

sorts. We have all the land in our own possession, held in trust for the benefit of the future community. These two advantages ensure the possibility of the health and comfortable arrangement of the town being secured without enormous expenditure; it is knowledge and skill that are necessary. Modern town-planning has already become a science in this country. There are many examples of schemes for suburbs, villages or towns in existence, some on paper, some partly and some completely carried out. Quite a little library of books on the subject may be consulted. It will be the aim of New Town to take full advantage of this body of thought and experiment, and to obtain the services of engineers, surveyors and architects who are fully skilled in such work. In particular, the way in which Letchworth was planned and has developed will be closely studied and some useful lessons learnt thereby.

The Heart of the Town. The first important question to be decided, after the facts about the estate are thoroughly known, will relate to the position of the urban area—that part of the site which will contain the bulk of the dwellings and other buildings. This should be somewhere well within the borders of the estate, though not necessarily quite central. Its exact position will be determined by a variety of factors, such as elevation (involving questions of drainage and water supply), nature of soil and subsoil, distribution of existing roads and railways, the presence of a village or other existing nucleus; and æsthetic considerations regarding the general appearance of the town when built must be given due weight from the beginning. We must not think of this urban area as a congested one. The houses will all have their gardens, of different sizes, and playing-fields and park will be found within this area. It will contain also, at some focal spot, a civic centre, round about which will be found eventually the buildings erected for common