

grass plots, etc. Our new by-laws: 8 foot footpaths, 23 foot carriageway.

"2. The building of long blocks of houses, terrace fashion, as we call it by way of a compliment, appears to me to be unjustifiable from every point of view, and I wish to lay special emphasis on this point.

"The disadvantages are: (1) Back streets required from 9 feet to 16 feet in width. These require paving, sewerage, and lighting, and the maintenance cost, which is permanent, falls on the rates in most cases. (2) In the case of vermin the occupiers of adjoining houses participate in the resulting annoyance and discomfort caused by the careless habits of others. (3) More danger in case of fire. (4) Greater difficulty of obtaining good light by means of external windows. (5) Unnecessary crowding of houses together. (6) A dull, drab, dreary sameness, no variety. These disadvantages are all avoided by building on the semi-detached principle, and in my judgment the result is fully commensurate with the slightly increased outlay. The land which would otherwise form the back street can be used for back garden, and there is a reasonable possibility of having a sufficient amount of direct sunlight and fresh air all through the house. We are encouraging this idea in our district, and with conspicuous success.

"3. The question of the amount of air space at the rear of houses requires reconsideration. In many districts houses are being built with from 10 feet to 15 feet from the back of the house to the boundary wall. The practice varies very much. Our by-laws prescribe: (1) A minimum of 200 square feet open space; (2) 20 feet clear space measured at right angles to rear of building.

"Some districts I know insist only upon 150 square feet, and even then that amount soon becomes decreased by the erection of coal place, store shed, poultry house, etc. I incline to the view that the open space at the rear should not be less than 500 square feet, that back passages should be prohibited, entrance for all purposes to be from front street, with a side passage 4 feet wide as a minimum. There is no by-law at present fixing the width of such side entrance.

"Some elasticity on the foregoing amounts could be allowed, providing the total number of houses were kept down to a mini-

mum of twelve or sixteen to the acre. Under existing by-laws it is easily possible to build from forty to sixty houses on an acre (excluding roads), a number which cannot be supported from a health standpoint. We must advocate hygiene and common sense development; we never find Port Sunlight, Bourneville, and Letchworth being held up to ridicule; they are laid out on the rational and healthy principles which we admire and commend. In this connection, we are now able to produce direct evidence of the advantages of hygienic surroundings. Let me trouble you to notice the death-rates in Port Sunlight, Bourneville, Hoylake, and West Kirby, as compared with those for England and Wales:

Average Death Rate, 1900-8.

England and Wales	15.69
Port Sunlight	9.63
*Hoylake and West Kirby	11.74
Liverpool	20.4
Bourneville, 1902-7	6.3

*Not corrected for deaths of those who come here as invalids.

Infantile Mortality, 1902-7.

	Per 1,000 births.
England and Wales	131.2
Bourneville	4N4N 80.2
Hoylake and West Kirby	92.2
Liverpool	164.3

Some remarkable figures have been just published with reference to the average heights and weights of school boys, fourteen years of age, in the various schools in Liverpool and Port Sunlight, and while we must be careful not to impute all the differences shown to the superior housing conditions, it must be an undeniable fact that the general sanitary advantages enjoyed by those at Port Sunlight have a very important bearing on the astounding disparity revealed. Briefly the results are as follows:

	Height.	Weight.
Liverpool—		
Higher Grade Schools ..	61.7	94.5
Council Schools (best) ..	58.2	95.8
Council Schools (medium)	56.2	75.8
Council Schools (poor) ..	55.2	71.1
Port Sunlight Schools ...	62.2	108.0

"This table confirms a long-standing impression of mine, viz., that given good surroundings, clean, airy dwellings, accompanied by regular employment, regu-