POOR DOCUMENT

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BUILDING FIRST SATELLITE TOWN

Welwyn Garden City Comprises First of a Ring of Towns Round London to Solve Problems of the City's Growth.

(The Christian Science Monitor.)

London, England—Out of the confusion of schemes that have arisen during the last year to meet the widespread need for more and more buildings, and particularly for houses, in England, there has emerged one idea whose exponents hope to have the nucleus of a new town of 50,000 inhabitants formed within the course of the present year. The scheme in question is the Welwyn Garden City, the first of a ring of what have come to be known as "satellite" towns which it is proposed to plant round London, partly in accordance with the general object of meeting a national need, and partly as a solution of the particular and pressing problems presented by the tremendous and ever-increasing growth of the metropolis.

The test of efficiency that is being applied more and more to the building schemes of the present time is that of speed. How quickly is the scheme going to be put into operation, and what interval must elapse before expectations are realized, are the two questions asked of the town planner. In relation to the Welwyn Garden City, these, and many other perhaps more important questions, were answered when a representative of The Christian Science Monitor was invited to view the estate of four square miles which has been purchased on the main Great Northern Railway line, just north of Hatfield in the beautiful and picturesque county of Hertfordshire.

Preliminaries at Welwyn.

At present, Welwyn Garden City is in its infancy, and outwardly there does not appear much indication of the amount of progress that has really been made in the direction of fulfilling the objects of the promoters. The land was purchased from Lord Desborough and the Marquis of Salisbury, in the autumn of last year, a vast amount of preliminary surveying has been done, a camp has been established for the workmen, the clearing of timber has begun, and a few of the first fifty houses intended for those pioneers whose work is concerned with the development of the estate are under construction. Moreover sixty or seventy acres of land have been sold to the Great Northern Railway Company, which has already set to work to build the station that will soon, it is expected, be urgently required.

The Welwyn scheme is at present unique in the aims and objects of its promoters, prominent among whom is Sir Theodore Chambers, K. B. E., the architect. The movers aim at the establishment of a self-contained town of not too large dimensions, situated far enough out of London to constitute a palliative for the congestion in the capital, but not too far away to make it impossible to draw necessities for industries from London.

Detached From the Mass.

It is a vital part of the scheme that there should be attracted to the town a number of industries which will provide the inhabitants with employment, and conversely, a large number of workers, whose business will be in the town itself. When the scheme is an accomplished fact, and its financial possibility and practicability have been proved, then a portion of London will have become detached from the mass which has already grown to unwieldy size, the strain on the capital's transport will have been proportionately relieved, without any additional and corresponding burden being placed on provincial transport, and the pioneer work of a new departure in remedial measures will have been accomplished.

In the words of Sir Theodore Chambers: "The conception which underlies the company's plan to build a new town between Welwyn and Hatfield is that of detaching from London, not merely masses of citizens whose main daily interest will still remain there, but (as it were) great blocks of the city itself, each with its group of factories, warehouses, shops, workers, clerical staffs, managing staffs and their dependents—in effect, to start creating a great ring of satellite cities around London, each one complete in itself, near enough to render any necessary economic dependence upon London easy and swift to realize, but far enough out in the rural areas to permit of commodious and airy housing, cheap and easy one-story works, a healthy and pleasant environment for the workers, and a close and beneficial inter-relation between agriculture and industry. "It is hoped that the town to be built at Welwyn will be the first of such satellite cities."

There have been other garden cities before Welwyn, it is admitted, as for instance Letchworth, from whose experience Welwyn will greatly benefit, but it is claimed that the present scheme will be the first designed in definite relation to the need of decentralizing and expanding London.

The Welwyn Garden City, Ltd., which is attempting to raise capital to the extent of £250,000 has displayed considerable enterprise in the choice of the site, and skill in handling it when secured. Altogether 2,500 acres have been bought and 1,500 acres of this are to be developed. In the housing area, not more than twelve are to be allowed to the acre, and the average is expected to be nearer eight.

An Agricultural Belt.

Thus 12,000 houses, at the very lowest figure, will be built before the scheme is completed, and many applications for sites have been already received. The combination of rural and urban characteristics will be insured by the establishment and preservation of an agricultural belt, and careful attention to the considerable natural beauties of the district.

The area purchased lies partly on the level, and partly on a slope which commands a wide view of the surrounding district. On the slopes of the hill existing plantations will be maintained as a park for public use, and a circular road will be constructed round the crest of the hill, from which factories will be veiled by belts of trees and woods.

Apart from the purely idealistic side of the project, the industrial prospects are seemingly good. Railway communication, the key to so many social problems, already exists in the presence of the main line running north and south through the town, and in branch lines east and west, the eastern branch joining the Great Eastern Railway at Hertford and insuring connection with the eastern counties and Harwich, the port of embarkation for the continent, the latter linking up with the Midland, the London and Northwestern, and the Great Central railways serving the west and northwest of England. It is anticipated that the importance of Hatfield as a railway junction will pass to the new town of Welwyn, and the Great Northern has already in view the construction of sidings on both sides of the line at Welwyn, and the widening of the existing tracks, and has purchased land for the purpose.

Factories Isolated.

The factory area will be more or less isolated on one side of the line, and the tracks will be run where required to the very doors of the factory, to the great advantage of the industries concerned. Power will be supplied, both in the form of electric current and in the shape of gas under the control of the Garden City Company, and the arrangements for installation are going forward. The factories, of course, are on level ground, the higher ground, up to 400 feet above sea level, being reserved as for periods from 99 to 999 years, with the residential portion of the town.

The land has been purchased for about £40 per acre, and will be leased for periods from 99 to 999 years, with rights of renewal at the ground value assessed at the end of the term. The cost of erecting factories is thought likely to be lower than elsewhere, as the contractors to the Garden City will have their own labor force on the spot, and will be carrying out a very large amount of work at the same time under similar conditions. It is well recognized now in business that the problem of the supply of labor and the accommodation for work people cannot be left to outside solution when new industries are being started, so that the residential portion of Welwyn will march hand in hand with the progress of factory construction, if not slightly in advance of it.

System of Government.

The system of local government that will prevail in the Welwyn Garden City presents unique features which further progress with the project may throw further light upon. As Sir Theodore Chambers admits, there will exist the most complete monopoly that might be conceived, within the limits of those four square miles, and this monopoly may be used with tolerance for the benefit of the community, or it might, in other circumstances, and without proper safeguards, be used as a means for benefiting the few at the expense of the many. Its promoters regard the Welwyn scheme as a compromise between the extremes of the mono-capitalist system and the communal ownership schemes of "ultra-Socialists." At the same time the control of the Welwyn community will be in the hands of the board of directors of a limited company, although profits are to be limited to a maximum of 7 per cent.

Thus any excess of profits will be made available for the mass of the community, and are to be spent on behalf of, and in conformity with, the wishes of the inhabitants. The residents are to be represented as such on the controlling body, but the residents are not bound to be, and may not be identical with the shareholders in the company and may not, therefore, be in a position to enforce their desires in case of opposition.

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Don't hide your freckles under a veil; get an ounce of Othine and remove them. Even the first few applications should show a wonderful improvement, some of the lighter freckles vanishing entirely.

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There are thousands of men of 40 and 50 years of age who can look back to younger years when they seemed to be on the road to success yet who today are nervous wrecks, business failures and physical and mental weaklings, all through a lack of sufficient iron in their red blood corpuscles.

They have lost sight of the fact that a sound, strong body, brimming over with vital force and energy is the basis of all real achievement and as a result they are ageing and breaking down at a time when they should be enjoying that perfect bodily health which cries defiance to disease and failure. Yet many who have no self-confidence, lack initiative and imagine they suffer from all sorts of dread ailments, undergo a remarkable transformation the moment they get plenty of the right kind of iron into their blood to give increased strength, energy and endurance. Their imagined ills are forgotten, they gain physical poise and fitness, mental alertness and greater power to combat obstacles or withstand severe strains. But to take the wrong form of iron may prove worse than useless so that if you are weak, nervous and run-down, if you lack self-reliance and courage, are fearful of failure and not winning the best prizes of life—you owe it to yourself to find out why physicians below prescribe only organic iron—Nuxated Iron—to help build rich, red blood and thereby produce greater physical and mental power and that dominant energy so necessary to success and happiness.

"It is the men of blood and iron who are towers of strength and masters of circumstances," says Dr. James Francis Sullivan, formerly physician of Bellevue Hospital (Outdoor Dept.), New York, and the Westchester County Hospital, in commenting upon the relation of sound nerves and physical endurance to the attainment of success and power. "Every keen, active successful man and woman of today recognizes that a sound, strong body is the basis of all real achievement and they leave no stone unturned to safeguard their health. Lack of iron in the blood not only makes a man a physical and mental weakling, but it utterly robs him of that virile force, that stamina and strength of will which are so necessary to success and power in every walk of life. I strongly advise every man who is fagged out by worry, work and other strains to build up his strength, energy and endurance by taking some form of organic iron—Nuxated Iron—for I consider it one of the foremost blood and body builders, the best to which I have ever had recourse."

Dr. J. Van Horne, formerly Medical Inspector and clinical Physician on the Board of Health of the City of New York says: "Strong, healthy men and women with plenty of iron in their blood are the ones who go through life with a smile, self-reliant and fearless and their dynamic power and energy makes them virtually masters of their own destinies. It is surprising how many people who do not get along in life are in reality suffering from iron deficiency and do not know it. To supply this lack of iron and help build stronger healthier men and women, better able to physically meet the problems of every-day life, I believe that physicians should, at every opportunity, prescribe organic iron—Nuxated Iron—for in my experience it is one of the best tonic and red blood builders known to medical science."

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Women should take warning from such symptoms as heat flashes, shortness of breath, excessive nervousness, irritability, and the blues—which indicate the approach of the inevitable "Change" that comes to all women nearing middle age. We have published volumes of proof that Lydia E. Pinkham's Vegetable Compound is the greatest aid women can have during this trying period.

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Urbana, Ill.—"During Change of Life, in addition to its annoying symptoms I had an attack of grippe which lasted all winter and left me in a weakened condition. I felt at times that I would never be well again. I read of Lydia E. Pinkham's Vegetable Compound and what it did for women passing through the Change of Life, so I told my doctor I would try it. I soon began to gain in strength and the annoying symptoms disappeared and your Vegetable Compound has made me a well, strong woman so I do all my own housework. I cannot recommend Lydia E. Pinkham's Vegetable Compound too highly to women passing through the Change of Life."—Mrs. Frank Henson, 1316 South Orchade Street, Urbana, Ill.

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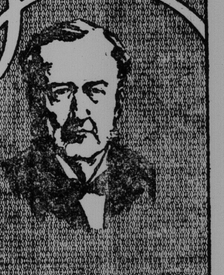

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