CHAPTER lxxix.

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. 1879.

[3d July 1879.]

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: 38 & 39 Vict. c. 36.

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:

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 (Little Coram Street, Bloomsbury, Wells Street, Poplar, and Great Peter Street, Westminster,) Improvement Provisional Orders Confirmation Act, 1879.

A.D. 1879.

SCHEDULE.

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (LITTLE CORAM STREET, ST. GILES DISTRICT AND ST. PANCRAS,) 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 St. George, Bloomsbury, 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 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 objection 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 as follows:

(*a.*) From so much of the improvement area as lies on the "*east*" side of Little Coram Street:

Number of Holdings.	Number of Rooms in each Holding.	Total Number of Rooms.	Average Number of Occupants in each Holding.	Total Number of Occupants.
105	1	105	2·61	274
53	2	106	4·12	218
30	3 or more.	117	5·1	153
188 Holdings.		328 Rooms.		645 Occupants.

(*b.*) From so much of the improvement area as lies on the west side of Little Coram Street:

	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 Nos. 1, 2, 3, 4, 5, 6, 7, 9, 11, 12, 13, 14, and 15, Abbey Place.	21	1	21	2·1	44
	12	2	24	4·67	56
	3	3 or more.	11	6·	18
	36 Holdings.		56 Rooms.		118 Occupants.
In Nos. 10–17, Little Coram Street.	14	1	14	2·64	37
	8	2	16	4·62	37
	5	3 or more.	25	4·2	21
	27 Holdings.		55 Rooms.		95 Occupants.

Now in pursuance of the powers vested in me by the said Act, I hereby confirm the said scheme, and authorize 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 D. No. 14, and annexed to this Order, are numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22,

A.D. 1879.

Tavistock Mews, the houses and lands therein numbered 56, Great Coram Street, the houses and lands numbered 8, 17, 18, 19, 20, 21, 22, 23, 24, 25, and 26, Abbey Place, the houses and lands 1A, 1, 2, 3, 4, 5, 6, 7, and 8, Little Coram Street, and the lands numbered 106 and 107, shall not form part of the improvement area.

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. 14, and annexed to the scheme, were substituted the plan marked D. No. 14, and annexed to this Order, and as if in lieu of the Schedule thereto there were substituted the following:

SCHEDULE.

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 858 persons belonging to the working class.

The dwellings shall be furnished with waterclosets, sinks, and 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 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.

Streets.

Shown on Plan D. No. 14.

Little Coram Street shall be widened at each end, so as not to be of less width than 30 feet or thereabouts in any part of its length.

RICHD. ASSHETON CROSS.

Home Office, Whitehall,
4th April 1879.

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (LITTLE CORAM STREET, ST. GILES DISTRICT AND ST. PANCRAS) IMPROVEMENT.

SCHEME for the Improvement of certain Lands within the Metropolis, situate in the Parish of St. George, Bloomsbury, in the District of the St. Giles District Board of Works, and in the Parish of St. Pancras, in pursuance of the Artizans and Labourers Dwellings Improvement Act, 1875.

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 Samuel Robert Lovett, L.R.C.P., the Medical Officer of Health of the St. Giles District Board of Works, with respect to a certain area in 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 certain houses, courts, and alleys in the parish of St. George, Bloomsbury, and the district of St. Giles, delineated on the plan annexed to the said representation, and thereon coloured dark red, were unfit for human habitation, and that diseases indicating a generally low condition of health amongst the population in the area shown by the said plan, and thereon coloured dark red and light 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, and alleys, and the sanitary defects of the said area, could not be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction 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 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 dark red, light red, and blue on the map marked A. No. 14 to this scheme annexed (on which map the lands referred to in the before-mentioned resolution are coloured respectively dark red and light red, and the neighbouring lands are coloured blue, and are situate respectively in the parish of St. George, Bloomsbury, in the district of St. Giles, and in the parish of St. Pancras, in the county of Middlesex, and within the Metropolis,) 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 so constructed as to afford the accommodation and to

A.D. 1879.

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 plan marked B. No. 14 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 as set forth in the schedule 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 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 authorizing the execution of this scheme, or the Act conferring such Provisional Order.

Short Title.

6. This scheme may be cited for all purposes as "The Metropolis (Little Coram Street, St. Giles District and St. Pancras) Improvement Scheme, 1879."

Dated this 15th day of November 1878.

Sealed by order,
J. E. Wakefield,
Clerk of the Board.

L.S.

Map marked A. No. 14, and plan marked B. No. 14, referred to in the foregoing scheme.

SCHEDULE.

Particulars referred to in the foregoing Scheme.

The dwellings to be erected upon the land constituting the improvement area shall be built in blocks which shall be so constructed as to contain in the aggregate not less than 350 tenements, which shall be composed of not less than 140 tenements of one room, 150 tenements of two rooms, 60 tenements of three rooms, affording accommodation for not less than 1,000 persons, that is, the number of persons of the artizan class which will be displaced by the execution of this scheme, and providing 620 rooms for their accommodation in lieu of 533 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 each 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.

Streets.

Shown on Plan B. No. 14.

Little Coram Street shall be widened at each end so as not to be of less width than 30 feet or thereabouts in any part of its length.

ESTIMATE required by section five of the Act.

	£
Cost of land, &c. - - - - -	79,750
Cost of roads - - - - -	1,600
	81,350
Less recoupment - -	22,460
Total net cost - - -	58,890

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (WELLS STREET, POPLAR,) 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 All Saints, Poplar, 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

A.D. 1879.

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 1,029, 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.
48	1	48	1·96	94
101	2	202	4·38	443
88	3 or more.	324	5·6	492
237 Holdings.		574 Rooms.		1,029 Occupants.

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

With respect to the limits of the improvement area,—The building at the corner of White Hart Place and Butt Place, and numbered 210 on the plan marked D. No. 15, and annexed to this Order, shall not form part of the improvement area. The houses and lands numbered 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, Robin Hood Lane, and premises at the corner of White Hart Place and Robin Hood Lane marked 205 on the same plan, and the houses and lands numbered 1*, 2*, 3*, and 4*, Wells 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 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 B. No. 15, and annexed to the scheme, there were substituted the plan marked D. No. 15, and annexed to this Order, and as if in lieu of the Schedule thereto there were substituted the following:

SCHEDULE.

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 1,030 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 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.

Streets.

Shown on Plan D. No. 15.

Wells Street shall be made of an uniform width of 30 feet.

Robin Hood Lane shall be widened to a minimum width of 40 feet between Wells Street and White Hart Place.

A new street 40 feet wide shall be formed from Cotton Street to Robin Hood Lane.

A new street 30 feet wide shall be formed from the last-named new street into White Hart Place.

Richd. Assheton Cross.

Home Office, Whitehall,
1st April 1879.

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (WELLS STREET, POPLAR,) IMPROVEMENT.

Scheme for the Improvement of certain lands within the Metropolis, situate in the Parish of All Saints, Poplar, within the District of the Poplar District Board of Works, in pursuance of the Artizans and Labourers Dwellings Improvement Act, 1875.

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 Francis Mead Corner, M.R.C.S., the Medical Officer of Health to the Poplar District Board of Works, with respect to a certain area in 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 certain houses, courts, and alleys in the parish of All Saints, Poplar, within the Poplar District, delineated on the plan annexed to the said representation, and thereon coloured dark red, were unfit for human habitation, and that diseases indicating a generally low condition

A.D. 1879.

of health amongst the population in the said area shown by the said plan, and thereon coloured dark red and light 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, and ventilation, and proper conveniences and other sanitary defects, and that the evils connected with the said houses, courts, and alleys, and the sanitary defects of the said area, could not be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction 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 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 dark red and light red on the map marked A. No. 15 to this scheme annexed, which are the lands referred to in the before-mentioned resolution, and which are situate in the parish of All Saints, Poplar, within the Poplar District, in the county of Middlesex, and within the Metropolis, 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 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 plan marked B. No. 15 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 as set forth in the schedule 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 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 authorizing 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 (Wells Street, Poplar,) Improvement Scheme, 1879."

Dated this 15th day of November 1878.

Sealed by order,
J. E. Wakefield,
Clerk of the Board.

L.S.

Map marked A. No. 15, and plan marked B. No. 15, referred to in the foregoing scheme.

THE SCHEDULE.

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 420 tenements, which shall be composed of not less than 50 tenements of one room, 280 tenements of two rooms, 90 tenements of three rooms, affording accommodation for not less than 1,029 persons, that is, the number of persons of the artizan class which will be displaced by the execution of this scheme, and providing 880 rooms for their accommodation, in lieu of 574 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 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 the 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. 15.

Wells Street shall be made of an uniform width of 30 feet.

Robin Hood Lane shall be widened to a minimum width of 40 feet between Wells Street and White Hart Place.

A new street 40 feet wide shall be formed from Cotton Street to Robin Hood Lane.

A new street 30 feet wide shall be formed from the last-named new street into White Hart Place.

A.D. 1879.

ESTIMATE required by section five of the Act.

	£
Cost of land, &c. - - - -	70,426
Cost of roads - - -	8,400
	78,826
Less recoupment - - -	7,779
Total net cost - - -	71,047

The Artizans and Labourers Dwellings Improvement Act, 1875.

THE METROPOLIS (GREAT PETER 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 in the parish of Saint John the Evangelist, Westminster, 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 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 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:

A.D. 1879.

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 179, 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.
62	1	62	2·2	136
5	2	10	4·6	23
4	3 or more.	13	5·0	20
71 Holdings.		85 Rooms.		179 Occupants.

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

With respect to the limits of the improvement area,—The premises Nos. 6, 7, 8, 9, and 10, Great Peter Street, and also the premises situated at the rear of the same, numbered 23, 24, on the plan marked D. No. 16, and annexed to this Order, 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 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 Schedule thereto there were substituted the following:

SCHEDULE.

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 180 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 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.

Streets.

Saint Matthew's Street shall, at its junction with Great Peter Street, be widened to the extent of twenty feet, as shown on the plan marked D. No. 16,

A.D. 1879.

and annexed to the above Order; provided that the District Board of Westminster are willing to bear the whole cost of such widening, except the cost of the acquisition of so much land as is necessary for the purpose.

Richd. Assheton Cross.

Home Office, Whitehall,
1st April 1879.

The Artizans and Labourers Dwellings Improvement Act, 1875.

METROPOLIS (GREAT PETER STREET, WESTMINSTER,) IMPROVEMENT.

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

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 Barnard Holt, F.R.C.S., the Medical Officer of Health to the Westminster District Board of Works, with respect to a certain area in 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 certain houses, courts, and alleys in the parish of St. John the Evangelist, Westminster, within the district of the Westminster District Board, delineated on the plan annexed to the said representation, and thereon coloured dark red, were unfit for human habitation, and that diseases indicating a generally low condition of health amongst the population in the said area shown by the said plan, and thereon coloured dark red and light red, have been from time to time prevalent, and that such prevalence might reasonably be attributed to the closeness, narrowness, and bad condition of the streets and houses and groups of houses within the said area, and to the want of light, air, and ventilation, and proper conveniences and other sanitary defects, and that the evils connected with the said houses, courts, and alleys, and the sanitary defects in the said area, could not be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the streets and houses within the said area, or 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 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 dark red and light red on the map marked A. No. 16 to this scheme annexed (which are the lands referred to in the before-mentioned resolution, and which are situate in the parish of St. John the Evangelist, Westminster, within the district of the Westminster District Board of Works, and within the Metropolis,) 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 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.

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 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 authorizing 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 Peter Street, Westminster,) Improvement Scheme, 1879."

Dated this 15th day of November 1878.

Sealed by order,
J. E. Wakefield,
Clerk of the Board.

L.S.

Map marked A. No. 16 referred to in the foregoing scheme.

A.D. 1879.

SCHEDULE.

PARTICULARS referred to in the foregoing SCHEME.

The dwellings to be erected upon the lands constituting the improvement area shall be built in a block, which shall be so constructed as to contain in the aggregate not less than 60 tenements, which shall be composed of not less than 30 tenements of one room and 30 tenements of two rooms, affording accommodation for not less than 179 persons, that is, the number of persons of the artizan class which will be displaced by the execution of this scheme, and providing 90 rooms for their accommodation in lieu of 85 rooms now occupied by them.

The 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, 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.

ESTIMATE required by section five of the Act.

	£
Cost of land, &c. - - - - -	11,000
Less recoupment - - -	3,500
Total net cost - - -	7,500

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