

Report to the General Board of Health on a preliminary inquiry into the sewerage, drainage, and supply of water, and the sanitary condition of the inhabitants of the town of Newmarket / by Geo. T. Clark, Superintending Inspector.

Contributors

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Report to the
General Board of Health

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PUBLIC HEALTH ACT.

(11 & 12 Vict., Cap. 63.)

R E P O R T

TO THE

GENERAL BOARD OF HEALTH,

ON A

P R E L I M I N A R Y I N Q U I R Y

INTO THE SEWERAGE, DRAINAGE, AND SUPPLY OF
WATER, AND THE SANITARY CONDITION
OF THE INHABITANTS

OF THE TOWN OF

N E W M A R K E T.

By GEO. T. CLARK, Esq.,

SUPERINTENDING INSPECTOR.



LONDON:

PRINTED BY W. CLOWES & SONS, STAMFORD STREET,

FOR HER MAJESTY'S STATIONERY OFFICE

PUBLIC HEALTH ACT.
(11 & 12 Vict., Cap. 63.)

REPORT
TO THE
GENERAL BOARD OF HEALTH.

NOTIFICATION.

THE General Board of Health hereby give notice, in terms of section 9th of the Public Health Act, that on or before the 20th day of June next, written statements may be forwarded to the Board with respect to any matter contained in or omitted from the accompanying Report on the Sewerage, Drainage, and Supply of Water, and the Sanitary Condition of the Town of **NEWMARKET**, or with respect to any amendment to be proposed therein.

By order of the Board,
HENRY AUSTIN, *Secretary*.

Gwydyr House, Whitehall,
24th April, 1850.



Reports of Superintending Inspectors of the General Board of Health.

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AUSTIN, Secretary.

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PUBLIC HEALTH

*Report to the General Board
into the Sewerage, Drainage,
Sanitary Condition of
MARKET, in the Counties
T. CLARK, Esq., Superi*

MY LORDS AND GENTLEMEN

1. In obedience to your
town of Newmarket, in the
After notice given, as directed
held public sittings in the
Hotel, on the 28th and 29th
the remainder of those days
in the collection of materials
the honour to present to you

2. The inquiry took
signed by the rector of
four medical men, the staff
Jockey Club, and numerous
all ranks.

3. GENERAL DESCRIPTION
placed along the bottom, a
well-defined valley, which
Waterless and Dullingham
towards Exning, where its
near Soham Fen.

4. The main street of
a length, running north-
the turnpike road from
valley nearly at right angles
considerably higher than the

5. This main thoroughfare
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north-east side, between the
newly built upon.

6. The valley already men-
of a stream which traverses
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Report to the
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PUBLIC HEALTH ACT, (11 & 12 Vict. cap. 63.)

Report to the General Board of Health on a Preliminary Inquiry into the Sewerage, Drainage, and Supply of Water, and the Sanitary Condition of the Inhabitants of the Town of NEW-MARKET, in the Counties of Cambridge and Suffolk. By GEO. T. CLARK, Esq., Superintending Inspector.

MY LORDS AND GENTLEMEN,

Wimborne, 22nd September, 1849.

1. In obedience to your instructions, I have inspected the town of Newmarket, in the counties of Cambridge and Suffolk. After notice given, as directed by the Public Health Act, I held public sittings in the great room of the Rutland Arms Hotel, on the 28th and 29th of August last, and I employed the remainder of those days in the inspection of the town, and in the collection of materials for the Report which I have now the honour to present to you.

2. The inquiry took place in consequence of a petition, signed by the rector of St. Mary's parish, three out of the four medical men, the stewards, and several members of the Jockey Club, and numerous other rate-payers in the town, of all ranks.

3. GENERAL DESCRIPTION.—The town of Newmarket is placed along the bottom, and upon the sides, of a shallow but well-defined valley, which, commencing between Westley Waterless and Dullingham, descends, and widens northwards towards Exning, where its waters contribute to the Lark River, near Soham Fen.

4. The main street of the town is three-quarters of a mile in length, running north-east and south-west. It is part of the turnpike road from London to Norwich. It crosses the valley nearly at right angles, so that each end of the town is considerably higher than the centre.

5. This main thoroughfare receives several lateral roads, of which that towards Exning is the most considerable, and that east, or towards the railway station, is now the line of chief traffic. The breadth of the town is not great. On its north-west quarter is a steep elevation, known as Mill Hill. The north-east side, between the town and the railway, is a district newly built upon.

6. The valley already mentioned is occupied by the channel of a stream which traverses the town. It is flooded about

twice a year, and contains stagnant water in the winter months. At other times it is dry, and it will be hereinafter described as a public nuisance.

7. A second brook, also dry in ordinary seasons, rises beyond Cheveley, and enters the town at its eastern angle. This, however, from above the railway to its junction with the main brook, has been arched over.

8. Newmarket stands in the centre of extensive chalk downs. To the south-west is the Heath, so widely known as a racing ground, and to the unrivalled excellence of which, for this sport, the town owes its celebrity. The ground around the town is either unenclosed, or in very large enclosures, and is without surface water. The chalk springs lie at a mean depth of from 30 to 50 feet.

9. The general appearance of Newmarket, with its surrounding expanse of turf, is undoubtedly much in its favour. The main street is of considerable breadth, and the roads are naturally hard and dry. The houses, constructed of brick, flint, or timber, present a picturesque exterior. On one side is the ancient palace of Charles II., the building of the Jockey Club, and other very considerable mansions. In other parts of the town, and on the exercising ground or "Fairsted," are considerable houses, which bestow upon the main thoroughfare, a wealthy and respectable aspect. This appearance, however, is very much confined to the main thoroughfares, and does not extend to the blocks of cottage tenements which fill up the spaces between them, especially towards St. Mary's church and Mill Hill.

10. GOVERNMENT.—Newmarket town stands in the counties of Cambridge and Suffolk, and comprises the parishes of All Saints and St. Mary, with small adjacent portions of the parishes of Wood Ditton and Exning, lying detached at considerable distances from the main villages or streets of their respective parishes. It possesses no peculiar government. All Saints, once a chapel attached to the palace, elects two churchwardens, two overseers, two surveyors of roads, and two gas inspectors. St. Mary's appoint the same officers, but with three gas inspectors. Wood Ditton and Exning enter to but a very small extent into the town, and do not pay for gas. There is one police officer for the Suffolk section of the town. The remainder is unwatched.

11. FINANCE.—All Saints pays a poor-rate of 2s. in the pound, producing 400*l.*; a church-rate of 4*d.* producing 64*l.*; a highway rate of 4*d.*, producing 47*l.*; and a gas rate of 3*d.* on houses, and 1*d.* on land, producing 43*l.* St. Mary's pays a poor-rate of 4s. yielding 1,450*l.*; its church-rate of 3*d.* yields 80*l.*; its highway rate of 6*d.*, yields 160*l.*; and its gas rate of 3½*d.* and 1½*d.*, yields 90*l.*; so that the whole annual burthens of Newmarket are about 5s. in the pound, or about 1,780*l.*

12. POPULATION.—The
follows:—

	1841
All Saints	8
St. Mary's	1,300
	1,700

13. In 1841 there were Mary's 437 houses, totalling 280 acres St. Mary's, A

14. At the present time the population is estimated at 3,000. In the houses, assessed at 4*l.*, scarcely any land, there is the adjacent portion of 5, being altogether 747

15. MORTALITY.—The Registrar-General comprehends all the circumstances of longevity. It has been remarkably dry and also the higher classes of

16. I have been unable to ascertain the mortality of Newmarket. It is reasonable to suppose that Linton and Newmarket, which, according to the mortality of 21·4 in the four great divisions of 42,533 inhabitants, are at least healthy in that respect.

17. INSPECTION OF THE HEATH.—The Heath end of the town is a district almost wholly unimproved. The Merry House is a large and offensive, and has a close proximity to the town. This is another farm-yard which is cleansed in the same manner as the Heath.

18. BLACK BEAR-LAND.—This is a district almost wholly unimproved, in which is a large and offensive, and has a close proximity to the town. This is another farm-yard which is cleansed in the same manner as the Heath.

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12. POPULATION.—The census returns since 1801 are as follows :—

	1801	1811	1821	1831	1841
All Saints .	485	486	704	714	813
St. Mary's.	1,307	1,431	1,810	2,134	2,143
	1,792	1,917	2,514	2,848	2,956

13. In 1841 there were in All Saints 134 houses, and in St. Mary's 437 houses, total 571. The areas of the parishes are, 320 acres St. Mary's, All Saints 250 acres, total 570 acres.

14. At the present time the population of the town is computed at 3,000. In the All Saints division of it, there are 197 houses, assessed at 4,853*l.*; in St. Mary's, which contains scarcely any land, there are 525 houses, assessed at 1,877*l.*; in the adjacent portion of Wood Ditton are 20 houses, in Exning 5, being altogether 747 houses in the town and parts adjacent.

15. MORTALITY.—The general position of Newmarket comprehends all the circumstances that usually ensure health and longevity. It has elevation, a free circulation of air, a remarkably dry and absorbent soil, and an unusual proportion of the higher classes of inhabitants.

16. I have been unable to obtain any returns showing the mortality of Newmarket town, which, in particular streets, there is reason to suppose to be high. The registration district of Linton and Newmarket, containing, in 1841, 40,314 inhabitants, has, according to the Health of Towns tables, an annual mortality of 21·4 in the 1000. This is the healthiest of the four great divisions of Suffolk. That of Cambridge, with 24,553 inhabitants, and a mortality of 27 in the 1000, is the least healthy in that county.

17. INSPECTION OF THE TOWN.—Commencing at the upper or Heath end of the town, on the left side of High-street, is a district almost wholly of small cottages. Opposite *Queensberry House* is a large yard with manure, the smell from which is offensive, and has caused disease in the next houses. Below this is another farm-yard, also much complained of. When this yard is cleansed it is stated to produce sickness and bowel complaints in the neighbourhood. The pigsties next door are in like manner the cause of sickness.

18. *Black Bear-lane*.—Very near the Post-office, is a yard or court, in which is a large open tank into which a privy and three pigsties discharge, and which is used as a dung-pit and place for house refuse of all kinds. At the time of my visit its contents were fluid and dreadfully offensive. Two bed-room windows open just above it. This is about the worst

place in the town, and a very strong proof of the necessity of compulsory powers to protect the life and health of the poorer tenants. In an opposite court there is a cesspool, emptied from time to time, in default of a proper drainage. Close to this is a well, the water of which is of a yellow colour, and unfit for drinking.

19. *Grosvenor-yard* is very close and narrow. Here a large gutter grate communicates with the street drain, and gives out offensive smells. At the northern end of the lane there are no privies, and the water is deficient. The back premises are very close. Adjoining *Grosvenor-yard* and fronting the High-street is a farm-yard, like others of its class, offensive to the neighbourhood, and after heavy rain discharging its liquid contents into the street.

20. The *Mill Hill* district lies between St. Mary's church and the Exning road. The property generally is in a bad condition. Opposite the 'Wheatsheaf' is a bin for dung in the street, a common nuisance in this town. The bin in question is as well kept as such a place can be, but it should not be here at all.

21. *Prince's-yard*.—Here is a central dirty gutter for the reception of house slops, and a well 40 feet deep, but with good water. Within this yard is another yard, confined between backs of houses, small, close, and one mass of filth. Here, crowded together, are pigsties, the privy common to the whole court, nine houses, and an open pit for the reception of its soil and for all kinds of refuse. Complaints of this nuisance were made by the whole neighbourhood. Near this a family suffer much in health from the adjacent nuisances. The cottages let for 6*l.* to 9*l.* per annum.

22. One slaughter-house in this quarter, is in a particularly clean condition, but near this is another slaughter-house, in a much less creditable state, and loudly complained of. This was stated on medical authority to be a cause of sickness around. The premises of the *Wheatsheaf* are cleanly kept, but they contain an open dungheap and a pigstie. Near this, six cottages have only one privy, which is placed close to the well.

23. In *Howlett's-passage* are six houses without a privy. The tenants complain of this state of things. The consequence of it is, that the soil is thrown out into an uncovered corner in the lane. The premises near are in a dirty condition. In one house the landlady refuses to empty the cesspool. Here the smell from a large gutter grate is very bad.

24. *Mill-hill Square* is an open space, containing, on the N.E. side, several good houses. In the upper corner of the square, a large covered cesspool receives a part of the Mill-hill drainage, the overflow passing into a sewer. In *Nash's-yard* there is a privy, and attached to it a large open ash-pit, very offensive. The back premises here are close and crowded. In

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one dwelling-room are marks of the oozing from a privy built against the wall. There has been fever here.

25. On the south side of the square is a large farm-yard, with litter, quite unfit for the interior of a town, and a very dangerous nuisance. In various parts of the square are large open gutter grates with cesspools below, out of which the filth is from time to time ladled, producing a great annoyance. Next to Lord Exeter's are some small cottages, very close, but clean.

26. In *Victoria-lane*, opposite to the Victoria public-house, is an open and foul dung heap, the subject of many complaints. Exactly above it, is a window opening from a low close room, in which at the time of my visit, lay a woman recently confined. The place was pointed out as one likely to bring on puerperal fever. In front is an open gutter in a dirty state. *Linwood's-cottages* have one privy to four houses, close and filthy.

27. The neighbourhood of the *Ice-well* is very dirty: on one side is a privy common to three houses, placed over a large open pit, in a dreadful state; the rent paid is 2s. a-week. Fever has been present here. At the back of one of the cottages is an old well, used as a cesspool, and a ruined and most filthy privy. All the adjacent tenants, complain bitterly of this nuisance. On the other side of the ice-well is a similar and equally filthy place, close to the houses.

28. Opposite to this, is a row of six cottages with one privy. There are no back windows, but the whole, though close, is in creditable order. Below *Allen's Bake-house* is a very filthy and close yard, with pigs and litter, and there is a bad privy in *Jervis's-yard*. Here ten houses have but one privy, and an open pit near it, of the bad smell from which all the tenants complain.

29. In *Exning road* is *Barton's-yard*, in excellent order. The drains discharge into a deep cesspool. The yard is paved, and the pigstie neatly kept and whitewashed. Here six cottages let for 7l. each per year. Opposite is a cow-yard and pigstie, in a less creditable condition. *Osborne's square* has but one privy; here are pigsties and an open public ash-pit. The open gutters for the reception of house-slops, in the adjacent part of *Exning road*, are very filthy.

30. The *Rookery* is the name of a mass of crowded and very ill accommodated cottages, on the north side of High-street, between Wellington-lane and the Market-place. The courts are intricate, few of them paved. The privy accommodation is insufficient, and often wholly wanting. The ash-pits and gutters are open and filthy, and the gutter grates large and very offensive. Many of these houses have cellars, though not inhabited. In one case, however, an empty cellar was used as a public receptacle, and from the utter want of privies, the road-sides

are in a filthy condition. There is a lodging-house here, which by close attention is kept in a very clean state; a small privy has been formed out of a part of a room or cupboard. The drainage is conducted into a deep cesspool.

31. *Westley's-court* has an ash-pit and dungheap in one corner, and pigsties in another; no privy whatever, and for these places the people pay 2s. 6d. and 3s. a week. The gutter grates here, were as usual much complained of. Mr. King's house and smith's shop, though close, is very neatly kept. He complains of the stench from the adjacent drains. Between Wellington-street and the Three Tuns is a close and unventilated winding lane. The houses about the Market-place are very close and crowded, and have no back premises.

32. *Bird's-alley*, in High-street, contains seven houses with one privy. It is close, badly drained, and the drains smell very unpleasantly before rain. There is a large and very offensive ash-pit. Fever has been prevalent here. A small back yard attached, though close, is very neat and clean.

33. At the north-east end of the town, about the Moulton and Bury roads, are several dirty places. Baily's-pond, at the time of my visit, was offensive, and should be filled up. In front of *Albert-street* are open gutters, into which all the house refuse is thrown. Chevely-lane, now the approach from the railway, contains, with a number of very good a few very dirty houses. *Cooper-court* is among the latter. The drainage falls into a cesspool. There has been scarlet fever here.

34. *Coachmaker's-yard* has bad drainage. Here also fever has prevailed. Behind the Rutland Arms there are some very extensive premises. The owner complains of the want of a proper main drainage, without which he can do nothing. He has here a large farm-yard, with houses close by, discharging their refuse into it.

35. *Sun-lane* extends from High-street, past All Saints church, to the railway. A brook formerly ran down this lane by an open channel. This has been arched over, and several house drains turned into it, the effect of which is felt at each of the gutter-grates, and especially at the large ones next High-street. Many of the houses here have no back premises, and all the refuse is thrown into the lane. Typhus fever has prevailed along the course of this drain.

36. South-east of the church are several houses and some of them recently built. The houses are substantial, pretty well arranged, with back premises, gardens, and a sewer. But the privies are placed all together, under a sleeping room, over the drain, which being without water and untrapped is a grievous nuisance.

37. Towards the *Old Workhouse*, all is again bad. Here in one yard are eleven houses to one privy; and in another, seven to

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one. The premises are dirty, and the drains smell most offensively. A privy drain passes under the floor of one house, and the soil is collected in an open pit, complained of by the whole yard. Bowel complaints have been frequent here; in fact the place is almost as bad as the yard behind the Post Office already mentioned.

38. *Malting-house-yard* and the adjacent premises are badly off for privies, and the stench from bad drains is most offensive. These nuisances close up Colonel Anson's property on one side, as does the town ditch on the other.

39. This *Town-ditch* is the chief nuisance in Newmarket, and is thus referred to in the petition:—

"There is an open ditch, running across the centre of the said town, and close to the main, or High-street, into which a sewer empties itself, such ditch being also made the receptacle of great masses of filth, and the same is, during hot weather, and at other times, so offensive as to be extremely prejudicial to health."

South of High-street this ditch is open. It commences at the end of Mr. Isaacson's garden nearest the street, dividing it from Col. Anson's, and that of the Jockey Club, and receives from the latter privy and house drainage. It passes beneath an arch under High-street, and runs, open and dreadfully offensive, between lines of houses built upon it, to the bridge on the Exning road. At this part, in Braham's cottages, has occurred recently the only case at all resembling cholera. From the road downwards, behind Lord Exeter's and Mr. Phillips's premises, this ditch is covered over as far as the Sandpit-lane; below this it is again open, and most offensive. It is a marvel how any town can have allowed so serious a nuisance to remain open in its very centre. It is difficult by words to convey a just idea of its appearance; but the amount of disease produced by it, and the depreciation of valuable property on its line, were stated to me on the spot by various competent persons.

40. **SEWERS AND DRAINS.**—The petitioners state—

"That the public sewers of the town are in a noxious and dangerous state, for the want of the due cleansing thereof."

41. I have received from Mr. J. F. Clark, architect and surveyor, a report, from which the following is an extract:—

"The common sewer commences opposite the Bull Inn, and discharges itself into the watercourse which intersects the centre of the High-street. This common sewer is 4 feet in height, and is two-thirds full of deposit. The common sewer, above the watercourse, running from the top of the High-street, eastward, is a 2-feet barrel drain, and is in a good state. The common sewer running from the old work-house down the Sun-lane, is 3 feet in diameter, and discharges itself into the 4-feet sewer in the street, and was laid down last year to receive the surface water from the adjoining lands and parishes; there are, however, about four drains for sewage discharging into it from the adjoining houses.

"The whole of these drains discharge themselves into the watercourse at the centre of the town, the watercourse extends from thence in an *uncovered stagnant* state for 143 yards, through the main part of the town, and the soil and sewage remains therein until it is washed away by the surplus surface water from the neighbouring watercourses, which occurs about once in summer, and twice in winter. In warm dry weather, and almost at all times, this stagnant ditch or watercourse, the receptacle of all the sewerage, is very noxious and unhealthy to the inhabitants living in the centre of the town, and the principal sewer from the Bull Inn to the centre of the High-street, being two-thirds full, has stopped up the private drains, so that it is impossible for them to get rid of their soil, &c.

"The remainder part of the town is entirely without sewerage, excepting a few 9-inch and 12-inch barrel drains, constructed to carry away the surface water, and which are inefficient for purposes of soil sewerage in the densely populated parts through which most of them run. About four-fifths of the town possess no drainage for soil and refuse, and have no other receptacle for filth and excrement but soil-pits or cesspools, the public roadways, or footpaths (which are much used), and the cesspools made to receive the surface water, all of which cesspools are untrapped, and emit the stench from the choked-up sewer and stagnant watercourse."

42. In the absence of regular sewers, the practice of the town is to throw all the house filth into the open gutters. This may be seen in High-street, below the Terrace, where the footway is raised and the house-drains discharge through the wall. In Wellington-lane, Sun-lane, Albert-row, Cheveley-road, and the adjacent part of High-street, in the by-streets and courts, these filthy gutters are everywhere to be seen.

43. The gutter grates form a general subject of complaint. They are large, open, untrapped; the drains beneath are often of large diameter, and are very seldom washed out. In consequence the stench rising from below is very offensive. When the wind blows from the N.E., these bad odours are blown up the town ditch, and render some of the houses along its course, near High-street, almost uninhabitable. No system of drainage can answer here unless a proper and artificial supply of water be sent daily into the drains.

44. WATER SUPPLY.—The chalk yields a good supply of water at a depth of about 40 feet, and the town is on the whole fairly provided with wells. But these are deep, and the labour of getting up the water, though not very considerable, is quite enough to limit its use to ordinary domestic purposes.

45. There are several pumps in the town, the water of which is for the most part good and plentiful. At the railway station is a well 40 feet deep, terminating in an 18-inch bore of 470 feet. The water rises to within 35 feet of the surface, and is lifted by a 6-horse power steam-engine into a tank for the supply of the railway. It is stated that this tank contains 18,000

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gallons, and can be filled in five hours. The supply from hence is confined to the wants of the railway.

46. HIGHWAYS AND COURTS.—The main road is in the hands of the turnpike trustees, but the side roads are repaired by the several surveyors of the four parishes which enter into the composition of the town, so that eight men, or, setting aside Wood Ditton and Exning, four men are employed to do that which would occupy about one fiftieth part of the time of a competent road surveyor. About 207*l.* is expended yearly upon these roads.

47. The footpaths are laid by the owners of houses fronting them, each person doing his own pleasure in that respect. In some parts of the town the footways are repaired by the parish. The parish possesses no power of interference in private courts, many of which require proper paving.

48. One sweeper is employed to remove the refuse of this town, of 750 houses, and 3000 inhabitants.

49. LIGHTING.—The town is lighted by arrangement with a private Gas Company. There are in All Saints 19, and in St. Mary's 38, in all 57 public lamps. For these the two parishes pay 46*l.* and 90*l.*, or 136*l.* per annum. The company maintains the lamps. Gas by meter is charged 12*s.* 6*d.* per 1000 cubic feet. Coal delivered costs 21*s.* 8*d.* per ton. Powers to levy a gas-rate over the whole town area are much needed.

50. BURIAL-GROUNDS.—The town contains four burial-grounds; two attached to St. Mary's church, and one to a Dissenting chapel in the same parish. In All Saints, the churchyard is the only burial-ground. None of these afford subject of complaint.

51. LOCAL ACTS.—There are no Local Acts whatever.

REMEDIES.

52. There are certain remedies of which Newmarket stands much in need, few towns require them more; but were these remedies applied, the condition of Newmarket would be superior to that of most towns in the county, so great are its natural advantages. The situation, even of its worst parts, is airy, and many of its courts now suffering under the worst nuisances, are built with ample space within, and often with a view towards the open country.

53. The want most complained of is drainage, and this admits of being supplied at a very moderate expense; but to render a system of drainage efficient it must be combined with a regular water supply, and this water supply must enter from the upper ends of the house drains. In this way only will the house drains be kept clean and efficiently trapped, and by the same process the main drains will also be kept clean. No distinct flushing of the main drains need be provided if the house drains be kept clean.

54. The house accommodation throughout, as regards the cottages, is miserable. Privies or water-closets are needed; the cesspools must be filled up; proper dust-bins provided; the yards paved, and proper water-service and house-drains laid down. The public scavenging and removal of house refuse should be let by contract.

55. The constitution of a Local Board, elected by the rate-payers, and thus enabling the town to manage its own concerns, will be a great boon. At present Newmarket, however celebrated, can scarcely be said to have a definite existence. It is a part of four parishes, mixed up with the affairs of all, and possessing no distinct boundary. It is absurd that a group of people, living under circumstances precisely similar, should be subjected to several distinct authorities. The combination of the town under one Board will be the first effect of the application of the Public Health Act.

56. WATER SUPPLY.—The town cannot be drained without a water supply, and that supply for house drains cannot, or rather will not, be afforded in sufficient quantity, or with sufficient regularity, when given by buckets drawn from a deep well, or even when supplied from a pump. The best plan appears to be to combine the supply of the town with that of the railway, and to arrange for the employment of the existing engine, and a larger tank, for the supply of both. The town demand would amount to about 40,000 gallons daily, a quantity, in addition to that required for the railway, which the present engine would amply lift. The tank should contain at the very least a two days' supply. It would probably be necessary to deepen the well. From the tank, branch pipes would be distributed throughout the town. The water is of 7.74° of hardness.

57. SEWERS.—The fall of Newmarket is good, and the whole is so situated as to be quite capable of being drained by stone-ware tube drains, the existing culverts and surface gutters being preserved for surface water only.

58. The main sewers should be laid one on each side of the central brook, and this, whether it be arched over or not, should be reserved for surface waters. If open, it would remain, as now, a nuisance. If arched, the culvert must be of a capacity to carry off the flood waters that come down only after heavy falls of rain or snow, and at all other times it would be empty and generate gases. In no case therefore should house-drainage be turned into either this or the Sun-lane or the Cheveley watercourse. The subordinate street sewers should be laid down the streets, or, where the buildings admit of it, at the back of the houses, and into the courts. By this means, the whole house-drainage may be conveyed to a point near Sand-pit lane, quite free of the town, and where it can be turned into the natural watercourse.

59. It is not difficult to see generally how the system may be

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Report to the
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efficiently carried out, but in this case, as in the water arrangements, it would be premature to point out details until the requisite survey and sections are completed. The present is but a report upon a preliminary inquiry.

60. CHARGES.—These will be divided into a water-rate, levied only upon the houses supplied with water; a sewer, or general distinct rate, levied upon houses and lands, but on the latter in the proportion only of one-fourth of the former; and a *house improvement rate*, levied on private property only, and upon each property only in the proportion in which it needs the remedies.

61. So far as these charges can be safely laid down in a preliminary report, they may be stated as follows, in the shape of an addition to the rental of each average house. This is the form indicated by the Act in the water-rate clause.

	d.
Water-rate . . .	1½ per week per house.
Sewer-rate . . .	1 „
	—
Total . . .	2½ per week.
	—

which would be the whole of the charge upon the community. The private improvement rate would probably be another penny.

62. This estimate I believe to be ample. It includes the cost of maintenance of works, and is calculated to cease at the end of 30 years. It includes water supply, drainage, water-closets, and other public and private remedies.

63. SEWAGE DISTRIBUTION.—The lands around Newmarket are of a character to pay particularly well for the use of sewage manure. The outfall of the main drain below Sand-pit lane will receive the whole of the sewage of the town, and from thence it will be very easy to deliver it upon the lands towards Exning.

64. BOUNDARIES.—The boundary I have to recommend includes the whole of the petitioning parishes of St. Mary's and All Saints, and small parts of Wood Ditton and Exning. It is shown on the annexed map.

65. SUMMARY.—It appears from this Report :—

1. That the town of Newmarket is governed by the parish officers of two parishes, independently of the contiguous portions of Wood Ditton and Exning, and by the police regulations of two counties, and is entirely without any local government of its own.
2. That the water supply of Newmarket, though copious for ordinary domestic purposes, is drawn from deep wells, and is neither sufficient nor convenient for cleansing house-drains, or rendering cesspools unnecessary.
3. That the main and house drainage of the town are extremely insufficient, the cottages are very indifferently

supplied with privies, and the yards dirty, close, and ill paved.

4. That a powerful elective local government will be secured by the Act, and that water supply and main sewerage may be given for a charge of about $2\frac{1}{2}d.$ per week on each average house, and water-closets, and other house accommodations for another penny.
5. That for want of these remedies a good deal of sickness, especially low fever, prevails, from time to time in the town.
6. That the proposed outlay would be in reduction of existing charges.
7. That power of rating and lighting the whole town are much needed.

66. RECOMMENDATIONS.—I have therefore to recommend—

1. That the Public Health Act be applied to the district or town of Newmarket, as shown in the annexed map, in the counties of Cambridge and Suffolk.
2. That the Local Board of Health to be elected under the said Public Health Act shall consist of twelve persons, and that the entire number shall be elected for the whole of the said town.
3. That one-third in number of the said Local Board shall go out of office on the 25th day of November, in each year subsequently to that in which the said election takes place.
4. That every person shall, at the time of his election as a member of the said Local Board, and so long as he shall continue in office by virtue of such election, be resident, as in the said Public Health Act (1848) is required, and be seized or possessed of real or personal estate, or both, to the value or amount of not less than 1000*l.*, or shall be so resident and rated to the relief of the poor of some parish, township, or place, of which some part is within the said district, upon an annual value of not less than 30*l.*
5. That powers sufficient to enable the Local Board of Health to levy a lighting-rate, and to provide or enter into contracts with the owners of gas-works, for the purpose of lighting the proposed district, be included within the application of the Public Health Act.

I have the honour to remain,
My Lords and Gentlemen,
Your obedient Servant,
GEO. T. CLARK.





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