

Our New Houses.

By Sir Edwin L. Lutyens, A.R.A.

I believe the country is thoroughly aroused to the need of more houses and better houses, for the more happy homes we can create the sooner will the wastage of war be made up, and the nation be once more in its rightful position as to man-power.

By man-power I do not mean gun-fodder. There are victories of peace as well as of war, for the winning of which a good supply of healthy, lusty, brainy, capable human beings are required, both men and women, and I hold that good housing is a prime factor in the solving of that kind of man-power which keeps a nation in the front rank of progress.

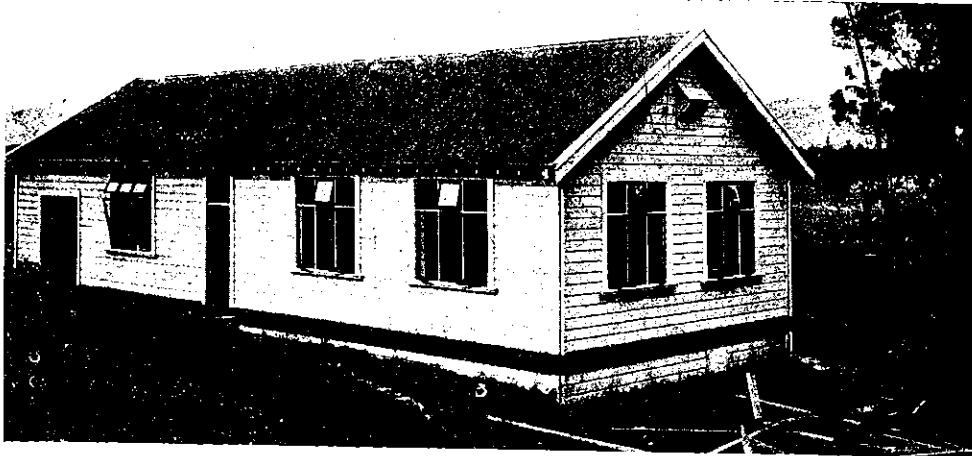
The Briton is rather apt to be "self-contained." He wants his own house, garden, farm, "home." The working-man likes a house to himself, his wife and family. Model buildings, industrial flats Pea-

We pride ourselves on the growth of our towns. I hope the time is coming when we shall pride ourselves on their diminution. We boast of London, its extent and wealth. Yet, if you visit the East End and see the miles of closely-packed houses, most of them quite unfit for human habitation, there does not seem much to boast about. How much better it would be if the East End of London were spread over ten times the present area, so that all its hard-working families could have common right, and an allotment for vegetables and fruit. The jerry-builder, the brick-chucker, the slap-dasher, the cheap-and-nasty man must be ousted.

Why should not the working-man and his family have a well-built, well-drained, damp-proof house to live in?

Cheaper in the End.

But I go farther. I want him to have an attractive house, one upon which he may look with pleasure.



New Science Building for John McGlashan College, Dunedin.

body Buildings, and similar barrack arrangements are an improvement on the slums they replace, but the ideal is a house for everybody, and that should be the country's aim.

Perhaps the time is not far distant when to be fifty miles from your work will matter less than being five to-day. But even if that is an exaggerated estimate of the probable rapidity and ease of locomotion in the near future, there can be no doubt that we can afford to spread ourselves more.

Do Away with Towns.

The time has already gone by when it seemed necessary to build a huge, close-packed clutch of houses, shops, works, and call it a town or city. You step into the train, say, at Waterloo, and, after passing through the midst of thousands of buildings, you emerge into open country. After running many miles, and seeing but few dwellings, you come to another close-packed town. This is repeated along every railway line in England.

A good house costs more than a house whose walls are so thin that you can hear the man next door changing his mind. But when the cheap house is shedding its mud-mixed mortar, its cement stone, its second-hand bricks; when its doorstep is cracked, its windows refuse to close when open or open when closed, its doors to shut, when the rain is coming through, and the gutters have overflowed and the waterpipes have burst, the well-built house, which cost more to build, will be growing better-looking and more worth the money you paid for it.

A house ought to be built not for twenty or thirty years' wear, during half of which time it will require constant repairs or be insanitary, but for 200 years at least.

I am hoping that in the great housing scheme which is now before the nation all in authority will not only hold these views, but act upon them, so that the new houses will add beauty to both town and country.