

houses placed back to back in narrow courts have been cleared away, and a sum of £700,000 spent, with a result that 2886 tenements with 7195 rooms were built and let at the rate of 1/6 per room. This of course is not ideal but in Liverpool and other large crowded cities tenement houses are all that are possible. Artistic economical cottages either singly or in groups are required and are built to form part of a well planned scheme at a cost of £150 which entails a rent of only 4/3 per week. This is in England, (double the amount would be required in the Dominion). The speaker quoted the case of Port Sunlight, and showed the plan, which consisted of 350 acres occupied by 800 houses, with a population of 3,200. This averaged out ten houses per acre.

The planning of villages for the accommodation of our soldiers is a point made by the lecturer which should appeal strongly to us at the present time. Mr. Seager has been good enough to draw us a plan showing in diagram form his ideas in this respect.

This diagram is not intended to show the actual planning of a village settlement—that can only be done when the site is chosen and carefully studied—but it shows the basic principles upon which the settlements should be arranged. The settlement of soldiers and others on the land can only be successful if the amenities of city life are taken into the country. To achieve this there must be—

(1) A block of land on a main road, on a line of railway, and placed where electric power is available.

(2) A village designed on modern townplanning lines in the heart of the block taken up for subdivision and settlement.

(3) This village must be made as attractive as possible by its convenience and beauty.

(4) It must provide places of instruction, entertainment, recreation, and shops.

(5) Adjacent to it, and close to the railway, should be small factories for industrial workers in as many departments of industries as can be brought together.

(6) Surrounding the village should be arranged small holdings for orchards, vegetable gardens, and small-fruit growing, and beyond these larger holdings for dairy farms and agriculture.

(7) Between every two blocks should be a narrow, well-formed road radiating from the village to the distant part of the block of land. These would open out into district roads between the larger holdings. Surrounding these orchards and vegetable gardens should be a road of communication between all the settlers' holdings. At the intersection of this road with the radial roads grouped conveniently round the intersection should be the settlers' homes. Thus all settlers would be nearly equidistant from the village and within easy communication of the blocks of cottages to the right and left of them.

These principles are here shown in diagrammatic form. It is to be hoped they may be realised if not by the Government then by an association working in the same manner as the Garden Cities Association in England.

The problem with which we are confronted is not only to settle our soldiers on the land, but to provide

for them in such a way that they may still enjoy the companionship of their fellows, and the amenities of civic life. The speaker had several letters from those at the front speaking enthusiastically of the charming villages they had seen, and of the wealth of flowers, and trees which surround them. "It is an eye-opener," and well it may be to those of our brave boys who have known only the dreary, treeless plains, the isolated cottage, the collection of bare, comfortless shanties and disfigured stores which are known as townships throughout the Dominion. Can we expect that having had their eyes opened to the beauties and comforts of village life as seen in "beautiful England" and the "fair land of France" that they will be content to settle down in an isolated shack in a 50-acre paddock? He thought not. In order that the scheme of settlement may be a success, and our boys may have no regrets that they have left behind them the beauties they have seen, we must build for them right in the centre of the block of land set aside for division into small holdings, a model village—with its clubroom, library, church, school, and groups of shops. The village must have its playing fields, recreation grounds, and swimming bath, all arranged on modern garden city lines, such as are seen at Port Sunlight, Bournville, and many other places. Round the village centre should be groups of cottages, and work rooms where various home industries may be carried on—all bordering on a tree-lined avenue, and beyond these the small holdings for dairy farms, orchards, vegetable gardens, and agriculture, all divided by narrow, well-formed roads radiating from the village in all directions, as the spokes of a wheel from its hub. Karlsruhe, is arranged in this way. A circular road, or, if necessary, roads, should encircle the village at the necessary distance from it to give the required area of the holdings. On the angles of the holdings at the intersection of the radiating and circular roads, should be placed the cottages of the settlers, thus forming a group of four or more cottages fronting the planted intersections. These groups of cottages would thus be a few chains apart, and would all be equidistant from the village. There must of necessity be a director with assistants to govern, direct, and advise. There must, in fact, be the captain and subordinate ranks of industry in order that under proper command our soldiers may achieve the same brilliant success in the arts of peace that they have achieved in the art of war.

Stained Glass Windows

We have received a copy of a pamphlet dealing with stained glass windows from Messrs. Bradley Bros. Ltd., of Christchurch. It contains many designs of this firm's work, which have been successfully made in the Dominion. The firm carry a large stock of coloured glasses, and can produce any shade required. The designs are not all of figure studies, one or two shown in the pamphlet enable one to get an idea of the pleasing effects that can be produced by a design of a decorative style. Those interested can get a copy of the pamphlet mailed them on application to Messrs. Bradley Bros.