

ownership and responsibility grow up and remain vigorous; and much will depend upon the strength of the civic patriotism of New Town. But at first, as we say, certain regulative principles must be laid down by the Parent Company. For physical health, there will be necessary the limitation of the number of houses to the acre, and the plentiful supply of air, water and sanitary fittings to every house, as well as provision of gardens, allotments, playgrounds and open spaces. For proper arrangements of the interior of each house to give a full chance for a real family life, suggestions are made in Chapter VII.; in settling these the housewife should have a predominant voice. For a full and rich social life something also can be done by the town-planner and architect, not only in the provision of central buildings and local meeting-places, but also by the very grouping of houses. In particular, we propose that houses of different sizes and rents should not be separated into different districts, perpetuating class distinctions, but that they should be freely mingled all over the town, in an attempt to foster a spirit of neighbourliness and common interest. The architects would be expected to take every advantage of the features of the site for which they plan, and to provide groups of buildings restful and harmonious to the eye. As a rule each architect, or group of architects, would be asked to design some set of buildings—a square, a “green,” a block of cottages, or even a street. As the town centre was approached an increasing degree of formal unity should be ensured.

It has been pointed out that the planning of a town may be considered as a science, and the proper lines for future development laid down with some measure of exactness. But when the town is built, it will not appear, in all ways, after the fashion its founders designed, and it will express far more than they consciously aimed at. Every city

*The Soul of the City.*