

[53 & 54 VICT.]      *Local Government Board's*      [Ch. clxxv.]  
*Provisional Order Confirmation (Artizans and*  
*Labourers Dwellings) (No. 2) Act, 1890.*



**CHAPTER clxxv.**

An Act to confirm a Provisional Order of the Local Govern- **A.D. 1890.**  
ment Board under the provisions of the Artizans and  
Labourers Dwellings Improvement Acts, 1875 to 1885,  
relating to the Borough of Brighton. [4th August 1890.]

**W**HEREAS the Local Government Board have made the  
Provisional Order relating to the Borough of Brighton, set  
forth in the schedule hereto, under the provisions of the Artizans  
and Labourers Dwellings Improvement Acts, 1875 to 1885:

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:

1. The Order set out in the schedule hereto shall be and the  
same is hereby confirmed, and all the provisions thereof shall  
have full validity and force. **Order in  
schedule  
confirmed.**

2. This Act may be cited as the Local Government Board's **Short title.**  
Provisional Order Confirmation (Artizans and Labourers Dwellings)  
(No. 2) Act, 1890.

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*Brighton  
(Artizans)  
Order.*

SCHEDULE.

BOROUGH OF BRIGHTON.

*Provisional Order for confirming an Improvement Scheme under  
the Artizans and Labourers Dwellings Improvement Acts,  
1875 to 1885.*

To the Mayor, Aldermen, and Burgesses of the Borough of Brighton, being  
the Urban Sanitary Authority for that Borough;—

And to all others whom it may concern.

38 & 39 Vict.  
c. 36.  
42 & 43 Vict.  
c. 63.  
45 & 46 Vict.  
c. 54.  
48 & 49 Vict.  
c. 72.  
38 & 39 Vict.  
c. 36.

WHEREAS the Artizans and Labourers Dwellings Improvement Acts, 1875 to 1885, provide for the making of schemes for the improvement of areas in Urban Sanitary Districts by the Urban Sanitary Authorities of such Districts, as the Local Authorities under those Acts ;

And whereas it is enacted by Section 3 of the Artizans and Labourers Dwellings Improvement Act, 1875 (herein-after referred to as "the Act of 1875") that where an official representation is made, in accordance with the provisions of that Act, to any such Urban Sanitary Authority, that any houses, courts, or alleys within a certain area under the jurisdiction of such Authority are unfit for human habitation, and that the evils connected with such houses, courts, or alleys, and the sanitary defects in such area cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the streets and houses within such area, or of some of such streets or houses, such Authority shall take such representation into their consideration, and if satisfied of the truth thereof, and of the sufficiency of their resources, shall pass a resolution to the effect that such area is an unhealthy area, and that an improvement scheme ought to be made in respect of such area, and shall, after passing such resolution, forthwith proceed to make a scheme for the improvement of such area ;

And whereas the Borough of Brighton is an Urban Sanitary District, and the Mayor, Aldermen, and Burgesses, acting by the Council (herein-after referred to as "the Local Authority"), are the Urban Sanitary Authority for such District ;

And whereas an official representation has been made to the Local Authority, in accordance with the provisions of the Act of 1875, that the houses and courts within the following area under the jurisdiction of the Authority, namely,—

The area lying between Devonshire Place on the west, Upper Rock Gardens on the east, Edward Street on the north, and Saint James's Street on the south,—

are unfit for human habitation ; and that the sanitary defects in such area cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the streets and houses within such area ;



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And whereas the Local Authority, being satisfied of the truth of such official representation, and of the sufficiency of their resources, have passed a resolution that the area described in the said official representation is an unhealthy area, and that an Improvement Scheme ought to be made in respect of such area, and, after passing such resolution, have made an Improvement Scheme (herein-after referred to as "the Scheme"), accompanied by maps marked A. and B., particulars, and estimates, which Scheme and estimates are as follows :—

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Brighton  
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Order.

**" BOROUGH OF BRIGHTON.**

**" LITTLE ST. JAMES'S STREET, &c.**

**" IMPROVEMENT SCHEME UNDER THE ARTIZANS AND LABOURERS DWELLINGS**  
**" IMPROVEMENT ACTS, 1875 TO 1885.**

" By the Mayor, Aldermen, and Burgesses of the BOROUGH OF BRIGHTON, acting by the  
" Council (the Local Authority for the purpose within the meaning of the said  
" Acts), for the improvement of an unhealthy area within the Borough.

" 1. This scheme may be cited as the Borough of Brighton Artizans and Labourers  
" Dwellings Improvement Scheme, 1889.

" 2. In this scheme 'the Borough' means the Borough of Brighton; 'the  
" Corporation' means the Mayor, Aldermen, and Burgesses of the Borough; 'the  
" Town Clerk' and 'the Surveyor' mean respectively the Town-Clerk of the Borough  
" and the Borough Surveyor for the time being; and 'the plans' mean the plans which  
" accompany this scheme.

" 3. The properties and places proposed to be dealt with under this scheme are  
" shewn on two plans marked A and B, duplicates of which are deposited at the office  
" of the Town Clerk, and copies of the plans, or any part thereof, certified by the  
" Surveyor, shall be received in all Courts of Justice or elsewhere as evidence of the  
" contents thereof respectively. Plan A shews the streets, places and properties as  
" they now are; plan B shews what the proposed new streets and places are intended  
" to be when the scheme is completed.

" 4. The Corporation may enter on, take compulsorily and, for the purposes of this  
" scheme, deal with all or any of the lands, messuages, and premises hereafter mentioned  
" and referred to and delineated on the plan marked A, and thereon coloured blue and  
" purple, as may hereafter be determined by the Corporation to be necessary or proper  
" for the purpose of this scheme.

" 5. This scheme comprises an area in respect of which an official representation was  
" made by the Medical Officer of Health, dated 26th December, 1888, and concerning  
" which the Council of the Borough has passed a resolution declaring it to be an  
" unhealthy area; it is shewn on plan A by a blue tint.

" The area contains 7,223 square yards or thereabouts, and lies between the rear of  
" the houses in Upper Rock Gardens on the east, New Steine Mews on the west,  
" Edward Street on the north, and St. James's Street on the south.

" 6. The scheme also comprises properties adjacent to the aforesaid unhealthy area  
" which it is expedient and necessary to include in the scheme to make it efficient for  
" sanitary purposes, and to widen existing approaches to the unhealthy area, and other-  
" wise for opening out the unhealthy area for the purposes of ventilation and health.



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“ These properties, which together contain about 517 square yards, are included within  
“ the limits of deviation marked and shewn on the said plan A by a dotted black  
“ line - - - - - and are thereon coloured purple.

“ 7. It is intended to pull down and demolish the existing buildings on the several  
“ pieces of land coloured blue on the said plan A, and such of the buildings on the  
“ lands coloured purple on the said plan A as the Corporation may deem necessary for  
“ the proper carrying out of this scheme.

“ 8. The Corporation may, for the purpose of carrying out this scheme, lay out, form,  
“ pave, sewer, and complete the proposed new street and improvement following, shewn  
“ on the said plan B, that is to say, one new street, 44 feet wide, lying between  
“ New Steine Mews and Upper Rock Gardens from St. James's Street to Edward  
“ Street.

“ 9. The Corporation may make and form all such approaches, communications,  
“ alterations of level, stopping up, widening, or diversion of existing streets, highways,  
“ or roads, as may be necessary, and as may hereafter be determined by the Corporation  
“ to be necessary or proper for the purposes of this scheme.

“ 10. The Corporation may, for all or any of the purposes of this scheme, dispose of  
“ all or any of the lands hereinbefore authorised to be dealt with by them, that is, may  
“ dispose of such part of them as is required for the purposes of this scheme, and may  
“ dispose of such part thereof as is not required for other and general purposes, and  
“ such disposition may be effected either by a sale in fee simple or by building leases  
“ as the Corporation may determine to be most advantageous.

“ 11. Notwithstanding anything contained in this scheme the Corporation may,  
“ where they think it expedient so to do, without themselves acquiring the land which  
“ they are authorised to take, or after or subject to their acquiring any part thereof,  
“ contract with the person entitled to the first estate of freehold in any land comprised  
“ in this scheme for the carrying out of the scheme in respect of such land by such  
“ person.

“ 12. The Corporation may settle, determine, and approve the designs, elevations,  
“ and space, and all other particulars respecting the buildings to be erected on the  
“ lands or building plots as shewn on the said plan marked B.

“ 13. All dwelling-houses to be erected in accordance with this scheme shall be well  
“ and substantially built, and shall be so situated and constructed as to secure efficient  
“ ventilation, and shall be furnished with a proper water supply and with proper  
“ drainage and other sanitary appliances and apparatus to the satisfaction of the  
“ Corporation, and the Corporation shall enforce the execution and maintenance of all  
“ other proper sanitary arrangements.

“ 14. The Corporation shall, as soon as practicable after passing the Act for confirm-  
“ ing the Provisional Order authorising this scheme, proceed to carry the same into  
“ execution, but they may from time to time purchase and deal with parts of the lands  
“ within the unhealthy area without being required to deal with the whole of the land  
“ within the area.

“ 15. The expenses of the execution of this scheme (so far as they are not defrayed  
“ out of receipts of the Corporation pursuant to the Artizans and Labourers Dwellings  
“ Improvement Acts, 1875 to 1885), and the costs, charges, and expenses preliminary  
“ to and of and incidental to the preparation of this scheme, and the application  
“ for the Order confirming the same, and the obtaining the confirmation by Parliament  
“ of such Order, and any deficiency for the purposes of the said Acts by reason  
“ of the excess of expenditure over receipts shall be paid by the Corporation out of  
“ the general district rates or out of money borrowed in pursuance of the said  
“ Acts.





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purple on the same map shall be included in the Scheme for the purpose of making it efficient for sanitary purposes, and for widening the existing approaches to the unhealthy area, and otherwise for opening out the unhealthy area for the purposes of ventilation and health.

- (2.) All the lands within the limits of the area to which the Scheme relates may be taken compulsorily by the Local Authority, except such of those lands or such interests in any of those lands as have been acquired by the Local Authority prior to the date of this Order.
- (3.) Not more than one-half of the area to which the Scheme relates shall be cleared of buildings until suitable dwellings for the accommodation of one hundred and fifty persons of the working class shall have been provided by the Local Authority on some site or sites to be approved by the Local Government Board.

Given under the Seal of Office of the Local Government Board, this  
Second day of June, One thousand eight hundred and ninety.

(L.S.)

CHAS. T. RITCHIE, President.  
HUGH OWEN, Secretary.

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