# CHAPTER xcix.

An Act to confirm a Provisional Order of one of Her Majesty's Principal Secretaries of State for the improvement of an unhealthy area situated at Deptford within the Metropolis. [22nd July 1885.]

A.D. 1885.

WHEREAS the Right Honourable Sir William Vernon Harcourt, one of Her Majesty's Principal Secretaries of State, has made the Provisional Order set forth in the schedule hereunto annexed, under the Artizans and Labourers Dwellings Improvement Acts, 1875–1882:

And whereas it is requisite that the said Order 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:

**1.** The Order set out in the schedule hereunto annexed is hereby confirmed. Order in schedule confirmed.

**2.** This Act may be cited as the Metropolis (Hughes Fields, Deptford) Provisional Order Confirmation Act, 1885. Short title.

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# SCHEDULE.

*The Artizans and Labourers Dwellings Improvement Acts*, 1875–1882.

## THE METROPOLIS (HUGHES' FIELDS, DEPTFORD) IMPROVEMENT, 1885.

### PROVISIONAL ORDER.

WHEREAS the Metropolitan Board of Works presented to me, the Right Honourable Sir William Vernon Harcourt, one of Her Majesty's Principal Secretaries of State, a Petition praying that an Order might be made confirming a scheme made by the said Board under the above-mentioned Acts for the improvement of an area within the metropolis, situated in the parishes of St. Nicholas and St. Paul, Deptford, in the district of Greenwich, in the county of Kent, and subject to the jurisdiction of the said Board as the local authority under the said Acts:

And whereas a copy of the said scheme, and of the estimates with 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 17 of the Artizans and Labourers Dwellings Improvement Act, 1875:

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 1646, 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. |
|---|---|---|---|---|
| 103 | 1 | 103 | 2·3 | 235 |
| 101 | 2 | 202 | 4·2 | 422 |
| 192 | 3 or more. | 725 | 5·1 | 989 |
| 396 Holdings. | | 1,030 Rooms. | | 1,646 Occupants. |

And in addition there is accommodation for 140 persons in registered lodging houses.

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

With respect to the limits of the improvement area the houses and lands which on the plan marked No. 22 B. (annexed to a copy of this Order and sealed with the official seal of this office and here deposited), are indicated by a blue colour, and numbered respectively by the numbers hereunder set forth, and which houses and lands are hereunder described, that is to say :—

| Plan. | Description. |
|---|---|
| 198 | Premises at the back of New Street, consisting of cowsheds and dairy. |
| 209 | Land in Rope Walk, being the entrance from Rope Walk to a public-house in Watergate Street. |
| 302, 303 | Houses and premises in Wellington Street. |
| 238 | House and premises in Watergate Street. |
| 237 | House and premises in Watergate Street. |

shall not be deemed part of the unhealthy area in respect of which official representation was made, but shall form part of the improvement area to which

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the scheme, as amended by this Order, shall relate, and shall be deemed to have been included in the scheme as neighbouring lands.

With respect to the appropriation of lands the scheme of the Metropolitan Board shall be read as if in lieu of the plan marked No. 22, and annexed to the scheme, were substituted the said plan marked No. 22 B.

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The dwellings to be erected on the lands constituting the improvement area shall be dwellings approved by the Metropolitan Board and the Secretary of State, and so constructed as to contain in the aggregate not less than 1,786 persons belonging to the working class.

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

The buildings upon the lands constituting the improvement area, when the same shall have been acquired, shall be taken down and removed, and new buildings not exceeding 3 stories in height shall be erected on the said lands 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.*

Butcher Row, so far as affected by the scheme, to be widened as nearly as may be to 30 feet.

New Street to be widened as nearly as may be to 30 feet from Wellington Street to a point south of New Court, and from that point diverted as shown on the plan, and continued of a width of 30 feet into a new street (No. 1) hereinafter described.

A new street (No. 1) to be formed 30 feet wide from Watergate Street to Butcher Row.

A new street (No. 2) to be formed 30 feet wide in continuation of Prince Street from Watergate Street to New Street.

A new street (No. 3) to be formed 30 feet wide from New Street to Hughes Fields.

A new street (No. 4) to be formed 30 feet wide from Watergate Street to New King Street.

A footway to be formed over part of Frenches' Fields about 18 feet wide from the new street (No. 1) to the new street (No. 3).

Home Office, Whitehall,
23rd April 1885.

W. V. HARCOURT.

SCHEME, A.D. 1885.

*The Artizans and Labourers Dwellings Improvement Acts*, 1875 *to* 1882.

## METROPOLIS (HUGHES FIELDS, DEPTFORD) IMPROVEMENT, 1884.

SCHEME for the Improvement of certain Lands within the Metropolis, situate in the Parishes of St. Nicholas and St. Paul, Deptford, in the District of Greenwich, in the County of Kent, in pursuance of the Artizans and Labourers Dwellings Improvement Acts, 1875 to 1882.

### *Preliminary.*

WHEREAS an official representation under the provisions of the third section of the Artizans and Labourers Dwellings Improvement Act, 1875, was made to us, the Metropolitan Board of Works, by Henry William Roberts, M.R.C.S., L.S.A., the Medical Officer of Health for the parishes of St. Nicholas and St. Paul, Deptford, within the district of the Greenwich District Board of Works, in the county of Kent, with respect to a certain area in the said district under our jurisdiction as the Local Authority within the meaning of the said Artizans and Labourers Dwellings Improvement Act, 1875, that certain houses, courts, or alleys in the said district of Greenwich delineated on the plan annexed to the said representation, and thereon coloured red, were unfit for human habitation, or that diseases indicating a generally low condition of health amongst the population in the area shown by the said plan and thereon coloured red, have been from time to time prevalent, and that such prevalence might reasonably be attributed to the closeness, narrowness, and bad arrangement, and the bad condition of the streets and houses and groups of houses within the said area, and to the want of light, air, ventilation, and proper conveniences and other sanitary defects, and that the evils connected with the said houses, courts, or alleys, and the sanitary defects of the said area could not be effectually remedied otherwise than by an improvement scheme for the rearrangement and reconstruction of the streets and houses within the said area or of some of them.

And whereas we, the Metropolitan Board of Works, have taken such representation into our consideration, and being satisfied of the truth thereof, and of the sufficiency of our resources, have passed a resolution to the effect that the said area 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 resolution, and in pursuance of the provisions of the Artizans and Labourers Dwellings Improvement Acts, 1875 to 1882, and the powers by the said Acts conferred upon us, do make the scheme following, that is to say—

### *Improvement Area.*

The lands delineated and coloured red on the plan marked No. 22 to this scheme annexed, which are the lands referred to in the above-mentioned resolution, and which are situated in the district of Greenwich, in the county of

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Kent, and within the metropolis, shall constitute the Improvement Area to which this Scheme applies.

*Acquisition of Lands.*

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

*Appropriation of Lands.*

Upon the lands constituting the said improvement area dwellings for the working classes shall be so constructed as to afford the accommodation and to have the sanitary arrangements specified in the particulars set forth in the schedule to this scheme annexed, and the streets and approaches shown on the said plan marked No. 22 shall be formed, widened, and improved as nearly as may be to the extent shown by dark red lines on the said plan, and according to the particulars set forth in the schedule to this scheme annexed.

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

*Execution of Scheme.*

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 Acts, 1875 to 1882, and subject to such conditions and modifications as may be prescribed and made under the authority of the said Acts, the Provisional Order authorising the execution of this scheme, or the Act confirming such Provisional Order.

*Short Title.*

This Scheme may be cited for all purposes as "The Metropolis (Hughes Fields, Deptford) Improvement Scheme, 1884."

Dated this 31st day of October 1884.

Sealed by Order,

(Signed) J. E. Wakefield, L.S.

Clerk of the Metropolitan Board of Works.

## SCHEDULE.

Particulars referred to in the foregoing Scheme.

Upon the lands within the said improvement area buildings shall be built in such manner, and under such conditions and restrictions as to elevation, size, design, and extent of accommodation as the Metropolitan Board of Works shall prescribe or approve, and to their satisfaction, so as to afford in the aggregate suitable accommodation for not less than 1,786 persons, being the number of persons of the working class which will be displaced in the said area by the execution of this scheme

Such dwellings shall be furnished with such waterclosets, sinks, water supply, dust shoots, and other proper sanitary arrangements as the Metropolitan Board of Works shall prescribe, and to their satisfaction.

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

*Streets.*

The following streets, so far as affected by the scheme, shall be widened, and the new streets herein-after mentioned shall be formed as shown by dark red lines upon the said plan.

Butcher Row to be widened as nearly as may be to 30 feet.

New Street to be widened as nearly as may be to 30 feet, from Wellington Street to a point south of New Court, and from that point diverted, as shown upon the said plan, and continued of a width of 30 feet into a new street (No. 1) herein-after described.

A new street (No. 1) shall be formed 30 feet wide from Watergate Street to Butcher Row.

A new street (No. 2) shall be formed 30 feet wide in continuation of Prince Street from Watergate Street to New Street.

A new street (No. 3) shall be formed 30 feet wide from New Street to Hughes Fields.

A new street (No. 4) shall be formed 34 feet wide from Watergate Street to New King Street.

N.B.—The provisions in this scheme as to the accommodation for the number of working classes displaced is subject to the powers conferred by section three of the Artizans Dwellings Act, 1882, under the circumstances and to the extent therein mentioned, to dispense with the obligation to provide accommodation for the persons who may be displaced by the scheme, and to the right of the Metropolitan Board of Works to call evidence before the officer conducting the local inquiry to found a report by him in support of an application hereafter to the confirming authority for such a dispensation.

ESTIMATE required by section five of the Artizans and Labourers Dwellings Improvement Act, 1875.

| | £ |
|---|---|
| Cost of land, &c. - - - - - | 62,000 |
| Cost of Roads, &c. - - - - - | 11,000 |
| | 73,000 |
| Less recoupment - - - | 12,000 |
| Total net cost - - - - | 51,000 |

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