SUPPLIED FOR THE PUBLIC SERVICE

CHAPTER cxxxiii.

An Act to confirm certain Provisional Orders of one of Her Majesty's Principal Secretaries of State for the Improvement of certain Unhealthy Areas within the Metropolis. A.D. 1877.

[23d July 1877.]

WHEREAS the Right Honourable Richard Assheton Cross, one of Her Majesty's Principal Secretaries of State, has made the Provisional Orders set forth in the Schedule hereunto annexed under the Artizans and Labourers Dwellings Improvement Act, 1875:

And whereas it is requisite that the said Orders should be confirmed by Parliament:

Be it therefore enacted by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:

Provisional Orders in Schedule confirmed.

1. The Orders set out in the Schedule hereunto annexed are hereby confirmed.

Short title.

2. This Act may be cited as The Metropolis (Great Wild Street, &c.) Improvement Provisional Orders Confirmation Act, 1877.

A.D. 1877.

SCHEDULE.

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (GREAT WILD STREET, ST. GILES-IN-THE-FIELDS,) IMPROVEMENT.

PROVISIONAL ORDER.

WHEREAS the Metropolitan Board of Works presented to me, the Right Honourable Richard Assheton Cross, one of Her Majesty's Principal Secretaries of State, a Petition praying that an Order might be made confirming a scheme prepared by the said Board, under the above-mentioned Act, for the improvement of an area situated within the Parish of St. Giles-in-the-Fields, and subject to the jurisdiction of the said Board as the Local Authority under the said Act:

And whereas a copy of the said scheme, and of the estimates by which it was accompanied, is annexed to this Order:

And whereas on consideration of the said Petition, and on proof of the publication of the proper advertisements and of the service of the proper notices, I thought fit to proceed with the case, and directed a local inquiry to be made by Mr. D. Cubitt Nichols in or in the vicinity of the area to which the scheme relates for the purpose of ascertaining the correctness of the official representation made to the Metropolitan Board of Works as to the area, and the sufficiency of the scheme provided for its improvement, and any local objections to be made to such scheme:

And whereas before commencing such inquiry the said D. Cubitt Nichols made public by advertisement his intention to make such inquiry, and stated the time and place at which he would be prepared to hear all persons desirous of being heard upon the subject thereof, in accordance with the provisions of section seventeen of the above-mentioned Act:

And whereas the said D. Cubitt Nichols has reported to me in favour of the said scheme, subject to certain qualifications mentioned in his report:

And whereas the number of persons of the working class that would be displaced by the scheme as submitted by the said Metropolitan Board is estimated to be 1,598, as set forth in the following Table:

Number of Holdings.	Number of Rooms in each Holding.	Total Number of Rooms.	Average Number of Occupants in each Holding.	Total Number of Occupants.
365	1	365	3·02	1,104
98	2	196	3·80	371
29	3 or more.	110	4·24	123
492 Holdings.		671 Rooms.		1,598 Occupants.

And in addition there are 5 registered lodging-houses, containing 44 rooms, with accommodation for 241 persons:

And whereas I am of opinion that the said scheme should not be confirmed unless there are included therein the houses Nos. 134, 135, 136, and 137, Drury Lane, coloured yellow on the Plan C, No. 2, annexed to a copy of this Order, and signed by me, and deposited at the Home Office; and such houses contain 30 rooms, with accommodation for 64 occupants:

Now I, in pursuance of the powers vested in me by the said Act, hereby confirm the said scheme and authorise the same to be carried into execution, subject to the following conditions and modifications:

1. With respect to the limits of the improvement area, the said houses Nos. 134, 135, 136, and 137, Drury Lane shall form part of the improvement area to which the scheme as amended by this Order shall relate, and the said Metropolitan Board shall have power to purchase the said houses but not by compulsion; and the said scheme shall not come into operation until a valid agreement has been entered into for the purchase of the said houses, and if such agreement is not entered into within six calendar months from the date of the passing of the Act of Parliament confirming this Order, the said scheme shall be null and void as if this Order had not been made.
2. With respect to the appropriation of lands—the scheme of the Metropolitan Board shall be read as if in lieu of the Plan B. No. 2 annexed thereto there was substituted the Plan CC. No. 2 annexed to a copy of this Order, and signed by me, and deposited at the Home Office, and as if in lieu of the Schedule B. annexed to the said Scheme there was substituted the following:

SCHEDULE B.

The dwellings for persons of the working class, to be erected on the lands constituting the improvement areas, shall be built in blocks distinguished by the letters A, B, C, D, E, and F, respectively

A.D. 1877.

shown on the plan marked CC. No. 2, so signed and deposited as aforesaid, in the situations where the said blocks are to be placed.

The block marked A shall consist of six storeys, and the remaining blocks of five storeys. One of such remaining blocks shall be constructed so as to serve as a registered lodging-house, and to be capable of accommodating 240 persons, and each storey in that block shall be not less than nine feet high in the clear. In each of the blocks (except the block appropriated as a registered lodging-house) each storey shall be not less than eight feet in the clear, and such blocks shall be so constructed as to provide in the aggregate accommodation for not less than 1,679 persons as shown by the following table:

Number of Holdings.	Number of Rooms in each Holding.	Total Number of Rooms.	Average Number of Occupants in each Holding.	Total Number of Occupants.
205	1	205	2·5	512
224	2	448	4·5	1,008
29	3	87	5·5	159
458 Holdings.		740 Rooms.		1,679 Occupants.

Each block shall, on every storey, according to the number and size of the buildings therein, be furnished with waterclosets, sinks with water supply, and dust shoots. Arrangements shall also be made for providing in the improvement area such standing room for trucks and such store room for goods as may be suitable for the use of costermongers occupying rooms in any of the said blocks.

The buildings on the lands constituting the improvement area, when the same shall have been acquired, shall be taken down and removed in sections of buildings, and new buildings on the said lands shall be erected, according to regulations to be from time to time made in that behalf by the Metropolitan Board of Works, with the approval of one of Her Majesty's Principal Secretaries of State.

Streets.

As shown on the said plan CC. No. 2 so signed and deposited as aforesaid the following streets shall be widened:—

Princes Street shall be widened to forty feet between Drury Lane and Great Wild Street.

The eastern end of Great Wild Street shall be widened to forty feet.

Home Office, Whitehall,
17th May 1877.

Richd. Assheton Cross.

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (GREAT WILD STREET, ST. GILES-IN-THE-FIELDS,) IMPROVEMENT.

SCHEME for the Improvement of certain Lands within the Metropolis, situate in the Parish of St. Giles-in-the-Fields, in pursuance of the Artizans and Labourers Dwellings Improvement Act, 1875.

Preliminary.

WHEREAS official representations, under the provisions of the 3rd section of the Artizans and Labourers Dwellings Improvement Act, 1875, were made to us, the Metropolitan Board of Works, by S. R. Lovett, the Medical Officer of Health of the Board of Works for the St. Giles District, with respect to certain areas situate in the parish of St. Giles-in-the-Fields, and under our jurisdiction as the Local Authority within the meaning of the said Artizans and Labourers Dwellings Improvement Act, 1875, to the effect that the said areas are in a state dangerous to health and unfit for human habitation, and that diseases indicating a generally low condition of health amongst the population in the said areas have been from time to time prevalent, and that such prevalence may reasonably be attributed to the closeness, narrowness, and bad arrangement of the courts, and the bad condition of the houses within the said areas respectively, and that the evils connected with the said courts and houses, and the sanitary defects in the said areas respectively, cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the streets and houses within the said areas respectively:

And whereas we, the Metropolitan Board of Works, have taken such representations respectively into our consideration, and being satisfied of the truth thereof, and of the sufficiency of our resources, have passed resolutions to the effect that part of the said areas is unhealthy, and that an improvement scheme ought to be made in respect thereof:

Now, therefore, we, the Metropolitan Board of Works, in furtherance of such resolutions, and in pursuance of the provisions of the Artizans and Labourers Dwellings Improvement Act, 1875, and the powers by the said Act conferred upon us, do make the scheme following:—

Improvement Area.

1. The lands delineated and coloured red on the map marked A. No. 2 to this scheme annexed (on which map the lands referred to in the before-mentioned resolutions are coloured red) shall constitute the improvement area to which this scheme applies.

A.D. 1877.

Acquisition of Lands.

2. The lands constituting the said improvement area, or any of them, may, for the purposes of this scheme, be taken compulsorily.

Appropriation of Lands.

3. Upon the lands constituting the said improvement area, dwellings for the working classes shall be erected, which shall be so constructed as to afford the accommodations and to have the sanitary arrangements specified in the particulars set forth in the Schedule B. to this scheme annexed, and the streets and approaches shown on the plan marked B. No. 2 to this scheme annexed shall be made, widened, and improved, as nearly as may be, in the lines as shown on the said plan, and according to the particulars set forth in the Schedule B. to this scheme annexed.

4. In the appropriation to the aforesaid purposes of the lands constituting the said improvement area, any regulation made for the purposes and in the manner specified in the particulars set forth in the Schedule B. to this scheme annexed shall be duly observed.

Execution of Scheme.

5. The Metropolitan Board of Works shall carry this scheme into execution in accordance with, and subject to the provisions of the Artizans and Labourers Dwellings Improvement Act, 1875, and subject to such conditions and modifications as may be prescribed and made under the authority of the said Act, the Provisional Order authorising the execution of this scheme, or the Act confirming such Provisional Order.

Short Title.

6. This scheme may be cited for all purposes as "The Metropolis (Great Wild Street, St. Giles-in-the-Fields,) Improvement Scheme, 1877."

Map marked A. No. 2 and plan marked B. No. 2 referred to in the foregoing scheme.

SCHEDULE B.

PARTICULARS referred to in the foregoing SCHEME.

The dwellings to be erected upon the lands constituting the improvement area shall be built in blocks, which shall be so constructed as to contain in the aggregate not less than 527 tenements, which shall be composed of not less than 314 tenements of one room, 180 tenements of two rooms, 33 tenements of three or more rooms, affording accommodation for not less than 1,780 persons, that is, the number of persons of the artizan class which will be displaced by the execution of the scheme, and providing 773 rooms for their accommodation in lieu of 694 rooms now occupied by them.

Each block shall be furnished with waterclosets, sinks with water supply, and dust shoots, according to the number and size of the tenements in such block.

The buildings upon the lands constituting the improvement areas, when the same shall have been acquired, shall be taken down and removed in sections of buildings, and new buildings upon the said lands shall be erected according to regulations to be from time to time made in that behalf by the Metropolitan Board of Works, with the approval of one of Her Majesty's Principal Secretaries.

Streets.

Princes Street to be widened to 30 feet between Drury Lane and Great Wild Street.

The eastern end of Great Wild Street to be widened to 40 feet, as shown upon plan B. No. 2 hereunto annexed.

ESTIMATE required by Section 5 of the Act.

	£
Cost of land, &c. - - - -	85,035
Cost of roads - - - -	2,540
	87,575
Less recoupment - - - -	38,035
Total net cost - - - -	49,540

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (PEAR TREE COURT, CLERKENWELL,) IMPROVEMENT.

PROVISIONAL ORDER.

Whereas the Metropolitan Board of Works presented to me, the Right Honourable Richard Assheton Cross, one of Her Majesty's Principal Secretaries of State, a Petition praying that an Order might be made confirming a scheme prepared by the said Board, under the above-mentioned Act, for the improvement of an area situated within the Parish of St. James, Clerkenwell, and subject to the jurisdiction of the said Board as the Local Authority under the said Act:

And whereas a copy of the said scheme, and of the estimates by which it was accompanied, is annexed to this Order:

And whereas on consideration of the said Petition, and on proof of the publication of the proper advertisements and of the service of the proper notices, I thought fit to proceed with the case, and directed a local inquiry to be made

A.D. 1877.

by Mr. D. Cubitt Nichols in or in the vicinity of the area to which the scheme relates for the purpose of ascertaining the correctness of the official representations made to the Metropolitan Board of Works as to the area, and the sufficiency of the scheme provided for its improvement, and any local objections to be made to such scheme:

And whereas before commencing such inquiry the said D. Cubitt Nichols made public by advertisement his intention to make such inquiry, and stated the time and place at which he would be prepared to hear all persons desirous of being heard upon the subject thereof, in accordance with the provisions of section seventeen of the above-mentioned Act:

And whereas the said D. Cubitt Nichols has reported to me in favour of the said scheme, subject to certain qualifications mentioned in his report:

And whereas the number of persons of the working class that will be displaced by the scheme if carried out in accordance with this Order is estimated to be 410, as set forth in the following Table:

Number of Holdings.	Number of Rooms in each Holding.	Total Number of Rooms.	Average Number of Occupants in each Holding.	Total Number of Occupants.
59	1	59	2·8	166
33	2	66	4·6	152
18	3	61	5·1	92
110 Holdings.		186 Rooms.		410 Occupants.

Now I, in pursuance of the powers vested in me by the said Act, hereby confirm the said scheme, and authorise the same to be carried into execution, subject to the following conditions and modifications:

1. With respect to the limits of the improvement area—

The following lands and premises:

(*a.*) The lands and premises numbered 212 and 213 on the plan marked CC. No. 3, annexed to a copy of this Order and signed by me and deposited at the Home Office:

(*b.*) The lands and premises coloured green on the plan so signed and deposited as aforesaid, and therein respectively numbered Nos. 35, 36, 37, 38, 49, 50, and part of Nos. 57 and 58, Pear Tree Court, and Nos. 214, 58*, 210, and 211,

shall not form part of the improvement area to which the scheme as amended by this Order shall relate.

The lands and premises which on the plan so signed and deposited as aforesaid are numbered Nos. 32, 33, 34, 35*, 51, and 52, Pear Tree Court, and so much of the lands and premises which on the same plan are numbered Nos. 57 and 58

Pear Tree Court as is required for the making of the new street, No. 2 as marked on the same plan, shall not be deemed part of the unhealthy area in respect of which official representations were made, but shall form part of the improvement area to which the scheme, as amended by this Order, shall relate, and shall be deemed to have been included in the scheme as neighbouring lands.

1. With respect to the appropriation of lands—the scheme of the Metropolitan Board shall be read as if in lieu of the plan marked B. No. 3 annexed to the said scheme, there was substituted the aforesaid plan marked CC. No. 3, and as if in lieu of the Schedule B. annexed to the said scheme there was substituted the following:

SCHEDULE B.

The dwellings for persons of the working class to be erected on the lands constituting the improvement area shall be built in blocks distinguished by the letters A, B, C, D, and E, respectively shown on the plan marked C.C. No. 3, so signed and deposited as aforesaid, in the situations where the said blocks are to be placed.

The blocks shall each consist of 4 storeys, each storey being not less than 8 feet high in the clear, and shall be so constructed as to provide in the aggregate accommodation for not less than 454 persons of the working class, as set forth in the subjoined Table:—

Number of Holdings.	Number of Rooms in each Holding.	Total Number of Rooms.	Average Number of Occupants in each Holding.	Total Number of Occupants.
30	1	30	2	60
76	2	152	4	304
18	3	54	5	90
124 Holdings.		236 Rooms.		454 Occupants.

Each block shall, on every storey, according to the number and size of the buildings therein, be furnished with waterclosets, sinks with water supply, and dust shoots.

The buildings on the lands constituting the improvement area, when the same shall have been acquired, shall be taken down and removed in sections of buildings, and new buildings on the said lands shall be erected according to regulations to be from time to time made in that behalf by the Metropolitan Board of Works, with the approval of one of Her Majesty's Principal Secretaries of State.

A.D. 1877.

Streets.

As shown on the said plan so signed and deposited as aforesaid :—

The north-west end of Clerkenwell Close shall be widened to 67 feet.

A new street, No. 1, shall be formed 30 feet wide from Clerkenwell Close to Robert's Court.

A new street, No. 2, shall be formed 30 feet wide from Clerkenwell Close in a south-westerly direction towards Coppice Row.

Richd. Assheton Cross.

Home Office, Whitehall,
17th May 1877.

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (PEAR TREE COURT, CLERKENWELL,) IMPROVEMENT.

Scheme for the Improvement of certain Lands within the Metropolis, situate in the Parish of St. James, Clerkenwell, in pursuance of the Artizans and Labourers Dwellings Improvement Act, 1875.

Preliminary.

Whereas official representations, under the provisions of the 3rd section of the Artizans and Labourers Dwellings Improvement Act, 1875, were made to us, the Metropolitan Board of Works, by J. W. Griffith, M.D., the Medical Officer of Health to the parish of Clerkenwell, with respect to certain houses, courts, and alleys situate in the said parish, and under our jurisdiction as the Local Authority within the meaning of the said Artizans and Labourers Dwellings Improvement Act, 1875, to the effect that the said houses, courts, and alleys are unfit for human habitation, and that the evils connected with the said houses, courts, and alleys, and the sanitary defects, cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the said houses, courts, and alleys :

And whereas we, the Metropolitan Board of Works, have taken such representations respectively into our consideration, and being satisfied of the truth thereof, and of the sufficiency of our resources, have passed resolutions to the effect that parts of the areas referred to in such representations are unhealthy, and that an improvement scheme ought to be made in respect thereof :

Now, therefore, we, the Metropolitan Board of Works, in furtherance of such resolutions, and in pursuance of the provisions of the Artizans and Labourers Dwellings Improvement Act, 1875, and the powers by the said Act conferred upon us, do make the scheme following :—

A.D. 1877.

Improvement Area.

1. The lands delineated and coloured red and blue on the map marked A. No. 3 to this scheme annexed (on which map the lands referred to in the before-mentioned resolutions are coloured red and the neighbouring lands are coloured blue) shall constitute the improvement area to which this scheme applies.

Acquisition of Lands.

2. The lands constituting the said improvement area, or any of them, may, for the purposes of this scheme, be taken compulsorily.

Appropriation of Lands.

3. Upon the lands constituting the said improvement area, dwellings for the working classes shall be erected, which shall be so constructed as to afford the accommodations and to have the sanitary arrangements specified in the particulars set forth in the Schedule B. to this scheme annexed, and the streets and approaches shown on the plan marked B. No. 3 to this scheme annexed shall be made, widened, and improved, as nearly as may be, in the lines as shown on the said plan, and according to the particulars set forth in the Schedule B. to this scheme annexed.

4. In the appropriation to the aforesaid purposes of the lands constituting the said improvement area, any regulation made for the purposes, and in the manner specified in the particulars set forth in the Schedule B. to this scheme annexed, shall be duly observed.

Execution of Scheme.

5. The Metropolitan Board of Works shall carry this scheme into execution in accordance with, and subject to, the provisions of the Artizans and Labourers Dwellings Improvement Act, 1875, and subject to such conditions and modifications as may be prescribed and made under the authority of the said Act, the Provisional Order authorising the execution of this scheme, or the Act confirming such Provisional Order.

Short Title.

6. This scheme may be cited for all purposes as "The Metropolis (Pear Tree Court, Clerkenwell,) Improvement Scheme, 1877."

Map marked A. No. 3, and plan marked B. No. 3, referred to in the foregoing scheme.

SCHEDULE B.

PARTICULARS referred to in the foregoing SCHEME.

The dwellings to be erected upon the lands constituting the improvement area shall be built in blocks, which shall be so constructed as to contain in the aggregate not less than 140 tenements, which shall be composed of not less than 30 tenements of one room, 90 tenements of two rooms, 20 tenements of

A.D. 1877.

three or more rooms, affording accommodation for not less than 479 persons, that is, the number of persons of the artizan class which will be displaced by the execution of the scheme, and providing 270 rooms for their accommodation, in lieu of 210 rooms now occupied by them.

Each block shall be furnished with waterclosets, sinks with water supply, and dust shoots, according to the number and size of the tenements in such block.

The buildings upon the lands constituting the improvement areas, when the same shall have been acquired, shall be taken down and removed in sections of buildings, and new buildings upon the said lands shall be erected according to regulations to be from time to time made in that behalf by the Metropolitan Board of Works, with the approval of one of Her Majesty's Principal Secretaries.

Streets.

The north-west end of Clerkenwell Close to be widened to 67 feet.

A new street, No. 1, to be formed, 30 feet wide, from Clerkenwell Close to Robert's Court.

A new street, No. 2, to be formed, 30 feet wide, from Clerkenwell Close in a south-westerly direction towards Coppice Row, as shown upon the plan B. No. 3, hereunto annexed.

ESTIMATE required by Section 5 of the Act.

	£
Cost of land, &c. - - - - -	15,410
Cost of roads - - - -	4,150
	19,560
Less recoupment - - - - -	14,510
Total net cost - - - -	5,050

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (WHITECROSS STREET, ST. LUKE,) IMPROVEMENT.

PROVISIONAL ORDER.

Whereas the Metropolitan Board of Works presented to me, the Right Honourable Richard Assheton Cross, one of Her Majesty's Principal Secretaries of State, a Petition praying that an Order might be made confirming a scheme prepared by the said Board, under the above-mentioned Act, for the improvement of certain areas situated within the parish of St. Luke, Middlesex, and subject to the jurisdiction of the said Board as the Local Authority under the said Act:

A.D. 1877.

And whereas a copy of the said scheme, and of the estimates by which it was accompanied, is annexed to this Order :

And whereas on consideration of the said Petition, and on proof of the publication of the proper advertisements and of the service of the proper notices, I thought fit to proceed with the case, and directed a local inquiry to be made by Mr. D. Cubitt Nichols in or in the vicinity of the areas to which the scheme relates for the purpose of ascertaining the correctness of the official representations made to the Metropolitan Board of Works as to the areas, and the sufficiency of the scheme provided for their improvement, and any local objections to be made to such scheme :

And whereas before commencing such inquiry, the said D. Cubitt Nichols made public by advertisement his intention to make such inquiry, and stated the time and place at which he would be prepared to hear all persons desirous of being heard upon the subject thereof, in accordance with the provisions of section seventeen of the above-mentioned Act :

And whereas in the course of the inquiry the following agreement has been entered into :

ARTIZANS AND LABOURERS DWELLINGS IMPROVEMENT ACT, 1875.

Whitecross Street, St. Luke's Improvement.

MEMORANDUM of Terms agreed between Messrs. De La Rue and Company and the Metropolitan Board of Works, hereafter called the Board.

The Board will apply to Mr. Cubitt Nichols to report that the areas consisting of the square block at the corner of Coleman Street and Bunhill Row, and marked K upon the plan annexed, and the plot comprising George's Court, and coloured yellow upon the plan annexed, may be excluded from the scheme upon the following conditions :

That the Board shall acquire under the scheme all Messrs. De La Rue's interest in the lands numbered 637–640 inclusive, the buildings to be retained in their present state and condition, and shall be at liberty to acquire all the remaining lands and hereditaments coloured red and blue upon the Map A. No. 4 annexed to the scheme without incurring any obligation under section 92 of the Lands Clauses Consolidation Act, 1845, or otherwise to take any portion of the business premises belonging to Messrs. De La Rue and Co., which are not included in the scheme as deposited.

Messrs. De La Rue and Co. undertake to acquire and to appropriate to the widening of Coleman Street so much of the before-mentioned square block at the corner of Coleman Street and Bunhill Row as lies to the north of the red line upon the plan marked "B" hereunto annexed, and will throw into the public highway the portion of Chequer Alley required to widen that alley to the present width of the eastern end thereof.

The buildings which may be erected by Messrs. De La Rue and Co. fronting upon Coleman Street as widened may be of any height up to, but not exceeding the height of the building called the Star Works adjoining, which have been approved by the Board.

Dated this twenty-third day of April one thousand eight hundred and seventy-seven.

B. B. H. R.,
on behalf of the Board.
EDWARD POLLOCK,
for Messrs. De La Rue and Co.

A.D. 1877.

And whereas the following further agreement has been entered into between Messrs. De La Rue and Co. and the vestry of St. Luke's.

The above arrangement is approved on the part of the vestry, and the vestry will not dispute the right of Messrs. De La Rue to build over the whole of the courts or paved yards in the area marked K and St. George Court, coloured yellow in the said plan, and the vestry will, so far as they lawfully can or may, but not further or otherwise, assign their interest in the same courts to Messrs. De La Rue, and also in the small portion of the court of Friendly Place as shall be necessary for the widening of Coleman Street.

(Signed) Wm. Grantham, on behalf of the Vestry.

(Signed) Edward Pollock, on behalf of Messrs. De La Rue and Co.

23rd April 1877.

And whereas the said D. Cubitt Nichols has reported to me that, regard being had to the objects of the scheme, it is expedient that effect should be given to the said agreement, and that the scheme should be amended accordingly, and as so amended might properly be confirmed, subject to certain qualifications mentioned in his report:

And whereas the number of persons of the working class that will be displaced by the scheme if carried out in accordance with this Order is estimated to be 3,631, as set forth in the following Table:

Number of Holdings.	Number of Rooms in each Holding.	Total Number of Rooms.	Average Number of Occupants in each Holding.	Total Number of Occupants.
503	1	503	3·1	1,559
345	2	690	4·4	1,502
100	3 or more	349	5·7	570
948 Holdings.		1,542 Rooms.		3,631 Occupants.

And in addition there are registered lodging-houses with accommodation for 56 persons:

Now I, in pursuance of the powers vested in me by the said Act, hereby confirm the said scheme, and authorise the same to be carried into execution, subject to the following conditions and modifications:

1. With respect to the limits of the improvement area—

The following lands and premises:

(*a.*) The lands and premises at the south-east corner of Coleman Street, being bounded on the north by Coleman Street, on the south by the Star Works, on the west by a graveyard, and on the east by Bunhill Row:

(*b.*) The lands and premises comprised in George's Court situate on the north side of Chequer Alley:

shall not form part of the improvement area to which the scheme, as amended by this Order, shall relate.

The following lands and premises:

(*a.*) The house No. 13, London Passage:

(*b.*) The whole of No. 107, Whitecross Street:

shall not be deemed part of the unhealthy areas in respect of which official representations were made, but shall form part of the improvement area to which the scheme, as amended by this Order, shall relate, and shall be deemed to have been included in the scheme as neighbouring lands:

2. With respect to the appropriation of lands—the scheme of the Metropolitan Board shall be read as if in lieu of the plan marked B. No. 4 annexed to the said scheme, there was substituted the plan marked C. No. 4 annexed to a copy of this Order, and signed by me and deposited at the Home Office, and as if in lieu of the Schedule B. annexed to the said scheme there was substituted the following:

SCHEDULE B.

The dwellings for persons of the working class to be erected on the lands constituting the improvement area shall be built in blocks distinguished by the letters A, B, C, D, E, F, G, H, J, K, L, M, N, O, P, Q, R, S, T, and U, respectively shown on the plan marked C. No. 4, so signed and deposited as aforesaid, in the situations where the said blocks are to be placed.

The blocks shall each consist of 5 storeys, each storey being not less than 8 feet high in the clear, and shall be so constructed as to provide in the aggregate accommodation for not less than 3,838 persons of the working class, as set forth in the subjoined Table:

Number of Holdings.	Number of Rooms in each Holding.	Total Number of Rooms.	Average Number of Occupants in each Holding.	Total Number of Occupants.
350	1	350	2·25	788
600	2	1,200	4·25	2,550
100	3	300	5	500
1,050 Holdings.		1,850 Rooms.		3,838 Occupants.

Each block shall, on every storey, according to the number and size of the buildings therein, be furnished with waterclosets, sinks with water supply, and dust shoots.

A.D. 1877.

Arrangements shall also be made for providing in the improvement area, for the use of costermongers occupying rooms in the said blocks, standing room for trucks, suitable store room for goods, and stabling for horses and donkeys.

The buildings on the lands constituting the improvement area, when the same shall have been acquired, shall be taken down and removed in sections of buildings, and new buildings on the said lands shall be erected according to regulations to be from time to time made in that behalf by the Metropolitan Board of Works, with the approval of one of Her Majesty's Principal Secretaries of State.

Streets.

As shown upon the Plan C. No. 4., so signed and deposited as aforesaid—

No. 1, Coleman Street, to be widened on the south side to forty feet, and to be extended, of the same width, into Whitecross Street.

A new street, No. 2, to be formed forty feet wide, in continuation of No. 1, from Whitecross Street to Golden Lane.

A new street, No. 3, thirty feet wide, to be formed in continuation of Banner Street, from Whitecross Street to Reform Place, and twenty feet wide thence to Hartshorn Court.

A new street, No. 4, thirty feet wide, to be formed to connect Nos. 2 and 3 in the line of Little Cheapside.

A new street, No. 5, forty feet wide, to be formed from Bunhill Row to Whitecross Street in the line of Twisters Alley.

A new street, No. 6, thirty feet wide, to be formed from the wide part of Lamb's Buildings to Whitecross Street, in the line of Blue Anchor Alley.

A new street, No. 7, thirty feet wide, to be formed in continuation of Chequer Alley to Whitecross Street.

A new street, No. 8, thirty feet wide, to be formed, connecting No. 7 with Coleman Street.

A new street, No. 9, thirty feet wide, to be formed, connecting street No. 7, with street No. 5, in line of Graham Buildings.

Whitecross Street to be widened to forty feet on the east side from Bullock Alley to Foster's Buildings as shown on plan B. No. 4 hereunto annexed.

Chequer Alley to be widened to 18 feet, or thereabouts, for the length of George's Court.

Richd. Assheton Cross.

Home Office, Whitehall,
17th May 1877.

A.D. 1877.

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (WHITECROSS STREET, ST. LUKE,) IMPROVEMENT.

SCHEME for the Improvement of certain Lands within the Metropolis, situate in the Parish of St. Luke, Middlesex, in pursuance of the Artizans and Labourers Dwellings Improvement Act, 1875.

Preliminary.

WHEREAS official representations, under the provisions of the 3rd section of the Artizans and Labourers Dwellings Improvement Act, 1875, were made to us, the Metropolitan Board of Works, by F. W. Pavy, M.D., F.R.S., the Medical Officer of Health to the Parish of Saint Luke, Middlesex, with respect to certain areas situate in the said parish, and under our jurisdiction as the Local Authority within the meaning of the said Artizans and Labourers Dwellings Improvement Act, 1875, to the effect that the said areas are unhealthy areas, inasmuch as diseases, indicating a generally low condition of health amongst the population in the said areas, have been from time to time prevalent, and that such prevalence may reasonably be attributed to the closeness, narrowness, and bad arrangement of the courts, and the bad condition of the houses within the said areas respectively, and that the evils connected with the said courts and houses, and the sanitary defects in the said areas respectively, cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the streets and houses within the said areas respectively:

And whereas we, the Metropolitan Board of Works, have taken such representations respectively into our consideration, and being satisfied of the truth thereof, and of the sufficiency of our resources, have passed resolutions to the effect that parts of the said areas are unhealthy, and that an improvement Scheme ought to be made in respect thereof:

Now, therefore, we, the Metropolitan Board of Works, in furtherance of such resolutions, and in pursuance of the provisions of the Artizans and Labourers Dwellings Improvement Act, 1875, and the powers by the said Act conferred upon us, do make the scheme following:—

Improvement Area.

1. The lands delineated and coloured red and blue on the map marked A. No. 4 to this scheme annexed (on which map the lands referred to in the before-mentioned resolutions are coloured red, and the neighbouring lands are coloured blue) shall constitute the improvement area to which the scheme applies.

Acquisition of Lands.

2. The lands constituting the said improvement area, or any of them, may, for the purposes of this scheme, be taken compulsorily.

A.D. 1877.

Appropriation of Lands.

3. Upon the lands constituting the said improvement area, dwellings for the working classes shall be erected, which shall be so constructed as to afford the accommodations and to have the sanitary arrangements specified in the particulars set forth in the Schedule B. to this scheme annexed, and the streets and approaches shown on the plan marked B. No. 4 to this scheme annexed shall be made, widened, and improved in the lines, as nearly as may be, as shown on the said plan, and according to the particulars set forth in the Schedule B. to this scheme annexed.

4. In the appropriation to the aforesaid purposes of the lands constituting the said improvement area, any regulation made for the purposes and in the manner specified in the particulars set forth in the Schedule B. to this scheme annexed shall be duly observed.

Execution of Scheme.

5. The Metropolitan Board of Works shall carry this scheme into execution in accordance with and subject to the provisions of the Artizans and Labourers Dwellings Improvement Act, 1875, and subject to such conditions and modifications as may be prescribed and made under the authority of the said Act, the Provisional Order authorising the execution of this scheme, or the Act confirming such Provisional Order.

Short Title.

6. This scheme may be cited for all purposes as "The Metropolis (Whitecross Street, St. Luke,) Improvement Scheme, 1877."

Map marked A. No. 4, and plan marked B. No. 4, referred to in the foregoing scheme.

SCHEDULE B.

PARTICULARS referred to in the foregoing SCHEME.

The dwellings to be erected upon the lands constituting the improvement area shall be built in blocks, which shall be so constructed as to contain in the aggregate not less than 1,050 tenements, which shall be composed of not less than 350 tenements of one room, 600 tenements of two rooms, 100 tenements of three or more rooms, affording accommodation for not less than 4,010 persons, that is, the number of persons of the artizan class which will be displaced by the execution of the scheme, and providing 1,850 rooms for their accommodation, in lieu of 1,686 rooms now occupied by them.

Each block shall be furnished with waterclosets, sinks with water supply, and dust shoots, according to the number and size of the tenements in such block.

The buildings upon the lands constituting the improvement areas, when the same shall have been acquired, shall be taken down and removed in sections of buildings, and new buildings upon the said lands shall be erected according

to regulations to be from time to time made in that behalf by the Metropolitan Board of Works, with the approval of one of Her Majesty's Principal Secretaries.

Streets.

No. 1, Coleman Street, to be widened on the south side to 40 feet, and to be extended, of the same width, into Whitecross Street.

A new street, No. 2, to be formed 40 feet wide, in continuation of No. 1, from Whitecross Street to Golden Lane.

A new street, No. 3, 30 feet wide, to be formed in continuation of Banner Street, from Whitecross Street to Reform Place, and 20 feet wide thence to Hartshorn Court.

A new street, No. 4, 30 feet wide, to be formed to connect Nos. 2 and 3 in the line of Little Cheapside.

A new street, No. 5, 40 feet wide, to be formed from Bunhill Row to Whitecross Street, in the line of Twister's Alley.

A new street, No. 6, 30 feet wide, to be formed from the wide part of Lamb's Buildings to Whitecross Street, in the line of Blue Anchor Alley.

A new street, No. 7, 30 feet wide, to be formed, in continuation of Chequer Alley to Whitecross Street.

A new street, No. 8, 30 feet wide, to be formed, connecting No. 7 with Coleman Street.

A new street, No. 9, 30 feet wide, to be formed, connecting street No. 7 with street No. 5, in line of Graham Buildings.

Whitecross Street to be widened to 40 feet on the east side from Bullock Alley to Foster's Buildings, as shown on plan B. No. 4 hereunto annexed.

Chequer Alley to be widened to 18 feet, or thereabouts, for the length of George's Court.

ESTIMATE required by Section 5 of the Act.

	£
Cost of land, &c. - - - - -	251,836
Cost of roads - - - - -	23,400
	275,236
Less recoupment - - - - -	176,450
Total net cost - - - - -	98,786

A.D. 1877.

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (HIGH STREET, ISLINGTON,) IMPROVEMENT.

PROVISIONAL ORDER.

Whereas the Metropolitan Board of Works presented to me, the Right Honourable Richard Assheton Cross, one of Her Majesty's Principal Secretaries of State, a Petition praying that an Order might be made confirming a scheme prepared by the said Board, under the above-mentioned Act, for the improvement of an area situated in the Parish of Saint Mary, Islington, and subject to the jurisdiction of the said Board as the Local Authority under the said Act:

And whereas a copy of the said scheme, and of the estimates by which it was accompanied, is annexed to this Order:

And whereas on consideration of the said Petition, and on proof of the publication of the proper advertisements and of the service of the proper notices, I thought fit to proceed with the case, and directed a local inquiry to be made by Mr. D. Cubitt Nichols in or in the vicinity of the area to which the scheme relates, for the purpose of ascertaining the correctness of the official representation made to the Metropolitan Board of Works as to the area, and the sufficiency of the scheme provided for its improvement, and any local objections to be made to such scheme:

And whereas before commencing such inquiry the said D. Cubitt Nichols made public by advertisement his intention to make such inquiry, and stated the time and place at which he would be prepared to hear all persons desirous of being heard upon the subject thereof, in accordance with the provisions of section seventeen of the above-mentioned Act:

And whereas the said D. Cubitt Nichols has reported to me in favour of the said scheme, subject to certain qualifications mentioned in his report:

And whereas the number of the working class that will be displaced by the scheme if carried out in accordance with this Order is estimated to be 515, as set forth in the following Table:

Number of Holdings.	Number of Rooms in each Holding.	Total Number of Rooms.	Average Number of Occupants in each Holding.	Total Number of Occupants.
77	1	77	3·1	242
42	2	84	5·0	212
8	3 or more.	26	7·6	61
127 Holdings.		187 Rooms.		515 Occupants.

And in addition there are 5 registered lodging-houses containing 10 rooms with accommodation for 32 persons:

Now I, in pursuance of the powers vested in me by the said Act, hereby confirm the said scheme, subject to the following conditions and modifications:

1. With respect to the appropriation of lands:
   (*a.*) Provision shall be made to maintain the right of way of the owner of the Philharmonic Theatre over Swan Yard to a side entrance of the said theatre.
   (*b.*) The scheme of the Metropolitan Board shall be read as if in lieu of the plan B. No. 5 annexed to the said scheme there was substituted the plan C. No. 5 annexed to a copy of this Order, and signed by me and deposited in the Home Office, and as if in lieu of the Schedule B. annexed to the said scheme there was substituted the following:

SCHEDULE B.

The dwellings for persons of the working class to be erected on the lands constituting the improvement area shall be built in blocks distinguished by the letters A, B, C, D, and E, respectively shown on the plan marked C. No. 5 so signed and deposited as aforesaid in the situations where the said blocks are to be placed.

The blocks A and B shall consist of five storeys, and the blocks C, D, and E of four storeys. Each storey shall be not less than eight feet in height in the clear.

The blocks in the said area shall be so constructed as to provide in the aggregate for not less than 556 persons of the working class, as set forth in the subjoined table:

Number of Holdings.	Number of Rooms in each Holding.	Total Number of Rooms.	Average Number of Occupants in each Holding.	Total Number of Occupants.
34	1	34	2·5	85
95	2	190	4·5	427
8	3	24	5·5	44
137 Holdings.		248 Rooms.		556 Occupants.

Each block shall on every storey, according to the number and size of the buildings therein, be furnished with water-closets, sinks with water supply, and dust shoots.

The buildings on the lands constituting the improvement area, when the same shall have been acquired, shall be taken down and removed

A.D. 1877.

in sections of buildings, and new buildings on the said lands shall be erected according to regulations to be from time to time made in that behalf by the Metropolitan Board of Works, with the approval of one of Her Majesty's Principal Secretaries of State.

Streets.

As shown on the plan so signed and deposited:

Black Horse Yard shall be widened to 35 feet.

Richd. Assheton Cross.

Home Office, Whitehall,
17th May 1877.

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (HIGH STREET, ISLINGTON,) IMPROVEMENT.

Scheme for the improvement of certain lands within the Metropolis, situate in the Parish of St. Mary, Islington, in pursuance of the Artizans and Labourers Dwellings Improvement Act, 1875.

Preliminary.

Whereas official representations, under the provisions of the 3rd section of the Artizans and Labourers Dwellings Improvement Act, 1875, were made to us, the Metropolitan Board of Works, by C. Meymott Tidy, M.B., the Medical Officer of Health to the Parish of St. Mary, Islington, with respect to certain houses situate in courts, alleys, and places, and within certain areas situate in the said parish, and under our jurisdiction as the Local Authority within the meaning of the said Artizans and Labourers Dwellings Improvement Act, 1875, to the effect that the said houses are unfit for human habitation, and the said areas are unhealthy areas, and that the evils connected with the said houses, and the sanitary defects in the said areas respectively, cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the streets and houses within the said areas respectively:

And whereas we, the Metropolitan Board of Works, have taken such representations respectively into our consideration, and being satisfied of the truth thereof, and of the sufficiency of our resources, have passed resolutions to the effect that parts of the said areas are unhealthy, and that an improvement scheme ought to be made in respect thereof:

Now, therefore we, the Metropolitan Board of Works, in furtherance of such resolutions, and in pursuance of the provisions of the Artizans and Labourers Dwellings Improvement Act, 1875, and the powers by the said Act conferred upon us, do make the scheme following:—

A.D. 1877.

Improvement Area.

1. The lands delineated and coloured red and blue on the map marked A. No. 5 to this scheme annexed (on which map the lands referred to in the before-mentioned resolutions are coloured red, and the neighbouring lands are coloured blue) shall constitute the improvement area to which this scheme applies.

Acquisition of Lands.

2. The lands constituting the said improvement area, or any of them, may, for the purposes of this scheme, be taken compulsorily.

Appropriation of Lands.

3. Upon the lands constituting the said improvement area, dwellings for the working classes shall be erected, which shall be so constructed as to afford the accommodations and to have the sanitary arrangements specified in the particulars set forth in the Schedule B. to this scheme annexed, and the streets and approaches shown on the plan marked B. No. 5 to this scheme annexed shall be made, widened, and improved, in the lines, as nearly as may be, as shown on the said plan and according to the particulars set forth in the Schedule B. to this scheme annexed.

4. In the appropriation to the aforesaid purposes of the lands constituting the said improvement area, any regulation made for the purposes and in the manner specified in the particulars set forth in the Schedule B. to this scheme annexed shall be duly observed.

Execution of Scheme.

5. The Metropolitan Board of Works shall carry this scheme into execution in accordance with and subject to the provisions of the Artizans and Labourers Dwellings Improvement Act, 1875, and subject to such conditions and modifications as may be prescribed and made under the authority of the said Act, the Provisional Order authorising the execution of this scheme, or the Act confirming such Provisional Order.

Short Title.

6. This scheme may be cited for all purposes as "The Metropolis (High Street, Islington,) Improvement Scheme, 1877."

Map marked A. No. 5, and plan marked B. No. 5, referred to in the foregoing scheme.

SCHEDULE B.

PARTICULARS referred to in the foregoing SCHEME.

The dwellings to be erected upon the lands constituting the improvement area shall be built in blocks, which shall be so constructed as to contain in the aggregate not less than 133 tenements, which shall be composed of not less than

A.D. 1877.

34 tenements of one room, 90 tenements of two rooms, 9 tenements of three or more rooms, affording accommodation for not less than 547 persons, that is, the number of persons of the artizan class which will be displaced by the execution of the scheme, and providing 241 rooms for their accommodation, in lieu of 197 rooms now occupied by them.

Each block shall be furnished with waterclosets, sinks with water supply, and dust shoots, according to the number and size of the tenements in such block.

The buildings upon the lands constituting the improvement areas, when the same shall have been acquired, shall be taken down and removed in sections of buildings, and new buildings upon the said lands shall be erected according to regulations to be from time to time made in that behalf by the Metropolitan Board of Works, with the approval of one of Her Majesty's Principal Secretaries.

Streets.

Shown on Plan B. No. 5.

Black Horse Yard to be widened to 35 feet.

ESTIMATE required by Section 5 of the Act.

	£
Cost of land, &c. - - - - -	20,865
Cost of roads - - - - -	1,400
	22,265
Less recoupment - - - - -	14,305
Total net cost - - - - -	7,960

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (OLD PYE STREET, WESTMINSTER,) IMPROVEMENT.

PROVISIONAL ORDER.

Whereas the Metropolitan Board of Works presented to me, the Right Honourable Richard Assheton Cross, one of Her Majesty's Principal Secretaries of State, a Petition praying that an Order might be made confirming a scheme prepared by the said Board, under the above-mentioned Act, for the improvement of an area situated within the Westminster District, and subject to the jurisdiction of the said Board as the Local Authority under the said Act:

And whereas a copy of the said scheme, and of the estimates by which it was accompanied, is annexed to this Order:

A.D. 1877.

And whereas on consideration of the said Petition, and on proof of the publication of the proper advertisements and of the service of the proper notices, I thought fit to proceed with the case, and directed a local inquiry to be made by Mr. D. Cubitt Nichols in or in the vicinity of the area to which the scheme relates, for the purpose of ascertaining the correctness of the official representation made to the Metropolitan Board of Works as to the area, and the sufficiency of the scheme provided for its improvement, and any local objections to be made to such scheme:

And whereas before commencing such inquiry the said D. Cubitt Nichols made public by advertisement his intention to make such inquiry, and stated the time and place at which he would be prepared to hear all persons desirous of being heard upon the subject thereof, in accordance with the provisions of section seventeen of the above-mentioned Act:

And whereas the said D. Cubitt Nichols has reported to me in favour of the said scheme, subject to certain qualifications mentioned in his report:

And whereas the number of persons of the working class that will be displaced by the scheme if carried out in accordance with this Order is estimated to be 874, as set forth in the following Table:

Number of Holdings.	Number of Rooms in each Holding.	Total Number of Rooms.	Average Number of Occupants in each Holding.	Total Number of Occupants.
316	1	316	2·57	812
12	2	24	2·84	34
6	3 or more	24	4·66	28
334 Holdings.		364 Rooms.		874 Occupants.

And in addition there are 18 registered lodging-houses with 115 rooms, providing accommodation for 459 persons:

Now I, in pursuance of the powers vested in me by the said Act, hereby confirm the said scheme, and authorise the same to be carried into execution, subject to the following conditions and modifications:

1. With respect to the limits of the improvement area—

The following lands and premises:

(*a.*) The lands and premises Nos. 7, 8, 9, 10, 11, 12, 13, and 14, Union Court;

(*b.*) The lands and premises marked 86* and 87* on the map A. No. 9 annexed to the said scheme (excepting so much of the same as are coloured green on plan C.C. No. 9 annexed to a copy of this Order, and signed by me and deposited at the Home Office);

(*c.*) The lands and premises on the north side of Old Pye Street marked 1* on the said map A. No. 9,

shall not form part of the improvement area to which the scheme as amended by this Order shall relate.

A.D. 1877.

2. With respect to the appropriation of lands—the scheme of the Metropolitan Board shall be read as if in lieu of the plan marked B. No. 9 annexed to the said scheme there was substituted the aforesaid plan marked C.C. No. 9, and as if in lieu of the Schedule B. annexed to the said scheme there was substituted the following:

SCHEDULE B.

'The dwellings for persons of the working class to be erected on the lands constituting the improvement area shall be built in blocks distinguished by the letters A, B, C, D, E, F, and G, respectively shown on the plan marked C.C. No. 9, so signed and deposited as aforesaid, in the situations where the said blocks are to be placed.

The blocks A and B shall be constructed so as to serve for registered lodging-houses, and to be capable of accommodating in the aggregate 480 persons, and shall each consist of 4 storeys, each storey being at least 9 feet in the clear.

The remaining blocks shall each consist of 4 storeys, except the block G, which shall consist of 5 storeys. Each storey shall be not less than 8 feet in the clear, and the said blocks shall be so constructed as to provide in the aggregate accommodation for not less than 876 persons of the working class, as set forth in the subjoined Table:—

Number of Holdings.	Number of Rooms in each Holding.	Total Number of Rooms.	Average Number of Occupants in each Holding.	Total Number of Occupants.
100	1	100	2	200
159	2	318	4	636
8	3	24	5	40
267 Holdings.		442 Rooms.		876 Occupants.

Each block shall on every storey, according to the number and size of the buildings therein, be furnished with waterclosets, sinks with water supply, and dust shoots.

The buildings on the lands constituting the improvement area, when the same shall have been acquired, shall be taken down and removed in sections of buildings, and new buildings on the said lands shall be erected, according to regulations to be from time to time made in that behalf by the Metropolitan Board of Works, with the approval of one of Her Majesty's Principal Secretaries of State.

Streets.

As shown on the said plan so signed and deposited as aforesaid, the following streets shall be widened:—

Part of Orchard Street shall be widened to forty feet.

Old Pye Street shall be widened to thirty feet between New Pye Street and St. Ann's Street.

St. Ann's Street shall be widened to forty feet between Orchard Street and Old Pye Street.

New Pye Street shall be widened to thirty feet.

Perkins' Rents shall be widened to thirty feet from the rear of houses in Great Peter Street to Old Pye Street.

Richd. Assheton Cross.

Home Office, Whitehall,
17th May 1877.

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (OLD PYE STREET, WESTMINSTER,) IMPROVEMENT.

Scheme for the improvement of certain lands within the Metropolis, situate within the district of the Westminster Board of Works, in pursuance of the Artizans and Labourers Dwellings Improvement Act, 1875.

Preliminary.

Whereas official representations, under the provisions of the 3rd section of the Artizans and Labourers Dwellings Improvement Act, 1875, were made to us, the Metropolitan Board of Works, by Barnard Holt, the Medical Officer of Health to the Board of Works for the Westminster District, with respect to certain areas situate within the said district and under our jurisdiction as the Local Authority within the meaning of the said Artizans and Labourers Dwellings Improvement Act, 1875, to the effect that the said areas are unhealthy areas, and that the houses within the same are unfit for human habitation, inasmuch as diseases, indicating a generally low condition of health amongst the population in the said areas have been from time to time prevalent, and that such prevalence may reasonably be attributed to the closeness and bad ventilation and condition of the houses within the said areas respectively, and that the evils connected with the said houses, and the sanitary defects in the said areas respectively, cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the houses within the said areas respectively:

And whereas we, the Metropolitan Board of Works, have taken such representations into our consideration, and being satisfied of the truth thereof, and of the sufficiency of our resources, have passed resolutions to the effect

A.D. 1877.

that parts of the said area are unhealthy, and that an improvement scheme ought to be made in respect thereof:

Now, therefore, we, the Metropolitan Board of Works, in furtherance of such resolutions, and in pursuance of the provisions of the Artizans and Labourers Dwellings Improvement Act, 1875, and the powers by the said Act conferred upon us, do make the scheme following:—

Improvement Area.

1. The lands delineated and coloured red and blue on the map marked A. No. 9 to this scheme annexed (on which map the lands referred to in the before-mentioned resolutions are coloured red, and the neighbouring lands are coloured blue) shall constitute the improvement area to which this scheme applies.

Acquisition of Lands.

2. The lands constituting the said improvement area, or any of them, may, for the purposes of this scheme, be taken compulsorily.

Appropriation of Lands.

3. Upon the lands constituting the said improvement area dwellings for the working classes shall be erected, which shall be so constructed as to afford the accommodations and to have the sanitary arrangements specified in the particulars set forth in the Schedule B. to this scheme annexed, and the streets and approaches shown on the plan marked B. No. 9 to this scheme annexed shall be made, widened, and improved, as nearly as may be, in the lines as shown on the said plan and according to the particulars set forth in the Schedule B. to this scheme annexed.

4. In the appropriation to the aforesaid purposes of the lands constituting the said improvement area, any regulation made for the purposes and in the manner specified in the particulars set forth in the Schedule B. to this scheme annexed shall be duly observed.

Execution of Scheme.

5. The Metropolitan Board of Works shall carry this scheme into execution in accordance with and subject to the provisions of the Artizans and Labourers Dwellings Improvement Act, 1875, and subject to such conditions and modifications as may be prescribed and made under the authority of the said Act, the Provisional Order authorising the execution of this scheme, or the Act confirming such Provisional Order.

Short Title.

6. This scheme may be cited for all purposes as "The Metropolis (Old Pye Street, Westminster,) Improvement Scheme, 1877."

Map marked A. No. 9, and plan marked B. No. 9, referred to in the foregoing scheme.

SCHEDULE B.

PARTICULARS referred to in the foregoing SCHEME.

The dwellings to be erected upon the lands constituting the improvement area shall be built in blocks, which shall be so constructed as to contain in the aggregate not less than 500 tenements, which shall be composed of not less than 250 tenements of one room, 250 tenements of two rooms, affording accommodation for not less than 1,380 persons, that is, the number of persons of the artizan class which will be displaced by the execution of the scheme, and providing 750 rooms for their accommodation, in lieu of 510 rooms now occupied by them.

Each block shall be furnished with waterclosets, sinks with water supply, and dust shoots, according to the number and size of the tenements in such block.

The buildings upon the lands constituting the improvement areas, when the same shall have been acquired, shall be taken down and removed in sections of buildings, and new buildings upon the said lands shall be erected according to regulations to be from time to time made in that behalf by the Metropolitan Board of Works, with the approval of one of Her Majesty's Principal Secretaries.

Streets.

Shown on the Plan B. No. 9.

Part of Orchard Street to be widened to 40 feet.

Old Pye Street to be widened to 30 feet between New Pye Street and St. Ann's Street.

St. Ann's Street to be widened to 40 feet between Orchard Street and Old Pye Street.

New Pye Street to be widened to 30 feet.

ESTIMATE required by Section 5 of the Act.

	£
Cost of land, &c. - - - -	59,070
Cost of roads - - - -	5,830
	64,900
Less recoupment - - - -	59,070
Total net cost - - - -	5,830

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