end produced by here and there bringing the buildings close up to the street line, and also by breaking at intervals the direction of the road, so that the street picture may be closed definitely. On curved roads also good effect may be sometimes be produced by designing the building line on definite lines, independent of the line of the curve. This will sometimes enable greater interest to be introduced into the convex side of the road, and will also enable the picture formed down the straight