CHAPTER cc.

An Act to confirm a Provisional Order of one of Her Majesty's Principal Secretaries of State for the improvement of an unhealthy area in the Whitechapel District, and an unhealthy area in the Limehouse District, within the Metropolis. A.D. 1876. [11th August 1876.]

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

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:

Provisional Order in schedule confirmed.

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

Short title.

2. This Act may be cited as the Metropolis (Whitechapel and Limehouse) Improvement Scheme Confirmation Act, 1876.

A.D. 1876.

SCHEDULE.

THE ARTIZANS AND LABOURERS DWELLINGS IMPROVEMENT ACT, 1875.

METROPOLIS (WHITECHAPEL AND LIMEHOUSE) 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 two unhealthy areas, situated respectively in the Limehouse district and in the Whitechapel district, both of which districts are within the metropolis as defined by 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 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 17 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 subsequently to the receipt of the said report the Metropolitan Board have made arrangements for the purchase, for the sum of 8,500*l.* or thereabouts, of certain premises herein-after mentioned, such purchase to be conditional upon such premises being included in the improvement area under this Order:

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 3,669, as appears from the following table:

No. of Holdings.	No. of Rooms in each Holding.	Total No. of Rooms.	Average No. of Persons of the Working Class occupying each Holding.	Total No. of Persons of the Working Class occupying such Holdings.
730	1	730	3·24	2,368
165	2	330	4·56	752
96	3	312	5·72	549
991	—	1,372	—	3,669

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,—in lieu of the map marked A and annexed to the said scheme, there shall be substituted the amended map marked A A and signed by me, and the lands delineated and coloured respectively red and green on the said amended map shall together constitute the improvement area to which the scheme, as amended by this Order, shall relate, the said lands coloured red being premises which were included in the improvement area as proposed by the original scheme of the Metropolitan Board, and the said lands coloured green being the premises for the conditional purchase of which the Metropolitan Board have arranged as aforesaid. The lands coloured purple on the said amended map, being premises which were included in the improvement area as proposed by the original scheme of the Metropolitan Board, shall not form part of the improvement area to which the scheme, as amended by this Order, shall relate.

2. With respect to the acquisition of lands,—the power of compulsory purchase shall not extend to the premises coloured green as aforesaid.

3. With respect to the appropriation of lands,—the said scheme shall be read as if, in lieu of the plan marked B annexed thereto, there was substituted the amended plan marked B B, and signed by me, and as if, in lieu of the Schedule B annexed to the said scheme, there was substituted the following:

SCHEDULE B.

The dwellings erected on the lands constituting the improvement area shall be built in 24 blocks distinguished by the letters A, B, C, D, E, F, G, H, I, J, K, L, Y, Z, M, N, O, P, Q, R, S, T, U, V, respectively shown on the said amended plan marked B B in the situations where the said blocks are to be placed.

Each block shall be five storeys in height, with the exception of the blocks R, S, T, U, and V, each of which shall consist only of four storeys, and each storey shall be not less than eight feet in height in the clear.

A.D. 1876.

The blocks shall be so constructed as to provide in the aggregate accommodation for not less than 3,870 persons of the working class, as set forth in the subjoined table:

No. of Holdings.	No. of Rooms in each Holding.	Total No. of Rooms.	Average No. of Persons of the Working Class which each Holding shall be capable of accommodating.	Total No. of Persons of the Working Class which the Holdings shall be capable of accommodating.
121	1	121	2·5	302
650	2	1,300	4·5	2,925
117	3	351	5·5	643
888	—	1,772	—	3,870

Each block shall, on every storey, according to the number and size of holdings 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 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 of State.

The existing Cartwright Street shall be widened to 30 feet, and extended southward into Upper East Smithfield, to effect a thoroughfare for carriage traffic between Royal Mint Street and Upper East Smithfield. The extended portion shall also be of a width of 30 feet, except opposite to the premises which in the amended map marked A A are coloured purple.

The existing Glasshouse Street shall be widened to 30 feet from Royal Mint Street to Sir Henry Peek's premises.

There shall be formed a roadway 20 feet wide in continuation of Blue Anchor Yard, so as to maintain the present access to the arches under the Great Eastern Railway viaduct.

Whitehall, June 12, 1876.

RICHARD ASSHETON CROSS.

SCHEME AS MADE BY THE METROPOLITAN BOARD OF WORKS.

THE ARTIZANS AND LABOURERS DWELLINGS IMPROVEMENT ACT, 1875.

METROPOLIS (WHITECHAPEL AND LIMEHOUSE) IMPROVEMENT.

SCHEME for the Improvement of certain Lands within the Metropolis situate in the Whitechapel District, and in the Limehouse District, in pursuance of the Artizans and Labourers Dwellings Improvement Act, 1875.

PRELIMINARY.

WHEREAS official representations under the provisions of the third section of The Artizans and Labourers Dwellings Improvement Act, 1875, were made to us, the Metropolitan Board of Works, on the 27th day of July 1875, and on the 9th day of November 1875, respectively by John Liddle, M.D., the medical officer of health of the Board of Works for the Whitechapel district, and by George Arthur Rogers, the medical officer of health of the Board of Works for the Limehouse district, with respect to certain areas respectively described in Part I. and Part II. of the Schedule A. to this Scheme annexed, situated in the Whitechapel district and in the Limehouse district respectively, 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 diseases indicating a generally low condition of health amongst the population in the said area described in Part I. of the said Schedule A. have been from time to time prevalent, and that such prevalence may reasonably be attributed to the closeness, narrowness, and bad arrangements and bad condition of the streets and houses within the said area, and that certain houses, courts, and alleys within the said area described in Part II. of the said schedule are unfit for human habitation, and that the evils connected with the said houses, courts, and alleys, and the sanitary defects in the said areas respectively cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and reconstruction of the streets and houses within the said areas respectively:

And whereas on the 12th day of November 1875 we, the Metropolitan Board of Works, did take such representations respectively into our consideration, and being satisfied of the truth thereof, and of the sufficiency of our resources, did pass a resolution to the effect that the said areas are unhealthy areas, and that an improvement scheme ought to be made in respect thereof, comprising such of the lands within the said areas and such neighbouring lands as are delineated and coloured red on the map marked A. to this Scheme annexed:

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 Act, 1875, and the powers by the said Act conferred upon us, do make the Scheme following:

A.D. 1876.

IMPROVEMENT AREA.

1. The lands delineated and coloured red on the map marked A to this Scheme annexed 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. The lands constituting the said improvement area shall be appropriated to the following purposes respectively:

(*a.*) The erection of dwellings for the working classes in the situations shown on the plan marked B to this Scheme annexed, which dwellings shall be so constructed as to afford the accommodation and to have the sanitary arrangements respectively specified in the particulars set forth in the Schedule B. to this Scheme annexed; and

(*b.*) The making, widening, and improving, in the lines and within the limits shown on the said plan marked B to this Scheme annexed, of the streets and approaches shown thereon, 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 regulations 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 (Whitechapel and Limehouse) Improvement Scheme, 1876."

SCHEDULE A.

PART I.

Area with respect to which the Official Representation referred to in the foregoing Scheme was made by John Liddle, M.D., the Medical Officer of Health of the Board of Works for the Whitechapel District.

The area situated partly within the parish of Whitechapel, and partly within the parish of Aldgate, both within the Whitechapel district, and extending from Dock Street, Whitechapel, on the east, to Peter's Court, on the west, being bounded on the north by Royal Mint Street, and on the south by the portion of Upper East Smithfield, extending from Cock Alley, and thence eastward to the boundary of the

parish of Aldgate, and following the boundary of that parish northward to its junction with the southern boundary of the parish of Whitechapel, and thence eastward along the line of the boundary of the last-mentioned parish to Dock Street. A.D. 1876.

PART II.

Area with respect to which the Official Representation referred to in the foregoing Scheme was made by George Arthur Rogers, M.D., the Medical Officer of Health of the Board of Works for the Limehouse District.

The two plots or parcels of land, houses, and premises, within the parish of St. John, Wapping, firstly and secondly hereunder mentioned; that is to say, firstly, the plot or parcel situate in Cooper's Row, Cooper's Court, Brown Bear Alley, Black Jack Alley, and Green Yard, bounded on the south by houses and premises in Upper East Smithfield; on the east partly by the goods depôt of the Great Eastern Railway Company and partly by the house and premises known as No. 50, Upper East Smithfield; on the north partly by the parish boundary and partly by the goods depôt aforesaid; and on the west partly by the parish boundary and partly by the houses and premises known as Nos. 41 and 42, Upper East Smithfield; and, secondly, the plot or parcel situate in Chambers' Square, and comprising the houses and premises on the north, the east, and the west sides thereof.

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 twenty-two blocks, distinguished by the letters A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, respectively shown on the plan marked B to the foregoing Scheme annexed in the situations where the said blocks are intended to be placed.

The superficial area of these blocks shall be as follows:—

Of	A,	3,610	feet.
,,	B,	6,400	,,
,,	C,	3,640	,,
,,	D,	4,480	,,
,,	E,	4,900	,,
,,	F,	5,600	,,
,,	G,	3,600	,,
,,	H,	5,800	,,
,,	I,	2,400	,,
,,	J,	320	,,
,,	K,	4,608	,,
,,	L,	1,600	,,
,,	M,	3,250	,,
,,	N,	13,300	,,
,,	O,	1,280	,,
,,	P,	6,400	,,
,,	Q,	6,080	,,
,,	R,	1,520	,,
,,	S,	3,420	,,
,,	T,	3,920	,,
,,	U,	3,160	,,
,,	V,	3,200	,,

amounting in the whole to a total superficial area of 92,488 feet.

A.D. 1876.

Each block shall be four storeys in height, and each storey shall not be less than 8 feet in height in the clear.

The blocks shall be so constructed as to contain in the aggregate not less than 1,077 tenements, which shall be composed of not less than—

800 tenements of one room, each tenement containing a clear area of not less than 140 feet;

160 tenements of two rooms, each tenement containing an aggregate clear area of not less than 250 feet;

117 tenements of three rooms, each tenement containing an aggregate clear area of not less than 350 feet;

affording accommodation for not less than 3,600 persons; that is to say, for 60 persons more than the number of the working class which will be displaced.

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 area, 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.

The existing Cartwright Street shall be widened to 30 feet and extended southward into Upper East Smithfield, to effect a thoroughfare for carriage traffic between Royal Mint Street and Upper East Smithfield. The extended portion shall also be of a width of 30 feet.

The existing Turner Street shall be widened to 30 feet, and a new street formed, 30 feet wide, in extension thereof into Dock Street.

The existing Darby Street shall be widened to 30 feet.

The existing Glasshouse Street shall be widened to 30 feet from Royal Mint Street to Sir Henry Peek's premises.

A new paved footway communication shall be formed between the existing Cooper's Row, Brown Bear Alley, Butler's Buildings, and Cartwright Street, of a width varying from 10 to 30 feet.

Sealed by Order. (L.S.)

ESTIMATE REQUIRED BY SECTION V. OF THE ACT.

	£
Cost of land - - - - - - - - - -	100,000
Cost of roads and sewers and incidental works - -	10,500
	110,500
Less recoupment - - - - - - - - -	56,100
Net cost - - -	£54,400

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