CHAPTER ciii.

An Act to confirm certain Provisional Orders of one of Her Majesty's Principal Secretaries of State for the Improvement of certain Areas within the Metropolis. [12th July 1877.]

A.D. 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 provisions of 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 (Goulston Street, Flower and Dean Street, Whitechapel, &c.) Improvement Provisional Orders Confirmation Act, 1877.

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SCHEDULE.

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (GOULSTON STREET AND FLOWER AND DEAN STREET, WHITECHAPEL,) 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 areas situated within the Whitechapel 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:

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 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 3,247, 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.
In the Goulston Street area, containing $4\frac{4}{10}$ acres. (Map A. No. 10. annexed to the said scheme) -	257	1	257	3·20	833
	185	2	370	4·76	882
	90	3 or more.	340	5·3	478
In the Flower and Dean Street area, containing $2\frac{8}{10}$ acres. (Map A. No. 11. annexed to the said scheme) -	289	1	289	2·83	820
	34	2	68	4·36	149
	17	3 or more.	57	5·0	85
	872 Holdings		1,381 Rooms		3,247 Occupants

And, in addition, there are in the Flower and Dean Street area registered lodging-houses containing 123 rooms, with accommodation for 757 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 areas,—

The following lands and premises,—

(*a.*) Such of the lands and premises included in one or other of the unhealthy areas in respect of which official representations were made, as are herein-after mentioned; that is to say,

The lands and premises in the rear of and belonging to 141 and 142, Whitechapel High Street;

The lands and premises on the South side of Goulston Square, numbered 200 on the said Map A. No. 10.;

The lands and premises on the South side of Wentworth Street, numbered 228 on the said Map A. No. 10.;

The lands and premises, 56, Wentworth Street;

The lands and premises on the West side of George Street, numbered 120 on the said Map A. No. 11.;

(*b.*) The lands and premises consisting of 94 and $94\frac{1}{2}$, Wentworth Street, which were by mistake coloured red in the said Map A. No. 11. annexed to the said scheme, as if they had been included in the unhealthy area in respect of which official representation was made;

shall not be deemed part of the unhealthy areas in respect of which official representations were made, but shall form part of the improvement areas to

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

The lands and premises in the rear of 3 and 4, Sugar Loaf Court, and within the yard belonging to 51, Wentworth Street, shall not form part of the improvement areas to which the scheme as amended by this Order shall relate.

2. With respect to the appropriation of lands—the scheme of the Metropolitan Board shall be read as if in lieu of the Plans B. No. 10. and B. No. 11. annexed thereto there were substituted the Plans C. No. 10. and C. No. 11. annexed to a copy of this Order, and signed by one of Her Majesty's Principal Secretaries of State, 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, F, G, H, J, K, L, M, N, O, P, Q, R, S, T, U, V, X, respectively shown on the plans marked C. No. 10. and C. No. 11., so signed and deposited as aforesaid, in the situations where the said blocks are to be placed.

In the Flower and Dean Street area blocks shall be constructed to serve as registered lodging-houses, capable of accommodating in the aggregate 760 persons, each of such blocks to consist of five storeys, and each storey to be not less than nine feet in the clear. The remaining blocks in the said area and the blocks in the Goulston Street area shall each consist of five storeys (with the exception of the blocks V and X, each of which shall consist only of four storeys), each storey being not less than eight feet in height in the clear, and shall be so constructed as to provide in the aggregate accommodation for not less than 3,260 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
615	2	1,230	4	2,460
120	3	360	5	600
835 Holdings		1,690 Rooms		3,260 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 areas 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.

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

Middlesex Street shall be widened to forty feet from Whitechapel High Street to Wentworth Street.

Goulston Street shall be widened to forty feet.

New Goulston Street shall be widened to thirty feet.

Wentworth Street shall be widened to forty feet from Middlesex Street to Old Castle Street.

Wentworth Street shall be widened to forty feet from Commercial Street to George Yard.

George Street shall be widened to thirty feet.

Flower and Dean Street shall be widened to thirty feet from the rear of houses in Commercial Street to George Street.

Upper Keate Street and Keate Court shall be widened to thirty feet.

Home Office, Whitehall,
14 May 1877.

Richd. Assheton Cross.

SCHEME AS MADE BY THE METROPOLITAN BOARD OF WORKS.

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (GOULSTON STREET AND FLOWER AND DEAN STREET, WHITECHAPEL) IMPROVEMENTS.

Scheme for the Improvement of certain Lands within the Metropolis, situate in the District of Whitechapel, 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 John Liddle, M.B., the Medical Officer of Health of the Board of Works for the Whitechapel 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, inasmuch as diseases indicating a generally low condition of health amongst the population in the said areas have been from time to

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time prevalent, and that such prevalence may reasonably be attributed to the closeness, narrowness, and bad arrangement of the streets and courts, and the bad condition of the houses, within the said areas respectively, and that evils connected with the said streets, 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 maps marked A. No. 10. and A. No. 11. to this scheme annexed (on which maps 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 plans marked B. No. 10. and B. No. 11. 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 (Goulston Street and Flower and Dean Street, Whitechapel,) Improvements Scheme, 1877."

Maps marked A. No. 10. and A. No. 11. and plans marked B. No. 10. and B. No. 11. 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 340 tenements of one room, 590 tenements of two rooms, 120 tenements of three or more rooms, affording accommodation for not less than 3,967 persons, that is, the number of persons of the artizan class which will be displaced by the execution of the scheme, and providing 1,880 rooms for their accommodation, in lieu of 1,483 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 upon Plans B. No. 10. and B. No. 11.

Middlesex Street to be widened to 40 feet from High Street to Wentworth Street.

Goulston Street to be widened to 40 feet.

New Goulston Street to be widened to 30 feet.

Wentworth Street to be widened to 40 feet from Middlesex Street to Old Castle Street.

Wentworth Street to be widened to 40 feet from Commercial Street to George Yard.

George Street to be widened to 30 feet.

Flower and Dean Street to be widened to 30 feet from rear of houses in Commercial Street to George Street.

Upper Keate Street and Keate Court to be widened to 30 feet.

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ESTIMATE required by Section 5 of the Act.

	£
Cost of land, &c. - - - - -	267,629
Cost of roads - - - -	20,000
	287,629
Less recoupment - - - - -	139,856
Total net cost - - - - -	147,773

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (SAINT GEORGE THE MARTYR, SOUTHWARK,) 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 three areas situated within the parish of Saint George the Martyr, Southwark, 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 areas 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 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 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 926, 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.
In the Elizabeth Place area. (Map A. No. 6. annexed to the said scheme) -	21	1	21	2·3	48
	56	2	112	4·76	267
	12	3 or more.	46	4·1	49
In the King Street area. (Map A. No. 7. annexed to the said scheme) -	12	1	12	2·25	27
	37	2	74	3·78	140
	16	3 or more.	52	4·9	77
In the Mint Street area. (Map A. No. 8. annexed to the said scheme)	76	1	76	2·25	171
	13	2	26	4·77	62
	19	3 or more.	76	4·47	85
Holdings	262	Rooms 495		Occupants 926	

And in addition there are in the Mint Street area aforesaid 10 registered lodging-houses with 61 rooms, and accommodation for 340 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:

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. 8. annexed to the said scheme there were substituted the Plans C. No. 6., C. No. 7., and C. No. 8. annexed to a copy of this Order, and signed by one of Her Majesty's Principal Secretaries of State, 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 areas, shall be built in blocks distinguished by the letters A., B., C., D., E., F., G., H., and J., respectively shown on the plans marked C. No. 6., C. No. 7., and C. No. 8. so signed and deposited as aforesaid, in the situations where the said blocks are to be placed.

In the Mint Street area a block shall be constructed to serve as a registered lodging-house, capable of accommodating in the aggregate 340

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persons. Such block shall consist of four or five storeys, as the Metropolitan Board may think fit, each storey being not less than nine feet in the clear. The remaining blocks in the said area and the blocks in the other two areas shall each consist of four storeys, each storey being not less than eight feet in the clear, and shall be so constructed as to provide in the aggregate accommodation for not less than 1,108 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.
50	1	50	2	100
177	2	354	4	708
60	3	180	5	300
Holdings 287		Rooms 584		Occupants 1,108

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, and in each block (except the block intended to serve as a registered lodging-house) there shall be provided such standing room for trucks and such store-room for goods as may be suitable for the use of costermongers.

The buildings on 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 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 plans so signed and deposited as aforesaid :—

Mint Street shall be widened to thirty feet between Harrow Street and Blue Ball Alley.

Harrow Street shall be widened to thirty feet between Mint Street and Suffolk Court.

Blue Ball Alley shall be widened to thirty feet.

Webber Row, so far as it is affected by the scheme, shall be widened to thirty feet.

Tower Street, so far as it is affected by the scheme, shall be widened to thirty feet.

King Street, so far as it is affected by the scheme, shall be widened to thirty feet.

Home Office, Whitehall,
14 May 1877.

Richd. Assheton Cross.

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SCHEME AS MADE BY THE METROPOLITAN BOARD OF WORKS.

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (ELIZABETH PLACE, KING STREET, AND MINT STREET, ST. GEORGE-THE-MARTYR, SOUTHWARK,) IMPROVEMENT.

SCHEME for the Improvement of certain Lands within the Metropolis, situate in the Parish of St. George-the-Martyr, Southwark, 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, by Henry Bateson, M.D., the Medical Officer of Health for the district of St. George-the-Martyr, Southwark, with respect to certain houses, courts, and alleys within areas situate in the parish of St. George-the-Martyr, Southwark, 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, by reason of want of light, air, ventilation, or of proper conveniences, unfit for human habitation, and that the evils connected with the said houses, courts, and alleys, and the sanitary defects in such 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 the said areas are unhealthy areas, 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 maps marked A. No. 6., A. No. 7., and A. No. 8., to this scheme annexed (on which maps 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.

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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. 8. 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 (St. George-the-Martyr, Southwark,) Improvement Scheme, 1877."

Maps marked A. No. 6., A. No. 7., and A. No. 8., and plan marked B. No. 8., 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 455 tenements, which shall be composed of not less than 160 tenements of one room, 235 tenements of two rooms, 60 tenements of three or more rooms, affording accommodation for not less than 1,340 persons, that is, the number of persons of the artizan class which will be displaced by the execution of the scheme, and providing 810 rooms for their accommodation, in lieu of 602 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 upon Plan B. No. 8.

Mint Street to be widened to 30 feet between Harrow Street and Blue Ball Alley.

Harrow Street to be widened to 30 feet between Mint Street and Suffolk Court.

Blue Ball Alley to be widened to 30 feet.

ESTIMATE required by Section 5 of the Act.

	£
Cost of land, &c. - - - - -	56,520
Cost of roads - - - - - -	3,240
	59,760
Less recoupment - - - - -	26,407
Total net cost - - - - - -	33,353

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (BEDFORDBURY, SAINT MARTIN-IN-THE-FIELDS, AND STRAND DISTRICT,) 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 partly within the Parish of St. Martin-in-the-Fields and partly within the Strand 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:

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

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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 that will be displaced by the Scheme is estimated to be 797, 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.
195	1	195	2·87	560
40	2	80	3·67	147
20	3 or more.	81	4·5	90
Holdings 255		Rooms 356		Occupants 797

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:

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. 1., annexed to the said scheme, there was substituted the plan marked C. No. 1., annexed to a copy of this Order, and signed by one of Her Majesty's Principal Secretaries of State, 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, respectively shown on the plan marked C. No. 1., so signed and deposited as aforesaid, in the situations where the said blocks are to be placed. Each block shall be five storeys in height, with the exception of the block A, which shall consist of six 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 accommodation for not less than 817 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	2·25	225
123	2	246	4	492
20	3	60	5	100
Holdings 243		Rooms 406		Occupants 817

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 plan so signed and deposited as aforesaid:

Bedfordbury shall be widened to 30 feet.

Chandos Street shall be widened to 45 feet between No. 60 and Bedfordbury.

A new street, 30 feet wide, shall be formed from Bedfordbury to Bedford Court.

Richd. Assheton Cross.

Home Office, Whitehall,
14 May 1877.

A.D. 1877.

SCHEME AS MADE BY THE METROPOLITAN BOARD OF WORKS.

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (BEDFORDBURY, SAINT MARTIN-IN-THE FIELDS, AND STRAND DISTRICT,) IMPROVEMENT.

SCHEME for the Improvement of certain Lands within the Metropolis, situate in the Parish of Saint Martin-in-the-Fields and in the Strand 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, by John J. Skegg, the Medical Officer of Health to the parish of Saint Martin-in-the-Fields, 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 streets and courts, and the bad condition of the houses within the said areas respectively, and that the evils connected with the said streets, 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 a resolution 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 and blue on the map marked A. No. 1. 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. 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. 1. 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 (Bedfordbury, Saint Martin-in-the-Fields, and Strand District,) Improvement Scheme, 1877."

Map marked A. No. 1. and plan marked B. No. 1. 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 262 tenements, which shall be composed of not less than 100 tenements of one room, 140 tenements of two rooms, 22 tenements of three or more rooms, affording accommodation for not less than 811 persons, that is, the number of persons of the artizan class which will be displaced by the execution of the scheme, and providing 446 rooms for their accommodation, in lieu of 370 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.

A.D. 1877.

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.

Bedfordbury to be widened to 30 feet.

Chandos Street to be widened to 45 feet between No. 60 and Bedfordbury, as shown upon Plan B. No. 1. hereunto annexed.

A new street, 30 feet wide, to be formed from Bedfordbury to Bedford Court.

ESTIMATE required by Section 5 of the Act.

	£
Cost of land, &c. - - - - -	83,565
Cost of roads - - - - - -	2,970
	86,535
Less recoupment - - - - -	22,540
Total net cost - - - - - -	63,995

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