

CHAPTER VI.

Sea Side v. Country.

WHEN a person requires change and rest the doctor usually advises a visit to the coast, often, but not always, with good results. A young man went off, with a ten pound note in his pocket, to carry out that prescription for a fortnight at an "en pension," but came back at the end of a week and apologised to his medical adviser by saying that, when he paid the first bill, the waiter took the change, and the landlady collared the rest. Change of scene, society, occupation and thought are undoubtedly obtained, but not always a complete change of air, for it often means transfer from one smoke laden, breath-tainted spot to another. As most of the seaside resorts are practically convalescent homes the human element does not increase sanitation, and all through the winter influenza is more or less endemic at these places.

Talking of influenza brings to mind a preventive that has not hitherto been published and, as a reward to the reader, whose kindness has induced him to wade thus far, it is now placed at his disposal. The contrivance is an adaptation, in reduced form, of the influenza mask without its conspicuity. Some years ago, an operation called submucous resection became very popular, in order to give greater freedom in breathing, and a surgeon tried to induce Psi to let him spokeshave the party wall of his nose, but some little silver wire things called "nasal dilators," fortunately rendered any surgical treatment quite unnecessary. Now, the influenza mask is admitted to be very efficacious in warding off the disease, but its conspicuousness prevents its use in ordinary daily life. The influenza microbe attacks its human victim

either through the mouth or nose and, provided one keeps one's mouth shut when near a person afflicted with the complaint, the only openings *la grippe* appears to use for its fell purpose are the nostrils. If each of these breathing tubes is provided with a little silver wire nasal dilator, over the upper part of which a film of cotton wool has been stretched and changed as often as circumstances have permitted, the germ seems to be baffled, because its feet become entangled in the threads of wadding in the same way as they are in those of the mask. There are of course obvious limitations to the efficient application of this method, but it appears to be a valuable safeguard and its employment will probably save many a nasty attack; it is believed also to be effectual in cases of ordinary head cold provided always the mouth is either kept shut or supplied with an antiseptic lozenge, but beware of the free use of formalin preparations. During an outbreak of 'flu, it is well worth a trial when on short journeys by train or 'bus, or while under the barber's hands, because the writer has successfully used it for a long time and, although Drs. Abana and Pharpar are inclined to sniff at it, as the prophylactic of a quack, they have never advanced any proof of, or even logical argument in favour of, its futility.

For reasons already given, a short stay at the seaside is usually an excellent pick-me-up; but when it comes to permanent residence, and more particularly in the case of children, coast towns are often sanitarially a mistake. On the other hand, the pure air and brilliant light of such places as the New Forest, with their glorious sky scenes and beautiful earth pictures, produce a blend of electric joy and restful harmony that is as beneficial physically and mentally as it is inexplicable. The light and sunshine here are so intense that even in winter, when one is in a south room, one often has to draw the blinds; and it is now well known that light is a food like

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animal fat and cures rickets and surgical tuberculosis, and is of great use in the treatment of hip disease, spinal disease, etc. Comparative freedom from the motor horn is in itself a great boon, and another strong recommendation is that many of the best rural enjoyments cost nothing, whereas those of a town must nearly always be paid for. Visitors to the seaside gain health by the display of their new clothes, because their fashionable garments give them a pleasant self-confidence, and enable them for the moment to forget spring cleaning and the servant question; but, to the residents, the knowledge that, when they walk abroad, others value them according to the style and cost of their wearing apparel becomes a worry on account of the trouble and expense that a good rig-out entails; and "Don't worry, be a philosopher," is the finest prescription a doctor can give to most of his patients. The maritime altruist prefers to be beautiful rather than indulge his or her aesthetic sense, because, by exuding perfection of form and style he or she provides a picture for others to enjoy. The philosopher, on the other hand, reflects that as he can only see his own face when he uses a looking-glass, he can probably obtain more satisfaction and certainly more variety by regarding the personal charms of others.

"The hills, the clouds, the sea, the sky,
Delight us, but they know not why,
While I, a poet, who possess
The power of loving loveliness,
May ask and I may ask in vain,
Why am I so intensely plain."

Unless people are in financial difficulties, their most frequent source of worry is themselves, and therefore the delights of the country can do little to strengthen the weak without occupation. A strong person may loaf without injury to health, but invalids need constant and interesting employment; sport if

he or she is competent, gardening, poultry, politics, photography, Church work, art, etc. Without some sort of hobby in which he or she can excel a little, a valetudinarian is almost certain to contract neurasthenia. Unless a retired man plays golf he rarely occupies himself consistently at the seaside, and the following lines by one of the minor poets are not an unbiased description of any particular coast town, neither are they the effusion of a hypochondriac in need of hepatic stimulant, but simply the spoken thought of some poor man who, after leading an active and happy life is constrained through circumstances to sleep at Mudcliffe Mansions and spend the rest of his days in walking up and down "the front," with no relief except to sit on one of the seats provided by the Corporation in order that he and his kind may recover sufficient energy to continue walking up and down.

Smug Smugcombe, smuggest suburb of the Strand,
Where youth and beauty ne'er walk hand in hand,
The noise of thy trams in ceasing not
Can vie with the reek of the fried fish shop.
Thy moribund fir trees moan and sigh
Whenever the wind is the least bit high,
But, whether the winds blow high or low,
Few people would guess and less would know,
Mid ten miles of chimney pots all in a row,
There are salt sea breezes at Smugcombe.

Those who dwell at seaside pleasure resorts live and move and have their being through the human agency of the Municipality. Even the more virile residents shout "fore" or are shouted at on the town links, or disport themselves in those parts of the Borough septic tank, not monopolized by the gulls in their ceaseless scramble after tit-bits. Of course, it would be absurd to suggest that all the advantages are on one side, and there are two troubles that are

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specially apt to attack unemployed people in the country. The first is due in part, at any rate, to the robust health and jollity that a country life so often gives and is not infrequently the outcome of such delightful attributes as geniality and friendship, but, unfortunately it occasionally results in a wee drappie too much. Though personal soaking with alcohol is more gentlemanly than the owning of shares in a gin palace, the free application of hot and rebellious liquors to one's blood has not been fashionable for a long time and certainly does not make one uncomfortably replete with either days, riches or honour. The second is a tendency to spend too large a proportion of one's time sitting on one's social position, to save that delicately nurtured plant from injury. The old landed aristocracy, their tenants and cottagers have each their well defined and recognised positions; but the various grades of modern middle class society are numerous and intricate, and local propinquity to those, who for generations have held the same broad acres in fee, is apt to increase a desire to appear to belong to a higher stratum than that to which one is rightly entitled, or in other words to acquire greatness by littleness.

Thousands of town dwellers hanker after a country life, but it is doubtful if they are capable of enjoying it to the same extent as the country bred, whose earliest recollection of hedges goes back to the time when the latter were clad with dog roses and honeysuckle all the year round, when streams were peopled by no nobler fish than minnows and sticklebacks, when butterflies offered all the sport one needed. Anyhow, the common objects of the country have a fascination for most English folk and, on this heath, are some of our most beautiful and interesting wild creatures. Ravens are seen at rather rare intervals. The redshank with its brilliant colouring is comparatively common and the black redstart and Dartford Warbler are seen at times. The cuckoo gives ample

PLATE X.



*New Concrete Shops in High Street, Hampshire Heath, with roses, lilies
and lavender at the entrance to the Tea Gardens.*

Scanned by LIBRAL

opportunity to study its eccentric habits, and to learn, what so few people know, the whistle that the hen bird makes instead of the name note of the male. The only description of this note that correctly describes what it sounds like in the writer's ear is in Mr. Edgar P. Chance's fascinating "Cuckoo's Secret," now unfortunately out of print. There is always a little emulation amongst country folk to be the first to hear the cuckoo, and this year the writer was rather behind others in the neighbourhood, as he did not notice it till 5.20 a.m. on 17th April. Goldfinches, which have increased so much since the Wild Bird Protection Act came into force, may be seen in flocks, but, though they will allow humans to come near, the coy little creatures seem aware of their beauty and, still fearful that we shall try to catch them for the sake of their scarlet and gold, soon fly jerkily on. Green woodpeckers are always near neighbours; hawks of sorts and magpies are all too common. A pair of falcons have lately been playing havoc among the wild duck that nest on the heath. Snipe are plentiful in the lower parts, and appear to have increased considerably since livestock have been kept on the higher, and, possibly, some manurial products have been washed down. "In the spring a *Peewit's* fancy lightly turns to thoughts of love," and its erratic, erotic flight and perfectly poised alight—for noun see H. H. Dictionary—never fail to amaze and delight the observer; and beautiful small birds, that nobody seems to know the name of, are numberless in variety.

Only the house sparrow appears to gain nothing in good looks by the pure light and air of the heath; he, poor little fellow, seems to look more commonplace than ever in contrast to others' beauty. Chaffinches and yellow-hammers acquire added brilliance, the white wagtail reflects with more dazzling effulgence the sun's undecomposed rays, and no dainty Quakeress ever sported a cloak of more bewitching

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grey than the cock wheat-ear wears during his visit to Hampshire Heath. Harmless "smooth" snakes *Coronellae Austriacae* with their graceful necks, that give them a likeness to mythical serpents, are not rare, and one now at the Zoological Gardens was caught on Hampshire Heath; the beautiful green lizards are common enough; and the rare "speckled footman" moth appears to prefer Hampshire Heath to any other part of England. A stream flows close to one side of the estate, and in it are roach up to one pound and pike. The Salisbury Avon, which is celebrated for the number and great size of its fish, is within two miles, and capital sport with the rod may be had by payment of a moderate annual subscription. *Daubias luscinia* is rarely heard, but it would be a niggardly economy of truth to say that the nightingale is here conspicuous by its absence, for, in the stillness of a summer's night and just before these lines were written, while nine-tenths of a cool moon blazed low through the window and silhouetted the serrated tops of massed fir trees beyond the silver foreground, Suzanne Bertin was broadcasting, from Queen's Hall, Delibes' "Bell Song."

So much interest has recently been aroused concerning the rapid deterioration in the unique loveliness of our native scenery that the following article on the preservation of rural England is reprinted from the Journal of the Surveyors' Institution. And the photographs of shops on Hampshire Heath are given on plates X. and XI. to show that even in the part set out for commercial purposes, the use of concrete, which so far has done little to maintain the charm of the countryside, has not been allowed on this estate to destroy, more than is necessary, the old-world tone and typical harmony of construction, that gave such a sociable quality to the rural architecture of an earlier England. The idea underlying the design for this little trade centre is that the weathercock crows to all the winds



that blow, to herald the return of dawn, the letters N. S. E. W. point to the four quarters of the globe, whence goods are obtained to satisfy the needs of customers, the bell strikes the hours between 7 a.m. and 10 p.m. to call men to labour, the clock records every minute of the 24 hours, but the words carved in the lower oak beam of the gable "the night cometh" encourage everyone to work while it is day. It is more difficult to prevent injury to Nature's beauty when erecting commercial buildings than domestic ones, so more than usual was spent on this design; the back-yards were enclosed by good hedges, and the land on the opposite side of the street was laid out as a tea garden. Though a full Garden-First programme has not been followed on Hampshire Heath, because, amongst several other reasons, of the difficulty of excluding rabbits, it is hoped to do a little in wayside horticulture next Spring.

At Garden First, it began on a road lined on each side with roses, the front row dwarfs and pompoms, the next two with larger bush roses, and the back one with tall climbers on rustic trellis. There was a grass path in front that was made of turf from the putting greens that Rose Walk had displaced, and then a wire-netting fence with slender standards divided the gardens from the public road. All the mould from the road site, which, fortunately, included old turf and clay, was carted to form the rose beds, which were manured from Devon steers that were then fattening at the farm, and six heavy cart horses thoroughly mixed the compost with the aid of a deep plough kept for such work. Each of the 6,000 rose trees had three men to plant it: one to hold the bush, another to spread the fibres, and a third to throw in the mould which had been sifted and kept under cover. The theory was that if a man had nothing to do but to spread fibres, he would realise that spreading fibres was an operation of sufficient

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importance to entitle him on its due completion to his bread and butter. The plants did exceedingly well, but the recollection that nine out of the first ten blooms shown won prizes has never quite obliterated the remembrance of the day those 6,000 roses were sorted out while the wind blew, the sleet fell and the labels danced. A herbaceous border flanked the next road on the north side, and the tall privet hedge, which protected the gorgeous blossoms from the cold wind, was prevented from robbing their roots by a slate wall sunk two feet under ground. On the other side the flowers were protected from "the Community" by a low wire-netting fence and haw-haw, and the two excellent gardeners who were responsible for this road kept up a show of bloom the writer has never known surpassed on a herbaceous border. Another road included an avenue of Silver Birch four deep on either side carpeted by turf and spring bulbs, etc., of many sorts.

Another public way was bordered by flowering trees and shrubs, chosen from the nurseries of Sir Harry Veitch, who most kindly forwarded all through one season boxes of cut tree and shrub blooms, in order that Psi might select the most beautiful of those that had no objection to chalk, and blend them for colours. Then they were all planted in a nursery for a year or so to find out how their constitutions would stand being 400 feet up, and hardly any failed. The nursery beat the actual roadside borders for loveliness, and in the Spring resembled Persephone's play-ground after a game of Touch with Demeter and Zeus. The Hoyden was rather out of condition after her winter's close confinement, and her breath came quick and fast and condensed in long racemes of syringa in all the shades Messrs. Veitch & Co. are famous for, and her beads of perspiration soared off like little soap bubbles and materialised in the globular blooms of every variety of flowering cherry.

The Greeks were puerile about Divine things of the Spirit, but they were cute enough about human

affairs, and, by the high place they accorded Demeter among their heathen Deities, they showed they realised that all their brilliant art and highly civilised culture depended on agriculture and horticulture for their foundation. Unfortunately, the last way some people learn is by experience, and, though they are now ashamed to say so outright, many persons are so terrified that the farmer will earn a living wage by providing food for his fellow countrymen, that they regard with distrust the derating proposals designed to prevent a milk or other essential food famine from following the house famine.

And so, in spite of post-war difficulties that cramp one at every step, it is hoped to make a modest show of colour in a simple sort of way along one of the Hampshire Heath roads next Spring. The desire for seclusion in a garden is most natural, but the thought that others also cannot enjoy some of one's flowers seems to destroy more than half their beauty.

While due respect should be paid to the antique, the chief aim, in preserving what we call rural England, should not be so much the acquisition of museum-labelled specimens, as the reconstruction of rural life in horticulture and agriculture, and the natural and unconscious exhibition of skilled craftsmanship, solid construction and restrained design. Above all things, let us not adopt a spectacular mentation, as who should say "I am Sir Garden-Suburb, am I not perfectly sweet?" or "I am a bit of Rural England, come and stroke me." While recognising the great superiority of America in some things, one cannot help feeling glad that when one sees a photograph of an American and an Englishman together in the newspaper one can sometimes recognise the latter by his absence of spectacular mentation, as subtly but assuredly portrayed in the lines of the mouth.

The Preservation of Rural England.

BY "PSI" (FELLOW).

Author of "Garden First in Land Development."

(An article reprinted from the Journal of the Surveyors' Institution, February, 1927).

RURAL charm is a subject on which different persons may hold widely divergent opinions. Early one June, about thirty years ago, I landed at Plymouth after spending some months on an African desert, and as the train passed through Devonshire my heart was overflowing with happiness in the exquisite beauty of the Dart Valley. The only other occupants of the compartment were two young Boer farmers, who sat glum and depressed until, seeing a shed, the appearance of which probably reminded him of new farm buildings at home, one of them started up and exclaimed ecstatically, "There's some corrugated iron!"

Many surveyors, no doubt, were pleased to read about the inauguration of the Council for the Preservation of Rural England, and noticed with satisfaction the number of influential persons and societies interested who, personally or by deputy, attended that function. In fact so much skill and knowledge in various departments is represented on the new Council that it would seem unnecessary—nay, almost presumptuous—for an outside individual to offer any suggestions. Nevertheless, the problem of increasing the number of houses in country or semi-rural districts without lessening the amenities of those places is such a difficult and complex one that, having devoted a large portion of my life to the study of this subject, I venture to make a very few observations on aspects of it that I think deserve special consideration.

In 1910 no pains or penalties were too bad for the speculating builder and wicked land-developer. When the house famine thus initiated reached a crisis, the bricklayer was decorated with strawberry leaves, and cottages and bungalows at any cost of

PLATE XII.



The Hampshire Heath Estate Office, photographed six years after it was built on the barren heath, and showing that Rural England may be preserved by developing it on Garden First lines.

cash and beauty were provided out of the public purse. Now the pendulum has begun to swing again in the other direction, and the nation is appalled at the rapid depreciation that is taking place in the appearance of the countryside.

The three primary causes of this diminished power to delight are, I think—

- (1) Anti-landlord legislation and the high cost of upkeep, which have combined to induce so many of the old landowners to dispose of their estates.
- (2) Motor traffic, which : (a) has made residence on main road frontages unbearable to most people who desire and can afford the pleasant ways of cultured life ; (b) has made it comparatively easy for those who, with a motor-bike and sidecar and no objection to the staggering hurly-burly of a modern highway, help to weave a ribbon development of more or less formless bungalows along the principal thoroughfares between town and town ; (c) has necessitated road surfaces of funereal colour to prevent the high speed of the joy-rider from sucking out holes in the cheery macadam ; (d) has decimated the supply of stable manure.
- (3) The increase of intensive egg production, on existing lines.

The rapture of wireless transmission and the expected advantages that will result from the present electricity legislation will do much to further the increase of building in parts of our land that hitherto have been regarded as too remote from urban facilities to suit the man of small means, and some care is needed not to hamper unduly this novel populating of the countryside. While on the one

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hand it is useless and possibly inexpedient to try to check the spread of petrol poison, on the other the town dweller, whose full enjoyment of transit through rural England is threatened, should not be too severe on those country squatters who come betwixt the wind and his nobility.

There are classic spots in rural England that any change in would outrage public opinion ; but in the case of ordinary country districts it is to the advantage of the nation that they should be inhabited, somewhat to the relief of crowded urban centres. The question is, therefore, how to encourage rather than repress the development of outlying parts without disturbing more than is necessary our native scenery. To judge from letters to the press, the general opinion is that if local authorities are given increased powers by Parliament they will be competent, with architects' assistance, to prevent the further spoliation of the countryside.

I am sorry to say that my experience of district councils in bygone years was that they were mostly neither competent nor willing to undertake any task of the sort ; in fact, they were at times the chief offenders. Architects, of course, can render invaluable aid ; but something more is wanted if the weak points of some of the so-called garden suburbs are not to be repeated ; and as I think garden suburbs, and the preservation of rural England, are to some extent correlated in many people's minds, I should like to say a few words about the former.

On visiting one of these much-advertised places, which was, I think, a fair example of the better sort, I was struck with these facts. No canon of the science of building had, so far as I was qualified to judge, been violated, and the scheme had been carried out at considerable expense and with meticulous care ; but to call it a *garden* suburb was a gross misuse of the sweet name of *garden* and all that the word conjures up, for the bewitchment of a real garden was glaringly

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non-existent. The sole approach to privacy that the tenants enjoyed was obtained by staying indoors and keeping the blinds or curtains close drawn. An inlet ventilating pipe was the only conspicuous object in the few square yards of ground that appeared to do duty for a front garden ; and I speak the words of sober truth when I say that this ventilating pipe was in the centre of a line of minute lavender plants, which, if and when they became high enough at times to hide their tubular companion, would hamper its inspirations : so far as I can remember, the lavender and a few square feet of turf constituted the only vegetation. If one of the chief values of a work of art is the idea that underlies it, to what heights had not the designer of these gardens risen ? In a garden suburb the garden party should certainly play a part, and one could picture the guests standing about, at even distances on little green-painted wooden discs, as they gushed over the purposely crazed paving that gave the finishing touch to the artificiality of the scene.

I trust, therefore, that the new movement will not be too closely identified with the typical garden suburb. Men may be experts in form and colour, and well able technically to reproduce the antique in any given locality without being either horticulturists, arboriculturists, or personally familiar with farm and country cottage life ; and it is mainly these factors that produced the attractiveness of rural England. Many country buildings that now soothe the eye were crude enough when first erected.

What is it, then, that has given us rural charm ? Mainly nature and the skilful habits of those who have cultivated the soil and planted, sowed and tended nature's products. When man brings his inventions and constructions into nature's realm he nearly always makes ugly scars on her face, and the best cure is to assist nature herself to heal those wounds. And so it is to be hoped that the new Council

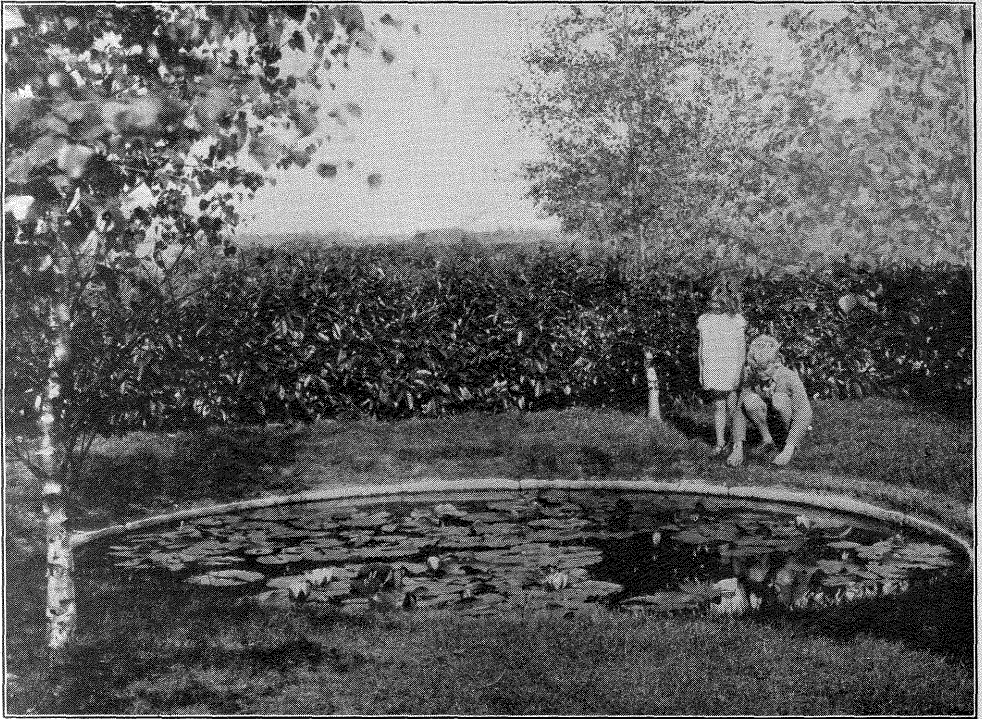
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will work in consultation with the Royal Horticultural Society and the National Rose Society, neither of whose names, so far as I could see, appeared in the press report of the inaugural meeting. There is the further reason, that the beauty of nature is rarely questioned, whereas the tenets of art appear to vary somewhat with fashion and are regarded and practised differently by various people.

For instance, in the before-mentioned graden suburb the popular desire to "break up" the frontage line of a street of houses was carried out every few yards with such engine-like regularity that, to my uneducated mind, it had the unrestful effect of a park paling where in each panel the pales were nailed on from the opposite end. Then the houses were all roofed with a brown-coloured tile that I think would not actively offend anyone; but some people, to the open scorn of others, might prefer the use of natural red rough tiles, knowing that in five years' time where the air is pure, in our moist climate, they would acquire living softness of tones that no tile-maker has yet been able to imitate. Provided a land-developer is in close sympathy with nature and has some knowledge of arboriculture and horticulture, it is possible, as an economic enterprise, and without great architectural skill, to transform farm lands into a collection of human habitations, so that where aforetime one person was aesthetically inclined to visit the spot, a hundred will thereafter be attracted thither by its beauty. Moreover, the rurality of the place need be so little interfered with, that wild game and other *ferae naturae* are deceived into thinking their quarters still too comfortable to be forsaken.

Some years ago I initiated a scheme for the rapid growth of roses and other climbers on the walls of all new country cottages and bungalows. The then President and Secretary of the Royal Horticultural Society were prepared to back it up, but the war prevented The Surveyors' Institution from con-

PLATE XIII.



A pleasant corner in the Tea Gardens—badly photographed.

sidering the matter at that time. Briefly, it was that a nursery or nurseries should be maintained to propagate climbing plants such as climbing roses, honeysuckle, jessamine, clematis montana, ampelopsis, and many others, and that local authorities were to stipulate that the outer surface of external walls of cottages and bungalows to be built in country or semi-rural districts should be wired for the support of the plants. Local horticultural societies or other voluntary associations would supervise the scheme in their own neighbourhood, and the nursery should, on request from the secretary of a district branch, forward by post the right climbers for the area, with a leaflet on soil preparation, planting, culture, manuring, watering, and pruning. Nothing repays care more than such plants, and, to put it on commercial lines, nothing adds more with less outlay to the letting or selling prospects of a cottage, and yet, as a rule, nothing is more neglected.

In the multitude of matters the new Council will have to consider, I hope, that some such a scheme as I have outlined, which is able in a very short time to turn the ugliest cottage into an object of arresting beauty, will not be overlooked.

With regard to poultry farming, if one of the principal breeders would take an active part in the new campaign, he might be able to popularise some type of poultry-house that would be equally efficient and less unpleasant to the eye than the usual large intensive building.

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The writer of the foregoing article will no doubt be put down as a person who knows very little about motoring, and, seeing that the last time he drove a motor was in 1896, and that the last time he sat in a car was on 13th May, 1924, the supposition is a thoroughly sound one. The looker-on, however, does not necessarily see least of the game. The

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countryman, who walks abroad, is covered with dirty water in Winter and dust in Summer, and his lungs are filled at all seasons by fetid gas as the fast motorist hurtles by and destroys the restful peace of Rural England. It has been, moreover, not a little irritating to notice that, until recently, nearly all the letters in the Press about the destruction of our Country's charm have been written by those who have been so largely responsible for its injury, and, also to mark the cool assurance with which they assume that rural people exist chiefly to afford the car owner gratification. And how many motoring members of the R.S.P.C.A. give a thought to the cows in roadside meadows whose teeth are daily set on edge with gritty grass?

Mechanical traction is very useful for professional men, tradesmen and commercial purposes generally, but the world is in danger of becoming motor mad; and all the writer pleads for is that most valuable of all talents, a judicial sense of proportion. He would be sorry indeed to say a word against individual motorists, amongst whom are many of his best friends; in fact, there is hardly anyone else to be friendly with. And it cannot be denied that numberless motorists do much good; but, at the same time, to be constantly tearing along the roads in connection with various activities, religious or worldly, or, what is most popular, a little of both, is not unlikely to lessen the fascination of the sacred and simple duties and pleasures of home.

It is evident that many people starve their domestic expenditure in order to have the luxury of being taken "from door to door" without the use of their legs, until it becomes quite irksome to go for a stroll. One of the most remarkable confirmations, that science has given to the literal reading of Adam's history, is the discovery that in pre-historic times snakes trotted about on legs; and one can imagine that, by the end of the Motor Era, if it lasts

long enough, the legs or hind limbs of creatures, who have long ceased to walk, but who still consider themselves more clever than all the beasts of the field, will either have disappeared altogether or show themselves only as rudimentary appendages. The race will then, like the serpent in *Paradise Lost*, be entirely dependent on Little Mary for external as well as internal support.

There is much talk about doing away with war, but modern casualties on the road are as numerous as they were in the warfare of olden times. Then, from the point of view of national economy, the motor industry leaves much to be desired. It certainly provides work for many men, but so does the production of ammunition in war time. Agriculture, horticulture, building, etc., even pursued as hobbies, are beneficial to mankind as a whole, whereas the production and use of cars for pleasure or ease provides no lasting good results. The money has gone as completely as if it had been used for making shells that have since exploded, though it must be admitted that the damage done by the motors to the roads is, though more distributed, less severe than the impact of the projectile. For some years England has been on the brink of a financial precipice, confusing expenditure with increase of capital. All who could do so have insisted on a high standard of living, without reaching a price-level of production that will enable us to compete with other nations in the world's markets. Nothing exhibits this thriftlessness more vividly than the craze for tearing about from place to place on a motor, and when we have toppled over the edge and our high civilisation is smashed to atoms, we shall realise that, compared with agriculture, art, social culture and carmanity are but as froth. The constant use of motor cars by young people is apt to sap their energy, so that one of their most frequent expressions now-a-days is "What's the use? It isn't worth while."

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Motoring is the only legitimate sport that affords no pleasure to the lookers-on. The feeble remonstrances of the man in the street have been unheeded, but a few days ago his cause was at last championed, and admirably so, by a noble peer in Parliament; in a terse anthology of pungent prose, a tiara of epigrammatic gems, his Lordship recorded his opinion that "the result of the invention of the internal combustion engine has been to ruin the earth and make the air dangerous and the sea foul." And now, one of the greatest writers of our day, by a single letter to "The Times," has stirred the Country from end to end on the subject of motor noises. Nice, clean things, like Pears' soap, advertise themselves through beauty. Requisites for dirty smelly things like internal combustion engines are forced on the notice of the public by the grotesque and hideous, petrol pumps for example, and, as there is nothing so ugly as sin, one firm in the motor industry have cutely adopted the portrait of a debonair Beelzebub as their conventional trade mark.

As to the serious and fatal accidents that happen all over the country from motoring, the most inveterate car drivers admit they are appalling. Recklessness of human life is seen in many ways after a great war and, as a straw shows the direction of the wind, one may call attention to the wicked habit that so many business people now indulge in of fastening sheets of letter or account paper together by little pins a quarter of an inch long. A man opens his private correspondence hurriedly while he bolts his breakfast, and, having passed herring because he had no time to sort out the bones, what is more natural than that the wretched little point should fall into the porridge and take up its quarters in the appendix of the customer whose esteemed commands his correspondent was so anxious to receive.

It is not seemly to close a chapter that discusses the advantages of modern country life without a

further word about broadcasting, for what else is there that, for the nominal sum of 10/- per annum gives us a fraction of the pleasure that the wireless does? Pleasure moreover to suit such a wide variety of tastes. Glorious classical music performed by a most wonderful orchestra whose modesty is only exceeded by their talent, for they appear on the programmes with no more eclat than is accorded to quite ordinary performers. But many thousands of listeners run their eye down the programme each day and pick out all the items contributed by the Wireless Orchestra; while those who prefer wind to strings have, through the Wireless Military Band the music they like, at its best. Probably no two classes scan the programmes more anxiously than country folk and invalids as both of them often have to go to bed by 9.35. It is to be hoped that the members of that orchestra and that band realise something of the gratitude that vast numbers of the public experience towards them and towards Sir Henry Wood and the superb orchestra of the National Symphony Concerts, including all who have taken an important part in the production and broadcasting of the delicious music.

A fountain doth not at the same place send forth sweet and bitter water, but the B.B.C. send out a great breadth of programme and the next item we come on may be a Fox-trot from some restaurant quartet, quintet, sextet, sep or other tet. Then there may be low or other comedy, vaudeville ad lib., science, art, language, the voices and ideas of celebrated men and women whom ordinary people cannot hope to meet, and in the twinkling of a wave length the groanings and moanings of syncopated saxphonings are delighting those who enjoy them. Last, but not least, all kinds of religious service, that to invalids are respectively a priceless boon, bringing back the Sabbaths of brighter days. And all this can now be enjoyed in one's favourite chair, at the fireside one

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loves best, in the very heart of the country as well or better than in London.

While it is right that all reasonable tastes should be consulted, it is to be hoped that the higher types of pleasure may more and more predominate as, by use, they become better appreciated. And the perfection with which orchestrated violins come through, set against the reduction of humour in cockney and provincial low comic pieces through inability to see the faces and dresses of the artistes and failure to catch some of the words, is a factor that no doubt receives due consideration from those who now, subject to the domination of the community, bear so large a share of responsibility for the uplifting of the world. It cannot be that there are not thousands of listeners, who feel a deep debt of thanks towards the Broadcasting Staff and the Performers, and, if there is one little doubt or hesitation in the intense enjoyment listeners experience, it is, that in serving others so generously, the Staff and Performers may miss some of a seventh day relaxation, which listeners themselves set such store by. Let us hope this is not so. And now, since writing the foregoing, one reads in "The Times" this 8th day of December, 1928, the following notice: "The British Broadcasting Corporation announces that negotiations are progressing favourably between the B.B.C. and Sir Thomas Beecham, with a view to forming next year a National Orchestra. This new National Orchestra will represent an endeavour to give to the Country on a permanent basis the best orchestral music in the world." This is a great enterprise and, no doubt, a costly one, but lack of £ s. d. is unthinkable in this connection for, surely, at least 25 per cent., possibly 50 per cent., of listeners-in would gladly double or quadruple their subscription, if necessary, in such a glorious cause.

PLATE XIV.



A typical Hampshire Heath Bungalow.

CHAPTER VII.

Houses.

IN discussing the reclamation of heath-land for purely agricultural purposes, it will be necessary to go into accurate details as to outlay and subsequent return, before it is conclusively proved that the game is worth the candle ; but, where the ground can be desirably utilised for the erection of human dwellings, the increase in its commercial value may be at times so great that the expense of cultivation and manures is of comparatively small importance.

As the health-giving nature of the New Forest district, with its wide stretches of heather becomes better known and more valued, a greater number of those, who are not bound to any particular locality, will seek to make their home in that part of England ; and motor transport, wireless and the promised electric light will each play their part in loosening the ties that have hitherto kept such a large proportion of people prisoners in a town.

Many parts of Hampshire, though far from a brickyard, have deposits of particularly clean sand and shingle or gravel, and are therefore well adapted for the erection of substantial houses at a low cost. The following account, written for a professional Journal, of the system of concrete construction designed for and adopted by the principal builders on Hampshire Heath is therefore reprinted here. But in as much as the housing crisis, except as to slums, which are endemic, has now been narrowed to restoring confidence in cottage property as a desirable purchase for the small investor, only those interested in the details of building construction will find the following reprint interesting :—

Concrete Bungalows.

By "Psi" (Fellow)

An article reprinted from the Journal of the Surveyors' Institution, February, 1925.

THREE years ago the writer came to the conclusion that in clean-gravel districts the one material superior to brick-work for standardised cottages was concrete, and that the reason why that substance had not to any great extent stayed the house famine was because it had not hitherto been commonly used to the best advantage.

The colossal difficulty has been condensation, and the usual practice of overcoming it by a thin outer shell of non-porous blocks and an inner one of porous ditto, joined across a 2in. cavity by iron ties, destroys almost all the economic advantages that concrete can boast of, and produces two attached slender partitions, one of which is liable to shrink more than the other.

Most builders buy their breeze blocks from a manufacturer or dealer, and so, even when they purchase direct from the maker, the concrete must after it is mixed be lifted seven times before it forms part of the house—from the mixing stage to the block-making machine, from that to a barrow, from that to the shed where the blocks are ripened, then on to a cart or lorry, then after, in this district, a journey of perhaps ten miles, to be stacked on the building site; thence, as wanted, to the part of the work under construction; and, finally, by skilled hands to be well and truly laid *in situ*.

With solid walls, the concrete is taken direct from the adjacent mixing stage and poured by unskilled labour at once into the trench of the growing wall. Ought we not, therefore, to focus our minds on this latter method and on perfecting its process?

With regard to condensation, everyone knows that the solid waterproof concrete outer wall of a

dwelling will, by its lack of porosity, cause moisture in the warmer air of the room to form dewdrops on the wall's surface, instead of absorbing the dampness as brickwork largely does. Thus, the very quality, which is so valuable in effectually keeping off the rain from without, has been concrete's own condemnation for domestic architecture. If the following precautions are used, condensation can be so far reduced as to be almost, if not quite, unnoticeable. The walls should be covered internally with thick coats of plaster in which is a large proportion of fine breeze. The borders of the floors should be stained and dull varnished to induce the occupiers not to carpet over the whole, or to use the fatal lino in that way. There should be a full allowance of air bricks and space under the floor. It is not necessary to let in a strong draught, but a very little circulation of air is a great safeguard. As concrete is so largely composed of water, it is only reasonable to allow sufficient time for it to become bone dry, and, if the above rules are applied, condensation need not prevent the building of cottages with solid concrete walls.

Scientific data on the material under discussion are readily obtainable, and the following notes—mainly the result of personal experience gained in experimenting with the help of direct labour—describe in homely terms a few simple and more or less primitive methods of reducing cost and employing “unskilled” workmen in the erection of standardised concrete bungalows, which methods, in some cases, may not already have occurred to the reader.

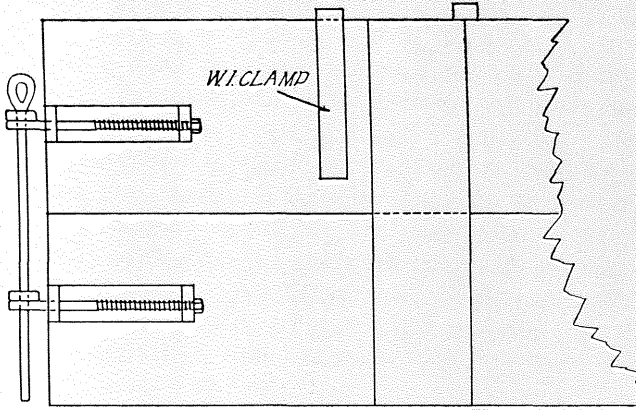
As to the aggregate, it is a truism that it *must* be clean. In most cases it is gravel, and, as satisfactory work cannot be ensured unless the sand is first sifted out and then added in, always the same correct proportion, it pays to have a special screen made to separate at the same time the sand, the large stones, and the small ones. The big flints are

thus all ready for road-making and the small ones and sand for building. Any attempt to break the large stones by hand so as to make them fit for concrete is both costly and unlikely to be completely successful; and, if they are broken by the usual type of machine, they require washing to remove their own fine dust. A useful screen is one where the wire work is 6 ft. high, the top half with wires rather less than $\frac{1}{4}$ in. apart and the lower portion with wires 1 in. apart, or, of course, varied as the surveyor thinks best. That part of the wood frame below the wire should be not less than 15 in. high, and it is an advantage to have two screens with a different gauge for the small mesh according to the weather. If a piece of corrugated iron or other slight division is fixed, nearly upright, under the sloping screen where the large and small mesh join, one barrow can be placed to receive all the sand and a low one to catch some of the small stones as they fall, and the sand and fine and coarse stones can then be deposited in three heaps. The usual practice of letting the top spit fall into the gravel pit is very unsatisfactory, and it is much better to have it carted away before the stone face is worked.

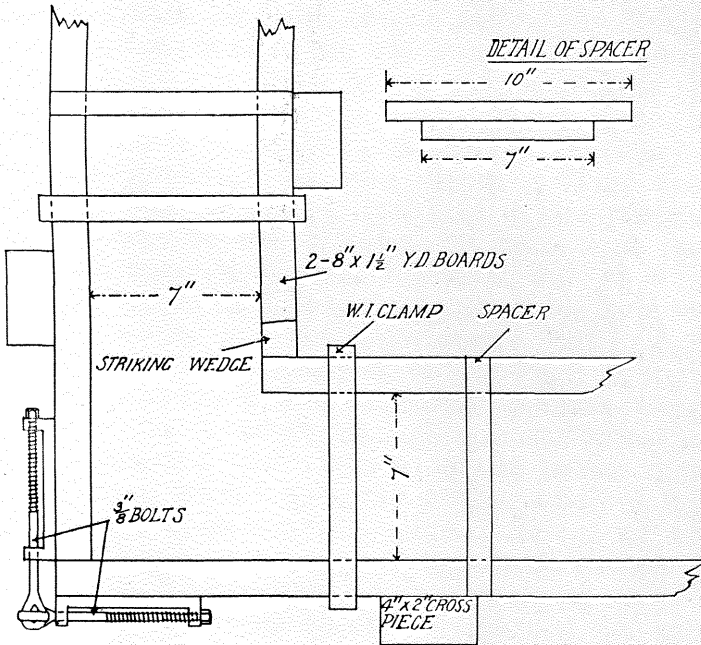
It is unnecessary to go into details of concrete mixing as they are all well known to members, and technical niceties are clearly set out in the excellent little free pamphlets of the Cement Marketing Company, but the proportions used in the experiments described are $4\frac{1}{2}$ heaped-up navvy barrow loads of stone, $1\frac{1}{2}$ ditto of sand, and 1 bag of cement. Possibly less cement would be sufficient as the result resembles Cornish granite for strength where, as here, the gravel is almost chemically clean.

A detail about which there is, no doubt, still much to be learnt is the shuttering. We first tried corner quoins and intermediate piers, and fastened the shutters to them; but this is not very satisfactory as it requires extra labour, and the bond is not quite

PLATE XV.



ELEVATION



PLAN

*Concrete Shutters specially designed for
Hampshire Heath.*

perfect, even if protruding wires are laid at the horizontal joints of the quoins and piers and the upright joints are broken. The plan now adopted is as follows: Shutters are made of 8 in. by 1½ in. yellow deal, and the boards are joined by narrow cross-pieces so that each shutter is 16 ins. high; the length of the shutters varies, of course, according to the length of the wall, but 15 ft. long is as much as can be comfortably handled by the two careful men entrusted with the all-important work of fixing and removing them. No quoins or piers are employed, and the setting out of the first course of shutters, after the footings are in, naturally requires the most pains.

The two pairs of shutters for each corner are first placed in position, and the outer and inner ones bolted together by ½-in. bolts with "fly" nuts, leaving a space equal to the width of the wall desired. The bolt holes are 3 ins. above the bottom of the shutters, so that, after the first course, the other courses are 13 ins. high. The top of the trench is kept from spreading by iron clamps. The outer shutters are joined and adjusted to a fine precision at the corners of the building by bolts and nuts working through small iron brackets, and they are easily removed as soon as the concrete is set, provided they were soaped and the bolts oiled; but in order to remove the inner shutters of a corner, a wedge must have been inserted at the fixing, and this releases the captive end of the shutter. The most satisfactory way of conveying the concrete to the trench seems to be by iron buckets, and here we lay a pair of light iron rails round each cottage, and little trucks with bogie wheels and carrying six full pails at a time are easily pushed by one man from the mixing stage at the highest point of the site to any part of the outer walls. If there are a couple of trucks, A can fill the six pails on one truck while B is wheeling the other, and as soon as B returns with the empties he can start

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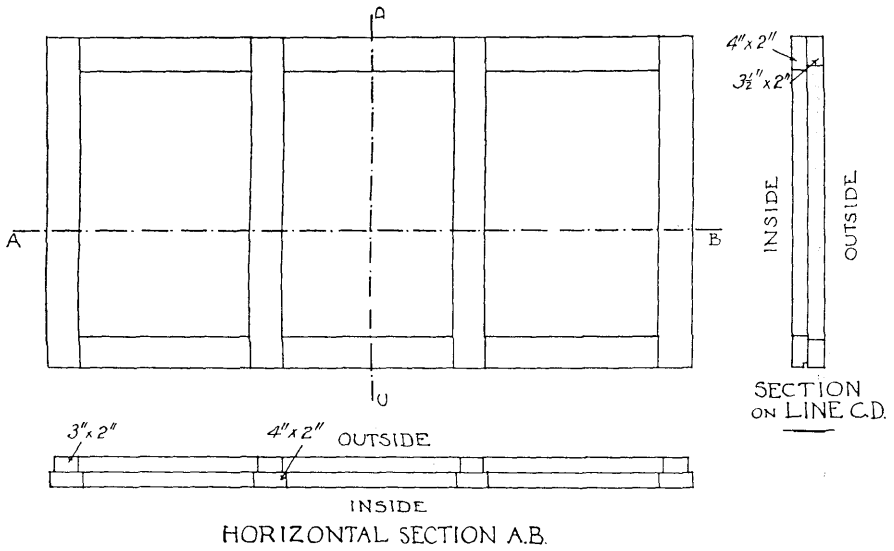
off with the full truck to the other side of the house, and thus keep two pairs of tampers busy. When another mixing is wanted, this system allows four men with shovels, one with the water-can, and one to arrange the wiring, &c. For the inner walls the pails must, of course, be carried by hand from the nearest point on the toy railway.

Wires are laid, every foot, horizontally and vertically, to reinforce slightly, and old telegraph wire is used. Fifteen tons of wire were bought at 26s. per ton for this work and fencing, which purchase led to an interesting dispute. The railway company invoiced the wire as scrap, but refused to accept scrap rate for the carriage to the nearest station because the wire was subsequently used for other purposes than melting; but after nine months they accepted the buyer's argument that the material could not have changed its quality or description during the journey.

As nails cannot be driven in, very much time is wasted if the necessary fixing blocks are not thoughtfully supplied in the right places. The easiest way seems to be to cut up breeze blocks and insert the pieces in the top of a liquid course of concrete against the face of the inner shutter. Scoring the inner surface of the walls is not likely to be overdone.

The stopping of the $\frac{1}{2}$ -in. bolt holes has not proved so easy as it looked, and, after trying various ways that were theoretically perfect, we have successfully used a short length of stout rusty wire, which is dipped in a puddle of cement and inserted and left in the hole. These same holes offer an excellent opportunity to insert nails for wires to train roses and other climbers on. Few people realise the importance of furnishing the walls of a country cottage with creepers or the need for watering the latter afterwards. The plants are capable of quickly turning the plainest structure into an object of joy to the passer-by, and form a strong home-tie to the

PLATE XVI.



*Window Frame designed to be made by unskilled labour
on Hampshire Heath.*

tenant; and, if the property should come into the market in a few years' time, the trifling cost of a Clematis Montana, Wistaria, climbing La France, Conrad F. Meyer, honeysuckle and jessamine may help to find a customer and easily add £50 to the price realised.

Except for the chimneys an economy may be effected by using 6-ft. or 7-ft. iron fence standards instead of scaffold poles: an outer and inner row are driven in 2 ft., and each pair is connected by short bars, let into holes near the top of the standards, and made fast by split pins.

The greatest saving the writer has hit on is by making wood casement frames as follows: 4 ins. by 2 ins., 3 ins. by 2 ins., and $3\frac{1}{2}$ ins. by 2 ins., are planed at the sawmills. They are then cut to standard lengths, and the 4 ins. by 2 ins. pieces are nailed to the 3 ins. by 2 ins. for the mullions and sides, the 4 ins. by 2 ins. to the $3\frac{1}{2}$ ins. by 2 ins. for the heads and sills; this forms $\frac{1}{2}$ in. rebates for the fixed lights or iron casements, and also for breaking the joint of the wood frame and concrete reveal.

The joints of the wood frame alternately overlap, which is the same as halving together two solid 4 ins. by 4 ins. rebated pieces, provided the joined-up lengths do not open out. To prevent this the head and sides have nails partly driven in, with the heads left to protude 1 in. or 2 ins. into the concrete. The mullions and sill should have their two thicknesses screwed together, and all the parts are, of course, coated with paint or wood preservative before fixing, though the puttied lead light or iron casement effectually covers the join in the angle of the rebate.

If some little blocks are fixed on a large and strong bench the right distance apart, these window-frames can be made by unskilled labour—automatically correct—in far less time than it takes a carpenter to make an ordinary casement frame of the same size. It is an improvement if some of the

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3½ ins. by 2 ins. is rebated at the sawmills to form a throat for the sills. Excellent standardised casements with non-ferrous fittings can now be bought at 13s. 6d. each, and these form a useful addition to the simple plant required. A model of this window-frame will be on view at the offices of 'The Surveyors' Institution during February.

The 4-in. by 2-in. door frames, or "grounds," also, are made without morticing. The heads are just nailed on to the two sides, and kept in place temporarily by slight struts, and then 4-in. nails are driven through the head and sides from the inside, so that the 2-in. points become fixed in the vice-like grip of the concrete. The door frames form a natural stop to 4-in. trenches, where the door openings come in the partitions, but in a 7-in. outer wall, both in the case of door and window-frames, there must, of course, be a 3-in. fillet temporarily tacked on to block completely the wider trench.

It is sometimes said that concrete is not an economic material for cottages, but only for buildings requiring thicker walls. Where the aggregate can be brought on to the site for a few shillings, that statement seems inaccurate. The cost here for stones and sand (including digging, sifting and carting), cement, labour for fixing and removing shutters, and cleaning and dressing them with soft soap, oiling bolts, mixing, carrying and tamping concrete, and depreciation of plant, is within £2 5s. per wet cubic yard for 7-in. and 4-in. walls. Bricks cost £4 5s. per 1,000, delivered here, for 9-in. and 4½-in. walls. So far, no altogether satisfactory alternative to brick flues appears to have been discovered; and bricks may well form short lengths of internal partitions as less costly than shuttered concrete.

One of the most expensive items in bungalow building at present is the roof covering. Tiles are very dear and difficult to obtain. Here we use Bender & Co's corrugated tiles from Swalmen, Holland, as

they are much cheaper than English plain tiles per square, and by their large size they reduce the cost of battening considerably. The question was whether they were suitable for exposed positions as there was no provision for nailing them on, and wiring them on was impossible if felt was laid underneath. The writer found out a way of fixing the bottom row and about every fourth tile in other rows by filing a small chase in the left side near the top, and then driving a flat-topped copper nail into the batten where the chase was filed. The recent severe storm caught two roofs thus covered, but before the hip and ridge tiles were bedded, and not a single tile was dislodged. On explaining this method to the makers they pronounced it an improvement, and that their next season's baking would have the chase included in the mould.

Though cement is one of the largest items in the cost of concrete, one hesitates to allow foreign brands, on account of the difficulty of testing the quality; and if some national system could be instituted for checking and certifying the fitness of the imported material, it would perhaps give an impetus to concrete construction.

With really good concrete a damp course seems quite unnecessary, for, if the walls literally stand in water, it does not soak 2 ins. up.

Most of the building work in cottages of this sort can be done by unskilled labour; foundations, footings, walls, window-frames, door-frames, staining internal woodwork with Japan black and turps, and dressing outside with a wood preservative, gas-tarring gutters and stack pipes, laying the roof tiles, coating the walls outside with a thick slurry of cement and sand which, if jerked on liberally with a whitewash brush, gives a finish almost equal to rough cast, and then whitewashing. It requires very little training to teach an intelligent labourer to saw rafters to a pattern and cut match-board to lengths for doors,

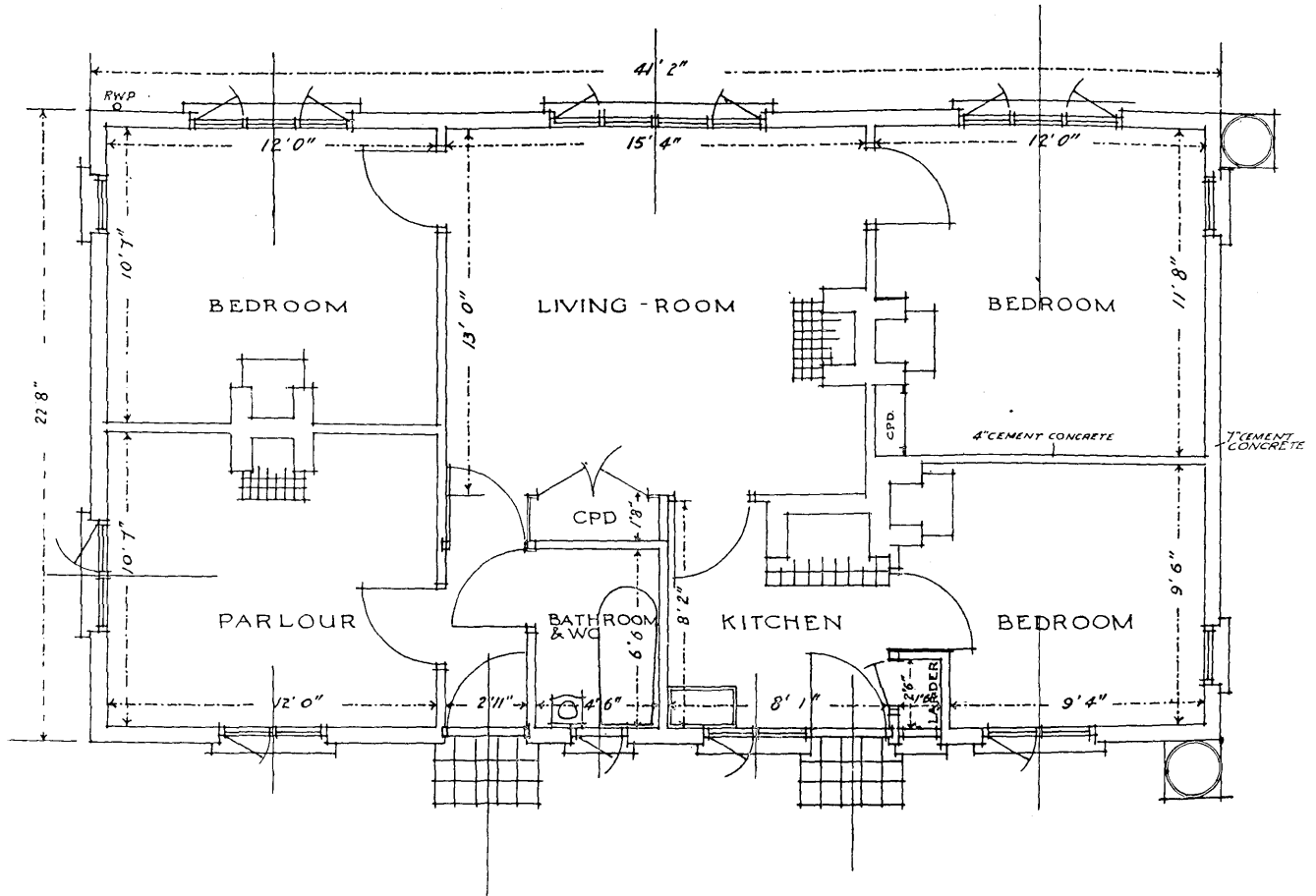
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and so, if a large shed is provided, the men can be found employment in bad weather.

Much criticism has been levelled in the press, and in Parliament, against the maximum size of the one-storey Chamberlain subsidy houses, which have been contemptuously called rabbit-hutches and pill-boxes, and not fit for a respectable working man and his family. The accompanying plan of a country one-storey cottage shows, after a 5-ft. by 4-ft. outside coal-shed has been added, the accommodation obtainable within the area that is permitted, viz., 880 square feet, and it is not easy to understand the censorious comments referred to.

* * * * *

This is perhaps a good opportunity to say a few words about domestic water supply. In "The Times" there has lately been a recrudescence of letters on the vexed question of whether the divining rod is really a reliable indicator of the near presence of water. Many people of reputed sound judgment and common sense have a complete faith in this method but, in as much as things are not always what they seem, Psi would like, without expressing a personal opinion on the subject, to put forward a few reasons for withholding a verdict until more conclusive evidence is forthcoming. Thousands of people thought they had most positive proof that the Russian battalions landed at Plymouth in the war, whereas we know they did nothing of the kind. Then take the purse trick, members of the audience believe they actually see the half-crowns thrown into the purse, hear them rattle in it, feel them and, after parting with 2/6, open a penny purse with two-pence inside. As some of the readers of this little book may have had a less liberal education than Psi received when, as a boy, his short stature enabled him to see how the trick was done, the following explanation of this fascinating piece of sleight of hand is given.



Plan of Subsidy Bungalow showing the maximum size obtainable under the regulations

A small bag purse is furnished with two coppers and, including the coins, held with open mouth, upside down between the finger and thumb of the left hand, so that the money does not drop out and this starts the idea that the purse is empty. Then two half-crowns are shown held between the fingers and thumb of the right hand and a feint made of dropping them into the purse; but the silver is palmed in the right hand and, by a slight jerk of the left one, the coppers are made to jingle so that onlookers have oral as well as optical demonstration that the two-and-sixpences have fallen into the little bag, which is then closed with a spring catch. Next, to increase confidence, the purse is reopened and again turned upside down while the pence are once more kept from falling out by the left-hand finger and thumb that holds the inverted bag. Simultaneously the right hand is opened just under the purse so that the palmed money seems to have dropped out of that article. Once again the half-crowns appear to have been thrown into the purse and, to increase that belief, the trickster with sleeves pulled up, throws the closed horizontal purse up in the air a few inches with the open palm of the right hand and catches it in the palm of the left. And this game of catch to and fro from one hand to the other goes on for a few seconds, but meanwhile the pennies are in the purse and the half-crowns immediately underneath it, for, being heavier than the purse in proportion to their respective sizes the half-crowns keep close to the underside of the bag while both are up in the air; and this is how a boy's small size enabled him to discover a profound secret.

Association with places of doubtful repute has given the purse trick a bad name but, qua trick, it is fit for any drawing-room. If performed by a man it can successfully compete with a good comic song as an antidote to ennui at an "at home," and when the conjurer is a sleeveless lady the mystery of the

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performance is doubled. Still one cannot help feeling sorry for those who, as youngsters, have never seen this little stratagem in its normal surroundings. At a horse fair the greater part of the ground not occupied by booths is covered by wild colts and fillies, at the end of long ropes, trying to run over every human being who is not quick enough to get out of their way, but, in a comparatively sheltered spot, there is a closely packed little ring of unwashed bodies and intent faces. At one point a stoutish man, whose husky voice seems to indicate that his throat is as puffy inside as it is out, is trying almost to force a bystander to buy a purse, assuring the crowd meanwhile "If I know this man I'll forfeit a sovereign." The accomplice with apparent reluctance parts with 2/6 and finds inside the purse 5/-. Then, after a few more performances, some poor yokel invests in a purse and is told, sotto voce, "You've been had; go away quietly, if you don't want everybody to laugh at you." End of Act 2. Act 3. Enter tall man in tweed suit and police boots, and these our actors, the trickster and the never-before-seen acquaintance, are melted into air. By the way what were we talking about? Oh, of course, the finding of water. Some time back Chi wanted to have a cottage built at an outlying spot on his land in Sussex and there was some doubt if water could be obtained there, so a professional diviner was engaged. The water expert used a twig which turned over at a certain spot each time he approached it, but only at that spot. To test his genuineness he was blind-folded and led away several yards. He then turned about and walked back to the same spot and there alone the twig revolved as before. The onlookers not being completely satisfied he was led away with the handkerchief over his eyes, and turned round several times, after which he was unable to find the spot. The twig in fact turned over at other points but not at the place where the water was supposed to have been found. The

turning over of the hazel fork, without any visible force on the part of the man holding it, has an air of mystery, but when once it is held in the correct position and pressed to a certain extent, the very slightest, in fact almost involuntary and quite invisible additional pressure, will make the little branch appear to be instinct with life. So "many things appear to us irrational that are not necessarily opposed to reason but which merely transcend the axioms that at present constitute our reason," that one hesitates to say there is no truth in the ability of a twig to contravene the laws of gravitation on being brought near water, but one cannot overlook the fact that the professional diviners are men whose business it is to be acquainted with the geology and hydrology of the various neighbourhoods they practise in and the superficial signs of what lies underground. It may be advisable to consult a water diviner irrespective of the hazel twig.

There is no water company's main on Hampshire Heath but, a supply can usually be found from twelve to thirty feet below the surface. The ordinary plan is to dig a hole about five feet in diameter and at a certain depth to let down a wooden curb from four to six feet high, which is lined with bricks, and this sinks down as the excavation proceeds. Then the brickwork is continued to the ground level, the whole of the bricks being laid with a dry joint. This old-fashioned method has the disadvantage of letting in surface water and of late years some wells have been lined with concrete tubes, but they are costly and the question is whether a better plan would not be to bed the bricks in cement with a well flushed joint, so that water and running sand cannot find their way in except at the foot of the well. If it is intended that the brickwork shall sink after it is laid in cement it would have to be built a part at a time with a ring of wire in the horizontal joint of every fourth course and allowed time to harden before

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being disturbed. This would add very little to the cost, but well sinkers, who of course have practical experience to guide them, are reluctant to try it. If the bricks are laid dry and it is subsequently found that impure surface or subterranean water is coming through the side of the well, it is difficult to stop it by rendering the inside with cement compo, as, of course, the running water washes the composition away before it has time to harden. The brickwork should be carried up at least six inches above the level of the ground. Water from below heath-land is apt to be slightly discoloured and have a peaty flavour, and in such parts the Berkefeld drip filter is excellent. But it is wise to remember that the more water is used from a well the purer it will be. The chief trouble in heath-land wells is caused by iron compounds, which are very erratic in their behaviour. They often occur in peaty and heather-growing ground, and this kind of pollution is far more difficult to deal with than bacterial impurities, and the plant for its removal needs the supervision of a highly trained scientist. Fortunately for Hampshire Heath, the Local Authority have now decided to provide or arrange for a public water supply for the district. When the water for a dwelling-house is derived from an adjacent well, the idea of having a cesspool in the same small garden is repugnant to any occupier who is not entirely oblivious to his sanitary environment. But some country folk are made that way. When Psi went to a farm to learn husbandry, the sole beverage, except alcohol, was rain-water stored in an underground tank covered with a large stone slab, over which the watch-dog had free access within the length of his chain! Recently a well-sinker told him that he had been instructed to sink a new well in an old cottage garden, and that, when he began the cesspool was full, and when he had finished the cesspool was empty! Fortunately modern sanitary science has not left us in so sad a plight, as the semi-

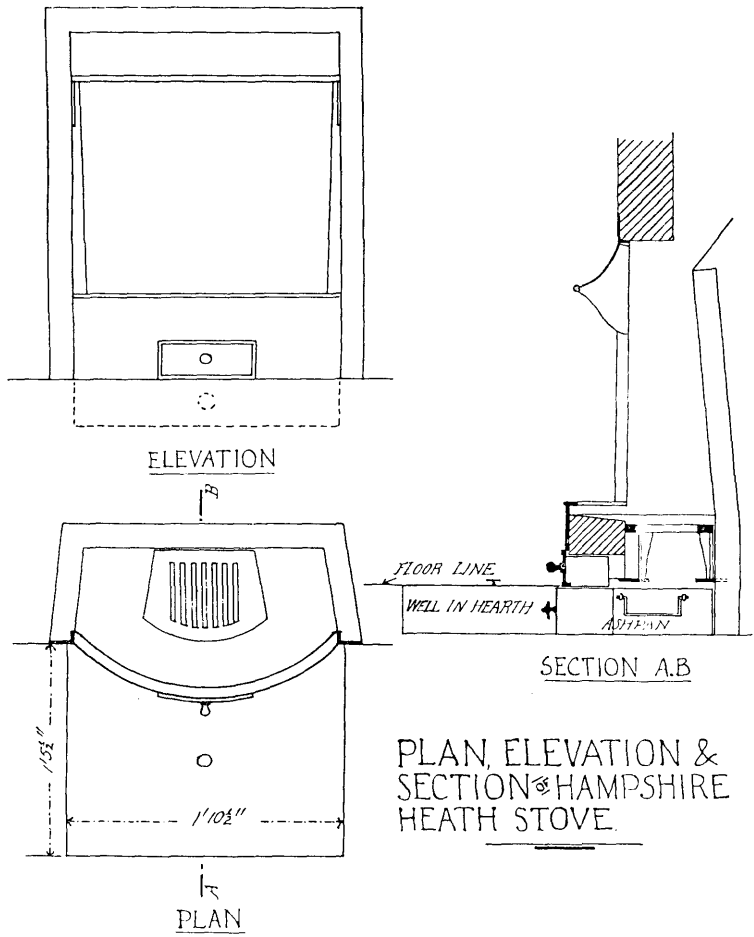
septic tank and filter are said to produce so pure an effluent that it may be used for washing the car or supplying a sheet of ornamental water in the pleasure-grounds. The only difficulty that is likely to arise is when the ground is too flat to obtain a proper outfall, and it would probably repay a pump-maker to turn his attention to the design and manufacture of a cheap pump and very small windmill, that would lift the filtered drainage effluent from a water-tight lower tank, where there is no natural outfall.

Having said what seems necessary on the subject of water a few words may perhaps be allowed on the subject of fire. Disaster from heath fires has already been referred to and unfortunately no safeguard has yet been discovered against the firing of beautiful and comfortable thatched roofs either of straw or heather, but, when we come to the domestic hearth the New Forest offers a great boon in the shape of turves. These sods measuring about twelve inches by one foot six inches with a thickness of two inches or more are dug from the lower and more boggy parts and they appear to be composed of a substance that is partly peat and partly moss. They burn well, and can be dug at a cost from 6/- to 8/- per 1,000 in the early part of the summer and, after being left to dry for about a month, they are stacked near the house for fuel. The perfume of their smoke is agreeable to many people and is at any rate not so overpowering as the artificially scented Harris tweeds. One of their uses is quickly to turn a dull coal fire into a bright one, if a turf is placed on top. Another valuable characteristic is that they enable the coal dust to be used up profitably, for if one or two turves are laid flat on a low burning fire and covered with one or two inches of coal dust (damp for preference) the fire, if not poked, will last for seven or eight hours; the porous nature of the turf provides the draught needed by the coal dust and the latter keeps the former from burning away too quickly. This kind of slow burning

fire is invaluable in the bedroom of a sick person and it has the great advantage also of never popping or crackling, unless of course some stones have found their way into the coal dust. As to cost, a combined coal dust and turf fire, provided it is not poked, is probably the cheapest form of heat from an open stove that has yet been discovered, but it has one little disadvantage, the turves make a good deal of very fine ash, and in order to cope with this the Hampshire Heath stove has been invented and has proved a great labour saver. A drawing of it is given on plate XVIII.

The chief reason why a housemaid's work in dusting a sitting-room in winter is twice as hard as in the summer is because, in wrestling with the fire-place she takes out shovelfuls of cinders mixed with powdery dust and throws all the cinders and perhaps three quarters of the dust into her box. The residue of the dust travels freely all over the room and takes a long time more or less completely to recover with a sweeper and duster. The idea of the Hampshire Heath stove is (A), to prevent the dust nuisance, (B), to place the fire at very little above floor level in order to keep people's feet warm, (C), to provide an ash-tray large enough to contain a whole day's ashes. The three gains are accomplished by excavating the hearth both under the stove and in front of it to its full width and a length from front to back of about fifteen to eighteen inches. The little pit is four or five inches deep. A light sheet-iron tray, large enough to fill the whole space under the stove, is fitted there, and the part of the pit in front of the stove is enclosed by a light iron movable cover level with the hearth. Before the new fire is laid the remains of the old one are gently raked over till all the fine ashes have fallen through the grate bottom into the tray beneath. The cover is then removed and the tray is drawn out and carried to the dust-bin at the back door. If, as there nearly always is, some heat left in the stove the

PLATE XVIII.



PLAN, ELEVATION &
SECTION OF HAMPSHIRE
HEATH STOVE.

Hampshire Heath Labour-saving Stove.

up-draught will prevent the risk of any dust flying out into the room. There should be little drop handles at the side of the tray and a cloth or light lid placed over it while it is carried through a breezy passage.

As the life-giving properties of moorland air cannot fail to bring many more or less delicate persons to live in the New Forest district, in order to gain strength and health from such a pure atmosphere, it is worth while to describe the Hampshire Heath system of ventilation that can be much enjoyed without the risk of a draught. It is a development of the Tobin tube and consists of a little iron framed fanlight at the bottom of a window light and hung from the top to open outwards. The average width of a casement light is about one foot ten inches, and if the little fanlight is, say, four inches high it will, when open, give an inlet of nearly 1 ft. 10 ins. by 4 ins. which can be kept open in the rain without any water coming into the house. A sheet of plate glass, 2 ft. 2 ins. wide by 1 ft. 6 ins. high, and having a rounded upper edge, is fixed upright on the window sill 4 inches on the inside of the window glazing and attached by wood sides to the mullions. This plate glass, without interfering with the view, sends the incoming air up to the ceiling, where it is spread evenly over the room. It has the advantages of a Tobin minus its disadvantages. The Tobin is excellent for the introduction of outer air without a draught, but it is, as it were, night air which comes through a dusty, spidery, germ-haunted tunnel, whose outward appearance in a sitting room is unattractive. Naked pipes in a bathroom are pleasant to the eye, but the too obvious introduction of sanitation into the common apartments of the family verges on impropriety. The clean Hampshire Heath ventilator is almost invisible, it admits more air than the ordinary Tobin tube, and air that is purified all day by Nature's grand sunlight disinfectant. Apart from ventilation, the main object of windows is often overlooked. In

reproducing a Tudor style of domestic architecture, it is necessary to have lead lights, which, unless glazed with patent plate, gives a distorted view, so that the cow in the paddock is mostly horns in one pane and nearly all tail in the next. And the occupant of the house probably looks on windows mainly as pegs on which to hang pretty curtains. But the *raison d'être* of a window when closed is to let in streams of light; glorious, health-giving light.

To those, who are not such ardent worshippers of household gods as to be out of sympathy with nature, a wide screen of well proportioned transomed casements glazed with plateglass allows them, even in the shelter of home, to enjoy a large share of the beauty outside, to watch the ever-changing sky and distinguish adult from adolescent swallows, and both from martins, as they dance madly by without a collision in a hundred years. The swallow tribe are increasing rapidly, as, in this part of the heath, there being little grain grown and no fowls kept, house sparrows, that evict house martins from their nests and so spoil their seasonal increase, are not numerous; and affection for the swallow makes its easily observed and reached nest almost sacrosanct to human beings, so that sheds and outbuildings are more tenanted each year by *Hirundo Rustica*.

The writer has been chaffed for not carrying out more fully at Hampshire Heath the principles of Garden First, but to do so would not be practicable. The expense of a full Garden First programme, that was feasible within 12 miles of London, is out of the question in the outlying Hampshire Highlands. The cost of preliminary reclamation is considerable, and the areas dealt with are large compared with the market value of the finished product. But it is hoped that the illustrations of a few of the buildings on this estate designed by Psi, except one on plate I. which was designed by the Agent, are, so far as economy has allowed, not out of keeping with rural

England ; and at least as much land has been apportioned to each property as the occupier can be expected to cultivate. If the writer may be so bold as to qualify a statement not infrequently made in the Press, that it costs no more to build a beautiful country cottage than an unpleasing one, Psi would like to point out that, although a great deal may be done by correct proportions and the avoidance of meaningless superfluities, it is impossible to reproduce much of the beauty of old English houses without an expenditure of material and hand labour that, in these days of high costs, would be prohibitive. A well trained architect may, as an economic enterprise for his client, by a knowledge of strains and stresses, vie with an Engineer in designing a strong enough structure with far less material and work than our forbears used in building ; but, although breaking no rule of construction, it will never possess the charm of the antique lit as that was by the Lamp of Sacrifice.

CHAPTER VIII.

Roads.

IN treating of land reclamation it is almost necessary to say something about roads, but remarks on the subject will now be very brief, because the general question of road construction is rather outside the scope of the present volume and one need only touch on a few points that are typical of the work in heather districts such as the New Forest. Of the two principal difficulties that the engineer or surveyor will locally have to deal with, the first is the lack of a firm foundation, such as chalk, and the second is the difficulty of binding the usual stones of the district together. Sand makes as good a foundation to build on as rock, provided it cannot move. If there is the least chance of its shifting, sand is of course a very bad base for any superstructure, be it house or carriage-way. Fortunately nature has provided a most useful restraining material on the spot, viz., heather, and if a thick coat of that shrub, grown long and coarse, is spread over the sand, it will prevent the gravel from finding its way into the grit or vice versa, and it will enable the stones to be properly bonded into a firm crust before the heather decays, provided the gravel is not in reality shingle. Cutting heather is hard work and needs a strong fagging hook. As an alternative the roots and stems of heather that have been harrowed out in the process of clearing portions of land for cultivation may be used in place of purposely cut heather, but they are not quite so suitable for the object under discussion, as, for one thing, it is practically impossible entirely to free them from all soft soil. As a matter of fact a goodly proportion of the gravel in this neighbourhood is nothing but pebbles, almost as round and smooth as billiard balls, with a varying

proportion of clean and coarse sand. The most economical way of using the output from such a quarry is to sift it into three denominations, large stones for road making and small ones and sand for building operations. If there is clay on an estate, it can be used to bind the round stones together, provided some flat-sided ones are employed for an upper coat. If the clay has, as is often the case here, a fair proportion of sand in its composition it can be used as a binding material all the year round, but if it is pure and tenacious it is better employed in summer, when, after being excavated and left for a short time it becomes dry enough to powder up under a horse roller. In that state it can be evenly sprinkled over the stones, after which, by the help of a water-cart, the pulverized clay and the gravel can be rolled into a compact mass that, when dry, is firm and hard. If the clay sticks to the roller, it is, of course, easy to prevent this by a top sprinkling of sand. The reason why this system is not satisfactory for the top coat is because, in dry weather the clay would soon crumble under traffic and the shingle would then simultaneously disintegrate. One large gravel quarry in this district produces gravel that binds very easily but there is sometimes a considerable proportion of grit and small stones in it, which is not the most lasting kind of metal for road-making. If this small stuff is sifted out, it makes the most excellent paths. Apart from cleanliness, the chief difference in gravel for concrete and that to be used in road construction is that the concrete aggregate should be of very varying sizes, in order that there may be as few voids as possible; but the road stones on the other hand, should be more uniform in their dimensions, because the weight of the roller will be sufficient either to force them to lie close together or break them sufficiently to bring about a similar compactness. The best way therefore to make a really durable road is to sift out all the very small stones and grit and bind the top coat

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with a surface sprinkling of loam or clay and sand which, with the aid of the roller and the water-cart produces a sludge that can be swept over the crust, filling up and cementing the small interstices between the flints.

Modern legislation and usage are all against the landowner as regards roads, for he is obliged to construct his carriage-ways to withstand far heavier traffic and much more of it than of yore and a great deal of this wear and tear comes from other and distant neighbourhoods ; and, for this public benefit, he receives neither cash nor thanks. Across one part of Hampshire Heath a track that had been made by unauthorised occasional public usage was turned by private expenditure into a proper road and metalled soon after the estate was bought. This way forms a connecting link between two main highways and at one end terminates at Hampshire Heath Halt thus saving people from a considerable area about two miles when going to the station. Owing perhaps mainly to this through traffic, motors have worn the carriage-way into large holes and the landowner and the frontagers to parts sold off are saddled with the whole expense of maintaining this public boon, as the Local Authority and the Road Fund have both declined to bear any part of the cost of "making up."

The same system of curved roads has been adopted here that was initiated at Garden First. The bends are slight, and this is desirable, for when trees and shrubs grow up on each side of the right of way, sharp departures from the straight line would increase the danger of motor traffic. All the curves should be carefully set out on a large scale plan and accurately copied in situ to make sure that the correct tangentials have been secured. In setting out by-roads, in sparsely occupied districts, it is unnecessary to form and metal a carriage-way more than fifteen feet wide ; but a strip, of at least another seven feet six inches, should be included on each side between the

boundary fences, and this can be made into gravel paths or added to the hard road at a later date if and when required.

The common practice hereabouts is to place the gravel on the surface of the top soil after slightly rounding off the sides and roughly smoothing the surface. This certainly keeps the stone from becoming mixed with sand when first laid, but, if wet should ever penetrate the crust of flint, the peaty soil is more likely to ooze up during heavy traffic than sand would be. Furze bushes do not make a good substitute for either heather, or heather roots that have been harrowed out of land brought under cultivation, because, when gorse becomes thoroughly dry, the branches are far more brittle than what in the vernacular is termed "eth." On the other hand young branches of Scotch fir are quite useful amongst the foundations of a road. A network of stout wire, about $\frac{1}{4}$ -in. guage and nine inches apart each way, which was tried in the making of a road in embankment where all the added material below the surface coatings was pure sand, seems to have been advantageous, at any rate the road has stood well. Possibly a layer of wire netting might be useful on a sand foundation but it would add to the cost and it is not, as far as experience on this estate goes, necessary.

'A stitch in time saves nine, though applicable to all kinds of roads, is so valuable a motto that it is repeated here; the little hole that a motor sucks out can be refilled with a very slight expenditure, but if allowed to go on it increases in size at a ruinous rate, so that in a short time the dangerous pitfall swallows up quite a large amount of gravel. And besides, the water that these holes contain soon rots out the macadam. When filling up these little depressions it seems not worth while to have the steam roller, and so, in dry weather, the new patch is scattered by the first motor that passes by. To avoid this a water cart should be in attendance and when the new gravel

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has been laid and wetted it should either be punned or hand or horse rolled. As to roads being decorated on both sides by trees, it is far better that these should be planted on the fenced-in land adjoining, as they are less likely to be damaged by tradesmen's horses nibbling off the bark and through other accidents. Moreover, they stand a better chance of deriving nourishment from private garden soil than under a hard public path. The question of roadside decoration has been touched on in another chapter, so only a word is needed here. When inventing the Garden First system of land development one of the chief aims was, on the one hand, to secure a fair share of horticultural beauty for the wayfarer, and at the same time complete seclusion for the occupier. A single instance may be quoted. One of the lodges to a certain house at Garden First was, with the lodge garden photographed from the road by "Country Life" to decorate the cover of their book of Bungalows. The tennis court of that house gave under the right atmospheric conditions a superb view of Windsor Castle, and with a glass the time on Westminster Clock Tower. But the trees planted by the designer of the whole, prevented anyone from the adjoining houses recognising the players on the court. One more reason for the private decoration of the roadside may be adduced. Sentiment plays a large part in the enjoyment of such happiness, and when the loviness is cheerfully provided by a private individual for the shade or delectation of the oft times tired wayfarer, wireless contact between the two has been established on a chord that vibrates with sympathetic music. If, on the other hand, the scheme has been the outcome of some heated discussion by a public body and paid for as to part by unwilling hands, how much of the poetry is missing? One of the nearest neighbours of Hampshire Heath spares no pains to preserve his giant rhododendrons and stately firs and hollies at their best and many a

weary walker must have blessed him as the human Donor of a mile of shelter, shade and beauty.

With regard to rolling, it is unlikely that roads for moderately light traffic, when first made, on a sand foundation, will be firm enough to bear the weight of a ten-ton steam roller, and here a heavy two-horse roller is used, with a box on the top, that can be filled with ballast for extra weight if desired. When the road comes to be re-metalled after a few years it should be able to stand a steam roller. The horse roller is not nearly so convenient to use, as it requires to be frequently turned round, whereas the steam roller travels backwards as easily as forwards. It is very curious to note how roads increase in strength as time goes by. Old country roads that have been in existence for centuries on a loam foundation with only two inches of stone on the top have stood in some places modern traffic for years which, with the same thickness of flint on a new road, would be broken up in a few days. One could go on for a long time talking about road construction, but the subject, in its entirety, is not directly related to the reclamation of heath-land, so perhaps, though little, enough has been said.

CHAPTER IX.

How to Deal with a Railway Company.

NO verbal element at the beginning of a word has gained more popularity in England during the last thirty years than the syllable "co" or its longer form "com," for, unless it prefixes the name of a modern undertaking, that enterprise is severely handicapped, through not being under the aegis of the Community Zeus. For example, such terms as Company, Combine, Committee, Convention, co-opt, co-operative, co-ordinate, Commission (in the sense of an authoritative body) all impress one with up-to-date organisation and power; and, by the simple expedient of calling public vocal choruses community singing, musical directors have increased the interest in such performances ten times over. The object of this somewhat didactic and apparently irrelevant prologue will presently come into focus.

Two roads intersect one another near the centre of Hampshire Heath. One is a main highway and the other a railway. At the level crossing there have been for unknown years signals, a signal box, a railway-man's cottage and two railway-men. This level crossing is an equal number of miles from the nearest train-stopping place either way, and railway experts admitted that the position seemed cut out for a halt or station. From time to time local landowners had applied unsuccessfully for such a convenience and, for more than half a century, professional men, farmers and tradesmen going to or from the nearest town had found the King's Highway blocked at frequent intervals during the day, without, at this spot, receiving anything in the way of travelling facilities in return. Nothing would induce the Railway

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Company to move in the matter, unless private enterprise would agree to pay the whole capital expenditure on a new station plus the cost of its future management, and allow the Company to take and keep the fares, which arrangement seemed to Psi to come short of the ideal.

Now, the psychology of a modern Railway Combine is unusual, owing to its special circumstances and colossal proportions. It may be compared to an overgrown giant, a little groggy about the knees, and is a strange mixture of power and weakness. When dealing with human units this gigantic machine lays down the law and remains adamant. Should anyone oppose its will and it cannot legally enforce its own wishes the Company waits, knowing that in most cases it can tire out its adversary; for, while the latter is fretting over the comparatively small matter in dispute, the Company can fully occupy itself by obtaining and employing a few millions of fresh capital. This is splendid power, but all the time there is a skeleton in the cupboard, and, as that cabinet has a glass door, there can be no harm in referring to those marshalled bones, for the Directors are very largely at the mercy of their own servants, who, by combination amongst themselves, sometimes gain the mastery over their employers.

When the different socialist parties in Germany united at the Gotha Congress in 1875, the joint programme that they drew up began with the dictum that "Labour is the source of all wealth and culture." Thirty-eight years later Sir Arthur Quiller Couch assured his pupils with the authority of the new Chair of English at Cambridge that to attempt great verse in the native tongue without inheriting a well-lined pocket was almost hopeless; but, assuming that all worldly prosperity is produced by labour, how can labour escape poverty if labour refuses fully to function? Of late years this uneconomic situation has been more or less in evidence amongst many men

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employed on the railways, and one cannot but sympathise with Directors carrying on an enterprise under conditions of such temporary and artificial value. For all that, Hampshire Heath badly wanted a station and, noting the power that combination exercised even over so great a force as a Railway Combine, it was decided to oppose the Limited Company by an unlimited one, and seeing that the matter of Hampshire Heath rail transport had dragged on for so long a time and that individual effort had always proved impotent, it was decided to seek help from "Co."

The residents in the district were of course all in favour of better travelling arrangements and there was no difficulty in forming a station committee. The idea was that Co. should be treated snowball fashion, so that, with each rotation, it would gather more weight. A memorial was signed first by some 400 adults living near enough to derive personal benefit from the proposed means of transport; then the professional and business men from the neighbouring market town, almost without exception, executed the document, both as neighbours, and in the knowledge that an increase of population, which it was expected the station would help to bring, would also mean an increase in clients and customers; next the four Peers whose estates converged on Hampshire Heath signed, and the Parish, District, and County Councils in turn made strong representations to the Railway Magnates. Moreover, the Member of Parliament for the Division, himself an eminent authority on all matters relating to roads and railways, was a tower of strength to the movement. At last, Co. was too much for the Directors and they agreed to the proposed station. They had however one shot still in the locker and that was procrastination, and as the weary months dragged on, it seemed as though, after all, the Unlimited Co. would be defeated by the Limited ditto. But there was one

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arm, perhaps the most effective weapon that Co. possesses, which has not been mentioned, but which had done fine work for the good cause all along the line, and this it was decided to bring into action once more. It was the Press; and the South Western Counties are fortunate in having in their midst so powerful a journal as the "Western Gazette." Therefore, when the history of the Station campaign was related in its columns, the pathos of the appeal—relieved here and there by just a soupçon of Alice in Railway Land—reached the very summit of Commercial Olympus, where the Gods of Transport Finance recline, not on dank beds of half frozen mist, but on carbonic clouds, soft and warm from funnels forged where Vulcan makes their thunderbolts and nuts. Immediately there floated down telegrams thicker than autumnal leaves in the pine woods of Vallombrosa, and, in a few days, the business was fixed up and a full train service running. This service has now been constant for more than a year, without a hitch and, so punctual, that many of the inhabitants are in the habit of setting their watches by certain trains. It is hoped therefore that at no distant date it may be possible to transfer to the Railway Company the real estate in the station and so give a nice finish to the whole thing.

Why this famous battle ground is now called a "halt" is difficult to understand. A halt is a merely temporary stopping place; a station on a railway is a stopping place with buildings for the accommodation of travellers and goods. Now Hampshire Heath has over 800 feet of permanent platforms, two commodious shelters and a place where passengers can buy tickets and the public defray the carriage of luggage and movable property of all sorts. The yard has a siding that will hold from 20 to 25 trucks at one time and an excellent lock-up goods shed. However, the misnaming of a rose cannot destroy its sweetness; and the Company (largely through the active good

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will and kindness of the Station Master who superintends the Halt) have been most obliging in meeting the wishes of the inhabitants as to cheap market tickets, delivery of parcels by passenger as well as goods trains, etc.

The Directors were no doubt acting in what they thought to be the best interests of the shareholders in their objection to grant this little stopping-place from which they could not foresee much revenue ; but it is hoped that the officials are now satisfied with the business done, as, apart from lamp oil, the costs are apparently no more than were formerly incurred at the level crossing. About 500 tons of coal are discharged per annum at the local coal merchant's dump, and the Hampshire Heath private estate bill for carriage of manure alone for the past four months came to £35 8s. 11d. Moreover, as soon as the new rates for farm goods come into force, the reduction should greatly increase railway business. A company cannot fairly gauge the wisdom of opening a new station by its immediate cash takings. Owing mainly either directly or indirectly to the development of the Garden First Estate in a spot that had stagnated for many years, it is estimated that the increased receipts of the Brighton and South Eastern Companies (now joined in the Southern Railway) can at that re-erected station already be reckoned by the hundred thousand sterling. The most hearty thanks were due and have been rendered by the residents to Col. Wilfred Ashley (Minister of Transport) to the Station Committee and to all those others who helped to provide the great boon of a station for the Hampshire Heath neighbourhood, but, *verb. sap.* it was Co. that finally won the match.

CHAPTER X.

Land Legislation.

WHATEVER a person's politics may be, he cannot accuse Mr. Lloyd George of cowardice, and the latter's services during the war were so conspicuous that one would prefer not to criticize his policy in times of peace. The nearest approach to timidity that, perhaps, he has ever displayed, was when he refused to face a small body of practical land experts in 1910; and, after all, this was only the better part of valour. The "Times" printed a first Leader on the way the then Chancellor of the Exchequer failed to meet the land developers, but, in view of a recrudescence of land nostrums by the Liberal party, further details of this incident, which so far have never been made public, ought perhaps to see the light of day. The gargantuan blunder which the Liberals made in 1909 and 1910 has been productive of such widespread and acute suffering that one would have thought no member of that section could now hear the word "land" without exhibiting signs of nervousness and distress.

While the fatal Finance Bill of 1909 was before Parliament, an immense deputation of landowners, land agents and land developers waited by appointment on the Chancellor of the Exchequer at Westminster. The great room was crammed with men, in a seething condition, from all parts of the country. Presently the author of the Bill came in and seated himself. Then began an attack by some of the most able and best known members of Parliament and, for forty-five minutes, the deputation enjoyed themselves immensely; in fact, it was the only happy three quarters of an hour of all that sad period that Psi can now recall. The mind's eye still pictures a

brave beast of prey caught in a cruel steel trap and hunched up in the farthest corner of a large high-backed chair, while the upward curve of his upper lip on one side showed just a spot of glistening canine. With head depressed he remains motionless save that his furtive glance passes occasionally from one to another of those who are thirsting for his Celtic corpuscles. Is he wondering what it must feel like to become a thousand tatters of br——. Hey presto! the last quarter of the hour had hardly come to birth when, up sprang brave Davidius, descendant of a race of Bards, future Prime Minister, Leader of the ascending political party and every inch a Chancellor, and lashed to right and left with might and main. He had received deputations of all sorts—tobacconists, butchers, etc., etc., but never one so utterly foolish as we. He wanted and expected reliable information from men of experience in land, instead of which he had been obliged to listen to the same old political sophistries that he had grown so tired of hearing in the House of Commons; and thus it went on, till the clock struck the hour, when at least one member of that deputation went home with his head down, and his tail between his legs. However, he was soon trotting round with both ends up, and, on the following day, wrote to Mr. Lloyd George saying, that having had no opportunity of addressing him at the big meeting, and as he understood the Chancellor wanted reliable information from land experts, he begged leave to bring a small deputation of developers who would eschew politics and confine themselves to giving skilled and practical information. A committee was quickly organised for the proposed deputation, including representatives from the Letchworth Garden City and other well known land developers. Curiously enough Liberals predominated, and it was amusing to see them torn between their political axioms and their practical experience. A reply soon came stating that Mr. Lloyd George would probably receive the

deputation in a week's time, but, in the meanwhile, he would like further particulars. The latter were at once furnished, and more were again and again asked for and supplied. But the more clearly the developers' case was shown, the more Mr. Lloyd George found himself unable to stand up against their arguments, and the more remote the prospect of their interview became. At last, after fencing for two months, the Chancellor of the Exchequer, while praising his correspondent's Garden First methods of development which it was his desire to encourage, said that it was then too late for him to receive Psi's deputation before the report stage.

Had a fair personal encounter between the author of that fatal Finance Bill and those who had made the study and practice of actual land development their life work been duly reported in the press, it is quite possible that the public might have given up the idea of escaping taxation by fixing that burden on land owners and land workers, and ceased to drown the reasoned remonstrances of both the latter by shouting that those who were materially concerned in the solid part of the world's surface wanted dreadnoughts without paying for them, and uttering similar inconsequent drivel more worthy of the tactics of ancient Ephesus than modern London. As it was, the Nation, as to the greater part thereof, listened to the Piper's sweet pipings about rare and refreshing fruit, till the door in the Welsh mountain-side closed and they discovered how rare that fruit, in the shape of workmen's cottages, had become.

It was almost impossible to be seriously angry with Mr. Lloyd George in those days, for his methods of combat were so picturesque and, then, one always realised that he meant well; but dear! dear! what an enormous amount of harm some well-meaning people can do when they put their backs into it. At first sight, one cannot understand why Liberals should make such glaring mistakes in land problems:

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one can visualize a prominent Liberal politician, planning a country home for himself, with a pair of ornate iron entrance gates (on which hand hammer marks are noticeably absent), that give on to a carriage drive encircling a tennis lawn of the bandstand pattern, but with a surface gradient of not less than 1 in 20. The proprietor has had some rather sharp correspondence on House of Commons note-paper with one of the leading rose growers for supplying bushes, half of which have died and the remainder of which could not furnish an exhibition bloom between them, because the purchaser did not realise that one can only get out of the ground what is or has been put into it in the way of brains, labour and material, plus the blessing of Providence. Most Liberals are perfectly honest in their belief that great profits are automatically derived from land and, away from the limelight, one has seen some of the more venture-some gridironing a country estate in the certainty of acquiring fabulous wealth, only to suffer from burnt fingers. Now why is this? because there is no lack of cerebral nervous tissue in the Liberal Party. The answer is perfectly simple: as a general rule, it is almost impossible for a Liberal to acquire an intimate practical knowledge of estate work, without realising that some of his agrarian shibboleths are rotten to the core, and he therefore abandons either his public policy or his private land operations.

No one will ever know the full extent of the misery which the Finance Act of 1909-10 Act 1910 caused. Such financial disasters as the Liberator group of Companies pale before it, and numbers of men died or broke down either mentally or physically through anxiety and financial strain. People sometimes talk lightly of having had a nervous breakdown, but those who have spent some years passing through the horrors of such a calamity, when they dreaded to see the face of a loved one and could curse the lark for its song, know that a real breakdown is one of

the most terrible afflictions that come to mankind. And, unfortunately for victims of the Budget, Dr. Playfair, whose colossal heart and abnormal sagacity resulted in his Weir Mitchell cures being practically automatic, had gone to receive his reward. Nerves are good servants but wicked masters, and it is sad to think of the risk run by people whose nervous control has entirely broken down—risk of getting into the hands of some so-called nerve specialist, whose chief object may be to bleed his patients white, to effect which he teaches the poor sufferers to rely on him instead of regaining confidence in themselves, irritating them meanwhile by what he calls a rest cure in some nursing home where, if it is the wrong sort, they are further weakened by food and comfort in an inverse ratio to the charges, and, worst of all, acquire the drug habit. All nursing homes for nerve cases should be under Government supervision, to insure that the Dr. who recommends a case does not receive any share of the profits unless his name appears on the weekly bill.

Psi made up his mind that if he were ever offered another estate as a free gift on condition that he developed it on Garden First lines, he would refuse it, and until the Act was repealed he never touched another landed property. It will give some idea of the fear this legislation bred in the hearts of men who understood land questions, to relate that Psi, who was not unaccustomed to the taking of risks, mortgaged for the only time in his life, apart from the deposit of securities at the bank, some property, in order to pay off an almost nominal overdraft at that invaluable institution, because the latter always insists on a personal liability, whereas the private mortgagee was, in this instance, quite satisfied with the margin the property by itself offered, without any personal covenant on the part of the mortgagor to repay.

Having taken an active part in opposing the Bill, Psi naturally rendered himself liable to abuse. One of the principal daily papers issued a ridiculous little libel against him and, as he happened to be personally acquainted with the wealthy proprietor, he went straight to the latter's office. The newspaper owner refused to see him and referred him to the editor who, after vainly trying to persuade his visitor to bring an action and so provide further profits for his employer, published a grudging apology for the absurd falsehood with a suggestion that if it was not true it ought to have been. In the foregoing instance both owner and editor were, no doubt, actuated, at any rate largely, by political motives; but the laws in regard to the publishing of libel or obscenity need alteration, and, where such occurs obviously and solely for the purpose of gain, thrashing is the correct antidote. Corporal punishment of adults is said to brutalize the sufferer, but, in cases such as those last mentioned that would be impossible, for no *Mus cloacae* would descend so low.

Not long ago a church weekly of high character spoke so well of a new book that a copy was obtained and then found to be so indecent that it was sent to the Home Secretary. The Home Office is now controlled by a Minister of exceptional promptitude and decision and, within 48 hours of the despatch of the volume by post, legal proceedings were started and the book was quickly suppressed; but the publishers took advantage of the publicity the trial provided, to announce the production of an expurgated edition. In such circumstances, it should be made illegal for any publisher or newspaper to publish or refer to any writings or sayings of the offender (except the briefest notice of the withdrawal of the bad publication) for such period of time as the court may decide on, nor thereafter, except with the sanction of a duly appointed censor, and this would go a long way to stop abuses of that kind.

Then Psi's life was threatened anonymously and, as his solicitors were of opinion that the matter should not be treated lightly and the local police thought it should, he went to seek the help of Scotland Yard.

Has the reader ever been to Scotland Yard? To do so for the first time is a curious experience. One leaves the life and brightness and bustle of the London streets and suddenly plunges into another world, a world of unreality and gruesome, awesome feelings. There is the snap and click of military discipline at its best, but, withal, just the suspicion of an undertaker's premises, as though some soldiers' Depot was permanently in mourning and practising funeral ceremonial drill. There is something almost uncanny in seeing solemnity so smart and, thereafter, one would not be surprised to see Robert hop off the employed foot and shoot it out in front, after the manner of His Majesty's Footguards when turning to the right or left, on the march. However, the superior official who granted an interview was most business-like. He seemed to take in the whole thing immediately, and restricted his remarks almost entirely to "Do you go in fear of your life?"

Now the house where Psi then lived was in a quiet spot too far from the nearest road for an occupier to hear the passing traffic. The paperhanger had been rigidly excluded from the downstairs rooms and the upholsterer severely restricted, so that the building was resonant. It was the custom of the parents on winter evenings after the children were in bed, to sit, one on each side of the chimney corner in the hall, and when, in one of those conversational pauses to which married folk think themselves entitled, some visitor, towards the hour named for the perpetration of the horrid deed, gave a loud stroke with the heavy iron knocker that the village smith had cunningly wrought, Psi, it must be admitted, jumped, though, fortunately, not high enough to attract the notice of his vis-a-vis. As the matter of the threat seemed

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to be an entirely personal one he felt compelled to open the door himself instead of leaving it to a servant, and, eventually, a small iron grill with a sliding panel was made in the door so that a person on the inside could by switching on the outside light take a peep first, and if the visitor looked like a suspicious character the door-keeper would then have an opportunity either to fetch a gun and receive him at the present, or to adopt the less heroic method of ringing up the nearest police station.

Therefore, after a moment's hesitation, the answer to the above question was in the affirmative, and in a short time the threatener was located many miles away. He admitted that he wanted to have a go at a landowner, and his only reason for singling out one, whom he had never seen, was because he thought the roads on his estate were better than those on others'. The poor fellow's brain was evidently affected and the political agitation had taken too forcible a hold on him. He was placed in a mental hospital where such cases now receive skilful and humane treatment but, after developing further homicidal tendencies, the bands of his chains and fetters were permanently loosed and he ceased to see only through a glass darkly.

These are comparatively only details; the great tragedy was the resultant house famine from which the country, thanks to the Right Hon. Arthur Neville Chamberlain's consummate ability and judgment, is now, but only now, in a marvellous way recovering, and those who keep a finger on the pulse of the housing problem know that in certain districts early in the year 1928, the bottom fell out of the bungalow market to the relief of hunters after one type of dwelling. Of course the War greatly accentuated the trouble, but is it not possible, nay probable, that Germany foresaw the coming house shortage in England and took it into consideration amongst all the other factors when deciding on conflict?

The theory of unearned increment is excellent, the mischief was due to its vicious political and unintelligent application.

It is generally accepted as a truism that troubles never come singly and, just to fill up the gap, as it were, between the destructive Finance Act and the ruinous War, a chartered Local Authority, that holds sway over the territory between the Garden First district and the Metropolis, decided forcibly to acquire the green and pleasant lands of its rural neighbours, in spite of the entreaties of the inhabitants. The attacking force in their first assault failed; but the Local Government Board intimated that, if the Corporation would make a slight alteration in their claim, it would be worth while to have another try. This they did very heartily because even if it cost then a thousand guilders, what did it matter so long as they secured the rate area they longed for. Though so great a Corporation, they, like the general run of ordinary individuals, wanted money. It was hard luck that this should be so for e'en their failings leaned to virtue's side, their financial stringencies being largely the result of their endeavour to benefit the masses. They had for years carried out the laudable idea of giving the working classes all the advantages they could, but, if one may be pardoned for criticising an Authority of such high standing, they appear to have overlooked the necessity of providing the money that such enterprises require. It is generally admitted that small cottages are not profitable from a Borough Accountant's point of view, for the municipal services they require are not countered by the rates they produce. In order to make the accounts balance, it is necessary to be able to draw a fair proportion of rates from property that makes a comparatively small demand on Corporation expenditure. It is therefore clear that it pays a Local Authority to allocate, when required, a certain part of its revenue for the benefit of well-to-do residents, in order to

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keep them in the neighbourhood. Of course people cannot be compelled to stop in a certain place. Fashions change both as to locality and design of buildings, but a great deal may be effected in that way by a judicious Town Council, and the writer has no hesitation in saying that this policy was not carried out efficiently in the Borough under consideration. Bournemouth has its music, its public gardens and bowling greens and, what gives many people pleasure, its excellent stud of cart horses. Eastbourne has its bright select cleanliness, its tennis courts, its skilfully trimmed elms—now in such jeopardy from the new disease—and at times such great musical artists as Albert Sandler, but, as nothing of the sort was done at our Borough, the large houses became empty, and the necessary rates could only be obtained from the weekly tenants, indirectly, by assessing the shops, where their wages were spent, sky high.

Few inanimate sights can be sadder—except to one person—than a long-empty house. The neglected garden, the array of hardly legible boards each standing askew on one leg, the moss covered steps to the front door and the dirty windows are each and all depressing, and the solitary individual that rejoices in the surrounding gloom is the caretaker, who clatters up the echoing basement stairs singing. The undoubted advantages of the Borough were mainly urban in type, and therefore those, who wished to enjoy them, crowded to the centre which was thickly populated, while the outer part of the Town at that time had distinctly desert features. Whenever, therefore, his Worried Worship decided to visit his more rustic neighbours and drove down the fine straight road that had been recently cast all in one piece, together with the side fences, at the Corporation Iron Foundry, he no sooner reached the adjoining territory than his sufferings had some resemblance to those of Jupiter's gossiping son. There were pleasant roads at Garden First he could walk and

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drive or ride over, but the fruity messuages that bordered the rights of way he might not taste, and the juicy tenements that met his eye on all hands he could not squeeze.

“ So bends tormented Tantalus to drink,
While from his lips the refluent waters shrink ;
Again the rising stream his bosom laves,
And thirst consumes him 'mid circumfluent waves.”

The Corporation in question is one of the finest Local Governing Bodies in England. The permanent officials are great experts in their several departments and a seat in that Council Chamber is an honour that is highly esteemed by citizens of the best class. Whatever they do, they do well, and in order, at the Government enquiry, to leave no stone uncrushed, the civic rulers,—if in describing so heroic an occasion, one may employ a little suitable embroidery—had decided to use their heaviest steam roller with which to cross-examine opposition witnesses and its arrival caused quite a little stir—“ I wonder whom he, and he, is representing ” was heard as first one and then another well-known legal face appeared. Then, as the various Counsel and expert witnesses set themselves in array, there began such a clash of attache cases, an unfolding of important looking papers and a depositing of plans as left no doubt at all that a legal combat of the first magnitude was about to begin. The members of the Town Council, who turned up, evidently did not relish their job ; they were men of ripe years, high ideals and rigid but not uncharitable ethics, so that they could not but feel some sharp little twinges of conscience. And, if one caught sight of three quarters of an Alderman standing ostrich-like behind one of the slender iron columns in the temporary court of justice, so that, though his facial profile was hidden, the part lined with good capon stood out fair and round on one side

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and the coat tails were visible on the other, it was all to that gentleman's credit.

The hours and days dragged on. Legal luminaries representing numerous different interests were able to support themselves with repeated refreshers, but the laity had a weary time of it; and the only humorous item was the appearance each quarter of an hour of a little Jack-in-the-Box. For one of the parties affected, viz., Mr. Benjamin Trovato, had decided to save the cost of a live deputy by the construction, in Switzerland, of a very ingenious mechanical clockwork toy fitted with a gramophone, and, every 15 minutes, the lid of the box opened and a dear little doll in barrister's wig and gown sprang up and called out lustily the following formula: "I represent the Wangle Joint Influenza Infectious Hospital Board," and then the lid and the figure respectively and simultaneously shut and disappeared.

The main argument of the aggressors was that the Garden First district was an outgrowth of the adjacent Urban area, whereas the semi-rural population were unanimous in emphatically contradicting that theory and in characterising the statement as a reckless assertion entirely devoid of any foundation moral, technical or otherwise. Whether all engineers are eminent, or only those who give evidence, is apparently a disputed point, but there is no doubt that only Eminent Engineers are engaged as expert witnesses. Another moot point is whether engineers are called civil because they are not military or because they are not mechanical. Anyhow, after Eminent Civil Engineers had said one thing on one side and equally Eminent and if possible more Civil Engineers had said exactly opposite things on the other, Psi was able to produce documentary proof so fatal to the Council's case, that the fire of the 15-ton roller suddenly went out, its steam condensed as cold sweat in the boiler; and, for a time, the great engine had

not enough power to iron out a wet pocket handkerchief.

Garden First owed most of its popularity to the fact that Nature had there been encouraged rather than destroyed by the advent of bricks and mortar. Many proofs of that fact could be cited, but it will suffice to say, that, one spring, a pair of partridges nested and laid their eggs right in the angle of Psi's dining room window. Unfortunately men were doing some outside painting at the time and one of them trod in the nest and smashed all the eggs. If, therefore, by some magician's wand the huge mass of Corporation houses, chimneys, shops, schools, trams, electric light factories, libraries, swimming baths, sewage farms and water and gas works with their combined smoke pall could have been transferred to ten miles the other side of London, and if a permanent restriction had been placed on the former site of the Borough limiting it—with the exception of through roads,—permanently to agricultural and pastoral uses, then land, in the area sought to be compulsorily acquired, would immediately have increased in selling value something like 50 or possibly even 100 per cent.

But the Judges had a policy to support and all the evidence at the trial was not sufficient to save the little vineyard. Fortunately one of the most brilliant speakers in the House of Commons was a resident at Garden First, and, through his strenuous efforts, backed up by the Member for the division, the Local Government Board, much to the chagrin of Mr. John Burns, were prevented from carrying out their intention, and the Mayor of——— after spending his 1,000 guilders failed to add a bright little jewel to his chain of office.

One of the worst features in anti-landlord legislation is the scarcity of houses to be let. For not only is the agricultural landlord afraid to let his land, but the former investor in cottages is now distrustful of that source of income. If he is acquainted

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with the legal position he knows that a tenant may throw stones at his roof and so let the rain in or he may foul his well and make the water unfit to drink and in either case, if the landlord does not rectify the damage, he, the landlord, may be hailed before the magistrates at the Police Court by the Local Authority for allowing a nuisance to exist. In certain contingencies, as for instance where the rack rental value is one-third more than he receives, the wicked landlord may obtain a verdict in his favour, but that will avail him little. The tendency of a Bench of Justices is to side with the Local Authority unless the other side have a very strong and clearly stated case. This needs Counsel and a senior and junior will eat up about £75 so that all told his costs will probably exceed three figures. The climax is reached when the disgusted litigant finds, on winning the day, that he cannot obtain "costs" from a Local Authority wrongly prosecuting for a nuisance.

Another way, in which landlords are hit hard, is the assessment of shooting rent. This is based on the full rent paid without any allowance for repairs to fences and roads, protection from fire, estate management, etc. The overseers have power to decide whether they will mulct the landlord or the tenant and, if the former, that person has to pay rates on rates as well as on rent with a net result, after paying an Income Tax of one quarter of his nominal income, of practically nothing. It is wise therefore to let shootings at a lower rent with an agreement that the tenants pay rates, no matter on whom they are assessed, or they will be levied on the gross rack rent—i.e., on the rent plus rates.

The most recent twist of the legislative screw on the land-owner's thumb is a law (P.H.A., 1925, Sec. 30) enacting that if any part of an ancient highway, hitherto repairable by the public, is likely, in the opinion of the Local Authority to be used as a frontage for houses, it must in future not only be repaired by

the frontager but an urban District Council or a rural one with urban powers may, under certain conditions, constitute it a new street and make the landowner widen it. Having gone thus far there appears to be nothing to prevent the Council from proceeding, under Sec. 150 of the P.H. Act of 1875, to serve the wretched landowner, who may be as innocent as a new-born babe of the least intention to help in solving the housing problem, with notice to sewer, level, pave, metal, flag, channel and light to their satisfaction his beloved section of an English rural lane, which by a stretch of the Local Authority's imagination had become a "new street." This may have a good effect in stopping ribbon development, which, from the start, has been taboo on Hampshire Heath, though it is more likely to cause a reduction in the frontage of building sites to compensate for the extra cost entailed; but, in any case, it is just one more instance of trying to make the poor landowner pay for what is called the Community.

Since writing the above, Mr. Winston Churchill's masterly Budget has demonstrated clearly that the present Government really desire to help agriculture materially. Abolition of rates on farm land and buildings other than dwellings, and reduction of Railway farm goods rates are two statesmanlike ways of tackling a most difficult problem, and should be, from first to last, of immense benefit to the whole nation. As such benefits are usually the collective results of very small details, it may not be out of place to point out one probable effect of the measure on Hampshire Heath. Most of this land is officially recorded as rough grazing, but directly the slightest use was made of it the rate collector came down like a wolf on the entire fold; on one occasion he charged (over and above the full rates on the gross shooting rent, *i.e.*, rates on rent plus rates) in respect of about 1,000 acres on the equivalent of a gross assessment of £182 8s. 0d., though after copious

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advertisement it had been found impossible to let at £50 per annum, and when the only item sold off the whole area was 4,000 turves at 2/6 per 1,000. To give up this particular turf transaction would have disobliged an old neighbour, so after considerable negotiation with the authorities and two appeals, they agreed in the year 1926 to assess a small piece of land at 10/- for peat, and some gravel pits, from which stone is sometimes taken for use on the estate, at £1 ; and the rest of the area of something like 1,000 acres has been let off rates, except on the shooting, so long as it is allowed to remain unused in any way, and it has been void ever since. Now of course such a condition of affairs, from a national standpoint, is monstrous, and if the Budget is passed, it will probably be possible to make some use of the land for stock.

In addition to the foregoing, another five acres of the heath have already been laid down to permanent pasture owing largely to the knowledge that, so doing will not add to the local fiscal burdens of the occupier. The worst of it is that the tax people are often even less amenable to reason than the rate authorities. For example, a cottage was built for a ploughman and included in his wages as part of his remuneration, the contractor's bill coming to under £300. The cottage is hundreds of feet off the road and has no proper water, and no gas, electric light or drainage and the Surveyor of Taxes insisted for a time on fixing the assessment at £20 per annum—before the man came here his rent was only 2/6 per week. What is the use of all this outcry about the shortage of cottages for agricultural labourers, when country landlords are crippled in order to relieve townsmen who do not grow a ha'p'orth of food in twelve months ?

An agricultural outbuilding, which it has been impossible to let at 6d. per week, was assessed for taxes at £8 per annum gross, and during correspondence on the subject with H.M. Inspector, which began in

1926, and which, up to the present, shows no signs of falling off, no argument has been brought forward in support of his valuation, but several beautiful fiscal thoughts have found official expression. One is that the Surveyor of Taxes does not reduce his valuation to the level of the assessment for rates if he happens to be higher, but if he happens to be lower, he *always* comes up to the local figure. As no amount of coaxing will induce H.M. Inspector to listen to Section 5 (c) of the Agricultural Rates Act, it has been at last decided to keep the little building shut up for eleven-twelfths of the year. Rating and Taxing Authorities will fight to the last gasp to uphold their valuations, but directly it is decided to close the premises they are all smiles.

The tradesmen in country towns grow rich through the purchases of the poor farmers, who have, in addition, been paying a considerable share of the townsman's rates for him. For instance, the traders in the nearest town to Hampshire Heath have, no doubt wisely, decided to have a drainage scheme and though the inhabitants of the outlying districts will never be able to empty a teacup into those handsome glazed stoneware socketed pipes, fortunately, through DERATING, their dwellinghouses only will now have to pay any part of the cost.

Farming is the most delightful of all hobbies and the most healthy of all occupations, but, until the *Nation* understands that even agriculturists must be able to earn enough money to buy boots and a few other necessaries, it is impossible for any Government to insure the farmer against white slavery. One can only marvel at the courage and skill of the present Conservative administration in rescuing the men who provide millions of Britons with their daily milk ration from annihilation at the hands of the rate collector.

CHAPTER XI.

Church Extension.

IN dealing with so sacred a thing as land, no apology should be needed for introducing a chapter on Church matters, and, even on the score of economics, one cannot afford to belittle the importance of a place of worship and a Parson in a scheme of land development. It must however be admitted that, in attempting to make a technical subject not too dry for the ordinary reader, a certain amount of banter and jest have been introduced into the foregoing pages, and some may object to the juxtaposition of the sublime and the ridiculous, but how else can our writings be a faithful counterpart of human life, and, moreover, is it not a fact that those who humbug most in fun usually do so least in earnest?

In order not to seem to take up the reader's time under false pretences, it should be stated that parts of this chapter travel farther into the regions of theology and ethical metaphysics than would, at first sight, appear necessary, when considering the extension of the Church merely as a factor in the physical development of a district. The practical desirability of this apparent discursiveness will, however, be seen by tracing the following little argument. The Established Church organisation, as it is presently hoped to show, is placing a serious obstacle in the way of land reclamation and evolution. The broad lines on which this impediment may be overcome, will be indicated, but to carry out any such reform needs the co-operation of the Bishops; and, as their mind is, rightly, centred on their religion, one naturally expects to influence them most by including matters of Faith and Worship in reasoned

and justified logic that will grip their Lordships' attention and possibly guide their judgment.

It is useless to deny that, in advertisements of properties to be let or sold, distance from the nearest golf course has of late years replaced that of the Church, but such a building within easy reach is still to some people essential, and to many others a considerable advantage. Church work, however, on Anglican and civilized lines is costly, and, in creating or increasing a neighbourhood, there is often much difficulty in obtaining the necessary money, under existing conditions, for ecclesiastical purposes; so perhaps a few pages discussing Church finance in a common-sense way may not be out of place.

The children of this world can sometimes teach the others something about business. For example, a gardener once told Psi that, in times of political crisis, the contending parties always addressed him as Thomas Allen, Esq., but that after the election was over he was only "Old Tom" again. On the other hand, seekers after funds for Church work sometimes go to the other extreme. A circular letter is drawn up, familiarly beginning "Dear Mr. So and So," and is sent to all those whose names appear on certain subscription lists; but the envelopes are often addressed to the different people without troubling to add any initials or Esq. to the surname. For instance John Brown receives two or three copies of this letter showing an extravagance in postage only equalled by economy of courtesy, which latter is emphasized by the fact that the circulars each enclose for transmission of the expected cheque a printed envelope elaborately addressed to "The Rev. Augustus A. B. Ponsonby-Jones, B.A., The Vicarage, Pudlerswick." Now Squire Brown may be a real good sort but, not being always on the best of terms with his liver and having been dining with his City Company on the previous evening, little things are apt to annoy him, and the three appeals for a most deserving charity go in the waste-

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paper basket and the Pudlerswick postman never sees one of those three printed envelopes. By the way, why does not the Chancellor of the Exchequer place a duty on double-barrelled names? They are undoubtedly a luxury, and one that gives other people a great deal of trouble and loss of time, not so much on account of the extra name, as because they have to turn up old correspondence to make quite sure whether there is a hyphen. Moreover, in the race for social supremacy, a hyphenated surname gives the Joneses an undue advantage. Is it fair? Is it right? Is it just? that persons, by the free use of a line not more than a sixteenth, or at the very outside three-thirty-seconds of an inch long, should be allowed, without payment, to assume a lineage of aristocratic proportions and far above that state of life unto which they have so far been called. Admittedly, a pair of semi-detached names is a great help to a professional man by keeping him in the public eye, but it is a form of unearned increment that the State might well tax.

And now to quote a concrete instance to justify the suggestion that ecclesiastical methods of business are sometimes rather primitive.

For the purpose of forming a new consolidated chapelry, a certain Bishop appointed a commission under the Archdeacon to decide about a site for a church building to be erected near where four parishes converged. Two pieces of land had apparently been offered for the purpose and the chief difference in their value was that though A was very unsuitable B was more so. Mainly to please the Incumbent of A in whose parish that ground was, any slight objections were hushed under a murmur of prunes and prisms and plot A was decided on. The president wrote out a draft report but, on the ground that it was not tidy enough to send to his Lordship, he asked the members to sign a blank sheet of paper, promising to fair copy the document on it when he reached

home. The Archdeacon was a fine specimen of a high ecclesiastic and deservedly popular and any idea of his playing giggery pokery would have been monstrous, but some members of the Commission had wide business experience and names with a substantial cash value and it was the only occasion in his life that at least one of the members was guilty of the folly of attaching his signature to the foot of a blank sheet of paper.

So much dissatisfaction was felt in the neighbourhood about the site chosen, that the Bishop asked the said member to try to unravel the tangle. He soon found an ideal spot C, which turned out to belong to the same owner as the objectionable one which had been fixed on, but in a different parish. In fear and trembling the deputy called to ask the Donor's agent to make the exchange. After a hearty laugh, and without a word, the agent produced an estate plan showing the delectable spot marked "site for church," and the only reason why it was not before the Commission was because the Incumbent of A had refused it. C. at the present time boasts an imposing permanent building, but unfortunately matters had gone so far that the Charity Commissioners refused to consent to the exchange, except on payment of a substantial sum, for the somewhat strange reason that, for cottages, the first plot—having been given subject to a stipulation that it should be used for the erection of a church—would have been of more value than the other one was, as the latter would have been restricted to one house only, if it had not been religiously devoted.

Now, in the Anglican communion, members are either professionals or amateurs. The former, who probably number something less than 1 per cent. of the latter, evince, apart from many good qualities which they possess in common, infinite shades of faith and practice; but, in the main, those who take their profession seriously without being extremists can be

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classed under three heads, the distinguishing attributes of which are respectively :—

- A. Gentlemanly absence of egotism coupled with aesthetic homage to the ecclesiastical antique.
- B. Staunch adherence to the principles of the Reformation and its Prayer Book.
- C. Up-to-date mental acumen.

It is as unnecessary as it would be out of place to suggest here which, if any, of these theological schools is the best, but, in order to prove, as this chapter is intended to prove, that the present system of Anglican government is responsible, in one direction, for serious hindrance to land development, it is obligatory to postulate that there are diverse doctrinal types of Parson.

As a rule, amateurs are perfectly satisfied if they can be led by a professional who is definitely the A, B or C that they prefer and will back him up, financially to a certain extent ; but they will not sacrifice a substantial part of their wealth to help forward Church extension unless they are sure the money will be used in the future to promulgate the particular doctrines which they themselves hold.

When England was either under the Pope, or at least definitely Roman Catholic, the monks by force majeure squeezed out large sums from those in terror of purgatory, and though some of the priests dreamt mainly of fat pullets and clotted cream, some of the young ones dreamed dreams and the old ones saw visions of perpetuating their religion in monuments of stone that for centuries have received the loving admiration of the world ; and though their faith began in an upper chamber and will be consummated in a City without a Church, and though hand-made temples are not necessarily the habitation of the Deity they worshipped, the visible and material Church in the Middle Ages went ahead finely.

But in these mortmain days the Church of England offers her members future safety as a free gift, trusting that gratitude will induce them to provide funds for the further carrying on of her work. It is, therefore, important that her financial supporters shall have confidence in the security of the investment that they are asked to make; and, moreover, it is not very wise for the Church to talk patronizingly of trade, or slightingly of cash as though it is necessarily filthy lucre, which it is indelicate to acquire except by marriage, for pennies that are being fairly earned and rightly employed are the counters that angels play with. If a man can and does make a right use of money, it is, as a rule, as much his duty rightly to acquire, at any rate, a modicum of current coin or its equivalent, as it is to go to church; and the altruist, who strenuously acquires wealth, proves his virtue far more by making money than by giving it away: the first entails hard work, the second rids him of responsibility.

The war has changed many men's outlook on life. Taking two extremes, it is now with some, let us eat and drink for to-morrow we shall die or be taxed moribund. With others, the abiding vision of Hell in massed human pain, wedded to Divine glory in sacrifice, makes them dissatisfied not to do something during the rest of their mortal span in the way of vicarious suffering. They cannot imagine essential Christianity without poverty of some sort; and one of the highest types of indigence is to them the decent acquisition of moderate wealth, synchronously with simplicity of life and personal economy to the verge of eccentricity. They estimate the real value of 1/- to be not what it could buy for their own personal gratification, but its purchasing power in the hands of the person who most needs it; and the more they give away the sadder it seems they cannot make further gifts as each day they have to crumple up heartrending appeals for help. They earnestly aspire

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to benefit others, either directly, or indirectly by increasing the visibility of the Morning Star Who, throned on Heaven's mountain side, projects rays of compassion and support upon toilers in rowing against a head wind on the World's lake. How can they voluntarily cease work, while men are in need of wages, or until the Homes for Incurables can imitate the excellent example often set by the Freemasons and admit, without the anxiety or expense of an election, all deserving candidates? The will to give is therefore present in many hearts.

Now comes the difficulty.

Unless the funds and properties of an individual Church are vested in trustees, who are sure to see that appointments are only offered to incumbents holding the tenets of the benefactor or benefactress, he or she has absolutely no security, and is not unlikely to find the result of his or her self-denial has been used to teach doctrines either ritualistic, protestant or faithless, that the donor objects to. The Bishops are, as a rule, dead against these trusts and one of them boldly advertised to the Church Assembly at a recent meeting his detestation of such trusteeships. Aware of their own ability to make choice of incumbents after their own hearts, their Lordships, not unnaturally, prefer themselves to be the owners of the advowsons; and, as it is practically impossible to fix up a new Church and parish without the Diocesan's consent, and would-be donors will not risk their capital without security, a great many districts no doubt are, in consequence, suffering spiritual malnutrition, so far as the Church of England is concerned. For a Bishop may be here to-day and gone to-morrow, and his successor may have exactly opposite Church views.

The following concrete examples show how badly in some instances the present Anglican system works:

A permanent Church building on the borders of a certain land development lacked an ordained tenant,

until recently, for fourteen years, and, as the Mother Church was eleven miles away, with the nearest railway station at that time three miles off, little clerical assistance could be expected from that quarter. Lay helpers had fought valiantly with the problem, but, though their self-sacrificing efforts were much appreciated, it was rather like trying to play Hamlet minus the Prince of Denmark; and when, after a prolonged struggle, the funds for endowment of a vicar's stipend were, subject to a trust, practically assured, the whole thing fell through mainly on this question of the trust advowson. The scheme, on a plebiscite, had received the approval of about nine-tenths of the voters, and the hearty co-operation of the Incumbents of the two parishes affected, one of whom stated at a crowded and enthusiastic public meeting that the refusal of official sanction seemed to him "simply amazing." Fortunately a temporary arrangement with a Curate-in-Charge has since been entered into, but the greater part of the promised endowment donations has gone to work outside the Church of England.

Here is another instance of Church retardation by means of Trust refusal that has come under Psi's notice. A new Church was built near London and, as the Bishop objected to a Trust, the living was vested in the occupant of the See who gave certain assurances, which at the time seemed satisfactory, as to a protestant and moderate type of service and the prospect of maintaining the status quo. His Lordship was high born and with a keen sense of honour, and the two appointments he made were well within the four corners of the agreement. But in a short time another ruler came and he appointed a Lutheran incumbent who taught consubstantiation and prostrated himself on the floor at the Eucharist. Both consubstantiation and transubstantiation are sincere forms of worship in the case of those to whom they appeal and, as such, are doubtless accepted by

the Deity, but for an Anglican clergyman to live on Church of England protestants and force them to worship in anti-P.B. ways would be regarded in commercial and sporting circles as something less than cricket. And although, in the early days, our novel religion had to be explained by preaching, its superiority to a purely secular civilisation can now be taught more effectually by practising. Rather than make any fuss, or cause a split, some of the flock quietly left and offered, subject to a Trust, to defray the whole cost of another Church which was badly needed in the district, but the Trust, was again denied. The result was that the representatives of the Mother Church (the present tenant of which Benefice appears to waiver in his Faith and hold opinion with Arius) have since been making strenuous efforts in their prosperous locality to obtain funds for this badly needed other building with so little hope of success, that they allowed their needs to be bracketted with those of some of the poorest parishes in England that were making a widespread and combined S.O.S. appeal for help. And some members of the congregation were constrained to leave a neighbourhood, that had been founded by one of them to whom, by an irony of fate, the gift of the living was originally offered by the Church Building Committee. Perhaps the next Vicar will have Pythagorean leanings! No one knows which way the pendulum will swing as changing Prime Ministers propose various Bishops, who in turn appoint different coloured Priests, and so keep the doctrinal kaleidoscope revolving. These are not hypothetical cases but cold, hard, melancholy facts in the writer's personal experience and typical, without doubt, of many other instances of a similar kind. The trouble arises from there being no legal privity of contract between the person or persons representing the donor of the funds and the occupant for the time being of the Cure; and although the matter in dispute is often only a question

of tradition, the priest, stopping his ears to Rubrics and Articles, shelters himself behind his conscience, and counsel for the dead hand resumes his seat. Seeing that no human institutions are perfect, it would be unreasonable to suggest that, because ecclesiastical patronage at times does badly, a radical change is desirable. On the other hand, it is maintained that the ecclesiastical patronage crock is sufficiently discoloured to annul the Bishops' claim that a few smuts on the Trustee patronage kettle are sufficient grounds for blocking church extension, where it can only be effected by the creation of a Trust on lawful lines approved by the majority of the Church people residing in the district.

On the subject of Trustee advowsons, the Second Report of the Church Assembly Patronage Committee (C.A. 128, price 4d.) is very interesting. It gives the reasoned convictions of thirteen ecclesiastical experts, from the numbered sections of whose report the following particulars may *inter alia* be obtained. (6) The report includes patronage trusts under the heading of private patronage. (36) Even if they could, the Committee—including 4 Bishops, 2 Deans and 2 Canons as against 5 laymen—would not transfer all private patronage to the ecclesiastical authorities. (38) All the members were agreed as to (36) in view of the fact that their main proposals for the reform of private patronage had already become law; and they were prepared to abide by that decision even if their further proposals in this connection (11) do not materialise. Amongst the advantages of private patronage they point out that (37) it prevents the domination of any one party in the Church, that it enlists the sympathy of the laity, and that in many cases it ensures consideration for special requirements connected with long tradition; also, that private patronage affords an opportunity for the introduction into the diocese from other parts of the country. (39) The Committee considers that the

branch of private patronage which is held by party trusts compares favourably as to the origin of those advowsons, with that of patronage that has descended by bequest or that was made to run with the land, and that Party Trustees conscientiously endeavour to act in the way they consider most beneficial to the Church. Sec. (40) states that trust patronage tends to accentuate partisanship.

This would however be modified by their recommendations in Sec. (11). And, moreover, partisanship due to logical conclusions is infinitely better than complete indifference, for the sting of party spirit is removed if there is no cause for resentment at injustice from another section.

But the chief point for our present purpose is that there is nothing in the said report to annul the claim that it is better to have one ritualistic church and one protestant church than no church at all. The words ritualistic and protestant are used broadly but advisedly, because it is little short of impertinence, for any one party in the Anglican communion to arrogate to itself the exclusive use of such a grand title as "high," "catholic" or "evangelical."

Followers of the Nazarene must surely use some restraint when applying the word "high" to themselves, and anyone who runs his eye down that adjective, as applied to men, in Cruden's Concordance, will probably be less anxious to claim high as his distinguishing ethical attribute. The word "catholic," except when conventionally connected with Roman, can only be accurately employed, if true believers of all sects are intended to be included. And the assumption that the glib reiteration of the word "evangelical" is the cheap and sole passport to Eternal Life cannot fail to distress many of those who hold that a non-jingo protestant doctrine is technically as near the Truth as they are likely to arrive at. It is useless for anyone to imagine he can simply be a Churchman, without any further

ecclesiastical classification. The writer, being a mild ritualist by inclination and a peaceful protestant by conviction, hoped at one time that he might escape a label. Not a bit of it—he was promptly ushered into the Wobbler's pen, where a large number of Churchmen of all shapes and sizes, who were regarded by the orthodox of various schools as neither fish, fowl or good red-herring, were awaiting the branding-iron.

Before leaving this part of our subject one cannot but express regret that the aforesaid Committee (42) did not regard the legitimate restrictions set out in trust deeds as binding. There has, since the war, been an extraordinary drop in average integrity with regard to the ordinary affairs of life, and it is now quite a common occurrence for people, who consider themselves respectable, to repudiate their written contracts; but, even on the low ground of policy, it often pays to be honest and in Church finance this is particularly so. We are told that the feet of them that preach the Gospel of peace are beautiful; and, therefore, the hands of those who send such preachers cannot be altogether devoid of loveliness; but, if

“ Before decay's effacing fingers
Have swept the lines where beauty lingers ”

the restrictions imposed by a vanished hand are repudiated by the Church, She will close many a warm living palm, and the normal extension of her Body will in consequence be retarded. If it is desired that the conditions of church endowments shall be subject to revision by church authority, that principle should be published as a warning to future donors and it should not have retrospective application.

Many intending donors of church funds join some party trust with reluctance and would gladly keep outside a party organisation, which probably holds more extreme views than they relish, if the Church would offer them some other adequate means of

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security, but so far this offer has not been made.

In the middle ages it was comparatively easy to enforce complete uniformity, but, now that everyone is more or less educated, such a state is absolutely impossible, and the Bishops' determination to ensure conformity to their own views has, it is to be feared, been to some extent responsible for the growth of nonconformity and the comparative failure of the Anglican Church to extend, notwithstanding her unique sum of advantages. Think of them; think in terms of Matins and Evensong, because her more sacramental rites are not fit topics for casual discussion; a highly cultivated priesthood, well-balanced services, psalms pleasantly chanted by choir-boys who, no matter how naughty they may be, do not descend to vibrato—and what anthemizing of a canticle can make up for the lilt of well-chanted psalms?—creeds that concisely state, in such terms as mortal intellects can grasp and express, the truths that, in the considered judgment of the Church from early times, the Bible proves; prayers skilfully composed by Divines, during a bygone and less material millennium, in which the whole congregation can now actively and intelligently join without fear of mixing up supplications amongst self-congratulatory addresses. All this was hallowed and sweetened by antique usage and familiar association until, "these few years passed, this decent order of the ancient Fathers hath been so altered and broken" or, as it were, chopped up by individual clergymen, that it is hard to realise one is in an Anglican place of worship. Such innovations are no doubt well intentioned, with the idea of enriching the services (save the mark) and bringing them into line with modern thought or thoughtlessness, as the case may be; but surely it is not desirable that each Rev. Thomas, Richard and Henry shall be at liberty to compile his own programme of Divine worship. There seems to be an idea abroad amongst the clergy that in order to stop the leak in

their congregations, it is necessary to keep introducing something fresh. But they will never be able to keep pace with Vaudeville; and what most church people who are in earnest want is not something new but something old, old as their childhood, old as their parents, old as the time when their forbears fought for the primitive Faith, old and pure as that Faith itself.

These outspoken remarks are not made in any unfriendly spirit towards the Cloth, to whom the whole social fabric is deeply indebted, but unless and until the laity talk to the clergy without the punctilious politeness one exhibits towards ladies and the labour party, priests will never be able to see things from the point of view of the rams of the flock.

The question is, whether the power of a Bishop for the time being to bestow or deny temporalities, in direct opposition to the legitimate wishes of the lay donors, should not, in the interests of the Church and the spiritual life of the nation, be more circumscribed. It is probable that most people do not quite realise how vast their Lordships' power is: *de jure* it is great; *de facto* it is immense. Clerks in Holy Orders are almost entirely in the hands of their Right Rev. Fathers and, partly from a desire to be loyal, the lay members of the Church who take an active part in such matters, nearly always follow the Bishop's lead; while, all the time, the high social standing of a Church dignitary gives him still more influence. Except where strong and divergent party views are held, a Church committee, of which the Diocesan is a member, is practically a committee of one.

All who are privileged to come in contact with Anglican Bishops recognise in them men of great learning and tact; and many thoughtful persons must have marvelled at the courage and skill with which, to the apparent satisfaction of the majority of prominent churchmen, their Lordships recently recast a book, nine-tenths of whose popularity for hundreds

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of years had resulted from its saturation by Sacred Writings, as to the validity and interpretation whereof modern ecclesiastics are all at sixes and sevens.

But governors of dioceses are as a rule over-worked and, from time to time, obliged to go away to obtain complete rest from correspondence, and one would think a lessening of executive function would be acceptable. Power is sweet, but, in the sense of personal influence, control over concrete good things is not, by any means, a clergyman's greatest asset. In fact, scarcity is part of his most useful stock-in-trade. The only post Apostolic saint, to whom all protestants and Roman catholics take off their hats, never accepted higher ecclesiastical rank than that of deacon and rested his skin and bones on the bare ground.

A very serious accusation has been brought against the present Anglican system in the foregoing pages, and so grave a charge has only been thus publicly preferred after much serious thought. For it means nothing less than an attempt to prove by statement of fact and actual illustration that the ecclesiastical authorities are in the habit of hindering, in certain places, the preaching of the Gospel and the celebration of the Eucharist ; and this for no apparent reason, other than to obtain control, over large areas, of the type of Churchmanship.

But hierarchy as a national cult in England is as dead as a door-nail ; and any attempt to make the millions of educated English men and women, who are to-day thinking about religion, revolve round a small Episcopalian hub must continue to enfeeble our beloved Church.

Let us face this question of party feeling fairly and reasonably. It is one of the marks that portray so vividly the wide gap between the Life of the Gospel and the Acts of the Apostles, but it is not all to the bad. In these times, a cotton wool universality is in fashion and therefore the condemnation of " party "

is very popular, but acute difference of opinion was inherent in the Apostolic Succession from the start and if Paul and Barnabas had not quarrelled so badly that they felt they could not go on working together, is it not probable that the churches which one has every right to assume were separately visited by Barnabas might have had to wait much longer for the consolation of that charitable modest worker.

Contrary ecclesiastical views are so normal a feature of our religion, that we should hardly recognise the dear old Church without them. They are the natural result of imperfection striving after perfection, and, because of the immense importance we rightly attach to our Faith, we sometimes lose our sense of proportion in regard to the beliefs of others. Instead, therefore, of treating those differences as venomous things that must at all costs be suppressed, would it not be better to accept and harness them in the place in the team of the Church Coach, where they will respectively best pull their share of the load? Again, civilisation is at length teaching us that abusive personalities do not pay, and for that, if for no higher reason, the recent debates at the Church Assembly have been mainly free from bitterness, which shows that the various parties, without giving up any part of the tenets about which they are so keen, can work harmoniously together. Why then should not the laity be allowed to have the legitimate type of Anglican religion they desire without being so often baulked by the Bishops in carrying out fair, reasonable, and popular schemes for church extension?

A copy of this little book will be sent to every Bishop in England, and it is earnestly hoped that at least one of them will champion the cause of would-be donors of Church Funds, who require some security for their investment.

It is mainly a question of sympathy. Sympathy is in some ways the most remarkable of all ethical

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qualities; for, although it is the attribute of the Master that many people derive most satisfaction from, the word "sympathy" is not once mentioned amongst all the 773,692 words in the Authorised Version. And this is all the more strange, as there is no duplicate of the word and no synonym sufficiently co-extensive to prevent anyone from detecting some difference in the sense; even its Latin co-derivative "compassion" is not quite identical. On the other hand it seems as though in certain instances the greater show of outward religion some folks make, the less sympathetic their natures become. Then take the troubles of the Roman Catholics; these have been and are mainly due to an inability to realise the Catholic Sympathy of the Divine Man; for this lack of vision led them to seek sympathy from a Woman who, although blessed more than any others of her sex, and with all a Mother's love, and notwithstanding much pondering on the subject, had not the Divine Sympathy to realise intuitively the true nature of her Son's business. If only the Bishops could develop sufficient sympathy to let the laity have the lawful worship they want, instead of jealously enclosing with prehensile ecclesiastical tentacles the whole Anglican Church, what great strides that body would make!

Since writing the above, the news has come that, for the second time, the new Prayer Book has been thrown out in Parliament, and, though wellnigh universal sympathy will be felt with the revered Primate of all England and those who have worked so hard with him, the subject we have been discussing throws a strong light on the cause of their disaster. The Bishops' defeat was undoubtedly due, in some measure at any rate, to their habit of refusing to sanction trustee advowsons, because many people would not have objected strongly to "reservation" being practised in parishes where it was desired: what they dreaded exceedingly was the risk of having

that system forced on themselves and those for whom they had provided, through lack of security in the future. All down the ages, men were groping more or less blindly after spiritual contact with the Great First Cause, and now they have learnt in a greater degree their relationship to, and the means of communication with, the Unseen, many of those with firm convictions, while desirous of showing all due respect to the Bishops, consider that the manner in which they themselves carry out the Eucharistic Ritual, whereby they signify the Grace they possess through a recurrent and visible reminder of the Great Sacrifice, is more important than the *esprit de corps* of the Bench.

When the Church Assembly met this February, 1929, to discuss the Benefices (Patronage) Measure, the most amazing indifference was, according to the press report, displayed as to the effect it would have on church extension from the financial side. An unbeneficed district appeared to be regarded as cheerfully as the Surveyor of Taxes contemplates the closing of premises rather than reduce his assessment to the level of their actual value.

A great feature is made of giving the laity an effective voice in the choice of an Incumbent, though care is taken that the voice shall be under clerical influence; but the point is, which way will that influence be used? Do the Bishops, as a whole, want to complete the destruction of the old Faith and build up something better?

It is not really ritualism v. protestantism, but whether the Incarnation and the Atonement shall be virtually scrapped. There are thousands of quiet men and women in England, away from the lime-light, who still hold so firmly by that doctrine, that they are prepared to work hard and live frugal lives if, by so doing, they may help to perpetuate a religion that has become part of their very existence through years of serious thought and daily intercourse with

the Head of the Church. Surely, if the Bishops do not hold so sure a faith themselves, they can see the power it is in promoting the happiness of others, and if so, why not allow those deeply earnest folk to perpetuate their faith by trusts, no matter if sometimes the details are not altogether agreeable to their Lordships. Of course constitutional power of veto on each presentation should be in the Bishop's hands, and there ought to be reasonable appeal by the Church Council, but the last-named, whose ideas of church finance are often based largely on whist drives, fox-trots and theatricals, are not so likely to perpetuate the Faith as a Trust run on the lines of the original devotees.

It should be clearly understood that we are not discussing the purchase of advowsons by trust societies. That is an entirely different matter, and is merely a competition between different sections of the Church. It exercises no beneficial influence whatever on church extension, and should only be allowed where the parishioners desire it.

So much for Church extension ; provided always, and notwithstanding anything herein contained to the contrary, there are to be found both professionals and amateurs who, being mystics, have penetrated so deeply the inner meaning of their religion, that they have discovered the secret of happiness lying embedded in the realisation of human limitations and Divine omniscience. And so they express their opinions on eschatology and dogmatic theology with the reverence and reticence due from a creature to its Creator, and, combining and transcending A, B and C, they evolve a sympathy that endears them to all classes of the community.

As before hinted, it is not unlikely that objection may be taken to the inclusion of so much Church matter in a book of this kind. The too voluble use of religious talk makes men—not always without reason—suspicious of those who converse in that

way. But Psi claims some slight latitude, in as much as, a few years ago, he was brought rather close to the brink of the dark river, and though he was allowed to turn aside and, keeping near the margin of that dread stream, continue to enjoy the intense satisfaction of working on a minute segment of the crust of this glorious world, he cannot always keep his thoughts from another one, or—though perhaps adding thereby to the risk of floods from platform righteousness—from communicating his thoughts to others.

Such thoughts must of necessity be very vague. One celebrated scientist may make a fair sized dish of mince out of a single electron and another has set a bound to space by demonstrating that parallel lines must eventually tire of aloofness and converge, but what mind of man has ever comprehended Eternity, either past or future? If we love Nature sincerely, it is delightful to think that, after we are gone, countless generations yet unborn will, from the time they leave off muling till they reach the stage of mere oblivion, enjoy, as the seasons come and go, her generous bounty and exquisite charm. But we are so constituted that, if we believe in a further existence, we cannot help feeling an interest in what our own experience of it will be. In fact, Holy Writ sets the example of portraying in physical terms a future whose actualities we cannot conceive of. The most common desire is to meet our lost loved ones; in some sense to feel once more the sympathetic grasp of a Father's hand, to kiss again a Mother's cheek; and then we picture Heaven according to our individual fancy. To the oriental it means streets of gold and gates of pearl, to the prisoner on a small island, a place where there is no more sea, to the victim of insomnia the garden of sleep, to the down-and-out, comfort and prosperity, to the over-worked, eternal rest, to physical sufferers, freedom from pain; all these more or less tinged with spiritual faith. Finally,

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there must be many land lovers amongst those who hope that, when life's fight between right and wrong is finished, they will through the merits of Another be re-absorbed—if only in atomic form—into the Eternal Genius of Charity and Beauty, Whose infinite capacity for taking pains sows each year the speed-well by the roadside, so that wayfarers, however foolish, may discover in the Heaven-tinted flower the Divine Likeness.