

If found, please
return to
Chas: Booth
9 Adelphi Terrace
~ Strand ~

✓
Police B (362)
13 Q
Districts 25, 26, 27 & 24

Please return to :-
Charles Booth
9 Adelphi Terrace, W.C.

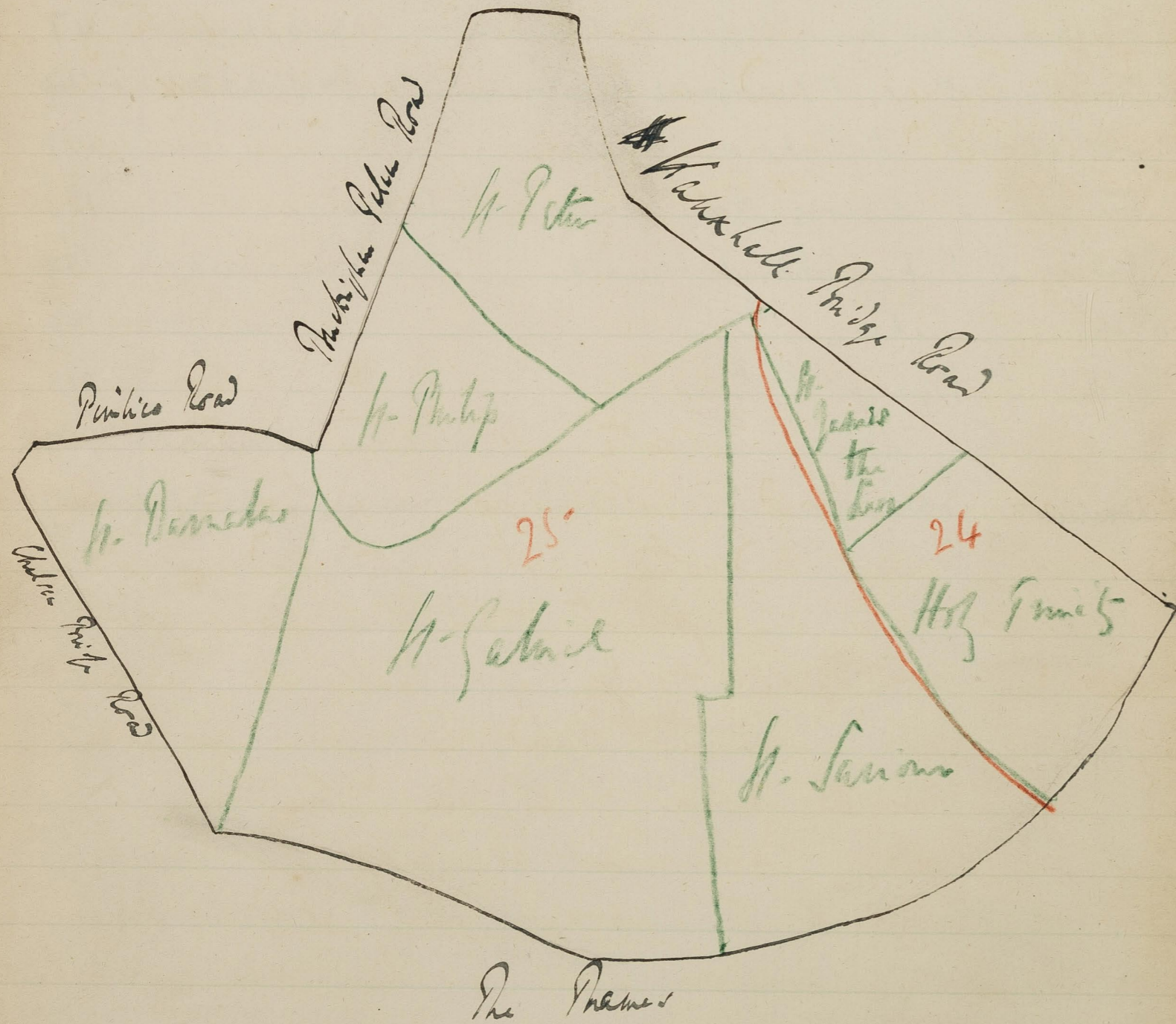
COLL II

B(362)



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Sub Div. Inspector Housley & alone	25	St James the Less, St Saviour, St Gabriel, St Philip; St Barnabas, St Peter	5
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Distric. comm.



Westminster
26/25

Feb. 16th, 20th, 21st and 22nd.
 Walked with Sub. Divisional Inspector
 Hornsly and along district bounded on the north west-
 Pulchra Palau Road and Pulhico Road, on the
 south west- of Chelsea Bridge Road, on the south of
 The Thames, and on the north east (Vauxhall
 Bridge Road) being the parishes of St. James the Less,
 St. Saviour, St. Gabriel, St. Philip, and parts of St.
 Dunstons, St. Peter, and Holy Trinity.

Starting at Victoria Station south
 to Wilton Road: I do. shops: a large number
 of Italian and other restaurants and eating
 houses with one private hotel. A good parade
 for prostitutes. Hornsly says that all the restaurants
 are decently conducted, and that none of them
 have private rooms: of the hotel he is very
 suspicious. Pink lined as map.

East to Vauxhall Bridge Road: the additional
 names given on our map to the various lanes
 in this road have disappeared and the houses are

7
all numbered in Vauxhall Bridge Road: the
northern portion is $4\frac{1}{2}$ h. houses mostly w.
is furnished apartments with four private hotels.
many prostitutes living here and the hotels all
probably used as hostels: they are similar in
character to those in Burton Road. South of
Sillington St. is a row of $2\frac{1}{2}$ h. houses
and south of this 3 h. houses w. in tenements
and apartments, interspersed with shops: throughout
the road are a number of prostitutes. South of
Sillington St. Vauxhall Bridge St. should possibly
be pink rather than p.b.

Wed. to Sillington St. $2\frac{1}{2}$ and $3\frac{1}{2}$ h.
Few irregular on north side side of hill road.
The side of the street notorious for prostitutes used
by the hill road prostitutes: also some decent
furnished apartments and tenements. Pink as map,
possibly with a line of black.

Wed. to Dalrymple Road $4\frac{1}{2}$ to $5\frac{1}{2}$ h.
yellow as map: but showing signs of decay: some
lodging houses between Rochester Sq. and Warwick St.
and many of the houses especially to the south

want painting, bad.

East to Warrick h: 2 1/2 and 3 1/2 d.
Trenchments with a few apartments. Pink as map.

East to Hendon h: 2 d: much shops:
pink as map.

East to New h. Cottages. Two rows of
2 d. cottages some with small front garden.
L. D. as map.

South to Hendon Place: similar cottages
with gardens. "A bit of a breeze here ^{2 rooms 2 st} on Saturday" said Hornby: but no signs of
equator. L. D. as map.

South to Gray's Inn Place: similar
to the two previous courts but perhaps a little
poorer: quite quiet. L. D. as map.

South to St Leonard's h: 2 and 2 1/2
d.: Decent working class: poorer side of
Hendon d. Pink to purple.

South to St Leonard's Place: fine 2 d
cottages. L. D. as map.

South to Warrick h: 1 d. shops
to Polperrow Road: also had as market street on

St Leonard's St - purple

Saturdays, and few stalls on week days.
 West of Bulpan Road an I and 4 st. house etc
 etc as lodgings, mostly respectable though in this
 as in any street about here except the yellow an
 prostitutes, and I shall only note their presence
 when they form a large proportion of the
 population.

South to Cherton St 3 and 4 st. shops.
 Red as map

North to Cherton Place : 1 1/2 st. Tenants.
 pink to purple : pink as map.

South to Charlwood Place : 1 1/2 st.
 Apartments and tenants : pink as map.

East to Techbrook St : 3 and 1 1/2 st.
 Shops north of Warwick St : tenants with a
 few furnished apartments, south : a good many
 prostitutes. Pink as map.

East to Dillington St : 1 1/2 st. : all
 tenants : purple as map.

East to Upper Linden St : 2 st. cottages
 and Work of Mills, Tenants, Shops : quiet
 working class people : many police in shops. Pink

Garden St - pk

and L.P. as map.

South to Marston St : 1 1/2 m. shops.

Pink - band as map.

South to Garden St : late 2 built with

2 m. wood cottages much like those in
Marston St. L.P. is on the front right.
on to Dorset St. Pink rather than L.P.

South to Dorset St : 2 and 1 m. shops

and cottages. Purple to pink : purple on map.

South to Dorset Place and Russell

Place : 2 m. cottages : quite quiet : L.P. as
map.

South to Presborough St : 4 1/2 m. :

My mind : some respectable but number of
kept women and prostitutes : one house certainly
used as a brothel. Red to pink : red on map.

South to Presborough Gardens : as

Presborough St but more disreputable. Notorious brothel
at corner of Vanxhall High Road, but not
officially known to Council etc. Howard called here
one day and a woman came down to see
him in her chemise. Red to pink : red on map.

Trinity Mews - purple

Pulford Street - lb b^o

S. George's Square Mews - purp.

Went to Asselburgh Place 2 1/2 st. except of
gate side when row of stumps one st. long.
The lot is terrace: pink on map.
Went to Trinity Mews: L.D. rather than
pink of map.

Went to Pulford St. and Pulford Terrace
3 1/2 st.: no gate signs of front but houses
give the street a very bad name especially at
the north end: constant rows and trouble to
the police. Many gas meters here: a very
rough lot. L.D. laid into back rather than
L.D. of map.

Went to Hydeford St.: 2 1/2 st.: in
appearance much as Pulford St.: rough but not
so rough: purple to L.D.: purple on map.
In these roads are some prostitutes but of a
lower type than in the rest of Perth.
Went to S. George's Sq. Mews: Pink to
purple: pink on map.

Went to S. George's Sq.: 4 1/2 and
5 1/2 st. Yellow on map.

Went to Chichester St.: 3 1/2 st.: some

private some lodg^g houses. P. D. as map.
 North to Worcester h. Comwell h. and
Colchester h. : all 2 1/2 h. : tuncate. Pink as map.
 West to Canterbury h. : 4 1/2 h. : some
 private some lodg^g houses : appearing to look
 very shaly. P. D. rather than rd of map.
 North to Lupus h. : side of Glasgow
 Terrace h. and 4 1/2 h. shops and Dublin houses
 some private some boarding and apartments. P. D.
 rather than rd. West of Glasgow Terrace are
 3 1/2 h. houses like in tuncate : pink as map.
 South to Randolph Road : 2 1/2 h.
 tuncate : very mixed : purple as map.
 West to Johnson's Place : 2 1/2 h. :
 a little more uniform than Randolph Road.
 purple to P. D. : purple as on map.
 West to Rutland h. : 3 1/2 h. :
 much as Randolph Road : purple as map
 West to Rutland Terrace : 3 1/2 h. : Dublin
 fronted : like in tuncate : purple rather than pink.
 North to Harmon h. : 3 1/2 h. :
 tuncate : purple as map.

Lupus S^e - pk B^d

Rutland Terrace - purple

Caledonia Place - lb

Grosvenor Road - pk b²

Peabody Buildings - purple

West to Caledonia Place: only five 2 1/2 ft houses: dirty and grimy: L.D. rather than pink.

West to Glasgow Terrace (called Caledonia) to the south end: 2 1/2 ft: mixed as previous streets: purple to L.D.: purple on map.

South to Grosvenor Road: only scattered houses: colored right except at south end of Clarendon St. when the houses appear to be L.D. terraces: P.D. rather than red.

North to Effingham St: 2 1/2 ft: terraces; fairly well-to-do: pink on map.

West to Westmead St: 3 1/2 ft: all terraces: rather mixed: purple to pink: pink on map.

West to Peabody Buildings: a very large lot of rubble: true rocks: open air and pleasant: a number of policemen here. Pink to purple: pink on map.

East to Westmead Place: 2 1/2 ft: terraces: mixed: pink to purple: pink on map.

Sutherland St - pk

Cumberland St - pk

Winchester Street - pk

East to Sutherland St : 2 1/2 st. : now
all let in tenements : full of prostitutes : pink
to purple : P. D. on map.

East to Cumberland St : 2 1/2 st. :
tenements : full of prostitutes and some hotels ;
one raided lately. Pink to purple. P. D. on map.

East to Winchester St : 2 1/2 st. ^{and 1/2}
tenements : full of prostitutes. P. D. on map.
pink to purple.

East to Alderney St : 2 1/2 st. main
tenements but some apartments : full of prostitutes ;
Pink in character. P. D. on map.

East to Cambridge St : 2 1/2 st. ^{then}
the previous street : good many non finished
apartments and some private houses :
prostitutes at north end. Poorly lit P. D. on
map.

East to St. George's Road : 2 1/2 and 3 1/2
st. : still all private residences but looking
rather shabby general : yellow on map.

North to High St : 2 1/2 st. : apartments
and some tenements : prostitutes west of St

Stanley Place - pk

George's Road: P. D. to pink: pink on map.

South to Stanley Place: tenements and some apartments: decent people as a rule. Pink rather than P. D.

South to Sutherland Terrace (late St George's Row): 4 st. shops. Pink to red

South to Sutherland Place: 2 to 4 1/2 st. tenements: prostitutes: pink to purple. P. D. on map.

South to Sussex St.: 2 1/2 st.: very mixed: some shops: some furnished apartment: a few private houses: some prostitutes: possibly still P. D. as map.

South to Gloucester St.: 2 1/2 to 4 1/2 st.: Private houses mixed with lodging houses. Red to P. D. as map.

South to Chesham St.: 2 1/2 to 4 1/2 st.: Furnished apartments and few private houses. Shops and tenements west of Pelham Road. Pink to P. D. as map.

South to Market Terrace and Market Place

Gloucester Street - pk B^o

both 2 1/2 st. : tenements : fairly respectable
 pink to purple : pink on map.
 north to Denbigh St. : 2 1/2 st. : some
 good private residences : many furnished apartments.
 notorious street for high-class prostitutes and
 kept women : north of Pelham Road shops and
 tenements : then pink as map : south probably
 red as map.

West to Denbigh Place : 2 1/2 st.
 furnished apartments and shops. P. D. as map.
 north to Warwick Sq. : 5 1/2 st. :
 yellow as map.

North to Clarendon St. : 2 1/2 st. :
 tenements and apartments : pink as map.

North to Warwick Place West :
 tenements : pink to purple : pink on map.
 West to Warwick Place News : (also
 light blue : not marked on map.

North to Eschelon News : pink as
 map.

North to Eschelon Sq. : 5 1/2 st. :
 yellow as map.

Warwick Place News - purple

Buckingham Palace Road - yellow

Bloomfield Terrace - red

Church Street - pk

North to Geop's near : pink as map.
North to Buckingham Palace Road : shops
and some private houses. Red to P.D. Red on
map.

West to Perth Road : 4 st. shops.
Red as map. The P.D. piece east of St
Bartholomew Church is done with exception of
Public House at corner.

South to Bloomfield Place : 4 1/2 st. :
lodging houses and some tenements. P.D. to pink.
P.D. on map.

East to Bloomfield Terrace : 2 1/2 st.
rather ~~flat~~ semi-detached : rather better than
Bloomfield Place. P.D. as map.

North to Church St. : 2 1/2 st. :
tenements : pink rather than P.D.

South to Randolph Square : 2 st. and
2 1/2 st. Tenements : pink as map.

South to West St. : 2 st. cottages :
purple to pink : pink on map.

East to Commercial Road : 2 st. :
tenements : pink to purple : pink on map.

Commercial Place - lb

Chelsea Gardens - pk lb

West to Commercial Place : not marked
on map : fine 3 st. houses : dirt : broken
windows : quiet. Dark to light line.

South to Robert St : 2 st. : labour
cottages : rough and inclined to be troublesome.
Light to dark line. L.D. on map.

South out of Robert St is Robert Place
only two houses : as Robert St.

South to Gay Cliff Mills : built
Date of construction - 1867 : open, not high,
healthy : pink to purple : pink on map.

South to Wellington Mills : large
block of houses : gloomy : light that out in
front : pink on map.

South to Chelsea Gardens : really
built as part of Wellington Mills but owing
to their fine position appropriated by a wealthier
class. many prostitutes and kept women in
them. Some servants. P.D. rather than
Red of map.

General Remarks:-

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The salient feature of this district is
clearly the extraordinary number of prostitutes who
live in it: as I have said they are found throughout
the district, except in the Penitencio Road corner, north
of the canal, but the area which fairly swarms
with them is that bounded by St. George's Road,
the Railway, Westmoreland St. and Dupre St.:
Hornely says that in this group of streets more than
1/2 of the houses are inhabited merely by prostitutes.
Most of them he thinks merely live here; ply their
trade in the week-end and do not live, men alone,
living rather the various houses in Soho: many
houses are however used for immoral purposes:
how many it is difficult to say: it is ~~not~~
not a district in which the neighbours complain of
the traffic. Many of the houses in which the
women live are tenanted by foreign waiters who
let the rooms.

Of striking poverty there is none in the
district: there is a poor patch running parallel
with Vauxhall Bridge Road to the west, but with
no signs of squalor. Again south of Dupre St.

there is a good deal of sporadic poverty, and
 in the Palford St corner much roudism accompanying
 it: the tendency in the poor streets, as is evident in
 the other streets south of Lupus St. is distinctly
 downwards. The area however in which the change
 is most marked from the point of view of the
 map is the great prostitute patch east of St.
 George's Road: it is partly I suppose their evil
 reputation which has pulled ~~them~~ ^{them} down: but
 whatever be the cause these streets and especially those
~~the~~ running north and south are quite the exception
 of part of Lambeth St. - now however, those
houses not given over to prostitution being
given over to the working class respectable for
the most part, but on the upper floors, and
sometimes even on the lower evident signs of
real poverty: it is a question indeed whether
 some of these streets have not already sunk to
 purple, and unless something is done to arrest
 the decay they will soon be ~~the~~ blue. At least
 but these streets can never have been other than
 depressing: the houses are high for the width of

the streets, they slope at an angle which makes
 present the entrance of the sun on either side,
 they are built with the smallest possible space at
 the back: but whatever may have been their aspect
 in the past, now even on a bright sunny day
 they are unspeakably depressing: nowhen else in
 London have I received such an impression of
 street shabbiness: though they have not yet reached
 quite such a low level of poverty, these streets
 remind me to some extent of the groups of streets
 in the parish of St. Mary Magdalen Paddington,
 Wood Street St. Pancras & etc: like these they were
 built for the middle class and are quite unfitted
 for their present use. The result of the social
 decay is that not only outwardly but all inside the
 houses are getting grimy, filthy, and dilapidated:
 they look as if they had not been painted for years,
 the plaster is peeling and cracking, the stone balconies
 and pillars of the doorways are showing signs of
 collapse: it may be partly the effect of inequity
 from a knowledge of their evil character, but to
 me entering these streets appear particularly sordid

and degraded and the memory of them is something of a nightmare.

The shabbiness which marks these streets extends in a lesser degree over a large part of Pimlico south of Buckingham Palace Road: but while here it is sordid in other streets it is ~~more~~ ~~the~~ often shabby gentility, and of this I should say there is a great deal in such streets as Lupus St. Clarendon St. Gloucester St. Devonshire St. Essex St. and Warwick St.: even in the yellow streets St. George's Road and Polper Road, and St. George's by the shabbiness reigns, not universally but sporadically: here even the inhabitants seem to take little pride in their houses, and it is only in the Rochester and Warwick legs and at the north end of Polper Road that the signs of real wealth are prominent.

This impression of the district has been denied almost wholly from the exterior of the houses; my glimpses of the inhabitants have been of the fewest: as usual in a district which is at best outwardly respectable the streets have been

almost empty in the ^{late} morning and afternoon,
 and a few of the widows has been seen: there
 or four unmistakable prostitutes we have met,
 one whom Hornby had lately visited in Cumberland
 St for keeping a brothel: she gave us a smile
 of recognition as much as to say "I'm at it
 still" as no doubt she is, and very probably, as
 Hornby admitted, in the same street.

Of some of the poorer children I caught a
 glimpse as they were coming out of St. Saviour's
 School in Glasgow Terrace: they were well clad
 and shod, and looked well fed.

One type of house prevails in the main
 throughout the district: from three to five story
 brick and stone with a small area: on the
 one side a pillared porch leading to the front door:
 the building, I suppose is about 60 years old: at
 all events it belongs to a period of the most
 degraded architecture and is more hideous, because
 slightly more pretentious, than the plain brick
 walls with holes in it of a slightly earlier period.
 The two buildings was I think found good to street.

with but the tips of up are apparent, and
the house will I should think only dry in to
the end of their lease in a state of decay.

The most cheerful places in the district are
the roads: Wellington Buildings perhaps are
rather gloomy but Saffill Buildings and the
huge block of Palford Buildings are particularly
bright and cheerful

The number of licensed houses is not
large; and they are thickest between Fulham Road
and Vauxhall Bridge Road. The one well conducted,
the only two when there is any trouble being
those which guard the northern and southern ends
of Palford St. and here the rowdiness is due to
the customers; the houses do all they can to
control it. Of Public House licenses I saw
very few and those mostly by the houses in and
just off Grosvenor Road.

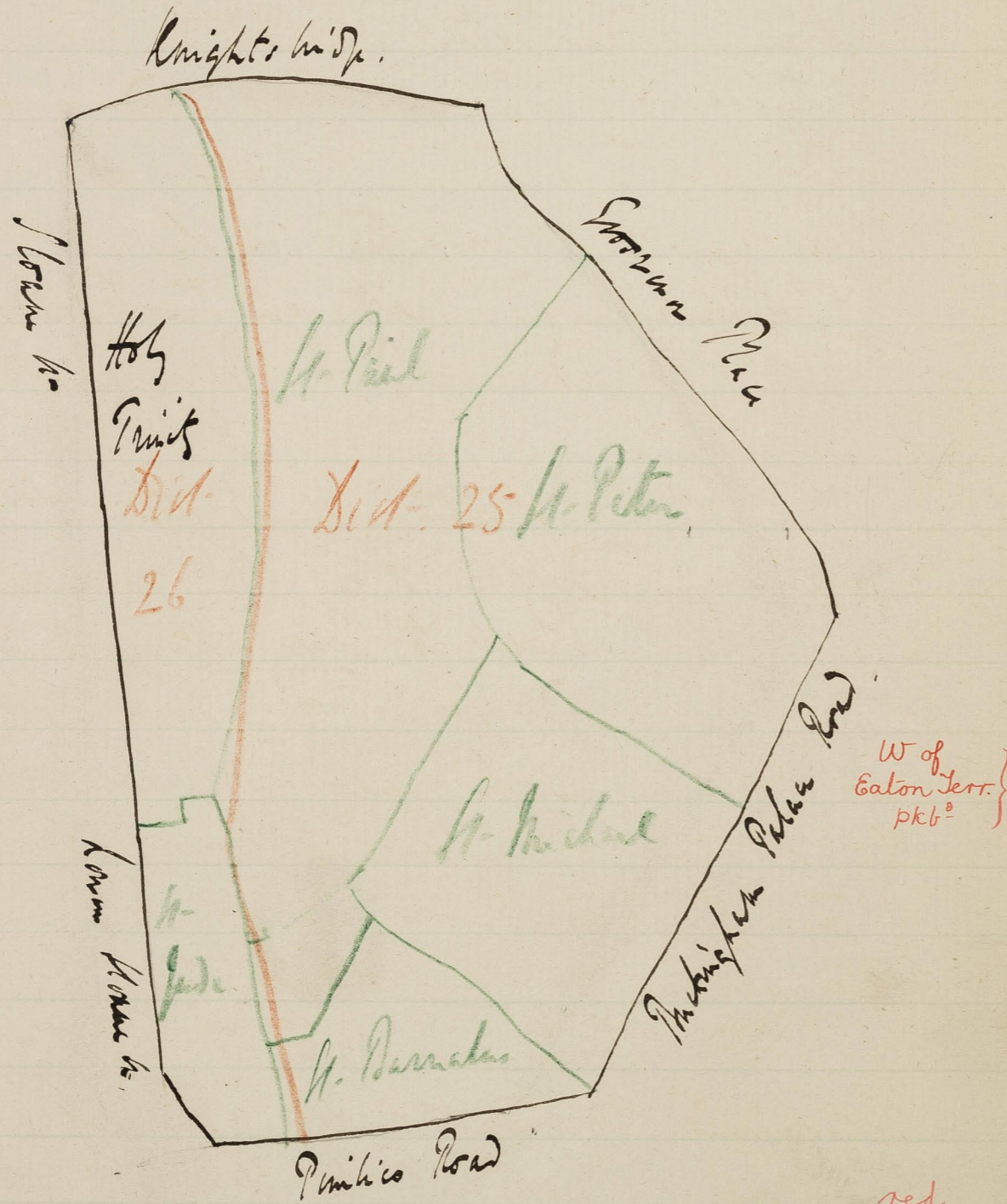
Of open spaces beyond the Square - (which
are private and well kept) - there is only one,
a small strip of land abutting on the river
at the south of St. James's Sq, lately laid out

by the L.C.C. and called St. George's Gardens.
 The work of the vestry seems to be well
 done; the streets even in the poorest parts
 were admirably clean; the only street I think
 when I saw any gorse in the roadway was
 Robert-^{son} off Commercial Road; here it is due
 to the presence of cottages

Inspector Hornby is an excellent fellow
 and in spite of some lack of intimate knowledge,
 the best police guide I have had so far, as he
 is I think the only one who has told the whole
 truth, as far as he knows it. He has only been
 in the district for two years and confessed
 that he was glad of the opportunity of going
 round it with me; some of the courts he went
 into he had never been in.

[Faint, illegible handwriting on lined paper]

District bound



Westward 25 + 26 47

Feb. 22nd, 24th and 25th Dist 25 and 26
 Wilks with Sub. Div. Insp. Hornby and
 alone round district bounded on the north of Knightsbridge
 on the east of Grosvenor Place and Buckingham Palace
 Road, on the south of Pembroke Road, and on the west
 of Moore St. being the parishes of St. Paul and
 St. Michael and parts of the parishes of Holy
 Trinity, St. Jude, and St. Barnabas.

Starting at Victoria Station north to
 Grosvenor Gardens: 5 1/2 st: yellow as map.
 West to Mary St: 3 to 4 1/2 st:
 nearly all good looking houses interspersed with shops:
 at extreme south west end are a few poorer
 houses, west of Little St. St., and the whole street
 deteriorates towards the west. Red as map east of
 Eaton Terrace: perhaps pink to west.
 North and south to Pelham St: 4 st:
 shops and apartments: red as map.
 North to Hobart Place: 5 1/2 st. private
 houses: yellow as map: and four shops S
 of St. Peter's church: red.

South to Saton Row : a mess : pink
as map

North to Hilton St. : 4 1/2 and 5 1/2 St. :
yellow as map.

South to Dorset Mess : pink as map

North to Hilton Mess : pink as map.

East to Little Chester St. : 3 St. shops
of poor class with Beer House and Public House.
Pink as map.

East to Chester Mess : pink as map.

This is a great corner for gambling, one of
the Beer Houses has been being used as bookmaker.

West to Upper Pelham St. : yellow as map.

North to Chester St. : 4 1/2 and 5 1/2 St. :
yellow as map.

North to Chapel Yard and Chapel Mess.
Small shops and mess : pink as map.

North to Chapel St. : on south 4 1/2 St.
houses : yellow as map : north shops, apartments
and private houses : red as map.

North to Pelham Mess and Pembroke
Mess : pink as map.

North to Halkin Is. : S. side : lodging
and business premises : red as map.

North to Spoonman Crescent : S-1/2 W :
yellow as map.

South to Pembroke News North : pink
as map : does not go into Halkin Is.

North to W. J. J. Place Knightbridge :
S-1/2 W : yellow as map and bid. of the
Alexandra Hotel good shops : red as map.

South to Old Rancek Yard : not
inhabited : here a number of sandwichmen resting
from their labours and a bootmaker flying his
trade with a number of ladies round him.

East to Spoonman Crescent Mens : pink
as map.

South to Perry Cottages and Phillips
Tennis in a passage connecting Spoonman Crescent
Mens and Crescent Mens : 2 W and 3 S.
Pink as map.

South to Crescent Mens : pink as map

West to Wilton Place : W-1/2 S : yellow
as map. The No. 5 bus "The Diamond"

Queen, a notorious Piccadilly prostitute

South to Wilton Crescent: 5 1/2 d.: yellow as map.

South to Belgarue Mans House: pink as map.

South to Belgarue Sq: 5 1/2 d.: yellow as map.

South to Belgarue Place: 5 1/2 d.: yellow as map.

Side to Belgarue Mans South: pink as map.

South to Taton Place: 5 1/2 d.: yellow as map.

South to Sechriston Mans: pink as map.

South to Taton Sq: 5 1/2 d.: yellow as map.

South to Taton Mans South: pink as map.

South to Chester Sq: 4 1/2 d.: yellow as map.

South to Chester St. Mans and King Mans: pink as map.

South to Sechriston St: 4 1/2 and 4 d.: lodging houses and shops with: new shops with flats over on side: red as map.

Side to Sechriston St Side: Dollar's dining table: pink as map.

West to Sechriston Place: south side down: in row back of good houses is Belgarue Palace Road which should be yellow: the remain;

portion of Richard Place is 3 st. lower : mixed
purple to pink : purple on map.

West to Rijalata h. : 2 to 3 st. : shops :
better north than south of May h. : red and
P. D. as map.

East to Royal Oak Place : stables and
small houses : pink as map.

North to Lyall h. : yellow as map

East to Saton Wing North Lyall Wing :
Louder Wing and Robert Wing : all pink as
map.

North to Chesham Place : 5 1/2 st. : yellow on map.

North to Palmer Wing and Chesham Wing :
pink as map.

West to Louder h. : 4 1/2 and 5 1/2 st. : yellow as map.

East to Halkin h. West : shops ~~on north~~ and
private houses : red to yellow : map is red on north
yellow on south.

North to Hotcomb h. : 4 st. shops and some
private houses : red as map.

North to Kinnerton h. : stables on East :
small 2 1/2 and 3 st. houses and some shops on

West: all good looking class: pink as map.
Kinnerton G. is a great street for letting: the
Public House at the corner of Wolcomb St is
largely used as is also the small barber's shop
on the west side.

From Kinnerton G. on the west side run
Kinnerton Lane: 2 mess: pink to purple: pink
on map:

Capener's Lane: 4 houses: pink as map.

Ann's Place: three 2^d cottages on south:
small 4th building on north. Pink to purple:
pink on map.

Fredrick Mess: pink as map.

Kinnerton Place: three 2 1/2^d houses: purple
to pink: pink on map: ~~and~~

Kinnerton Place North: ten 2^d cottages: no
front: pink to purple: pink on map: ~~and~~

College Place: two houses only: pink to purple:
pink on map.

West to Williams Mess: pink as map.

North to Williams St: 4 1/2^d: yellow as map.

West to Smith St: 4 1/2^d: yellow as map.

Ann's Place - purple

Kinnerton Place - purple

Kinnerton Place North - purple

College Place - purple

West to Sloane St. : good shops : red as map.
East to Harriet St. : two shops only : red as map.

East to Louise St. : 5 1/2 d. yellow as map.
South to Harriet Mews and Cottage Place : both
mews : pink as map.

South to Ladoga Place : 4 1/2 to 5 1/2 : yellow as map.
East to Port St. : 4 d. shops. Red as map.

South to Little Ladoga Place : 6 mews : pink as map.
East to Ladoga Cottages from the centre of Little
Ladoga Place : pink as map.

East to Chesham St. : yellow as map : except
a few shops in the corner north : red as map.

East to Lyall Mews East : pink as map.
South to Eaton Place and Lyall Place : 5 1/2 d. : yellow as map.

North to West Eaton Place Mews : not coloured on
map : pink to purple.

South to Eaton Terrace : 4 1/2 to 5 1/2 d. : a
few private houses on N.E. yellow as map : the
rest mews, shops, houses : red as map.

East to Eaton Terrace Mews : pink as map.
West to Proctor's Cottages : from 2 1/2 d.

houses : pink as map.

West Eaton Place Mews - pk

Sloane Terrace Mansions - yellow

Wilbraham Place - yellow

Lower Sloane St - yellow & red

Sloane Gardens - yellow

South to Cliveden Place (late Sutton Terrace
and Westbourne Place): 4 1/2 d. : many lodggs.
rd as map

West to Sloane Sq : shops : new build-
ing h.s. side. much better than old shops.
Red as map.

North to Sloane Terrace : on south side
just north of church row of 2 1/2 d. lodggs.
houses : rd to P.D. : beyond this to red new
work of St. Sloane Terrace Mansions : Red to
Yellow.

The block between Sloane Terrace and St. Sloane
is unmodelled. Charles St. East St. and St. Olympe
St. are ^{new} ~~old~~ : a new street Wilbraham Place
is now being formed from Sloane St to St. Olympe St. :
then backing on to St. Sloane an St. Olympe which will
be built also backing on to Sloane Terrace. On
the north of St. Sloane a few houses are left :
pink as map.

South to Lower Sloane St and Sloane
Gardens : new Wilbraham built 4 1/2 d. houses on the
space left uncoloured on the map. The only bit

of the new Chelsea in this sub. Division. Should
be yellow. The houses in Sloane St extend to
~~the~~ Turk's Row then in St Sloane further to
the old Chelsea Market: now Holbein News.
South of this is on the ~~west~~ east side a row of
old 4th shops: pt. as map. Opposite on the
lit marked purple are new flats: unfinished.

East to Pimlico Road. The space between
Lower Sloane St and Holbein Place is occupied by
Holbein House a lofty block of middle class flats
with shops below: should be red. East of Holbein
Place and ~~on~~ running some way up Union St is
Lambey Buildings a good lot of middle: pink as
map. East of Union St are shops: red as map.

North to Holbein Place. North of Holbein News
the west side is the backs of Sloane Gardens: the
east side is all down south of Whitaker St.
North of which are a few new shops: red to p.b.

East to Westbourne St: 2 1/2 St.: small shops
and dwelling houses: good looking class: pink to p.b.
pink on map.

From the north west end of ~~Whitaker St~~ run

Holbein House - pk

Holbein News - pk

Hart's Buildings - lb

Chester Cottages - purple

Skinner Street - purple

Whitaker St - purple

Belgrave Cottages - lb

Grosvenor Cottages - lb

Westbourne to run Hart's Buildings: form 2 st. cottages and walls: rather dingy and squelch: light blue rather than pink of map.

Chester Cottages: six 2 st. cottages: purple to pink: pink on map: and

Skinner St: 2 st.: similar to Chester Cottages: pink to purple: pink on map.

Opposite Hart's Map. on the east side is Eaton Cottages: eight 2 st. cottages with small front-gardens: light blue as map. There are no indications on north side.

West to Whitaker St: 2 1/2 st.: pink to purple: pink on map.

North to Palmer Cottages: 2 st.: small gardens: pink. light blue rather than pink.

South to Grosvenor Cottages: 2 st.: pink to Palmer Cottages: lb. to purple: purple on map.

South to Parson St: 2 st.: pink as map.

South to Graham St: the piece called

Gregory St on the map is now part of Graham St: it is 2 st. cottages and is still

poor: purple as map. Between Passmore h.
and Westmore h. between h. is good working
class pink as map: and rest of Westmore
h. 2 1/2 st. houses of better class, some with
Swiss families: p.b. as map.

South to Union h.: 2 st.: purple to l.b.:
purple on map.

East to Gas House Place: three cottages off
Union h.: purple to pink, l.p. on map.

North to Caroline St.: 2 1/2 st. to 3 1/2 st.: working
houses and good working class: some tenants:
pink to p.b.: pink on map.

South to Chester Terrace (late Newland h.).
Private houses, lodgings and shops: p.b. as map.

South to Stary h. at the corner of
which and Park Road on Colshill Mill Lane:
good work: should be pink, not pink and
red as on map.

East to Clifford Row: two houses only:
purple to l.b.: l.b. on map.

From Clifford Row runs east St. James Place
thirteen 2 st. cottages: purple to l.b.: l.b. on map

Bun House Place - purple

Little Ebury Street - purple

Ebury Gardens - db

Semley Place - purple

South to Avery Farm Row : 3 d. to
3 1/2 d. : small shops : pink as map.
East to Shay Sq : 3 d. pink as
map.

North to Little Shay St : 2 d. and 3 d.
purple to pink : l.b. on map. House said
rather rough.

West to Shay Gardens : 3 cottages with
gardens : dirt and gravel : l. to dark line :
l.b. on map.

East to Warren's Court : 2 d. Purple
to l.b. : l.b. on map.

East to Semley Place : 3 d. on west side :
l.b. to purple : l.b. on map.

West to Isannah Place : three 2 d. cottages.
l.b. as map.

On east side of Semley Pl. and Shay Sq
are Shay Millers : two good iron works : pink
as map.

East to Pigalle St from which turn on
west side Shay Place : 2 d. cottages : l.b. as
map :

Spring Gardens Place - lb.

There are no cars or taxicabs but there are big jobbers,
such as Wm. White and the Longi Company.

Spring Gardens Place : Six 2 st. houses
with garden : dirt and gravel : not
coloured in map : light to dark blue : and
Elizabeth Mans : five houses : 2 st. rather
gravel one house especially : l.b. as map.
In this court is a house with a wonderful
old door : thick, studded, painted green.

General Remarks:-

None trace half the area covered by
them walks is, with the possible exception of Mayfair,
the yellowest district in London : so far it remains
absolutely unaltered : & nowhere is there any
rebuilding or alteration : the huge, hideous, palatial
mansions remain as they were, and are inhabited
by the same wealthy class as of old : an indication
of the character of the district and of the persistence
of ~~its~~ its health is given in the fact
that here, almost alone in London, the mansions
are still all private and remain pink.

Outside the yellow area there exists a good
deal of poverty, and a still larger element of

lower middle and good working class: this all
 centers in the area bounded by Union Park, Sigel
 to Hollen Park and Pacific and Mackinham
 Palace Roads. Here there remain a good many
 old streets and courts, some of them unusually
 quiet in their formation, inhabited by a population
 of whom a few are obviously very poor: signs
 of squalor or destitution are however almost totally
 absent. Here too are the three large blocks of
 modest, cheap, Colchick and Dunlop, Milbrip,
 all favorable specimens of their class. In
 this district great changes are imminent and
 apart from the Milbrip which I suppose will
 remain, it will probably cease to be working
 class: all changes here lead to an upward
 move: the district is too central to be given
 over to the poor: Hoare gardens is built on
 the site of similar courts: the pink and
 red patch between Hoare Sq and St. G. is in
 process of becoming yellow: already the whole
 of the mill houses on the east of Hollen
 St. Park are down and very shortly the whole

to pick up to well known U. with price way
 to Herts: the courts to the south of Ching U.
 are also doomed to early destruction. From here
 there appear a considerable working class colony
 with some to be expected, and with the idea to find
 no better ground in the neighborhood: and
 one is inclined to sympathize with a loafer who,
 as Hornsby and I entered Eaton Cottages and
 expressed the opinion that "It is a blood shed
 to pull down the houses of the poor."

The only other district where there is the
 smallest number of poverty is in the string
 of houses courts off that curious little place
^{of Kinnerton}
~~between~~ U. between Milton Place and London Sq.
 but as a whole I think Hornsby is correct in his
 opinion that through the whole of his subdivision
 the amount of real poverty is very small

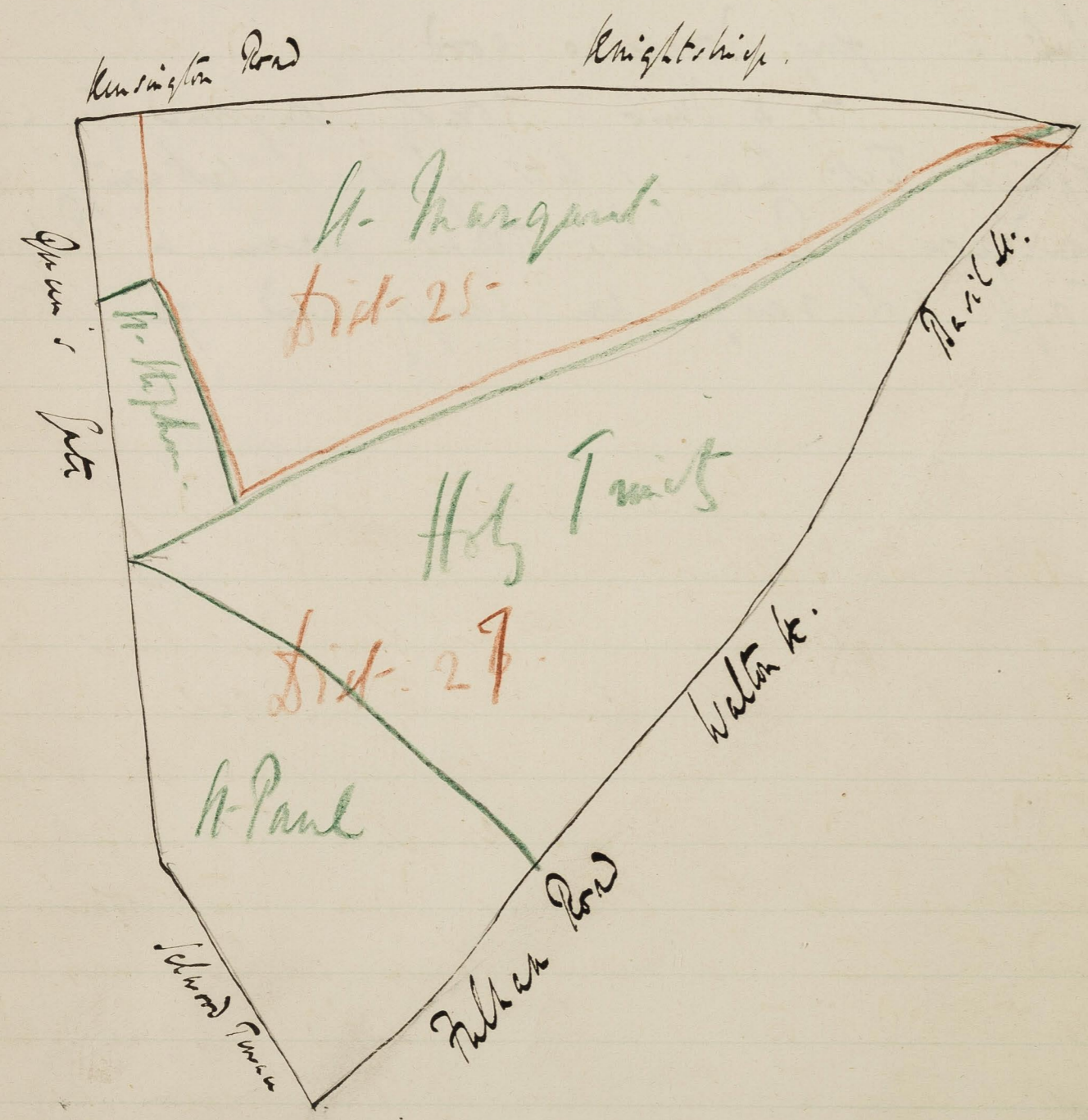
On the question of crime Hornsby says
 that there is no crime on his ground:
 such crime as there is is mainly due to drunken
 boys in the southern part of Pentico.

Prostitution he has seen is very rare, as

too is letting - a constantly growing trouble:
it is universal among the servants, coachmen etc
of Peru: lookers on constantly find
but a fine does no good.

As to drink. Those who complain the greatest
opinion that there is less of it: certainly less
drinking. The public houses however in Peru,
though not many, are largely used for letting

District covered.



West End 25/27 79

Feb. 27th and 28th. 1895. Dist-25 and 27
 Walked with Inspector Andrews round district bounded by Kensington Road and Knightbridge on the north, by Basil St., Walton St. and Fulham Road on the south east, and by Selwood Terrace, Osborn Gardens and Queen's Gate on the west being part of the parish of Holy Trinity, and St. Paul and parts of the parishes of St. Margaret Westminster and St. Stephen.

Starting at the north end of Sloane St. south to Basil St. (late north St.): now in process of transformation: a few old shops are left at the N.E. corner with the east side of Hooper's Court. Wharfed: but then with all shortly to be demolished: with this exception the whole of the north side of the street is down into Hooper's Court and the other l.b. court shown on the map: the south side too is all demolished and the rebuilding has begun with two blocks of flats one Deal Mansions similar high class flats will be built ~~to~~ along the whole street and will I imagine be yellow in

Character. West of New St on the north side is Harrod's with at this point Flats on the shop: on the south side again are Flats, Hans mansion. Yellow

New St - pk

North to New St which now only extends as far as Basil to the continuation being Hans Crescent which includes St. Exeter St. The west side of New St is Harrod's which has taken in the Dark Lane court and Queen's garden. On the east side of New St are 4 1/2 sh. shops of poor character: pink rather than p.b. no doubt they will soon be demolished.

Hans Road - yellow

North to Drompton Road: good class shops throughout: red as map
South to Hans Road: now rebuilt with the exception of two shops at north end: now a bit of Modern Chelsea: 5 1/2 sh. red brick, ornamental porches etc. Yellow rather than p.b.
West to St. John's Place: 2 sh. cottages: very quiet and decent: pink as map.
West to Princes Gate: 5 1/2 sh. yellow as map.

Wed. to Beauchamp Place: old fashioned
3 1/2 st. Wick: rather like a shabby Maybone St.
furnished apartment and a number of what
Andrews called "respectable knocking shops": i.e.
prostitutes from Piccadilly living there and
bringing men home.

South to Walton St.: east of Orington
St. it is 2 1/2 to 3 1/2 st.: yellow on map.
West of Orington St. the character changes
completely always getting poorer as it goes west.
It is from 2 st. to 3 1/2: mainly tenements with
some lodg'g houses and shops. Pink on P.D.
P.D. on map.

North to Orington St. and Orington square
4 1/2 st.: both yellow on map: there should
be colour on the east as well as west side of
Orington square.

West to Yeoman's Row: on west
side now walks at north studio at south:
on east 3 1/2 st. old houses: rather rather
mixed: purple & pink: purple on map.

West to Egerton Place: pink on map

Yeoman's Row: studios - red

Egerton Terrace - yellow

Crescent Place - pk

West to Egerton Terrace late Michael's
Grove which really includes Egerton Place: at
the north end on flats and 5 1/2 st. new
red brick houses: should be yellow: at the
south end are still left the two terraces of 2 1/2
to 3 1/2 st. houses with gardens in front: red to
yellow: red on map. I am inclined to think that
the new yellow in this district has had a tendency
to veer some of the old red.

West to Egerton Garden: 5 1/2 st. red brick,
yellow as map.

South to Egerton Crescent late Brampton
Crescent: 3 1/2 st. yellow as map.

South to Crescent Place: 2 1/2 st. cottages,
some double fronted: on north side some 3 1/2
not coloured. Street working class: pink to purple:
purple on map.

North to Fulham Road: at this point
called on the map Oxford Place and Oxford Terrace:
shops throughout of rather poor character: from P.D.
to rd: red on map.

North to South St: some 4 1/2 st.

some private, but numbers of lodgng houses
Red as map.

North to Alfred Place and Alexandra St;
similar to South St. : red as map.

North to North Terrace : 3 1/2 h. : rather
inferior to the previous ones but not much.
Furnished apartments. Red as map.

South to Marble Lane : Alfred Place
perhaps purple rather than pink

North to Marble Lane which now includes
what is called Old Drompton Road on the
map; at the east end Old Drompton is the
the west main) shops. Red throughout as map.

West to Exhibition Road : good class shops.
Red as map.

South to Alfred Place West. : 4 1/2 and
3 1/2 h. : some private houses mixed with shops
and lodgng houses : Red as map.

South to Pelham St . Opposite the
railway station are 2 1/2 to 3 1/2 h. houses : some
new some old : looking rather shabby : red as
map. East of Pelham Place on the south side

Thursloe Mews - purple

Pelham St - pk b²

are only Hales and the red comes off: on the north side are small semi-detached villas and a terrace of 2 1/2 storey houses: the majority of them are inhabited by foreign prostitutes: a colony who came here when they were turned out of Old Compton St.: they are very quiet and there are no complaints from neighbours. Behind Pelham St. are a few middle class villas a cottager and studios with a lawn tennis ground.

South to Pelham Place: 3 1/2 st.: nearly all lodging houses: red as map

South to Pelham Crescent: 3 1/2 st.: mainly private houses but some apartments. Yellow to red: yellow on map.

West to Sydney Place and Oakton Sq: 4 1/2 to 5 1/2 st.: should all be yellow instead of only partly on map.

Sydney Mans (late Cranch Mans) is now practically uninhabited and the pink comes off.

West to Summer Place Terrace: 4 1/2 st.: mainly private but some apartments: yellow to red: yellow on map.

Pelham Crescent - red

Sydney Place & Oakton Square - yellow.

West to Foulis Terrace : as Summer Terrace : yellow to red : yellow on map.

West to Heville St. : 2 1/2 to 4 1/2 st. : non apartments then surrounding streets : red as map.

West to Selwood Terrace : 2 1/2 to 4 1/2 st. : all private residents : red to yellow : red on map.

North to Oxston Gardens : 5 1/2 st. : yellow as map.

North to Oxston Mans : pink as map.

North to Crashy Place and Summer Place : 2 1/2 st. to 4 1/2 st. : yellow as map.

Between Crashy and Summer Place is Old Prompton Road ~~is~~ is new block of flats business mansions : red to yellow. The red of Old Prompton Road is good class shops : red as map.

North to Glendower Place : 5 1/2 st. : non flats, hotels, business. Red rather than yellow.

West to Porte St. 2 st. to 2 1/2 st. : fair shops and lodging houses. P.D. as map.

North to Harrington Road : 5 1/2 st. : non almost entirely hotels, shops, business and flats. Red rather than yellow.

Glendower Place - red

Harrington Road - red

South to Rosa and Kendrick Mens: both pink as map.

West to Mason Mes: 5 1/2 d. yellow as map.

North to Queen's by Mens: pink as map.

West to Queen's by Mes: yellow as map.

East to Queen's by Womwell Mes (late Carlson Mes): 4 1/2 to 5 1/2 d.: yellow as map.

West to Womwell Mens: pink as map.

North to Womwell Road: 5 1/2 d.: yellow as

map. The houses between Womwell Mes and Exhibition Road are all unalt. and Andrew says have been for years.

West to Queen's Gate: 5 1/2 d.: yellow as map: but there is a good deal of new building on the uncoloured part of east side: magnificent new red brick houses.

From Queen's Gate to Prince's Gate run two new roads Imperial Institute Road: only one yellow house at N.W. end: and Prince Consort Road: only large block of new flats at S.W. end: should be yellow.

North to Bremen Road. Flats: yellow as map.

Prince Consort Road - yellow

Red. to Jay Mans : pink as map.
Red. to Albat-Hale mansions : huge blocks
of gloomy flats : yellow as map. These Albat-
Hale mansions is the new block of flats (they are
called "maisonettes") facing on to Prince Consort Road.

Red. to Princ's gate, Princ's garden,
Christman garden and Rutland gate : all yellow as map.
Princ's Mans here, Princ's Mans Christman
Mans, Rutland Mans and Christman garden Mans (2) are all pink
as map.

Red. to Hill St. : 2 1/2 d. : nearly all
furnished apartments : red as map, or p. b. as map.

Red. to Charles St. : as Hill St. but not
quite so good : one brothel here and several
prostitutes living in the street. P. D. as map.

Red. to Knight's bridge : shops ^{some} with flats
above : red as map or yellow lined with red.

The extreme back block at the corner of
Knight's bridge and Drompton Road is being rebuilt
with shops and flats.

South to Knight's bridge seen : small shops :
P. D. as map. West side only occupied.

Fulham Bridge Yard - pink

Raphael St purple

and Fulbett Place
Fulham Bridge Yard, the best. (purple or grey
is now ~~unimproved~~ being white. Pink rather than purple.
West to Lancelotti Place: uncoloured on map;
small cottages and houses on west: should be pink,
North to Raphael St: poor class lodging
houses and tenements. One rather low pitched. Pink
to purple: pink on map.

West to Tuscan Sq: small 2 1/2 d: all
lodging houses: poor class than Hill St and Anson
St: P.D. to pink. P.D. on map.

South to Arthur St: 2 1/2 d: small tenements
and tenements with lodgings and cottages: pink to purple: pink on map.

South to Cottage Place and Tuscan Place: 2 d:
flagged courts: parties, balconies etc: very quiet.
L.D. as map.

West to Montpelier Sq and Montpelier Terrace.
2 1/2 d: mainly private but some apartments:
as map.

South to Montpelier Row: 2 1/2 d, with small
front garden: pink as map.

East to Montpelier Place: 2 1/2 d: as Arthur
St: pink as map.

Middle St - purple

Rutland St - purple

Cheval Place - purple

Albert Gate - yellow

Wellington Court - yellow

Gate to Stirling St (late Alfred St): 2 1/2
d. lodg. houses. P.D. as map.

Gate to Alfred Cottages: three 2 d. cottages.
L.D. as map.

Gate to Montpelier St: 8 small shops and
lodg. houses. New King's Home on east. P.D. as map.

West to Chapel Place: news on south;
2 to 3 d. on ^{mountain} north. Pink to purple: pink on map.

Gate to Middle St: 2 d. north; 3 d. south.
tenants and cottages: purple rather than pink.

Gate and west to Rutland St: 2 d. and 2 1/2.
some with small front gardens: purple rather than
pink

West to Cheval Place: only a few houses on
west side: pink to purple: pink on map.

West to Prompton Sq: 4 1/2 to 5 1/2 d.: some
private and number of lodg. houses: red as map.

West to Cottage Place: semi. dd. cottage villas.
Red as map.

(Gate to Albert Gate: yellow rather than red.
Miller Phillips: pink as map.

Park Row: Red as map)

General Remarks

The district round J. town walks is of no great interest. The large yellow area of Kensington andrompton is almost unchanged, the only place where there is any sign of decay being the corner opposite South Kensington Station where Kensington Road and St. James Place are lapsing into hotels and business premises. To counterbalance this there is building of the yellowed character north of Cromwell Road & between Queen's Gate and Prince's Gate.

Not much of the New ~~Chelsea~~ Chelsea is included in the district: so much as there is - (in the north east corner between Park Lane andrompton Road) - has kept away a small area of poor, crowded and degraded streets and courts.

The only part of the district where there is any remnant of poverty is in the streets between Knightsbridge andrompton Road, and Rutland Gate andrompton Sq: here I think a Chapel Row, Middle Lane and Rutland Lane there are

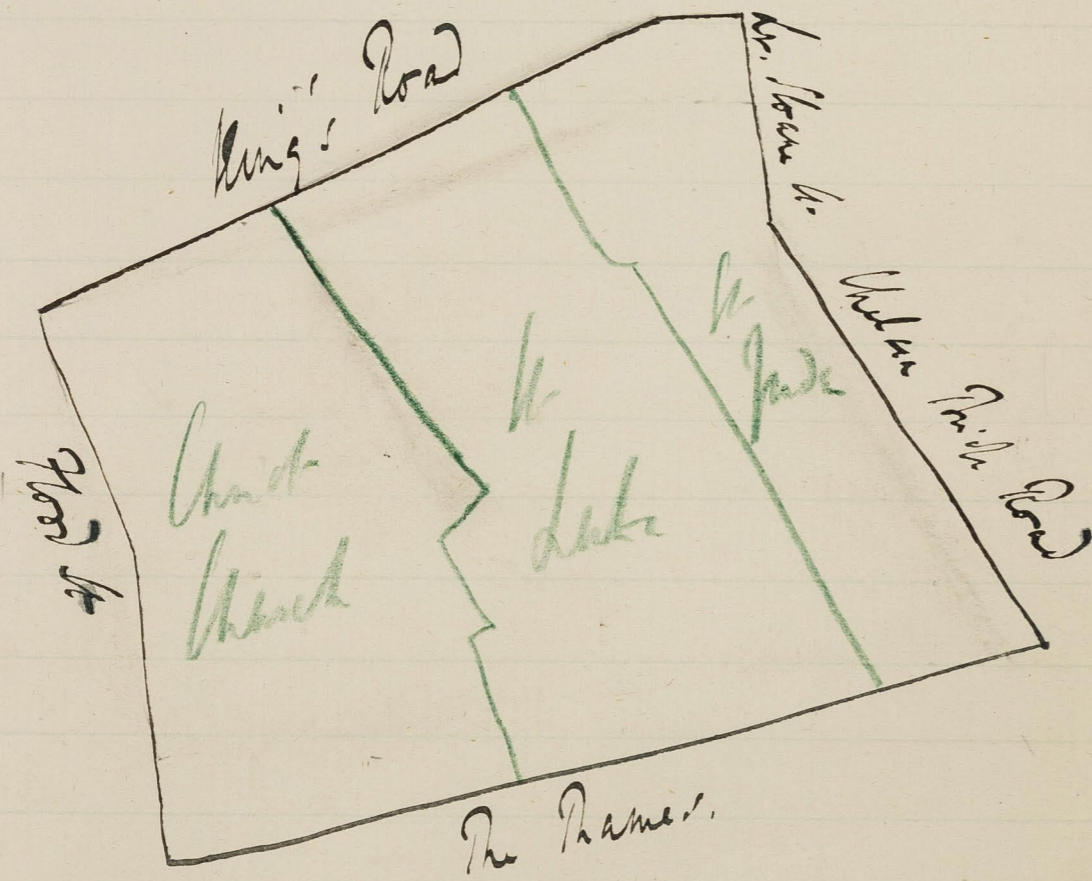
possible signs of decay: in these streets are a number of chamomies and others dependent on the rich houses of the neighborhood. The more westerly streets of this area are rather shady in character, containing several known Protestants and other temples. The whole of this red and pink area will no doubt give way to yellow as soon as the leaves fall in: the ground is far too valuable for the class of property now on it: it is the only poor patch left in the neighborhood and as Andrews said when it is demolished there will be no place left for the chamomies, coaches, hairs etc who live here, and they will be driven out as all the poor of this district are being driven to Datchman and Fulham.

Throughout this district the men almost without exception keep up their character and remain pink. Here and there there are job masters and tradesmen's centers but they are all of high class. I have seen no cabs in the men.

Inspector Andrews has been an excellent

guide. He is the best educated if not the
most intelligent officer I have had. He has been
five years in this division.

District - conrd



26
13

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March 1st 1855. Dist- 26
 Walk with Inspector Andrews round
 district bounded by King's Road on the north, &
 Lower House St and Chelsea Bridge Road on the
 east, by The Thames on the south and by
 Flood St on the west. viz parts of the parishes
 of Christ Church, St Luke, and St
 Jude

yellow. —

Starting at Lower House St, south
 down Lower House St: new red brick end terra
 cotta houses on west, 4 1/2 St: apparently wealthy,
 but Andrews said mostly living up to and beyond
 income: should be yellow. All the south corner
 one shop is block of Ladies Residential Chambers,
 and to point in character.

The poor block on our map at this
 point bounded by Turk's Row and Queen's Road
 is denuded with the exception of two Public Houses:
 here are being built four rows of houses and
 flats of high class: yellow to red in character.

Sloane & Burton Courts - yellow

Tite St S of Queen's Road - yellow

Embankment Gardens - yellow

Paradise Walk lb l²

They will be called Sloane Court and Burton Court

West to Queen's Road: 3 st. mostly shops of poor class: but in the middle row of once beautiful old suburban houses like those in Church St. Stoke Newington: now let in tenements or for business. The pink is map.

South and north to Tite St: mainly 1/2 st. and back and tenement cottages: many studios and several large houses. Red is map north of Queen's Road: and to yellow south.

East to Embankment Gardens: fine new flats and houses on the piece of ground between the gardens of the Chelsea Hospital and Tite St: should be yellow.

West to Chelsea Embankment: row of magnificent houses of the yellowish type: as map. North to Dilke St: flats on south side with one studio: pink as map.

North to Paradise Walk: 2 st: mostly Irish: very rough: constant smoke rows: with Oakham St, the worst spot in the sub-division.

Swan Walk - yellow

Cheyne Court - red

Christ Church Terrace - purple

Dirty but not so repaired as I should have expected from police account. Probably light blue lined back rather than light blue.

West to Down Mews: pink as map.
West to Swan Walk: four old suburban houses still left with small front gardens: red to yellow: red as map.

West to Christ Church St. when there is a new block of flats Cheyne Court covering the block (but for the 'church school') bounded by Queen's Road Christ Church St. Robinson St. and Flood St. (good place for actors and Bohemians. Archives says very bad) built. Rents £70 to £100. Red to yellow.

North to Flood St.: 1 1/2 or south of Redcliffe Road: 2 1/2 st. to north: tenements: working class and small houses: pink as map. East to Blind Cottages: six cottages: N. to purple: purple as map.

East to Carverham St.: 3 st. to 3 1/2 st.: all tenements: pink to purple: pink as map.

North to Christ Church Terrace: as Carverham St.: pink to purple: pink as map.

Christ Church St - purple
South of Christ Church St is Darlan
Turner : 2 1/2 st. : quiet cul de sac : purple
to pink : pink on map.

113
North to Christ Church St : 3 st and 3 1/2 st.
to the two previous streets but distinctly poorer
opposite Ralston St when it is no better than C.B.
~~to pink~~ The rest of the street purple to
pink : pink on map.

North to Ralston St : 4 1/2 st : good
middle class : red on map.

North to Tedworth St : 3 1/2 st. to 4 1/2 st.
to Ralston St but rather richer : red on map.

West to Redburn St : 2 1/2 st : all tenements :
good working class : pink on map.

North to Redersdale Road : as Redburn St :
perhaps a little better : pink on map.

North to Shanfield St : 2 1/2 st. to 3 1/2 st.
all tenements : rather mixed : pink to purple :
pink on map.

East to Radnor St : 3 1/2 st : as much
as Shanfield St : pink to purple : pink on map.

East to Smith Turner : 2 st : rather better
than two previous streets but still mixed : pink to
purple : pink on map.

East to Smith St : a very mixed street :

New Gordon Chambers - lb

Woodgale St - lb

Wellington Square - pk b²

to the north are good old houses built for the middle class: now let in tenements: very respectable: pink as map. On the hill between Smith Terrace and Redwood Road is a large Common Lodging House, New Gordon Chambers or Waldeman House: very pretty, completed but patronised by many cheap customers. South of Redwood Road is a terrace of 10 houses called Durham Place: 4 1/2 st: red as map. South of Churchyard St are small 2 st old houses, mainly shops of poor character: pink as map. East to Woodgale St. (late ditto Smith St.) one house and others a north: 3 st. House with very small front garden on south: all tenements: poor and crowded & but quiet. Light blue rather than purple of map. North to King's Road: all shops: mostly of good class and improving towards Moore St: red as map. South to Wellington St: 2 1/2 st: some private but many apartments: many prostitutes here: red to pink: red on map. East to Royal Avenue (which now includes)

Homas Terrace : 2 1/2 to 4 1/2 st. : as built by
by but rather better : all keep servants. Red
as map.

East to Walpole St. : main apartments :
many stores and Bohemians about here : red as
map.

East to Cheltenham Terrace : 3 1/2 st. :
terraces and apartments : pink to red : pink
on map.

South to St. Leonard's Terrace : 3 st. to 5-6 st.
mainly private : a few apartments : red as map.

General Remarks.

This on the whole is a quiet respectable
district, the bulk of the inhabitants being fairly good
working class living in the group of streets & around
pink on the map, between Smith St. and Flood St.
with Queen's Road on the south : but though they are
highly respectable these streets I think show signs of
decay : except in Redburn St. and Redvale Road,
which are more modern, the houses are showing signs
of age, and I imagine are attracting a poorer

Cheltenham Terrace - pink?

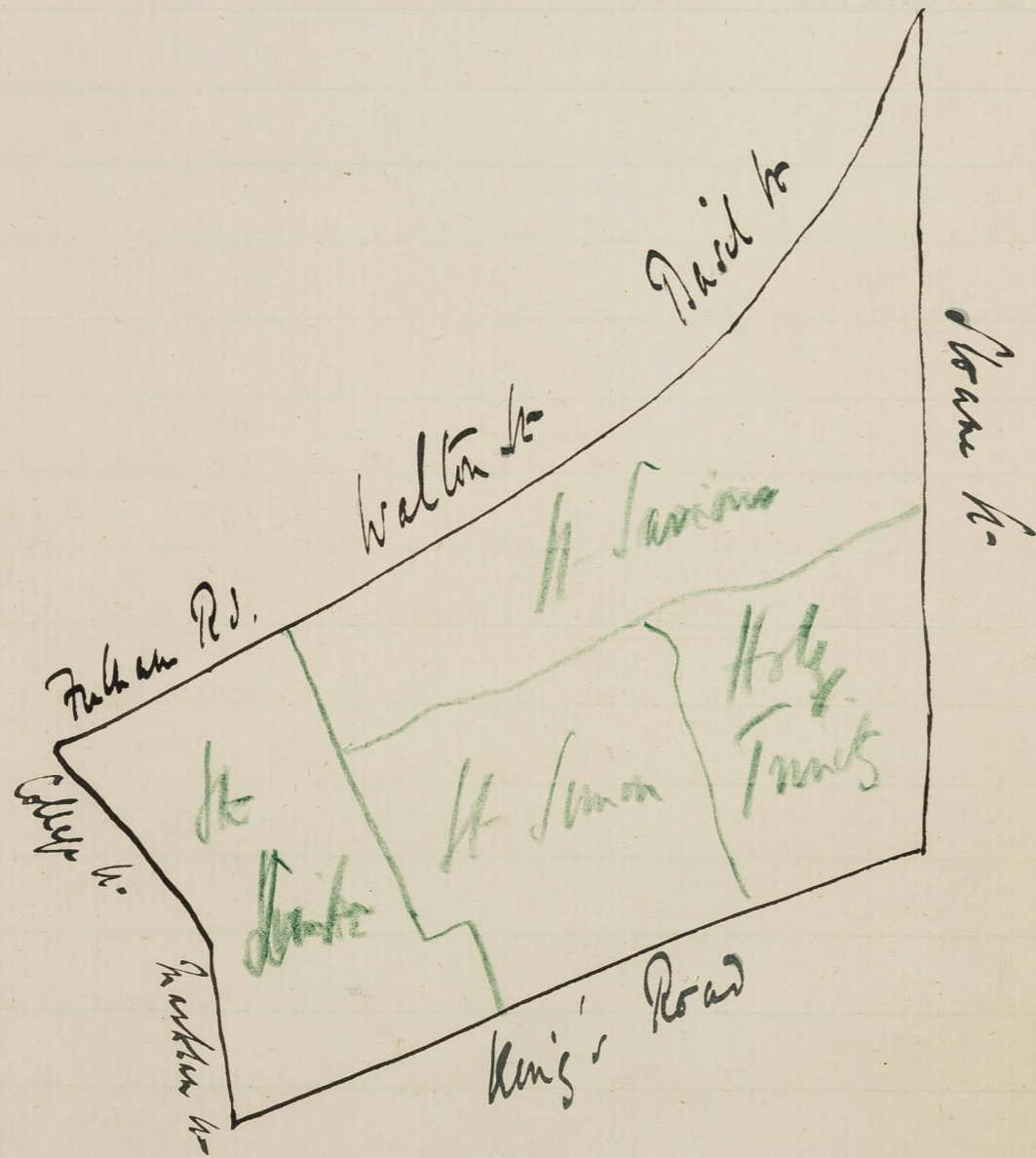
less than ten years ago: a point - then too
is the fact that they are narrow and cheerless.

The bulk of the real poverty of this district
has been visited by the demolition of Turk's Row
and the courts off it: this perhaps accounts for
the apparent deterioration of Paradise Walk, which
on the police evidence now requires a black line:
this I imagine is the only instance in which darkness
in 'yellow' houses could literally throw a stone
into 'black'. The only other remaining poor street
Woodfall St. (late Lane Smith St.) seems also to
have gone down: its immediate neighbourhood I
imagine has not been improved by the presence of
the large, common looking house which seems
oddly placed in the otherwise respectable Smith St.

The map shows that the district is well
off in the matter of open ground. Pavilion Court
is not open to the public except in the summer
when cricket matches are on: but the grounds
of Chelsea Hospital are open, and even in winter
the beautiful lime walk with its ~~next~~ numerous
seats is a pleasant and useful spot, quite

to unlike anything else in London. I had never
been through it before, and as we passed through it
I could have imagined myself in Oxford rather than
in London.

District covered



Westward
26

March 2nd and 3rd. 1855

~~Dist 26~~
Dist 26

Walk with Inspector Andrew round district bounded on the north west by Fulham Road, Walton St. and Cecil St. on the east by Moore St. on the south by King's Road, and on the west by College St. and Markham St. being the parishes of St. Simon and St. Simon and parts of the parishes of Holy Trinity and St. Duke.

Starting at the corner of Moore St. and Cecil St. (late north St.) south to Charlotte St. and Cross St. which lat. for a public house remaining at the west corner facing toward Cecil St. an ~~area~~ uninhabited being either in a state of demolition or given up to business: here Hansd's has their stables and other warehouses; all the light here has therefore gone: the pink pie to the east which is the north part of Parition St. is now practically uninhabited, and all the colour comes off here. In Cecil St. on the new flats mentioned in a previous walk south to Hans Crescent (late Dexter St.):

yellow →

this remained shut - extends west as far as
Beal St. it is completely white - on the south
side is the Hans Incent Hotel and a block of
flats - on the north side are new red brick and
terra cotta houses of 4 to 5 st. - all yellow. The
purple courts ~~to~~ behind the Hans Incent Hotel
are gone.

South to Herbert Incent : as Hans
Incent : yellow as map.

South to Hans Place : 5 1/2 st. yellow as
map. Some of the houses here are old, but
many rebuilt in the modern style.

West to Walter Place : 4 1/2 st. : an
old street : some private, some apartment :
red as map.

South to Port St. Mems : pink as map.

South to Port St. : 5 1/2 st. : yellow as map.

North to Hans St. : one house only : yellow.

Parliament Road : between Hans Incent and Port
St. is practically uninhabited : and the pink comes
off : south of Port St. it is a mems : pink
as map.

West to Lennox Gardens : 5 1/2 st. : yellow as map.

East to Upton Manor : pink as map

East to Thapto Manor : pink as map. This manor is a island ~~manor~~ : it runs through from east to west.

South to Ladoga Lg : 5 1/2 st. yellow as map. A road is now made from the south end of Ladoga Lg into Norm Lg.

South to Ladoga Terrace : 5 1/2 st. : the western half now forms part of Ladoga garden. Flats and private houses : yellow as map.

South to Ladoga garden - which are now completely built & built : 5 1/2 st. : yellow : they have swallowed the pink shown on the map.

South to Draycott Place which now begins west of Ladoga garden and extends on both north and south sides up to Mark Lane Road absorbing the Sanatic Hygiene shown on the map. the yellow. Draycott Terrace to the north is on the back of Ladoga garden.

South to Hyman St which now only extends

Draycott Place - yellow

Symons St - red

from Sloane Sq to Ladgen Square: on the south side it is the back of Peter Jones' shop: on the north shops with flats on: and to yellow.

At the junction of Sloane St and Sloane Sq. is Ladgen Mansions: and as map.

West to Culford Gardens: the part of Seymour St coloured l.b. on map. Here except at the south west corner, where a few old houses are still undisturbed are fine new houses as in Draycott Place: should be yellow.

West to Blacklands Terrace: 3 St: Dist shops on west side: a peculiar dist rag shop at the corner of Culford Square: pink to purple to pink: pink on map.

South to King's Road: shops: and as map. North to Lincoln St: 3 1/2 St: tenements and apartments: pink as map.

West to Coulson St: 2 1/2 St: tenements: pink as map.

North to Cumberland Place: houses on north side only: 2 St from: l.b. rather than pink.

Culford Gardens - yellow

Blacklands Terrace - purple

Cumberland Place - purple

Beaulieu Buildings - lb

Keppel St purple

South to Anderson St. : 3 1/2 st. : tenements and apartments : pink on p.b. : pink on map.
 West to Bywater St. : 2 1/2 st. : tenements : pink to purple : pink on map.
 West to Markham St. : 2 1/2 st. : main apartments : p.b. as map.
 West to Markham St. : 2 1/2 st. : tenements : pink to purple : pink on map.
 East to Colley Place : 2 and 3 st. : purple on map. At the N.W. corner of Colley Place and Norman St. is a common lodging house Beaulieu Buildings : well conducted but poor and rough : might be dark blue.
 North to Norman St. : 2 st. : pink as map.
 From Norman St. north near Beaulieu Place : pink.
 East to Keppel St. : 2 and 3 st. : a long and mixed street : shops at north end : cottages in middle and some 3 st. houses at south : bits of the road are pink but I incline to make it purple all through. It is especially poor opposite the Road School.
 East to Marlborough Road : a mixed

Whiteheads Grove - red

Street of 2 and 3 dr. shops and houses, some with small gardens: at the north end it is used at night and a Saturday as a market street: a few stalls out in the morning: Pink lined as map.

West to Whithead's from: an old fashioned suburban street of solid middle class houses with small gardens: red to p. b. P.D. on map.

North to Colley St.: 2 1/2 dr.: good looking class and small markets: pink as map.

East to Francis St.: 2 dr.: mixed: purple to l. b.: ~~to~~ purple on map.

North to Oakham St.: half the center of the west side is down including the court, making out, and is now a sub. garden. The street is 2 dr. asphalt paved: mainly low Irish: costars, monarchs, laborers: ~~are~~ very rough & make troublesome to police. Soil looks, Irish sodden old Irish women at the doors: type of qual. poor not prominent. L.D. lined black as map. This street is known as Oakham Bay in the unpublished

(Cf. 'Cater Day' alias Horace St.)

East to Hayton St. : 2 st. : much as Francis
h. and Keppel St. : purple to l.b. : purple on map.

North to Leader St. : 2 st. : poor shops and
houses : pink to purple : pink on map.

North to Little Keppel St. : 2 st. : fair respectable
in the lit. mainly north and south : dirt and
Squashed when it turns into Keppel St. light to
dark blue : l.b. on map.

East to Albert Place : 2 st. : shops : pink
as map.

East to Caroline Place : 2 and 3 st. some
with small front gardens : poor and rather
rough : costers and some Irish : signs of
dark blue & some houses : on the whole l.b.
as map.

South to Ives St. : 2 and 3 st. : narrow
asphalted paved gloomy : very poor but not
troublesome to police : a good deal of dark blue,
but perhaps ~~scarcely~~ scarcely sufficient to pit up
the colour which might perhaps be light blue.

South to Green St. : a few poor shops and

Leader St. - purple

Green St. - purple

2 st. lanes : distinctly poor : l.b. or purple rather than pink.

South (where) from A- is a small
Mews not shown on map : dirty squab :
four dung heap, pipes : should be l.b.

Also south out of from A- is half
Cottages : four cottages : l.b. rather than pink.
North to Marlborough Phillips : two
new works of Durling's running from from A-
to Walton St : take narrow and gloomy but
respectable : a police Indiana pit.

East to Richard Place : houses now only
on left side west being Marlborough St. : 24 :
good and quiet : might be a stone but
very respectable : purple to pink : purple on
map.

East to Frist St : 2 1/2 and 3 1/2 st. : all
tenements : purple to pink : purple on map.

East to Harker St : 2 1/2 st. : as Frist St :
perhaps a little poorer : purple to pink : purple on map.

East to Orington St : 2 1/2 st. : middle class :
lodging : p.b. as map.

Mews - lb

North cottages - lb
Marlborough Buildings - pk

Richard Place - pk

Harker St - pk

Milner St - yellow & pink

Rawlings St - pk

Severett St - lb

East to Lynn St as Memo: pink as map.
South to Milner St: 3 1/2 st. and 4 1/2 st.: the
look of house opposite Lynn St is about yellow,
the rest of the street scarves better than pink:
all red on map.

South to Moore St and Halsey St: 3 1/2 st.:
both in the main street of good furnished apartments
with some private residences: they have been if anything
raised by their proximity to New Chelsea, P.D. as map.

West to Rankin St: 2 1/2 and 2 1/2:
Some of apartments: some tenements: scarves better
than pink: p.b. on map.

West to Dexter St: 2 to 2 st.: pink to
purple: pink on map.

North and south to Severett St: 2 st.:
part uncolored on map: poor: l.b. rather than
purple

East to Wood St: 2 and 2 1/2 st.: purple
to l.b.: purple on map.

South to Orford St: 2 and 2 1/2 st.: quite
comfortable street: pink as map.

South to Little Orford St: darker on south

Badogan St - pk

Guinness Buildings - lb

side : on north side 2nd. lower : dirty and
separated : l. to d.b. : l.b. on map.

South to Badogan St : 2 1/2 st. : poorer at
the west-hand end : mainly tenements : should
be pink west of Rankin's St : p.b. on map.

South to Guinness Buildings : new roads
in the area between Badogan St, Marble Arch Road
and Draycott Terrace : seven blocks : inhabitants
of course poor, but very quiet, hardworking, and
respectable.

General Remarks.

(26)

The district covered by these notes divides roughly into two halves, the one scarcely inferior to its neighbour Palper's in wealth the other poor and even in places 'shummy'. The first half which one may call the New Chelsea, though then quite modern was largely built at the time of our map, but the demolition and rebuilding has been and still is in progress, and to the yellow quarter shown on the map have to be added Basil St. Hans Crescent, Hans Road, Dreycott Place, Culford Gardens, and the greater part of Cadogan Gardens. The yellow indeed is gradually spreading westward and will I imagine before long swallow

Most of the poor streets of Old Chelsea
 which still remain between Lenox Square
 and Marlborough Road. The New Chelsea
 is of course far too new to show
 any signs of decay: it is I suppose
 less healthy than Mayfair and poorer
 than Pall Mall, but it is certainly
 smarter, and one gets in Ladogan Sq
 or Lenox Square a greater impression
 of luxury and magnificence than on any
 part of the former estate.

Adjoining the splendour of New
 Chelsea, and separated from it only by
 the shallow gentility of Orington St. and
 Moore and Halsey Sts. lies the poorest
 bit of Old Chelsea, a quarter for the
 most part of mean two and three
 storied streets, reminding me strongly

of parts of Mile End or Petrusal spur.
 Here I think there are signs of decay:
 the work starts Octham to end
 In. to remain much as they were,
 but and they seem to have contaminated
 the strata in the neighbourhood where
 there is certainly much less pit
 than the map shows: possibly some
 of the pit has gone into the new
 Marlborough Dingles, leaving the
 old houses for them who have been
 evicted from the courts round Paul
 St for whom too some provision has
 been made in the new block of
 Quincey Dingles off Marlborough Road.
 But though this district is distinctly
 poor, the poverty is I should say

except in Oakham St. Little Keppel is
 and possibly Mrs St. of the respectable
 type: there is little of the sordid
 squalor of Hoxton, or Lisson Grove, or
 Somers Town: indeed, with the exception
 of Mrs St., in spite of being
^{of the} narrow and backless, the streets are
~~except~~ exceptionally cheerful for a
 poor quarter, and Mrs St. is the only
 street in which I have felt, as I
 felt throughout a great portion of
 Lisson Grove, that life would be
 intolerable.

Andrews, in common with most of the
 police, has not much that is evil to
 say of his ground, but he rather
 discounted his evidence by saying, - when

I was questioning him as to the use
of banners and newspapers for literary -

"You will never get the police to
admit much that is wrong in such
matters: it would be condemning themselves."

In the main however no doubt he is
a true witness when he says that the
district is on the whole quiet, and
law abiding, and that the problems
here are not so much connected with
crime, as with the protection of property
the regulation of traffic and so on.
Such crime as exists is almost
entirely due to drink and its
attendant troubles.

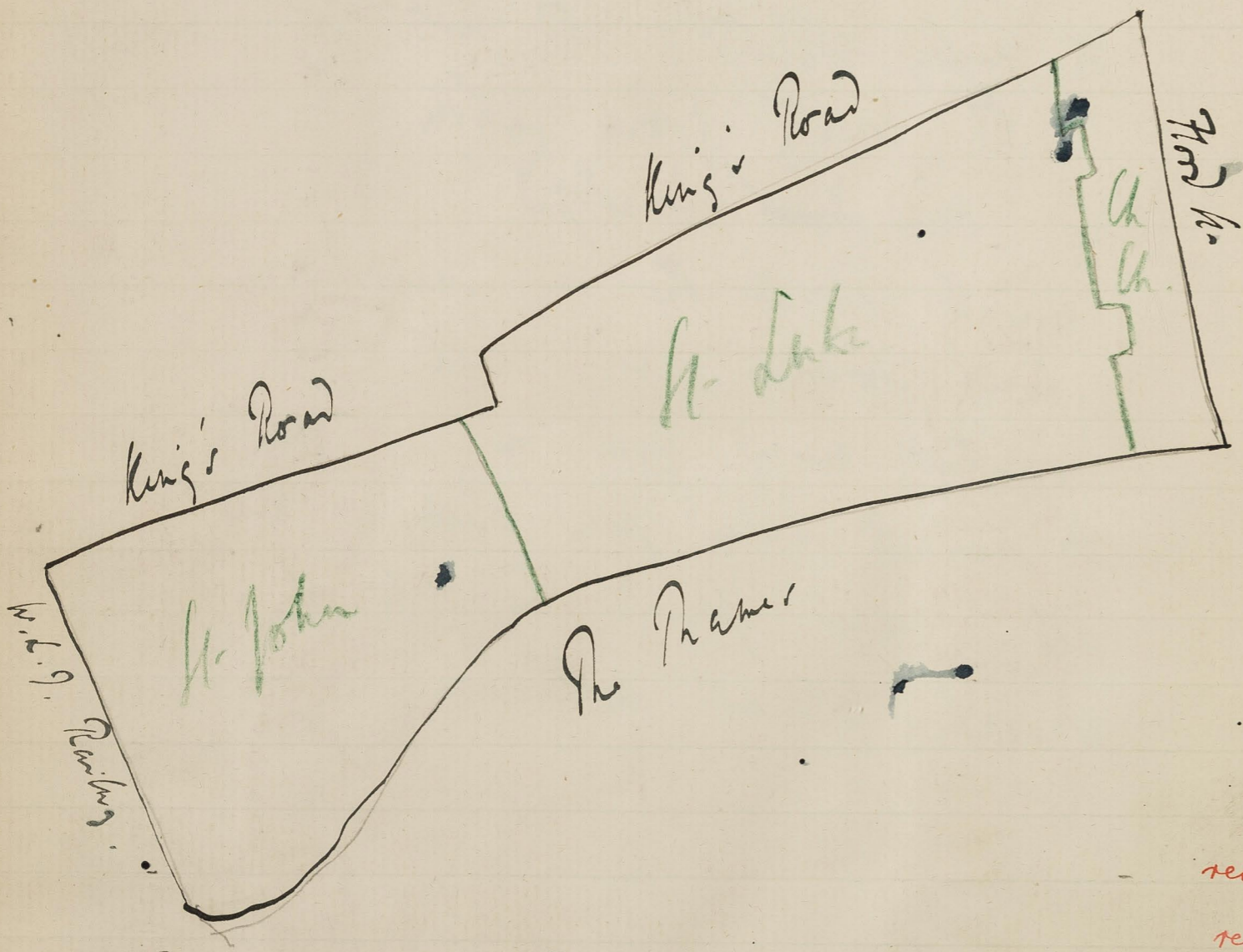
On the question of prostitution Andrew
favoured regulation as the only means
of decreasing it. He was for ten years

in the Piccadilly Division: & whether
 unless there ~~is~~ an upward course, he follows
 the policy of toleration which is apparently
 pursued here, and would for instance
 bear such houses as those in Pall Mall
 & unobjectionable, so long as they are
 quietly conducted: but in Piccadilly and
 Soho he thinks that this policy is
 impossible: there some harmony is
 necessary: otherwise the Soho would
 become one huge brothel, and the
 scandal would be intolerable: then
 the policy should be what to some
 extent - making it inevitable to
 keep the number of houses within
 limits, and this can only be done
 by making their life difficult for them

On the question of Duke Anderson
thought there was little improvement since
he had been in the force

As to the police - he thought
that it was a mistake for them to be
too highly educated: the best policeman
is the county jailer whose brain is
not over ~~well~~ developed: the duties
especially during the last year are
rather irksome, and would breed
discontent among men of any culture.
He himself came from clerkship to the
police, and found the life of a
constable about intolerable.

District covered



Westward II

March 6th and 7th ²⁶ ~~14~~ ~~26~~ ²⁶
 Walk with sub. District Inspector
 Scabright round district bounded by King's Road on
 the north Flood St. on the east the Priory
 on the south and the West London Junction
 Railway on the west, being parts of the parishes
 of St. John, St. Luke, and Christ Church.

Starting at the corner of Flood
 St. and King's Road south to Flood St. at the
 north end old 2 1/2 d. houses with small front
 gardens: good looking, clean and much better
 built as well. The block opposite Redman St.
 has gone: is now the Chelsea Electricity Supply
 Co which has absorbed too the l.b. patch, which is
 the dark blue and the purple south of it has
 also gone and here or south of it is a new
 street St. Leo Avenue with on the north side
 St. Leo Mansions: Red: and on the south
 Rosetti Gardens Mansions: also red: Rosetti's
 Mansions take the uncoloured block up to the
 walk. The south end of Flood St. is now called

Rosetti Gardens - pk

Alpha Place - lb

Bollingwood St - lb

Rosetti Gardens : 2 1/2 st. : looking down Neth
 and terrace : pink. Behind Rosetti Gardens
 and St. Leo's Mission are Rosetti Studios.
 South to Cheyne Walk : old Queen Anne
 house, but some white : yellow as map.
 North to Cheyne Gardens : 4 1/2 st. : red
 to yellow : red on map.
 North to Massa St. : as Road St. : 25
 2 1/2 st. : small shops cottages, Penn House etc.
 pink to purple : purple on map : certainly
 pink between Alpha Place and St. Leo's Mission.
 East to Alpha Place : south side is now
 electric works : north 2 st. : l.b. to purple :
 purple on map.
 North to Bollingwood St. : 2 st. : as Alpha
 Place : l.b. to purple : purple on map.
 North to Ratley's Buildings (this is phonetic
 spelling) : no name up : name given (child)
 son of 2 st. cottages with closets built out in
 front : poor but spirit : number of heart looking
 children playing here : l.b. rather than d.b. of
 map. Column only on south side.

Wellington Buildings - db

Manor Gardens - lb b²

Went to Wellington Buildings : 2 st. cottage
with back front garden : very poor and signs of
squash : l. to d.b. : l.b. on map.

Went to ~~the~~ Manor Gardens : 2 st. cottage
with long forecourt one garden now full of
rubbish : water doubt mill out in front :
a large number of houses here & one or more
houses marked on them : very signs here not
so much of poverty as of filthy habits :
quite a unique court for antiquaries. Inhabited
very rough and noisy : constant trouble to the
police : not a soul here who would not harbor
a criminal to evade the police. Should be
black on l.b. said black : l.b. on map.

As I came through this court alone
in the afternoon there were a number of
unemployed women hanging about : one of them
said to me "got any coal tickets to give away
Governor" : lots of children playing about :
dirty but fat and healthy. This is a very
gracious slum, & well worth a visit.
Here as in a similar low court in Liverpool

I saw a magnificent Persian cat which, a
a woman's banner.

South to Read's Place : 2 and 1 st.
cottages with front garden : very quiet and
respectable : a parrot in one garden on his
perch : l.b. to purple : l.b. on map

South to Jones' Cottages out of village
to : more 2 st. cottages with front garden : quiet
but poor l.b. on map. The three courts
and cottages a good place for Pigeons, Rabbits,
Fowls etc.

South to Wellington 4 : 2 st. : poorer
with than east of Manor 4 : l.b. to purple.
purple on map.

South to Iron Cottages : much superior
to the other courts in the neighborhood : good
artisans : quiet on map.

South to Oakley Crescent : 3 1/2 st. with
back front garden : a perturbed and quiet :
p.b. on map.

West to The Phoenix 4 : 3 1/2 st. : as
Oakley Crescent : perhaps a little poorer : p.b. to

Wellington Street - lb

point : p.b. on map.
North to Margaretta Terrace : 200. with
small front yard : apartment and terrace :
p.b. as map.

West to Dakota St. : 4 1/2 st. : about
half private half apartment : going up if
anything : rd as map.

North to Kenji Road which has in main
lodging houses on the north side : further west
are shops again : all rd as map with
exception of block of Dublin, where Manor
St. and Park Walk Chelsea Park Dwellings :
should be point.

South to Glebe Place : on the west are
4 1/2 st. houses : apartment and private : rd as
map : on east. Kenji, Glebe House are
Turner Studios and St. Glebe Studios : rd. In
the south east corner are two cottages : point as
map : on the south side further west are old
villas and studios : a relic of the country :
should be rd.

North to Bramerton St. (late Calverton)

Chelsea Park Dwellings - pk

Glebe Place - red

Bramerton St. - pk

Upper Cheyne Row - pink

Carlisle Gardens - red

Jennyson Mansions - red

Lawrence St - purple & lb

Tenneyson: 2 1/2 and 3 1/2 st.; latter north than south which should certainly be pink.

South to Upper Cheyne Row: some semi-det. 2 1/2 st. villas and much more of 2 1/2 st. houses. Red to pink: red on map.

West to Cheyne Row: at the W.C. end is now R.C. Church of Holy Redeemer; then a red old 3 1/2 st. house among the Carlisle; red on map. The opposite side of the street is largely white: the old pink houses at the top are left: then the pink block which are the Peabody Mansions running through into Lawrence St: south of this the l.b. patch is down this Man is gone: here are Carlisle Gardens and Jennyson Mansions: red. The big block south of Lodging Man is Carlisle Mansions: red on map.

West to Lawrence St: south of Justice Row are now new flats, Ken's Mansions: red. North are 3 st. houses purple rather than l.b.: on the east side are 2 1/2 st. houses and a Common Lodging House: l.b. to purple. South of the Common Lodging House is the Peabody Mansions: purple to pink: pink

Cross Keys Court - lb

Justice Walk - purple

on map
West- to Cross Keys Court: only two or three
houses: l. to d. b. If the dark line patch on the
map is meant for it - it is roughly shaped, but
I fancy King's manors covers the site of
another court

North to Justice Row: only ~~two~~ ^{two} few houses:
not colored on map: should be pink.

West- to Church St: in the main a
street of old 2 1/2 st. houses: some small
shops: some private and tenanted: pink to purple.
On the west side is a common lodging house
Albert Chambers, [fair] quiet and well conducted.
Further north a west is Work of Wood,
Hereford Buildings, purple as map: nearly opposite
is a new Work Rectory Chambers 1891: should
be pink.

West- out- of Church St is Petys Place,
a very quaint little court of 2 st. cottages, some
det. and built back to back. Cottages, lawns,
rabbits, fowls etc. Poor and rather rough: l. b.
as map.

North to Paulton St : 2 1/2 and 3 1/2 st.
Pink as map.

West to Paulton St : 2 1/2 to 4 1/2 st.
Some private, some apartments; p.b. as map.

South to Danvers St : 2 1/2 st. as
Paulton St, but rather poor; pink to p.b.
pink as map. N.E. corner is a stone
set into the wall "This is Danvers St begun
in the year 1696 by Benjamin Stoddard"; some
houses of the old street is left.

Between Danvers St and Church St. some
new houses of the most aesthetic character have
been built. In Chym Walk, No. 74 with a
marble as wrought ~~with~~ copper panel door

West to Beaumont St : 3 and 3 1/2 st.
some semi-id. : poor north than south; and
to p.b. : and on map.

West to Milman St : 2 and 2 1/2 st.
very mixed; better on east than west; poorer
as map. large open yard on west, and
actual ward on east.

East to Ann's Place and Sign's Cottages : br. as map.

Gilray Square - l.b. l.°

Riley St. - lb

World's End Passage - lb

Weds. to Gilray Sq. : 1 1/2 d. : asphalt pavement :
near all one room dwellers : street clean, but
broken windows, open doors, filthy streets etc.
Very rough situation and troublesome : almost the
worst place in the division : dark to l.b.
with black line : purple on map.

Weds. to Riley St. : 2 to 3 d. : building
going on in the uncolored patch. Very mixed
but not much better than l.b. Four houses
at 2. e. distinctly dark line.

Weds. to World's End Passage : mostly 2 d.
at south end fairly respectable but poor :
at north rough and troublesome : not
better than l.b. throughout with possibly a
black line at north

Running from World's End Passage are :
Davis Place : three houses only : l.b. as map.

Foundry Place : 2 d. : small front garden :
l.b. as map.

Jackson's Millways : four hours : dark
rather than l.b.

Lackland Cottage : eight hours : l.b. as map.
path to Lackland Sea : three hours on
~~map~~ occupied : let yard a bed : purple
as map.

Wed. to Mentzou St. : 2 1/2 and 3 1/2
d. : treatment with a few shops on west.
Pink to purple : pink on map.

Wed. to Luna St. : 3 1/2 d. : all
treatment : purple to pink : pink on map.

Wed. to Katon St. : 2 1/2 and 3 1/2 d. :
all treatment : pink to purple : pink
on map.

Cheyne Walk at the bottom of the
strait is poorer than at any other point.
Starys rd. There is a ~~part~~ block of
Flat Milton Chambers and at the junction
of Cheyne Walk and Darting Road a

Luna St - purple

Seaton St - purple

Embankment Residences - pk

Dartrey R^s } E purple
 } W lb

Raasay S^s - purple

Bifron S^s - lb

Vicat S^s lb

Edith Grove - pk

New Work of Dullin's, Embankment-Residences,
pink in character.

North to Dartrey Road: on the east
3 1/2 st. houses lit. in terrace: faintly white
to do: pink to purple: pink on map.
On west 3 st. double fronted working class
flats in Dullin's: apparently badly built
and evidently poor and crowded: no better
than l.b.: pink on map.

West to Raasay H.: 3 st.: mixed:
pink to purple: pink on map.

South to Bifron H.: 3 st. flats as in
Dartrey Road: l.b. to purple: pink on map.

South to Vicat H.: as Bifron H.:
north side lately painted and better than
south: north purple: south l.b.: both
pink on map.

West to Edith Grove: 3 1/2 st.: once
a good street for prostitutes, and still some

here. Some houses still with one family and
tenant. but most being let in tenements:
pink to p.b. : red in map.

South to Cremona Road : 3 1/2 st. :
mostly let in flats, but on south side some
private houses with tenant. : pink to p.b. :
p.b. on map. The water corner is
Cremona Mansions : pink as map.

South to Lot's Road : 2 1/2 and 3 st. :
all tenements : pink as map

North to Madison St. : 2 1/2 and 3 st. :
all tenements : pink as map.

West to Highway Road : 2 1/2 st. :
tenements : pink as map.

North to Burnaby St. : 2 1/2 st. : between
east. end west. of Padua Road, but all
pink as map.

North to Damen Terrace : 3 1/2 st. : p.b.
as map.

Wed. to Tadme Road : 2 1/2 d. in south,
4 1/2 d. at north : pink and p.l. as map.

Wed. to Uxendale Road : 3 1/2 and 2 1/2 d.
all tenants : pink as map north of Pines
H. : probably purple south.

Wed. to Upcume Road : north of Meek St.
as flat as in Dartery Road : not quite
so poor here, but no better than purple.

The rest of the street 2 1/2 and 3 1/2 d. :
pink to purple : pink as map.

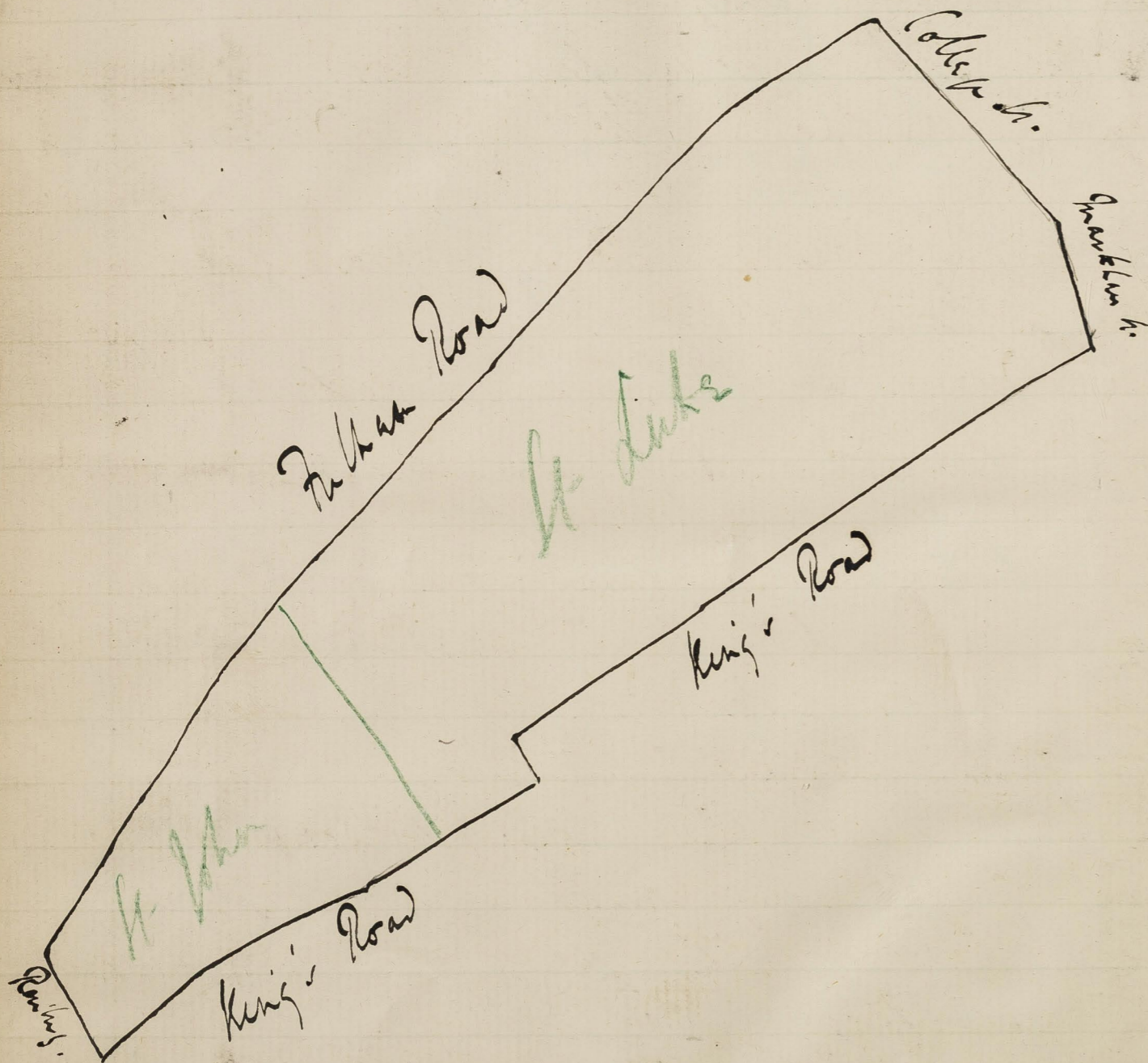
Wed. to Trotter Road : 2 1/2 to 3 1/2 d. :
tenants : pink as map north of Meek St.
poor to the south : possibly purple.

Wed. to Lot's Road : 3 1/2 d. east 3 d.
west : tenants : mixed : purple as map.

General Remarks, I shall defer till I
have finished the rest.

Upcume Road - purple

Distrid. covered



Weston II 26

March 8th and 9th 1899 **Dist 26**
Walker with Inspector Halright road
distrid. bounded on the north side of Fulham Road
on the west of College St. and Markham St. and
on the south west of King's Road being part
of the parishes of St. John and St. Luke.

pk 6^o

Starting at St. Mark's College in
King's Road east to Juniper Grove: 2 1/2 ac.
semi-det. on west; terrace on east; mostly
apartments; some private; rd to p.b.; rd on
map.

pk 6^o

East to Fencham Road (late main
Grove): 2 1/2 ac.; mostly private north of With
Ternac; on east side new block of good flats
Fencham Mansions; all rd as map. South of
With Ternac Fencham Road is poor; some
tenants; probably private.

East to With Ternac: 2 1/2 ac.; private
and apartments; rd as map.

North to With Grove: 2 1/2 ac.; semi-det.
north of With Ternac; here too new block of flats

Slaidburn St - lb. l²

Langton, Gertrude, Lamont, Shalcomb, & Hobury St - pk

Witha Mansions. South of White Tower the
 from is main apartment and terrace; and to p.b.
 Ped. to Slaidburn St: 3 St.: a cul. de sac
 asphalted paved: one of the worst streets in Chelsea,
 and I should say one of the worst in London:
 not so very poor, mostly people carrying a parcel
 bags, but drunk, noisy, constant trouble to
 police: many broken patched windows, open doors,
 drink sodden women at windows. Though there are
 no corner shops, houses this street reminds me
 of Lampeter Road in Holloway or of hutter St
 in Lambeth. It should be l.b. land
 back rather than l.b. of map.

Ped. to Langton St, Gertrude St, Lamont
Road, Shalcomb St and Hobury St. There are a
 few shops on west side of Langton St:
 otherwise these streets are exactly alike: all
 2 1/2 St. with small front garden. Some houses
 are private some are in apartments more in
 terrace: the number of streets is very few
 and it is doubtful if the streets are now better
 than pink. In the days when 'Cresome' was

opposite the then streets named in the prospectus, but are now free from them. R. Gray's workhouse & is now extending through into Seaside St.

North to Victoria space : 7 1/2 st semi-d. west side only ; east side down for workhouse. Red as map.

East to Limerston St. : the southern half is as Langton St. etc. ; p.b. to pink. North of Seaside St. it is pink as map.

East to Park Walk : south of Chapel St. old miniature villas and houses, at one time largely used for prostitutes ; now pink as map. North of Chapel St. on the west side a new block of working class flats is building.

East to Callow St. : 3 st on west ; tenements, pink as map. 4 1/2 st flats on east ; red as map.

East to Hanover Mans. : pink as map.

East to Mansford St. : 2 to 3 1/2 st ; red north of Camera Sq. ; pink south as map. West to Camera Sq. : 2 1/2 st ; on the north

Limerston St. - pink

Camera Square - purple

Little Camera St - purple

Camera Cottages - lb

side into quite large front garden. here it is pink on map, and back of Mansford St runs red. The rest of the square is much poorer, probably purple rather than pink.

South to Little Camera St: as the southern part of Camera St: purple to pink: pink on map.

From the south west corner of Little Camera St run Camera Cottages and Garden Cottages: such cottages counts: quite late poor: l.b. rather than pink.

Lead to Camera garden, behind Mansford St: double little cottages with garden: purple to l.b.: purple on map.

Lead to The Vale: old suburban houses: red on map.

Lead to Caroline Phillips: a quaint little court of 10 cottages double fronted: l.b. rather than pink of map. These cottages belong to a Bookmaker who has lately bought them and calls them 'Mays' Phillips the purchase money having been made out of 'mays'

North to Elm Park Road : 2 1/2 st.
semi-st. : red as map.

North to Elm Park Mans. : pink as map.

East to Elm Park Gardens : yellow as map.

East to Church St. : with the exception of
a terrace on the N.E. side which is pink
this street is substantial middle class villas,
all keeping servants : should be red rather
than p.b.

East to South Parade : 3 1/2 st. : some
private some apartments : p.b. as map. The
north side with York Mans. behind it is
done for extension of Consumption Hospital.

South to Trafalgar Sq. : private and
apartments : red to pink : p.b. on map.

South from Trafalgar Sq. down Manrose
Road, not named on map. : all Whitson's
yards on side : on west an new Chelsea
Polytechnic and Public Library.

East to Arden St. : north of South
Parade 9 1/2 and 4 1/2 st. : apartments and tenements,
pink as map. South of South Parade. 2 1/2 and

Arthur St. - purple

1/2 d. main] comfortable but getting poor
opposite Chelsea Water. : pink to purple,
pink on map. Behind No. 75 there is
is a strange little court of cottages, not
shown on map: should be l.v.

* East to Crooked Keys: a few houses
only at south end: purple to pink & characte.
Route of this looking on the Inferior are a
cob. yard, a slaughter house and a cow shed
Route to Sutton St: 3 d. pink on
map.

East to Stewart's Grove: terrace of 2 d.
houses and small block of Dublin's Stewart-
House. pink on map.

West to Stratham Place: 2 d.: asphalt
paved: purple to pink: purple on map.

East to Sydney St: 1 1/2 to 4 1/2 d.:
mainly apartment at route getting poorer
south of Cale St. Doubtful whether it is
better than pink to south.

Walled Grove to East is demolished.
Route to Britten St: 2 to 3 d.: one p

Sydney St Sof bale St - pk

Britten St - lb

large poor tenement house on south side west
 of 4th St. : other's pick as map.
 South to Upper Manor St. : 2 1/2 and 3 1/2 ac.
 poor at S.E. end : other's pick as map.
 West to Redford Terrace and Cottages : good
 little flagged court : uncolored on map. : pick
 to purple.

Manor Buildings - lb b²

West to Manor Buildings : on south 2 ac
 with front-yard : on north 1 ac. : a dirty
 drunken rowdy lot. He might for the third time
 had the phrase "Then is no one here who would
 not open his door to one who wanted to escape
 from the police. Then is a way through from
 Manor Buildings on the walk to Redford Terrace
 much used by criminals. Manor Buildings should
 be l.v. lined back rather than l.v.

West to Markham St. : 2 1/2 ac. : pick as map.
 West to Jubilee Place : 2 1/2 and 3 1/2 ac. :
 pick to purple : pick on map. The uncolored
 lot on east is now built on State front
extensions : and to pick. South of this are new
houses of good class.

Brewer St - purple

Wed. to Godfrey St. : 2 st. : purple to
pink : pink as map.
South to Brewer St running into Archer
Monday : much as Godfrey St. pink to purple :
pink as map.
North to King St. : 2 1/2 and 3 st. : pink
as map.
East to Mesher St. : 2 1/2 st. into back
front garden : rather better section back :
pink as map.
East to Little Mesher St. : as water by
alley, of 2 st. cottages with front garden :
rather rough and dirt : l.b. as map.
North to Calc St. : nearly all back
shops : pink as map.
North to Marlborough Sq. : on west side.
detached houses into tenements : red to p.b. on east,
3 st. tenements : pink as map. This is a
quid little square with the center not paved,
and therefore all the grass gone.
East to Little College St. : 2 to 3 st. :
rather mixed : purple to pink : purple as map.

In the center on the map is a common
lodging house rather rough and at the junction
with Marlborough St a lodging house called
~~bed &~~ Lady Rochley House frequented almost
entirely by low class prostitutes.

North to Marlborough St : 2 1/2 to 3 1/2
d. : pink to purple : pink on map.

West to College St : pink as map.

North to Leaden St : 2 to 2 1/2 d. : pink
as map.

North to Marlborough Place : c quiet 2 d.
cut in sec : purple as map.

East to Pond Terrace : 2 d. : paved ; ~~no fences~~
no forecourts ; stout as rough as Marlborough
fences and Marlborough ; constant drunken
rows and trouble ; not I think so by some ;
perhaps l.v. wind back rather than d.v. of map.

North to Dulham Road which on south side
is shops throughout : red as map.

South to Kimbolton Row : a ~~short~~ court
of a few houses : purple as map.

West to Pring St : 2 d. : pink as map.

Marlborough St - purple

Pond Terrace - l.v. l.v.

Pond Place - flats - pink

Eden Place - lb

Selah Place - lb

East St - purple

Eden to Pond Place: new middle class houses at north end on road: should be red: otherwise 2 st. purple to pink: purple on map.

Eden to Oulton Buildings: 3 blocks of old 1 st. houses with large Mission Hall attached: purple on map.

Further south out of Pond Place are Eden Place: poor and squatted: l. to d. b.: purple on map and

Selah Place: four houses: l. b. to purple: purple on map.

West to East St: four houses only: purple to pink: pink on map.

General Remarks.

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The area covered by these four weeks includes Chelsea, District 26. For purposes of a general survey it may be broken into four bits. The first piece is bounded by College and Markham St on the east, King's Road on the south, Arthur St on the west, and

Fulham Road on the north: but for the
 shopkeepers in the two main roads, ~~there~~ and
 a sprinkling of middle class in Sydney St and
 Markham St, this is a purely working
 class district, scarcely altered at all since
 the map was made: in the main comfort
 and respectability are the characteristics of the
 district but it contains two spots of
 evil character in Pond Terrace and Maria
 Phillips the latter of which seems to
 have deteriorated in ten years. In this
 district two light blue patches Crooked Lane
 and Wallys Lane have disappeared.

The second district is bounded by Fulham
 Road on the north, North St on the east,
 King's Road on the south and Spring
 Lane on the west. The old map shows no
~~one~~ ^{except} in Staid Lane St, and in the main it is
 compact: in the streets which are colored
 definitely red or yellow there is no sign of
 decay: the flats for instance which are
 built in Edith Lane and Made Lane

are of a character quite as good if not better
 than the houses which they are displacing; but
 in the streets coloured pink and pink lined
 there are indications of decay: Camera 4 and
 its neighbourhood and the whole group of streets
 between St George's Workhouse and King's Road are
 certainly going downward. However they are neither
 very poor, nor rough and squalid: here again
 there is comfort and respectability: the only
 plague spot in the district is Staid Lane St.
 one of those nice places when I should be
 surprised to find any decent inhabitants: this
 street too if our maps is correct, has gone
 down in moral character if not in wealth.

The third district is bounded by Fleet
 King's Road on the north of Fleet St. on the
 east of the Thames on the south and of
 Mansford St on the west. This is a very nice
 district mainly the gem of all the above,
 for I propose to give Mansford Gardens a black
 line. Such changes as there are in the district
 are due mainly to demolition and rebuilding: the

new building consists of middle class flats,
 which will probably upon long millions the
 considerable poor area which still fringes
 both sides of Manor St. as they have already
 displaced the line about Lawrence St. The
 progress of red and yellow in Chelsea ^{may be noticed} ~~is~~ ^{is} ~~seen~~
 north of King's Road ~~it~~ ^{progresses} ~~west~~ from
Sloane St.; south of King's Road ~~it~~ ^{creeps}
 north from the river. This district is on
 the whole the most interesting, and the most
 characteristic in Chelsea: large parts of it,
 both rich and poor, remain as they were, or
 almost as they were, some centuries ago, when
Chelsea was a village a mile or more from
London: the old church and Cheyne Walk are
remnants of Queen Anne and the Georgies: while
 the courts and alleys about Manor St. and Abchurch
St. - as indeed to some extent Woolpool - are
 their true districts - have a unique character
 among London courts: elsewhere no doubt the
 courts are often genuine old village life which
 has been displaced in London, but nowhere else

than I felt that this is so, so strange as
 in Chelsea, and it is with a shock of surprise
 that in Jones' cottages, for instance one marches
 in vain for a pig. The town courts are poor;
 but while some are quiet and respectable, others
 have fallen into very evil hands. Especially Manner
 Gardens and Manner Row; here what was once
 front-gardens are now generally in a state of
 filthy disorder.

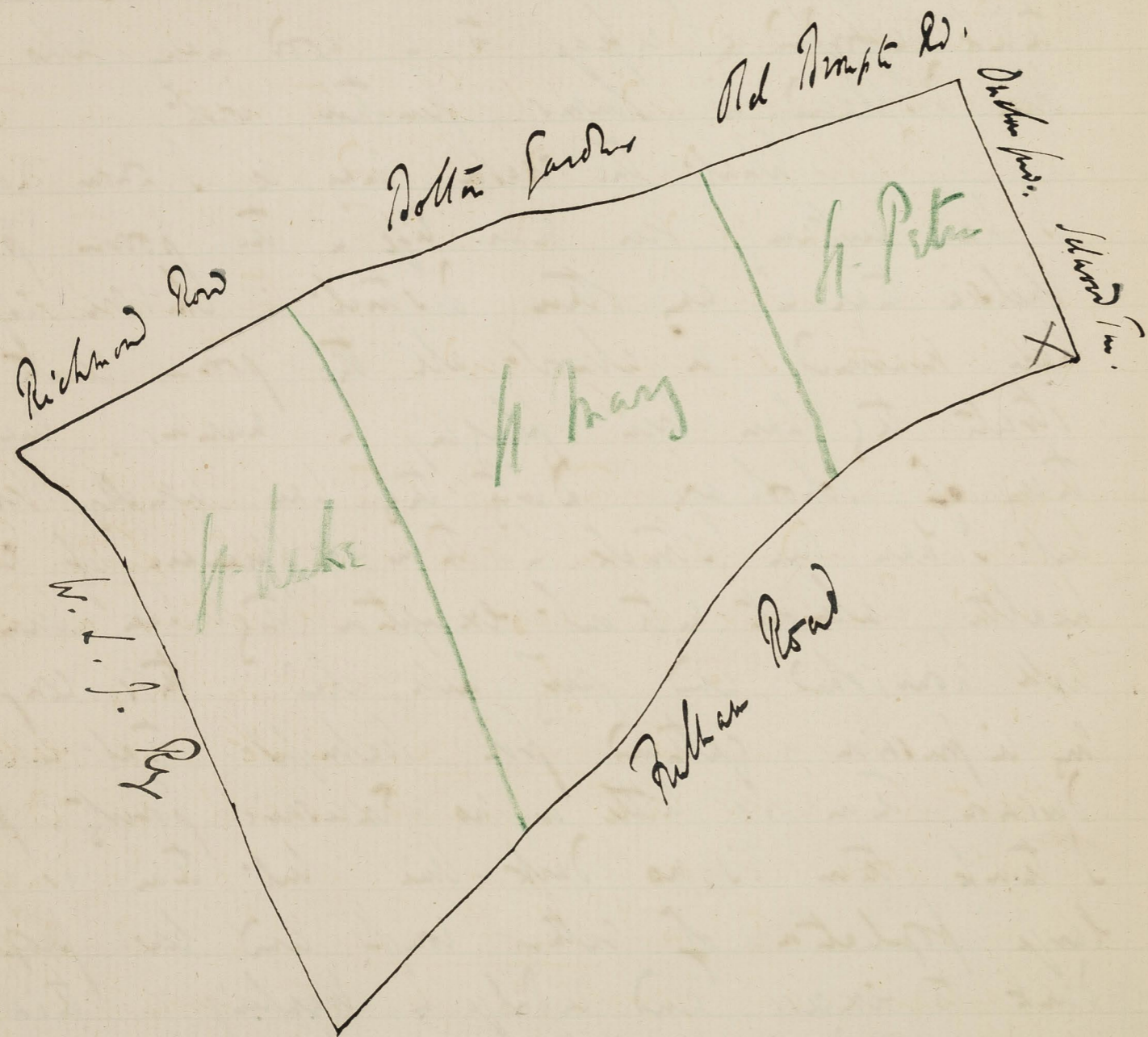
The fourth district is bounded by King's
 Road on the north, by Beaumont St on the east, by
 the Thames on the south, and by Dot's Road
 on the west. This is the newest, the poorest,
 and the least pleasing district in Chelsea; here
 the poverty, of which there is much, has no
 tincture of romance or picturesqueness. The
 greater part of this district, I think at least
 of Keston St - is built on the site of Cromwell
 Gardens, and is therefore quite modern, but both
 here and in the older part to the east the
 tendency is downward, the people becoming, like
 in the some towns of black, and much of the

pink purple or even blue. But though the Coomons estate is deteriorating it is the older part between Martyn and Milner St. which was and still is the poorest: this is nearly all coloured people on our map but has now reached a much lower stage, and indeed shows signs in parts of becoming a very wretched slum. Sibley Sq is the worst spot in the area: & why it has sunk so low it is difficult to say: the houses are not old, and in spite of their filthy and dilapidated appearance as the result of the usage of the present tenants, are, I might say, exceedingly well built. The Coomons estate on the map is practically all pink: here again there is evident deterioration, most marked in Darling Road and the roads between it and Vith Grove: the three story double fronted flats on Darling which fill ~~large~~ large parts of these roads and which appear again in Woodale Road and Mack St. are wretchedly built, and are doomed to fall in the social scale after a very few generations of tenants. These flats I think have reached the blue stage, while many of the other streets in this area have gone

from pink to purple. Altogether this is
rather a depressing district, which has I should
think afforded a refuge to a good many who have
been displaced in times further west.

What the reason may be I know not, but
I have certainly seen more life in the poorer parts of
Chelsea than in any other district: children especially
have swarmed: in almost all the poorer courts and
streets they have been playing in numbers, many of
them of school age. Dirty they have usually been,
but I have been struck by their appearance of robust
health; almost without exception they have been
well nourished and fairly well clad: this confirms
my impression, gathered from Leabright, that in his
division there is little or no excessive poverty: practically
I think there is no dark lane but there is a
large population of rather rough and low people who
drink to excess and indulge in washing: this leads
to a good deal of light blue with a touch of black.

District covered



western 27

March 10th. 1895.

~~Dist~~ 27¹¹

Walk with Inspector Scabright round district bounded by on the north by Richmond Road, Bolton Gardens and Old Prompton Road, on the east by Osborn Gardens and Selwood Terrace, on the south by Fulham Road, and on the west by the West London Junction Railway, being the parishes of St. Luke, St. Mary and St. Peter.

Starting at the corner of Selwood Terrace and Fulham Road west to Little Elm Place called Elm View on map: 2 st. cottages on each side: pink to purple: pink on map.

West to Elm Place: 2 st.: on each side practically alike with servants: should be red: on west corner: partly pink: all p.b. on map.

North to Elmwood Place: 2 and 3 st.: apartments and private: all with servants: red rather than p.b.

East to Elmwood Terrace: 2 1/2 st.: very mixed: some almost yellow houses: some pink: p.b. on map.

Gate to Oaklow Gardens : 5 1/2 ft. : yellow as map.

Gate to Enson Mews : pink as map.

Wed. to Cranley Mews : pink as map.

Gate to Cranley Gardens : 5 1/2 ft. : yellow as map.

Wed. to Welsh Gardens : 4 1/2 ft. : now built also on west side : yellow as map.

Gate to Poland Gardens : 2 1/2 and 4 1/2 ft. : yellow as map.

Wed. to Houston Mews : pink as map.

Gate to Old Brompton Road in which are :

Poland House : 4 1/2 ft. : yellow as map.

Drayton Terrace : 4 1/2 ft. yellow to rd. : yellow as map.

and Moreton Terrace : 4 ft. : shops : rd rather than yellow of map.

Wed. to Crosswell Gardens : unnamed on map : yellow as map.

Gate to Drayton Grove : at gate 3 1/2 ft. oldish house : apartment : rd as map.

Then on east lane back of new flat : rd to yellow : opposite turn on west are new houses, yellow in character.

Wed. to Bolton Mews : pink as map.

Moreton Terrace - red

Drayton Grove - red

North and west to Moreton Gardens Dollin
Garden, Dollin Garden South (late Madu Lane),
 and The Totten: all yellow as map.
South to Dollin Garden meadows: pink as map.
West to The Grove: 2 1/2 st.: yellow to rd;
 yellow on map. Horsford House at the corner
 lately had for a while but is now to let,
 and no doubt flats will be built here. Colchane
House is still in possession of the Tattensale
Family.

West to Redcliffe St: 5 1/2 st.: yellow as map.
North and south to Redcliffe Gardens: 4 1/2 st.:
 yellow to rd: yellow on map. Site from at
South end.

North to Richmond Road: 4 st. shops:
 rd as map.

South to Colchane Road (Colchane Garden on
 map): 4 1/2 st.: rd as map.

West to Wharfedale Road: 2 1/2 st.: all apartments
 some seem unfinished: showing distinct signs of
 decay: rd to p.l.: rd as map.

West to Friarage Road: 2 1/2 and 4 1/2 st.

Redcliffe Gardens ^{S of} Fregunter } red

Wharfedale Road - pk b^o

near all apartments: the northern end runs
with prostitutes: red as map.

West to Spill Road the northern part of
which is now called Adrian Terrace: 2 and 3 1/2
apartments with a few shops: pink to purple:
pink on map.

West to Colborne men: pink to purple: pink
on map

South to Wedgate Terrace: 4 1/2 d.: mostly
private but some apartments: red as map.

East to Redcliffe men: pink as map.

East to Harcourt Terrace: 4 1/2 and 5 1/2 d.:
all private: large houses: yellow rather than red.

South to Trugate Road: 3 1/2 d.: most
semi-det. Red as map.

South to Cathcart Road: 4 1/2 d.: some
private: some apartments: red as map.

South to Oakfield Road: 3 1/2 d.: nothing but prostitutes:
red as map.

South to Fawcett St: 2 1/2 d.: nearly all
prostitutes: red as map.

South to Lyde St : 1 1/2 st. : all pink :
as map.

South to Falken Row : all good shops :
as map.

West to St. Mark's and Dunshui Terrace :
1 1/2 st. : old terrace : apartments : as map.

West to St. Mark's Road : 2 st. : purple as map
West to South St : 2 1/2 st. : rather poor than
St. Mark's Road : l.b. to purple : purple on
map.

West to Stanford Cottages : 2 st. : l.b. to
purple : purple on map.

East to North St : 2 1/2 st. : purple as map.

East to Darker St : asphaltic paved and 2
sac : 1 st. : terrace : purple to l.b. : purple on
map.

East to Holly wood Road : 1 1/2 st. : shops
and apartments : as map. The 2 men-
sac. and wid- of Holly wood Road and south
of Fawcett St are now uninhabited.

East to Seymour Place : 1 st. : and 2 sac :
no quit : pink as map.

Red. to Redcliffe Road : 3 1/2 d. : apartate :
warm with protrusions.

Red. to Holmes Place : 10m 2d. : lower : pink
as map.

Red. to Gilston Road : 3 1/2 d. : semi-d. :
Red to yellow : red on map.

Red. to Chelsea Green : asphalt paved court :
2d. : purple to l.v. rather than pink of map.

Red. to Lighton Place : 2 and 3 d. : pink to
purple : pink on map.

North to Milbourne Green : 3 1/2 d. : mostly
pink : some apartate : red as map.

North to Harley Gardens : 3 1/2 d. : some
semi-d. : all pink : red to yellow : red on map.

North to Priory Green : 3 1/2 and 4 1/2 d. :
pink and apartate : red as map.

Red. to Dragon Gardens : New Place at
corner on site of Harley Villas : red in character :
south are old villas : red as map.

Red. to Johnson's Place : 6 feet lower
only : take pink off.

South to Adison's Place : 2 1/2 d. : pink

Chelsea Grove - lb

to red : and a deep
Patience Johnson's Plan and Drayton
gardens is Holly hedges : perhaps rather than pink.

General Remarks

Beyond the little group of quiet
streets tucked in between the Church and the vicarage
and two or three courts off the Fulham Road, this
district ~~is~~ contains little or no forest, and as
far as actual colour goes is in almost exactly
the same condition as the map shows: but though
not yet sufficient to affect the colour considerably
changes are I think in progress: towards the
east - (east side of Fulham Road) - the difference is
slight: here the trend is if anything upward:
more yellow has been built in Dutch gardens and
strawberry - especially in Drayton garden and Drayton
grove; flats and houses of a superior character to the
old one building. But towards the west there is
distinct and I fancy ~~and~~ rapid deterioration going
on. The houses in this district, and especially
those in Fulham, Lathbury, Harfordale, Farnell,

Hyde and Wainford Roads are not of the
 character now induced from them who are
 prepared to pay the rents asked: such people
 no doubt are flocking into the Flats which are
 being so largely built here, and just outside
 the district in Richmond Road: the result is
 that these roads are going down socially and
 are rapidly becoming, at least in apartments, with
 in some cases suspicion of tenements: how
 great is the difficulty in letting them is shown
 by the fact that a ~~large~~ ^{large} ~~4 1/2~~ ^{4 1/2} ~~st.~~ ^{st.}
 the 50 years lease of large 4 1/2 st. houses
 in Finborough Road can be bought for £400:
 then I think he must be over stating the value
 but that there is a basis of truth in it I can
 be proved by an advertisement I saw of a
 similar but much finer house in Cathedral
 Road (a house ^{about} as large as S.P. 24
 St. Andrew St.) of which the 30 years lease
 with ground rent of £10 was offered for £225.
 How far this social decay is caused or affected
 of the moral condition of the neighbourhood I

Do not know but as far as many of the streets go we have had a second Piccadilly, though a Piccadilly of rather higher class: Oakfield and Fawcett St. Redcliffe Road and the upper part of Finchway Road swarm with prostitutes, women who patrol in the Piccadilly district and usually bring their men home in a cab: they are so thick in their own streets that there is practically no complaint or from neighbours, and the police have as elsewhere take no steps unless complaints are received.

Inspector Kesteven, who has been my guide in the Chelsea ~~sub~~ sub-division of the Chelsea Division has been in common with my previous guides in this division quite frank and open. I am inclined to think indeed that in some respects his tendency or comparison with other police officers has been to make his district worse than it is: either this is so or ~~some respects~~ ^{morally} there has been a considerable deterioration in Chelsea since the map was made.

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protection of course of the class which is found here does not show on the map: the protestants therefore may have been as they are ten years since: but further than this I feel bound on Scabright's evidence to add back to the following streets in his subdivision Mason Lane, Mason Phillips, Maiden St, Liberty St, Pond Terrace, and possibly part of World's End Passage. This seems rather a large order, but at the conclusion of our walk, I explained carefully to Scabright what back meant, and told him that on his evidence I thought these streets deserved it - with which he fully agreed. None of these streets are wholly back, but all I think have a sufficient proportion of the "lowest class vicious semi-criminal" to require a back line. Of big crime indeed there is not much in the district; but there is a great deal of petty thieving, and assaults as the result of ~~the~~ drink are frequent.

On the question of drink Scabright thought that in the five years he has known the division

There is no charge for the letter or work.
 For myself in their walks on the London Division, extending over morning and afternoon I have seen only one drunken man in the streets an individual who came rolling down White College St using in very loud language and harsh language in a way which I ought to say was irresistibly comic. With this exception the streets were absolutely decorous, though in all the rougher ~~and~~ courts and streets I saw many worthy women whose faces betrayed that they are seldom wholly free from the influence of alcohol.

As to betting and gambling - habits of these prominent occupations in the district: they are constantly being run in and paid. One of them when he is summoned calls a cab, goes to the court, takes his cab to wait, is paid £5, gives another £5 to the Poor Box and returns to his work. The whole thing in fact is utterly futile.

Notes on the Rochester Row Sub-^{division} ~~division~~: parts
of Districts 24 and 25. West ^{24/5}

Housing: The great change is the amount of re-build-
ing that has taken place and that is contemplated. Flats
are the great feature, and the great result is the dimin-
ution of the poverty of the district. In a few cases
these dwellings for the rich are found cheek by jowl
with the existing slums for the poor; in others, as in
York St., there is reason to think that the whole charac-
ter of a n'hood is on the eve of change, and that areas
previously poor will be occupied by an almost entirely
well-to-do class. When rich and poor are found together
there is no sign that they have the least effect upon e-
ach other, an occasional robbery when one of the former
comes home late, being the only point mentioned when the
Inspector-guide was questioned on the point. The "Settle-
ment idea" of the mixture of the classes is being realiz-
ed by a natural process, ^{but devoid of motive and} apparently to no good purpose.
On the other hand the elimination of the poor is not lead-
ing to any greater congestion of the population, unless
it be in the n'hood of Tufton St. On the whole displace-
ment is not leading to greater degradation of the areas
still occupied by the "blue" classes. Difficulty in find-
ing accommodation locally; removal from beyond the n'hood
higher rentals, rather than greater over-crowding appears

to result from the transformation that is going on in Westminster.

The Ecclesiastical Commissioners are the chief ground landlords. They are like the Duke of Westminster in other parts, but they do not appear to have so sensitive a social conscience. They use the opportunities that the falling in of leases gives them, but it does not appear that they attempt to forestall these opportunities by bringing any pressure to bear upon the leaseholders of property that has become either insanitary or has got into undesirable occupancy. On the whole it appears that they act as the trustees of endowments, after the ways of corporations not greatly troubled by social considerations. The conditions of the market determine them in their decisions as to the use to which sites shall be put, and the result is that they ~~sanction~~ sanction the erection of expensive flats or they sell to the Army and Navy Stores, or acquiesce in other uses that do not provide for the accommodation of a displaced poor class if the market so determines. On the other hand they do not renew many of the public-house licenses and beer-houses that are falling in on their estate. Mainly through their agency the number of licensed houses in the district is steadily diminishing; a few years ago there were 35 more than at present, and even now in Cousins' opinion, there are twice too many

houses, although they are "not much troubled by beer-houses". During the coming year it is expected that six more public house and two more beer-house licenses will fall out. Regency St. is a spot ^{which} will be greatly altered before long in this respect. At present there are 3 pubs. and two beer-houses; and of these only one of the former will be permanently retained, namely the one at the corner of Vincent St. This will be re-built.

The CRIME of the district, as measured by the number of charges that it furnishes has greatly diminished, the annual total going down at the rate of 100 a year. There are very few ticket-of-leave men in the Sub-division -- six instead of perhaps 60 or more. This probably points to ~~the~~ a decided diminution of the spots in which they find it convenient to live, but Cousins did not point out one fact bearing on this point, viz. the pulling down of Millbank. When that was in use, a considerable number of discharged prisoners would have settled near, who now would be more likely to go elsewhere. But after allowance has been made for this the reality of the improvement appears to be marked. Chadwick St. and one or two other spots remain bad and black, and there are several Common Lodging Houses, always Cousins thanks ensuring the presence of "a shady lot".

The proximity of the Barracks gives rise to much less

(4)

trouble than of old, Cousins advancing the following as reasons for the change: the greater pride that soldiers take in their calling; the effects of better education; and the institution and efficiency of the military police.

Cousins, himself not a teetotaler, had a poor opinion of working men's clubs in which drink is sold. The point came up in connexion with the one in ~~xxxxxxx~~ Vincent St. and the opinion of an old resident close by, with whom we spoke about the changes in the district, that "the club was the only nuisance" now in the street. He was strongly of opinion that the club was the cause of much waste of time; of a poor class of entertainment; and of much drinking. The "sight" in the street outside the club on a Sunday mornin just before eleven, the hour at which it opened, ~~xxxxxx~~ told clearly the kind of use to which the club would be put during the day. After the expression of much adverse opinion, Cousins endorsed ~~xxxxxxxx~~ it all, saying that the experience of Mr. Elliott, the resident in question, "had always been his."

Cousins, a man of perhaps 45, was solid and stolid, of fair intelligence and very thorough as a guide if perhaps not too frank in his information. A good enough fellow, but by no means of the best type.

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Interview with Superintendent Neelan.

Supt. Neelan is Supt. of the Chelsea Division of Police, the area covered by my walk with Inspector Hornsby, Andrews, and Seabright. He is an Irishman of about 5'5", with a pleasant Irish manner full of lightness and quickness, and a good share of 'Warrag'. He has been Supt. of this division for 7 years.

I told him that we proposed to give a line of blocks to Slaidburn St., Liberty Sq., Manor Gardens, Manor Buildings, Pond Terrace, and Paradise Walk. He agreed to the justice of it in each case, all these streets having been made much worse by demolitions elsewhere, mostly in other parts of Chelsea. But within in these streets are clashes in the division are any big traces of the Hoxton top type and the police charges are due to petty trifles and drunken brawls.

One branch of work in which Supt. Neelan has been particularly active is the attempt to suppress street betting and gambling. In 1895 he began a

sort of crusade against the lookmakers: he
 produced a book showing the results: for a about six
 months there were 10 or 12 summons daily, about
 2/3 of which were followed by a fine of £5.
 By this means Mr H. is convinced that he almost
 cleared the streets of lookmakers: they used to
 said to swarm round Victoria Station, and carried
 on their business openly in most of the Public Houses.
 Asked whether he believed their vigilance had decreased
 the betting propensities of the people of Chelsea Mr H.
 said he had no doubt of it but at the same
 time he admitted that there were ways in which
 they could still all bet if they wished to: nearly
 every book tobaccoist and many butchers and
 newsagents act either as lookmakers or agents
 for lookmakers and with them it is almost
 impossible to deal as long as they are doing a
 legitimate business at their own trade also: all
 the police can do is to suppress open betting in
 the streets and public houses. Asked as to the
 bitterness with which his crusade was backed up by
 the general body of police, Mr H. said he believed

they were very little infected with the betting craze: not more than 1 in 20 ever put any money on a horse.

As to prostitution: Mr H. admitted the evil character of certain portions of his district: but had as well certain streets in Piccadilly, he thinks that Piccadilly as a whole was much worse than 20 years ago. On the general question he does not suppose there is any actual decrease in prostitution but he thinks that things are much more decorous and decent than 20 years ago when he was stationed in Piccadilly: the women are of a less debased type, there is less contemptuous sneer among them. Mr H. favours a policy of the prosecution of known brothels, and does not think that any system of regulation would be advisable or possible.

As to drink - Mr H. gave the usual verdict that there was a great decrease in drunken rowdiness: "the people" he said "are a totally different people from what they were 20 years ago when I joined the force": and the improvement has

extended to the police and the publicans: the former of whom are now an almost entire sober body, while the latter are much more respectable and steady, and for the most part scrupulously careful as to the conduct of their houses. It is to be noted however that so many drunken people got round without any prosecution of publicans, Mr H. urged the insuperable difficulty of the detection of drunkenness, and the impossibility of getting conviction on the unsupported evidence of one credible witness & a 5- witness: this being combined with the natural greed of the publicans here Mr H. admitted made the law almost a dead letter. As to the police being influenced by any payment in money or kind on the part of the publicans Mr H. wholly denied it as a system: a case might occur here and there he said, but nearly always among young constables.

As to the charge often made that the police are "too easy" especially in rough districts Mr H. admitted that conduct ^{in rough districts} which they would lead to the police cells ~~in rough districts~~, would be

wanted it in Slaidburn &c. but this is inevitable.
 the standard of what is permissible must differ to
 some extent with the districts, and the policy of
 the London police is to be too easy rather than too
 rough, like the continental police. "I tell you
 Mr Daxton" said the Supr. finally in his genial
 Irish way "there are no police like ours in the
 world: we are almost perfect: you will find
 faults and mistakes but they are generally among
 the youngsters, none from the country: a policeman is
 not made in a day: it takes five or ten years
 to make an efficient policeman."

There are no clubs of the Soho type in
 Chelsea, and only one massage establishment, a point
 which it is difficult to obtain evidence of for
 immoral purposes.

