

lar wages, and fair general economic conditions, the British artisan and his family will compare very favorably with any class of society for physique, for sound, healthy living, for mental, moral and physical stamina. It is to the extension of garden cities, coupled with, and not separated from, our industrial concerns, that we must look for the uplifting of the physical, moral, and economic standard of British manhood and womanhood.

"Before I leave this part of our subject I should like to draw attention to the report recently published by the Local Government Board on "Back-to-back Houses." This is the most comprehensive report on this subject that we have ever had, and it contains evidence directly supporting my claim for the abolition of the continuous block system, whether "back-to-back" or otherwise. In the report Dr. Darra Mair says in his summary and conclusions, page 27: (1) The death rate from all causes was greater in the "back-to-back" houses than in the "through" houses to the extent of 15 per cent. (2) The excess of mortality in "back-to-back" houses built in continuous rows was greater still, amounting on an average to 20 per cent. (3) The death-rates from all causes in "through" houses (continuous blocks) and in "back-to-back" houses with side ventilation (blocks of four), were about equal.

"I suggest, therefore, that if "back-to-back" houses built in blocks of four are equal from the general hygienic standpoint, as indicated in vital statistics, to the continuous block system of "through" houses, then "through" houses built in pairs, with a reasonable amount of air space both back and front, will be an advance well worthy of accomplishment.

"I have here two or three plans, approved by my Council, of small houses on the semi-detached principle. They are not ideal, but they show what has been done, and done in every case by ordinary builders catering for ordinary working-class tenants.

"Plan 1 shows fourteen houses built or in course of erection. These fourteen houses occupy just over one acre, exclusive of the street. Rent, 6s. 5d. per week. With baths, 7s. 4d. per week. Hot and cold water throughout. Air space at the rear of each house equals 1,000 square feet,

just sufficient for a nice little kitchen garden, and a small garden at the front. Plan No. 2: Small cottages with more limited space. These are at the rate of 32 to the acre. Side entrances only 4 feet wide. Air space at the rear of each cottage equals 410 square feet clear. No front garden.

"I could show you a large number of other plans of semi-detached cottages which have been built in my district, all tending to show that as far as we are concerned we are doing our level best to develop and extend the idea that the semi-detached system is preferable from every point of view to the continuous block system, and the sooner it is made compulsory the better. Housing schemes which fail to provide a self-contained house, with just a bit of garden where a man and his family can regard themselves as supreme, "and on their own," are not to my liking, and I venture to think that some day such provision will be regarded with contempt by an educated democracy.

"3. Turning now to the house itself and the by-laws which govern the height and size of rooms, I think I can find some points of interest and some possible suggestions for improvement. I think I am correct in saying that the general by-laws in operation in this country fix no minimum of floor area for any room. It is permissible to build bedrooms 8 feet, or even less, without contravening any by-law. Surely some minimum should be fixed, and I suggest 12 feet by 12 feet as a minimum for every bedroom, dining-room, or living-room. The window area by-law is reasonably adequate, but is frequently lost sight of. If every room has window area one-tenth of floor area, and the window is open to the external air, we are assured of ample light. As regards height of rooms, I think the minimum should be 9 feet 6 inches, and there need not be much deviation. Height simply to increase cubic space is not of much use, floor area is more important. If we get window area one-tenth of floor area, and every window made to open for one-half its area, we need not trouble much about special means of ventilation. We shall secure ample light and air.

"I am convinced that we can unhesitatingly advocate the general abolition of the ordinary floor (ground floor), resting on joists with more or less space beneath.