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LONDON COUNTY COUNCIL.

THE

LONDON BUILDING ACT, 1894,

AND

THE LONDON BUILDING ACT, 1894
(AMENDMENT) ACT, 1898,

WITH THE

BYELAWS AND REGULATIONS
AT PRESENT IN FORCE
IN RELATION TO

BUILDINGS IN LONDON.

Issued under the authority of the London County Council.

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PREFATORY NOTE.

While this volume was passing through the press, the London Government Act, 1899, came into force. This Act contains the following provisions affecting the powers and duties of the Council under the London Building Acts:

(a) The undermentioned powers and duties of the London County Council under the London Building Acts are transferred to the Metropolitan Borough Councils:—(i.) Power under section 84 of the London Building Act, 1894, to license the setting up of wooden structures, and power to take proceedings for default in obtaining or observing the conditions of a licence under that section; (ii.) power under section 134 of the London Building Act, 1894, in relation to the removal of unauthorised sky-signs, subject in case of default to the provisions of the Public Health (London) Act, 1891, as if the default were a default under that Act; (iii.) powers under section 199 of the London Building Act, 1894, which section relates to the removal of obstructions in streets.

(b) The following powers of the London County Council will in future be exercised also by the Metropolitan Borough Councils:—(i.) power under section 170 of the London Building Act, 1894, which relates to the demolition of buildings in case of the conviction for an offence against the Act, or byelaws made under it, the power to be exercised only where the Borough Council have obtained the conviction; (ii.) power to take proceedings in respect of timber or other articles piled, stacked, or stored in contravention of section 197 or 200 (11) (b) of the London Building Act, 1894, the power to be exercised only within the borough.

By an Order in Council, under section 20 of the London Government Act, 1899, Penge has been separated from
the County of London and constituted an urban district in the County of Kent, but by section 10 of the Penge Scheme, 1900, it is provided that the London Building Acts, and the byelaws, regulations, &c., of the London County Council made thereunder, shall continue in force in Penge until such date as the Local Government Board by order may direct.

Portions of the County of London known as Clerkenwell (detached) and Putney (detached) have also been taken out of London and added to Hornsey in Middlesex and Barnes in Surrey respectively, and the London Building Acts and certain other Acts cease to apply to such transferred areas.

The Urban District of South Hornsey, and a small detached part of the parish of Mitcham, geographically surrounded by the parish of Tooting Graveney, have been added to the County of London, and the London Building Acts now have force within those districts.

At the end of the volume, following the text of the London Building Acts, will be found the byelaw as to the formation of streets, approved on 1st May, 1857; also the byelaws as to the foundations and sites of buildings, the description and quality of the substances of walls, and the deposit of plans and sections, confirmed on 19th October, 1891; and also the byelaws as to the description and quality of the substances of which plastering is to be made, confirmed on the last-named date, all of which byelaws remain in force under section 216 of the Act of 1894.

Attention is called to the regulations of the Council as to applications for sanction or consent under the Acts, to the regulations as to dwelling-houses on low-lying lands, and to the Regulations of the Tribunal of Appeal governing appeals under the Acts to that Tribunal.

For the convenience of those concerned in the erection of buildings, there are printed in Appendix I. the sections of the Factory and Workshop Acts relating to the provision of means of escape in case of fire from factories, workshops, &c., together with a statement as to the Council's usual requirements in respect thereof.

The new regulations of the Council, approved on 30th July, 1901, as to the requirements for the protec-
tion from fire at theatres, houses, rooms, and other places of public resort, are added in Appendix II., which also contains the sections of the Metropolis Management and Building Acts Amendment Act, 1878, affecting such matters.

Appendix III. contains the byelaws and the amending byelaw made by the Council under the Public Health (London) Act, 1891, with respect to waterclosets, earthclosets, privies, ashpits, cesspools, and receptacles for dung, and the proper accessories therefor, &c. These byelaws are enforced by the local authorities. There are also inserted the byelaws made by the Council, under section 202 of the Metropolis Management Act, 1855, for regulating the dimensions, form, and mode of construction, and the keeping, cleansing, and repairing of the pipes, drains, and other means of communicating with sewers, and the traps and apparatus connected therewith.

The index refers to the London Building Acts only.

G. L. GOMME,
Clerk of the Council.

COUNTY HALL, SPRING GARDENS,
August, 1901.
THE LONDON BUILDING ACT, 1894.

[57 and 58 Victoria, chapter ccxiii.]

An Act to consolidate and amend the
Enactments relating to Streets and
Buildings in London. [25th August
1894.]

WHEREAS enactments relative to
streets and buildings in the ad-
ministrative county of London are con-
tained in the following Acts, viz.:—

The Metropolitan Building Act 1844
The Metropolis Management Act 1855
The Metropolitan Building Act 1855
The Metropolitan Building Act (Amendment) 1860
The Metropolitan Building Amendment Act 1861
The Metropolis Management Amendment Act 1862
The Metropolitan Building Act 1869
The Metropolitan Building Act 1871
The Metropolis Management and Building Acts Amendment Act 1878
The Metropolis Management and Building Acts (Amendment) Act 1882
The London Council (General Powers) Act 1890
The London Sky Signs Act 1891
The London County Council (General Powers) Act 1893

Public Act.
Public Act.
Public Act.
Public Act.
Public Act.
Public Act.
Public Act.
Public Act.
Public Act.
Public Act.
Public Act.

Local and Per-
sonal Act.
Local and Per-
sonal Act.
Local and Per-
sonal Act.

[1918]
And whereas the existing provisions of the said Acts are complicated and in some respects doubtful and are insufficient to secure the construction and maintenance of streets and buildings in a satisfactory manner:

And whereas it will conduce to the public convenience that the said Acts should be repealed to the extent set forth in this Act and that further provisions should be made and powers conferred in order to secure a proper width and direction of streets the sound construction of buildings the diminution of the danger arising from fire the securing of more light air and space round buildings and generally with respect to the control and regulation of streets and buildings and otherwise as in this Act set forth:

And whereas the purposes aforesaid cannot be effected without the authority of Parliament:

May it therefore please your Majesty that it may be enacted and be it 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 (that is to say):—

PART I.

INTRODUCTORY.

1. This Act may be cited as the London Building Act 1894.

2. This Act shall be divided into Parts as follows:—

   Part I.—Introductory.
   Part II.—Formation and Widening of Streets.
(57 and 58 Victoria, chapter cxxiii.) 3

Part III.—Lines of Building Frontage.
Part IV.—Naming and Numbering of Streets.
Part V.—Open spaces about Buildings and Height of Buildings.
Part VI.—Construction of Buildings.
Part VII.—Special and Temporary Buildings and wooden Structures.
Part VIII.—Rights of Building and Adjoining Owners.
Part IX.—Dangerous and Neglected Structures.
Part X.—Dangerous and Noxious Businesses.
Part XI.—Dwelling-houses on Low-lying Land.
Part XII.—Sky Signs.
Part XIII.—Superintending Architect and District Surveyors.
Part XIV.—Byelaws.
Part XV.—Legal Proceedings.
Part XVI.—Miscellaneous.

3. This Act shall come into operation on and shall take effect from the first day of January next after the passing thereof which date is in this Act referred to as the commencement of this Act.

4. This Act shall save so far as is otherwise provided extend to London and no further:

Provided always that in addition to any exemption referring to the Commissioners of Sewers contained in this Act nothing in this Act contained shall in any way take away alter prejudice or affect any of the powers privileges exemptions jurisdictions or authorities given to or vested in the Commissioners of Sewers by or under any Act of Parliament and existing immediately before the passing of this Act notwith-
standing the repeal of the Acts specified in the Fourth Schedule hereto.

Definitions.

5. In this Act unless the context otherwise requires—

(1) The expression “street” means and includes any highway and any road bridge lane mews footway square court alley passage whether a thoroughfare or not and a part of any such highway road bridge lane mews footway square court alley or passage.

(2) The expression “way” includes any public road way or footpath not being a street and any private road way or footpath which it is proposed to convert into a highway or to form lay out or adapt as a street.

(3) The expression “roadway” in relation to any street or way means and includes the whole space open for traffic whether carriage traffic and foot traffic or foot traffic only.

(4) The term “centre of the roadway” means—

(a) In relation to any street or way of which the centre of the roadway has been ascertained or defined by the Council or the superintending architect previously to or after the commencement of this Act the centre of the roadway as so ascertained or defined;

(b) In relation to any street or way of which the centre of the roadway shall not have been ascertained or defined by the Council or the superintending architect where the roadway opposite the site of the building in question shall since the twenty-second day of July one thousand eight hundred and seventy-eight have been widened
the centre of the roadway as existing immediately before the date of such widening or where it shall not have been so widened the actual centre of the existing roadway:

For the purpose of any enactment in this Act referring to the centre of the roadway the superintending architect may at any time define the line constituting the centre of the roadway in the case of a street formed or laid out after the eighteenth day of August one thousand eight hundred and ninety and the line so defined shall continue to be deemed the centre for such purpose notwithstanding that the actual centre of the roadway may have become altered by reason of the roadway having been widened either on one side only or on both sides to an unequal extent.

(5) The expression “the prescribed distance” means twenty feet from the centre of the roadway where such roadway is used for the purpose of carriage traffic and ten feet from the centre of the roadway where such roadway is used for the purposes of foot traffic only.

(6) The expression “new building” means and includes—

Any building erected after the commencement of this Act;

Any building which has been taken down for more than one half of its cubical extent and re-erected or commenced to be re-erected wholly or partially on the same site after the commencement of this Act;

Any space between walls and buildings which is roofed or commenced to be roofed after the commencement of this Act.

(7) The expression “bressummer” means
a wooden beam or a metallic girder which carries a wall.

(8) The expression "level of the ground" means the mean level of the ground as determined by the district surveyor or in the event of disagreement by the superintending architect or on appeal by the tribunal of appeal.

(9) The expression "foundation" applied to a wall having footings means the solid ground or artificially formed support on which the footings of the wall rest but in the case of a wall carried by a bressummer means such bressummer.

(10) The expression "base" applied to a wall means the underside of the course immediately above the footings if any or in the case of a wall carried by a bressummer above such bressummer.

(11) The expression "ground storey" means that storey of a building to which there is an entrance from the outside on or near the level of the ground and where there are two such storeys then the lower of the two:

Provided that no storey of which the upper surface of the floor is more than four feet below the level of the adjoining pavement shall be deemed to be the ground storey.

(12) The expression "basement storey" means any storey of a building which is under the ground storey.

(13) The expression "first storey" means that storey of a building which is next above the ground storey the successive storeys above the first storey being the second storey the third storey and so on to the topmost storey.

(14) The expression "topmost storey" means the uppermost storey in a build-
ing whether constructed wholly or partly in the roof or not.

(15) The expression "external wall" means an outer wall or vertical enclosure of any building not being a party wall.

(16) The expression "party wall" means—

(a) A wall forming part of a building and used or constructed to be used for separation of adjoining buildings belonging to different owners or occupied or constructed or adapted to be occupied by different persons; or

(b) A wall forming part of a building and standing to a greater extent than the projection of the footings on lands of different owners.

(17) The expression "cross wall" means a wall used or constructed to be used in any part of its height as an inner wall of a building for separation of one part from another part of the building that building being wholly in or being constructed or adapted to be wholly in one occupation.

(18) The expression "party fence wall" means a wall used or constructed to be used as a separation of adjoining lands of different owners and standing on lands of different owners and not being part of a building but does not include a wall constructed on the land of one owner the footings of which project into the land of another owner.

(19) The expression "party arch" means an arch separating adjoining buildings storeys or rooms belonging to different owners or occupied or constructed or adapted to be occupied by different persons or separating a building from
a public way or a private way leading to premises in other occupation.

(20) The expression "party structure" means a party wall and also a partition floor or other structure separating vertically or horizontally buildings storeys or rooms approached by distinct staircases or separate entrances from without.

(21) The expression "height" in relation to any building means the measurement taken from the level of the footway (if any) immediately in front of the centre of the face of the building or (where there is no such footway) from the level of the ground before excavation to the level of the top of the parapet or where there is no parapet to the level of the top of the external wall or (in the case of gabled buildings) to the base of the gable.

(22) The expression "area" applied to a building means the superficies of a horizontal section thereof made at the point of its greatest surface inclusive of the external walls and of such portions of the party walls as belong to the building.

(23) The expression "square" applied to the measurement of the area of a building means the space of 100 superficial feet.

(24) The expression "cubical extent" applied to the measurement of a building means the space contained within the external surfaces of its walls and roof and the upper surface of the floor of its lowest storey.

(25) The expression "dwelling house" means a building used or constructed or adapted to be used wholly or principally for human habitation.

(26) The expression "domestic building
includes a dwelling house and any other building not being a public building or
of the warehouse class.

(27) The expression "public building" means a building used or constructed
or adapted to be used as a church
chapel or other place of public worship
or as a school college or place of instruc-
tion (not being merely a dwelling-house
so used) or as a hospital workhouse
public theatre public hall public concert
room public ball-room public lecture-
room public library or public exhibition-
room or as a public place of
assembly or used or constructed or
adapted to be used for any other public
purpose also a building used or con-
structed or adapted to be used as an
hotel lodging-house home refuge or
shelter where such building extends to
more than two hundred and fifty thou-
sand cubic feet or has sleeping accom-
modation for more than one hundred
persons.

(28) The expression "building of the
warehouse class" means a warehouse
factory manufactory brewery or distil-
lery and any other building exceeding
in cubical extent one hundred and fifty
thousand cubic feet which is neither a
public building nor a domestic building.

(29) The expression "owner" shall apply
to every person in possession or receipt
either of the whole or of any part of the
rents or profits of any land or tenement
or in the occupation of any land or tene-
ment otherwise than as a tenant from
year to year or for any less term or as
a tenant at will.

(30) The expression "occupier" does not
include a lodger and "occupy" and
"occupation" do not refer to occupa-
tion by a lodger.
(31) The expression "building owner" means such one of the owners of adjoining land as is desirous of building or such one of the owners of buildings storeys or rooms separated from one another by a party wall or party structure as does or is desirous of doing a work affecting that party wall or party structure.

(32) The expression "adjoining owner" means the owner or one of the owners and "adjoining occupier" means the occupier or one of the occupiers of land buildings storeys or rooms adjoining those of the building owner.

(33) The expression "builder" means the person who is employed to build or to execute work on a building or structure or where no person is so employed the owner of the building or structure.

(34) The expression "superintending architect" means the superintending architect of metropolitan buildings for the time being.

(35) The expression "district surveyor" means every such surveyor who is appointed in pursuance of this Act or whose appointment is hereby confirmed and shall include any deputy or assistant surveyor appointed under this Act.

(36) The expression "fire-resistant material" means any of the materials and things described in the Second Schedule to this Act.

(37) The expression "inhabited" applied to a room means a room in which some person passes the night or which is used as a living room including a room with respect to which there is a probable presumption (until the contrary is shown) that some person passes the
night therein or that it is used as a living room.

(38) The expression "habitable" applied to a room means a room constructed or adapted to be inhabited.

(39) The expression "the Metropolis Management Acts" means the Metropolis Management Act 1855 and the Acts amending the same or any one or more of those Acts.

(40) The expression "London" means the administrative county of London.

(41) The expression "the Council" means the London County Council.

(42) The expression "local authority" means the vestry or district board of works under the Metropolis Management Acts within whose parish or district the building structure place land or thing referred to is or will be or in the City the Commissioners of Sewers or in the parish of Woolwich the Woolwich Local Board of Health.

(43) The expression "the City" means all parts now within the jurisdiction of the Commissioners of Sewers.

(44) The expression "Corporation" means the mayor aldermen and commons of the City of London.

(45) The expression "Guildhall" means the land offices courts and buildings commonly called the Guildhall and the offices courts and buildings adjoining or appurtenant thereto which now are used by or may hereafter be erected for the use of the Corporation or of any committee commission or society appointed by them.

(46) The expression "Commissioners of Sewers" means the Commissioners of Sewers of the City of London.

(47) The expression "the tribunal of
appeal” means the tribunal of appeal constituted by this Act.

PART II.

FORMATION AND WIDENING OF STREETS.

6. From and after the commencement of this Act streets shall not be made and ways shall not be widened altered or adapted so as to form streets otherwise than subject to and in accordance with the provisions set forth in this Part of this Act Provided that this Act shall not affect the powers of any local authority to widen alter or improve any street.

7. Before any person commences to form or lay out any street whether intended to be used for carriage traffic or for foot traffic only such person shall make an application in writing to the Council for their sanction to the formation or laying out of such street either for carriage traffic or for foot traffic (as the case may be):

Every such application shall be accompanied by plans and sections with such particulars in relation thereto as may be required by printed regulations issued by the Council and the Council shall forthwith communicate every such application to the local authority:

And no person shall commence to form or lay out any street for carriage traffic or for foot traffic without having obtained the sanction of the Council.

8. For the purposes of this Part of this Act a person shall be deemed to commence to form or lay out a street if he erect a fence or other boundary or lay down lines of kerbing or level the surface of the ground.
so as to define the course or direction of a street or if he form the foundations of a house in such manner and in such position as that such house will or may become one of three or more houses abutting on or erected beside land on which a street is intended to be or may be thereafter laid out or formed. Provided that no person shall be deemed to commence to form or lay out a street if he do any of the acts in this section mentioned for some purpose other than that of forming or laying out a street.

9. In any of the cases following but in no other case (that is to say):—

(1) Where any street is proposed to be formed or laid out for carriage traffic without being or being widened to the full width of forty feet clear or such other width as may be required under the provisions of this Act;

(2) Where any street is proposed to be formed or laid out for foot traffic only without being or being widened to the full width of twenty feet clear;

(3) Where any street exceeding sixty feet in length or any street not exceeding sixty feet in length of which the length is greater than the width is proposed to be formed or laid out without being open at both ends from the ground upwards;

(4) Where any street not being within the City is proposed to be formed or laid out in such manner that such street will not at and from the time of forming and laying out the same afford direct communication between two streets such two streets being (where it is intended to form or lay out such street for carriage traffic) streets formed and laid out for carriage traffic;

(5) Where it is proposed to form or lay
out any street not being within the City for foot traffic only and it appears to the Council that such street should not be formed or laid out for foot traffic only or that such street should be formed or laid out for foot traffic only subject to conditions;

(6) Where the street is proposed to be formed or laid out for carriage traffic with any gradient steeper than one in twenty;

(7) Where it is proposed to form or lay out any street in such manner as to be in contravention of any byelaw of the Council;

it shall be lawful for the Council by order at any time within the period of two months after the receipt of the application to refuse to sanction or to sanction subject to such conditions as they may by such order prescribe the formation or laying out of such street for carriage traffic or for foot traffic only as the case may be provided that the Council shall within such period give notice to the applicant of such order stating fully all their reasons for such refusal or the imposition of such conditions as the case may be:

Provided that if within the said period of two months the Council fail to give notice of their refusal to sanction the formation or laying out of such street or of their disapproval of any such plan or section they shall be deemed to have given their sanction thereto.

Adaptation of ways for streets.

10.—(1) Before any person commences—

(a) To adapt for carriage traffic any street or way not previously so adapted or to use or permit to be used for carriage traffic any street or way not previously so adapted;

(b) To adapt as a street for foot traffic
only or as a public footway any way not previously so adapted; such person shall make an application in writing to the Council for their sanction thereto and such application shall be accompanied by plans and sections and such particulars in relation thereto as may be required by printed regulations issued by the Council and the Council shall forthwith communicate every such application to the local authority and no person shall commence to execute any such work without having obtained the sanction of the Council.

(2) Within two months after the receipt of any such application the Council shall either sanction the plans and sections or give notice to the applicant of their disapproval thereof stating fully all their reasons for such disapproval Provided that if within the said period of two months the Council fail to give notice of their disapproval of any such plan or section they shall be deemed to have given their sanction thereto.

(3) A person shall be deemed for the purposes of this Part of this Act to commence to execute a work within the meaning of this section if he erect a fence or other boundary or lay down lines of kerbing or level the surface of the ground so as to define the course or direction of a work within the meaning of this section or if he form the foundations of a house in such manner and in such position as that such house will or may become one of three or more houses abutting on or erected beside land on which a street is intended to be or may be thereafter laid out or formed Provided that no person shall be deemed to commence to execute a work within the meaning of this section if he do any of the acts in this sub-section mentioned for some
purpose other than that of executing a work within the meaning of this section.

(4) Before any person commences to widen on either side to a less extent than the prescribed distance any part of a street or way which (being adapted for carriage traffic) is less than forty feet in width or (being adapted for foot traffic only) is less than twenty feet in width he shall give notice in writing to the Council accompanied by a plan showing the extent of the proposed widening and no person shall commence to execute any such widening until after the expiration of two months from the date of such notice unless with the previous sanction of the Council.

11. In any of the cases following but in no other case (that is to say):—

1. Whenever it is proposed to adapt for carriage traffic any street or way (not previously so adapted) where there are houses or buildings either on both sides thereof or only on one side thereof without a distance of at least twenty feet clear being left between the centre of theroadway and the nearest external wall of the houses or buildings on the side of the street or way to which the measurement is taken or (if there be forecourts or other spaces left between such external wall and the roadway) without there being a distance of at least twenty feet clear between the centre of the roadway and the external fences or boundaries of such forecourts or other spaces;

2. Where it is proposed to adapt as a street for foot traffic only or as a public footway any way not previously so adapted without the same being of or being widened to the full width of
twenty feet clear measured as aforesaid;

(3) Where any such adaptation would result in the formation of a street exceeding sixty feet in length or a street not exceeding sixty feet in length of which the length is greater than the width and in either case not being open at both ends from the ground upwards;

(4) Where any such adaptation would result in the formation of a street not being within the City and not affording direct communication between two streets such two streets being (where it is intended to form or lay out such street for carriage traffic) streets formed and laid out for carriage traffic;

(5) Where the adaptation will result in the formation or laying out of a street not being within the City for foot traffic only and it appears to the Council either that such street should not be formed or laid out for foot traffic only or that such street should be formed or laid out for foot traffic only subject to conditions;

(6) Where the adaptation would result in the formation of a street for carriage traffic with any gradient steeper than one in twenty;

(7) Where the adaptation is proposed to be made in such a manner as to be in contravention of any byelaw of the Council;

it shall be lawful for the Council by order at any time within the said period of two months after the receipt of the application to refuse to sanction or to sanction (subject to such conditions as they may by such order prescribe) the adaptation proposed by the application Provided that the Council shall within such period give notice
to the applicant of such order stating fully all their reasons for such refusal or the imposition of such conditions as the case may be. Provided also that if within the said period of two months the Council fail to give notice of their refusal to sanction such adaptation or of their sanction of the adaptation subject to conditions they shall be deemed to have given their sanction thereto.

12. In any case where it is intended—
(a) To form or lay out any street not being within two miles of Saint Paul's Cathedral for carriage traffic;
(b) To adapt or permit to be used for carriage traffic any street or way (not being within two miles of Saint Paul’s Cathedral) not previously so adapted;
and the Council shall deem it expedient in the public interest that the street or way should by reason of its length or importance or in consequence of its forming or being so situate as to be likely to form part of an important line of communication or for other sufficient reason be of a greater width than forty feet clear they may make it a condition of their sanction that the street or way shall be throughout or in such part as they may direct of a greater width than forty feet but nothing in this section shall authorise the Council to require a greater width than sixty feet.

And before requiring that any street or way shall be wider than forty feet the Council shall give notice of their intention to the local authority in order that the local authority if they think fit may make a representation to the Council.

13.—(1) No person shall erect any new building or new structure or any part thereof or extend any building or structure or any
part thereof in such manner that any external wall of any such building or structure or (if there be a forecourt or other space between such external wall and the roadway) any part of the external fence or boundary of such forecourt or other space shall without the consent in writing of the Council be in any direction at a distance less than the prescribed distance from the centre of the roadway of any street or way (being a highway).

(2) Where the Council after consulting the local authority shall deem it expedient in the public interest either by reason of the length or importance of the street or way or by reason of the street or way forming or being so situate as to be likely to form part of an important line of communication or for other sufficient reason that the prescribed distance from the centre of the roadway of any such street or way should where such roadway is used for the purpose of carriage traffic be greater than twenty feet it shall be lawful for the Council to determine that the prescribed distance shall be such greater distance not exceeding thirty feet from the centre of the roadway of such street or way on either side or both sides as the Council shall see fit to determine. This sub-section shall not apply to any street or way within two miles of Saint Paul's Cathedral.

(3) In case the person intending to erect form or extend any such building structure forecourt or space shall be dissatisfied with the determination of the Council that the prescribed distance shall be greater than twenty feet from the centre of the roadway he may appeal to the tribunal of appeal against such determination of the Council.

(4) The Council may in any case where they think it expedient consent to the erection formation or extension of any building structure forecourt or space at a
distance less than the prescribed distance from the centre of the roadway of any such street or way and at such distance from the centre of such roadway and subject to such conditions and terms (if any) as they may think proper to sanction. Provided that the giving of such consent by the Council shall not in any way affect any rights of the owners of adjoining land. Before giving such consent the Council shall communicate to the local authority their intention to give the same. Any person dissatisfied with the determination of the Council under this sub-section may appeal to the tribunal of appeal.

(5) Provided that where any person intends to alter or re-erect a building or structure existing either at the commencement of this Act or at any time within seven years previously and which shall not be or shall not have been in conformity with the provisions of this section relating to new buildings and structures such person may cause to be prepared plans showing the extent of such building or structure (or in the event of such building or structure having ceased to exist before the commencement of this Act or having been accidentally destroyed the best plans available under all the circumstances of the case) and the extent of the forecourt or other open space (if any) between any external wall of such building or structure and the roadway and may cause such plans to be submitted to the district surveyor who shall (if reasonably satisfied with the evidence of their accuracy) certify the same under his hand and such certificate shall be taken to be conclusive evidence of the correctness of the plans. Thereupon it shall be lawful for such person to alter or re-erect such building or structure but so that no land within the prescribed distance
shall be occupied by the re-erected building or structure or the forecourt or such other open space as aforesaid (if any) except that which was occupied within the prescribed distance by the previously existing building structure forecourt or open space:

If such person should fail to submit such plans to the district surveyor or the district surveyor or tribunal of appeal should refuse to certify the accuracy of the same such person shall in altering or rebuilding the said building or structure be bound by the preceding provisions of this section in all respects as though no building or structure had previously existed upon the land within the period aforesaid. Provided always that no dwelling-house to be inhabited or adapted to be inhabited by persons of the working class shall without the consent of the Council be erected or re-erected within the prescribed distance to a height exceeding the distance of the front or nearest external wall of such building from the opposite side of such street and that no building or structure shall be converted into such dwelling-house within the prescribed distance so as to exceed such height:

Provided that this section shall not prevent the re-erection of any such dwelling-house erected previously to the passing of this Act by a local authority.

(6) Nothing in this section shall affect the exercise of any powers conferred upon any railway company by any special Act of Parliament for railway purposes.

14. In every case where any new building or new structure is erected at a distance in any direction from the centre of the roadway of any street or way less than the distance permitted under this Part of this Act or
contrary to the conditions and terms (if any) subject to which the Council or the tribunal of appeal has sanctioned the erection of such building the Council may serve a notice upon the owner or occupier of the said building or structure or upon the builder requiring him to cause such building structure forecourt or space or any part thereof to be set back so that every part of any external wall of such building or structure or of the external fence or boundary of such forecourt or space shall be at a distance in every direction from the centre of the roadway of such street or way not less than the distance so permitted and shall be in accordance with such conditions and terms (if any) as the Council or the tribunal of appeal may have prescribed.

Repealed. (See Section 3 of the Amendment Act 1898.)

As to compensation in certain cases.

15. In any case where—

(1) The Council under this Part of this Act make it a condition of their section to——

(a) the formation or laying out of any street for carriage traffic over land which either at the commencement of this Act or at any time within seven years previously has or shall have been occupied by buildings or by market garden; or

(b) the adaptation or use for carriage traffic of any street or way not previously so adapted or used that the street or way shall be throughout or in any part of a greater width than forty feet; or

(2) The Council determine that the prescribed distance from the centre of the roadway shall be greater than twenty feet;

the Council shall be liable to pay to the owner of land or buildings required for such greater width or such greater pre-
scribed distance compensation for the loss or injury (if any) sustained by him by such requirement. The amount of such compensation if not agreed within two months from the time of such condition being made or determination arrived at may (unless the Council waive the condition or determination) be recovered in a summary manner except where the amount of compensation claimed exceeds fifty pounds in which case the amount thereof shall be settled by arbitration according to the provisions contained in the Lands Clauses Acts which are applicable where questions of disputed compensation are authorised or required to be settled by arbitration and for that purpose those Acts so far as applicable shall be deemed to be incorporated with this Act:

Provided always that within two months from the time of such condition or determination being made or arrived at if the amount of such compensation has not been settled before the expiration of such time it shall be lawful for the Council to waive such condition or determination. Provided also that if the Council waive such condition or determination they shall pay to the owner the reasonable costs charges and expenses incurred by him in consequence of such condition or determination and in connexion with the negotiations for the settlement of the amount of compensation:

For the purpose of this section the expression "owner" has the same meaning as in the Lands Clauses Acts.

16. Where after the commencement of this Act—

(i) any new building or structure is erected or commenced in such manner that—

As to erection of buildings at less than prescribed distance from centre of ways not being highways.
(a) any part of any external wall of any such building or structure; or if there be between such external wall and the roadway any forecourt or other space—

(b) any part of the external fence or boundary of such forecourt or space

is or will be in any direction distant from the centre of the roadway of any way (not being a highway) less than the prescribed distance or less than such other distance as may have been sanctioned by the Council or the tribunal of appeal; or

(ii) Any conditions or terms subject to which the sanction of the Council or the tribunal of appeal in relation to any such building structure forecourt or space was obtained have not been complied with; or

(iii) The time during which such sanction was limited to continue has expired; the way shall not become a highway except subject to the following provisions:—

(i) A written notice shall be served upon the Council of the proposal to make the way a public highway;

(ii) The Council may at any time within two months after the receipt of such notice serve a notice upon the owner of such building structure forecourt or space or the builder requiring him to cause the same or any part thereof to be set back so that every part of any external wall of such building or structure or of the external fence or boundary of such forecourt or space shall be in every direction at a distance not less than the prescribed distance from the centre of the roadway of such way or at such distance and according to such conditions and terms (if any)
as the Council or the tribunal of appeal may have sanctioned and prescribed;
(iii) Unless and until such first-mentioned notice has been given to the Council and such last-mentioned notice (if any) has been complied with the way shall not become a highway:
Provided that this section shall not affect the erection or extension of any building or structure within the limits of any area which may have been lawfully occupied by any building or structure at any time within two years before the twenty-second day of July one thousand eight hundred and seventy-eight or the erection or extension of any building or structure lawfully in course of erection or extension on the said twenty-second of July.

17. The Council may sanction the erection of any new building or structure at any less distance than the prescribed distance from the centre of the roadway of any way (not being a highway) to be specified in such sanction or the continuance of any new building or new structure erected at such less distance or the continuance thereof for a limited time only to be specified in such sanction in such cases and subject to such terms and conditions (if any) as they may think proper. And any such sanction may be framed in such manner as to apply to all new buildings in any such way or any part thereof Provided that the giving of such sanction by the Council shall not in any manner affect any rights of the owners of adjoining land.

18. Copies of the printed regulations of the Council issued for the purposes of this Part of this Act shall be kept at the county hall and supplied at all reasonable times
without charge to any applicants for the same.

19. Whenever any applicant under Part II. of this Act for the sanction of the Council to the formation or laying out of a street or the adaptation of a street or way for carriage or foot traffic or for the certificate of a district surveyor is dissatisfied with the refusal or conditional grant of such sanction or with any condition imposed by the Council or with the refusal of such certificate as aforesaid he may appeal to the tribunal of appeal.

20. Nothing in this Part of this Act shall extend or apply to any private road formed or laid out by a railway company and used as an approach to a station or station yard or as an approach to land used for railway purposes.

21. Notwithstanding anything in this Act any buildings to be erected upon any lands now belonging to the School Board for London or over which they have powers of compulsory purchase or may acquire such powers in the present session of Parliament may be erected in accordance with the provisions of any Act in force immediately before the passing of this Act.

PART III.

LINES OF BUILDING FRONTAGE.

22.—(1) No building or structure shall without the consent in writing of the Council be erected beyond the general line of buildings in any street or part of a street place or row of houses in which the same is situate in case the distance of such
line of buildings from the highway does not exceed fifty feet or within fifty feet of the highway when the distance of the line of buildings therefrom amounts to or exceeds fifty feet notwithstanding there being gardens or vacant spaces between the line of buildings and the highway. Such general line of buildings shall if required be defined by the superintending architect by a certificate such certificate to be issued within one month from the date of the application therefor.

(2) This section shall not apply to any building or structure erected after the commencement of this Act upon land which either at the commencement of this Act or at any time within seven years previously has or shall have been lawfully occupied by a building or structure.

23.—(1) In case any building or structure which shall in any part thereof project beyond the general line of buildings in a street or beyond the front of the building wall or railing on either side thereof shall at any time be taken down to an extent exceeding one half of the cubical extent of such building or structure or shall be destroyed by fire or other casualty or demolished pulled down or removed from any other cause to the extent aforesaid it shall be lawful for the Council to require the same building or structure or any new building or structure proposed to be erected on the site or any part of the site thereof to be set back to such a line and in such a manner as the Council shall direct.

(2) The Council shall make compensation to the owner of such building for any damage and expenses which he may sustain and incur thereby and the amount of such compensation if not agreed between the Council and the parties concerned shall be recovered.
in a summary manner except where the amount of compensation claimed exceeds fifty pounds in which case the amount thereof shall be settled by arbitration according to the provisions contained in the Lands Clauses Acts which are applicable where questions of disputed compensation are authorised or required to be settled by arbitration and for that purpose those Acts so far as applicable shall be deemed to be incorporated with this Act For the purpose of this section the expression "owner" has the same meaning as in the Lands Clauses Acts.

24. The superintending architect shall within fourteen days after the issue of the certificate defining the general line of buildings in any street or part of a street place or row of houses cause a notice of his certificate to be served on the local authority and on the owner of the building or land to which the certificate relates and on the owner of the houses in the same block or row within a distance not exceeding fifty yards on either side of the building or land to which the certificate relates or where there is no such block or row upon the owner of the adjoining land on either side of the building or land to which the certificate relates. Certificates made by the superintending architect under this Part of this Act shall be preserved by the Council and be open to inspection at all reasonable times by all persons desiring to inspect the same.

25. The local authority or any person deeming himself aggrieved by the certificate of the superintending architect may appeal to the tribunal of appeal.
26. In giving their consent for the erection of any building or structure beyond the general line of buildings in any street or part of a street place or row of houses the Council may attach any conditions to such consent and such conditions may include any or all of the conditions following viz.:—

(1) That land in front of the building or structure to such an extent as the Council may think proper shall be dedicated to and left open for the use of the public:

(2) That the building or structure shall be used only for such purposes as may be specified in the consent or shall not be used for any particular purposes specified in the consent unless with the further consent of the Council obtained when a change of purpose is desired:

And generally any other condition which the Council may deem it expedient to impose in the public interest.

27. The consent by the Council to the erection of any building or structure beyond the general line of buildings in any part of a street or the erection of such building or structure shall not be deemed to affect or alter in that or any other part of the street the general line of buildings as existing at the time of such consent.

28. The Council shall keep a register of all conditional consents given by them under this Part of this Act and shall keep the same open for inspection by all persons interested at all reasonable times.

29. The superintending architect shall if required by the Council the local authority or any person interested for the purposes of this Part of this Act determine in any
case in what street or streets a building or structure is situate such determination to be evidenced by his certificate. Any person aggrieved by such certificate may appeal to the tribunal of appeal.

30. This part of this Act shall not apply within the City.

31. Nothing in this Part of this Act shall affect the exercise of any powers conferred upon any railway company by any special Act of Parliament for railway purposes.

PART IV.

NAMING AND NUMBERING OF STREETS.

32. Before any name is given to any street notice of the intended name shall be given to the Council and the Council may by notice in writing given to the person by whom notice of such intended name has been given to them at any time within one month after receipt of such notice object to such intended name and it shall not be lawful to set up any name to any street in London until the expiration of one month after notice thereof has been given as aforesaid to the Council or to set up any name objected to as aforesaid.

33. The local authority shall and may cause the name of every street to be painted or affixed on a conspicuous part of some house or building at or near each end or entrance to such street or some other convenient part of the street and shall renew such name whenever it may be obliterated or defaced.
34. The Council may by order alter the name of any street to any other name which to the Council may seem fit.

35. One month before making an order altering the name of a street the Council shall notify their intention of making such alteration to the local authority and shall also cause notice of their intention to be posted at each end of the street or in some conspicuous position in the street or at the option of the Council to be notified by circular delivered at every house in the street.

Every such notice shall state that the order altering the name of the street may be issued on or after a day to be therein named if no objection in writing to the proposed alteration be given to the Council.

36.—(1) The Council may order that any houses or buildings in any street or way or any part thereof shall for the purpose of distinguishing the same be marked with such numbers as they shall deem convenient for that purpose and which they shall specify in their order in that behalf.

(2) Whenever the Council have made any such order they shall transmit a copy thereof to the local authority and it shall be the duty of the local authority to perform all necessary acts and to take all requisite proceedings for carrying the order of the Council into execution.

(3) The local authority shall give notice to the owners or occupiers of the houses and buildings in such street or way to mark their several houses and buildings with such numbers as the Council shall have ordered and to renew the numbers of such houses or buildings as often as they are obliterated or defaced.
(4) If any occupier of any such house or building neglect for one week after notice from the local authority to mark such house or building with such number as shall be mentioned and required in such notice the local authority may and shall cause such number to be so marked or renewed and recover the expenses thereof from the owner or occupier of such house or building in a summary manner.

37. Whenever the Council have transmitted a copy of any order made by them in pursuance of the provisions of this Part of this Act to any local authority and such local authority have for the space of three months after the receipt of such order failed to perform all or any of the necessary acts or to take all or any of the requisite proceedings for carrying such order into execution then and in every such case the Council may perform all or any of such necessary acts or take all or any of such necessary proceedings which the local authority have failed to perform or take and the Council may exercise all the rights powers authorities and jurisdiction of a local authority with respect thereto including the recovery of expenses from owners of houses and buildings.

38. The Council shall keep a register of all alterations made by them in the names of streets and in the numbers of the houses therein and such register shall be kept in such form as to show the date of every such alteration and the name of the street previous to such alteration as well as the new name thereof. It shall be lawful for any person to inspect such register and to take a copy of any portion thereof upon payment of such reasonable fee as the Council may from time to time determine.
PART V.

OPEN SPACES ABOUT BUILDINGS AND
HEIGHT OF BUILDINGS.

39. For the purposes of this Part of this Act the expression "domestic building" shall not include any buildings used or constructed or adapted to be used wholly or principally as offices or counting-houses.

40. In the case of domestic buildings erected after the commencement of this Act which shall have a habitable basement there shall for the purpose of giving light and air to such basement be provided in the rear of the building and exclusively belonging thereto an open space of an aggregate extent of not less than one hundred square feet free from any erection thereon above the level of the adjoining pavement which open space notwithstanding anything herein-after contained need not necessarily adjoin the rear boundary of the premises.

41.—(1) With respect to domestic buildings erected after the commencement of this Act and abutting upon a street formed or laid out after the commencement of this Act the following provisions shall have effect:

(i) There shall be provided in the rear of every such building an open space exclusively belonging to such building and of an aggregate extent of not less than one hundred and fifty square feet;

Where there is a basement storey directly and sufficiently lighted and ventilated by the open space provided under the preceding section irrespective of any use to which the ground
storey is appropriated or where there is no such basement storey but where the ground storey is not constructed or adapted to be inhabited the open space required by this section may be provided above the level of the ceiling of the ground storey or a level of sixteen feet exclusive of lantern-lights measured from the level of the adjoining pavement;

In all other cases the open space shall be free from any erection thereon above the level of the adjoining pavement except a watercloset earthcloset or privy and a receptacle for ashes and enclosing walls none of which erections shall exceed nine feet in height:

(ii) Such open space shall extend throughout the entire width of such building and to a depth in every part of at least ten feet from such building:

(iii) The height of any such building in relation to the space required in the rear thereof shall be fixed and ascertained as follows:—

(a) An imaginary line (hereafter referred to as "the horizontal line") shall be drawn at right angles to the roadway formed or to be formed in front of the building and through or directly over a point in front of the centre of the face of the building;

(b) The horizontal line shall be produced to intersect the boundary of the open space furthest from the said roadway;

(c) The horizontal line shall be drawn throughout at the level of the pavement formed or to be formed in front of the centre of the building unless the site of the building incline towards the
roadway or site of the roadway in which case the horizontal line shall be drawn directly over the said point in front of the centre of the face of the building at the level throughout of the ground at the boundary of the space furthest from such roadway where such boundary is intersected by the horizontal line;

(d) A second imaginary line (in this Part of this Act called "the diagonal line") shall be drawn in the direction of the building above and in the same vertical plane with the horizontal line and inclined thereto at an angle of sixty-three and a half degrees and meeting the horizontal line where it intersects the boundary of the space furthest removed from such roadway;

(e) No part of such building shall extend above the diagonal line except chimneys dormers gables turrets or other architectural ornaments aggregating in all to not more than one third of the width of the rear elevation of such building and except any building which under the provisions of this section is permitted on the open space;

(f) When the pavement in front of a building is not all on one level then for the purpose of compliance with this section the mean level of such pavement shall be deemed to be the level thereof And where the boundary of the space at the rear of such building is not parallel with the rear wall of the building then for the purpose of this section the horizontal line
shall be drawn to a point distant from such rear wall the mean distance from such wall of the boundary of the space at the rear of such building whether such point be beyond the said boundary or not;

(g) When the boundary of the space at the rear of any such building shall be so irregular in shape that a doubt arises as to how the measurement shall be taken application shall be made to the Council and the applicant if dissatisfied with the determination of the Council may appeal to the tribunal of appeal;

(h) When the land at the rear of any such building and exclusively belonging thereto abuts immediately upon a street or upon an open space which is dedicated to the public or the maintenance of which as an open space is secured permanently or to the satisfaction of the Council by covenant or otherwise the horizontal line shall be produced and the diagonal line may be drawn from the horizontal line at the centre of the roadway of such street at the level of the surface thereof or at the further boundary of such open space and it shall not be necessary to provide any open space at the rear of such building:

(iv) The Council may—

(a) In the case of a building at a corner abutting upon two streets;

(b) In the case of a building at a corner abutting on one side upon a street and on another side upon an open space not less than
forty feet wide at any part the maintenance of which as an open space is secured permanently or to the satisfaction of the Council by covenant or otherwise; permit the erection of buildings not exceeding thirty feet in height upon such part of the space in the rear as they may think fit provided that the Council be satisfied that such buildings shall be so placed as not to interfere unduly with the access of light and air to neighbouring buildings;

When the Council refuse any application under this sub-section for permission to erect a building not exceeding thirty feet in height upon the space at the rear the applicant if dissatisfied with the determination of the Council may appeal to the tribunal of appeal:

(v) In the case of buildings at a corner as herein-before described nothing in this Part as to the determination of height by the diagonal line shall prevent the return front of such buildings being carried up to the full height of the front elevation for a distance of forty feet or for such less distance as the requirements for open space at the rear may demand:

(vi) In exceptional cases where owing to the irregular shape of the land any of the preceding provisions of this section cannot be applied the Council may allow such modifications as they may think fit provided the Council be satisfied that such modifications shall not interfere with the due access of light or air and all persons interested dissatisfied with any determination of the Council under this sub-section may appeal to the tribunal of appeal.
(2) With respect to domestic buildings erected after the commencement of this Act abutting upon a street formed or laid out before the commencement of this Act the provisions of this section shall apply with this modification that the horizontal line shall be drawn throughout at a level of sixteen feet above the level of the adjoining pavement and that in any such case (except in the case of dwelling-houses to be inhabited or adapted to be inhabited by persons of the working class) the open space to be provided in accordance with paragraphs (i) and (ii) of sub-section 1 of this section may be provided above the level of the ceiling of the ground storey or above a level of sixteen feet (exclusive of lantern-lights) above the level of the adjoining pavement.

Provided always that notwithstanding the preceding provisions of this Part of this Act any part of any domestic building may extend above the diagonal line provided that the Council or tribunal of appeal shall be satisfied that an open cubic space of air will be provided at the rear of such building equivalent to the open cubic space which would have been provided at the rear of such building if such diagonal line had been drawn from the ground level in manner provided in sub-section 1 (iii) of this section and if no part of such building (except as permitted under the preceding provisions of this section) had extended above such diagonal line The applicant if dissatisfied with the determination of the Council may appeal to the tribunal of appeal.

Nothing in this section shall apply to houses abutting in the rear on the river Thames or on a public park or on an open space of not less than eighty feet in depth which is dedicated to the public or the maintenance of which as an open space is
secured permanently or to the satisfaction of the Council by covenant or otherwise.

42. The following provisions shall have effect with respect to dwelling-houses to be inhabited or adapted to be inhabited by persons of the working class erected after the commencement of this Act not abutting upon a street:—

(i) At least one month before commencing to erect any such dwelling-house the person intending to erect the same shall deliver at the county hall a sufficient plan or plans exhibiting the extent and height of the intended dwelling-house in its several parts and also its position in relation to every other building either already existing or in course of erection which is adjacent thereto:

(ii) In any case where the Council are satisfied taking all the circumstances of the case into consideration that there will not be provided about such dwelling-house a sufficient open space or spaces for the admission of light and air thereto it shall be lawful for the Council at any time before the expiration of one month from the delivery of the said plan or plans by order to refuse to sanction such plan or plans or to sanction the same subject to such conditions as they may by such order prescribe. Provided always that nothing in this sub-section shall authorise the Council to refuse to sanction such plan or plans or to prescribe any conditions when sanctioning the same in any case where the open space or spaces for the admission of light and air proposed to be provided about such dwelling-house is or are equivalent to the open space or spaces which would
have been provided about such dwelling-house under the provisions of this Act in case the same had been erected after the commencement of this Act abutting upon a street or way formed or laid out before the commencement of this Act:

(iii) No person shall commence to erect any such dwelling-house without having obtained the sanction of the Council to the plans delivered by him:

(iv) Unless the Council shall within one month after the delivery of the said plan or plans to them give notice to the person delivering the same of their disapproval thereof the Council shall be deemed to have given their sanction thereto:

(v) In case any person intending to erect any such dwelling-house considers that the refusal of the Council to sanction the plans delivered by him or any of the conditions prescribed by the Council is or are unreasonable he may appeal to the tribunal of appeal.

43. When any person intends to erect a domestic building (not being a dwelling-house to be inhabited or adapted to be inhabited by persons of the working class) abutting upon a street on the site of domestic buildings existing at the commencement of this Act or on a site vacant at the commencement of this Act but which has been occupied by a domestic building at any time within seven years previous to the commencement of this Act the following provisions shall have effect:

(i) It shall be lawful for such person before commencing to erect the intended domestic building to cause to be prepared plans showing the extent of the previously existing domestic
building in its several parts (or in the event of such building having been taken down before the commencement of this Act or having been accidentally destroyed the best plans available under all the circumstances of the case) and to cause such plans to be submitted to the district surveyor who shall (if reasonably satisfied with the evidence of their accuracy) certify the same under his hand and such certificate shall be taken to be conclusive evidence of the correctness of the plans;

Such person may then erect the intended domestic building but so that no more land shall be occupied by the newly erected building than was occupied by the previously existing domestic building as so certified. If such person fail to submit such plans to the district surveyor or the district surveyor or the tribunal of appeal refuse to certify the accuracy of the same such person shall in rebuilding be bound by the preceding provisions of this Part of this Act relating to domestic buildings erected after the commencement of this Act abutting upon a street formed or laid out before that date:

(ii) If a person erecting the intended domestic building shall desire to deviate in any respect from the plan or plans certified by the district surveyor it shall be lawful for him to apply to the Council who shall sanction such deviations on such conditions as they may think fit provided that such conditions shall not in any case be more onerous than the conditions prescribed for domestic buildings erected after the commencement of this Act abutting on a street formed or laid out before that date:
(iii) A person dissatisfied with any decision of the Council or of a district surveyor under this section may appeal to the tribunal of appeal.

44. When any person desires to rearrange a cleared area previously occupied in whole or in part by buildings by forming or laying out a new street or streets or widening a street or streets he may make application to the Council with such plans and sections as may be required by the Council and the Council may if under all the circumstances of the case they think it desirable modify or relax any of the foregoing provisions of this Part of this Act subject to such conditions as the Council may impose.

Within two months after the receipt of the application the Council shall either sanction the plans and sections or give notice to the applicant of their disapproval thereof stating fully all their reasons for such disapproval.

Provided that if within the said period of two months the Council fail to give notice of their disapproval of any such plan or section they shall be deemed to have given their sanction thereto.

Any applicant dissatisfied with the determination of the Council may appeal to the tribunal of appeal.

45. Where a court wholly or in part open at the top but enclosed on every side and constructed or used for admitting light or air to a domestic building is constructed in connexion with such domestic building and the depth of such court from the eaves or top of the parapet to the ceiling of the ground storey exceeds the length or breadth of such court adequate provision for the ventilation of such court shall be
made and maintained by the owner of the building by means of a communication between the lower end of the court and the outer air.

No habitable room not having a window directly opening into the external air otherwise than into a court enclosed on every side shall be constructed in any building unless the width of such court measured from such window to the opposite wall shall be equal to half the height measured from the sill of such window to the eaves or top of the parapet of the opposite wall.

Provided that a court of which the greater dimension does not exceed twice the less dimension shall be held to comply with this section if a court of the same area but square in shape would comply therewith.

No habitable room above the level of the ground storey not having a window directly opening into the external air otherwise than into a court open on one side the depth whereof measured from the open side exceeds twice the width shall be constructed in any building unless every window of such room be placed not nearer to the opposite wall of such court or to any other building than one half the height of the top of such wall or building above the level of the sill of such window.

46. In any case when it may be necessary the superintending architect shall determine which is the front and which is the rear of a building such determination to be evidenced by his certificate Any person dissatisfied with such certificate may appeal to the tribunal of appeal.

47. A building (not being a church or chapel) shall not be erected of or be
subsequently increased to a greater height than eighty feet (exclusive of two storeys in the roof and of ornamental towers turrets or other architectural features or decorations) without the consent of the Council.

Provided that where a contract shall have been lawfully made previously to the passing of this Act for the erection or increase of a building to a greater height than eighty feet nothing in this section shall prevent the erection or increase of such building to any height to which it might have been lawfully erected or increased immediately before the passing of this Act.

This section shall not apply to the rebuilding to the same height as at present of any building existing at the passing of this Act of a greater height than eighty feet.

Provided also that where any existing buildings forming part of a continuous block or row of buildings exceed the height prescribed by this section nothing in this section shall prevent any other building in the same block or row belonging at the date of the passing of this Act to the same owner from being carried to a height equal to but not exceeding that of the existing buildings.

Nothing in this section shall affect the exercise of any powers conferred upon any railway company by any special Act of Parliament for railway purposes.

48.—(1) Whenever the Council consent to the erection of any building of a greater height than that prescribed by this Act notice of such consent shall within one week after such consent has been given be published and served in such manner as the Council may direct and the consent
shall not be acted on until twenty-one days after such publication or service or in the event of any appeal against such consent until after the determination of such appeal.

(2) (a) The owner or lessee of any building or land within one hundred yards of the site of any intended building who may deem himself aggrieved by the grant of such consent in respect of the last-mentioned building; or

(b) Any applicant for consent which has been refused;

may respectively within twenty-one days after the publication of notice of the consent or after the date of the refusal (as the case may be) appeal to the tribunal of appeal.

(3) Whenever such consent has been refused and the applicant to whom it has been refused intends to appeal against such refusal such applicant shall give notice within twenty-one days of such refusal in such manner as the Council may direct to the owner or lessee of any building or land within one hundred yards of the site of the building to which such refusal relates that he intends to appeal from such refusal.

(4) In the case of an appeal against the refusal of consent any owner or lessee of any building or land within one hundred yards of the site of the intended building may appear and be heard before the tribunal of appeal against any application to reverse or vary the refusal.

49. After the commencement of this Act no existing building (other than a church or chapel) on the side of a street formed or laid out after the seventh day of August one thousand eight hundred and sixty-two and of a less width than fifty feet shall without the consent of the Council be
raised and no new building shall without
the consent of the Council be erected on
the side of any such street so that the
height of such building shall exceed the
distance of the front or nearest external
wall of such building from the opposite
side of such street.
Where such building is erected or intended
to be erected on a corner plot so as to abut
upon more than one street the height of the
building shall (unless the Council other-
wise consent) be regulated by the wider of
such streets so far as it abuts or will abut
upon such wider street and also so far as
it abuts or will abut upon the narrower of
such streets to a distance of forty feet
from the wider street. Provided that any
building erected or raised before the com-
mencement of this Act to a height to
which no objection could have been taken
under any law then in force although ex-
ceeding the height provided in this section
may be re-erected to its existing height.
Nothing in this section shall affect the
exercise of any powers conferred upon any
railway company by any special Act of
Parliament for railway purposes.

50. Nothing in this Part of this Act
contained shall prevent the raising of any
building by increasing the height of the
topmost storey thereof to such an extent
only as may be necessary for the purpose
of bringing any habitable rooms con-
structed in such topmost storey into con-
formity with the provisions of this Act
relating to habitable rooms.

51. Nothing in this Part of this Act con-
tained shall prevent the re-erection on the
same site and of not greater dimensions of
any dwelling-house inhabited or adapted
to be inhabited by persons of the working
class erected by a local authority previously to the passing of this Act.

52. In the case of domestic buildings and buildings erected or adapted for use as stables such domestic buildings and such stable buildings being upon sites abutting in the front upon a street and in the rear upon mews and such sites being of a depth of not more than one hundred and fifty feet measured from street to mews the following provisions shall in certain cases have effect:—

If the stable buildings be limited to a depth of fifty feet measured from the mews frontage and to a height of twenty-five feet measured from the level of the mews and if the open space required for the domestic building under section 41 of this Act be provided between the domestic building and the stable building the domestic building and the stable building may for all other purposes of the said section whether in one occupation or not be deemed to be one domestic building with the rear abutting upon a street.

PART VI.

CONSTRUCTION OF BUILDINGS.

53. Subject to any byelaws of the Council made in pursuance of this Act walls shall be constructed of the substances and in the manner and of not less than the thickness prescribed by this Act or mentioned in the First Schedule to this Act.

54.—(1) Recesses and openings may be made in external walls provided—

(a) That the backs of such recesses are

Saving for certain domestic buildings with stables in the rear.

Structure and thickness of walls.

Rules as to recesses and openings.
not of less thickness than eight and a half inches; and

(b) That the area of such recesses and openings above the ground storey do not taken together exceed one half of the whole area of the wall above the ground storey in which they are made.

(2) Recesses may be made in party walls provided—

(a) That the backs of such recesses are not of less thickness than thirteen inches; and

(b) That over every recess so formed an arch of at least two rings of brickwork of the full depth of the recess be turned on every storey except in the case of recesses formed for lifts but where such recess does not exceed five inches in depth corbelling in brick or stone may be substituted for the arching; and

(c) That the area of such recesses do not taken together exceed one half of the whole area of the wall of the storey in which they are made; and

(d) That such recesses do not come within thirteen and a half inches of the inner face of the external walls.

(3) An opening shall not be made in any party wall except in accordance with the provisions of this Act in relation thereto.

Provided that it shall be lawful for the superintending architect on application made to him in accordance with any rules made in that behalf by the Council to give consent in writing to any modification or relaxation of the requirements of this section with respect to the area of recesses and openings in any special cases where he may think proper. The word area as used in this section shall mean the area of the vertical face or elevation of the wall or recess to which it refers.
55. All woodwork fixed in any external wall except bressumbers and storey posts under the same and frames of doors and windows of shops on the ground storey of any building shall be set back four inches at the least from the external face of such wall. But loophole frames and frames of doors and windows may be fixed flush with the face of any external wall:

Provided that it shall be lawful for the Council by byelaw or otherwise to exempt from the provisions of this section oak teak or other wood provided the work be constructed to the satisfaction of the district surveyor.

56.—(1) Every bressummer whether of wood or metal shall have a bearing in the direction of its length of four inches at least at each end upon a sufficient pier of brick or stone or upon a timber or iron storey post fixed on a solid foundation in addition to its bearing upon any party wall or external wall and the district surveyor shall have power in his discretion to require that every bressummer shall have such other storey posts iron columns stanchions or piers of brick or stone or corbels as may be sufficient to carry the superstructure and the ends of such bressummer if of wood shall not be placed nearer to the centre line of the party walls than four inches.

(2) At each end of every metallic bressummer a space shall be left equal to one quarter of an inch for every ten feet and also for any fractional part of ten feet of the length of such bressummer to allow for expansion.

(3) A bond timber or wood plate shall not be built into any party wall and the ends of any wooden beam or joist bearing on such walls shall be at least four inches
distant from the centre line of the party walls.

(4) Every bressummer bearing upon a party wall shall be borne by a temple or corbel of stone or iron tailed through at least half the thickness of the wall and of the full breadth of the bressummer.

(5) The end of any timber not permitted to be placed in or to have a bearing on a party wall may be carried on a corbel or temple of stone or iron or vitrified stone-ware tailed into the wall to a distance of at least eight and a half inches or otherwise supported to the satisfaction of the district surveyor.

57. If any gutter any part of which is formed of combustible materials adjoin an external wall such wall shall be carried up so as to form a parapet one foot at the least above the highest part of the gutter and the thickness of the parapet so carried up shall be at least eight and a half inches throughout.

58. In either of the following cases:—

(a) When a wall is after the commencement of this Act built as a party wall in any part; or

(b) Where a wall built before or after the commencement of this Act becomes after the commencement of this Act a party wall in any part;

the wall shall be deemed a party wall for such part of its length as is so used.

59.—(1) Every party wall shall be carried up of a thickness in a building of the warehouse class equal to the thickness of such wall in the topmost storey and in any other building of eight and a half inches above the roof flat or gutter of the highest building adjoining thereto to such a height as
will give a distance (in a building of the warehouse class exceeding thirty feet in height) of at least three feet and (in any other building) of fifteen inches measured at right angles to the slope of the roof or fifteen inches above the highest part of any flat or gutter as the case may be.

(2) Every party wall shall be carried up of the thickness aforesaid above any turret dormer lantern-light or other erection of combustible materials fixed upon the roof or flat of any building within four feet from such party wall and shall extend at the least twelve inches higher and wider on each side than such erection and every party wall shall be carried up above any part of any roof opposite thereto and within four feet therefrom.

60. In a party wall a chase shall not be made wider than fourteen inches nor more than four and a half inches deep from the face of the wall nor so as to leave less than eight and a half inches in thickness at the back or opposite side thereof and a chase shall not be made within a distance of seven feet from any other chase on the same side of the wall or within thirteen inches from an external wall. No chase shall be made in a wall of less thickness than thirteen inches.

61.—(1) The flat gutter and roof of every building and every turret dormer lantern-light skylight or other erection placed on the flat or roof thereof shall be externally covered with slates tiles metal or other in-combustible materials except wooden cornices and bargeboards to dormers not exceeding twelve inches in depth and the doors door frames windows and window frames of such dormers turrets lantern-lights skylights or other erections.
(2) Every building exceeding thirty feet in height used wholly or in part as a dwelling-house or factory and having a parapet shall be provided either—

(a) with a dormer window or a door opening on to the roof; or

(b) with a trap door furnished with a fixed or hinged step ladder leading to the roof; or

(c) with other proper means of access to the roof.

(3) The plane of the surface of the roof of a building of the warehouse class shall not incline from the external or party walls upwards at a greater angle than forty-seven degrees with the horizon. Provided that this sub-section shall not apply to towers turrets or spires.

(4) The plane of the surface of the roof of any other building shall not incline from the external or party walls upwards at a greater angle than seventy-five degrees with the horizon. Provided that this sub-section shall not apply to towers turrets or spires.

62.—(1) Not more than two storeys shall be constructed in the roof of any domestic building.

(2) Any storey constructed in the roof of any domestic building the upper surface of the floor of which storey is at a height of above sixty feet from the street level shall be constructed of fire-resisting materials throughout.

63. Every new building exceeding sixty feet in height shall be provided on the storeys the upper surface of the floor whereof is above sixty feet from the street level with such means of escape in the case of fire for the persons dwelling or employed therein as can be reasonably required under
the circumstances of the case and no such storeys of such building shall be occupied until the Council shall have issued a certificate that the provisions of this section have been complied with in relation thereto.

64.—(1) Chimneys built on corbels of brick stone or other combustible materials may be erected if the work so corbelled out do not project from the wall more than the thickness of the wall measured immediately below the corbel but all other chimneys shall be built on solid foundations and with footings similar to the footings of the wall against which they are built unless they are carried upon iron girders with direct bearings upon party external or cross walls to the satisfaction of the district surveyor.

(2) Chimneys and flues having proper soot doors of not less than forty square inches may be constructed at any angle but in no other case shall any flue be inclined at a less angle than forty-five degrees to the horizon and every angle shall be properly rounded:

All soot doors shall be at least fifteen inches distant from any woodwork.

(3) An arch of brick or stone or a bar of wrought iron of sufficient strength shall be built over the opening of every chimney to support the breast thereof and if the breast project more than four inches from the face of the wall and the jamb on either side be of less width than seventeen and a half inches the abutments shall be tied in by an iron bar or bars of sufficient strength turned up and down at the ends and built into the jambs for at least eight and a half inches on each side.

(4) A flue shall not be adapted to or used for any new oven furnace cockle steam-
boiler or close fire used for any purpose of trade or business or to or for the range or cooking apparatus of any hotel tavern or eating-house unless the flue be surrounded with brickwork at least eight and a half inches thick from the floor on which such oven furnace cockle steam-boiler or close fire is situate to the level of the ceiling of the room next above the same.

(5) A flue shall not be used in connexion with a steam-boiler or hot-air engine unless the flue is at least twenty feet in height measured from the level of the floor on which such engine is placed.

(6) The inside of every flue and also the outside where passing through any floor or roof or behind or against any woodwork shall be rendered pargeted or lined with fire-resisting piping of stoneware.

(7) The position and course of every flue shall be distinguished on the outside of the work as it is carried up by outline marks in some durable manner except when the exterior face of the flue forms part of the outer face of an external wall not likely to be built against.

(8) The jambs of every fireplace opening shall be at least eight and a half inches wide on each side of the opening thereof.

(9) The breast of every chimney and the brickwork surrounding every smoke flue shall be at least four inches in thickness.

(10) The back of every fireplace opening in a party wall from the hearth up to the height of twelve inches above the mantel shall be at least eight and a half inches thick.

(11) The thickness of the upper side of every flue when its course makes with the horizon an angle of less than forty-five degrees shall be at least eight and a half inches.

(12) Every chimney shaft or smoke flue
shall be carried up in brick or stone work at least four inches thick throughout to a height of not less than three feet above the roof flat or gutter adjoining thereto measured at the highest point in the line of junction with such roof flat or gutter.

(13) The highest six courses of every chimney-stack or shaft shall be built in cement.

(14) The brickwork or stonework of any chimney shaft except that of the furnace of any steam engine brewery distillery or manufactory shall not be built higher above the roof flat or gutter adjoining thereto than a height equal to six times the least width of such chimney shaft at the level of such highest point in the line of junction unless such chimney shaft is built with and bonded to another chimney shaft not in the same line with the first or otherwise rendered secure.

(15) There shall be laid level with the floor of every storey before the opening of every chimney a slab of stone slate or other incombustible substance at the least six inches longer on each side than the width of such opening and at the least eighteen inches wide in front of the breast thereof.

(16) On every floor except the lowest floor such slab shall be laid wholly upon stone or iron bearers or upon brick trimmers or other incombustible materials but on the lowest floor it may be bedded on concrete covering the site or on solid materials placed on such concrete.

(17) The hearth or slab of every chimney shall be bedded wholly on brick stone or other incombustible substance and shall together with such substance be solid for a thickness of six inches at least beneath the upper surface of such hearth or slab.

(18) A flue shall not be built in or against
any party structure unless it be surrounded with new brickwork at least four inches in thickness properly bonded.

(19) A chimney breast or shaft built with or in any party wall shall not be cut away unless the district surveyor certifies that it can be done without injuriously affecting the stability of any building.

(20) A chimney shaft jamb breast or flue shall not be cut into except for the purpose of repair or during some one or more of the following things:—

(a) Letting in or removing or altering flues pipes or funnels for the conveyance of smoke hot air or steam or letting in removing or altering smoke jacks;

(b) Forming openings for soot doors such openings to be fitted with a close iron door and frame;

(c) Making openings for the insertion of ventilating valves subject to the following restriction that an opening shall not be made nearer than twelve inches to any timber or combustible substance.

(21) Timber or woodwork shall not be placed—

(a) In any wall or chimney breast nearer than twelve inches to the inside of any flue or chimney opening;

(b) Under any chimney opening within ten inches from the upper surface of the hearth of such chimney opening;

(c) Within two inches from the face of the brickwork or stonework about any chimney or flue where the substance of such brickwork or stonework is less than eight and a half inches thick unless the face of such brickwork or stonework is rendered.

(22) Wooden plugs shall not be driven nearer than six inches to the inside of any
65. Unless the Council otherwise permit, every chimney shaft for the furnace of a steam engine brewery distillery or manufacturing shall be constructed in conformity with the following rules:—

1. Every shaft shall be carried up throughout in brickwork and mortar of the best quality and if detached shall taper gradually from the base to the top of the shaft at the rate of at least two inches and a half in ten feet of height:

2. The thickness of brickwork at the top of the shaft and for twenty feet below the top shall be at least eight and a half inches and shall be increased at least one half brick for every additional twenty feet measured downwards:

3. Every cap cornice pedestal plinth string course or other variation from plain brickwork shall be provided as additional to the thickness of brickwork required under this Act and every cap shall be constructed and secured to the satisfaction of the district surveyor:

4. The foundation of the shaft shall always be made to the satisfaction of the district surveyor on concrete or other sufficient foundation:

5. The footings shall spread all round the base by regular offsets to a projection equal to the thickness of the enclosing brickwork at the base of the shaft and the space enclosed by the footings shall be filled in solid as the work progresses:

6. The width of the base of the shaft if
square shall be at least one tenth of the proposed height of the shaft or if
the same is round or of any other shape
then one twelfth of the height:

(7) Any fire bricks built inside the lower
portion of the shaft shall be provided
as additional to and independent of the
thickness of brickwork prescribed by
these rules and shall not be bonded
therewith.

66.—(1) The floor under every oven cop-
per steam-boiler or stove which is not heated
by gas and the floor around the same shall
for a space of eighteen inches be formed of
materials of an incombustible and non-
conducting nature not less than six inches
thick.

(2) A pipe for conveying smoke or other
products of combustion heated air steam or
hot water shall not be fixed against any
building on the face adjoining to any street
or public way.

(3) A pipe for conveying smoke or other
products of combustion shall not be fixed
nearer than nine inches to any combustible
materials.

(4) A pipe for conveying heated air or
steam shall not be fixed nearer than six
inches to any combustible materials.

(5) A pipe for conveying hot water shall
not be placed nearer than three inches to
any combustible materials.

Provided that the restrictions imposed
by this section with respect to the distance
at which pipes for conveying hot water or
steam may be placed from any combustible
materials shall not apply in the case of
pipes for conveying hot water or steam at
low pressure.

For the purposes of this section hot water
or steam shall be deemed to be at low
pressure when provided with a free blow off.
67. The floor over any room or enclosed space in which a furnace is fixed and any floor within eighteen inches from the crown of an oven shall be constructed of fire-resisting materials.

68. In every public building and in every other building of more than one hundred and twenty-five thousand feet in cubical extent and which is constructed or adapted to be used as a dwelling-house for separate families the floors of the lobbies, corridors, passages and landings and also the flights of stairs shall be of fire-resisting material and carried by supports of a fire-resisting material.

69.—(1) In every building constructed or adapted to be occupied in separate tenements by more than two families the principal staircase used by the several families in common shall be ventilated upon every storey above the ground storey by means of windows or skylights opening directly into the external air or shall be otherwise adequately ventilated.

(2) The principal staircase in every building being a dwelling-house and not subject to the provisions of sub-section 1 of this section shall be ventilated by means of a window or skylight opening directly into the external air.

70.—(1) (a) Every habitable room except rooms wholly or partly in the roof shall be in every part at least eight feet six inches in height from the floor to the ceiling;

(b) Every habitable room wholly or partly in the roof of any building shall be at least eight feet in height from the floor to the ceiling throughout not less than one half the area of such room;

(c) Every habitable room shall have one
or more windows opening directly into the external air or into a conservatory with a total superficies clear of the sash frames free from any obstruction to the light equal to at least one tenth of the floor area of the room and so constructed that a portion equal to at least one twentieth of such floor area can be opened and the opening in each case shall extend to at least seven feet above the floor level but a room having no external wall or a room constructed wholly or partially in the roof may be lighted through the roof by a dormer window with a total superficies clear of the sash frames free from any obstruction to the light equal to at least one twelfth of the floor area of the room and so constructed that a portion of such window equal to at least one twenty-fourth of such floor area can be opened and the opening in each case shall extend to at least five feet above the floor level or such room may be lighted by a lantern-light of which a portion equal to at least one twentieth of the floor area can be opened;

(d) In a building being a dwelling-house every basement room having a wooden floor other than a floor constructed of solid wood bedded on concrete shall have a sufficient space between the ground and the floor surfaces to admit of ventilation by means of air bricks or otherwise;

(e) Every habitable room constructed over a stable shall be separated from the stable by a floor which shall have in every part not occupied by a joist or girder a layer of concrete pugging of good quality or of other solid construction three inches in thickness finished smooth upon the upper surface and properly supported and the under side of such floor shall be celled with lath and plaster of good quality or of other solid construction;
Any staircase or gallery or structure by which such rooms shall be approached shall be separated from any stable to which it may adjoin by a brick wall not less than nine inches in thickness;

(f) Nothing in this Act shall affect alter or repeal any of the provisions of the Public Health (London) Act 1891 relating to underground rooms.

(2) If any person knowingly suffer any room constructed after the commencement of this Act that is not constructed in conformity with this section to be inhabited he shall in addition to any other liabilities to which he may be subject be liable to a penalty for every day during which such room is inhabited.

71.—(1) Every party arch or party floor and every arch or floor over any public way or any passage leading through or under a building or part of a building to premises in other occupation shall be formed of brick stone or other incombustible materials.

(2) If an arch of brick or stone be used it shall be of the thickness of eight and a half inches at least and the centre of such arch shall be higher than the springing at the rate of one inch at least for every foot and also for any fractional part of a foot of span.

(3) If an arch or floor of other incombustible material be used it shall be constructed in such manner as may be approved by the district surveyor.

72.—(1) Every arch or other construction under any passage leading to premises in other occupation or under any public way or intended public way shall be formed of brick stone or other incombustible materials.
(2) If an arch of brick or stone be used it shall—
(a) Where its span does not exceed ten feet be of the thickness of eight and a half inches at least;
(b) Where its span exceeds ten but does not exceed fifteen feet be of the thickness of thirteen inches at least; and
(c) Where its span exceeds fifteen feet be of such thickness as may be approved by the district surveyor.

(3) If an arch or other construction of other incombustible material be used it shall be constructed in such manner as may be approved by the district surveyor.

73. The following provisions shall (except with the consent of the Council) apply to projections from buildings:—

(1) Every coping cornice string-course facia window-dressing portico porch balcony verandah balustrade outside landing outside stairs and outside steps and architectural projection or decoration whatsoever and also the eaves barge-boards and cornices to any overhanging roof except the cornices and dressings to the window fronts of shops and except the eaves barge-boards and cornices to detached and semi-detached dwelling-houses and to other dwelling-houses in which the party walls are corbelled out so as to project four inches beyond such eaves barge-boards or cornices shall be of brick tile stone artificial stone slate cement or other fireproof material:

For the purpose of this sub-section a pair of semi-detached houses shall be deemed to be one building:

(2) Every balcony cornice or other projection shall be tailed into the wall of the building and weighted or tied
down to the satisfaction of the district surveyor and no cornice shall exceed in projection two feet six inches over the public way:

(3) In a street or way of a width not greater than thirty feet any shop front may project beyond the external wall of the building to which it belongs to any extent not exceeding five inches and any cornice of any such shop front may project to any extent not exceeding thirteen inches and in any street or way of a width greater than thirty feet any shop front may project to any extent not exceeding ten inches and any cornice of any such shop front may project to any extent not exceeding eighteen inches beyond the external wall of the building to which it belongs over the ground of the owner of the building provided that this provision shall not authorise in any such street the projection of any part of any such shop front other than the cornice on or over the public way or any land to be given up to the public way:

(4) No part of the woodwork of any shop front shall be fixed higher than twenty-five feet above the level of the pavement of the public footpath in front of the shop. No part of the woodwork of any shop front shall be fixed nearer than four inches to the centre of the party wall where the adjoining premises are separated by a party wall or nearer than four inches to the face of the wall of the adjoining premises where the adjoining premises have a separate wall unless a pier or corbel of stone brick or other incombustible material four inches wide at the least be placed as high as such woodwork
and projecting throughout an inch at the least in front thereof between such woodwork and the centre of the party wall or the separate wall as the case may be:

(5) In a street of a width not less than forty feet or to a building the front wall of which is not at a less distance than forty feet from the opposite boundary of the street bay windows to dwelling-houses may be erected on land belonging to the owner of the building notwithstanding the provisions of this Act relating to buildings beyond the general line of buildings in streets provided that such bay windows—

(a) Do not exceed three storeys in height above the level of the footway;
(b) Do not project more than three feet from the main wall of the building to which they are attached;
(c) Do not project in any part within the prescribed distance of the centre of the roadway;
(d) Are in no part nearer to the centre of the nearest party wall than the extreme amount of their projection from the main wall of the building to which they are attached;
(e) Do not taken together exceed in width three fifths of the frontage of the building towards the street to which such bays face;
(f) Are not constructed upon any part of the public way or upon any land agreed to be given up to the public way; and
(g) Shall not be used for trade purposes:
Bay windows to which the foregoing rules do not apply shall not be erected without the consent of the Council after consulting the local authority:

(6) In a street of a width not less than forty feet or to a building the front wall of which is not at a less distance than forty feet from the opposite boundary of the street projecting oriel windows or turrets may be constructed Provided that—

(a) No part of any such projection extend more than three feet from the face of the front wall of the building or more than twelve inches over the public way;

(b) No part of any such projection be less than ten feet above the level of the footway of the street;

(c) No part of any such projection (where it overhangs the public way) be within a distance of four feet of the centre of the nearest party wall;

(d) On no floor shall the total width of any such projections taken together exceed three fifths of the length of the wall of the building on the level of that floor;

(e) Every such projection be constructed to the satisfaction of the district surveyor or in the event of disagreement to the satisfaction of the superintending architect whose determination shall be final:

Oriel windows or turrets to which the foregoing rules do not apply shall not be erected without the consent of the Council after consulting the local authority:

(7) The roof flat or gutter of every building and every balcony verandah shop
front or other similar projection or projecting window shall be so arranged and constructed and so supplied with gutters and pipes as to prevent the water therefrom from dropping upon or running over any public way:

(8) Except in so far as is permitted by this section in the case of shop fronts and projecting windows and with the exception of water pipes and their appurtenances copings string courses cornices facias window dressings and other like architectural decorations no projection from any building shall extend beyond the general line of buildings in any street except with the permission of the Council after consulting the local authority.

74.—(1) Every building shall be separated either by an external wall or by a party wall or other proper party structure from the adjoining building (if any) and from each of the adjoining buildings (if more than one).

(2) In every building exceeding ten squares in area used in part for purposes of trade or manufacture and in part as a dwelling-house the part used for the purposes of trade or manufacture shall be separated from the part used as a dwelling-house by walls and floors constructed of fire-resisting materials and all passages staircases and other means of approach to the part used as a dwelling-house shall be constructed throughout of fire-resisting materials. The part used for purposes of trade or manufacture shall (if extending to more than two hundred and fifty thousand cubic feet) be subject to the provisions of this Act relating to the cubical extent of buildings of the warehouse class:

Provided that there may be constructed
in the walls of such staircases and passages such doorways as are necessary for communicating between the different parts of the building and there may be formed in any walls of such building openings fitted with fire-resisting doors.

(3) In every building exceeding twenty-five squares in area containing separate sets of chambers or offices or rooms tenanted or constructed or adapted to be tenanted by different persons the floors and principal staircases shall be of fire-resisting materials:

But this provision shall not entitle the district surveyor to charge for the inspection of each set of chambers as a separate building.

75. Except as in this section provided no building of the warehouse class shall extend to more than two hundred and fifty thousand cubic feet unless divided by party walls in such manner that no division thereof extend to more than two hundred and fifty thousand cubic feet.

No addition shall be made to any building of the warehouse class or to any division thereof so that the cubical extent of any such building or division shall exceed two hundred and fifty thousand cubic feet.

The restriction contained in this section upon the cubical extent of a building shall not apply to any building which being at a greater distance than two miles from Saint Paul’s Cathedral is used wholly for the manufacture of the machinery and boilers of steam vessels or for a retort-house or the manufacture of gas or for generating electricity provided that such building consist of one floor only and be constructed of brick, stone, iron or other incombustible material throughout and shall not be used for any purpose other than such as herein-before specified. Every such building shall
for the purpose of the provisions of this Act with respect to special buildings be deemed to be a building to which the general rules of this Act are inapplicable.

76. Where the Council are satisfied on the report of the superintending architect and of the chief officer of the fire brigade that additional cubical extent is necessary for any building to be used for any trade or manufacture and are satisfied that proper arrangements have been or will be made and maintained for lessening so far as reasonably practicable danger from fire the Council may consent to such building containing additional cubical extent:

Provided that such building shall not—
(i) Extend to a number of cubic feet exceeding four hundred and fifty thousand or any less number allowed by the Council without being divided by party walls in such manner that the cubical extent of each division do not exceed that number;
(ii) Exceed sixty feet in height;
(iii) Be used for the purpose of any trade or manufacture involving the use of explosive or inflammable materials.

Such consent shall continue in force only while the said building is actually used for the purposes of the trade or manufacture in respect of which the consent was granted.

77.—(1) Buildings shall not be united except where they are wholly in one occupation or are constructed or adapted to be so.

(2) Buildings shall not be united if when so united and considered as one building only they would not be in conformity with this Act.
(3) An opening shall not be made in any party wall or in two external walls dividing buildings which if taken together would extend to more than two hundred and fifty thousand cubic feet except under the following conditions:—

(a) Such opening shall not exceed in width seven feet or in height eight feet and such opening or openings taken together shall not exceed one half the length of such party wall on each floor of the building in which they occur;

(b) Such opening shall have the floor jambs and head formed of brick stone or iron and be closed by two wrought iron doors each one fourth of an inch thick in the panel at a distance from each other of the full thickness of the wall fitted to rebated frames without woodwork of any kind or by wrought iron sliding doors or shutters properly constructed fitted into grooved or rebated iron frames;

(c) If the thickness of the wall be not less than twenty-four inches or the doors be placed at a distance from each other of not less than twenty-four inches such opening may be nine feet six inches in height.

(4) Whenever any buildings which have been united cease to be in one occupation all openings made for the purpose of uniting the same in any party wall between the buildings or in any external wall shall be stopped up with brick or stone work not less than thirteen inches in thickness (except in the case of a wall eight and a half inches in thickness in which case eight and a half inches shall be sufficient) and properly bonded with such wall and any timber not in conformity with this Act placed in the wall shall be removed.

(5) Whenever any buildings which have
been united cease to be in one occupation the owner thereof shall forthwith give notice to the district surveyor and shall cause any openings made in the party wall to be stopped up and bonded as aforesaid.

78. Notwithstanding anything in this Act every public building including the walls roofs floors galleries and staircases and every structure and work constructed or done in connexion with or for the purposes of the same shall be constructed in such manner as may be approved by the district surveyor or in the event of disagreement may be determined by the tribunal of appeal and save so far as respects the rules of construction every public building shall throughout this Act be deemed to be included in the term building and be subject to all the provisions of this Act in the same manner as if it were a building erected for a purpose other than a public purpose.

No public building shall be used as such until the district surveyor or the tribunal of appeal shall have declared his or their approval of the construction thereof.

After the district surveyor shall have so declared his approval or shall certify that it has been constructed as directed by the tribunal of appeal any work affecting or likely to affect the building shall not be done to in or on the building without the approval of the district surveyor or such certificate as aforesaid.

79. Where it is proposed to convert or alter any building erected for a purpose other than a public purpose into a public building such conversion or alteration shall be carried into effect and the public building thereby formed including the walls roofs floors galleries and staircases thereof
shall be constructed in such manner as may be approved by the district surveyor or in the event of disagreement may be determined by the tribunal of appeal and the provisions of this Act shall apply to such alteration or conversion as though it were the construction of a public building.

80. The following rules shall be observed with respect to new churches chapels meeting-houses public halls public lecture rooms public exhibition rooms and public places of assembly or additions or alterations by which increased accommodation is to be provided to existing churches chapels and meeting-houses public halls public lecture rooms public exhibition rooms or public places of assembly:—

(a) Every staircase for the use of the public shall be supported and enclosed by brick walls not less than nine inches thick. The treads of each flight of stairs shall be of uniform width:

(b) No staircase internal corridor or passage way for the use of the public shall be less than four feet six inches wide. Provided that where not more than two hundred persons are to be accommodated in such church chapel meeting-house hall lecture room exhibition room or place of assembly such staircase internal corridor or passage way may be of the width of three feet six inches:

(c) Every staircase corridor or passage way for the use of the public and which communicates with any portion of the building intended for the accommodation of a larger number of the public than four hundred shall be increased in width by six inches for every additional one hundred persons until a maximum width of nine feet be
obtained. Provided always that in every case where the staircases are six feet wide and upwards they shall be divided by a hand-rail. Provided also that in lieu of a single staircase corridor or passage-way of the width in this sub-section prescribed it shall be lawful to substitute two staircases corridors or passage-ways each being of a width at least equal to two-thirds of the width in this sub-section prescribed for the single staircase corridor or passage-way but so that neither of such two substituted corridors staircases or passage-ways shall be less than three feet six inches wide.

(d) In all cases where a portion of the public is to be accommodated over or at a higher level than others of the public a separate means of exit of the width above prescribed for staircases internal corridors or passage-ways and communicating directly with the street or open space shall be provided from each floor or level:

(e) All doors and barriers shall be made to open outwards and no outside locks or bolts are to be affixed thereto.

81. Where a building erected after the commencement of this Act under or in or by inclosure of a railway arch or abutting thereon is constructed or adapted to be used for human habitation this Act shall apply to the building and to every work done to in or on the same in like manner and to the like extent as far as may be as if the building were built in any other position.
PART VII.

SPECIAL AND TEMPORARY BUILDINGS AND WOODEN STRUCTURES.

82.—(1) Where a builder is desirous of erecting an iron building or structure or any other building or structure to which the general provisions of Part VI. of this Act are inapplicable or in the opinion of the Council inappropriate having regard to the special purpose for which the building or structure is designed and actually used he shall make an application to the Council accompanied by a plan of the proposed building with such particulars as to the construction thereof as may be required by the Council.

(2) The Council if satisfied with such plan and particulars shall signify their approval of the same in writing and thereupon the building may be constructed according to such plan and particulars but the Council shall not authorise any building of the warehouse class to be erected of greater cubical extent than two hundred and fifty thousand cubic feet except in accordance with the foregoing provisions of this Act.

(3) The Council may for the purpose of regulating the procedure in relation to such applications issue such general rules as they think fit as to the time and manner of making applications and as to the plans to be presented the expenses to be incurred and any other matter or thing connected therewith.

(4) All expenses incurred in and about the obtaining the approval of the Council shall be paid by the builder to the superintending architect or to such other person as the Council may appoint and in default
of payment may be recovered in a summary manner.

(5) A copy of any plans and particulars approved by the Council shall be furnished to the district surveyor within whose district the building to which such plans and particulars relate is situate and it shall be his duty to ascertain that the same is built in accordance with the said plans and particulars.

83. Where an application is made to the Council by any person stating his desire to erect in any place an iron or other building or structure of a temporary character to which the general provisions of Part VI. of this Act are inapplicable the Council may if they approve of the plan and particulars of the building or structure limit the period during which it shall be allowed to remain in that place and may make their approval subject to such conditions as to the removal of the building or structure or otherwise as they think fit and if at the expiration of that period the building or structure be not removed in accordance with those conditions the Council may serve a notice on the occupier or owner of such building or structure requiring him to remove it within a reasonable time specified in the notice and if the occupier or owner fail to remove such building or structure within the time named the Council may notwithstanding the imposition and recovery of any penalty cause complaint thereof to be made before a petty sessional court who shall thereupon issue a summons requiring such occupier or owner to appear to answer such complaint and if the said complaint is proved to the satisfaction of the Court the Court may make an order in writing authorising the Council to enter upon the land upon which such building is situated
and to remove or take down the same and do whatever may be necessary for such purpose and also to remove the materials of which the same is composed to a convenient place and (unless the expenses of the Council be paid to them within fourteen days after such removal) sell the same as they think proper.

84.—(1) No person shall set up in any place any wooden structure (unless it be exempt from the operation of this Part of this Act) except hoardings enclosing vacant land and not exceeding in any part twelve feet in height without having first obtained for that purpose a licence from the Council and the licence may contain such conditions with respect to the structure and the time for which it is to be permitted to continue in the said place as the Council think expedient.

(2) Provided that a licence shall not be required in the case of any wooden structure of a movable or temporary character erected by a builder for his use during the construction alteration or repair of any building unless the same is not taken down or removed immediately after such construction alteration or repair.

Provided that this section shall not extend to or apply within the City or to any hoarding duly licensed by the local authority under any statutory powers in that behalf.

85. This Part of this Act shall not apply in the case of a pile stack or store of timber not being a structure affixed or fastened to the ground.

86. Structures or erections erected or set up upon the premises of any railway company and used for the purposes of or in
connexion with the traffic of such railway company shall be exempt from the operation of this Part of this Act.

PART VIII.

RIGHTS OF BUILDING AND ADJOINING OWNERS.

87. Where lands of different owners adjoin and are unbuilt on at the line of junction and either owner is about to build on any part of the line of junction the following provisions shall have effect:—

(1) If the building owner desire to build a party wall on the line of junction he may serve notice thereof on the adjoining owner describing the intended wall:

(2) If the adjoining owner consent to the building of a party wall the wall shall be built half on the land of each of the two owners or in such other position as may be agreed between the two owners:

(3) The expense of the building of the party wall shall be from time to time defrayed by the two owners in due proportion regard being had to the use made and which may be made of the wall by the two owners respectively:

(4) If the adjoining owner do not consent to the building of a party wall the building owner shall not build the wall otherwise than as an external wall placed wholly on his own land:

(5) If the building owner do not desire to build a party wall on the line of junction but desires to build an external
Wall placed wholly on his own land he may serve notice thereof on the adjoining owner describing the intended wall:

(6) Where in either of the cases aforesaid the building owner proceeds to build an external wall on his own land he shall have a right at his own expense at any time after the expiration of one month from the service of the notice to place on the land of the adjoining owner below the level of the lowest floor the projecting footings of the external wall with concrete or other solid substructure thereunder making compensation to the adjoining owner or occupier for any damage occasioned thereby the amount of such compensation if any difference arise to be determined in the manner in which differences between building owners and adjoining owners are herein-after directed to be determined:

Where an external wall is built against another external wall or against a party wall it shall be lawful for the district surveyor to allow the footing of the side next such other external or party wall to be omitted.

88. The building owner shall have the following rights in relation to party structures (that is to say):

(1) A right to make good underpin or repair any party structure which is defective or out of repair:

(2) A right to pull down and rebuild any party structure which is so far defective or out of repair as to make it necessary or desirable to pull it down:

(3) A right to pull down any timber or other partition which divides any buildings and is not conformable with the regulations of this Act and to build
instead a party wall conformable thereto:

(4) In the case of buildings having rooms or storeys the property of different owners intermixed a right to pull down such of the said rooms or storeys or any part thereof as are not built in conformity with this Act and to rebuild the same in conformity with this Act:

(5) In the case of buildings connected by arches or communications over public ways or over passages belonging to other persons a right to pull down such of the said buildings arches or communications or such parts thereof as are not built in conformity with this Act and to rebuild the same in conformity with this Act:

(6) A right to raise and underpin any party structure permitted by this Act to be raised or underpinned or any external wall built against such party structure upon condition of making good all damage occasioned thereby to the adjoining premises or to the internal finishings and decorations thereof and of carrying up to the requisite height all flues and chimney stacks belonging to the adjoining owner on or against such party structure or external wall;

(7) A right to pull down any party structure which is of insufficient strength for any building intended to be built and to rebuild the same of sufficient strength for the above purpose upon condition of making good all damage occasioned thereby to the adjoining premises or to the internal finishings and decorations thereof:

(8) A right to cut into any party structure upon condition of making good
all damage occasioned to the adjoining premises by such operation:

(9) A right to cut away any footing or any chimney breasts jambs or flues projecting or other projections from any party wall or external walls in order to erect an external wall against such party wall or for any other purpose upon condition of making good all damage occasioned to the adjoining premises by such operation:

(10) A right to cut away or take down such parts of any wall or building of an adjoining owner as may be necessary in consequence of such wall or building overhanging the ground of the building owner in order to erect an upright wall against the same on condition of making good any damage sustained by the wall or building by reason of such cutting away or taking down:

(11) A right to perform any other necessary works incident to the connexion of a party structure with the premises adjoining thereto But the above rights shall be subject to this qualification that any building which has been erected previously to the date of the commencement of this Act shall be deemed to be conformable with the provisions of this Act if it be conformable with the provisions of the Acts of Parliament regulating buildings in London before the commencement of this Act:

(12) A right to raise a party fence wall or to pull the same down and rebuild it as a party wall.

89.—(1) Where a building owner proposes to exercise any of the foregoing rights with respect to party structures the

Rights of adjoining owner.
adjoining owner may by notice require the building owner to build on any such party structure such chimney copings jambs or breasts or flues or such piers or recesses or any other like works as may fairly be required for the convenience of such adjoining owner and may be specified in the notice and it shall be the duty of the building owner to comply with such requisition in all cases where the execution of the required works will not be injurious to the building owner or cause to him unnecessary inconvenience or unnecessary delay in the exercise of his right.

(2) Any difference that arises between a building owner and adjoining owner in respect of the execution of any such works shall be determined in manner in which differences between building owners and adjoining owners are herein-after directed to be determined.

90.—(1) A building owner shall not except with the consent in writing of the adjoining owner and of the adjoining occupiers or in cases where any wall or party structure is dangerous (in which cases the provisions of Part IX. of this Act shall apply) exercise any of his rights under this Act in respect of any party fence wall unless at least one month or exercise any of his rights under this Act in relation to any party wall or party structure other than a party fence wall unless at least two months before doing so he has served on the adjoining owner a party wall or party structure notice stating the nature and particulars of the proposed work and the time at which the work is proposed to be commenced.

(2) When a building owner in the exercise of any of his rights under this Part of the Act lays open any part of the adjoin-
ing land or building he shall at his own expense make and maintain for a proper time a proper hoarding and shoring or temporary construction for protection of the adjoining land or building and the security of the adjoining occupier.

(3) A building owner shall not exercise any right by this Act given to him in such manner or at such time as to cause unnecessary inconvenience to the adjoining owner or to the adjoining occupier.

(4) A party wall or structure notice shall not be available for the exercise of any right unless the work to which the notice relates is begun within six months after the service thereof and is prosecuted with due diligence.

(5) Within one month after receipt of such notice the adjoining owner may serve on the building owner a notice requiring him to build on any such party structure any works to the construction of which he is herein-before declared to be entitled.

(6) The last-mentioned notice shall specify the works required by the adjoining owner for his convenience and shall if necessary be accompanied by explanatory plans and drawings.

(7) If either owner do not within fourteen days after the service on him of any notice express his consent thereto he shall be considered as having dissented therefrom and thereupon a difference shall be deemed to have arisen between the building owner and the adjoining owner.

91.—(1) In all cases not specially provided for by this Act where a difference arises between a building owner and adjoining owner in respect of any matter arising with reference to any work to which any notice given under this Part of this Act relates unless both parties concur
in the appointment of one surveyor they shall each appoint a surveyor and the two surveyors so appointed shall select a third surveyor and such one surveyor or three surveyors or any two of them shall settle any matter from time to time during the continuance of any work to which the notice relates in dispute between such building and adjoining owner with power by his or their award to determine the right to do and the time and manner of doing any work and generally any other matter arising out of or incidental to such difference but any time so appointed for doing any work shall not unless otherwise agreed commence until after the expiration of the period by this Part of this Act prescribed for the notice in the particular case.

(2) Any award given by such one surveyor or by such three surveyors or by any two of them shall be conclusive and shall not be questioned in any court with this exception that either of the parties to the difference may appeal therefrom to the county court within fourteen days from the date of the delivery of the award and the county court may subject as hereafter in this section mentioned rescind the award or modify it in such manner as it thinks just.

(3) If either party to the difference make default in appointing a surveyor for ten days after notice has been served on him by the other party to make such appointment the party giving the notice may make the appointment in the place of the party so making default.

(4) The costs incurred in making or obtaining the award shall be paid by such party as the surveyor or surveyors determine.

(5) If the appellant from any such award on appearing before the county court
declare his unwillingness to have the matter decided by that court and prove to the satisfaction of the judge of that court that in the event of the matter being decided against him he will be liable to pay a sum exclusive of costs exceeding fifty pounds and give security to be approved by the judge duly to prosecute his appeal and to abide the event thereof all proceedings in the county court shall thereupon be stayed and the appellant may bring an action in the High Court against the other party to the difference.

(6) The plaintiff in such action shall deliver to the defendants an issue whereby the matters in difference between them may be tried and the form of such issue in case of dispute or in case of the non-appearance of the defendant shall be settled by the High Court and such action shall be prosecuted and issue tried in the same manner and subject to the same incidents in and subject to which actions are prosecuted and issues tried in other cases within the jurisdiction of the High Court or as near thereto as circumstances admit.

(7) If the parties to any such action agree as to the facts a special case may be stated for the opinion of the High Court and any case so stated may be brought before the court in like manner and subject to the same incidents in and subject to which other special cases are brought before such court or as near thereto as circumstances admit and any costs that may have been incurred in the county court by the parties to such action as is mentioned in this section shall be deemed to be costs incurred in such action and be payable accordingly.

(8) Where both parties to the difference have concurred in the appointment of one
surveyor for the settlement of such difference then if such surveyor refuse or for seven days neglect to act or die or become incapable to act before he has made his award the matters in dispute shall be determined in the same manner as if such single surveyor had not been appointed.

(9) Where each party to the difference has appointed a surveyor for the settlement of the difference and a third surveyor has been selected then if such third surveyor refuse or for seven days neglect to act or before such difference is settled die or become incapable to act the two surveyors shall forthwith select another third surveyor in his place and every third surveyor so selected as last aforesaid shall have the same powers and authorities as were vested in his predecessor.

(10) Where each party to the difference has appointed a surveyor for the settlement of the difference then if the two surveyors so appointed refuse or for seven days after request of either party neglect to select a third surveyor or another third surveyor in the event of the refusal or neglect to act death or incapacity of the third surveyor for the time being a Secretary of State may on the application of either party select some fit person to act as third surveyor and every surveyor so selected shall have the same powers and authorities as if he had been selected by the two surveyors appointed by the parties.

(11) Where each party to the difference has appointed a surveyor for the settlement of the difference then if before such difference is settled either surveyor so appointed die or become incapable to act the party by whom such surveyor was appointed may appoint in writing some other surveyor to act in his place and if for the space of seven days after notice served on him by
the other party for that purpose he fail to do so the other surveyor may proceed ex parte and the decision of such other surveyor shall be as effectual as if he had been a single surveyor in whose appointment both parties had concurred and every surveyor so to be substituted as aforesaid shall have the same powers and authorities as were vested in the former surveyor at the time of his death or disability as aforesaid.

(12) Where each party to the difference has appointed a surveyor for the settlement of the difference then if either of the surveyors refuse or for seven days neglect to act the other surveyor may proceed ex parte and the decision of such other surveyor shall be as effectual as if he had been a single surveyor in whose appointment both parties had concurred.

92. A building owner his servants agents and workmen at all usual times of working may enter and remain on any premises for the purpose of executing and may execute any work which he has become entitled or is required in pursuance of this Act to execute removing any furniture or doing any other thing which may be necessary and if the premises are closed he and they may accompanied by a constable or other officer of the peace break open any fences or doors in order to effect such entry:

Provided that before entering on any premises for the purposes of this section the building owner shall except in the case of emergency give fourteen days notice of his intention so to do to the owner and occupier and in case of emergency shall give such notice as may be reasonably practicable.
93. Where a building owner intends to erect within ten feet of a building belonging to an adjoining owner a building or structure any part of which within such ten feet extends to a lower level than the foundations of the building belonging to the adjoining owner he may and if required by the adjoining owner shall (subject as hereinafter provided) underpin or otherwise strengthen the foundations of the said building so far as may be necessary and the following provisions shall have effect:

(1) At least two months notice in writing shall be given by the building owner to the adjoining owner stating his intention to build and whether he proposes to underpin or otherwise strengthen the foundations of the said building and such notice shall be accompanied by a plan and sections showing the site of the proposed building and the depth to which he proposes to excavate:

(2) If the adjoining owner shall within fourteen days after being served with such notice give a counter notice in writing that he disputes the necessity of or require such underpinning or strengthening a difference shall be deemed to have arisen between the building owner and the adjoining owner:

(3) The building owner shall be liable to compensate the adjoining owner and occupier for any inconvenience loss or damage which may result to them by reason of the exercise of the powers conferred by this section:

(4) Nothing in this section contained shall relieve the building owner from any liability to which he would otherwise be subject in case of injury caused
by his building operations to the adjoining owner.

94. An adjoining owner may if he think fit by notice in writing require the building owner (before commencing any work which he may be authorised by this Part of this Act to execute) to give such security as may be agreed upon or in case of difference may be settled by the Judge of the County Court for the payment of all such expenses costs and compensation in respect of the work as may be payable by the building owner.

The building owner may if he think fit at any time after service on him of a party wall or party structure requisition by the adjoining owner and before beginning a work to which the requisition relates but not afterwards serve a counter requisition on the adjoining owner requiring him to give such security for payment of the expenses costs and compensation for which he is or will be liable as may be agreed upon or in case of difference may be settled as aforesaid.

If the adjoining owner do not within one month after service of that counter requisition give security accordingly he shall at the end of that month be deemed to have ceased to be entitled to compliance with his party wall or party structure requisition and the building owner may proceed as if no party wall or party structure requisition had been served on him by the adjoining owner.

95.—(1) As to expenses to be borne jointly by the building owner and adjoining owner:

(a) If any party structure be defective or out of repair the expense of making good underpinning or repairing the

Security to be given by building owner and adjoining owner.

Rules as to expenses in respect of party structures.
same shall be borne by the building owner and adjoining owner in due proportion regard being had to the use that each owner makes or may make of the structure;

(b) If any party structure be pulled down and rebuilt by reason of its being so far defective or out of repair as to make it necessary or desirable to pull it down the expense of such pulling down and rebuilding shall be borne by the building owner and adjoining owner in due proportion regard being had to the use that each owner may make of the structure;

(c) If any timber or other partition dividing a building be pulled down in exercise of the right by this Part of this Act vested in a building owner and a party structure be built instead thereof the expense of building such party structure and also of building any additional party structures that may be required by reason of the partition having been pulled down shall be borne by the building owner and adjoining owner in due proportion regard being had to the use that each owner may make of the party structure and to the thickness required for support of the respective buildings parted thereby;

(d) If any rooms or storeys or any parts thereof the property of different owners and intermixed in any building be pulled down in pursuance of the right by this Part of this Act vested in a building owner and be rebuilt in conformity with this Act the expense of such pulling down and rebuilding shall be borne by the building owner and adjoining owner in due proportion regard being had to the use that
each owner may make of such rooms or storeys;

(e) If any arches or communications over public ways or over passages belonging to other persons than the owners of the buildings connected by such arches or communications or any parts thereof be pulled down in pursuance of the right by this Part of this Act vested in a building owner and be rebuilt in conformity with this Act the expense of such pulling down and rebuilding shall be borne by the building owner and adjoining owner in due proportion regard being had to the use that each owner may make of such arches or communications.

(2) As to expenses to be borne by the building owner:—

(a) If any party structure or any external wall built against another external wall be raised or underpinned in pursuance of the power by this Part of this Act vested in a building owner the expense of raising or underpinning the same and of making good all damage occasioned thereby and of carrying up to the requisite height all such flues and chimney-stacks belonging to the adjoining owner on or against any such party structure or external wall as are by this Part of this Act required to be made good and carried up shall be borne by the building owner;

(b) If any party structure which is of proper materials and sound or not so far defective or out of repair as to make it necessary or desirable to pull it down be pulled down and rebuilt by the building owner the expense of pulling down and rebuilding the same and of making good any damage by this Part of this Act required to be
made good and a fair allowance in respect of the disturbance and inconvenience caused to the adjoining owner shall be borne by the building owner;

(c) If any party structure be cut into by the building owner the expense of cutting into the same and of making good any damage by this Part of this Act required to be made good shall be borne by such building owner;

(d) If any footing chimney breast jambs or floor be cut away in pursuance of the powers by this Part of this Act vested in a building owner the expense of such cutting away and of making good any damage by this Part of this Act required to be made good shall be borne by the building owner;

(e) If any party fence wall be raised for a building the expense of raising such wall shall be borne by the building owner;

(f) If any party fence wall be pulled down and built as a party wall the expense of pulling down such party fence wall and building the same as a party wall shall be borne by the building owner.

If at any time the adjoining owner make use of any party structure or external wall (or any part thereof) raised or underpinned as aforesaid or of any party fence wall pulled down and built as a party wall (or any part thereof) beyond the use thereof made by him before the alteration there shall be borne by the adjoining owner from time to time a due proportion of the expenses (having regard to the use that the adjoining owner may make thereof):

(i) Of raising or underpinning such party structure or external wall and of making good all such damage occasioned thereby to the adjoining owner
and of carrying up to the requisite height all such flues and chimney-stacks belonging to the adjoining owner on or against any such party structure or external wall as are by this Part of this Act required to be made good and carried up;
(ii) Of pulling down and building such party fence wall as a party wall.

96. Within one month after the completion of any work which a building owner is by this Part of this Act authorised or required to execute and the expense of which is in whole or in part to be borne by an adjoining owner the building owner shall deliver to the adjoining owner an account in writing of the particulars and expense of the work specifying any deduction to which such adjoining owner or other person may be entitled in respect of old materials or in other respects and every such work shall be estimated and valued at fair average rates and prices according to the nature of the work and the locality and the market price of materials and labour at the time.

97. At any time within one month after the delivery of the said account the adjoining owner if dissatisfied therewith may declare his dissatisfaction to the building owner by notice in writing served by himself or his agent and specifying his objection thereto and thereupon a difference shall be deemed to have risen between the parties and shall be determined in manner herein-before in this Part of this Act provided for the settlement of differences between building and adjoining owners.
Building owner may recover if no appeal made.

98. If within the said period of one month the adjoining owner do not declare in the said manner his dissatisfaction with the account he shall be deemed to have accepted the same and shall pay the same on demand to the party delivering the account and if he fail to do so the amount so due may be recovered as a debt.

Structure to belong to building owner until contribution paid.

99. Where the adjoining owner is liable to contribute to the expenses of building any party structure then until such contribution is paid the building owner at whose expense the same was built shall stand possessed of the sole property in the structure.

Adjoining owner liable to expenses incurred on his requisition.

100. The adjoining owner shall be liable for all expenses incurred on his requisition by the building owner and in default payment of the same may be recovered from him as a debt.

Saving for lights in party walls &c.

101. Nothing in this Act shall authorise any interference with an easement of light or other easements in or relating to a party wall or take away abridge or prejudicially affect any right of any person to preserve or restore any light or other thing in or connected with a party wall in case of the party wall being pulled down or rebuilt.

PART IX.

DANGEROUS AND NEGLIGENCE STRUCTURES.

Dangerous Structures.

Meaning of structure.

102. In this Part of this Act the expression "structure" includes any building wall or other structure and anything affixed to or projecting from any building wall or other structure.
103.—(1) Where it is made known to the Survey to be
Council that any structure is in a dangerous made of
state the Council shall require a survey of dangerous
such structure to be made by the district structures.
surveyor or by some other competent sur-
(2) For the purposes of this Part of this venor.
Act the expression “district surveyor” shall be deemed to include any surveyor so appointed.
(3) The district surveyor shall make The
known to the Council any information Effect of this
which he may receive with respect to any Part of Act
structure being in a dangerous state. within the City.
(4) It shall be lawful for the district Surveyor to
surveyor to enter into any structure or give certificate.
upon any land upon which any structure is Upon the
situate for the purpose of making a survey Survey the
of such structure. completion of his survey the district surveyor employed shall certify to the Council his opinion as to the state of the structure.

105. Upon the completion of his survey Surveyor to
the district surveyor employed shall certify Notice to be
the Council his opinion as to the state of owner
the structure. in respect of
certificate.

106. If the certificate is to the effect that Notice to be
tell that the structure is not in a dangerous state given to owner
no further proceedings shall be had in in respect of
respect thereof but if it is to the effect that certificate.
the same is in a dangerous state the Council may cause the same to be shored up or otherwise secured and a proper hoard or fence to be put up for the protection of passengers and shall cause notice to be served on the owner or occupier of the structure requiring him forthwith to take down secure or repair the same as the case requires.

107.—(1) If the owner or occupier on whom the notice is served fail to comply as speedily as the nature of the case permits with the notice a petty sessional court on complaint by the Council may order the owner to take down repair or otherwise secure to the satisfaction of the district surveyor the structure or such part thereof as appears to the court to be in a dangerous state within a time to be fixed by the order and if the same be not taken down repaired or otherwise secured within the time so limited the Council may with all convenient speed cause all or so much of the structure as is in a dangerous condition to be taken down repaired or otherwise secured in such manner as may be requisite:

Provided that if the owner of the structure dispute the necessity of any of the requisitions comprised in the notice he may by notice in writing to the Council within seven days from the service of the notice upon himself require that the subject shall be referred to arbitration.

(2) In case the owner require arbitration he may at the time of giving such notice appoint an independent surveyor to report on the condition of the structure in conjunction with the district surveyor within seven days of the receipt by the Council of the notice of appointment of the owner's surveyor and all questions of fact or matters
in dispute which cannot be agreed between the owner's surveyor and the district surveyor shall be referred for final decision to a third surveyor who shall (before the owner's surveyor and the district surveyor enter upon the discussion of the question in dispute) have been appointed to act as arbitrator by such two surveyors or in the event of their disagreeing by a petty sessional court on the application of either of them:

Such arbitrator shall make his award within fourteen days.

(3) The notice served by the Council shall be discharged amended or confirmed in accordance with the decision of the two surveyors or the arbitrator as the case may be.

(4) Unless the arbitrator otherwise direct the costs of and incident to the determination by the two surveyors or the arbitrator of the question in dispute shall be borne and paid in the event of such determination being adverse to the contention of the district surveyor by the Council or in the event of such determination being adverse to the contention of the owner's surveyor by the owner.

108. Notwithstanding any such notice requiring arbitration as aforesaid a petty sessional court on complaint by the Council may if of opinion that the structure is in such a dangerous condition as to require immediate treatment make any order which such court may think fit with respect to the taking down repairing or otherwise securing the structure.

109.—(1) All expenses incurred by the Council in relation to the obtaining of any order as to a dangerous structure and carrying the same into effect under this Court may make order notwithstanding arbitration.

Expenses.
Part of this Act shall be paid by the owner of the structure but without prejudice to his right to recover the same from any person liable to the expenses of repairs.

(2) If the owner cannot be found or if on demand he refuse or neglect to pay the said expenses the Council after serving on him three months notice of their intention to do so may if in their discretion they think fit sell the structure but they shall after deducting from the proceeds of the sale the amount of all expenses incurred by them pay the surplus (if any) to the owner on demand.

110. Where under this Part of this Act any dangerous structure is sold for payment of the expenses incurred in respect thereof by the Council the purchaser his agents and servants may enter upon the land whereon the structure is standing for the purpose of taking down the same and of removing the materials of which it is constructed.

111. Where the proceeds of the sale of any such structure are insufficient to repay to the Council the amount of the expenses incurred by them in respect of such structure no part of the land whereon the structure stands or stood shall be built upon until after the balance due to the Council in respect of the structure has been paid.

112. If the materials are not sold by the Council or if the proceeds of the sale are insufficient to defray the said expenses the Council may recover the expenses or the balance thereof from the owner of the building together with all costs in respect thereof in a summary manner.
113.—(1) There shall be paid to the district surveyor in respect of his services under this Part of this Act in relation to any dangerous structures the fees specified in Part II. of the Third Schedule to this Act.

(2) Provided that if any special service is required to be performed by the district surveyor under this Part of this Act for which no fee is specified in the said schedule the Council may order such fee to be paid for that service as they think fit.

(3) All fees paid to any surveyor by virtue of this section shall be deemed to be expenses incurred by the Council in the matter of the dangerous structure in respect of which such fees are paid and shall be recoverable by them from the owner accordingly.

114. Where a structure has been certified by a district surveyor to be dangerous to its inmates a petty sessional court may if satisfied of the correctness of the certificate upon the application of the Council by order direct that any inmates of such structure be removed therefrom by a constable or other peace officer and if they have no other abode he may require that they be received into the workhouse for the place in which the structure is situate.

Neglected Structures.

115.—(1) Where a structure is ruinous or so far dilapidated as thereby to have become and to be unfit for use or occupation or is from neglect or otherwise in a structural condition prejudicial to the property in or the inhabitants of the neighbourhood a petty sessional court on complaint by the Council may order the owner...
to take down or repair or rebuild such structure (in this Act referred to as a neglected structure) or any part thereof or to fence in the ground upon which it stands or any part thereof or otherwise to put the same or any part thereof into a state of repair and good condition to the satisfaction of the Council within a reasonable time to be fixed by the order and may also make an order for the costs incurred up to the time of the hearing.

(2) If the order is not obeyed the Council may with all convenient speed enter upon the neglected structure or such ground as aforesaid and execute the order.

(3) Where the order directs the taking down of a neglected structure or any part thereof the Council in executing the order may remove the materials to a convenient place and (unless the expenses of the Council under this section in relation to such structure are paid to them within fourteen days after such removal) sell the same if and as they in their discretion think fit.

(4) All expenses incurred by the Council under this section in relation to a neglected structure may be deducted by the Council out of the proceeds of the sale and the surplus (if any) shall be paid by the Council on demand to the owner of the structure and if such neglected structure or some part thereof is not taken down and such materials are not sold by the Council or if the proceeds of the sale are insufficient to defray the said expenses the Council may recover such expenses or such insufficiency from the owner of the structure together with all costs in respect thereof in a summary manner but without prejudice to his right to recover the same from any lessee or other person liable to the expenses of repairs.
Supplemental as to Dangerous and Neglected Structures.

116.—(1) Where the Council have incurred any expenses in respect of any dangerous or neglected structure and have not been paid or have not recovered the same a petty sessional court on complaint by the Council may make an order fixing the amount of such expenses and the costs of the proceedings before such petty sessional court and directing that no part of the land upon which such dangerous or neglected structure stands or stood shall be built upon or that no part of such dangerous or neglected structure if repaired or rebuilt shall be let for occupation until after payment to the Council of the said amount and thereupon and until payment to the Council of the said amount no part of such land shall be built upon and no part of such dangerous or neglected structure so repaired or rebuilt shall be let for occupation.

(2) Every such order shall be made in duplicate and one copy of such order shall be retained by the proper officer of the court and the other copy shall be kept at the county hall.

(3) The Council shall keep at the county hall a register of all orders made under this section and shall keep the same open for inspection by all persons at all reasonable times and any such order not entered in such register within ten days after the making thereof shall cease to be of any force. No property shall be affected by any such order unless and until such order is entered in such register.

117. The fees specified in Part IV of the Third Schedule to this Act as payable to the Council shall be payable to and may be
recovered in a summary way by the Council.

PART X.

DANGEROUS AND NOXIOUS BUSINESSES.

118.—(1) No person shall erect any building nearer than fifty feet to a building used for any dangerous business to which this section applies.

(2) Provided that where a building erected before the ninth day of August one thousand eight hundred and forty-four within fifty feet from any building for the time being used for any such dangerous business is pulled down burnt or destroyed by tempest such building may be rebuilt.

(3) No person shall establish or carry on a dangerous business to which this section applies in any building or vault or in the open air at a less distance than forty feet from any public way or than fifty feet from any other building or any vacant ground belonging to any person other than his landlord.

(4) The following businesses shall be deemed to be dangerous businesses within the meaning of this section (that is to say) The business of the manufacture of matches ignitable by friction or otherwise or of other substances liable to sudden explosion inflammation or ignition or of turpentine naphtha varnish tar resin or Brunswick black and any other manufacture dangerous on account of the liability of the materials or substances employed therein to cause sudden fire or explosion.

119.—(1) No person shall erect any dwelling-house nearer than fifty feet to a building used for any noxious business to which this section applies.
(2) Provided that where a dwelling-house erected before the ninth day of August one thousand eight hundred and forty-four within fifty feet from any building for the time being used for any such noxious business is pulled down burnt or destroyed by tempest such dwelling-house may be rebuilt.

(3) Subject to the provisions of the next following section no person shall establish or carry on a noxious business to which this section applies in any building or vault or in the open air at a less distance than forty feet from any public way or than fifty feet from any dwelling-house.

(4) The following businesses shall be deemed to be noxious businesses within the meaning of this section (that is to say) The business of a blood boiler or bone boiler and any other like business which is offensive or noxious but nothing in this section shall apply to any of the following businesses namely the businesses of a soap boiler tallow melter knacker fellmonger tripe boiler and slaughterer of cattle or horses.

120. The following provisions shall apply to any noxious business existing before the ninth day of August one thousand eight hundred and forty-four:

(1) If any party charged with carrying on such business show that in carrying on such business all the means known to be available for mitigating the effect of such business have been adopted then it shall be lawful for the petty sessional court to remit or mitigate the penalty Provided further that if it shall appear to the said court or to the court of quarter sessions whether on appeal or on trial by jury as herein-after provided that the person carrying
on any such business shall have made due endeavours to carry on the same with a view to mitigate so far as possible the effects of such business then although he have not adopted all or the best means available for the purpose yet it shall be lawful for the court to suspend the execution of their order upon condition that within a reasonable time to be named the party convicted do adopt such other or better means as to the court shall seem fit or before passing final sentence and without consulting the prosecutor to make such other order touching the carrying on of such business as the court shall think fit for preventing the nuisance in future Provided always that if the matter come before any superior court it shall be lawful for such court to exercise such power of mitigating or remitting such penalty or of suspending the execution of any judgment order or determination in the matter or to make such order touching the carrying on of such business as to the court shall seem fit:

(2) Any person dissatisfied with the decision of the petty sessional court may appeal to the court of quarter sessions in manner provided by the Summary Jurisdiction Acts:

(3) If before conviction by the petty sessional court the person complained against desire to have the matter tried by a jury and enter into a recognizance to try such matter without delay and to pay all costs of trial if a verdict be found against him then such matter shall be tried at the next practicable court of quarter sessions or whenever that court shall appoint and if that court shall think fit it shall be lawful
for them to authorise the jury to view the place in question in such manner as they shall direct and the jury shall inquire and try and determine by their verdict whether the business in question be offensive or noxious and whether the party in question have done any act whereby the penalty imposed by this Act in respect thereof has been incurred and subject to the power herein-before conferred of mitigating such penalty or suspending their judgment order or determination thereon or making such order touching the carrying on of the business the said court shall give judgment according to such verdict and shall award the penalty (if any) incurred by the defendant and shall and may (if they see fit) award to either of the parties such costs as they may deem reasonable which verdict and the judgment award order or determination thereon shall be binding and conclusive.

121. The provisions of this Part of this Act relating to dangerous and noxious businesses shall not apply to any public gasworks nor to any premises used for the purpose of distillation or the rectification of spirits under the survey of the Commissioners of Inland Revenue or their officers.

PART XI.

DWELLING-HOUSES ON LOW-LYING LAND.

122. It shall not be lawful for any person upon land of which the surface is below the

Saving for gasworks and distilleries.
level of Trinity high-water mark and which is so situate as not to admit of being drained by gravitation into an existing sewer of the Council to erect any building to be used wholly or in part as a dwelling-house or to adapt any building to be used wholly or in part as a dwelling-house except with the permission of the Council and subject to and in accordance with such regulations as the Council may from time to time prescribe with reference to the erection of buildings on such land:

And the Council may by such regulations (subject to appeal as herein-after provided)—

(i) Prohibit the erection of dwelling-houses or the adaptation of any buildings for use as dwelling-houses on such land or any defined area or areas of such land;

(ii) Regulate the erection of dwelling-houses or the adaptation of buildings for use as dwelling-houses on such land or any defined area or areas of such land;

(iii)Prescribe the level at which the under side of the lowest floor of any permitted building shall be placed on such land or any defined area or areas of such land and as to the provision to be made and maintained by the owner for securing efficient and proper drainage of the buildings either directly or by means of a local sewer into a main sewer of the Council:

Any person seeking to erect any dwelling-house or any building any part of which is to be used as a dwelling-house or to adapt any building or any part of a building for use as a dwelling-house on any of such land shall make application to the Council for a licence to erect the same and the matter shall thereupon be referred to
the chief engineer of the Council who shall
decide whether and if so upon what con-
ditions such erection or adaptation may be
permitted and any such decision shall be
given by the said engineer by a certificate
in writing under his hand. Any person
objecting to the refusal of the Council to
permit on such land or any defined area or
areas of such land the erection of any
dwelling-house or the adaptation for use as
a dwelling-house of any building or to any
regulation made by the Council under this
Part of this Act or to any decision of the
said engineer or as to the reasonableness
of any requirement or condition made
by him may appeal to the tribunal of
appeal.

123. The Council may with the concur-
rence of the tribunal of appeal from time
to time make regulations prescribing the
procedure to be followed by persons making
applications under this Part of this Act.

124.—(1) Regulations made by the Coun-
cil under this Part of this Act shall have
no force until a copy thereof shall have
been published in the London Gazette and
it shall be the duty of the Council to give
notice of every such regulation by publish-
ing a copy thereof in two or more London
daily newspapers and if there be a local
newspaper circulating in the parish or
district to which such regulation applies
then also in such local newspaper.

(2) Printed copies of every regulation
from time to time in force under this Part
of this Act shall be kept at the county hall
and shall be supplied free of charge to any
person concerned who may apply for the
same.
PART XII.

SKY SIGNS.

125. In this Part of this Act the expression—

"Sky sign" means any word letter model sign device or representation in the nature of an advertisement announcement or direction supported on or attached to any post pole standard framework or other support wholly or in part upon over or above any building or structure which or any part of which sky sign shall be visible against the sky from any point in any street or public way and includes all and every part of any such post pole standard framework or other support. The expression "sky sign" shall also include any balloon parachute or similar device employed wholly or in part for the purposes of any advertisement or announcement on over or above any building structure or erection of any kind or on over any street or public way but shall not be deemed to include—

(i) Any flagstaff pole vane or weather-cock unless adapted or used wholly or in part for the purposes of any advertisement or announcement;

(ii) Any sign on any board frame or other contrivance securely fixed to or on the top of the wall or parapet of any building on the cornice or blocking course of any wall or to the ridge of a roof provided that such board frame or other contrivance be of one continuous face and not open work and do not extend in height more
than three feet above any part of the wall or parapet or ridge to against or on which it is fixed or supported; or
(iii) Any such word letter model sign device or representation as afore-
said which relates exclusively to the business of a railway company and which is placed or may be placed wholly upon or over any railway railway station yard plat-
form or station approach or pre-
mises belonging to a railway com-
pany and which is also so placed that it could not fall into any street or public place.

126. For the purpose of giving effect to the provisions of this Part of this Act the District surveyor of each district acting under this Act shall inspect and survey sky signs in his district and report from time to time to the Council.

The expression "the surveyor" in this Part of this Act means the district surveyor so acting within his district.

127. From and after the commencement of this Act it shall be unlawful to erect any sky sign as defined in this Act.

128. From and after the commencement of this Act it shall be unlawful to retain any sky sign as defined in this Act which previously to the passing of this Act shall have been erected except in pursuance of and in accordance with the terms of a licence granted or renewed before the passing of this Act by the Council or by the Commissioners of Sewers as the case may be under the provisions of the London
Sky Signs Act 1891 as amended by section 17 of the London County Council (General Powers) Act 1893 or renewed after the passing of this Act as herein-after provided.

129.—(1) A licence granted under the provisions of the London Sky Signs Act 1891 and renewed under the same Act may on the expiration of the period for which such renewal was granted be renewed for one further period of two years but not longer.

(2) A licence granted under the provisions of the London Sky Signs Act 1891 as amended by section 17 of the London County Council (General Powers) Act 1893 after the twenty-fourth day of August one thousand eight hundred and ninety-three may be renewed from the expiration of a period of two years from the date of issue of such licence for a further period of two years and on the expiration of that period for one other period of two years making with the original term of the licence six years in all but not longer.

(3) Every person desirous of obtaining a renewal of a licence to retain a sky sign for any such period as aforesaid may make application to the surveyor for an inspection and survey of such sky sign and such application shall be dealt with as herein-after provided and any person who shall have obtained a certificate from the surveyor after any such inspection and survey in accordance with the provisions herein-after contained may at any time within fourteen days from the issue thereof forward the same to the Council with an application for a licence from the Council to retain the same sky sign and every such application for a licence shall be accompanied by a fee of five shillings which shall be paid to the Council for and in respect of
the registration of the licence and the Council shall thereupon grant to such person a licence for the retention of such sky sign for a period of two years from the date of the issue of such licence.

(4) Every such application, to the surveyor for the inspection and survey of a sky sign shall be accompanied by a payment of two guineas to such surveyor which shall be his fee for the inspection and survey and for the grant or refusal of the certificate as the case may be and it shall not be lawful for the surveyor to demand or receive any further fee or payment in respect thereof.

(5) The surveyor shall either grant a certificate that in his opinion the sky sign is so placed constructed and supported as not to be likely to involve danger to the public or he shall refuse to grant such certificate in which case he shall state the grounds of such refusal and such certificate or refusal shall be in the form set out in this section with such modifications if any as the circumstances may require:—

FORM OF CERTIFICATE.

LONDON BUILDING ACT 1894.

District of

Whereas A.B. of has made application to me pursuant to the London Building Act 1894 to inspect and survey a sky sign erected at I hereby certify that I have inspected and surveyed the same and in my opinion the said sky sign may be retained as now constructed for two years from the date hereof without being likely to cause danger to the public.

Dated this day of 189 .

(Signed) C.D.
Surveyor.
FORM OF REFUSAL OF CERTIFICATE.

LONDON BUILDING ACT 1894.

District of

Whereas A.B. of has made application to me pursuant to the London Building Act 1894 to inspect and survey a sky sign erected at . I hereby certify that I have inspected and surveyed the same and I refuse to certify that the said sky sign is so constructed as not to be likely to cause danger to the public for the following reasons—

Dated this day of 189.

(Signed) C.D.
Surveyor.

130.—(1) Where the surveyor refuses to grant a certificate applied for under this Act the applicant may if he think fit and can lawfully do so execute such repairs to or alterations in or modifications of the sky sign as shall meet the objections thereto as stated in the form of refusal and may thereupon make a further application to the surveyor to inspect and survey the sky sign.

(2) If the surveyor on re-inspection and re-survey be of opinion that the sky sign has been so repaired altered or modified that it is not likely to involve danger to the public he shall grant a certificate under this Act with respect to such sky sign and an application for licence thereof may be made as in this Act provided.

(3) Every such application to the surveyor to re-inspect and re-survey a sky sign and for a certificate in respect thereof shall be accompanied by a payment of one guinea to such surveyor which shall be his fee for such re-inspection and re-survey and for the grant or refusal of a certificate.
thereupon as the case may be and it shall not be lawful for the surveyor to demand or receive any further fee or payment in respect thereof.

131. Where the surveyor refuses to grant a certificate applied for under this Act it shall be the duty of the surveyor forthwith to forward a copy of his refusal to the Council.

132. Where the surveyor refuses to grant a certificate under this Act it shall be lawful for the applicant at any time within fourteen days after the date of such refusal to make application to the tribunal of appeal by way of appeal against such refusal and such appeal shall be accompanied by a copy of the form of refusal by the surveyor.

133. In any of the following cases a licence under this Act shall become void viz:—

(i) If any addition to any sky sign be made except for the purpose of making it secure under the direction of the surveyor;
(ii) If any change be made in the sky sign or any part thereof;
(iii) If the sky sign or any part thereof fall either through accident decay or any other cause;
(iv) If any addition or alteration be made to or in the house building or structure on over or to which any sky sign is placed or attached if such condition or alteration involves the disturbance of the sky sign or any part thereof;
(v) If the house building or structure over on or to which the sky sign is placed or attached become unoccupied or be demolished or destroyed.
134. If any sky sign be erected or retained contrary to the provisions of this Act or after the licence for the maintenance or retention thereof for any period shall have become void it shall be lawful for the Council to take proceedings for the taking down and removal of the sky sign in the same manner in all respects as if it were a structure certified to be in a dangerous state under Part IX. of this Act except that the provisions of the said Part with respect to arbitration shall not apply and it shall be lawful for the Council or any officers servants or workmen appointed by them for that purpose (after obtaining the order of a petty sessional court for the taking down of the sky sign and after the expiration of the period (if any) fixed by such order for taking down the same) to enter upon the land building or premises on or over which the sky sign is erected and to take down and remove the sky sign and to execute and do any works which may be necessary for that purpose and for leaving any building to which the same was attached in a condition of safety and all the expenses of and incidental to any such work shall be repaid and be recoverable as though the same were a penalty imposed by this Act.

For the purpose of any such proceeding the expression "the owner" in the said Part of this Act shall mean the occupier of the house building or structure on or to which the sky sign is erected or attached or if the house building or structure is unoccupied then the person who would be the owner thereof within the meaning of this Act.

135. As regards the City this Part of this Act shall be read and have effect as if the Commissioners of Sewers were named
therein instead of the Council and all costs and expenses of such Commissioners in the execution of this Part of this Act shall be paid out of their consolidated rate as part of the expenses of such Commissioners.

PART XIII.

SUPERINTENDING ARCHITECT AND DISTRICT SURVEYORS.

136.—(1) The Council may for the purpose of aiding in the execution of this Act appoint some fit person to be called "the superintending architect of metropolitan buildings" together with such number of clerks as they think fit.

(2) Such architect and clerks shall be removable by the Council and perform such duties as the Council direct.

(3) The superintending architect shall not practise as an architect or follow any other occupation.

(4) There shall be paid to the superintending architect and clerks such salaries as the Council may direct.

(5) Subject to the foregoing provisions of this section the person who at the commencement of this Act is the superintending architect of metropolitan buildings shall continue to be the superintending architect under this Act.

137. If the superintending architect is prevented by illness infirmity or any other unavoidable cause from attending to the duties of his office he may with the consent of the Council appoint some other person as his deputy to perform all his duties for such time as he may be temporarily prevented from executing them.
138. Subject to the provisions of this Act and to the exemptions in this Act mentioned every building or structure and every work done to in or upon any building or structure and all matters relating to the width and direction of streets the general line of buildings in streets the provision of open spaces about buildings and the height of buildings shall be subject to the supervision of the district surveyor appointed to the district in which the building or structure is situate.

139.—(1) The Council shall have the following powers with regard to the district surveyors and their districts (that is to say):

(a) They may alter the limits of the district of any district surveyor or unite any two or more such districts and place any such altered district under the supervision of any district surveyor and do all such matters and things as are necessary for carrying into effect the power hereby given;

(b) They may dismiss or suspend any district surveyor and in case of any suspension or during any vacancy may appoint a temporary substitute provided that their dismissal of a district surveyor who held such office before the fourteenth day of August one thousand eight hundred and fifty-five shall be subject to the consent of a Secretary of State;

(c) On a vacancy occurring in the office of a district surveyor they may appoint another qualified person in his place;

(d) They may pay such amount of compensation as they think fit or as in case of disagreement shall be determined
by the tribunal of appeal to any district surveyor who is deprived of his office in pursuance of the power hereby given of altering the limits of districts.

(2) Subject to the foregoing provisions of this section the districts existing at the commencement of this Act shall continue to be districts for the purposes of this Act and the several persons who at the commencement of this Act are district surveyors shall continue to be district surveyors under this Act.

140. The Royal Institute of British Architects may cause to be examined by such persons and in such manner as they think fit all candidates presenting themselves for the purpose of being examined as to their competency to perform the duties of district surveyor and shall grant certificates of competency to the candidates found deserving of the same and a person who has not already filled the office of district surveyor shall not be qualified to be appointed to that office unless he has received a certificate of competency from the said institute or has been examined in such other manner as the Council may direct and been found competent in such examination.

141. Every district surveyor shall have and maintain an office at his own expense in such part of his district as may be approved by the Council and the Council shall forthwith communicate to the local authority any change in the office of such district surveyor.

142. If any district surveyor is prevented by illness infirmity or any other unavoidable circumstance from attending to the
duties of his office he may with the consent of the Council appoint some other person as his deputy to perform all his duties for such time as he may be prevented from executing them.

143. Where it appears to the Council that on account of the pressure of business in any district or on any other account the surveyor of that district cannot discharge his duties promptly and efficiently the Council may direct any other district surveyor to assist the surveyor of that district in the performance of his duties or appoint some other person to give such assistance and the assistant surveyor shall be entitled to receive all fees payable in respect of the services performed by him.

144. If any building or structure be executed or any work done to in or upon any building or structure by or under the superintendence of any district surveyor acting professionally or on his own private account that surveyor shall not survey such building or structure for the purpose of this Act or act as district surveyor in respect thereof or in any matter connected therewith but it shall be his duty to give notice to the Council who shall then appoint some other district surveyor to act in respect of the matter.

145. In the following cases and at the following times (that is to say):

(a) Where a building or structure or work is about to be begun then two clear days before it is begun; and

(b) Where a building or structure or work is after the commencement thereof suspended for any period exceeding
three months then two clear days before it is resumed; and (c) Where during the progress of a building or structure or work the builder employed thereon is changed then two clear days before a new builder enters upon the continuance thereof; the builder or other person causing or directing the work to be executed shall serve on the district surveyor a building notice respecting the building or structure or work. Every building notice shall state the situation area height number of storeys and intended use of the building or structure and the number of buildings or structures if more than one and the particulars of the proposed work and the name and address of the person giving the notice and those of the owner then in possession of and the occupier of the building or structure or of its site or intended site. All works in progress at the same time to in or on the same building or structure may be included in one building notice.

146. Every district surveyor shall upon the receipt of any such notice as aforesaid and also upon any work being observed by or made known to him which is affected by the provisions of this Act or byelaws made thereunder but in respect of which no notice has been given and also from time to time during the progress of any work affected by such provisions and byelaws as often as may be necessary for securing the due observance of such provisions and byelaws survey any building or work hereby placed under his supervision and cause all such provisions and byelaws to be duly observed.
147.—Every notice served in pursuance of this Act shall be deemed in any question relative to any building structure or work to be primâ facie evidence as against the builder of the nature of the building structure or work proposed to be built or done.

148.—(1) The district surveyor of any district at all reasonable times during the progress and during fourteen days next after the completion of any building structure or work in such district affected by any of the provisions of this Act or by any byelaws made thereunder or by any terms or conditions on which the observance of any such provisions or byelaws may have been dispensed with may enter and inspect such building structure or work.

(2) The district surveyor may for the purpose of ascertaining whether any buildings erected in those premises are in such a situation or possess such characteristics as are required in order to exempt them from the operation of this Part of this Act at all reasonable times and after reasonable notice enter any premises except buildings exempt from the operation of Parts VI. and VII. of this Act and he may do therein all such things as are reasonably necessary for the above purpose.

149.—Where by reason of any emergency any act or work is required to be done immediately or before notice can be given as aforesaid such act or work may be done on condition that before the expiration of twenty-four hours after it has been begun notice thereof is served on the district surveyor.

150.—Where it appears from the building notice served on the district surveyor under this Act that it is proposed to erect any building or structure or to do any work
to in or upon any building which will be in contravention of this Act or that anything required by this Act is proposed to be omitted the district surveyor shall serve upon the builder or building owner a notice of objection to such proposed erection and in the event of the builder or the building owner being dissatisfied with the decision of the surveyor he may within fourteen days of the date of the notice of objection appeal to a petty sessional court who may make an order either affirming the objection or otherwise.

151.—In any of the following cases (that is to say):—

(a) where in erecting any building or structure or in doing any work to in or upon any building anything is done in contravention of this Act or anything required by this Act is omitted to be done; or

(b) where the district surveyor on surveying or inspecting any building or work in respect of which notice has not been served as required by this Part of this Act finds that the same is so far advanced that he cannot ascertain whether anything has been done in contravention of this Act or whether anything required by this Act has been omitted to be done;

the district surveyor shall serve on the builder engaged in erecting such building or structure or in doing such work a notice (herein-after referred to as a notice of irregularity) requiring him within forty-eight hours from the date of the notice to cause anything done in contravention of this Act to be amended or to do anything required to be done by this Act which has been omitted to be done or to cause so much of
any building structure or work as prevents such district surveyor from ascertaining whether anything has been done or omitted to be done as aforesaid to be to a sufficient extent cut into laid open or pulled down.

152.—(1) In order to provide for the service of a notice of irregularity after and notwithstanding that the building or structure has ceased to be in charge of or under the control of the builder the following provisions shall have effect:

(a) If notice in writing shall have been served upon the district surveyor by the builder or owner of the date at which such building has ceased to be in the charge of or under the control of the builder then at any time before the expiration of fourteen days after the service of such notice a notice of irregularity may if the district surveyor thinks fit be served on the owner or occupier of the building or structure or other the person causing or directing or who has caused or directed the work instead of or in addition to the builder (if any);

(b) Where no such notice shall have been served upon the district surveyor a notice of irregularity may at any time within twenty-one days after completion of the building or structure be served on the owner or occupier of the building or structure or other the person causing or directing or who has caused or directed the work instead of or in addition to the builder (if any).

(2) When the owner of the building or structure does not allow the builder to comply with the requisition of a notice of irregularity served on the builder and the builder serves notice on the district surveyor
to that effect a notice of irregularity may at any time within fourteen days after service of the notice by the builder on the district surveyor be served on the owner or occupier of the building or structure or other the person causing or directing or who has caused or directed the work instead of or in addition to the builder (if any).

(3) When a notice of irregularity is served under this section the provisions of this Act as to the consequences of such a notice so far as they relate to the builder shall apply to the owner occupier or other person served.

(4) Nothing in this section shall prejudice any remedy of an owner occupier or other person against the builder.

153.—(1.) If the person on whom the notice of irregularity is served make default in complying with that notice within the period named therein a petty sessional court on complaint made in a summary manner as provided by the Summary Jurisdiction Acts by the district surveyor may make an order on such person requiring him to comply with the notice or with any requisitions therein which may in the opinion of the court be authorised by this Act within a time to be named in the order.

(2) If the order be not complied with the Council may if they think fit after giving seven days' notice to such person enter with a sufficient number of workmen upon the premises and do all such things as may be necessary for enforcing the requisitions of the notice and for bringing any building or work into conformity with the provisions of this Act and all expenses incurred by the Council in so doing may be recovered in a summary way either from the person on whom the order was made or from the owner of the premises.
154.—(1) There shall be paid by the builder or in his default by the owner or occupier as the case may be of the building or structure in respect whereof the same are chargeable to every district surveyor in respect of the several matters mentioned in Parts I. and III. of the Third Schedule to this Act the fees therein specified or such other fees not exceeding the amounts therein specified as may be directed by the Council.

(2) If in consequence of any reduction being made by the Council in the amount of the said fees the income of any existing district surveyor is diminished the Council shall grant to him compensation in respect of such diminution.

155. The Council shall pay to the district surveyor such fees as the Council shall from time to time determine in respect of any service required to be performed by the district surveyor in relation to the formation or laying out of streets lines of building frontage and any like service which the district surveyor may be required to perform under this Act.

156. The Council shall pay to the district surveyor such fees as may be from time to time appointed by the tribunal of appeal in respect of any work done by the district surveyor in relation to the preparation of evidence and giving the same before the tribunal of appeal.

157.—(1) At the expiration of the following periods (that is to say):—

(a) Of fourteen days after the roof of any building surveyed by a district surveyor under this Act has been covered in; and

(b) Of fourteen days after the completion
of any work by this Act placed under the supervision of a district surveyor; and

c) Of fourteen days after any special service in respect of any building structure or land has been performed by a district surveyor; the district surveyor shall be entitled to receive the fees due to him from the builder employed in erecting such building or structure or in doing such work or in doing any matter in respect of which any special service has been performed by the surveyor or from the owner or occupier of the building or structure so erected or in respect of which such work has been done or service performed or of the land in upon or in respect of which such work has been done or service performed.

(2) If any such builder owner or occupier refuses to pay the said fees they may be recovered in a summary manner on its being shown to the satisfaction of the court that a proper bill specifying the amount of the fees was delivered to him or sent to him in a registered letter addressed to his last known residence.

158.—(1) The Council may at any time by order cause such fixed salary as they may determine to be paid to any district surveyor by way of remuneration instead of fees so that the amount of such remuneration be not less than the amount of the average of the fees for the last seven completed years preceding such determination and thereupon the fees which would have been payable to such district surveyor in pursuance of this Act shall be paid to the Council and carried to the credit of the county fund.

(2) The Council may at any time provide either wholly or partially for the payment
of salaries to the district surveyors or to any of them out of the county fund and may thereupon abolish or reduce any fees by this Act made payable to the district surveyors.

159. The Council may in any case where they shall think fit so to do undertake on behalf of a district surveyor any proceedings which would otherwise be undertaken by such district surveyor or may pay the costs incurred by any district surveyor in any proceedings taken by him under this Act.

Returns by District Surveyors.

160. Every district surveyor shall within seven days after the first day of every month make a return to the Council in such manner as they may appoint of all notices and complaints received by him relative to the business of his district and the results thereof and of all matters brought by him before any petty sessional court and of all the several works supervised and special services performed by him in the exercise of his office within the previous month and of all fees charged or received in respect thereof and shall specify in such return the description and locality of every building which has been built rebuilt enlarged or altered or on which any work has been done under his supervision with the particular nature of every work in respect of which any fee has been charged or received.

161. Every such return shall be signed by the district surveyor and shall be deemed to be a certificate that all the works enumerated therein as completed have been done in all respects in accordance
with this Act to the best of his knowledge and belief and that they have been duly surveyed by him.

162. The superintending architect or such other officer as the Council appoint shall examine the monthly returns of the district surveyors and if any fees therein specified appear to him to be unauthorised by this Act or to exceed in amount the fees so authorised or if any such account appears to be in any respect fraudulent or incorrect he shall make his report in writing to that effect to the Council who shall thereupon take such steps in the matter as they deem expedient.

163. Every district surveyor shall forthwith notify to the Council any actual or probable contravention of the provisions of this Act in relation to any matter or thing with which it is not within his competency to deal of which notice or information has been given to him or which he has discovered.

PART XIV.

Byelaws.

164.—(1) Subject to the provisions of this Act the Council may make such byelaws not repugnant or contrary to the provisions of this Act as they may think expedient for the better carrying into effect the objects and powers of this Act with respect to the following matters (that is to say):

The regulation of the plans level width surface and inclination of new streets and for regulating the plans and level of sites for new buildings;
The forms of notice and other documents to be used for the purposes of this Act and other like matters of procedure;
Foundations and sites of buildings and other erections;
The mode in which and the materials with which such foundations and sites are to be made excavated filled up prepared and completed for securing stability and for purposes of health;
The thickness and the description and quality of the substances of which walls may be constructed for securing stability the prevention of fires and for purposes of health;
The dimensions of wooden bressummers;
The dimensions of joists of floors;
The protection of ironwork used in the construction of buildings from the action of fire;
Woodwork in external walls;
The description and quality of the substances of which plastering may be made;
The mode in which and the materials with which any excavation made within a line drawn outside the external walls of a house building or other erection and at a uniform distance therefrom of three feet shall be filled up;
The regulation of lamps signs or other structures overhanging the public way not being within the City;
Provided that any such byelaws as to the regulation of lamps signs and other overhanging structures shall be administered by the local authority;
The means of escape from fire in buildings exceeding sixty feet in height;
The duties of district surveyors in relation to any byelaws made in pursuance of this section;
The deposit with district surveyors of
any plans of buildings submitted for their certificate;
The regulation of the amounts of the fees to be paid to district surveyors in respect of their duties under any such byelaws;
The imposition for every offence committed against any byelaws made under this Act of a penalty not exceeding five pounds and a daily penalty not exceeding two pounds for every day during which such offence continues after conviction. Such penalties to be recovered by summary proceedings.

(2) The Council may provide by any byelaw that in any case in which the Council think it expedient they may dispense with the observance of any byelaw made under this section on such terms and conditions (if any) as they think proper.

(3) No byelaw shall have any force or effect unless or until it shall have been submitted to and confirmed at a meeting of the Council subsequent to that at which the byelaw shall have been made nor shall any byelaw have any force or effect until the same shall have been allowed by the Local Government Board.

(4) Not less than two months before applying to the Local Government Board for the allowance of any such byelaws the Council shall give such notice of their intended application by advertisement in the London Gazette and otherwise as the Local Government Board shall direct and the Council shall send a copy of the proposed byelaws as approved by them to the local authority the Ecclesiastical Commissioners the Royal Institute of British Architects the Surveyors’ Institution the London Chamber of Commerce (Incorporated) and to the Institute of Builders and to such other societies and persons as the Local
Government Board may direct and for one month at least before any such application a copy of the proposed byelaws shall be kept at the county hall and shall be open during office hours thereat to inspection without charge.

(5) All byelaws made and confirmed and allowed as aforesaid in pursuance of this Act shall be published in the London Gazette and printed and hung up at the county hall and be open to public inspection without payment and copies thereof shall be delivered to any person applying for the same on payment of such sum not exceeding two pence as the Council shall direct and such byelaws when so published shall come into operation upon a date to be fixed by the Local Government Board in allowing the byelaws and the production of a printed copy of such byelaws authenticated by the seal of the Council shall be evidence of the existence and of the due making allowance and publication of such byelaws in all prosecutions or other proceedings under the same without adducing proof of such seal or of the fact of such making confirmation allowance or publication of such byelaws.

165. No byelaw in respect of any matter from which the City is exempted by this Act or by any Act hereby repealed shall have any force or effect within the City.

PART XV.

LEGAL PROCEEDINGS.

166. All offences penalties costs and expenses under this Act or any byelaw made under this Act directed to be prosecuted or recovered in a summary manner
or the prosecution or recovery of which is not otherwise provided for may be prosecuted and recovered in manner directed by the Summary Jurisdiction Acts.

167. Any proceedings taken by a district surveyor may be continued by his duly appointed deputy or successor in the office.

168. Where jurisdiction is by this Act given to a county court that court may settle the time and manner of executing any work or of doing any other thing and may put the parties to the case upon such terms as respects the execution of the work as the court thinks fit:

Provided that any person shall have the same right of appeal from any decision of a county court in any matter in which jurisdiction is given to such court by this Act as he would have under the County Courts Act 1888 from any decision of such court in any matter.

169. Notwithstanding anything in any other Act one half of all penalties recovered by the Council under this Act shall be paid to the Council Provided that it shall be lawful for any court by whom any penalty is imposed under this Act to direct that the whole or part thereof shall be applied in or towards payment of the costs of the proceedings.

170. Where any person has been convicted of an offence against any of the provisions of any Part of this Act or any byelaw made thereunder by constructing erecting adapting extending raising altering uniting or separating any building or structure or any part of any building or structure in contravention of any provisions of any part of this Act it shall be
lawful for the Council after giving fourteen days notice to such person to bring such building or structure into conformity with the said provisions and after default shall have been made in complying with such notice and notwithstanding the imposition and recovery of any penalty to cause complaint thereof to be made before a petty sessional court who may thereupon issue a summons requiring the person making such default as aforesaid to appear to answer such complaint and if the said complaint is proved to the satisfaction of the court the court may make an order in writing authorising the Council and it shall thereupon be lawful for the Council to enter upon such building or structure with a sufficient number of workmen and to demolish or alter such building or structure or any part thereof so far as the same shall have been adjudged to be in contravention of this Act or any byelaw under this Act and to do whatever other acts may be necessary for such purpose and to remove the materials to some convenient place and if in their discretion they think fit sell the same in such manner as they may think fit and all expenses incurred by the Council in demolishing or altering such building or structure or any part thereof and in doing such other acts as aforesaid or the balance of such expenses after deducting the proceeds of sale of the aforesaid materials (if the Council thinks fit to sell the same) may be recovered from the person committing the offence aforesaid in a summary manner.

If the proceeds of such sale shall be more than sufficient to defray such expenses the Council shall restore the surplus of such proceeds after deducting the amount of all such expenses to the owner of the building or structure on demand.
171. The powers conferred by this Part of this Act upon the Council with respect to any building or structure in case such building or structure has been erected extended or raised contrary to the provisions of this Act beyond the general line of buildings in the street place or row of houses in which the same is situate shall extend and apply to and may be exercised by the local authority in like manner as by the Council.

172. Where by any provision of this Act any surplus of the proceeds of the sale of any building structure or materials is made payable to any owner thereof and no demand is made by any person entitled thereto within one year of the receipt of the proceeds by the Council then the same shall be paid into the Bank of England (Law Courts Branch) to the account of the Paymaster-General for the time being for and on behalf of the Supreme Court of Judicature to be placed to the credit of “ex parte the London County Council London Building Act 1894 the account of” the owner (describing him so far as reasonably practicable) subject to the control of the High Court and to be paid out to the owner on his proving his title thereto.

173. Where it is by any provision of this Act declared that expenses are to be borne by or may be recovered from the owner of any premises (including under the term “owner” the adjoining and building owners respectively) the following rules shall be observed with respect to the payment of those expenses:—

(1) The owner immediately entitled in possession to the premises or the occupier thereof shall in the first instance pay the expenses with this limitation
that an occupier shall not be liable to pay any sum exceeding in amount the rent due or that will thereafter accrue due from him in respect of the premises during the period of his occupancy;

(2) If there are successive owners each of them shall be liable to contribute to the expenses in proportion to his interest;

(3) Any difference arising as to the amount of contribution shall be decided by arbitration;

(4) If some of the owners liable to contribution cannot be found the deficiency so arising shall be divided amongst the owners who can be found;

(5) Any occupier of premises who has paid any such expenses may deduct the amount so paid from any rent payable by him to any owner of the same premises and any owner who has paid more than his due proportion of any such expenses may deduct the amount so overpaid from any rent payable by him to any other owner of the same premises;

(6) If default is made by any person in payment of any expenses payable by him in the first instance under this section the same may be recovered in a summary way and if default is made by any person in repaying to any other person any money recoverable under this section such moneys may be recovered in the same manner as if the obligation to pay such moneys were a simple contract debt.

174. Where the period within which for the purposes of this Act any sanction consent approval or allowance in respect of any matters arising under Parts II. or V. of this Act is to be given or refused by the
Council or within which any objection is to be made or other act done by the Council would expire on any day between the eighth day of August and the fourteenth day of September (both inclusive) such period shall be deemed to be extended for twenty-eight days.

**Tribunal of Appeal.**

175. For the purposes of this Act a tribunal of appeal shall be constituted as follows:—

One member shall be appointed by a Secretary of State;

One member shall be appointed by the council of the Royal Institute of British Architects;

One member shall be appointed by the council of the Surveyors’ Institution:

No member or officer of the Council shall be a member of the tribunal of appeal.

176. Members of the tribunal of appeal shall be appointed for a term of five years and any such member shall be eligible for re-appointment.

177. It shall be lawful for the Lord Chancellor if he think fit to remove for inability or misbehaviour or other good and sufficient cause any member of the tribunal of appeal.

178. Upon the occurrence of any vacancy in the tribunal of appeal or during the temporary absence through illness or other unavoidable cause of any member thereof a Secretary of State the council of the Royal Institute of British Architects or the council of the Surveyors’ Institution (as the case may be) whichever of them shall have appointed the member of the tribunal
whose place shall be vacated shall appoint forthwith a fit person to be a member (either temporary or permanent) of the tribunal in lieu of the member whose place is vacated or who is temporarily absent as aforesaid.

179. Each member of the tribunal of appeal shall be entitled to such remuneration either by way of annual salary or by way of fees or partly in one way and partly in the other as a Secretary of State may from time to time fix.

180. It shall be lawful for the tribunal of appeal to appoint such clerks officers and servants as they may find necessary who shall be paid such salaries as shall be determined by the Council and to provide offices and to obtain such professional advice and assistance as they may find necessary.

181. It shall be lawful for the Council to defray the expenses of supporting any decision of the Council or of the superintendent architect or of their engineer or of a district surveyor by counsel and witnesses before the tribunal.

182. It shall be lawful for the tribunal at any time to state and the tribunal shall if ordered by the High Court or a judge thereof on an application in a summary manner made by any party to the appeal state a case for the opinion of the High Court on any question of law involved in any appeal submitted to them. The High Court shall hear and determine the question or questions of law arising on any case stated by the tribunal of appeal and shall thereupon reverse affirm or amend the determination (if any) in respect of which the case has been stated or remit the
matter to the tribunal of appeal with the opinion of the court on the case stated or may make such other order in relation to the matter as the circumstances of the case require and may make such order as to the costs of the case and in the High Court as to the court may seem fit.

183. The tribunal of appeal shall subject to the provisions of this Act have jurisdiction and power to hear and determine appeals referred to them under this Act.

For all the purposes of and incidental to the hearing and determination of any appeal the tribunal shall subject to any rules of procedure duly made have power to hear the Council and the parties interested either in person or by counsel solicitor or agent as they may think fit and to administer oaths and to hear and receive evidence and to require the production of any documents or books and to confirm or reverse or vary any decision and make any such order as they may think fit and the costs of any of the parties to the appeal including the Council shall be in the discretion of the tribunal.

184. The tribunal of appeal may from time to time subject to the approval of the Lord Chancellor make regulations consistent with the provisions of this Act as to the procedure to be followed in cases of appeal to the tribunal including the time and notice of appeal and as to fees to be paid by appellants and other parties.

185. Any order of the tribunal of appeal may be enforced by the High Court as if it had been an order of that court.
186. All fees and sums of money paid to the tribunal of appeal shall be paid over to the Council and carried to the county fund and the salaries or fees payable to members of the tribunal and the office and establishment expenses of the tribunal and expenses incurred by the tribunal and the Council in reference thereto shall be defrayed out of the county fund.

Notices.

187.—(1) Notices orders and other such documents under this Act shall be in writing and notices and documents other than orders when issued by the Council shall be sufficiently authenticated if signed by their clerk or by the officer by whom the same are given or served.

(2) Orders shall be under the seal of the Council.

188.—(1) Any notice order or other document required or authorised to be served under this Act the service of which is not provided for by the Summary Jurisdiction Acts the Lands Clauses Acts or the Companies Clauses Consolidation Act 1845 may be served by delivering a copy thereof at or by sending a copy thereof by post in a registered letter to the usual or last known residence in the United Kingdom of the person to whom it is addressed or by delivering the same to some person on the premises to which it relates or if no person be found on the premises then by fixing a copy thereof on some conspicuous part of the building to which it relates and in the case of a railway company by delivering a copy thereof to the secretary at the principal office of the said company.

(2) Any notice order or other document
to be served upon a builder shall be deemed to be sufficiently served if posted in a registered letter addressed to such builder at the place of address stated in his building notice (if any) or in default thereof at his office or any one of his principal offices or if a copy thereof be fixed on some conspicuous part of the building to which it relates.

(3) Any notice by this Act required to be given to or served on the owner or occupier of any premises may be addressed by the description of the "owner" or "occupier" of the premises (naming the premises) in respect of which the notice is given or served without further name or description.

(4) Any notice required by this Act to be served on a district surveyor may be served on him by post in a registered letter addressed to him at his office or by leaving the same at his office.

PART XVI.

MISCELLANEOUS.

189. All expenses incurred by the Council in carrying this Act into execution and not otherwise provided for shall be deemed to be general expenses incurred by the Council and shall be raised and paid accordingly and the costs charges and expenses preliminary to and of and incidental to the preparing applying for obtaining and passing of this Act shall be raised and paid by the Council in like manner.

190. In any case where the Council are authorised under this Act to refuse their sanction consent or allowance to the doing or omission of any act or thing
the Council may if they think fit instead of refusing such sanction consent or allowance give the same subject to such terms and conditions in relation to the subject matter of such sanction consent or allowance as the Council think fit. Any such term or condition when accepted shall be binding on the owner and occupier of the building or structure or ground to which the sanction consent or allowance relates and if at any time any term or condition so accepted is not observed or fulfilled the owner or occupier in default shall be subject to a penalty as hereinafter provided.

191. In the event of its being necessary to take down any portion of an old building of architectural or historical interest constructed otherwise than in accordance with the regulations of this Act or in the event of the destruction of any part of such building the part so taken down or destroyed may with the consent of the Council first obtained be restored in the same material and in the same design as it formerly was.

192. Any owner builder or other person and his servants workmen and agents may for the purpose of complying with any notice or order served or made on him in pursuance of this Act in respect of any building or structure room or place after giving seven days' notice to the occupier thereof and on production of the first mentioned notice or order enter and from time to time without further notice re-enter such building or structure room or place and do all necessary works and things therein thereto or in connexion therewith.
193. Where any building has been erected or work done without due notice having been given to the district surveyor (in accordance with this Act or a byelaw made under this Act) the district surveyor may at any time within one month after he has discovered that such building has been erected or work done enter the premises for the purpose of seeing that the provisions of this Act or any notice served or order made under the same have been complied with and the time during which the district surveyor may take any proceedings or do anything authorised or required by this Act to be done by him in respect of such building or work shall begin to run from the date of his discovering that such building has been erected or work done.

194. Applications plans and other documents delivered at the office of the Council or to the district surveyor in pursuance of this Act or of any byelaw of the Council thereunder shall on delivery there become the property of the Council.

195. The approval by the Council of any plans or particulars for the purposes of this Act shall be signified in writing under the hand of the superintending architect.

196. Where any consent is required to be given any notice to be served or any other thing to be done by on or to any owner in pursuance of this Act if there is no owner or if any such owner cannot be found the judge of the county court may give such consent or do or cause to be done such thing on such terms and conditions as he may think fit and may dispense with the service of any notice which would otherwise be required to be served.
197. (1) It shall not be lawful for any person to erect or place a pile stack or store of cut or uncut timber lathwood firewood casks or barrels whether on or above the ground nearer to a street than the buildings forming the general line of buildings therein except in a position wherein such a pile stack or store stood on the first day of January one thousand eight hundred and ninety-four.

(2) It shall not be lawful for any person to pile stack or store cut or uncut timber lathwood firewood casks or barrels in the same yard or ground or in any part of the same premises with any furnace except in the following cases:—

(a) Where the furnace is enclosed in a building or chamber constructed of fire-resisting materials; or

(b) Where there is a distance of not less than ten feet between the furnace and the pile stack or store of timber lathwood firewood casks or barrels.

(3) No pile stack or store of timber lathwood firewood casks or barrels shall exceed sixty feet in height from the level of the ground.

(4) It shall not be lawful to form in any pile stack or store of timber lathwood firewood casks or barrels any room or chamber or space (other than a passage) to be used for any purpose whatever.

(5) Timber yards existing at the time of the passing of this Act shall comply with these provisions within two years from the date of the passing of the Act but the Council shall have power in individual cases if they think fit to prolong this time for a term not exceeding seven years and shall have power to relax any of the provisions of this section.
(6.) This section shall not apply to railway companies or canal companies so far as regards timber lathwood firewood casks or barrels in transit or piled stacked or stored on land occupied by them for the purposes of their undertakings nor to timber lathwood firewood casks or barrels piled stacked or stored in or on any yard or other premises occupied by any dock company for the purposes of their undertaking or to any such yard or premises or to any person piling or stacking or storing timber lathwood firewood casks or barrels in or on any such yard or premises.

198. Proceedings with respect to a building shall not be affected by the removal or falling in of the roof or covering of such building.

199. No person not being lawfully authorised shall erect or place or cause to be erected or placed any post rail fence bar obstruction or encroachment whatsoever in upon over or under any street and no person not being lawfully authorised shall alter or interfere with any street in such a manner as to impede or hinder the traffic for which such street was formed or laid out from passing over the same.

The Council may at the expiration of two days after giving notice in writing to such person to demolish or remove any such post rail fence bar obstruction or encroachment or to reinstate or restore such street to its former condition (as the case may be) demolish or remove any such post rail fence bar obstruction or encroachment and reinstate or restore such street to its former condition and recover the expenses thereof from such person in a summary manner.

This section shall not apply within the City.
Offences against Act.

200. Subject to the provisions of this Act every person who does any of the things specified in this section shall be deemed to have committed an offence against this Act and shall be liable upon conviction in a summary manner to a penalty not exceeding the amount hereafter specified in connexion with such offence and to a further penalty not exceeding the amount hereafter stated as the daily penalty in connexion with such offence for every day on which the offence is continued after such conviction (that is to say):

(1) Every person who—

(a) commences to form or lay out alter or adapt any street or way without having first obtained the sanction of the Council under this Act or otherwise than in accordance with the conditions (if any) prescribed by the Council in giving their sanction or by the tribunal of appeal as the case may be or commences to widen any street or way to a less extent than the prescribed distance without giving to the Council the notice prescribed by this Act; or

(b) unlawfully erects or places in upon or over any street or way any post fence bar obstruction or encroachment; or

(c) unlawfully permits any such post rail fence bar obstruction or encroachment in upon or over any street or way to remain after notice served upon him by the Council to remove the same; or

(d) unlawfully alters or interferes with any street in such a manner
as to impede or hinder the traffic for which such street was formed or laid out;
shall be liable to a penalty not exceeding ten pounds for every such offence and to a daily penalty not exceeding forty shillings:

(2) Every person who neglects or refuses for twenty-eight days after the service of any notices empowered to be served under Part II. of this Act requiring him to set back any building or structure to comply with the requirements of such notice or after the expiration of such period fails to carry out or complete the works necessary for such compliance within the time (if any) limited in such notice shall be liable to a penalty of not less than forty shillings and not more than five pounds and to a daily penalty of not less than ten shillings and not more than forty shillings. Provided always that this sub-section shall not apply to any non-compliance with such notice in the case of an intended highway where the same shall not be opened as a highway:

(3) Every person who—
(a) erects or brings forward any building or structure in contravention of any of the provisions of Part III. of this Act or of any conditions attached by the Council to any consent given pursuant to such provisions; or
(b) erects alters enlarges rebuilds or raises or commences to erect alter enlarge rebuild or raise any building or commences so to do as to contravene any of the provisions of Part V. of this Act; or
(c) fails to comply with any of the
provisions of Part VI. of this Act; or

(d) fails to comply with the requirements of any notice given to or served upon him under and in accordance with Part VII. of this Act within the time (if any) specified in such notice; or

(e) sets up erects or adapts any building or structure to which Part VII. of this Act applies without having obtained any licence required by that Part of this Act or makes default in observing any of the conditions contained in such licence;

shall be liable to a penalty not exceeding twenty pounds a day during every day of the continuance of the non-compliance with the order of the court in reference to the matters aforesaid:

(4) Every person who hinders or obstructs any persons empowered by this Act to enter and remain on any premises for the purpose of executing and to execute any work authorised or directed to be done under this Act or wilfully damages or injures any such work shall be liable for every such offence to a penalty not exceeding ten pounds:

(5) Every person who being a building owner liable under Part VIII. of this Act to make good any damage which he may occasion to the adjoining owners' or adjoining occupiers' property by any works authorised to be executed by the building owner or to do any other thing upon condition of doing which his right to execute such works is by Part VIII. of this Act declared to arise fails within a reasonable time to make good such damage or to do such thing shall be liable to
a penalty not exceeding twenty pounds
and to a daily penalty not exceeding
the like amount:

(6) Every person who refuses to admit
the purchaser of any materials sold
under this Act his servants or agents
upon the land on which the same are
at a reasonable hour or impedes him or
them in removing the same therefrom
at a reasonable hour shall be liable to
a penalty not exceeding ten pounds
and to a daily penalty of not exceeding
five pounds:

(7) Every person who erects a building
nearer than fifty feet to a building
used for any dangerous business or a
dwelling-house nearer than fifty feet
to a building used for any noxious
business shall be liable to a penalty
not exceeding fifty pounds and to a
daily penalty not exceeding the like
amount for every day during which
such first-mentioned building or such
dwelling-house shall be allowed to so
remain near to such dangerous or
noxious business:

(8) Every person who establishes or
carries on a dangerous or noxious
business in contravention of any of the
provisions of this Act shall be liable to
a penalty not exceeding fifty pounds
and to a daily penalty not exceeding
the like amount:

(9) Every person who erects or adapts or
commences to erect or adapt otherwise
than in accordance with the provisions
of Part XI. of this Act any building to
which Part XI. of this Act relates shall
be liable to a penalty not exceeding
one hundred pounds and to a daily
penalty not exceeding fifty pounds for
every day after the conviction for the
offence on which the building con-
tinues so erected or adapted without a licence or on which default is made in observing or complying with any conditions of a licence under that Part of this Act:

(10) Every person not complying with any term or condition imposed by the Council under the section the marginal note of which is "Power for Council to annex conditions" shall be liable to a penalty not exceeding ten pounds:

(11) (a) Any person who places erects or retains or suffers or permits to be placed erected or retained any sky sign contrary to the provisions of this Act; or

(b) Being a person who ought to serve a building notice fails to do so or begins to execute a work respecting which he ought to serve a building notice before serving such notice or having served a building notice begins to execute the work to which it relates before the expiration of two clear days after the notice has ceased to operate; or

(c) Refuses to permit any district surveyor at a reasonable time to enter survey or inspect any building work or premises which such surveyor is by this Act authorised to enter and inspect or refuses or neglects to afford him all reasonable assistance in such inspection; or

(d) Fails to comply with any order of the county court made in pursuance of this Act within the time named in such order; or

(e) Refuses to admit at a reasonable time a builder to a building or otherwise prevents a builder from complying with any order of the county court made in pursuance of this Act; or

(f) (Being a workman labourer servant
or other person employed in or about any building) wilfully and without the privity or consent of the person causing the work to be done does anything in or about such building contrary to the provisions of this Act; or

(g) Refuses to admit at a reasonable time any owner builder or person or his servants workmen or agents into any land building or structure for the purpose of complying with any notice or order served or made on him in pursuance of this Act in respect of such land building or structure or refuses or neglects to afford them all reasonable assistance in complying with such notice or executing such order; or

(h) Acts in any manner in contravention of any of the provisions of this Act relating to the storing of wood and timber; or

(j) Does any other thing prohibited by this Act or fails neglects or omits to do any other thing which he is required to do under or in pursuance of this Act;

shall be liable to a penalty not exceeding forty shillings and to a daily penalty not exceeding the like amount:

(12) Every person who without the consent of the Council converts or uses a building contrary to any of the provisions of the section of this Act of which the marginal note is "Rules as to conversion of buildings" shall be liable to a penalty not exceeding ten pounds and to a daily penalty not exceeding the like amount for every day on which the building remains so converted or is used contrary to the provisions of the said section.

The liability to these penalties shall be without prejudice to any other proceedings
whether under this Act or any byelaw under this Act or otherwise but so that no person shall be punished twice for the same offence.

**Application of Act.**

201. The following buildings and works shall be exempt from the operation of Parts VI. and VII. of this Act:—

1. Bridges piers jetties embankment walls retaining walls and wharf or quay walls:
2. The Mansion House Guildhall and Royal Exchange of the City:
3. The offices and buildings of the Bank of England within the City:
4. All buildings erected before or after the passing of this Act by or with the sanction of the Commissioners for the Exhibition of 1851 on any lands belonging to them and purchased in pursuance of any power vested in them by charter or Act of Parliament except streets or blocks of buildings erected by them or with their sanction as private dwelling-houses:
5. The Sessions House at the Old Bailey and all other sessions houses or other public buildings belonging to or occupied for public purposes by the justices of the peace of the counties of Middlesex London and the City of London or by the County Councils of London and Middlesex respectively:
6. The erections and buildings authorised by an Act passed in the ninth year of the reign of his late Majesty King George the Fourth for the purposes of a market in Covent Garden:
7. The buildings of the Metropolitan Cattle Market and of the Cattle Market at Deptford and any building within
the market premises inhabited or adapted to be inhabited by any official or servant of the Corporation for the purposes of such markets or either of them:

(8) Any building or part of a building belonging to a canal company and used exclusively for the purposes of canal works under any Act of Parliament;

Any building or structure situate upon the railway or within the railway or station premises and used for the purposes of or in connection with the traffic of a railway company;

Any building or part of a building belonging to a gas company and used exclusively for gasworks;

Any building or part of a building belonging to the Conservators of the River Thames and used by them as a workshop or store;

The foundations and walls of buildings belonging to a railway company situate over any station or works of a railway company or immediately adjoining any railway or works of a railway company and upon land acquired under the powers of an Act of Parliament;

Any building within the station premises of any railway company inhabited or adapted to be inhabited in whole or in part by any official or servant of the railway company:

Provided always that nothing in this sub-section shall exempt any other buildings used for the purpose of human habitation so far as they are so used:

(9) Any building or structure or part of a building or structure belonging to a dock company constituted by Act of
Parliament and situate within the dock premises:

(10) Buildings not exceeding in area thirty square feet and not exceeding in height five feet in any part measured from the level of the ground to the under side of the eaves or roof plate and distant at least five feet from any other building and from any street and not having therein any stove flue fireplace hot air pipe hot water pipe or other apparatus for warming or ventilating the same provided that no portion of the building extends beyond the general line of buildings in any street:

(11) All buildings and structures (not exceeding in height thirty feet as measured from the footings of the walls and not exceeding in extent one hundred and twenty-five thousand cubic feet and not being public buildings) wholly in one occupation and distant at the least eight feet from the nearest street or way and at the least thirty feet from the nearest buildings and from the land of any adjoining owner. A detached dwelling-house shall not be excluded from this exemption solely by reason of its being within thirty feet of another detached building constructed as stables or offices to be used in connexion with such dwelling-house:

(12) All buildings not exceeding in extent two hundred and fifty thousand cubic feet and not being public buildings and distant at least thirty feet from the nearest street or way and at the least sixty feet from the nearest buildings and from the land of an adjoining owner. A detached dwelling-house shall not be excluded from this exemption solely by reason of its being within
sixty feet of another detached building constructed as stables or offices to be used in connexion with such dwelling-house:

(13) All party fence walls not exceeding in height seven feet measured from the top of the footings of the walls:

(14) Greenhouses if not attached to other buildings:

(15) Greenhouses if attached to other buildings so far as regards the necessary woodwork of the sashes doors and frames:

(16) Cases of metal and glass used solely for holding plants fastened to the woodwork of the sill and lower sash of a window provided that no portion project over the public way or more than twelve inches beyond the external face of the wall of the building:

(17) Openings made into walls or flues for the purpose of inserting therein ventilating valves of a superficial extent not greater than forty square inches if such valves are not nearer than twelve inches to any timber or other combustible material.

If any addition be made to any building or structure specified in sub-sections (10) (11) or (12) whereby any increase is caused in the area height or extent of any such building or structure beyond the area height or extent mentioned in the subsection in which any such building or structure is specified the Council may give notice to the owner or occupier of such building or structure either to remove such addition or to make the building so increased in height or extent conform with all or any of the provisions of this Act and with any byelaws under this Act relating to the construction of buildings and upon his failing to do so within fourteen days from
the service upon him of such notice the
Council may remove such addition to the
building or structure and may recover the
expenses of such removal from the owner
or occupier so making default in a summary
manner.

202. There shall be exempted from so
much of the provisions of this Act as
relates to buildings and structures—
Every building structure or work
vested in and in the occupation
of Her Majesty Her heirs and suc-
cessors either beneficially or as part of
the hereditary revenues of the Crown
or in trust for the public service or for
public services; also
Any building structure or work vested in
and in the occupation of any depart-
ment of Her Majesty’s Government or
of the Metropolitan Police or of the trust-
ees of the British Museum for public
purposes or for the public service; also
Any building structure or work vested
in and occupied for the service of
the Duke of Cornwall for the time
being.

203. Where a local authority or a com-
pany has statutory powers for the supply
of electricity in any metropolitan district
the buildings of such local authority or
company used as a generating station or
for works shall be deemed to be special
buildings to which the general provisions
of Parts V, VI, and VII. and the First
and Second Schedules of this Act do
not apply and plans thereof shall be
submitted to the Council for their approval
and the Council shall have power to
authorise the buildings to be erected of
greater dimensions than two hundred and
fifty thousand cubic feet and in other respects to exempt such buildings from any of the provisions of this Act if they think fit.

204. The lands buildings and property of—

(1) The Honourable Society of the Inner Temple;
(2) The Honourable Society of the Middle Temple;
(3) The Honourable Society of Lincoln's Inn;
(4) The Honourable Society of Gray's Inn;

herein called "the Inns of Court" shall be exempt from the operation of this Act provided that in respect of any building structure or land which abuts upon any public street public place or public way the Inns of Court shall be subject to the provisions of Part III. of this Act (Lines of Building Frontage).

205. In addition to any exemption referring to gas companies contained in this Act nothing in this Act contained shall in any way take away alter prejudice or affect any of the powers rights and privileges conferred upon a gas company by any Act of Parliament and as existing immediately before the passing of this Act.

206. Any building structure or work in any respect exempt from the operation of this Act or in any manner privileged in respect of any provision of this Act shall remain so exempt or privileged so long only as it is used for the purpose or retains the character by reason whereof it is so exempt or privileged.
207. It shall not be lawful (unless with the consent of the Council) to make any alteration of any building in such manner that when so altered it will by reason of such alteration not be in conformity with the provisions of this Act applicable to new buildings.

208. Unless in any case the Council otherwise allow where a party wall or external wall not in conformity with this Act has been taken down burnt or destroyed to the extent of one half thereof (measured in superficial feet) every remaining portion of the old wall not in conformity with this Act shall either be made to conform therewith or be taken down before the rebuilding thereof.

209. Every addition to or alteration of a building and any other work made or done for any purpose in or upon a building (except that of necessary repair not affecting the construction of any external or party wall) shall so far as regards such addition or alteration or other work be subject to the provisions of this Act and of byelaws thereunder relating to new buildings.

210. A building structure or work erected or constructed before the commencement of this Act to which no objection could have been taken under any law then in force shall (subject to the provisions of this Act as to new buildings or the alteration of buildings) be deemed to be erected or constructed in compliance with the provisions of this Act.

211. Unless in any case the Council otherwise allow no person shall—

(1) convert into or use as a dwelling-
house any building or part of a building not originally constructed for human habitation;
(2) convert into one dwelling-house two or more dwelling-houses constructed originally as separate dwelling-houses;
(3) convert into or use as two or more dwelling-houses any building constructed originally as one dwelling-house;
(4) convert a building which when originally erected was legally exempt from the operation of any building enactments or byelaws in force within London into a building which had it been originally erected in its converted form would have been within the operation of these enactments or byelaws;
(5) re-convert into or use as a dwelling-house any building which has been discontinued as or appropriated for any purpose other than a dwelling-house;
(6) convert into or use as a dwelling-room or part of a dwelling-room any room or part of a room used as a shop; or
(7) convert a dwelling-house or any part of a dwelling-house into a shop;
in such manner that the building or part of a building so converted as aforesaid when converted will not be in conformity with the provisions of this Act relating to the class of buildings to which the building when so converted will belong.

212. Notwithstanding anything contained in this Act a building structure or work which has been commenced before and is in progress at the commencement of this Act or which is to be carried out under any contract entered into before
the passing of this Act may be completed subject to and in accordance with the provisions of the Acts relating thereto as in force immediately previous to the passing of this Act.

213. Nothing in this Act shall take away or interfere with the powers of the local authorities with respect to the paving of new streets under the Metropolis Management Acts.

Repeal.

214.—Section 50 of the Metropolitan Railway (Additional Powers) Act 1866 is hereby repealed.

215.—(1) The Acts mentioned in the Fourth Schedule to this Act are hereby repealed to the extent specified in the third column of that Schedule.
(2) This repeal shall not affect—
(a) The past operation of any enactment hereby repealed nor anything duly done or suffered under any enactment hereby repealed; or
(b) Any right privilege obligation or liability acquired accrued or incurred under or in accordance with any enactment hereby repealed; or
(c) Any penalty forfeiture or punishment incurred in respect of any offence committed against any enactment hereby repealed; or
(d) Any power investigation legal proceeding or remedy in respect of any such right privilege obligation liability penalty forfeiture or punishment as aforesaid and any such power investigation legal proceeding and remedy may be exercised and carried on as if this Act had not passed; or
(57 and 58 Victoria, chapter cxxiii.) 157

(e) Any of the powers privileges exemptions jurisdictions or authorities given to or vested in the Commissioners of Sewers by or under any Act of Parliament and existing immediately before the passing of this Act.

216.—All byelaws regulations orders consents conditions and notices duly made given imposed or issued under any Act hereby repealed shall so far as applicable for the purposes of this Act be of the same validity and effect as if they had been made given imposed or issued under this Act. And all such byelaws and regulations shall remain in force until the same shall be revoked altered or varied by byelaws duly made under the provisions of this Act.

217.—Officers appointed under any enactment hereby repealed shall continue in office in like manner as if this Act had not been passed.

218.—Where in any Act or document any Act or any provisions of any Act are mentioned or referred to which are repealed by this Act such Act or document shall with any necessary modifications and so far only as the circumstances of the case admit be read as if this Act or the corresponding provisions of this Act were therein mentioned or referred to instead of such repealed provisions.
SCHEDULES.

THE FIRST SCHEDULE.

PRELIMINARY.

Parts I. and II. of this Schedule apply to walls built of bricks not of less than eight and a half inches long or of stone or other blocks of hard and incombustible substance the beds or courses being horizontal.

1. Every building unless otherwise sanctioned in accordance with this Act shall be enclosed with walls constructed of brick stone or other hard and incombustible substances and the footings shall rest on the solid ground or upon concrete or upon other solid substructure Provided that open sheds not exceeding sixteen feet in height and not exceeding four squares in area may be constructed of any substances and in any manner approved by the district surveyor.

2. Every wall constructed of brick stone or other similar substances shall be properly bonded and solidly put together with mortar or cement and no part of such wall shall overhang any part underneath it except to the extent of six inches and provided that the projection be well and solidly corbelled out and that the side of the wall opposite to the corbelling be carried up vertically in continuation of the inner face thereof And all return walls shall be properly bonded together.

3. The thickness of every wall not being built of bricks or stone or other hard and incombustible substances laid in horizontal beds or courses shall be one third greater
than the thickness prescribed in Parts I. and II. of this Schedule.

4. The thickness of any wall of a dwelling Thickness of walls built of materials other than those before specified shall be deemed to be sufficient if made of the thickness required by Parts I. and II. of this Schedule or of such thickness as may be approved by the Council.

5. When hollow walls are constructed Hollow walls. there shall be a wall on one side of the hollow space of the full thickness prescribed by this Act.

6. The heights of storeys shall be measured as follows:— Height of storey.

(a) The height of a topmost storey shall be measured from the level of the underside of its floor joists up to the level of the under surface of the tie of the roof or other covering or if there is no tie then up to the level of half the vertical height of the rafters or other support of the roof;

(b) The height of every storey other than a topmost storey shall be measured from the level of the underside of the floor joists of the storey up to the level of the underside of the floor joists of the storey next above it.

7. For the purpose of determining the thickness of a wall the height of such wall shall be measured from the base of the wall to the top of the topmost storey whether such wall is carried to the full height or not or in case of a gable when there are no storeys in the roof to half the height of the gable.

8. Walls are deemed to be divided into distinct lengths by return walls and the length of every wall is measured from the centre of one return wall to the centre of
another provided that such return walls are external party or cross walls of the thickness required under this Schedule and bonded into the walls so deemed to be divided.

9. Unless with the consent of the Council every wall other than a wall carried on a bressummer shall have footings:

The projection of the bottom of the footing of every wall on each side of the wall shall be at least equal to one half of the thickness of the wall at its base unless an adjoining wall interferes in which case the projection may be omitted where that wall adjoins and the diminution of the footing of every wall shall be formed in regular offsets and the height from the bottom of such footing to the base of the wall shall be at the least equal to two thirds of the thickness of the wall at its base.

10. The underpinning of walls and chimneys shall be built with brick or stone bedded in cement to the full thickness of the old wall or work and with proper footings or to an additional thickness if the increased height of the wall so requires and shall rest on the solid ground or on concrete or on other solid substructure as a foundation and the whole shall be executed to the satisfaction of the district surveyor.

11. A wall shall not be thickened except after notice served on the district surveyor of the intention to thicken and the thickening shall be executed with brick or stone work in cement properly bonded to the old work to the satisfaction of the district surveyor.
PART I.

BUILDINGS NOT PUBLIC AND NOT OF THE WAREHOUSE CLASS.

External and party walls shall be of not less thickness than the thickness herein-after specified in each case viz.:

1. When the wall does not exceed twenty-five feet in height its thickness shall be as follows:—
   If the wall does not exceed thirty feet in length and does not comprise more than two storeys it shall be eight and a half inches thick for its whole height;
   If the wall exceeds thirty feet in length or comprises more than two storeys it shall be thirteen inches thick below the topmost storey and eight and a half inches thick for the rest of its height.

2. Where the wall exceeds twenty-five feet but does not exceed forty feet in height its thickness shall be as follows:—
   If the wall does not exceed thirty-five feet in length it shall be thirteen inches thick below the topmost storey and eight and a half inches thick for the rest of its height;
   If the wall exceeds thirty-five feet in length it shall be seventeen and a half inches thick for the height of one storey then thirteen inches thick for the rest of its height below the topmost storey and eight and a half inches thick for the rest of its height.

3. When the wall exceeds forty feet but does not exceed fifty feet in height its thickness shall be as follows:—
   If the wall does not exceed thirty feet in length it shall be seventeen and a half
inches thick for the height of one
storey then thirteen inches thick for
the rest of its height below the topmost
storey and eight and a half inches thick
for the rest of its height;
If the wall exceeds thirty feet but does
not exceed forty-five feet in length it
shall be seventeen and a half inches
thick for the height of two storeys then
thirteen inches thick for the rest of its
height;
If the wall exceeds forty-five feet in
length it shall be twenty-one inches
and a half thick for the height of one
storey then seventeen and a half inches
thick for the height of the next storey
and then thirteen inches thick for the
rest of its height.

4. Where the wall exceeds fifty feet but
does not exceed sixty feet in height its
thickness shall be as follows:—
If the wall does not exceed forty-five feet
in length it shall be seventeen and a
half inches thick for the height of two
storeys and thirteen inches thick for
the rest of its height;
If the wall exceeds forty-five feet in
length it shall be twenty-one inches
and a half thick for the height of one
storey then seventeen and a half inches
thick for the height of the next two
storeys and then thirteen inches thick
for the rest of its height.

5. Where the wall exceeds sixty feet but
does not exceed seventy feet in height its
thickness shall be as follows:—
If the wall does not exceed forty-five feet
in length it shall be twenty-one inches
and a half thick for the height of one
storey then seventeen and a half inches
thick for the height of the next two
storeys and then thirteen inches thick for the rest of its height;
If the wall exceeds forty-five feet in length it shall be increased in thickness in each of the storeys below the uppermost two storeys by four inches and a half (subject to the provision in this Schedule respecting distribution in piers).

6. Where the wall exceeds seventy feet but does not exceed eighty feet in height its thickness shall be as follows:—
If the wall does not exceed forty-five feet in length it shall be twenty-one inches and a half thick for the height of one storey then seventeen and a half inches thick for the height of the next three storeys and thirteen inches thick for the rest of its height;
If the wall exceeds forty-five feet in length it shall be increased in thickness in each of the storeys below the uppermost two storeys by four inches and a half (subject to the provision in this Schedule respecting distribution in piers).

7. Where the wall exceeds eighty feet but does not exceed ninety feet in height its thickness shall be as follows:—
If the wall does not exceed forty-five feet in length it shall be twenty-six inches thick for the height of one storey then twenty-one inches and a half thick for the height of the next storey then seventeen and a half inches thick for the height of the next three storeys and then thirteen inches thick for the rest of its height;
If the wall exceeds forty-five feet in length it shall be increased in thickness in each of the storeys below the uppermost two storeys by four inches
and a half (subject to the provision in this Schedule respecting distribution in piers).

8. Where the wall exceeds ninety feet but does not exceed one hundred feet in height its thickness shall be as follows:—

If the wall does not exceed forty-five feet in length it shall be twenty-six inches thick for the height of one storey then twenty-one inches and a half thick for the height of the next two storeys then seventeen and a half inches thick for the height of the next three storeys and then thirteen inches thick for the rest of its height;

If the wall exceeds forty-five feet in length it shall be increased in thickness in each of the storeys below the uppermost two storeys by four inches and a half (subject to the provision in this Schedule respecting distribution in piers).

9. Where the wall exceeds one hundred feet but does not exceed one hundred and twenty feet in height its thickness shall be as follows:—

If the wall does not exceed forty-five feet in length it shall be thirty inches thick for the height of one storey then twenty-six inches thick for the height of the next two storeys then twenty-one inches and a half thick for the height of the next two storeys then seventeen and a half inches thick for the height of the next three storeys and then thirteen inches thick for the rest of its height;

If the wall exceeds forty-five feet in length it shall be increased in thickness in each of the storeys below the uppermost two storeys by four inches and a half (subject to the provision in
this Schedule respecting distribution in piers).

10. If any storey exceeds in height sixteen times the thickness prescribed under this Schedule for the walls of such storey the thickness of each external and party wall throughout such storey shall be increased to one sixteenth part of the height of the storey and the thickness of each external and party wall below that storey shall be increased to a like extent but any such additional thickness may be confined to piers properly distributed of which the collective widths amount to one fourth part of the length of the wall.

11. No storey enclosed with walls less than thirteen inches in thickness shall be more than ten feet in height between the floor and the ceiling thereof or between the floor and the tie of the roof.

12. All buildings excepting public buildings and such buildings as are in this Act defined to be buildings of the warehouse class shall as respects the thickness of their walls be subject to the provisions contained in this part of this Schedule.

PART II.

BUILDINGS OF THE WAREHOUSE CLASS.

The external and party walls of buildings of the warehouse class shall at the base be made of not less thickness than the thickness herein-after specified in each case viz.:—

1. Where the wall does not exceed twenty-five feet in height (whatever is its length) it shall be thirteen inches thick at its base.
2. Where the wall exceeds twenty-five feet but does not exceed thirty feet in height it shall be at its base of the thickness following:—
   If the wall does not exceed forty-five feet in length it shall be thirteen inches thick at its base;
   If the wall exceeds forty-five feet in length it shall be seventeen and a half inches thick at its base.

3. Where the wall exceeds thirty feet but does not exceed forty feet in height it shall be at its base of the thickness following:—
   If the wall does not exceed thirty-five feet in length it shall be thirteen inches thick at its base;
   If the wall exceeds thirty-five feet but does not exceed forty-five feet in length it shall be seventeen and a half inches thick at its base;
   If the wall exceeds forty-five feet in length it shall be twenty-one inches and a half thick at its base.

4. Where the wall exceeds forty feet but does not exceed fifty feet in height it shall be at its base of the thickness following:—
   If the wall does not exceed thirty feet in length it shall be seventeen and a half inches thick at its base;
   If the wall exceeds thirty feet but does not exceed forty-five feet in length it shall be twenty-one inches and a half thick at its base;
   If the wall exceeds forty-five feet in length it shall be twenty-six inches thick at its base.

5. Where the wall exceeds fifty feet but does not exceed sixty feet in height it shall be at its base of the thickness following:—
If the wall does not exceed forty-five feet in length it shall be twenty-one inches and a half thick at its base;
If the wall exceeds forty-five feet in length it shall be twenty-six inches thick at its base.

6. Where the wall exceeds sixty feet but does not exceed seventy feet in height it shall be at its base of the thickness following:
   If the wall does not exceed forty-five feet in length it shall be twenty-one inches and a half thick at its base;
   If the wall exceeds forty-five feet in length it shall be increased in thickness from the base up to within sixteen feet from the top of the wall by four inches and a half (subject to the provision in this Schedule respecting distribution in piers).

7. Where the wall exceeds seventy feet but does not exceed eighty feet in height it shall be at its base of the thickness following:
   If the wall does not exceed forty-five feet in length it shall be twenty-one inches and a half thick at its base;
   If the wall exceeds forty-five feet in length it shall be increased in thickness from the base up to within sixteen feet from the top of the wall by four inches and a half (subject to the provision in this Schedule respecting distribution in piers).

8. Where the wall exceeds eighty feet but does not exceed ninety feet in height it shall be at its base of the thickness following:
   If the wall does not exceed forty-five feet in length it shall be twenty-six inches thick at its base;
   If the wall exceeds forty-five feet in
length it shall be increased in thickness from the base up to within sixteen feet from the top of the wall by four inches and a half (subject to the provision in this Schedule respecting distribution in piers).

9. Where the wall exceeds ninety feet but does not exceed one hundred feet in height it shall be at its base of the thickness following:—

If the wall does not exceed forty-five feet in length it shall be twenty-six inches thick at its base;

If the wall exceeds forty-five feet in length it shall be increased in thickness from the base up to within sixteen feet from the top of the wall by four inches and a half (subject to the provision in this Schedule respecting distribution in piers).

10. Where the wall exceeds one hundred feet but does not exceed one hundred and twenty feet in height it shall be at its base of the thickness following:—

If the wall does not exceed forty-five feet in length it shall be thirty-one inches thick at its base;

If the wall exceeds forty-five feet in length it shall be increased in thickness from the base up to within sixteen feet from the top of the wall by four inches and a half (subject to the provision in this Schedule respecting distribution in piers).

11. The thickness of the wall at the top and for sixteen feet below the top shall be thirteen inches and a half and the intermediate parts of the wall between the base and sixteen feet below the top shall not be of less thickness than would be the case if the wall were to be built solid throughout the space between straight lines drawn on
each side of the wall and joining the thickness at the base to the thickness at sixteen feet below the top:

Nevertheless in walls not exceeding thirty feet in height the walls of the topmost storey may be nine inches thick provided the height of that storey does not exceed ten feet.

12. If in any storey of a building of the warehouse class the thickness of the wall as determined by the provisions of this Schedule is less than one fourteenth part of the height of such storey the thickness of the wall shall be increased to one fourteenth part of the height of the storey and the thickness of each external and party wall below that storey shall be increased to a like extent but any such additional thickness may be confined to piers properly distributed of which the collective widths amount to one fourth part of the length of the wall.

13. The thickness of any wall of a building of the warehouse class if built of materials other than those before specified shall be deemed to be sufficient if made of the thickness required by the provisions of this Schedule or of such other thickness as may be approved by the Council.

**Miscellaneous.**

1. The thickness of a cross-wall shall be two-thirds of the thickness herein-before required for an external or party wall of the same dimensions and belonging to the same class of buildings but never less than eight and a half inches and no wall subdividing any building shall be deemed to be a cross-wall unless it is carried up to the floor of the topmost storey and
unless in each storey the aggregate extent of the vertical faces or elevations of all the recesses and that of all the openings therein taken together does not exceed one-half of the whole extent of the vertical face or elevation of the wall.

2. Wherever a cross-wall becomes in any part an external wall such cross-wall shall be of the thickness required for an external wall of the same height and length and belonging to the same class of buildings.

3. Where an increase of thickness is by any rule of Part I. or Part II. of this Schedule required in case of a wall exceeding sixty feet in height and forty-five feet in length or in case of a storey exceeding in height sixteen times or fourteen times (as the case may be) the thickness prescribed for its walls or in case of a wall below such storey the increased thickness may be confined to piers properly distributed of which the collective widths amount to one fourth part of the length of the wall.

THE SECOND SCHEDULE.

The following materials shall for the purposes of this Act be deemed to be fire-resisting materials:

(1) Brickwork constructed of good bricks well burnt hard and sound properly bonded and solidly put together—
   (a) With good mortar compounded of good lime and sharp clean sand hard clean broken brick broken flint grit or slag; or
   (b) With good cement; or
   (c) With cement mixed with sharp clean
sand hard clean broken brick broken
flint grit or slag:
(2) Granite and other stone suitable for
building purposes by reason of its solidity
and durability:
(3) Iron steel and copper:
(4) Oak and teak and other hard timber
when used for beams or posts or in
combination with iron the timber and
the iron (if any) being protected by
plastering in cement or other incombust-
able or non-conducting external coating;
In the case of doors—
oak or teak or other hard timber not
less than two inches thick;
In the case of staircases—
oak or teak or other hard timber with
treads strings and risers not less
than two inches thick:
(5) Slate tiles brick and terra cotta when
used for coverings or corbels:
(6) Flagstones when used for floors over
arches but not exposed on the underside
and not supported at the ends only:
(7) Concrete composed of broken brick
stone chippings or ballast and lime
cement or calcined gypsum when used for
filling in between joists of floors:
(8) Any material from time to time
approved by the Council as fire-resisting.

THE THIRD SCHEDULE.

FEES PAYABLE TO DISTRICT SURVEYORS.

PART I.

ON NEW BUILDINGS.

£ s. d.

For any building not exceeding
thirty square feet in area
and not exceeding ten feet
in height .... ... - 10 -
For every building not exceeding £ s. d.
ing four hundred square feet in area and not more than two storeys in height ... 1 10
For every additional storey ... - 5
For every additional square or
fraction of a square ... - 2 6
For every building not exceeding four hundred square feet in area and of one storey only in height ... ... - 15

ON ADDITIONS ALTERATIONS OR OTHER WORKS.

For every addition or alteration or other work to which the provisions of this Act apply made or done to or on any building after the roof thereof has been covered in one half of the fee charged in the case of a new building calculated upon the area of the whole building.
For inspecting the arches or fire-resisting floors over or under public ways ... - 10
For inspecting the formation of openings in party walls (for each opening) ... - 10
For inspecting the closing of openings in party walls (for each opening) ... - 10

Provided that in the case of public buildings buildings constructed of concrete and buildings divided into separate sets of chambers or tenements by party structures the fees herein-before specified in this part of this Schedule shall in every case be increased by one-half.
ON CHIMNEYS AND FLUES.

£  s.  d.

On the construction of a furnace chimney - shaft or similar shaft for ventilation or other purposes in addition to the fee for any other operation in progress at the same time if not exceeding seventy-five feet in height ... ... 2 - -

If exceeding seventy-five and not exceeding one hundred feet in height 2 10 -

For every additional ten feet or portion of ten feet in height ... ... - 10 -

On the carrying of a flue from an oven stove steam-boiler furnace or close-fire into an old flue ... ... - 10 -

On certifying that a chimney breast in a party wall may be cut away ... ... - 10 -

ON CERTIFYING PLANS.

For examining and certifying plans of an old building ... 2 2 -

ON WOODEN AND TEMPORARY STRUCTURES.

On inspection of any wooden structure or on inspection of any structure or erection put upon any public occasion the same amount as for a new building calculated on the area of the structure or erection without reference to the area of any building to which it may be attached or in or on which it may be put up.
ATTENDING AT COURT.

For attending at a court when £ s. d.
an order is made for com-
plying with notice of irregu-
larity .. .. .. .. - 10 -

PART II.

ON DANGEROUS STRUCTURES.

On each dangerous structure—

Where there are not more than four
adjoining or nearly contiguous struc-
tures in the same ownership— £ s. d.

1. For making a survey of the
structure reported as danger-
ous and certifying opinion
thereon—
If the structure do not exceed
four squares in area and two
storeys in height .. .. - 7 6
If exceeding four squares .. - 10 -
For every additional storey
above two .. .. .. - 2 6

2. For each inspection of the
structure and report as to
completion or progress of the
works .. .. .. .. - 5 -

3. For inspecting the structure
before the hearing of the sum-
mons and attending the court
to give evidence—
If one structure only .. .. - 10 -
If more than one structure
(for each structure) .. .. - 5 -

4. For inspecting the structure
before the hearing of the sum-
mons against the occupier (the
owner having failed to comply)
and attending the court to
give evidence—
£ s. d.
If one structure only          ..  ..  - 10 -
If more than one structure
    (for each structure)       ..  - 5 -
5. For every adjournment of the
    summons                    ..  ..  - 5 -
6. For superintending the erec-
    tion of shoring (including
    needling when requisite) and
    hoarding whether done by the
    Council or not and for certi-
    fying the account for the same
    when done by the Council    ..  - 10 -
7. For shoring without hoarding
    or hoarding without shoring
    and certifying the account  ..  - 7 6
8. For supervision including the
    report of the officer in cases
    where it is necessary for the
    Council to execute works to
    ensure the safety of the public
    under an order made by a court - 5 -

   Where there are more than four adjoining
   or nearly contiguous structures in
   the same ownership—
For Nos. 2, 3 and 4 in the above
    table                          ..  ..  - 4 -
For No. 5                        ..  ..  - 2 6
And for No. 8                    ..  ..  - 4 -

PART III.

FEES PAYABLE FOR SPECIAL SERVICES.

The fees payable by a builder to the dis-
trict surveyor for special services shall be
the following:—

£ s. d.
For superintending the con-
struction of floors and par-
tition walls to stables under
section 70 of this Act per
building                      ..  ..  - 5 -
For superintending the construction of overhanging oriel windows per building £ s. d.
For superintending the fixing of any oven copper steam-boiler or stove to be used for trade purposes and not heated by gas - 5 -
For superintending the fixing of pipes for conveying heated air or hot water or steam at high pressure (for each floor of a building on which pipes are fixed) - 10 -
For services relating to the erection of buildings on low lying lands per building - 5 -

PART IV.

FEES PAYABLE TO COUNCIL.

ON DANGEROUS STRUCTURES.

For general services—
For preparation of notices forms for same and postage - 3 6
2. For service of notices (clerk's time) - 2 6
3. For travelling per mile (one way) - 3
4. For obtaining summonses and orders (clerk's time) - 2 6
5. For cost of each summons or order - 3 -

Where there are two or more adjoining or nearly contiguous structures in the same ownership—
For Nos. 2 and 4 (above) each - 2 -
The fees payable upon ten structures shall be the maximum fees
ON DILAPIDATED AND NEGLECTED BUILDINGS OR STRUCTURES.

<table>
<thead>
<tr>
<th>Description</th>
<th>£  s.  d.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. For each inspection of the building or structure and report</td>
<td>- 5 -</td>
</tr>
<tr>
<td>2. For obtaining summons and order (clerk's time)</td>
<td>- 2 6</td>
</tr>
<tr>
<td>3. For cost of each summons or order</td>
<td>- 2 -</td>
</tr>
<tr>
<td>4. For attendance at a court to give evidence</td>
<td>- 5 -</td>
</tr>
<tr>
<td>5. For every adjournment</td>
<td>- 2 6</td>
</tr>
<tr>
<td>6. For supervision of works including report of officer in cases where the</td>
<td></td>
</tr>
<tr>
<td>magistrate's order is executed by the Council</td>
<td>- 5 -</td>
</tr>
<tr>
<td>7. For travelling per mile (one way)</td>
<td>- 3 -</td>
</tr>
<tr>
<td>8. The cost of procuring local evidence to satisfy the magistrate that</td>
<td></td>
</tr>
<tr>
<td>the condition of the structure is prejudicial to the property or to</td>
<td></td>
</tr>
<tr>
<td>the inhabitants of the neighbourhood is to be considered separately</td>
<td></td>
</tr>
<tr>
<td>in each case.</td>
<td></td>
</tr>
</tbody>
</table>

Where there are two or more adjoining or nearly contiguous structures in the same ownership—

For Nos. 1 4 or 6 (above) each - 3 -
For Nos. 2 or 5 (above) each - 2 -
The fees payable upon ten structures shall be the maximum fees.
For travelling per mile (one way) - 3 -
REGULATIONS.

1. The fees specified in this Schedule in respect of works to a party wall comprise the fees payable in respect of both sides of the wall.

2. No fee shall be charged in respect of the fixing of a chimney pot.

3. No fee shall be charged in respect of the repairing of a chimney top unless the top has been pulled down to a greater extent than twelve inches.

4. No fee shall be charged in respect of the repairing of a parapet unless the parapet shall have been pulled down to a greater extent than twelve inches.

5. In calculating the area of every new building for the purposes of this Schedule the area of all outbuildings not exceeding thirty feet in area whether attached or not shall be included provided such outbuildings be erected at the same time as the main building.
## THE FOURTH SCHEDULE.

<table>
<thead>
<tr>
<th>Session and Chapter</th>
<th>Title or Short Title</th>
<th>Extent of Repeal</th>
</tr>
</thead>
<tbody>
<tr>
<td>7 &amp; 8 Vict. c. 84.</td>
<td>The Metropolitan Building Act 1844.</td>
<td>So much as is unrepealed.</td>
</tr>
<tr>
<td>18 &amp; 19 Vict. c. 120.</td>
<td>The Metropolitan Management Act 1855.</td>
<td>Section one hundred and forty-two and in section two hundred and two the words “the plans level width surface inclination and” and the words “and the plans and level of sites for building.” The whole Act.</td>
</tr>
<tr>
<td>23 &amp; 24 Vict. c. 52.</td>
<td>The Metropolitan Building Act (Amendment) 1860.</td>
<td>The whole Act.</td>
</tr>
<tr>
<td>24 &amp; 25 Vict. c. 87.</td>
<td>The Metropolitan Building Amendment Act 1861.</td>
<td>The whole Act.</td>
</tr>
<tr>
<td>Session and Chapter</td>
<td>Title or Short Title</td>
<td>Extent of Repeal</td>
</tr>
<tr>
<td>---------------------</td>
<td>---------------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>25 &amp; 26 Vict. c. 102</td>
<td>The Metropolitan Management Amendment Act 1862.</td>
<td>Sections seventy-four seventy-five seventy-six eighty-five eighty-seven ninety-eight and ninety-nine.</td>
</tr>
<tr>
<td>32 &amp; 33 Vict. c. 82</td>
<td>The Metropolitan Building Act 1869.</td>
<td>The whole Act.</td>
</tr>
<tr>
<td>41 &amp; 42 Vict. c. 32</td>
<td>The Metropolitan Management and Building Acts Amendment Act 1878.</td>
<td>Sections four six seven eight nine ten fourteen fifteen sixteen seventeen eighteen nineteen twenty twenty-one from &quot;and the district surveyor&quot; to &quot;such house building erection or work&quot; and the words &quot;or surveyor&quot; section twenty-two so far as it relates to any notice or order served or made under any provision repealed by this Act section twenty-three from &quot;and every penalty imposed by Part II.&quot; to &quot;Acts amending the same&quot; section twenty-five in section twenty-six the words &quot;or in any byelaw of the board thereunder&quot; and in section twenty-seven the words &quot;or in any byelaw thereunder made.&quot;</td>
</tr>
<tr>
<td>Session and Chapter.</td>
<td>Title or Short Title.</td>
<td>Extent of Repeal.</td>
</tr>
<tr>
<td>---------------------</td>
<td>----------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>53 &amp; 54 Vict. c. ccxliii.</td>
<td>The London Council (General Powers) Act 1890.</td>
<td>Sections twenty-seven to thirty-one and sections thirty-three to thirty-seven.</td>
</tr>
<tr>
<td>56 &amp; 57 Vict. c. ccxii.</td>
<td>The London County Council (General Powers) Act 1893.</td>
<td>Sections five to nine and section seventeen.</td>
</tr>
</tbody>
</table>
THE
LONDON BUILDING ACT, 1894,
(AMENDMENT) ACT, 1898.
(61 and 62 Victoria, chapter cxxxvii.)

An Act to amend the London Building Act 1894. [25th July 1898.]

WHEREAS it is expedient to amend the provisions contained in the London Building Act 1894 with respect to the erection or extension of buildings or structures and the formation or extension of forecourts or other spaces in front of buildings or structures within the prescribed distance from the centre of the roadway of the street in which such buildings or structures are situated the height of working-class dwellings erected on the side of certain streets the service of notices summonses and orders in relation to dangerous or neglected structures and the procedure in relation to certain offences under the said Act:

And whereas the objects aforesaid cannot be attained without the authority of Parliament:

May it therefore please your Majesty that it may be enacted and be it 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. This Act may be cited as the **Short title. London Building Act 1894 (Amendment) Act 1898.**

2. The London Building Act 1894 (in this Act referred to as "the principal Act") as amended by this Act and this Act shall be read and construed together as one Act and words and expressions used in this Act shall unless the context otherwise requires bear the meanings assigned to them in the principal Act and any references in the principal Act to any part or provisions of the principal Act shall be construed as referring to such part or provisions as amended by this Act.

3. (1) In every case where any new building or new structure or any part thereof is erected or any building or structure or any part thereof is extended in such manner that any external wall of such building or structure or (if there be a forecourt or other space between such external wall and the roadway) any part of any external fence or boundary of such forecourt or space shall be at a distance in any direction from the centre of the roadway of any street or way (being a highway) less than the distance permitted under Part II. of the principal Act or contrary to the conditions and terms (if any) subject to which the Council or the tribunal of appeal has sanctioned the erection or extension of such building or structure the Council may serve a notice upon the owner or occupier of the said building structure fence or boundary or upon the builder requiring him to cause such building structure fence or boundary or any part thereof to be set back so that every part of any external wall of such building or structure or of the external fence or boundary of such forecourt or space shall
be at a distance in every direction from the centre of the roadway of such street or way not less than the distance permitted under Part II. of the principal Act and shall be in accordance with such conditions and terms (if any) as the Council or the tribunal of appeal may have prescribed.

(2) Any notice served under the provisions of this section shall be deemed to be a notice empowered to be served under Part II. of the principal Act within the meaning of the second subsection of the two hundredth section of the principal Act which subsection shall be read and construed and take effect as though the words "fence or boundary" had been originally inserted therein immediately after the word "structure."

(3) The fourteenth section of the principal Act is hereby repealed and from and after the passing of this Act the principal Act shall be read and have effect as if this section had been inserted therein instead of the said fourteenth section.

(4) Nothing in this section shall affect the exercise of any powers conferred upon any railway company by any special Act of Parliament for railway purposes.

4. The proviso in subsection 5 of section 13 of the principal Act commencing with the words "Provided always that no dwelling-house" is hereby so far as the said proviso relates to dwelling-houses inhabited or adapted to be inhabited by persons of the working class and situate outside the City amended so that it shall hereafter be read and have effect as if the words "a distance of twenty feet from the centre of the roadway" were substituted for the words "the prescribed distance" wherever the words "the prescribed distance" occur in the said proviso.
5. Section 188 of the principal Act shall not apply to any notice summons or order to be served upon the owner or occupier of a dangerous or neglected structure:

Any such notice summons or order may be served on the owner or occupier of the dangerous or neglected structure by delivering a copy thereof to some person on the premises to which such notice summons or order relates or if no person be found on the premises then by fixing the same or a copy thereof on some conspicuous part of the premises to which it relates and in the case of a railway company by delivering a copy thereof to the secretary at the principal office of the Company and in any such notice summons or order it shall be sufficient to describe the owner or occupier as "the owner" or "the occupier" and the same may be addressed to the owner or occupier by the description of "the owner" or "the occupier" of the premises (naming the premises) to which the same relates without further name or description:

Provided always that when the owner of any dangerous or neglected structure and his residence are known to the Council it shall be the duty of the Council to send a copy of every such notice summons or order by registered post addressed to the usual or last known residence of such owner:

In this section the expression "structure" shall have the meaning assigned to it in Part IX. of the principal Act. In cases where a dangerous structure is situate within the City this section shall be read as if the Corporation were named therein instead of the Council.

6. Subsection (3) (e) of the two hundredth section of the principal Act shall hereafter be read and construed and take effect as Amendment of Section 200 subs. (3) (e) of Act of 1894.
though the word "retains" had been inserted therein immediately after the word "erects" and the words "approval or" had been inserted therein immediately before the word "licence" wherever such word occurs therein.

7. Every person who does any of the things specified in paragraphs (a) (d) and (e) of subsection (3) of section 200 of the principal Act as amended by this Act shall be liable on conviction to a penalty not exceeding forty shillings for every such offence and the court before whom an information is laid by the Council in respect thereof may in addition to imposing such penalty make an order in writing directing such person to demolish the building or structure complained of or any part thereof or to comply with the conditions contained in any consent licence or approval granted by the Council for the setting up erection adaptation alteration or retention of such building or structure and such order of the court shall be deemed to be the order of the court within the meaning and for the purposes of the third subsection of the two hundredth section of the principal Act and the imposition of any penalty under the provisions of this present section shall be without prejudice to any proceedings under the third subsection of the two hundredth section of the principal Act for the daily penalty therein mentioned or under any other provisions of the principal Act or otherwise but so that no person shall be liable to more than one penalty (other than daily penalties) for the same offence.

8. The buildings and premises of the Stock Exchange within the City of London shall for the purposes of this and the prin-
(61 and 62 Victoria, chapter cxxxvii.) 187

cipal Act be deemed to be a public building within the meaning of such Acts.

9. Nothing in this Act contained shall in any way take away alter prejudice or affect any of the powers rights and privileges conferred upon a Gas Company by any Act of Parliament and as existing immediately before the passing of the principal Act.

10. The costs charges and expenses preliminary to and of and incidental to the preparing applying for obtaining and passing of this Act shall be raised and paid by the Council as part of their general expenses.
METROPOLIS LOCAL MANAGEMENT ACT.

Byelaw as to the formation of New Streets in the Metropolis.

Made by the Metropolitan Board of Works, at a Meeting of the said Board, held at Guildhall, in the City of London, on the 17th day of March, in the year of our Lord 1857, in and for the limits of the Metropolis, as defined by an Act passed in the Nineteenth year of the reign of Her Present Majesty, "For the better Local Management of the Metropolis," and submitted to and confirmed at a subsequent meeting of the said Board, held at Guildhall aforesaid, in and for the limits aforesaid, on the 3rd day of April, in the year of our Lord 1857; and approved by the Right Honourable Sir George Grey, Baronet, one of Her Majesty's Principal Secretaries of State, pursuant to the said Act; and published this 1st day of May A.D. 1857.

In pursuance of the Powers vested in the Metropolitan Board of Works, by the Act of Parliament passed in the Nineteenth year of the Reign of Her Present Majesty, intituled "An Act for the better Local Management of the Metropolis," It is hereby Ordered by the said Board as follows, that is to say:
1. Four weeks at the least before any New Street shall be laid out, written Notice shall be given to the Metropolitan Board of Works, at their Office, Spring Gardens, in the County of Middlesex, by the person or persons intending to lay out such New Street, stating the proposed level and width thereof, and accompanied by a Plan of the ground showing the local situation of the same.

2. Forty feet at the least shall be the width of every New Street intended for carriage traffic; twenty feet at the least shall be the width of every New Street intended only for foot traffic; Provided that the said width, respectively, shall be construed to mean the width of the carriage and foot way only, exclusive of any gardens, forecourts, open areas, or other spaces in front of the houses or buildings erected or intended to be erected in any street.

3. Every New Street shall, unless the Metropolitan Board of Works otherwise consent in writing, have at the least two entrances of the full width of such Street, and shall be open from the ground upward.

4. The measurement of the width of every New Street shall be taken at a right angle to the course thereof, half on either side from the centre or crown of the roadway to the external wall or front of the intended houses or buildings on each side thereof; but where forecourts or other spaces are intended to be left in front of the houses or buildings, then the width of the Street, as already defined, shall be measured
from the centre line up to the fence, railing, or boundary dividing or intended to divide such forecourts, gardens, or spaces from the public way.

5. The carriage way of every New Street must curve or fall from the centre or crown thereof at the rate of three-eighths of an inch, at the least, for every foot of breadth.

6. In every New Street the kerb to each footpath must not be less than four nor more than eight inches above the channel of the roadway, except in the case of crossings, paved or formed, for the use of foot-passengers; and the slope of every footpath towards the kerb must be half an inch to every foot of width, if the footpath be unpaved, or not less than a quarter of an inch to every foot of width, if the footpath be paved.

[See Section 5 (1.)] 7. In this byelaw the word "Street" shall be interpreted to apply to and include any highway (except the carriageway of any turnpike road), and any road, public bridge (not being a county bridge), lane, footway, square, court, alley or passage, whether a thoroughfare or not; and a part of and such highway, road, bridge, lane, footway, square, court, alley, or passage.

[See Section 200(1.)] 8. In case of any breach of the regulations contained in this byelaw, the offender shall be liable for each offence to a penalty of Forty Shillings; and in case of a continuing offence to a further penalty of Twenty Shillings for each day after notice thereof from the Metropolitan Board of Works.
By the 40th Section of the Local Government Act, 1888, the powers of the Metropolitan Board of Works are transferred to the London County Council, and any notice which by the above byelaw is directed to be given to the Board must henceforth be given to the Council, and any consent which might have been given by the Board may be given by the Council, and any notice which might have been given under the said byelaw by the Board to an offender may be given by the Council.
Byelaws made by the Council under Section 16 of the Metropolis Management and Building Acts Amendment Act, 1878.

1.—Repeal of previous Byelaws.

The heretofore subsisting byelaws made by the Metropolitan Board of Works on the 3rd of October, 1879, and the 22nd of January, 1886, and confirmed by the Secretary of State for the Home Department on the 6th of October, 1879, and the 23rd of June, 1886, are hereby repealed, and in lieu thereof the following are made:—

2.—Foundations and sites of buildings.

No house, building, or other erection, shall be erected upon any site or portion of any site which shall have been filled up or covered with any material impregnated or mixed with any faecal, animal, or vegetable matter, or which shall have been filled up or covered with dust, or slop, or other refuse, or in or upon which any such matter or refuse shall have been deposited, unless and until such matter or refuse shall have been properly removed, by excavation or otherwise, from such site. Any holes caused by such excavation must, if not used for a basement or cellar, be filled in with hard brick or dry rubbish, or concrete or other suitable material to be approved by the District Surveyor.

The site of every house or building shall be covered with a layer of good concrete, at least six inches thick and smoothed on the upper surface.
The foundations of the walls of every house or building shall be formed of a bed of good concrete, not less than nine inches thick, and projecting at least four inches on each side of the lowest course of footings of such walls. If the site be upon a natural bed of gravel, concrete may be omitted from the foundations of the walls, with the approval of the District Surveyor.

The concrete must be composed of clean gravel, broken hard brick, properly burnt ballast, or other hard material to be approved by the District Surveyor, well mixed with freshly burned lime or cement in the proportions of one of lime to six, and one of cement to eight of the other material.

3.—Description and quality of the substances of walls.

The external walls of every house, building, or other erection shall, except in the case of concrete buildings, be constructed of good, hard, sound, well-burnt bricks, or of stone.

Similar bricks shall be used in the portions of party and cross walls below the surface or level of the ground, and above the roof, including the chimney-stacks. Cutters or malmes may be used in arches over recesses and openings in, or for facings of, external walls.

Stone used for the construction of walls must be free from vents, cracks, and sandholes, and be laid on its natural bed.

All brick and stone work shall be put together with good mortar or good cement.

The mortar to be used must be composed of freshly burned lime and clean sharp sand or grit, without earthy matter, in the proportions of one of lime to three of sand or grit.

The cement to be used must be Portland cement, or other cement of equal quality, to be approved by the District Surveyor.
mixed with clean sharp sand or grit, in the proportions of one of cement to four of sand or grit.

Burnt ballast or broken brick may be substituted for sand or grit, provided such material be properly mixed with lime in a mortar mill.

Every wall of a house or building shall have a damp course composed of materials impervious to moisture, to be approved by the District Surveyor, extending throughout its whole thickness at the level of not less than 6 inches below the level of the lowest floor. Every external wall or inclosing wall of habitable rooms or their appurtenances or cellars which abuts against the earth shall be protected by materials impervious to moisture to the satisfaction of the District Surveyor.

The top of every party-wall and parapet-wall shall be finished with one course of hard, well-burnt bricks set on edge, in cement, or by a coping of any other water-proof and fire-resisting material properly secured.

Whenever concrete is used in the construction of walls, the concrete shall be composed of Portland cement and of clean Thames or pit ballast, or gravel, or broken brick or stone, or furnace clinkers, with clean sand in the following proportions, viz.—one part of Portland cement, two parts of clean sand, and three parts of the coarse material, which is to be broken up sufficiently small to pass through a two-inch ring.

The proportions of the materials to be strictly observed, and to be ascertained by careful admeasurement; and the mixing either by machine or hand to be most carefully done with clean water, and if mixed by hand, the material to be turned over dry before the water is added.
The walls to be carried up regularly and in parallel frames of equal height, and the surface of the concrete filled in the frame to be left rough and uneven to form a key for the next frame of concrete.

The thicknesses of concrete walls to be equal at the least to the thicknesses for walls to be constructed of brickwork prescribed by the 12th section of the Metropolitan Building Act, 1855, and the first schedule referred to therein.

Such portions of concrete party-walls and chimney-stacks as are carried above the roofs of buildings to be rendered externally with Portland cement.

4.—*Duties of District Surveyors.*

It shall be the duty of each District Surveyor, on receiving notice of the commencement of any house, building, or other erection, or of any alteration or addition, or on his becoming aware that any house, building, or other erection, or any alteration or addition, is being proceeded with, to see that the provisions of the foregoing byelaws are duly observed (except in cases where the London County Council may have dispensed with the observance thereof), and to see that the terms and conditions upon which any dispensation may have been granted, are complied with.

5.—*Fees to be paid to District Surveyors.*

The District Surveyor shall in respect of the erection of any house or other building be entitled to receive the sum of five shillings, the same to be taken and deemed to be a fee due to such District Surveyor in respect of the duties imposed upon him by the Metropolis Management and Building Acts Amendment Act, 1878, and these byelaws; such fees to be payable in the
manner and at the time prescribed by section 51 of the Metropolitan Building Act, 1855. The District Surveyor shall also, in every case where in respect of any breach of these byelaws, or of the above Act of Parliament, an application shall have been made by him to a Justice, and an order made thereon, be in like manner entitled to receive the sum of ten shillings in addition to the before-mentioned fee of five shillings.

There shall be paid to the District Surveyor, in respect of his supervision of any building constructed wholly or in part with concrete walls, a fee one-half more in amount than the fee to which he would be entitled under the Metropolitan Building Act, 1855, for a new building or addition. No additional fee is, however, to be charged in respect of any alteration to a concrete building.

6.—Deposit of plans and sections.

On notice being given to a District Surveyor of the intended erection, re-erection, alteration of, or addition to a public building, or a building to which section 56 of the Metropolitan Building Act, 1855, applies, it shall be the duty of the person giving such notice to deposit plans and sections of such erection, re-erection, alteration or addition with the District Surveyor. Such plans and sections shall be of sufficient detail to show the construction.

On notice being given to the District Surveyor of the intended erection or alteration of or addition to any house, building, or other erection, other than a public building, or one to which section 56 of the Metropolitan Building Act, 1855, applies, the District Surveyor may, if he think fit so to do, by notice in writing, require the person giving such notice to produce a
plan or plans and sections of any such house, building or other erection, or of the intended alterations or additions thereto, for his inspection.

7.—Penalties and dispensation.

In case of any breach of any of the provisions contained in these byelaws, the offender shall be liable for each breach to a penalty not exceeding five pounds, and in each case of a continuing offence, to a further penalty not exceeding forty shillings for each day after notice of such offence from the London County Council or the District Surveyor.

In any case in which the Council think it expedient, they may dispense with the observance of any of the foregoing byelaws, or any part thereof, upon such terms and conditions as they may think proper, and in case of the non-observance of any terms and conditions upon which the Council may have dispensed with the observance of any of the foregoing byelaws, then such proceedings may be taken, and such liabilities shall be incurred, as if the same had been enacted by such byelaws.

The Seal of the London County Council was hereto affixed on the 13th day of October, 1891.

H. De la Hooke,  
Clerk of the Council.

I hereby confirm the foregoing Byelaws

Henry Matthews,  
One of Her Majesty's Principal Secretaries of State.

Whitehall,  
19th October, 1891.
Byelaws made by the Council under Section 31 of the London Council (General Powers) Act, 1890.

1.—Description and quality of the substances of which plastering is to be made.

All laths used for plastering shall be sound laths free from sap, but iron or other incombustible laths, wire netting or other suitable material to the satisfaction of the District Surveyor may be used.

Plastering or coarse stuff shall be composed of lime and sand in the proportion of 1 of lime to 3 of sand, mixed with water and hair, but Portland cement, Keene’s cement, Parian cement, Martin’s cement, Selenitic cement, or other approved cement or plaster of Paris, may also be used for plastering.

The lime to be used must be freshly burned lime.

The sand to be used must be clean, sharp sand, free from loam or earthy matter.

The hair to be used must be good and sound, and free from grease or dirt; 1 lb. of hair to be used to every 3 cubic feet of coarse stuff. Fibrous material to the satisfaction of the District Surveyor may be used instead of hair, and ground brick or
furnace slag to the satisfaction of the District Surveyor may be used instead of sand.

The setting coat shall be composed of lime or cement mixed with clean washed sand or of cement only.

Clear water only is to be used in mixing the material.

The Portland cement to be used must weigh not less than 90 lbs. to the imperial bushel.

Fibrous slab or other slab plastering of sufficient thickness and securely fixed, may be used on ceilings, partitions, and walls to the satisfaction of the District Surveyor.

2.—As to the mode in which and the materials with which any excavation outside the site of a building is to be filled up.

Any excavation made within a line drawn outside the site of a house, building, or other erection, and at an uniform distance therefrom of 3 feet, shall not be filled up otherwise than with the natural soil or with brick or dry rubbish or other suitable material to be approved by the District Surveyor, not consisting of, nor impregnated or mixed with any faecal, animal or vegetable matter, or with dust or slop or other refuse, and shall be properly rammed.

3.—Duties of District Surveyors.

It shall be the duty of each District Surveyor on receiving notice of the commencement of any house, building, or other erection, or on his becoming aware that any house, building, or other erection is being proceeded with, or that any excavation is being made within a line drawn outside the site of a house, building, or other erection and within 3 feet there-
from, to see that the plastering is of the description and quality prescribed by, and that any excavation be filled up with the material and in the manner specified in the foregoing byelaws.

4.—Fees to be paid to District Surveyors.

There shall be paid to the District Surveyor in respect of his supervision of the plastering of any house, building, or other erection, and in respect of the filling in of any excavation made outside the site of any house, building, or other erection, and within a distance of 3 feet therefrom an inclusive fee of five shillings, such fee to be payable in the manner and at the time specified in section 51 of the Metropolitan Building Act, 1855.

5.—Penalties.

In case of any breach of the provisions contained in these byelaws, the offender shall be liable for each offence to a penalty not exceeding five pounds, and, in each case of a continuing offence, to a further penalty not exceeding forty shillings for each day after notice of such offence from the London County Council or the District Surveyor.

The Seal of the London County Council was hereto affixed on the 13th day of October, 1891.

II. DE LA HOOKE,
Clerk of the Council.
I hereby confirm the foregoing Bye-laws.

HENRY MATTHEWS,
One of Her Majesty's Principal Secretaries of State.

WHITEHALL,
19th October, 1891.
Regulations and Rules made by the London County Council, as to Applications for sanction, consent, and licences, &c., under the London Building Act, 1894, and the London Building Act, 1894, (Amendment) Act, 1898.

The attention of applicants is specially directed to the provision of section 194 of the London Building Act, 1894, whereby all applications, plans, and other documents delivered at the office of the Council, on delivery there become the property of the Council.

I.—General.

Every application (except those under Part XI. of the Act of 1894, as to which see paragraph II. (14) below) must be addressed to the Superintending Architect, County Hall, Spring-gardens, S.W., and must state under which section of the Acts it is made.

All applications must be in writing on foolscap paper, and all drawings (including plans, sections, and elevations) must be on tracing linen of sufficient size to permit of the approval of the Council being endorsed thereon.

The scale to which drawings are made must be drawn thereon and not expressed in words; the north point must be indicated on all plans.

The site must be coloured pink, the proposed building red, existing buildings grey,
and any land to be dedicated and left open for the use of the public blue.

The full name and address of the person on whose behalf the application is made and the extent and character of his interest in the property, and whether the property is freehold, leasehold or copyhold, must be stated. Particulars must be furnished as to the nature of the application and the situation of the street, building or structure, and the purpose for which such building is required.

All drawings must be in duplicate, and be drawn on the unglazed side of the tracing linen.

II.—Plans, Sections and Particulars Required in Each Case.

(1) Formation and laying out of new streets—Adaptation of ways for streets and widenings of streets (see also 13 below), &c., sec. 7 and sec. 10 of the 1894 Act.

Plans must be to a scale of 88 feet to the inch, and must be accompanied by longitudinal sections to the same horizontal scale, but to a vertical scale of 11 feet to the inch, showing the natural and intended surface levels of the streets (computed from ordnance or some other fixed datum), and by cross sections to a scale of 22 feet to the inch.

The width of the new street must also be figured.

A key plan of the locality showing the surrounding property must also be sent.

The names proposed to be given to the streets must be submitted; they must be such as are not already in use. An office list of names in use, together with a list of available names, can be consulted by applicants.
In the event of the application being sanctioned, two additional copies of the plans will be required.

In the case of the adaptation of ways for streets or the widening of streets under sec. 10, sections will not be required.

Every application for sanction to the formation or laying out of any street or for the adaptation of any way as a street, must be accompanied by correct and sufficient particulars in writing (which must be verified by production of title deeds should the Council so require) showing how the person on whose behalf the application is made has acquired such control over the land forming the site of the proposed street shown on the plan accompanying his application, as may be requisite to enable him to form or lay out such street, or to adapt such way as the case may be. Such particulars must contain the date of, and the names and addresses of the parties to, the document or documents under which the applicant acquired such control.

(2) Buildings (a) within the prescribed distance, (b) in advance of the general line of buildings, &c., sec. 13, sec. 17, and sec. 22 of the 1894 Act, and secs. 3 and 4 of the 1898 Act.

Plans must be to a scale of 22 feet to the inch, and must show the situation of the building in relation to others adjacent. The height and precise distance from the centre of the roadway of the proposed building and the width of the street are to be figured.

The names and addresses of the owners and occupiers of the nearest building on each side of the proposed building must also be sent.

In the event of an application being
approved, an additional copy of the drawings will be required.

In the case of applications under sec. 13 (5), the extent and height of the old buildings on the site must be shown to the same scale.

(3) Open space at the rear of domestic buildings, sec. 41; and open space about working class dwellings not abutting upon a street, sec. 42 of the 1894 Act and sec. 4 of the 1898 Act.

Plans and sections must be to the scale of one-eighth of an inch to the foot; they must indicate the height of the proposed buildings in every part; there must also be a block plan to a scale of 22 feet to 1 inch, showing the adjoining premises, with the approximate height of any buildings thereon, and in any case where it is desired to extend a building or any part thereof above the diagonal line directed to be drawn by the Act of 1894, the diagonal line and also the horizontal line from which it is drawn must be shown on such drawings.

(4) Deviations from certified plans of domestic buildings previously existing on old sites, sec. 43 of the 1894 Act.

Plans and sections to a scale of one-eighth of an inch to a foot, showing the height and extent of the previously existing buildings, and certified by the District Surveyor, must be sent, together with plans and sections of the proposed new buildings to the same scale. The position and approximate height of any adjacent buildings must be indicated on a block plan to a scale of 22 feet to 1 inch. The area of open space to be left, and the height of new buildings must be figured.
(5) *Laying out new streets on a cleared area,*
sec. 44 of the 1894 Act.

In all cases where the proposed new streets have been sanctioned but not formed the date of such sanction must be specified in any application submitted under section 44, and every such application must be accompanied by a block plan to a scale of 44 feet to 1 inch, showing the width of all old streets on the area, and the extent and approximate height of all old buildings thereon, together with sections to a scale of one-eighth of an inch to the foot, showing the height of the proposed new buildings.

In any case where sanction has not been obtained to the formation or laying out of proposed new streets upon a cleared area, application for sanction to such streets must be made in accordance with Regulation II. (1), and should accompany any application made under section 44.

Applications cannot be entertained under sec. 44 for modification or relaxation of the previous provisions of Part V., except in respect of either existing streets or streets for the formation of which a sanction has been obtained under Part II. of the 1894 Act.

(6) *Height of buildings,* sec. 47 and sec. 49 of the 1894 Act.

A block plan to a scale of 22 feet to an inch, showing the position of the proposed building and of any adjacent buildings, and the width of the street.

Also a plan and sections to a scale of one-eighth of an inch to the foot, showing the height of the several parts of the building.
(7) *Recesses and openings in external walls and recesses in party walls, sec. 54 of the 1894 Act.*

A block plan to a scale of 22 feet to an inch showing the position of the building and of adjacent buildings.

Plans of the floors of the building and an elevation of the wall in which the recesses or openings occur to a scale of one inch to the foot.

(8) *Timber in external walls, sec. 55; and furnace chimney-shafts, sec. 65 of the 1894 Act.*

Plans, sections, and elevations to the scale of one-eighth of an inch to a foot, together with such details to a larger scale as may be necessary to show the construction.

A block plan to a scale of 22 feet to the inch, showing the position of the building.

(9) *Means of escape from the upper storeys of high buildings, sec. 63 of the 1894 Act.*

A block plan to a scale of 22 feet to an inch showing the position of the building and of adjoining buildings.

Plans of the floors above 60 feet from the street level to a scale of one-eighth of an inch to the foot, and full details of the means of escape to be provided.

(10) *Projections, sec. 78 of the 1894 Act.*

In addition to the drawings, &c., required by Regulation II. (2), a plan, section, and side elevation to a scale of one-eighth of an inch to a foot. In the case of the application being approved an additional copy of the drawings will be required.
(11) Additional cubical extent, sec. 76; and buildings for the supply of electricity, sec. 203 of the 1894 Act.

A block plan to a scale of 22 feet to the inch showing the position of the proposed building and buildings adjacent.

Plans and sections to a scale of one-eighth of an inch to the foot showing the height of the building in its various parts.

The use to which the various parts of the building are intended to be put is to be indicated, and any points bearing upon the question of liability to fire.

(12) Special and temporary buildings and wooden structures. Part VII. of the 1894 Act and secs. 6 and 7 of the 1898 Act.

Applications must be accompanied by a block plan of the premises, showing the position of the proposed building or structure, and of any adjacent buildings or structures, and also by a plan, elevation, and section of the proposed building or structure to a scale of one-eighth of an inch to a foot, together with such sections and details to a scale sufficiently large to clearly show the construction.

A fee of 5s. must be paid to the Cashier of the Council on depositing the application, and a further fee of 5s. on obtaining a notification of the order of the Council, and in no case will the approval or licence be issued until the fees are paid.

Every application for a renewal of an approval or licence for a temporary building or structure for a further period must be accompanied by a certificate from the District Surveyor that it has not been altered as to construction or position, and
in cases where the building or structure has existed for three years or more as to its stability for such further period as may be applied for, and also as to any repairs which may be requisite.

In cases where the building or structure has existed for less than three years, and if the inspection be merely to ascertain that the building has not been altered as to construction or position, and to certify that an extension of time may be allowed, a fee of 10s. may be demanded and received by the District Surveyor.

In cases where the building or structure has existed for three years or more, and a certificate with regard to structural stability is required, a fee of 20s. may be demanded and received by the District Surveyor.

(13) Naming of streets and numbering of houses. Part IV. of the 1894 Act.

Persons laying out new streets or building rows of houses would facilitate their own operations with reference to leases and the numbering of houses required by the Council under the statute by observing the following rules—

St. Paul's Cathedral is recognised as a central point; and the numbering of houses begins at the end or entrance of the street nearest to that building, except where a street leads from a main thoroughfare to a less important street, and then the numbering must start from the main thoroughfare.

Taking, therefore, the sides of a street as left and right (assuming that the back is towards St. Paul's) the odd numbers will be assigned to the left hand side, and the even numbers to the right hand side.
No name is to be used for a street unless with the approval of the Council; and it must be a name consisting, if possible, of one word, with the addition of "street," "road," or other like term, and not already in use within the county.

Only such streets as are leading thoroughfares of considerable length can be designated "roads."

No street under 50 feet in width can be called an "avenue."

The names "gardens" and "grove" can only be used when the terms seem appropriate.

Names in some way associated with the locality are preferred.

Names for terraces or places, or other blocks of houses, and sections of streets, usually known as subsidiary names, are not recognised.

Any person interested in property affected by any order of the Council for re-naming streets or re-numbering houses, is permitted, on application, to make a copy of the order and a tracing of the plan attached thereto; or a certified copy of the order and plan may be furnished to him on his paying the cost of making the same.

A fee of 1s. is to be charged to all persons seeking information involving a reference to the records with regard to orders for re-naming streets or re-numbering houses.

If a copy of an order and plan be required, there will be a further fee of not less than 1s. 6d.

A more extended plan may be obtained for a larger payment.

Copies of orders and plans are to be made in the Superintending Architect's department.
(14) Dwelling-houses on low-lying lands.
Part XI. (These regulations were made by the Council on the 26th day of March, 1895, under section 128 of the London Building Act, 1894, and the concurrence of the Tribunal of Appeal was duly signified thereto on the 8th of April, 1896.)

Every person who shall be desirous of erecting or adapting any building to be used wholly or in part as a dwelling-house on any land in the county of London, of which the surface is below the level of Trinity high-water mark, and which is so situate as not to admit of being drained by gravitation into an existing sewer of the Council, shall first make a written application for a licence. Such application shall be addressed to the Clerk of the Council.

Such application shall contain a statement as to the nature and extent of the interest of the applicant in the building or buildings proposed to be erected or adapted, and be accompanied by a plan and section of the lowest floor of such building or buildings and the curtilages thereof to a scale of \(\frac{1}{3}\)th of an inch to a foot, and by a block plan to a scale of not less than \(\frac{1}{72}\) (which may be on a sheet or sheets of the Ordnance Survey, or may be drawn on tracing linen), showing the position of such building or buildings, and the local sewer into which it is proposed to drain such building or buildings and the connection of such local sewer with an existing sewer of the Council.

Such plans and sections shall be accompanied by a description of the materials to be used in the construction of such building or buildings, and shall be coloured in accordance therewith. The points of the compass shall be marked on the block plan.
The position and course of the drainage system proposed to be adopted for the disposal of sewage and rain water, and its connection with the local sewer or an existing sewer of the Council, shall be clearly shown on the plans and sections, and the diameter and inclination of the drain pipes shall be figured thereon.

The plan and section shall also indicate in figures the level above or below ordnance datum at which it is proposed to construct the floor of the lowest rooms.

The decision given by the Chief Engineer of the Council upon such application shall be reported to the Building Act Committee, and the Committee shall report it to the Council, and thereupon, if it is to the effect that the erection or adaptation may not be permitted, the Clerk of the Council shall by letter inform the applicant that the Council, acting upon the decision of the Engineer, has refused permission. If it is to the effect that the erection or adaptation may be permitted, a licence under the seal of the Council embodying the conditions of the Engineer's decision shall be issued to the applicant.

Regulation made by the Council on 26th March, 1895, under section 122—

It shall not be lawful to place the underside of the lowest floor of any permitted building at such a level as will render it liable to flooding, and every permitted building shall be efficiently and properly drained to the satisfaction of the Engineer for the time being of the Council, either into a local sewer or into a main sewer of the Council.

Note.—For penalty for breach of this Regulation, see section 200 (9) of the London Building Act, 1894,
(15) **Fire-resisting materials. Schedule II. of the London Building Act, 1894—The Council on 28th March, 1899, passed the following resolution:**

That the Council do, in pursuance of the powers vested in it by the second schedule of the London Building Act, 1894, approve of the following material as fire-resisting, namely, concrete composed of properly burned coke breeze, free from dust and organic impurities, and Portland cement, in the following proportions, viz.—five parts by measurement of coke breeze to one part by measurement of Portland cement, mixed together with clean water to the satisfaction of the District Surveyor, when such concrete is used for filling in between the joists of floors, and is filled in to the depth of at least five inches.

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**STANDING ORDERS.**

**Conditions upon which Applications may be Granted.**

In dealing with applications made under the London Building Act, 1894, and the amending Act of 1898, with reference to the under-mentioned matters, the desirability of imposing conditions to the following effect shall be considered, but this order shall not limit any power to vary such conditions or to impose such conditions in other matters than those mentioned or to impose any other conditions in any matter.

*In the matter of the formation or laying out of proposed streets, conditions to the following effect—*

(1.) That within from the date of this order the roadway of the
proposed street hereby sanctioned shall be clearly defined throughout by posts and rails or so otherwise as the Council shall permit, and be thrown open to the public as a highway.

(2.) That no building shall be commenced to be erected upon either side of such roadway, or upon a site abutting upon such roadway, unless such roadway shall have been and shall still remain so defined and thrown open as aforesaid, and unless such roadway shall have been and shall still remain so made as regards levels, direction, width and gradients throughout as to comply with the provisions of any statutes and byelaws in force in London regulating streets and buildings, and unless such roadway shall also have been so made and shall still remain as to accord with the plans and sections attached hereto and the particulars which accompanied the application for the sanction contained in this order, and unless the name of the street approved by the Council shall have been affixed and be retained at both ends of the street.

In the matter of the erection of one-storey shops in advance of the general line of buildings, a condition to the following effect—

That no part of the proposed shop or any structure or erection connected therewith do exceed 16 feet in height above the footway, or such other height as may be fixed by the Council.

In the matter of temporary buildings or structures, or wooden structures dealt with under Part VII., conditions to the following effect—

(1.) That the building or structure be commenced and completed within such periods as may be deemed expedient.
(2.) That if the building or structure be commenced or completed contrary to Condition 1, or be found at any time to have been so erected, set up, altered, or adapted as not to be in all respects in accordance with the application for the approval or licence and the plans and particulars relating to such application, or (when approved or licensed for a special purpose) to have been used for any purpose other than a purpose named in the approval or licence, or to have had any unauthorised addition made thereto, or any word, advertisement or device made or retained thereon, such building or structure shall within seven days after service on any owner or occupier thereof for the time being of a notice from the Council requiring its removal, be entirely removed.

In any matter in which land is to be given up conditions to the following effect—

(1.) That before the building is erected or within such period as may be named in the sanction, consent, licence or approval the land coloured blue upon the deposited plan shall be dedicated to and left open for the use of the public, and that no pier, pilaster or other projection be placed on such land.

(2.) That no vault, arch, cellar, or other construction shall be made in or under the said land coloured blue on the said plan without the previous consent in writing of the local authority.

And in all matters conditions to the following effect—

That the building, structure, or work be set up, erected, or carried out, as the case may be, and retained without any addition thereto and in exact accordance
with the application for the sanction, consent, licence, or approval, and the plans and particulars which accompanied such application.

No sanction, consent, licence, or approval shall be issued until the conditions imposed by the Council in granting the same have been, if the Council so require, accepted in writing by such persons as the Council shall consider the proper parties to comply with such conditions.

Every written acceptance of conditions shall have a sixpenny stamp affixed thereto.

**Directions to be Observed by the Council's Officials in Regard to Certain Applications.**

*Formation and Widening of Streets—Part II. of the 1894 Act.*

A copy of each plan for the formation of a new street, or for the adaptation of a way for a street, or for the erection of a building or structure at less than the prescribed distance from the centre of the roadway, is to be sent to the Local Authority in whose district the proposed street, building or structure is situated, with a request that they will inform the Council within 14 days whether they have any suggestions to make with reference to such plan, and with an intimation in cases of proposed erection at less than the prescribed distance from the centre of the road, that the communication is to be treated as the Council's communication within the meaning of section 13 of the 1894 Act of its intention to give the consent applied for if upon consideration of the application it should think it ought to be granted.
Whenever the Council has approved of a plan for the formation of a street to be laid out for carriage traffic, and open at both ends, the applicant is to be cautioned that if at any time, without the written consent of the Council, any posts or other obstructions are placed across the carriage-way to prevent the access of carriages, he will be liable to prosecution under section 199 of the 1894 Act.

Whenever plans of new streets to be laid out for foot traffic only are sanctioned, a condition is to be attached binding the applicant to pave the street over the entire surface, and by posts, bars or otherwise, to prevent such street from being used for carriage traffic.

*Lines of building frontage—Part III. of the 1894 Act.*

On the receipt of an application to erect or extend buildings or structures beyond the general line of buildings, the fact of such application, together with copies or tracings of so much of the drawings accompanying the application as may be sufficient for identifying the property proposed to be dealt with, and explaining the object of the application, is to be communicated to the Local Authority of the district in which the site is situated; and the Local Authority is to be apprised that the Council will be prepared to receive any suggestions they may deem it desirable to make upon the subject within fourteen days; also a notice that such application has been made shall be sent to the owner and occupier of the nearest building on each side of the proposed building or structure; and no such application shall be brought before the Committee until after the expiration of fourteen days from the date of such notice.
Naming and numbering of streets—Part IV. of the 1894 Act.

Whenever application is made for the re-naming of a street, or the re-numbering of houses, the Local Authority in whose jurisdiction the same may be situated, is to be asked to state its views on the subject.

In cases of re-naming of streets, the decision of the Committee shall be reported to the Local Authority, and notice boards shall be attached to two or more lamp-posts in the street for the period of one month, notifying the intention of the Council. At the expiration of the time any protests that may have been received shall be reported to the Committee.

When an order has been made by the Council for re-naming a street or re-numbering houses, an officer responsible to the Superintending Architect is, at the expiration of three months from the transmission of the order to the Local Authority, to inspect the street in respect of which the order has been made, and to report to the Committee any non-compliance with the terms thereof.

Immediately after the making of an order for the re-naming of any street, an intimation thereof is to be sent to the Post Office authorities.


Applications for projections under section 73 of the 1894 Act are, where such projections extend into the street, to be treated in the same way as applications under Part III. of the 1894 Act.

Special and temporary buildings and wooden structures—Part VII. of the 1894 Act, and sections 6 and 7 of the 1898 Act.

A register is to be kept by the Superin-
tending Architect, showing the periods for which temporary buildings or structures or wooden structures are licensed by the Council, and whenever a building or structure is not removed at the expiration of the term specified in the licence, he is to report the fact to the Solicitor, who is forthwith to write and caution the holder of the licence, and report the result to the Committee.

**Dangerous and Neglected Structures.—**

*Part IX. of the 1894 Act.*

**Dangerous Structures.**

When information of a dangerous structure is received, an order to survey shall be immediately sent to the District Surveyor in whose district the structure is situated. District Surveyors are not to certify unless required to do so, except in cases of imminent danger to life not admitting of the least delay; all such very exceptional cases are to be specially notified to the Controller by the Superintending Architect.

A daily extract of fires, where structural damage has probably resulted, is to be made in the dangerous structures department from the fire brigade return, and the extract is to be forwarded to those District Surveyors in whose districts the fires have occurred, in order that they may visit the premises and ascertain if any walls or buildings have been left in a dangerous condition, and take steps accordingly.

On receipt of a certificate from the District Surveyor that the structure is dangerous, a notice in the terms of the certificate shall be served on the occupier, or be affixed to the building, and a copy sent by registered letter to the owner, if known.

Accompanying the notice a warning is to be sent that any delay in complying
with the requirements of the notice will involve the owner in increased expense.

Where shoring or hoarding is required, the owner shall be afforded an opportunity for executing the work when it can be done without risk of accident. In urgent cases, or on the owner's neglect, the Manager of the Works Department of the Council shall be directed to carry out the necessary works.

The time to be allowed for works of repair or demolition must be limited according to circumstances.

At the expiration of the time given, the District Surveyor is to report whether such works have been executed.

If the owner neglect to comply with the notice he shall, if the structure be in such a dangerous condition as to require immediate treatment, or if he do not within seven days from the service of the notice upon him give notice requiring that the subject shall be referred to arbitration, be summoned before a Petty Sessional Court as directed by the Act.

At the expiration of the time specified in the order, the District Surveyor is again to report, stating that the danger has or has not been removed, and if the order shall not have been complied with, the required work shall be executed by the Works Department of the Council, under the supervision of an officer in the Superintending Architect's Department.

On the completion of a case, the amount for fees payable to the District Surveyor shall be made out in accordance with the scale, and that account, together with the account for hoarding, shoring, and other works (if any) shall be forthwith submitted to the Finance Committee.

As soon as these accounts have passed the Finance Committee and been paid, the
whole of the expenses incurred in relation to each dangerous structure shall be charged to the owner, and the necessary steps for the recovery of those expenses shall be taken by the Comptroller.

Licences are not to be taken out by the Council for hoarding or shoring, but the Manager of the Works Department is in every case, upon the request of the Local Authority, to make good the pavement to the satisfaction of their Surveyor, so soon as the hoarding and shoring is removed. The costs and expenses so incurred are to be recovered by the Council from the owner.

**Neglected Structures.**

Upon receipt of information that a structure is in a dilapidated or neglected condition, an inspection shall be made by an officer responsible to the Superintending Architect, and the result of such inspection shall be reported to the Committee.

When the owner of the neglected or dilapidated structure is known, a communication shall be addressed to him, calling his attention to the condition of such structure, and allowing fourteen days for the repair or removal of the same; and should the works not be commenced at the expiration of that time, a summons shall be applied for.

When it is found necessary to procure evidence from a local source to satisfy the Petty Sessional Court that the condition of the structure is such as to be prejudicial to the property, or to the inhabitants of the neighbourhood, the Solicitor or the Superintending Architect shall be authorised to obtain such evidence.

If, upon the hearing of the summons by the Magistrate, an order be made, the Superintending Architect shall, at the
expiration of the time allowed by such order, further report to the Building Act Committee. In the event of the order not being complied with, the Committee may instruct the Manager of the Works Department to carry out the necessary work.

Mr. Norman Bevan, of the Comptroller's Department, is to act as proxy on behalf of the Council to prove any debt due to the Council on account of, or in relation to dangerous or neglected structures, in cases of bankruptcy or liquidation.

Where the Council has incurred any expenses in respect of any dangerous or neglected structure, and has not been paid or has not recovered the same, and a Petty Sessional Court has (in accordance with sec. 116) made an order fixing the amount due to the Council, the Comptroller shall give notice thereof to the District Surveyor for the district in which the property is situated, and the District Surveyor shall be requested to give immediate notice to the Council when any building is about to be commenced upon the site, with a view to the necessary steps being taken to obtain payment of the amount due. The register of such orders [sec. 116 (8)] shall be kept in the Comptroller's Department.

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**District Surveyors.**

No person shall be accepted as a candidate for the appointment of District Surveyor unless he shall have attained 28 years of age and be under 50 years of age, and every such candidate shall deliver with his application satisfactory evidence of his age.

Every candidate shall be required to sign a declaration and deliver it with his application that he becomes a candidate,
and will accept the appointment, if he should be appointed, on the following understanding—

(a) That he will personally discharge the duties of his office subject to section 142 of the London Building Act, 1894.

(b) That he will give his whole time to the duties of his office.

(c) That he will not during his continuance in office (except in the discharge of the duties thereof) carry on business as an architect, surveyor, or builder, or directly or indirectly as a partner or otherwise, be interested in such business.

(d) That he will make no claim for compensation in case a diminution of his income shall at any time hereafter arise.

(e) That he will keep his district office open from Monday to Friday (both inclusive) between the hours of 9.30 a.m. and 5 p.m., and on Saturday from 9.30 a.m. until 2 p.m., and give his personal attendance there daily from 9.30 a.m. to 11 a.m., and (except Saturday) from 4 to 5 p.m., or at such times (not exceeding two hours a day) as the Committee may from time to time appoint.

(f) That he will retire if required to do so on attaining the age of 65, or at any date subsequent to his attaining that age.

The declaration of the appointed candidate shall on his appointment be entered on the minutes of the Council.

The districts are to be re-arranged by the Committee as opportunities may occur, so that the average of the fees received may in no case amount to less than £500 per annum.

The following fees are to be paid by the Council to District Surveyors, in accordance with section 155 of the London Building Act, 1894—
On reporting that the roadway of a street sanctioned by the Council has been defined and made throughout as regards levels, direction, width and gradient to comply with any statutes and byelaws for the time being in force regulating such street and to comply with the plans and sections attached to the Council's order sanctioning such street, and that all conditions (if any) attached to such sanction have been complied with ........................................... £ s. d. 2 2 0

On reporting that a way has been adapted as a street, or that a street or way has been widened in accordance with a sanction given by the Council, on an application made under section 10, and that all conditions (if any) annexed to such sanction have been complied with .............................................................. £ s. d. 1 1 0

On reporting that a building, forecourt boundary or fence has been set back to the distance from the centre of the street sanctioned by the Council under sections 13 or 17, and all conditions (if any) annexed to such sanction have been complied with, and all land (if any) that should have been, has been added to the public way ............................................................. £ s. d. 0 5 0

On reporting that a building, other than a buildings sanctioned by the Council under sections 13 or 17 and upon which the District Surveyor is entitled to a fee under these standing orders, has been erected to the
line of frontage for which the consent of the Council was given under section 22, and all conditions (if any) annexed to such consent have been complied with ................................................................. 0 5 0

For attending a Police Court to give evidence on behalf of the Council in relation to any of the above matters; for each attendance ........................................ 0 10 0

16th May, 1899.

Regulations made by the Building Act Committee.

General.

The Chairman of the Committee is authorised to refer letters and other documents relating to the business of the Committee to the various officers, with instructions to them to take whatever steps he may think advisable in each case, and to report the same to the Committee.

The officers are to note carefully that the Act in many places—e.g., sections 9, 10, 11, 15, 16, 22, 24, 32, 35, 42, and 44—imposes a limit of time within which objections must be raised or action taken.

This is modified by section 174.

All items affected by such limits are to be marked on the agenda with an asterisk.

Part V.—Open Spaces about Buildings.

Applications under section 42 are to be reported upon by the Medical Officer as well as by the Architect.

\*
PART X.—DANGEROUS AND NOXIOUS BUSINESSES.

All communications relating to Dangerous and Noxious Businesses are to be forthwith referred to the Chief Officer of the Public Control Department and to the Medical Officer respectively.

PART XI.—DWELLING-HOUSES ON LOW- LYING LAND.

All applications are to be forthwith referred to the Engineer.

When a licence is granted by the Council under this part of the Act, the Local Authority and the District Surveyor are each to be informed of the fact, and to be supplied with a copy of the plan approved. The Local Authority and the person to whom the licence is granted are to be informed at the same time that nothing in such licence is to be held to interfere in any way not therein specified with the powers of the Local Authority under the Metropolis Management Act, 1855, the Public Health (London) Act, 1891, or any other Act with regard to house drainage.

PART XII.—SKY SIGNS.

As far as regards signs existing at the time of the passing of the London County Council (General Powers) Act of 1898, an advertising board of height varying in different parts is to be regarded as of less than three feet in height if its average height be less than three feet.
THE LONDON BUILDING ACT, 1894.
57 AND 58 VICT., CH. CCXIII., SEC. 184.

THE TRIBUNAL OF APPEAL.

Regulations as to the procedure to be followed in cases of Appeal, and the Fees to be paid.

Made by the Tribunal and approved by the Lord Chancellor in accordance with Sec. 184.

All communications shall be written, type-written, or printed on foolscap paper. Generally.

All drawings shall be on tracing linen and in duplicate.

Any further drawings or copies of drawings shall (if so required by the Tribunal) be supplied by the Appellant.

Appeals shall be addressed to the Tribunal of Appeal and shall be lodged and the fee thereon shall be paid at the office of the Tribunal, No. 13, Great George-street, Westminster, S.W., by hand, within the period (if any) prescribed by the Act; and where no period is so prescribed, within fourteen days after notice of the decision, determination, certificate, requirement, or regulation appealed against has been given to or served on the Appellant.

The Appeal, which shall specify the section and sub-section under which it is made, shall be accompanied by copies of the original application and of the decision, determination, certificate, requirement, or regulation appealed against, with copies in duplicate on tracing linen of all plans or

1. Time and place for lodging Appeals.

2. Documents to be lodged with Appeal.

drawings relating thereto. These documents shall be supplemented by a short statement of the facts, setting out the grounds of the Appeal, together with a list of the names and addresses of all parties to whom notices under the original application and of this Appeal have been given.

The Appellant shall also within the time limited for lodging the Appeal give notice of such Appeal to the London County Council, and in cases where the original applicant is not the Appellant, to such applicant; and in case of an Appeal under any of the following sections also to the persons mentioned opposite such section.

<table>
<thead>
<tr>
<th>Section</th>
<th>With Reference to</th>
<th>Persons to whom Notice to be given</th>
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</thead>
<tbody>
<tr>
<td>5 (8)</td>
<td>The Superintending Architect's determination as to the level of the ground.</td>
<td>The Superintending Architect.</td>
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<tr>
<td></td>
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<td>The District Surveyor.</td>
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<tr>
<td>13 (3)</td>
<td>The Council's determination that the prescribed distance shall be greater than 20 feet from the centre of the roadway.</td>
<td>The Local Authority.</td>
</tr>
<tr>
<td>13 (4)</td>
<td>The Council's consent to the erection, &amp;c., of any building, &amp;c., at a distance less than the prescribed distance from the centre of the roadway.</td>
<td>The Local Authority.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The Owners and Occupiers of the nearest building on each side of the proposed building.</td>
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<tr>
<td>Section</td>
<td>With Reference to</td>
<td>Persons to whom Notice to be given</td>
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<td>19</td>
<td>The refusal or conditional grant of Council's sanction under Part II. to Streets.</td>
<td>The Local Authority.</td>
</tr>
<tr>
<td>19</td>
<td>The refusal by a District Surveyor of his Certificate to plans of a building or structure to be altered or re-erected under Section 13.</td>
<td>The District Surveyor. The Local Authority.</td>
</tr>
<tr>
<td>25</td>
<td>The Certificate of Superintending Architect as to general line of buildings.</td>
<td>The Superintending Architect. The Local Authority and all other persons entitled under Sec. 24 to notice of the Superintending Architect's Certificate.</td>
</tr>
<tr>
<td>29</td>
<td>The Certificate of the Superintending Architect determining in what street or streets a building or structure is situate.</td>
<td>The Superintending Architect. The Local Authority and all other persons entitled to notice of the Superintending Architect's Certificate.</td>
</tr>
<tr>
<td>Section</td>
<td>With Reference to</td>
<td>Persons to whom Notice to be given.</td>
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<td>43 (i) &amp; (iii)</td>
<td>The refusal of a District Surveyor to certify plans.</td>
<td>The District Surveyor.</td>
</tr>
<tr>
<td>44</td>
<td>The Council's determination in cases where a person desires to re-arrange a cleared area.</td>
<td>The Local Authority.</td>
</tr>
<tr>
<td>46</td>
<td>The Superintending Architect's Certificate determining the front and rear of a building.</td>
<td>The Superintending Architect.</td>
</tr>
<tr>
<td>48 (2b) &amp; (4)</td>
<td>The Council's refusal to allow a building to be erected to a greater than the prescribed height.</td>
<td>Such Owners or Lessees as the Council may under this section direct.</td>
</tr>
<tr>
<td>78</td>
<td>The District Surveyor's requirement respecting the construction of public buildings in case of disagreement.</td>
<td>The District Surveyor.</td>
</tr>
<tr>
<td>79</td>
<td>The District Surveyor's requirement respecting the conversion of any building into a public building in case of disagreement.</td>
<td>The District Surveyor.</td>
</tr>
<tr>
<td>Section</td>
<td>With Reference to</td>
<td>Persons to whom Notice to be given</td>
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<tr>
<td>122</td>
<td>The Council’s refusal to permit, or any of the Council’s regulations as to, or the decision of their Engineer, or conditions imposed on the Council’s grant of a licence for the erection of dwelling-houses on low-lying land.</td>
<td>The Council’s Engineer. The Local Authority.</td>
</tr>
<tr>
<td>132</td>
<td>The refusal of a District Surveyor to grant a Certificate as to sky signs.</td>
<td>The District Surveyor.</td>
</tr>
</tbody>
</table>

All documents lodged with an Appeal shall remain deposited in the Office of the Tribunal as records of the case.

After the lodgment of an Appeal, the earliest convenient appointment shall be arranged for the hearing of the Appeal and shall be communicated to the parties by letter. The fees in respect of the view (if any), the hearing and order shall be paid by the Appellant before the hearing.

Appeals shall be heard at such place as the Tribunal may from time to time determine.

The hearing of Appeals shall be open to the public.

The full Tribunal of three members shall sit to hear Appeals.

The London County Council and the parties interested may appear before the
Tribunal either in person or by counsel, solicitor, or agent, and the procedure at the hearing shall, subject to such variations as the Tribunal may think fit, be similar *mutatis mutandis* to that adopted on the trial of actions before the High Court, thus:—

Preliminary objections, if any, to be heard and disposed of.  
Appellant to state his case and call his witnesses.  
Respondent to state his case and call his witnesses.  
Any other parties interested to be heard.  
Appellant to reply.

The decision of the Tribunal shall be embodied in an Order in writing under the seal of the Tribunal.  
The original Order and all documents relating thereto shall be filed and preserved in the Office of the Tribunal.  
Office copies, under the seal of the Tribunal, of Orders and other documents shall be upon payment supplied to any party to an Appeal and shall be admissible in evidence for all purposes of the Act and Regulations to the same extent as the original would be admissible. All copies of Orders or other documents appearing to be sealed with the said seal shall be deemed to be Office copies without further proof.  
The file of documents shall be open to inspection by any person at the Office of the Tribunal between the hours of 11 and 3.  
The fees to be paid to the Tribunal by the Appellants and other parties are as follows:—
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<tr>
<th>Higher Scale.</th>
<th>Lower Scale.</th>
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<td>£ s. d.</td>
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<tr>
<td>Lodging Appeal ...</td>
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<td>View ... ...</td>
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<td>Hearing ... ...</td>
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<td>Order ... ...</td>
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<td>Stating Special Case</td>
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<td>Inspection of an Order ... ...</td>
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<tr>
<td>Inspection of File of Proceedings</td>
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</tbody>
</table>

Office copies, 6d. per folio. Plans, &c., according to work involved.
Copies other than Office copies, 4d. per folio. Plans, &c., according to work involved.

* The Higher Scale shall apply to cases relating to lines of frontage, laying out of streets, open spaces about buildings, height of buildings, conversion of buildings into public buildings, and low-lying lands.
† The Lower Scale shall apply to all other cases.

The preceding Regulations as to procedure and fees to be paid were made by the Tribunal of Appeal in accordance with the London Building Act, 1894, section 184. This twenty-first day of February, 1895.

For and on behalf of the Tribunal,

ARThUR CATES,
Chairman of the Tribunal.

Approved:
HERSCHELL. C.
March 1st, 1895.

All communications to be on foolscap paper, and to be addressed to the Clerk of the Tribunal, No. 13, Great George-street, Westminster, S.W.
All payments to be made in cash. Cheques will not be received.
Scale of Fees as the remuneration to be paid to District Surveyors under section 156 of the Act.

The following fees shall (unless the Tribunal shall in any case direct otherwise) be paid by the London County Council to a District Surveyor for any work done by such District Surveyor in relation to the preparation of evidence and giving the same before the Tribunal of Appeal.

For each day's attendance before the Tribunal, to include all work in relation to the preparation of evidence and giving the same.

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The Higher Scale shall apply to all cases relating to lines of frontage, laying out of streets, open spaces about buildings, height of buildings, conversion of buildings into public buildings, and low-lying lands.

The Lower Scale shall apply to all other cases.

Signed on behalf of the Tribunal of Appeal in accordance with a resolution of the Tribunal of the 18th December, 1895.

Arthur Cates,
Chairman of the Tribunal.
APPENDIX I.

EXTRACTS FROM THE

FACTORY AND WORKSHOP ACTS,
1878 TO 1895.

FACTORY AND WORKSHOP ACT, 1878.
41 Vict., Ch. xvi.

81. If a factory or workshop is not kept in conformity with this Act, the occupier thereof shall be liable to a fine not exceeding ten pounds.

The court of summary jurisdiction, in addition to or instead of inflicting such fine, may order certain means to be adopted by the occupier, within the time named in the order, for the purpose of bringing his factory or workshop into conformity with this Act; the court may, upon application, enlarge the time so named, but if, after the expiration of the time as originally named or enlarged by subsequent order, the order is not complied with, the occupier shall be liable to a fine not exceeding one pound for every day that such non-compliance continues.

FACTORY AND WORKSHOP ACT, 1891.
54 and 55 Vict., Ch. lxxv.

7.—(1.) Every factory of which the construction is commenced after the first day of January one thousand eight hundred and ninety-two, and in which more than...
forty persons are employed, shall be furnished with a certificate from the sanitary authority of the district in which the factory is situate that the factory is provided on the storeys above the ground floor with such means of escape in case of fire for the persons employed therein as can reasonably be required under the circumstances of each case, and a factory not so furnished shall be deemed not to be kept in conformity with the principal Act, and it shall be the duty of the sanitary authority to examine every such factory, and on being satisfied that the factory is so provided to give such a certificate as aforesaid.

(2.) With respect to all factories to which the foregoing provisions of this section do not apply, and in which more than forty persons are employed, it shall be the duty of the sanitary authority of every district, as soon as may be after the passing of this Act, and afterwards from time to time, to ascertain whether all such factories within their district are provided with such means of escape as aforesaid, and, in the case of any factory which is not so provided, to serve on the person being within the meaning of the Public Health Act, 1875, the owner of the factory a notice in writing specifying the measures necessary for providing such means of escape as aforesaid, and requiring him to carry out the same before a specified date, and thereupon such owner shall, notwithstanding any agreement with the occupier, have power to take such steps as are necessary for complying with the requirements, and, unless such requirements are so complied with, such owner shall be liable to a fine not exceeding one pound for every day that such non-compliance continues. In case of a difference of opinion between the owner of the factory and the sanitary authority, the difference
shall, on the application of either party, be referred to arbitration, and thereupon the provisions of the First Schedule to this Act shall have effect, except that the parties to the arbitration shall be the sanitary authority on the one hand and the owner on the other, and the award on the arbitration shall be binding on the parties thereto. If the owner alleges that the occupier of the factory ought to bear or contribute to the expenses of complying with the requirement, he may apply to the county court having jurisdiction where the factory is situate, and thereupon the county court, after hearing the occupier, may make such order as appears to the court just and equitable under all the circumstances of the case.

(3.) All expenses incurred by a sanitary authority in the execution of this section shall be defrayed—

(a) in the case of an authority of an urban district, as part of their expenses of the general execution of the Public Health Act, 1875; and

(b) in the case of an authority of a rural district, as special expenses incurred in the execution of the Public Health Act, 1875; and such expenses shall be charged to the contributory place in which the factory is situate.

(4.) In the application of this section to the administrative county of London, the London County Council shall take the place of the sanitary authority, and their expenses in the execution of this section shall be defrayed as part of their expenses in the management of the Metropolitan Building Act, 1855, and the Acts amending the ch. 122. same.
FACTORY AND WORKSHOP ACT, 1891
(Continued).
FIRST SCHEDULE.

SECTION 7.
1. The parties to the arbitration are in this schedule deemed to be the occupiers of the factory or workshop on the one hand and the chief inspector, on behalf of the Secretary of State, on the other.
2. Each of the parties to the arbitration may, within fourteen days after the date of the reference, appoint an arbitrator.
3. No person shall act as arbitrator or umpire under this Act who is employed in, or in the management of, or is interested in, the factory or workshop to which the arbitration relates.
4. The appointment of an arbitrator under this section shall be in writing, and notice of the appointment shall be forthwith sent to the other party to the arbitration, and shall not be revoked without the consent of that party.
5. The death or removal of, or other change in, any of the parties to the arbitration shall not affect the proceedings under this schedule.
6. If within the said fourteen days either of the parties fails to appoint an arbitrator, the arbitrator appointed by the other party may proceed to hear and determine the matter in difference; and in that case the award of the single arbitrator shall be final.
7. If before an award has been made any arbitrator appointed by either party dies or becomes incapable to act, or for seven days refuses or neglects to act, the party by whom that arbitrator was appointed may appoint some other person to act in his
place; and if he fails to do so within seven days after notice in writing from the other party for that purpose, the remaining arbitrator may proceed to hear and determine the matter in difference, and in that case the award of the single arbitrator shall be final.

8. In either of the foregoing cases where an arbitrator is empowered to act singly, on one of the parties failing to appoint, the party so failing may, before the single arbitrator has actually proceeded in the arbitration, appoint an arbitrator, who shall then act as if no failure had occurred.

9. If the arbitrators fail to make their award within twenty-one days after the day on which the last of them was appointed, or within such extended time (if any) as may have been appointed for that purpose by both arbitrators under their hands, the matter in difference shall be determined by the umpire appointed as herein-after mentioned.

10. The arbitrators, before they enter on the matter referred to them, shall appoint by writing under their hands an umpire to decide on points on which they may differ.

11. If the umpire dies or becomes incapable of acting before he has made his award, or refuses to make his award within a reasonable time after the matter has been brought within his cognizance, the persons or person who appointed such umpire shall forthwith appoint another umpire in his place.

12. If the arbitrators, refuse or fail, or for seven days after the request of either party neglect, to appoint an umpire, then on the application of either party an umpire may be appointed by the chairman of the quarter sessions within the jurisdiction of which the factory or workshop is situate.
13. The decision of every umpire on the matters referred to him shall be final.

14. If a single arbitrator fails to make his award within twenty-one days after the day on which he was appointed, the party who appointed him may appoint another arbitrator to act in his place.

15. Arrangements shall, whenever practicable, be made for the matters in difference being heard at the same time before the arbitrators and the umpire.

16. The arbitrators and the umpire, or any of them, may examine the parties and their witnesses on oath, and may also consult any counsel, engineer, or scientific person whom they may think it expedient to consult.

17. The payment, if any, to be made to any arbitrator or umpire for his services shall be fixed by the Secretary of State and together with the costs of the arbitration and award shall be paid by the parties, or one of them, according as the award may direct. Such costs may be taxed by a master of the Supreme Court, or, in Scotland, by the auditor of the Court of Session, and the taxing officer shall, on the written application of either of the parties, ascertain and certify the proper amount thereof. The amount, if any, payable by the Secretary of State shall be paid as part of the expenses of inspectors under the principal Act. The amount, if any, payable by the occupier of the factory or workshop may in the event of nonpayment be recovered in the same manner as fines under the principal Act.
FACTORY AND WORKSHOP ACT, 1895.

58 and 59 Vict., Ch. xxxvii.

10.—(1.) A court of summary jurisdiction may, on complaint by an inspector, and on being satisfied that the provision of a moveable fire escape or moveable fire escapes is required for the safety of any of the persons employed in a factory or workshop, by order require the occupier of the factory or workshop to provide and maintain a moveable fire escape or moveable fire escapes sufficient for that purpose.

(2.) While any person employed in a factory or workshop is within the factory or workshop for the purpose of employment or meals, the doors of the factory or workshop, and of any room therein in which any such person is, shall not be locked or bolted or fastened in such a manner that they cannot be easily and immediately opened from the inside.

(3.) In every factory or workshop the construction of which is commenced after the commencement of this Act, the doors of each room in which more persons than ten are employed, shall, except in the case of sliding doors, be constructed so as to open outwards.

(4.) Sub-section one of section seven of the Act of 1891 shall apply to all workshops the construction of which is commenced after the commencement of this Act, and in which more than forty persons are employed, in like manner as it applies to factories, and sub-section two of that section shall apply to all workshops to which the foregoing provision of this sub-section does not apply, in like manner as it applies to factories.

(5.) For the purpose of enforcing the
provisions of section seven of the Act of 1891 with respect to fire escapes, an inspector may give the like notice and take the like proceedings as under section four of the principal Act and section two of the Act of 1891, and the provisions of those sections shall apply accordingly.

(6.) If there is any contravention of an order under this section the occupier of the factory or workshop shall be liable to a fine not exceeding forty shillings a day during such contravention, and a factory or workshop in which there is a contravention of the requirements of this section shall be deemed not to be kept in conformity with the principal Act.

22.—(1.) (iv.) So far as regards sanitary provisions, safety, accidents, the affixing of notices and abstracts and the matters to be specified in such notices (so far as they apply to laundries), notice of occupation of a factory or workshop, powers of inspectors, fines, and legal proceedings for any failure to comply with the provisions of this section, and education of children, the Factory Acts shall have effect as if every laundry in which steam, water, or other mechanical power is used in aid of the laundry process were a factory, and every other laundry were a workshop; and as if every occupier of a laundry were the occupier of a factory or of a workshop.
FACTORY AND WORKSHOP ACTS, 1878 TO 1895.

PROVISION OF MEANS OF ESCAPE IN CASE OF FIRE.

By the provisions of section 7 of the Factory and Workshop Act, 1891, and section 10, sub-section 4, and section 22, sub-section 1 (iv.) of the Factory and Workshop Act, 1895, the duty is imposed upon the London County Council of seeing that each London factory, workshop, or laundry in which more than forty persons are employed, is provided on the storeys above the ground floor with such means of escape in case of fire for the persons employed therein, as can reasonably be required under the circumstances of each case.

The Council, on the 13th of June, 1899, approved the following statement with reference to the requirements in respect of the means of escape in case of fire to be provided in accordance with the provisions of the Acts above specified, with a view to assisting factory owners and others in making application for the Council's certificate, or in submitting proposals to comply with the Council's requirements, in respect thereof.

I.

Applications for the Council's certificate in respect of the means of escape from new buildings, and applications with proposals to meet the Council’s requirements in
respect of the means of escape from old buildings should state—

(a) The number of persons to be employed on the premises, specifying the number of males and females employed on each floor.

(b) The trade to be carried on on each floor, with particulars of machinery, power, &c.

(c) In the case of factories, whether the premises were erected before January, 1892, and in the case of workshops, laundries, &c., whether erected before January, 1896.

(d) The name and address of the owner.

Applications should be accompanied by complete plans and sections drawn on the unglazed side of tracing linen to $\frac{1}{4}$-in. or $\frac{1}{2}$-in. scale ($\frac{1}{4}$-in. scale preferred), and a block plan to a small scale showing the premises and the surrounding buildings and thoroughfares, such block plan to have the north point indicated.

II.

The following statement of the requirements of the Council with respect to means of escape in case of fire is framed with a view to assisting owners in submitting proposals to comply with the Council’s structural requirements under section 7 of the Act of 1891. Such statement must not, however, be taken as binding upon the Council, but only as a general guide or indication, since each case is, after full consideration of the varying circumstances, dealt with upon its merits; and nothing herein contained must be taken as in any way interfering with or derogating from the powers of the Home Office, the Council, the District Surveyors, or of any other authority whatsoever under the Factory Acts, the London Building Acts, or any other Act or under any byelaws or regu-
lations relating to the construction of buildings or otherwise, or as constituting any consent, sanction, allowance or permission under any such Act, byelaw or regulation, but all such Acts, byelaws and regulations must be fully observed and complied with notwithstanding anything herein contained.

The number of staircases required depends, inter alia, upon the following circumstances—

(a) The area of the building; (b) the number of persons employed or which could be employed; (c) the disposal of the workpeople; and (d) the alternative means of escape which may be available.

It may, however, be laid down as a general principle (subject to the exceptions hereafter mentioned) that, where more than forty persons are employed above the ground floor, distinct and separate alternative means of escape, exclusive of windows, loop-hole doors, &c., are required from each of the upper floors, either by means of—

(a) A second staircase in the same block; (b) a proper staircase in another block, to which access is available on all the upper floors by proper openings in the party or division walls, or by external communication; or (c) open iron bridges where the blocks are not adjoining each other.

The means of escape from each of the upper floor levels should be placed as far apart as possible; and in all cases where practicable, some means of escape from the roof of the building to the roof of adjoining premises should be provided.

In small and inextensive premises and in some cases where it is possible to provide a staircase in a central position, one properly inclosed staircase, constructed of incombustible materials, may be accepted; but in all cases where only one staircase is
provided, some means of escape from the roof to the roof of adjoining premises, must be provided.

III.—STAIRCASES.

The following are the general requirements of the Council with regard to the construction of internal staircases, &c.

(a) Staircases should be placed next to an outer wall, and must be so arranged as to deliver by means of a doorway, not less than 4 feet 6 inches wide in the clear when the doors are open, direct into the outer air at the ground level into a public way or thoroughfare or some large open space. Staircases must be so arranged that persons enter the staircases from any floor level in the same direction as persons descending the staircases.

(b) They must be properly lighted and ventilated by windows.

(c) Staircases, including landings and passages from one flight to another, must be inclosed with newel and inclosing walls, not less than 9 inches thick, carried up above the roof and ceiled with iron and concrete.

(d) They must be constructed of incombustible materials.

(e) The steps thereof must be solid square or spandril, arranged in straight flights, without winders; each flight must consist of not more than twelve steps, and the steps must be supported at both ends on brickwork, and the staircases must have landings at the top and bottom of each flight and between the flights. Such steps and landings are to be of the same width as the staircase (see (f) below) and not less than 6 inches thick.

(f) The treads must not be less than 10 inches wide clear of nosings.
(g) Risers must not be more than $7\frac{1}{2}$ inches high.

(h) Staircases must be provided with Handrails. Handrails fixed upon both sides thereof and continued round the landings and chased into the ends of the newel walls.

(i) The width of the staircases is to be Width of staircases. regulated as follows—

(a) Where the premises are adapted for the employment of less than 200 persons on the floors above the ground floor, the staircases must be not less than 3 feet 6 inches wide.

(b) Where adapted for more than 200 persons on the floors above the ground floor or where more than 100 persons are employed on any one floor above the ground floor, the staircases must not be less than 4 feet 6 inches wide.

(j) Staircases must in all cases be connected with all floors and the roof by means of doorways of the same width in the clear when the doors are open, as the stairs.

(k) Spandril steps where used must be Spandril steps. of the following thickness—

(a) For 3 feet 6 inches staircases, not less than 3 inches thick in the smallest part.

(b) For 4 feet 6 inches staircases, not less than 4\frac{1}{2} inches thick in the smallest part.

(l) All doorways to staircases must be fitted with doors of fire-resisting materials (solid teak or oak 2 inches thick or other approved material) in two folds, hung so as to open in the direction of exit or to swing both ways clear of stairs, landings, passageways, and footways; such doors to be fitted with springs, weights, or other approved appliances to close them after use, and to be fastened by means
of automatic bolts only, if fastenings be required, so that doors open by pressure from the inside.

IV.

In the case of old buildings * (in respect of which the Council is not required to issue a certificate) where there is a distinct and separate alternative means of escape provided, to the satisfaction of the Council, from each of the upper floors, the inclosed staircase may be constructed of teak or oak, not less than 2 inches thick, including the treads, strings, carriages, bearers, landings, joists and floors, the risers to be not less than 1 inch thick, but no fir or pine must be used; and the inclosure to the staircase may be a solid partition of incombustible material at least 3 inches thick; but such staircase must, in all other respects, be formed and arranged as required for a staircase for a new building as regards width, going, treads, risers, doors, handrails, &c. (see No. III.).

V.

In cases in which external iron staircases are accepted by the Council as means of escape, they must be constructed with dead bearings and without cantilever work.

They must comply with the requirements (above specified) for inclosed staircases as regards width, going, width of treads, height of risers, doors, handrails, &c.

They must deliver into the outer air at

* By the term "old buildings" are meant those of which the construction was begun before the commencement of the Acts, viz.—
   For factories, 1st January, 1892.
   For workshops, laundries, &c., 1st January, 1896
the ground level into a public way or thoroughfare, or some large open space.

Where an iron staircase is in general use the treads must be of approved non-slippery material (as distinguished from perforated iron or chequered iron plates).

All windows and similar openings by, or near, which such staircases pass must be protected with kiln wire, or glazed with a combination of glass and wire or other approved fireproof glazing.

VI.—Escape by roof.

Proper guard rails must be provided to the routes of escape on roofs, &c., where necessary, to the satisfaction of the Council.

VII.—Gangways.

Clear gangways, at least 3 feet 6 inches wide, must be kept up to, and between, all staircases, bridges, and exits on all floors.

VIII.—Exit doors.

All doors usable as means of exit must be made so as to open in the direction of exit, or to swing both ways clear of stairs, landings, passageways, &c.

All such doorways, and all passageways, must, where of a less width than 3 feet 6 inches, be increased to that width.

All such doors must be fitted with automatic bolts only, if fastenings be required.

IX.—Lifts.

Lifts should be inclosed all up with brickwork 9 inches thick, or with incombustible material of approved quality and thickness, and fitted with iron or other fire-resisting doors, unless, with the approval of the Council, such lifts be inclosed with fire-re-
sisting materials to a height of 4 feet above each floor level, and above this with stout wire-mesh guard.

Lifts must be kept at some distance from staircases, and must in no case be connected directly therewith by means of openings or otherwise.

X.—Windows.

All windows on the floors above the ground floor, facing the public-way, street, thoroughfare, or open space, must be made to open easily at sill level to a sufficient height and width to allow a full-grown person to pass through in case of need.

C. J. Stewart,
Clerk of the Council.

County Hall,
Spring Gardens, S.W.,
13th June, 1899.
11. Whenever it appears to the Board that any house or other place of public resort within the Metropolis which was at the time of the passing of this Act authorised to be kept open for the public performance of stage plays, and which is kept open for such purpose, under the authority of letters patent from Her Majesty, her heirs and successors or predecessors, or of a license granted by the Lord Chamberlain of Her Majesty's Household for the time being, or by justices of the peace, or that any house, room, or other place of public resort within the Metropolis, containing a superficial area for the accommodation of the public of not less than five hundred square feet, which was at the time of the passing of this Act authorised to be kept open, and which is kept open, for dancing, music, or other public entertainment of the like kind, under the authority of a license granted by any court of quarter sessions, is so defective in its structure that special danger from fire may result to the public frequenting the same, then and in every such case the Board
may, with the consent of the Lord Chamberlain in the case of theatres under his jurisdiction, and of Her Majesty's Principal Secretary of State in all other cases, if in the opinion of the Board such structural defects can be remedied at a moderate expenditure, by notice in writing require the owner of such house, room, or other place kept open for any of the purposes aforesaid, under such authority as aforesaid, to make such alterations therein or thereto as may be necessary to remedy such defects, within a reasonable time to be specified in such notice; and in case such owner fails to comply with the requirements of such notice, within such reasonable time as aforesaid, he shall be liable to a penalty not exceeding fifty pounds for such default, and to a further penalty of five pounds for every day after the first day after the expiration of such reasonable time as aforesaid during which such default continues: Provided always, that any such owner may, within fourteen days after the receipt of any such notice as aforesaid, serve notice of appeal against the same upon the Board, and thereupon such appeal shall be referred to an arbitrator to be appointed by Her Majesty's First Commissioner of Works at the request of either party, who shall hear and determine the same, and may, on such evidence as he may think satisfactory, either confirm the notice served by the Board, or may confirm the same with such modifications as he may think proper, or refuse to confirm the same, and the decision of such arbitrator with respect to the requirements contained in any such notice, and the reasonableness of the same, and the persons by whom and the proportions in which the costs of such arbitration are to be paid, shall be final and conclusive and binding upon all parties.

In case of an appeal against any such
notice, compliance with the requirements of the same may be postponed until after the day upon which such appeal shall be so decided as aforesaid, and the same, if confirmed in whole or in part, shall only take effect as and from such day.

12. The Board may from time to time make, alter, vary, and amend such regulations as they may think expedient with respect to the requirements for the protection from fire of houses or other places of public resort within the Metropolis to be kept open for the public performance of stage plays, and of houses, rooms, or other places of public resort within the Metropolis containing a superficial area for the accommodation of the public of not less than five hundred square feet, to be kept open for public dancing, music, or other public entertainment of the like kind, under the authority of letters patent from Her Majesty, her heirs or successors, or of licenses by the Lord Chamberlain of Her Majesty’s Household, or by any justices of the peace, or by any court of quarter sessions, which may be granted for the first time after the passing of this Act; and may by such regulations prescribe the requirements as to position and structure of such houses, rooms, or places of public resort which may, in the opinion of the Board, be necessary for the protection of all persons who may frequent the same against dangers from fires which may arise therein or in the neighbourhood thereof; provided that the Board may from time to time in any special case dispense with or modify such regulations, or may annex thereto conditions if they think it necessary or expedient so to do.

The Board shall, after the making, altering, varying, or amending of any such regulations, cause the same to be printed,
with the date thereof, and a printed copy thereof shall be kept at the office of the Board, and all persons may at all reasonable times inspect such copy without payment, and the Board shall cause to be delivered a printed copy, authenticated by their seal, of all regulations for the time being in force to every person applying for the same, on payment by such person of any sum not exceeding five shillings for every such copy.

A printed copy of such regulations, dated and authenticated by the seal of the Board, shall be conclusive evidence of the existence and of the due making of the same in all proceedings under the same, without adducing proof of such seal or of the fact of such making.

From and after the making of any such regulations it shall not be lawful for any person to have or keep open any such house, room, or other place of public resort for any of the purposes aforesaid, unless and until the Board grant to such person a certificate in writing under their seal, to the effect that such house, room, or other place was on its completion in accordance with the regulations made by the Board in pursuance of the provisions of this Act for the time being in force, and in so far as the same are applicable to such house or other place, and to the conditions (if any) annexed thereto by the Board.

In case any such house, room, or place of public resort is opened or kept open by any person for any of the purposes aforesaid, contrary to the provisions of this enactment, such person shall be liable to a penalty not exceeding fifty pounds for every day on which such house or place of public resort is so kept open as aforesaid.

13. A person interested in any premises about to be constructed, or in course of
construction, which are designed to be licensed and used within the Metropolis for the public performance of stage plays, or for public dancing, music, or other public entertainment of the like kind, may apply to the licensing authority for the grant of a provisional license in respect of such premises. The grant of such provisional license shall, in respect of the discretion of the licensing authority and procedure, be subject to the same conditions as those applicable to the grant of a like license which is not provisional. A provisional license so granted shall not be of any force until it has been confirmed by the licensing authority; but the licensing authority shall confirm the same on the production by the applicant of a certificate by the Board that the construction of the premises has been completed in accordance with the regulations and conditions made by the Board as herein-before provided, and on being satisfied that no objection can be made to the character of the holder of such provisional license.
THE

METROPOLIS MANAGEMENT AND
BUILDING ACTS AMENDMENT
ACT, 1878.

THE PROTECTION OF THEATRES, &c.
FROM FIRE.

Regulations made by the Council on the
30th day of July, 1901, with respect
to the requirements for the protection
from fire of theatres, houses, rooms,
and other places of public resort,
within the Administrative County of
London.

These regulations shall, unless otherwise
specified, apply to all theatres, houses,
rooms, or other places of public resort
within the Administrative County of
London, to be hereafter constructed and
to be kept open for the public performance
of stage-plays, and to all houses, rooms, or
other places of public resort within the
said County, to be hereafter constructed
and to be kept open for public dancing,
music, or other public entertainment of
the like kind, under the authority of letters
patent from His Majesty the King, his
heirs or successors, or of Licences by the
Lord Chamberlain of His Majesty's House-
hold, or by the London County Council.
In these regulations the expression "such premises" means a theatre, house, room, or other place of public resort to be kept open for any of the purposes aforesaid.

1.

Every person who shall be desirous of obtaining authority to open any such premises within the said County shall first make public his intention to erect such premises by exhibiting a notice-board on the proposed site in such a position that it can be plainly seen from the public way, or by advertisement in three newspapers circulating generally throughout the county or throughout the locality in which it is proposed to erect such premises, and shall then make an application in writing to the Clerk of the Council for a certificate under the Metropolis Management and Building Acts Amendment Act, 1878. For the purposes of the advertisement, differently dated issues of one paper shall count as different papers. The notice-board shall be maintained until the application has been dealt with by the Council. No application will be considered before the expiration of one fortnight after the receipt by the clerk of the Council of a copy of the notice exhibited on the site or of each of the newspapers containing the advertisement.

The application shall contain a statement as to the nature and extent of the interest of such person in such premises, and the character of the entertainment for which such premises are proposed to be used. The application shall be accompanied by complete plans, elevations and sections in duplicate, drawn on the dull side of tracing linen, to a scale of ¼th of an inch to a foot; and by a block plan on a separate
sheet showing the position of such premises in relation to any adjacent premises, and to the public thoroughfares upon which the site of such premises abuts, drawn to a scale of not less than \( \frac{1}{4} \) of an inch to a foot.

A plan and section of the drains proposed to be laid from such premises shall be submitted at the same time, and such plan shall indicate the sewer or sewers to which the drains are to be connected, and the section shall show the surface level of the street, the level of the lowest portion of the premises which is to be drained, and the level of the sewer or sewers. All levels shall be given in relation to ordnance datum.

All drawings shall be coloured to distinguish the materials employed in the construction of the building.

The width of all staircases, and the number of stairs in each, the width of corridors, gangways, and doorways, together with the heights of the tiers, and other parts of such premises shall be indicated on such drawings.

The thickness of the walls, and scantlings of the various materials shall be clearly shown on such drawings by figured dimensions.

The cardinal points shall be marked upon each plan.

The plans shall show the respective numbers of persons to be accommodated in the various parts of such premises, and the area to be assigned to each person, and shall be accompanied by a specification of the works to be executed, describing such of the materials to be employed and the mode of construction to be adopted, as may be necessary to enable the Council to judge whether the requirements of these regulations will, when such premises have been completed, be complied with.
In the case of schools and halls used for parochial or mission purposes, and having a superficial area for the accommodation of the public of not more than 1,000 square feet, elaborate drawings will not be required, but sufficient detail shall be given to indicate the part of the premises to be used for public entertainments and the surroundings.

One copy of such drawings and specification will be returned to the applicant, if it is so desired, but the other copy shall remain the property of the Council.

2.

One-half at least of the total length of the boundaries of the site of any such premises which consist of an entire building, and in case of a room or other such premises not consisting of an entire building, one-half at least of the total length of the boundaries of the site of the building of which such room or other such premises form part, shall abut upon or front to public thoroughfares, of which one thoroughfare at least shall not be less than 40 feet wide, and of the remainder none shall be less than 30 feet wide if a carriageway, or 20 feet wide if a footway. These widths shall continue for the whole length of the roads between the nearest thoroughfare in each direction connecting therewith. The frontage of the site to a thoroughfare not less than 40 feet wide shall not be less than one-sixth of the total length of the boundaries of the site.

If, in order to comply with No. 10 of these regulations, an additional passage or way should be necessary, it may be provided by means of a private passage or way.

Such passage or way shall not be less than 10 feet wide and shall be under the complete control of the owner of such premises,
and, if less than 20 feet wide, no doors, or other openings of the adjoining premises shall communicate therewith or overlook any portion of such passage or way.

3. No such premises, in which a stage will be erected and in which scenery will be used, shall be constructed underneath, or on the top of, any part of any other building, nor shall such premises contain living rooms.

4. No openings shall be allowed in the walls or roof of such premises within 20 feet of any adjoining property unless a brick wall of the thickness prescribed by the Building Act be erected between such premises and the adjoining property to such a height that no part of any opening either in such premises or in any building which may be erected on such adjoining property shall be higher than the part of the wall immediately opposite to it. A similar wall shall be erected between any openings in such premises and any inflammable structure, erection, or material on any adjoining property.

5. All such premises shall be enclosed with proper external or party walls of brick or stone. The thickness of all external party or cross walls shall not be less than the thickness prescribed by the London Building Act, 1894 (clause 12 of Part II. of the 1st Schedule to such Act excepted), for walls of similar height and length in buildings of the warehouse class, or such greater thickness as shall be required by the
District Surveyor or the Tribunal of Appeal under section 78 of the London Building Act, 1894.

Where such premises are part of another building they shall be cut off from such other building by party walls and party structures of fire-resisting materials in a manner to be approved by the Council, and no part of such premises shall overlook any portion of the adjoining part which may be liable to communicate fire to such premises.

6.

In all such premises the floors, tiers and roof of the auditorium, and all parts used by the public, shall be constructed of fire-resisting materials to the satisfaction of the Council, and the flooring, if of wood and not laid on solid foundations, shall be laid with iron tongues.

7.

No such premises shall have more than three tiers or horizontal divisions including the gallery, above the level of the pit.

Where the front seats of any tier are separated from the other seats by a partition, such seats shall not count for the purpose of this regulation as a separate tier.

8.

Where the first tier or balcony of such premises extends over the pit, stalls, or area, the height between the floor of the pit and the first tier shall not be at any part less than 10 feet, the height between the floor of the highest part of the gallery and the lowest part of the ceiling over the same shall not be less than 12 feet. The height between the tiers shall in no case be less than 8 feet.
9.

In all such premises the floor of the highest part of the pit, or of the stalls where there is no pit, shall not be more than 6 inches above the level of the street at the principal entrance to the pit, and the lowest part of the floor of the pit or stalls shall not be lower than the level at which it can be effectually drained by gravitation into a public sewer, nor more than 15 feet below the level of the street at the principal entrance to the pit.

In any case the lowest floor shall not be placed at such a level as will render it liable to flooding, and such premises shall be efficiently and properly drained to the satisfaction of the Council.

10.

In all such premises two separate exits shall be provided from every tier or floor which accommodates not more than 500 persons, and where a tier or floor accommodates more than 500 persons, an additional exit shall be provided for every 250 or part of 250 persons above 500. Each of such exits shall be not less than 5 ft. wide between the walls at any point or between the leaves of the doors when open. Two of the exits from each tier or floor shall deliver into different thoroughfares or ways.

In the case of a tier or floor not accommodating more than 300 persons two 4 ft. exits will be required.

If any tier or floor shall be divided into two or more parts, exits as set out above shall be provided from each of such parts.

In calculating the number of persons which can be accommodated in any tier or part of a tier of such premises, the standing space from which a view of the perform-
ance can be obtained as well as the seated area will be considered.

Exits shall be arranged so as to afford a ready means of egress from all parts of each tier or floor, and shall lead directly into a thoroughfare or way.

It shall be compulsory on the management of such premises to allow the public to leave by all exit doors.

11.

Every lobby, corridor or passage in such premises intended for the use of the audience, shall be formed of fire-resisting materials, and shall be at the narrowest point when finished of the widths specified in No. 10 of the regulations for exits.

Where possible, inclines shall be used instead of steps, but no corridor, passage or gangway, shall be inclined to a steeper gradient than 1 in 10.

There shall be no recesses or projections in the walls of such corridors or passages within 5 ft. of the floor.

12.

Where vestibules are provided in such premises not more than three tiers or floors or (where such tiers or floors are divided into two or more parts) not more than three of such parts of tiers or floors shall communicate with one vestibule.

The aggregate width of all the doorways or passages that lead from a vestibule towards a thoroughfare or way, shall be at least one-third greater than the aggregate width of all the exits required by the regulations that lead to such vestibule.

13.

The corridors in such premises shall not be used as cloak rooms, and no pegs for
hanging hats and cloaks shall be allowed therein.

Where cloak rooms are provided, they shall be so situated that the persons using them shall not interfere with the free use of any exit way.

14.

Staircases.

All staircases in such premises intended for the use of the audience from any tier or part of a tier accommodating not more than 200 persons shall be at least 4 feet wide at their narrowest points, and those intended for the use of the audience from any tier or part of a tier accommodating more than 300 persons shall be at least 5 feet wide at their narrowest parts.

All such staircases shall have solid square (as distinguished from spandril) steps and landings of York or other approved stone, or of such other fire-resisting material and construction as the Council may in any special case approve, with treads not less than 11 inches wide and with risers not more than 6 inches high (each lapping at least one inch over the back edge of the step below it), without winders, in flights of not more than 15 or less than 3 steps each.

The treads and risers of each flight of steps shall be of uniform width and height, and the steps shall be pinned into brick walls at both ends.

The several flights of such steps shall be properly supported and enclosed to the satisfaction of the Council.

No staircase shall have more than 2 flights of 15 steps each without a turn, the depth of the landing between such flights being at least the same as the width of the staircase.

All landings shall be 6 inches thick.

Every staircase shall have a roof of fire-
resisting materials to be approved by the Council.

A continuous and uninterrupted handrail shall be fixed on both sides of all steps and landings, supported by strong metal brackets built into the wall, but such handrails shall not project more than 3 inches.

Where the flights of steps re-turn, the newel wall shall be chased so as to allow the handrail to turn without projecting over the landing.

There shall be no recesses or projections in the walls of such staircase within 5 ft. of the floor, and any gas or electric light fittings shall be at least 6 ft. 8 in. above the steps or landings.

15.

All doors in such premises used by the public as exit doors shall, except where otherwise approved, be hung in two folds and be made to open outwards towards the thoroughfare or way.

All internal doors shall be hung so as not to obstruct, when open, any gangway, passage, staircase, or landing.

No door shall open immediately upon a flight of steps, but a square landing at least three feet in width shall be provided between such steps and such doorway.

All exit doors having fastenings shall be fastened by automatic bolts only, of a pattern and in a position to be approved by the Council; but where such doors are also to be used by the public for entrances, they may be fitted with lever or other approved fastenings in approved positions. Doors so fitted, however, must not be fastened during the presence of the public.

All doors and all gates used for entrances, shall be made to open both ways, and shall, when opened inwards, be so fitted that they can be locked back against the
wall in such a manner as to require a key to release them.

All doors leading from exit passages, staircases or corridors to the other parts of the building shall be hung so as to be closed by the stream of persons passing from the auditorium to the street, and be fitted with springs. No door handles or other fittings shall project into exit ways more than 1 inch when the doors are open.

All barriers and internal exit doors shall be made to swing or to open outwards, with no other fastenings than automatic bolts.

No locks, monkey-tail, flush or barrel bolts, or locking bars, or other obstructions to exit, other than as before mentioned, shall be fitted on any doors, gates or barriers.

16.

All exit and other doors or openings in such premises used by the public for the purposes of exit shall be indicated by notices clearly painted to the satisfaction of the Council in 7-inch letters.

Such notices shall where possible be painted over such doors or openings at a height of at least 6 feet 9 inches above the floor.

The words “no exit” shall be clearly painted to the satisfaction of the Council in 7-inch letters at least 6 feet 9 inches above the floor, over all doors or openings, which are in sight of the audience, but which do not lead to exits.

17.

Passages or gangways not less than 3 feet 6 inches wide shall be formed leading direct to the exit doors, and gangways 3 feet 6 inches wide shall be provided intersecting the rows of seating in such a
manner that no seat shall be more than 10 feet from the gangway measured in the line of the seating.

18.

No enclosure shall be allowed in any such premises where the public can assemble for any other purpose than to view the performance, except so far as the Council shall consider necessary for the provision of refreshment bars, or in the case of a theatre for the provision of a foyer.

19.

The seating area assigned to each person shall not be less than 2 feet deep and 1 foot 6 inches wide in all parts of the house where no backs or arms are provided to the seats, and not less than 2 feet 4 inches deep by 1 foot 8 inches wide where backs or arms are provided. In all cases, however, there shall be a space of at least 1 foot in depth between the front of one seat and the back of the next measured between perpendiculars.

20.

Where chairs are used in such premises, they shall be battened together at a distance of not less than 1 foot 8 inches from centre to centre, where they have arms, and 1 foot 6 inches where they are without arms, and in lengths of not less than 4 or more than 12 in a section.

21.

In all such premises where a stage with a proscenium will be erected, such stage shall be separated from the auditorium by a brick proscenium wall not less than 13 inches in thickness, and such wall shall be carried up the full thickness to a height of at least 3 feet above the roof, such height
being measured at right angles to the slope of the roof, and shall be carried down below the stage to a solid foundation.

Not more than three openings shall be formed in the proscenium wall, exclusive of the proscenium opening.

No such opening shall exceed 20 square feet in area. Each of such openings shall be closed with a wrought iron door not less than \( \frac{1}{4} \)th of an inch thick in the panel, hung in a wrought iron frame so as to close of itself without a spring, and with a 3-in. lap or with such other fire-resisting door and frame as may be approved by the Council.

No openings formed in the proscenium wall shall, at the lowest part, be at a higher level than 3 feet above the floor of the stage.

All the decorations around the proscenium opening shall be constructed of fire-resisting materials.

A separate exit shall be provided from the stage direct to a thoroughfare or way.

Wherever possible electric light shall be the only illuminant used for the stage.

22.

The proscenium opening shall be provided with a fire-resisting screen to be used as a drop curtain, of such pattern, construction and gearing, and with such arrangements for pouring water upon the surface of the screen which is towards the stage, as may be approved by the Council.

23.

The space above the stage shall be of sufficient height to allow of all scenes and of the fire-resisting screen being raised above the top of the proscenium opening in one piece and without rolling.
The roof over the stage shall not be of fire-resisting material or heavy construction, and shall be provided with an opening at the back thereof equal at the base to one-tenth the area of the stage. Such opening shall be glazed at the top and sides with sheet glass not more than one-twelfth of an inch in thickness, and be capable of being opened by the action of lowering the fire-resisting screen or by the cutting or burning of a cord, to an extent equal at least to the superficial area required at the base of the opening. Suitable exhaust cowls shall also be provided on the stage roof.

24.

The floors of the flies of such premises shall be constructed of fire-resisting materials to the satisfaction of the Council. Adequate means of escape shall be provided from the flies and the gridiron to the satisfaction of the Council.

25.

Dressing-rooms shall be arranged in a separate block of buildings, or divided from such premises by party walls, with only such means of communication therewith as may be approved by the Council. All dressing-rooms and staircases leading thereto shall be constructed of fire-resisting materials, and shall be connected with an independent exit leading directly into a thoroughfare or way. All dressing-rooms shall be adequately ventilated to the outer air by windows in the external walls. No decoration, or construction for the purpose of decoration, shall be employed in such dressing-rooms which does not adhere without any cavities to the surface of the wall.
No dressing-rooms shall be situated more than one storey below the street level.

The exit doors from the dressing-room block shall be fitted with automatic bolts only.

Sufficient and separate water-closet accommodation shall be provided for the use of the male and female artists and orchestra, and urinal accommodation for the use of males. Such water-closets shall be constructed and arranged to the satisfaction of the local sanitary authority.

26. Workshops, &c. All workshops, store-rooms, wardrobe or painting rooms, in connection with such premises, shall be separated from such premises and from each other by brick walls not less than 9 inches thick, and shall be placed in positions to be approved by the Council.

All openings in such walls shall be closed by fire-resisting doors as described in No. 21 of these regulations. Such doors may, however, be of such greater size as the Council may approve.

All such doors, if consisting of a single fold, shall be made to overlap the door frame at least three inches when closed; and, if made in two folds, such folds shall overlap each other, when closed, at least three inches.

All floors and ceilings of such rooms shall be formed of fire-resisting materials.

All such rooms shall be ventilated by windows in the outer walls or otherwise to the satisfaction of the Council.

Sufficient and separate water-closet accommodation shall be provided for the use of the male and female workpeople, and urinal accommodation for the use of the
male workpeople. Such water-closets shall be constructed and arranged to the satisfaction of the local sanitary authority.

27.

All limelight tanks, boilers with engines, and dynamos with engines, in connection with such premises, shall be placed in ventilated chambers or buildings of fire-proof construction.

Such chambers or buildings shall be separated from such premises, and from each other, by brick walls and fireproof floors, and shall be enclosed upon one or more sides by external walls.

All openings between such premises and such chambers or buildings shall be fitted with fire-resisting doors as described in No. 21 of these regulations; such doors, however, may be of such greater size as the Council may approve.

28.

All scene stores and property rooms in connection with such premises shall be enclosed by brick walls not less than 9 inches thick, and shall have floors and ceilings of fire-resisting materials.

All openings from such scene stores and property rooms to such premises shall be closed by fire-resisting doors as described in No. 21 of these regulations; such doors may, however, be of such greater size as the Council may approve.

29.

All constructional ironwork in such premises shall, if considered necessary, be embedded in fire-resisting materials in a manner to be approved by the Council.
30. 

No soft wood or other inflammable wall linings, partitions, screens, or barriers shall be used in any part of such premises, and no cavities shall be left behind any linings. All woodwork of the stage shall be rendered non-inflammable or be hard wood.

31. 

All skylights and lantern lights in such premises which may be liable to be broken, shall be protected by stout galvanized iron-wire guards, securely fixed on the outside of such skylights or lantern lights.

32. 

All such premises when lighted by gas shall have separate and distinct gas services and meters as follows—

(a) To the stage (wherever possible electric light shall be used);

(b) To the auditorium;

(c) To the staircases, corridors, and exits.

Such meters shall be placed in properly ventilated chambers of fireproof construction, the openings to which shall be fitted with fire-resistant doors as described in No. 21 of these Regulations.

All gas brackets shall be fixed without joints; and all burners within reach of the audience shall be fitted with secret taps, and shall be efficiently protected by glass or wire globes.

All gas burners within 3 feet of inflammable ceilings shall be fitted with consumers of inflammable material to distribute the heat.

All gas pipes shall be made of iron or brass. Where there is to be a stage or where scenery is to be used, the footlights or floats shall be protected by fixed wire guards.
The rows and lines, and gas burners in the wings (which must commence 4 feet at least from the level of the stage) shall be protected by fixed iron-wire guards.

All battens shall be hung by at least three wireropes, and shall be protected at the back by a solid metal guard and wire fixed to a stiff iron frame at such a distance from the gas jets that no part of the scenery or decoration can become heated.

All moveable lights shall be fitted with flexible tubes, and the gas in every case shall be capable of being turned off by the tap on the stage as well as by that on the flexible tube.

All flexible tubes shall be of sufficient strength to resist pressure from without.

An indicating gas plate shall be provided at a convenient place at the side of the stage. A stop cock shall be provided outside such premises in order that the supply of gas may be cut off when necessary.

33.

Additional means of lighting in such premises, for use in the event of the gas or the electric light being extinguished, shall be provided for the auditorium, corridors, passages, exits, and staircases, by a sufficient number of oil or candle lamps, of a pattern to be approved by the Council, properly secured to an unflammable base and placed, if possible, out of reach of the public. This shall not apply where there is a complete installation of both gas and electric light, or two complete systems of electric lighting from separate companies.

Such lamps shall be kept alight during the whole time the public are in such premises.

No mineral oils shall be used in such lamps.
Sun burner.

If there be a sun burner in such premises it shall be provided with a pilot light, which shall be placed so that such sun burner can be lighted from the stage.

Ventilation.

All parts of such premises shall be properly and sufficiently ventilated in a manner to be approved by the Council.

All openings for ventilation shall be shown on the plans, and described in the specification, which shall be submitted to the Council for its approval.

Water-closets, &c.

Each part of all such premises used by the public shall be provided with sufficient and separate water-closet accommodation for the use of males and females, and urinal accommodation for the use of males. Such water-closets and urinals shall be constructed and arranged to the satisfaction of the local sanitary authority.

Hydrants, &c.

All such premises shall be provided with a sufficient number of hydrants, each of a diameter of not less than 2½ inches; such hydrants shall be connected by, at least, a 3-inch main with a water company's high pressure street main.

Where such premises contain a large superficial area for the accommodation of the public, the size of the main supplying the hydrants shall be determined by the Council. A pressure of at least 30 lbs. on the square inch shall be maintained in the flies and upper tiers of such premises.

Each of such hydrants shall be provided with at least a 30-feet length of hose with fittings of the Metropolitan Fire Brigade
pattern, and shall be fitted with bibcocks for filling buckets. Three buckets filled with water shall be kept near each hydrant. Hand pumps or other small fire appliances shall be provided as required.

Where there is no constant supply of water, there shall be provided on the top of the proscenium wall, or at some other place to be approved by the Council, two cisterns, to be kept always filled with water.

Such cisterns shall be each capable of containing at least 250 gallons of water for every 100 persons of the audience to be accommodated in the building, and shall be properly protected from all danger from frost.

Fire mains shall be connected with such cisterns to hydrants to be fixed in such places and in such a manner as may be approved by the Council.

38.

Every theatre, and, where considered necessary by the Council, all other premises licensed for public entertainments shall be connected with the nearest fire brigade station by telephone alarm. The position for such alarms and the number of points in the house shall be decided upon by the chief officer of the fire brigade. The installation and maintenance shall be carried out by the General Post Office at the cost of the lessee.

39.

All woodwork of stage, hangings, curtains and draperies in such premises, shall be rendered non-inflammable.

40.

Blankets or rugs, and buckets filled with water shall always be kept on the stage,
in the flies, scene-stores, or wings, and in the immediate passages approaching the dressing rooms of such premises, and attention shall be directed to them by placards legibly printed or painted, and fixed immediately above them to the satisfaction of the Council.

Some person shall be held responsible by the management for keeping the blankets or rugs, and fire appliances ready for immediate use.

Hatchets, hooks and other appliances, for taking down hanging scenery in case of fire, shall be always kept in readiness for immediate use.

The regulations as to fire shall be posted in some conspicuous place approved by the Council in such premises, so that all persons connected with such premises may be acquainted with such regulations.

41.

No fire-place shall be formed in any portion of the auditorium or stage of such premises.

All open fire-places or stoves in any other part of such premises shall be protected by strong fixed iron-wire guards and fenders, of not more than 1\(\frac{1}{4}\) -inch mesh completely enclosing the fire. A part of the guard or fender may be made to open for all necessary purposes.

42.

The electric lighting and heating apparatus shall be carried out to the satisfaction of the Council, and no work shall be commenced until the sanction of the Council has been obtained to what is proposed to be done. Copies of the Council's regulations on the subject can be obtained on application to the Clerk of the Council.
43.

Such premises shall, when considered necessary by the Council, be provided with a lightning conductor, to the satisfaction of the Council.

44.

The Council reserves to itself the right from time to time, in any special case, to modify or dispense with these regulations.

All applications for dispensation or modification of these regulations shall be made in writing, addressed to the Clerk of the Council, and shall contain a statement of the facts of the particular case, and the reasons why it is desired to modify or dispense with these regulations as applicable.

45.

When the premises have been licensed, the person or persons in whose name the licence is granted by the Lord Chamberlain or the London County Council shall be held responsible for the due management of such premises, and for the safety of the public and his or their employees in the event of fire.

46.

No subsequent alterations shall be made to such premises without the sanction of the Council having been first obtained.

Notice of any intended structural addition to, or alteration of, any such premises, shall be given in writing to the Clerk of the Council, and shall be accompanied by drawings, elevations and sections, block plan, and specification of the works to be executed similar to those required in the case of premises to be certified for the first time by the Council, and shall show such intended addition or alteration.
The Council will, if necessary, cause a fresh survey of such premises to be made. No doors, bolts, or other fastenings, obstructions to the means of egress, flap seats or other means of diminishing or stopping up the gangways, whether permanently or temporarily, shall be permitted.

NOTE.—The issue of the certificate referred to in these regulations does not preclude the Council from considering, on its merits, any application which may hereafter be made to it with respect to the licensing of the building for public entertainments.
APPENDIX III.

Byelaws made by the London County Council on the 22nd day of June, 1893, under the Public Health (London) Act, 1891.

Byelaws under Section 39 (1).

With respect to waterclosets, earthclosets, privies, ashpits, cesspools, and receptacles for dung, and the proper accessories thereof in connection with buildings, whether constructed before or after the passing of this Act.

1. Every person who shall hereafter construct a watercloset or earthcloset in connection with a building shall construct such watercloset or earthcloset in such a position that, in the case of a watercloset, one of its sides at the least shall be an external wall, and in the case of an earthcloset two of its sides at the least shall be external walls, which external wall or walls shall abut immediately upon the street, or upon a yard or garden or open space of not less than one hundred square feet of superficial area, measured horizontally at a point below the level of the floor of such closet. He shall not construct any such watercloset so that it is approached directly from any room used for the purpose of human

Waterclosets and earthclosets.
habitation, or used for the manufacture, preparation, or storage of food for man, or used as a factory, workshop, or workplace, nor shall he construct any earthcloset so that it can be entered otherwise than from the external air.

He shall construct such watercloset so that on any side on which it would abut on a room intended for human habitation, or used for the manufacture, preparation, or storage of food for man, or used as a factory, workshop, or workplace, it shall be enclosed by a solid wall or partition of brick or other materials, extending the entire height from the floor to the ceiling.

He shall provide any such watercloset that is approached from the external air with a floor of hard smooth impervious material, having a fall to the door of such watercloset of half an inch to the foot.

He shall provide such watercloset with proper doors and fastenings.

Provided always that this byelaw shall not apply to any watercloset constructed below the surface of the ground and approached directly from an area or other open space available for purposes of ventilation, measuring at least forty superficial feet in extent, and having a distance across of not less than five feet, and not covered in otherwise than by a grating or railing.

2. Every person who shall construct a watercloset in connection with a building, whether the situation of such watercloset be or be not within or partly within such building, and every person who shall construct an earthcloset in connection with a building, shall construct in one of the walls of such watercloset or earthcloset which shall abut upon the public way, yard, garden, or open space, as provided by the preceding byelaw, a window of such dimensions that an area of not less than two square feet, which
may be the whole or part of such window, shall open directly into the external air.

He shall, in addition to such window, cause such watercloset or earthcloset to be provided with adequate means of constant ventilation by at least one air-brick built in an external wall of such watercloset or earthcloset, or by an air-shaft, or by some other effectual method or appliance.

3. Every person who shall construct a watercloset in connection with a building, shall furnish such watercloset with a cistern of adequate capacity for the purpose of flushing, which shall be separate and distinct from any cistern used for drinking purposes, and shall be so constructed, fitted, and placed as to admit of the supply of water for use in such watercloset so that there shall not be any direct connection between any service pipe upon the premises and any part of the apparatus of such watercloset other than such flushed cistern.

Provided always that the foregoing requirements shall be deemed to be complied with in any case where the apparatus of a watercloset is connected for the purpose of flushing with a cistern of adequate capacity, which is used solely for flushing waterclosets or urinals.

He shall construct or fix the pipe and union connecting such flushing cistern with the pan, basin, or other receptacle with which such watercloset may be provided, so that such pipe and union shall not in any part have an internal diameter of less than one inch and a quarter.

He shall furnish such watercloset with a suitable apparatus for the effectual application of water to any pan, basin, or other receptacle with which such apparatus may be connected and used, and for the effectual flushing and cleansing of such pan, basin,
or other receptacle, and for the prompt and effectual removal therefrom and from the trap connected therewith of any solid or liquid filth which may from time to time be deposited therein.

He shall furnish such watercloset with a pan, basin, or other suitable receptacle of non-absorbent material, and of such shape, of such capacity, and of such mode of construction as to receive and contain a sufficient quantity of water, and to allow all filth which may from time to time be deposited in such pan, basin, or receptacle, to fall free of the sides thereof, and directly into the water received and contained in such pan, basin, or receptacle.

He shall not construct or fix under such pan, basin, or receptacle, any "container" or other similar fitting.

He shall construct or fix immediately beneath or in connection with such pan, basin, or other suitable receptacle, an efficient siphon trap, so constructed that it shall at all times maintain a sufficient water seal between such pan, basin, or other suitable receptacle and any drain or soil pipe in connection therewith. He shall not construct or fix in or in connection with the watercloset apparatus any D trap or other similar trap.

* * * * * * * * * *

4. * * * * * * * * * *

(Note.—The last paragraph of byelaw 3 and the whole of byelaw 4 have been repealed by a byelaw made by the Council on 26th July, 1899, and allowed by the Local Government Board on 14th June, 1901, and which is set out below.)

Waterclosets. 5. A person who shall newly fit or fix any apparatus in connection with any existing watercloset, shall as regards such apparatus and its connection with any soil pipe or drain, comply with such of the requirements of the foregoing byelaws as would be applicable to the apparatus so fitted or
fixed if the watercloset were being newly constructed.

6. Every person who shall construct an earthcloset in connection with a building shall furnish such earthcloset with a reservoir or receptacle, of suitable construction and of adequate capacity, for dry earth, and he shall construct and fix such reservoir or receptacle in such a manner and in such a position as to admit of ready access to such reservoir or receptacle for the purpose of depositing therein the necessary supply of dry earth.

He shall construct or fix in connection with such reservoir or receptacle suitable means or apparatus for the frequent and effectual application of a sufficient quantity of dry earth to any filth which may from time to time be deposited in any receptacle for filth constructed, fitted, or used, in or in connection with such earthcloset.

He shall construct such earthcloset so that the contents of such reservoir or receptacle may not at any time be exposed to any rainfall or to the drainage of any waste water or liquid refuse from any premises.

7. Every person who shall construct an earthcloset in connection with a building shall construct such earthcloset for use in combination with a movable receptacle for filth.

He shall construct such earthcloset so as to admit of a movable receptacle for filth, of a capacity not exceeding two cubic feet, being placed and fitted beneath the seat in such a manner and in such a position as may effectually prevent the deposit upon the floor or sides of the space beneath such seat, or elsewhere than in such receptacle, of any filth which may from time to time fall or be cast through the aperture in such seat.

He shall construct such receptacle for filth in such a manner and in such a position
as to admit of the frequent and effectual application of a sufficient quantity of dry earth to any filth which may be from time to time deposited in such receptacle for filth, and in such a manner and in such a position as to admit of ready access for the purpose of removing the contents thereof.

He shall also construct such earthcloset so that the contents of such receptacle for filth may not at any time be exposed to any rainfall or to the drainage of any waste water or liquid refuse from any premises.

8. Every person who shall construct a privy in connection with a building shall construct such privy at a distance of twenty feet at the least from a dwelling-house, or public building, or any building in which any person may be or may be intended to be employed in any manufacture, trade, or business.

9. A person who shall construct a privy in connection with a building shall not construct such privy within the distance of one hundred feet from any well, spring, or stream of water used, or likely to be used, by man for drinking or domestic purposes, or for manufacturing drinks for the use of man, or otherwise in such a position as to render any such water liable to pollution.

10. Every person who shall construct a privy in connection with a building shall construct such privy in such a manner and in such a position as to afford ready means of access to such privy, for the purpose of cleansing such privy and of removing filth therefrom, and in such a manner and in such a position as to admit of all filth being removed from such privy, and from the premises to which such privy may belong, without being carried through any dwelling-house, or public building, or any building in which any person may be or may be
intended to be employed in any manufac-
ture, trade, or business.

11. Every person who shall construct a
privy in connection with a building, shall
provide such privy with a sufficient opening
for ventilation as near to the top as prac-
ticable and communicating directly with
the external air.

He shall cause the floor of such privy to
be flagged or paved with hard tiles or other
non-absorbent material, and he shall con-
struct such floor so that it shall be in every
part thereof at a height of not less than six
inches above the level of the surface of the
ground adjoining such privy, and so that
such floor shall have a fall or inclination
towards the door of such privy of half an
inch to the foot.

12. Every person who shall construct a
privy in connection with a building shall
construct such privy for use in combination
with a movable receptacle for filth, and
shall construct over the whole area of the
space immediately beneath the seat of such
privy a floor of flagging or asphalte or some
suitable composite material, at a height
of not less than three inches above the
level of the surface of the ground adjoining
such privy; and he shall cause the whole
extent of each side of such space between
the floor and the seat, other than any part
that may be occupied by any door or other
opening therein, to be constructed of
flagging, slate, or good brickwork, at least
nine inches thick, and rendered in good
cement or asphalted.

He shall construct the seat of such privy,
the aperture in such seat, and the space
beneath such seat, of such dimensions as to
admit of a movable receptacle for filth of a
capacity not exceeding two cubic feet being
placed and fitted beneath such seat in such
a manner and in such a position as may
effectually prevent the deposit, upon the
floor or sides of the space beneath such
seat or elsewhere than in such receptacle, of
any filth which may from time to time fall
or be cast through the aperture in such seat.

He shall construct such privy so that for
the purpose of cleansing the space beneath
the seat, or of removing therefrom or plac-
ing or fitting therein an appropriate recep-
tacle for filth, there shall be a door or other
opening in the back or one of the sides
thereof capable of being opened from the
outside of the privy, or in any case where
such a mode of construction may be im-
practicable, so that for the purposes afore-
said the whole of the seat of the privy or a
sufficient part thereof may be readily moved
or adjusted.

13. A person who shall construct a privy
in connection with a building shall not
cause or suffer any part of the space under
the seat of such privy, or any part of any
receptacle for filth in or in connection with
such privy, to communicate with any drain.

14. Every person who shall intend to con-
struct any waterclove, earthcloset, or privy,
or to fit or fix in or in connection with any
waterclove, earthcloset, or privy any ap-
paratus or any trap or soil pipe, shall, before
executing any such works, give notice in
writing to the clerk of the Sanitary
Authority.

15. Every owner of an earthcloset or privy
existing at the date of the confirmation of
these byelaws shall, before the expiration of
six months from and after such date of con-
firmation, cause the same to be recon-
structed in such manner that its posi-
tion, structure and apparatus shall comply
with such of the requirements of the fore-
going byelaws as are applicable to earth-
closets or privies newly constructed.
16. When any person shall provide an ashpit in connection with a building, he shall cause the same to consist of one or more movable receptacles sufficient to contain the house refuse which may accumulate during any period not exceeding one week. Each of such receptacles shall be constructed of metal, and shall be provided with one or more suitable handles and cover. The capacity of each of such receptacles shall not exceed two cubic feet.

Provided that the requirement as to the size of each of such receptacles shall not apply to any person who shall construct such receptacle or receptacles in connection with any premises to which there is attached as part of the conditions of tenancy the right to dispose of house refuse in an ashpit used in common by the occupiers of several tenancies, but in no case shall such ashpit be of greater capacity than is required to enable it to contain the refuse which may accumulate during any period not exceeding one week.

17. The occupier of any premises who shall use any ashpit shall, if such ashpit consist of a movable receptacle, cause such receptacle to be kept in a covered place, or to be properly covered, so that it shall not be exposed to rainfall, and if such ashpit consist of a fixed receptacle, he shall cause the same to be kept properly covered.

18. Where the Sanitary Authority have arranged for the daily removal of house refuse in their district, or in any part thereof, the owner of any premises in such district or part thereof shall provide an ashpit which shall consist of one or more movable receptacles, sufficient to contain the house refuse which may accumulate during any period not exceeding three days, which the Sanitary Authority may determine, and of which the Sanitary Authority
shall give notice by public announcement in their district. Each of such receptacles shall be constructed of metal, and provided with one or more suitable handles and cover. The capacity of each of such receptacles shall not exceed two cubic feet.

Provided always that this byelaw shall not apply to the owner of any premises until the expiration of three months after the Sanitary Authority have publicly notified their intention to adopt a system of daily collection of house refuse in that part of their district which comprises such premises.

19. Where any receptacle shall have been provided as an ashpit for any premises in pursuance of any by-law in that behalf, no person shall deposit the house refuse which may accumulate on such premises in any ashpit that does not comply with the requirements of these byelaws.

20. Every person who shall construct a cesspool in connection with a building, shall construct such cesspool at a distance of one hundred feet at the least from a dwelling-house, or public building, or any building in which any person may be, or may be intended to be, employed in any manufacture, trade, or business.

21. A person who shall construct a cesspool in connection with a building, shall not construct such cesspool within the distance of one hundred feet from any well, spring, or stream of water.

22. Every person who shall construct a cesspool in connection with a building shall construct such cesspool in such a manner and in such a position as to afford ready means of access to such cesspool, for the purpose of cleansing such cesspool, and of removing the contents thereof, and in such a manner and in such a position as to admit of the contents of such cesspool being
removed therefrom, and from the premises to which such cesspool may belong, without being carried through any dwelling-house, or public building, or any building in which any person may be, or may be intended to be, employed in any manufacture, trade, or business.

He shall not in any case construct such cesspool so that it shall have, by drain or otherwise, any means of communication with any sewer or any overflow outlet.

23. Every person who shall construct a cesspool in connection with a building, shall construct such cesspool of good brickwork bedded and grouted in cement, properly rendered inside with cement, and with a backing of at least nine inches of well- puddled clay around and beneath such brickwork, and so that such cesspool shall be perfectly watertight.

He shall also cause such cesspool to be arched or otherwise properly covered over, and to be provided with adequate means of ventilation.

24. A person shall not use as a receptacle for dung any receptacle so constructed or placed so that one of its sides shall be formed by the wall of any room used for human habitation, or under a dwelling-house, factory, workshop, or workplace, and he shall not use any receptacle in such a situation that it would be likely to cause a nuisance or become injurious or dangerous to health.

25. Every owner of any existing receptacle for dung shall, before the expiration of six months from the date of the confirmation of these by-laws, and every person who shall construct a receptacle for dung, shall cause such receptacle to be so constructed that its capacity shall not be greater than two cubic yards, and so that the bottom or floor thereof shall not, in
any case, be lower than the surface of the ground adjoining such receptacle.

He shall so construct such receptacle that a sufficient part of one of its sides shall be readily removable for the purpose of facilitating cleansing.

He shall also cause such receptacle to be constructed in such a manner and of such materials, and to be maintained at all times in such a condition as to prevent any escape of the contents thereof, or any soakage therefrom into the ground or into the wall of any building.

He shall cause such receptacle to be so constructed that no rain or water can enter therein, and so that it shall be freely ventilated into the external air.

Provided that a person who shall construct a receptacle for dung, the whole of the contents of which are removed not less frequently than every forty-eight hours, shall not be required to construct such receptacle so that its capacity shall not be greater than two cubic yards.

And provided that a person who shall construct a receptacle for dung, which shall contain only dung of horses, asses or mules with stable litter, and the whole of the contents of which are removed not less frequently than every forty-eight hours, may, instead of all other requirements of this bylaw, construct a metal cage, and shall beneath such metal cage adequately pave the ground at a level not lower than the surrounding ground, and in such a manner and to such an extent as will prevent any soakage into the ground; and if such cage be placed near to or against any building he shall adequately cement the wall of such building in such a manner and to such an extent as will prevent any soakage from the dung within or upon such receptacle into the wall of such building.
26. The occupier of any premises shall cause every watercloset belonging to such premises to be thoroughly cleansed from time to time as often as may be necessary for the purpose of keeping such watercloset in a cleanly condition.

The occupier of any premises shall once at least in every week cause every earth-closet, privy, and receptacle for dung belonging to such premises to be emptied and thoroughly cleansed.

The occupier of any premises shall once at least in every three months cause every cesspool belonging to such premises to be emptied and thoroughly cleansed.

Provided that where two or more lodgers in a lodging-house are entitled to the use in common of any watercloset, earthcloset, privy, cesspool, or receptacle for dung, the landlord shall cause such watercloset, earthcloset, privy, cesspool, or receptacle for dung to be cleansed and emptied as aforesaid.

The landlord, or owner of any lodging-house, shall provide and maintain in connection with such house, watercloset, earthcloset, or privy accommodation in the proportion of not less than one watercloset, earthcloset, or privy, for every twelve persons.

For the purposes of this byelaw, "a lodging-house" means a house or part of a house which is let in lodgings or occupied by members of more than one family. "Landlord" in relation to a house or part of a house which is let in lodgings, or occupied by members of more than one family, means the person (whatever may be the nature or extent of his interest) by whom or on whose behalf such house or part of a house is let in lodgings or for occupation by members of more than one family, or who for the time being receives...
or is entitled to receive the profits arising from such letting. "Lodger" in relation to a house or part of a house which is let in lodgings or occupied by members of more than one family, means a person to whom any room or rooms in such house or part of a house may have been let as a lodging or for his use or occupation.

Nothing in this byelaw shall extend to any common lodging-house.

27. The owner of any premises shall maintain in proper condition of repair every watercloset, earthcloset, privy, ashpit, cesspool, and receptacle for dung, and the proper accessories thereof belonging to such premises.

Penalties.

28. Every person who shall offend against any of the foregoing byelaws shall be liable for every such offence to a penalty of Five pounds, and in the case of a continuing offence to a further penalty of Forty shillings for each day after written notice of the offence from the Sanitary Authority. Provided nevertheless that the Court before whom any complaint may be made or any proceedings may be taken in respect of any such offence may, if the Court think fit, adjudge the payment as a penalty of any sum less than the full amount of the penalty imposed by this byelaw.

The seal of the London County Council was hereunto affixed on the 22nd day of June, 1898.

H. De La Hoote,
Clerk of the Council.
Allowed by the Local Government Board this twenty-eighth day of June, 1893.

Henry H. Fowler,
President.

Hugh Owen,
Secretary.

Byelaw under Section 39 (1). With respect to waterclosets and the proper accessories thereof in connection with buildings, whether constructed before or after the passing of this Act.

From and after the date of the confirmation of this byelaw, the byelaw numbered 4, and so much of the byelaw numbered 3 as provides as follows, that is to say—

"If he shall construct any watercloset or shall fix or fit any trap to any existing watercloset or in connection with a soil-pipe, which is itself in connection with any other watercloset, he shall cause the trap of every such watercloset to be ventilated into the open air at a point as high as the top of the soil-pipe, or into the soil-pipe at a point above the highest watercloset connected with such soil-pipe, and so that such ventilating pipe shall have in all parts an internal diameter of not less than two inches, and shall be connected with the arm of the soil-pipe at a point not less than three and not more than twelve inches from the highest part of the trap and on that side of the water
"seal which is nearest to the soil-pipe"—
in the series of byelaws with respect to
"waterclosets, earthclosets, privies, ash-
pits, cesspools, and receptacles for dung,
"and the proper accessories thereof in
"connection with buildings, whether con-
structed before or after the passing of
"this Act," which was made by the London
County Council on the twenty-second day
of June, 1893, and confirmed by the Local
Government Board on the twenty-eighth
day of June, 1898, shall be repealed.

The seal of the London County
Council was hereunto affixed on
the 26th day of July, 1899.

C. J. STEWART,
Clerk of the Council.

Allowed by the Local Government Board
this fourteenth day of June, 1901.

S. B. PROVIS,
Secretary,
Acting on behalf of the said
Board under the authority
of their General Order,
dated the twenty-sixth day
of May, 1877.
The Metropolis Management Act, 1855.
Section 202.

Byelaws made by the Council for regulating the dimensions, form, and mode of construction, and the keeping, cleansing, and repairing of the pipes, drains, and other means of communicating with sewers and the traps and apparatus connected therewith.

1. A person who shall erect a new building and shall cause the subsoil of the site of such building to be drained by means of a drain communicating with any sewer, shall not construct such subsoil drain in such a manner or in such a position as to communicate directly with such sewer, but shall provide a suitable and efficient trap between such subsoil drain and such sewer. He shall provide a ventilating opening to such trap at a point in the line of such subsoil drain as near as may be practicable to such trap, and communicating directly with the open air.
He shall cause such ventilating opening to be furnished with a suitable grating or other suitable cover for the purpose of preventing any obstruction in or injury to any pipe or drain by the introduction of any substance through such opening. He shall cause such grating or cover to be so constructed and fitted as to secure the free passage of air through such grating or cover by means of a sufficient number of apertures, of which the aggregate extent shall be not less than the sectional area of the pipe or drain to which such grating or cover may be fitted.

He shall cause such subsoil drain between such trap and such sewer to be constructed in manner prescribed by the byelaws in that behalf for a drain used for conveying sewage.

He shall cause such subsoil drain above such trap to be formed of suitable earthenware field pipes properly laid to a suitable fall and to discharge into such trap.

2. A person who shall erect a new building and shall cause any area, forecourt, or paved or unpaved surface within the curtilage of the building to be drained by means of a drain or drains communicating with any sewer shall cause every inlet to such drain or drains to be constructed as a properly trapped gully, and shall cause such drain or drains to be otherwise constructed in manner prescribed by the byelaws in that behalf for a drain used for conveying sewage.

3. Every person who shall erect a new building, and shall provide, in connection with such building, a pipe or channel for the purpose of conveying to any sewer any water that may fall on the roof, shall cause such pipe or channel to discharge in the open air over a properly trapped gully or
into such gully above the level of the water in the trap thereof.

He shall not cause any such pipe or channel to be so constructed as to receive into such pipe or channel any solid or liquid matter from any watercloset, urinal, slop or other sink, or lavatory.

4. Except in the case of a drain constructed for the drainage of the subsoil of the site of a building, every person who shall erect a new building shall, in the construction of every drain of such building communicating with a sewer, use good sound pipes formed of glazed stoneware, or of cast iron, or of other equally suitable material.

He shall not construct any such drain so as to pass under any building, except in any case where any other mode of construction may be impracticable.

He shall cause every such drain to be of adequate size, and, if constructed or adapted to be used for conveying sewage, to have an internal diameter of not less than four inches.

He shall also cause every such drain, whether or not constructed or adapted to be used for conveying sewage, to be laid on a bed of good concrete not less than six inches thick, and projecting on each side of the drain to an extent at least equal to the external diameter of the drain. He shall also cause such drain to be laid with a suitable fall.

If he shall construct such drain of cast iron jointed with socket joints, he shall cause such joints to be not less than 2\(\frac{1}{2}\) inches in depth, and to be made with molten lead properly caulked, and he shall also cause the annular space for the lead, in the case of three-inch and four-inch pipes, to be not less than ¼-inch in width, and, in the case of five-inch and six-inch
pipes, to be not less than \( \frac{3}{4} \)-inch in width. If such drain be jointed with flange joints he shall cause such joints to be securely bolted together with some suitable insertion.

If he shall construct such drain of stoneware, or material other than metal, he shall cause such drain to be jointed with socket joints properly put together with cement or other equally suitable material.

He shall cause every such drain (other than a drain constructed for the drainage of the subsoil of the site of a building) to be so constructed as to be water-tight and to be capable of resisting a pressure of at least two feet head of water.

He shall cause good concrete to be filled in so that it shall extend to the full width of the concrete bed already prescribed in this byelaw, and so that such drain shall be embedded to the extent of not less than half its diameter.

If he shall construct any such drain of cast iron, the thickness and weight of the pipes in proportion to the diameter thereof shall be as follows—

<table>
<thead>
<tr>
<th>Internal diameter</th>
<th>Thickness of metal, not less than</th>
<th>Weight per 9 ft. length (including socket and beaded spigot or flanges—the socket not to be less than ( \frac{3}{4} )-in. thick), not less than</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 inches.</td>
<td>( \frac{3}{4} ) of an inch.</td>
<td>110 lbs.</td>
</tr>
<tr>
<td>4 &quot;</td>
<td>( \frac{1}{2} &quot; &quot;</td>
<td>160 &quot;</td>
</tr>
<tr>
<td>5 &quot;</td>
<td>( \frac{1}{2} &quot; &quot;</td>
<td>190 &quot;</td>
</tr>
<tr>
<td>6 &quot;</td>
<td>( \frac{1}{2} &quot; &quot;</td>
<td>230 &quot;</td>
</tr>
</tbody>
</table>

If he shall construct any such drain of stoneware or material other than metal
the thickness of the pipes, and depths of the sockets, and the annular space for the cement in proportion to the diameter shall be as follows—

<table>
<thead>
<tr>
<th>Internal diameter</th>
<th>Thickness of Pipe, not less than</th>
<th>Depth of Socket, not less than</th>
<th>Annular Space for the Cement, not less than</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 inches.</td>
<td>¼ of an inch.</td>
<td>1¼ inches.</td>
<td>¼ of an inch.</td>
</tr>
<tr>
<td>4 &quot;</td>
<td>⅜ &quot;</td>
<td>1½ &quot;</td>
<td>⅛ &quot;</td>
</tr>
<tr>
<td>5 &quot;</td>
<td>⅝ &quot;</td>
<td>2 &quot;</td>
<td>⅛ &quot;</td>
</tr>
<tr>
<td>6 &quot;</td>
<td>¾ &quot;</td>
<td>2 &quot;</td>
<td>⅛ &quot;</td>
</tr>
<tr>
<td>9 &quot;</td>
<td>⅞ &quot;</td>
<td>2 &quot;</td>
<td>⅛ &quot;</td>
</tr>
</tbody>
</table>

Where any such drain (other than a drain constructed for the drainage of the subsoil of the site of a building) passes under a building, he shall cause such part thereof as passes under the building to be laid where practicable in a direct line for the whole distance beneath such building, and to be completely embedded in and covered with good and solid concrete at least six inches thick all round.

Provided that in any case where such drain shall be constructed of iron, he shall not be required to cover such drain with concrete, but unless it be carried above ground and also be carried at least at each joint on adequate piers or other sufficient supports, constructed of iron, stone brick, or cement concrete, it shall be laid on a bed of good concrete in accordance with the requirements of this byelaw relating to drains which do not pass under a building.

He shall whenever practicable cause adequate means of access to such drain to be provided at each end of such portion thereof as is beneath such building.
He shall cause all concrete used in connection with any such drain, whether under a building or not, to be composed of clean gravel, hard brick broken small, or other suitable ballast, well mixed with clean sand and good Portland cement in the proportion of two parts of sand, one part of cement, and six parts of other material.

He shall cause every inlet to every such drain, not being an inlet provided in pursuance of the byelaw in that behalf as an opening for the ventilation of such drain, to be properly trapped by an efficient trap so constructed as to be capable of maintaining a sufficient water seal. He shall not construct or fix in or in connection with any such drain, any trap of the kind known as a bell-trap, a dip-trap or a D-trap.

He shall, in every case where any such drain is laid beneath a wall, cause such drain to be protected at the part beneath the wall by means of an arch, flagstone, or iron support, which shall not bear on the drain and shall be of sufficient size and strength to prevent any disturbance of or other injury to such drain.

5. Every person who shall erect a new building shall provide in every main drain or other drain of such building which may immediately communicate with any sewer, a suitable and efficient intercepting trap at a point as distant as may be practicable from such building, and as near as may be practicable to the point at which such drain may be connected with the sewer.

He shall, except in cases where the means of access to be provided in compliance with the preceding byelaw shall give adequate means of access to such trap, provide a separate manhole or other separate means of access to such trap for the purpose of cleansing it.

6. A person erecting a new building
shall cause every means of access provided in compliance with any of the foregoing provisions of these byelaws to be constructed so as to be water-tight up to the level of the adjoining ground-surface or roadway and to be fitted with a suitable manhole cover, and, if placed within a building, to be fitted with an air-tight cover.

7. A person who shall erect a new building shall not construct the several drains of such building communicating with a sewer in such a manner as to form in such drains any right-angled junction, either vertical or horizontal. He shall cause every such branch drain or tributary drain to join another drain obliquely in the direction of the flow of such drain, and as near as practicable to the invert thereof.

8. Every person who shall erect a new building shall, for the purpose of securing efficient ventilation of the drains of such building communicating with a sewer, comply with the following requirements:

(i.) He shall provide at least two untrapped openings to the drains, and in the provision of such openings he shall adopt such of the arrangements herein-after specified as the circumstances of the case may render the more suitable and effectual.

(a) One opening being above and near the level of the surface of the ground adjoining such opening shall communicate with the drains by means of a suitable pipe, shaft or chamber, and shall be situated as near as may be practicable to the trap which, in pursuance of the byelaw in that behalf, shall be provided between the main drain or other drain of the building and the sewer. The point at which such opening communicates with the drain shall
also in every case be situated on that side of the trap which is the nearer to the building.

The second opening shall be obtained by carrying up from a point in the drains, as far distant as may be practicable from the point at which the first-mentioned opening shall be situated, a pipe or shaft, vertically, to such a height and in such a position as to afford by means of the open end of such pipe or shaft a safe outlet for foul air.

(b) In every case where the foregoing arrangement of the openings to the drains may be impracticable or undesirable, there may be substituted the arrangements hereinafter prescribed.

One opening shall be obtained by carrying up from a point, as near as may be practicable to the trap, which, in pursuance of the byelaw in that behalf, shall be provided between the main drain or other drain of the building and the sewer, a pipe or shaft, vertically, to such a height and in such a position as to afford, by means of the open end of such pipe, a safe outlet for foul air. The point at which such opening communicates with the drain shall also in every case be situated on that side of the trap which is the nearer to the building.

The second opening, being at a point in the drains as far distant as may be practicable from the point at which such last-mentioned pipe or shaft shall be carried up, shall be above and near the level of the surface of the ground adjoining such opening, and shall communicate with the drains by means of a suitable pipe or shaft.
(c) If in any case neither of the two preceding arrangements are desirable, then both the first and second openings may be obtained by carrying up from the points referred to in the previous sub-section suitable vertical pipes or shafts to such heights and in such positions that when either acts as an inlet the other may be a safe outlet for foul air.

(ii.) He shall cause every opening provided in accordance with any of the arrangements hereinbefore specified to be furnished with a suitable grating or other suitable cover for the purpose of preventing any obstruction in or injury to any pipe or drain by the introduction of any substance through any such opening. He shall, in every case, cause such grating or cover to be so constructed and fitted as to secure the free passage of air through such grating or cover by means of a sufficient number of apertures, of which the aggregate extent shall be not less than the sectional area of the pipe or drain to which such grating or cover may be fitted.

(iii.) He shall not, except where unavoidable, cause any bend or angle to be made in any pipe or shaft used in connection with any of the arrangements hereinbefore specified.

(iv.) He shall cause every pipe or shaft which may be used in connection with any of the arrangements hereinbefore specified to have an internal diameter of not less than four inches.

(v.) He shall cause every pipe or shaft used in connection with any of the arrangements hereinbefore specified to be constructed in the same manner and of the same material and weight as if such pipe or shaft were a soil pipe.
(vi.) Provided always, that for the purpose of any of the arrangements herein-before specified the soil pipe of any water-closet, or the waste pipe of any slop sink constructed or adapted to be used for receiving any solid or liquid excremental filth, in every case where the situation, sectional area, height and mode of construction of such soil pipe or such waste pipe shall be in accordance with the requirements applicable to the pipe or shaft to be carried up from the drains, shall be deemed to provide the necessary opening for ventilation which would otherwise be obtained by means of such last-mentioned pipe or shaft.

Provided also that any such soil pipe or waste pipe shall, where such soil pipe or waste pipe shall have an internal diameter of not less than three and a half inches, and shall in all other respects comply with the requirements as to the position, height and mode of construction of the pipe or shaft to be provided for the ventilation of any drain, be deemed to provide adequate ventilation for any drain having an internal diameter of not more than four inches.

9. A person who shall erect a new building shall not construct any drain of such building communicating with a sewer in such a manner that there shall be within such building any inlet to such drain except such inlet as may be necessary from the apparatus of any watercloset, slop sink or urinal.

10. A person who shall erect a new building shall cause every pipe in such building for carrying off waste water from every lavatory or sink (not being a slop sink or urinal constructed or adapted to be used for receiving any solid or liquid excre-
mental filth) to a sewer, to be constructed of lead, iron or stoneware, and to be trapped immediately beneath such lavatory or sink by an efficient syphon trap, which shall be constructed of lead, iron or stoneware, with adequate means for inspection and cleansing, and which shall be ventilated into the external air whenever such ventilation may be necessary to preserve the seal of such trap.

He shall not construct or fix in or in connection with such waste pipe, lavatory, or sink, any trap of the kind known as a bell-trap, a dip-trap, or a D-trap.

He shall cause every pipe in such building for carrying off waste water to a sewer to be taken through an external wall of such building, and to discharge in the open air over a properly trapped gully or into such a gully above the level of the water in the trap thereof, or over a channel leading to such a gully.

11. Any person who shall provide a soil pipe in connection with a new building for the purpose of conveying to a sewer any solid or liquid excremental filth or shall for that purpose construct a soil pipe in connection with an existing building, shall, whenever practicable, cause such soil pipe to be situated outside such building, and shall construct such soil pipe in drawn lead or of heavy cast iron. Provided that in any case where it shall be necessary to construct such soil pipe within such building, he shall construct such soil pipe in drawn lead with proper wiped plumbers' joints, and so as to be easily accessible.

He shall construct such soil pipe, whether inside or outside the building, so that its weight, if the pipe be of lead, and its thickness and weight, if the pipe be of iron, in proportion to its length and internal diameter, shall be—
<table>
<thead>
<tr>
<th>Diameter</th>
<th>Lead. Weight per 10 feet length, not less than</th>
<th>Thickness of Metal, not less than</th>
<th>Iron. Weight per 6 ft. length (including spigot and beaded flanges, the socket not to be less than ( \frac{1}{4} ) in. thick), not less than</th>
</tr>
</thead>
<tbody>
<tr>
<td>3(\frac{1}{4} ) inches.</td>
<td>65 lbs.</td>
<td>( \frac{1}{8} ) inch.</td>
<td>48 lbs.</td>
</tr>
<tr>
<td>4 &quot;</td>
<td>74 &quot;</td>
<td>( \frac{1}{8} ) &quot;</td>
<td>54 &quot;</td>
</tr>
<tr>
<td>5 &quot;</td>
<td>92 &quot;</td>
<td>( \frac{1}{4} ) &quot;</td>
<td>69 &quot;</td>
</tr>
<tr>
<td>6 &quot;</td>
<td>110 &quot;</td>
<td>( \frac{1}{4} ) &quot;</td>
<td>84 &quot;</td>
</tr>
</tbody>
</table>

**Joints.**

If he shall construct such soil pipe of cast iron with socket joints, he shall cause such joints to be not less than 2\(\frac{1}{4}\) inches in depth and to be made with molten lead properly caulked, and he shall also cause the annular space for the lead, in the case of 3\(\frac{1}{4}\)-inch and 4-inch pipes, to be not less than \( \frac{1}{4} \)-inch in width, and, in the case of 5-inch and 6-inch pipes, to be not less than \( \frac{3}{8} \)-inch in width. If he shall construct such soil pipe with flange joints he shall cause such joints to be securely bolted together with some suitable insertion.

He shall construct such soil pipe, whether inside or outside the building, so that it shall not be connected with any rain-water pipe or with the waste of any bath, or of any sink other than that which is provided for the reception of urine or other excremental filth, and he shall construct such soil pipe so that there shall not be any trap in such soil pipe or between
the soil pipe and any drain with which it is connected.

He shall cause such soil pipe, whether inside or outside the building, to be circular and to have an internal diameter of not less than 3 1/2 inches, and to be continued upwards without diminution of its diameter, and (except where unavoidable) without any bend or angle being formed in such soil pipe, to such a height and in such a position as to afford by means of the open end of such soil pipe a safe outlet for foul air.

12. Any person who shall connect a lead soil pipe, waste pipe, ventilating pipe, or trap with an iron pipe or drain communicating with a sewer, shall insert between such lead soil pipe, waste pipe, ventilating pipe, or trap, and such iron pipe or drain, a flanged thimble of copper, brass, or other suitable alloy, and shall connect such lead soil pipe, waste pipe, ventilating pipe, or trap with such thimble by means of a wiped or overcast metallic joint, and shall connect such thimble with such iron pipe or drain by means of a joint made with molten lead, properly caulked; provided always that it shall be sufficient if he shall connect the lead soil pipe, waste pipe, ventilating pipe, or trap with the iron pipe or drain in an equally suitable and efficient manner.

13. Any person who shall connect a stoneware or semi-vitrified ware trap or pipe with a lead soil pipe, waste pipe or trap communicating with a sewer, shall insert between such stoneware or semi-vitrified ware trap or pipe and such lead soil pipe, waste pipe or trap, a socket of copper, brass, or other suitable alloy, and shall insert such stoneware or semi-vitrified ware trap or pipe into such socket, making the joint with Portland cement, and shall connect such socket with the lead soil pipe, waste pipe or trap, by means of a wiped or
overcast metallic joint; provided always that it shall be sufficient if he shall connect the stoneware or semi-vitrified ware trap or pipe with the lead soil pipe, waste pipe or trap, in an equally suitable and efficient manner.

14. Any person who shall connect a lead soil pipe, waste pipe, ventilating pipe, or trap with a stoneware or semi-vitrified ware pipe or drain communicating with a sewer, shall insert between such lead soil pipe, waste pipe, ventilating pipe, or trap and such stoneware or semi-vitrified ware pipe or drain, a flanged thimble of copper, brass or other suitable alloy, and shall connect such lead soil pipe, waste pipe, ventilating pipe, or trap with such thimble by means of a wiped or overcast metallic joint, and shall insert the flanged end of such thimble into a socket on such stoneware or semi-vitrified ware pipe or drain, making the joint with Portland cement; provided always that it shall be sufficient if he shall connect the lead soil pipe, waste pipe, ventilating pipe or trap with the stoneware or semi-vitrified ware pipe or drain in an equally suitable and efficient manner.

15. Any person who shall connect an iron soil pipe, waste pipe, ventilating pipe, or trap with a stoneware or semi-vitrified ware pipe or drain communicating with a sewer, shall insert the beaded spigot end of such iron soil pipe, waste pipe, ventilating pipe, or trap into a socket on such stoneware or semi-vitrified ware pipe or drain, making the joint with Portland cement; provided always that it shall be sufficient if he shall connect the iron soil pipe, waste pipe, ventilating pipe or trap with the stoneware or semi-vitrified ware pipe or drain in an equally suitable and efficient manner.
16. Any person who shall connect a stoneware or semi-vitrified ware trap or pipe with an iron soil pipe, waste pipe, trap or drain communicating with a sewer, shall insert such stoneware or semi-vitrified ware trap or pipe into a socket on such iron soil pipe, waste pipe, trap or drain, making the joint with Portland cement; provided always that it shall be sufficient if he shall connect the stoneware or semi-vitrified ware trap or pipe with the iron soil pipe, waste pipe, trap or drain in an equally suitable and efficient manner.

17. Any person who shall construct any watercloset, the soil pipe of which shall communicate with any sewer and shall be in connection with any other watercloset, shall cause the trap of every such watercloset to be ventilated into the open air at a point as high as the top of the soil pipe, or into the soil pipe at a point above the highest watercloset connected with such soil pipe, and so that the ventilating pipe shall have in all parts an internal diameter of not less than two inches and shall be connected with the arm of the soil pipe or the trap at a point not less than three and not more than twelve inches from the highest part of the trap and on that side of the water seal which is nearest to the soil pipe. He shall cause the joint between the ventilating pipe and the arm of the soil pipe or the trap to be made in the direction of the flow.

He shall construct such ventilating pipe in drawn lead or of heavy cast iron. Provided that in any case where it shall be necessary to construct such ventilating pipe within a building he shall construct such ventilating pipe in drawn lead.

He shall construct such ventilating pipe, whether inside or outside a building, so that if the pipe be of lead its weight shall
not be less than 45 lbs. per 12 feet length, and if the pipe be of iron its thickness shall not be less than \( \frac{3}{4} \)-inch and its weight not less than 25 lbs. per 6 feet length.

He shall in all cases cause the joints in and the connections to such ventilating pipe to be made in the same manner as if such ventilating pipe were a soil pipe.

18. A person who shall erect a new building, and shall construct in connection with such building a slop sink or urinal constructed or adapted to be used for receiving any solid or liquid excremental filth for conveyance to any sewer, shall construct or fix immediately beneath such slop sink or urinal an efficient syphon trap, so constructed as to be capable of maintaining a sufficient water seal between such slop sink or urinal and any drain, soil pipe or waste pipe in connection therewith. He shall not construct or fix in or in connection with such slop sink or urinal any trap of the kind known as a bell-trap, a dip-trap, or a D-trap.

He shall as regards the ventilation of the trap of such slop sink or urinal, and the construction of the waste pipe of such slop sink or urinal comply with all the requirements of the preceding byelaws which are applicable to the ventilation of the trap of a watercloset and the construction of a soil pipe, always provided that the internal diameter of the waste pipe of any such slop sink or urinal shall not be less than 3 inches, and where the internal diameter of such waste pipe is 3 inches the weight of such pipe for every 10 feet of length shall, if such waste pipe be constructed of lead, be not less than 60 lbs., and if such waste pipe be constructed of cast iron the weight of such pipe for every 6 feet of length shall be not less than 40 lbs.
19. The owner of any building shall as Maintenance in respects such building at all times maintain in a proper state of repair all pipes, drains, and other means of communicating with sewers, and the traps and apparatus connected therewith.

20. Every person who shall offend against Penalty any of the foregoing byelaws shall be liable for every such offence to a penalty of Two pounds, and in the case of a continuing offence to a further penalty of Twenty shillings for each day after written notice of the offence given in accordance with section 202 of the Metropolis Management Act, 1855.

21. These byelaws shall, so far as practicable, apply to any person who shall construct or reconstruct any pipe or drain or other means of communicating with sewers, or any trap or apparatus connected therewith, so far as he shall effect any such works in any building erected before the confirmation of these byelaws, as if the same were being constructed in a building newly erected.

22. In these byelaws the word “person” includes any body of persons, whether corporate or unincorporate.

23. These byelaws shall not extend to the City of London.

The foregoing byelaws were made by the London County Council on the 30th day of October, 1900, and were submitted to and confirmed at a subsequent meeting of the Council, held on the 6th day of November, 1900, and the common seal of the Council was hereunto affixed on the 7th day of November, 1900.

G. L. Gomme,
Clerk of the Council,
Approved by the Local Government Board this fourteenth day of June, 1901.

S. B. Provis,
Secretary,

Acting on behalf of the said Board under the authority of their General Order, dated the twenty-sixth day of May, 1877.
The Council has under consideration, at the time of going to press, draft byelaws requiring persons about to construct, reconstruct, or alter the pipes, drains, or other means of communicating with sewers, or the traps and apparatus connected therewith, to deposit with the Sanitary Authority of the district such plans, sections, and particulars of the proposed construction, reconstruction, or alteration as may be necessary for the purpose of ascertaining whether such construction, reconstruction, or alteration is in accordance with the statutory provisions relative thereto, and with any byelaws made under section 202 of the Metropolis Management Act, 1855.
Index to the London Building Act, 1894, and the London Building Act, 1894 (Amendment) Act, 1898.

Note.—This index does not contain any references to byelaws, &c.

Items printed in italics are those relating to the London Building Act, 1894 (Amendment) Act, 1898.

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