

# **Housing the Workers**

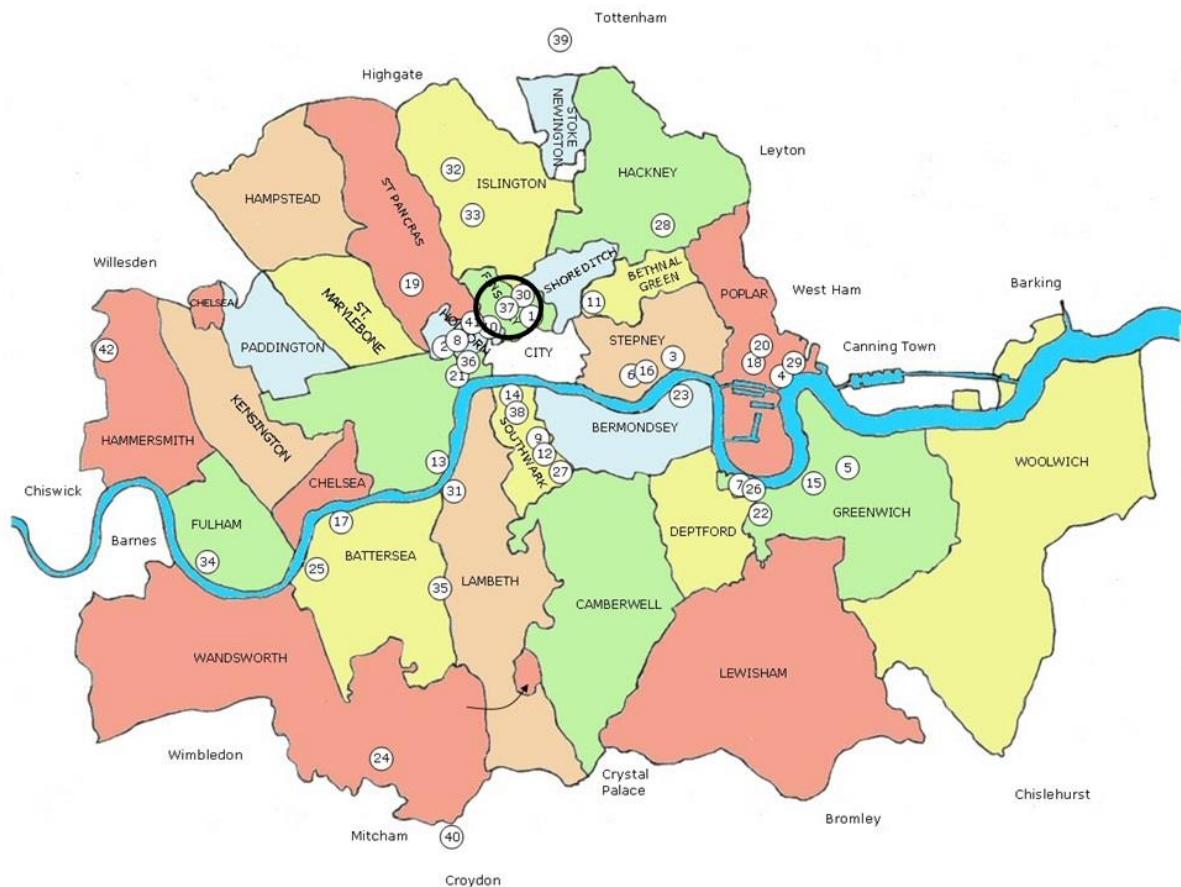
## **Early London County Council Housing**

### **1889-1914**

**Martin Stilwell**  
**August 2015**

#### **Part 3 – the schemes in detail**

##### **37 – Aylesbury Place and Union Buildings, Clerkenwell**



# Aylesbury Place and Union Buildings Scheme, Clerkenwell

Mallory Buildings, 1906

Built under Part I of the 1890 Housing of the Working Classes Act

This small block was the result of the smaller of two developments in the Aylesbury Place and Union Buildings Scheme. The other blocks, Union Buildings, were by far the bigger of the two developments and are described later.

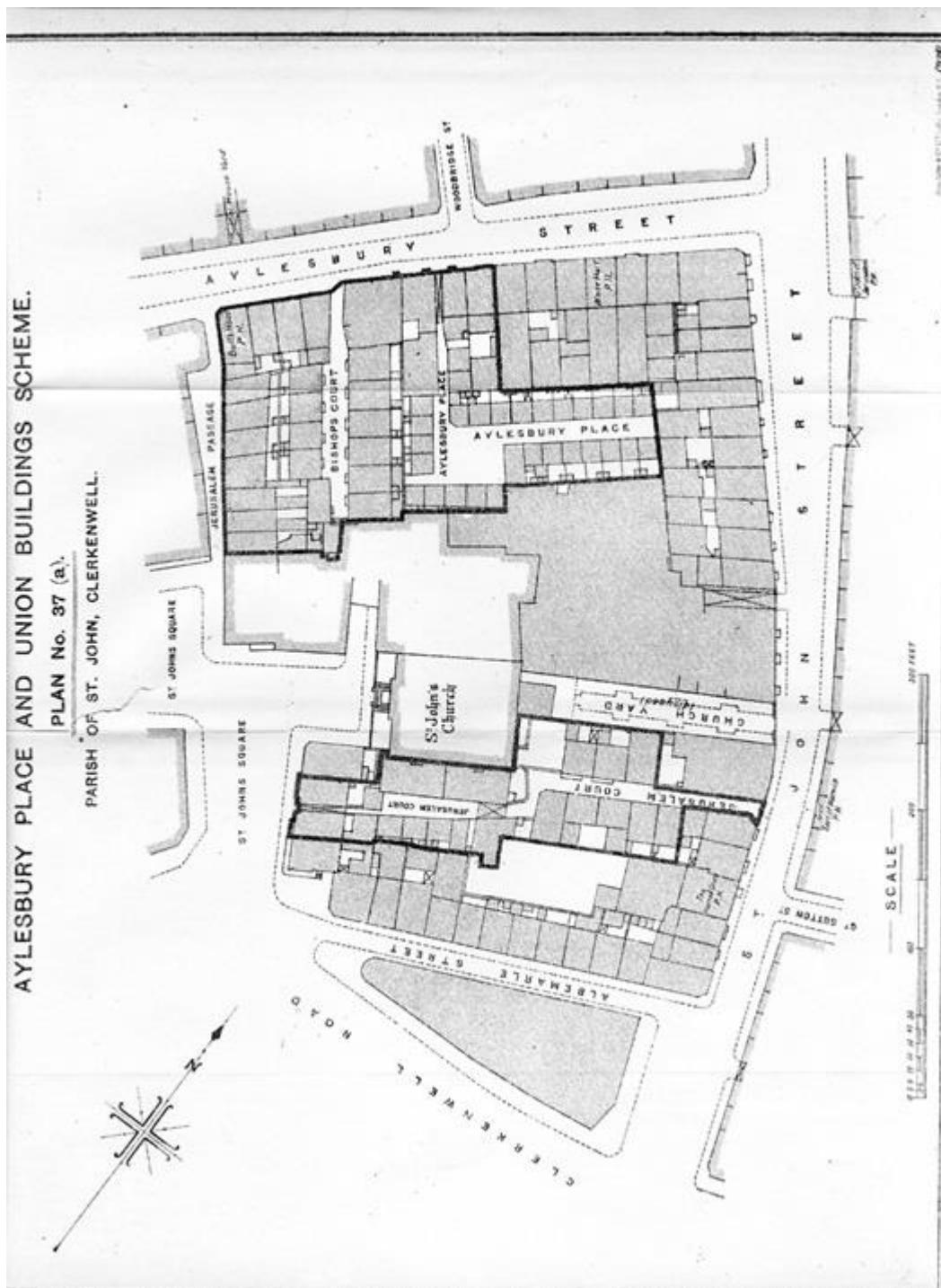


Fig. 1: Aylesbury Place development, Clerkenwell

Note that the site is north of Clerkenwell Road as the orientation of the original plans is somewhat confusing. Mallory buildings were built on the southern clearance area in Fig. 1, just where Jerusalem Court enters St Johns Street. The clearance of the Aylesbury Place is described in the later section covering the construction of the new Union Buildings.

Mallory Buildings, as constructed, were an odd L-shape and had open entry balconies. The tenements were not particularly spacious and most are a little smaller than the 160/110 sq. ft. for living and bedrooms required of post-1897 Part I housing. One welcome feature, though, was the thick walls between each of the tenements.

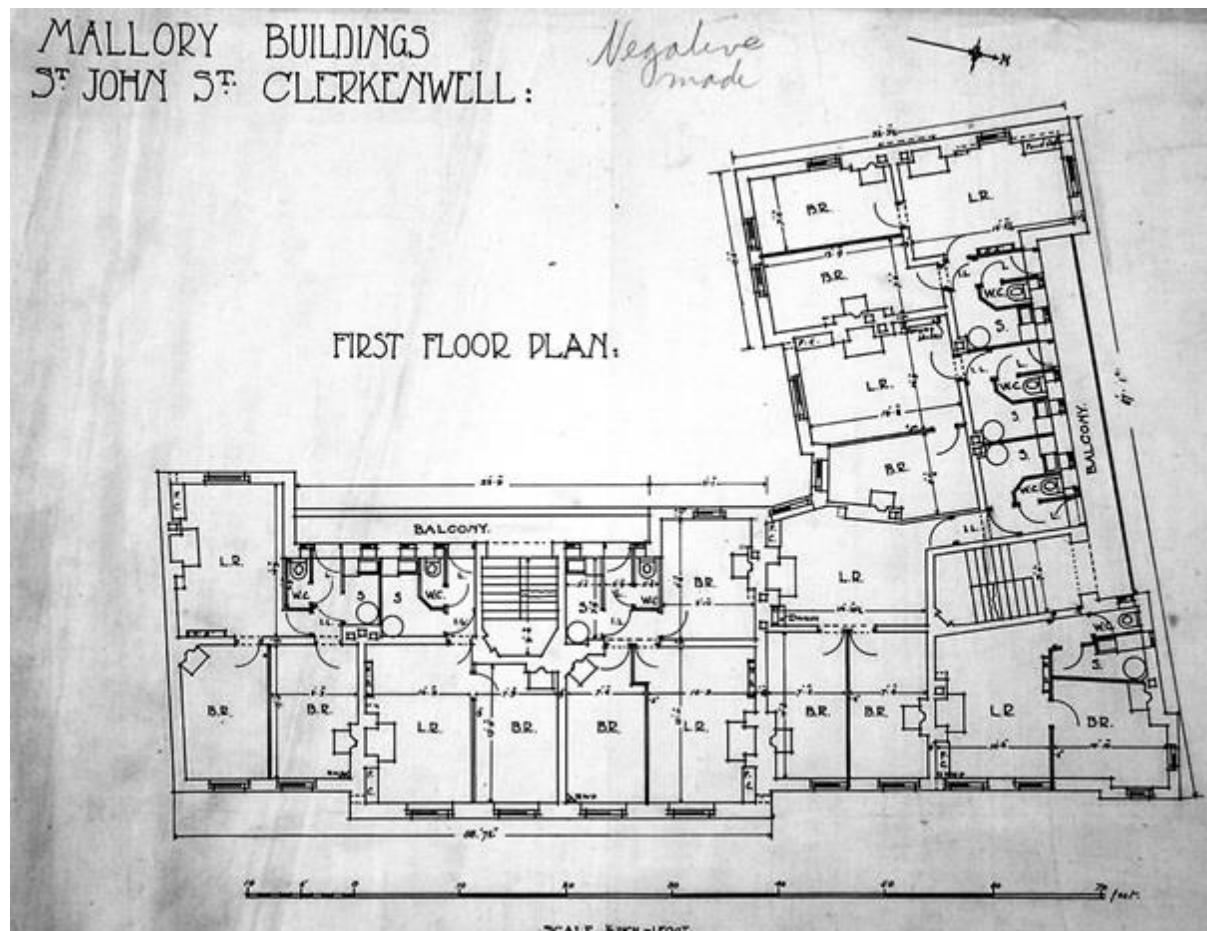


Fig. 2: Plan of Mallory Buildings (LMA ref: LCC/AR/HS/03/057)

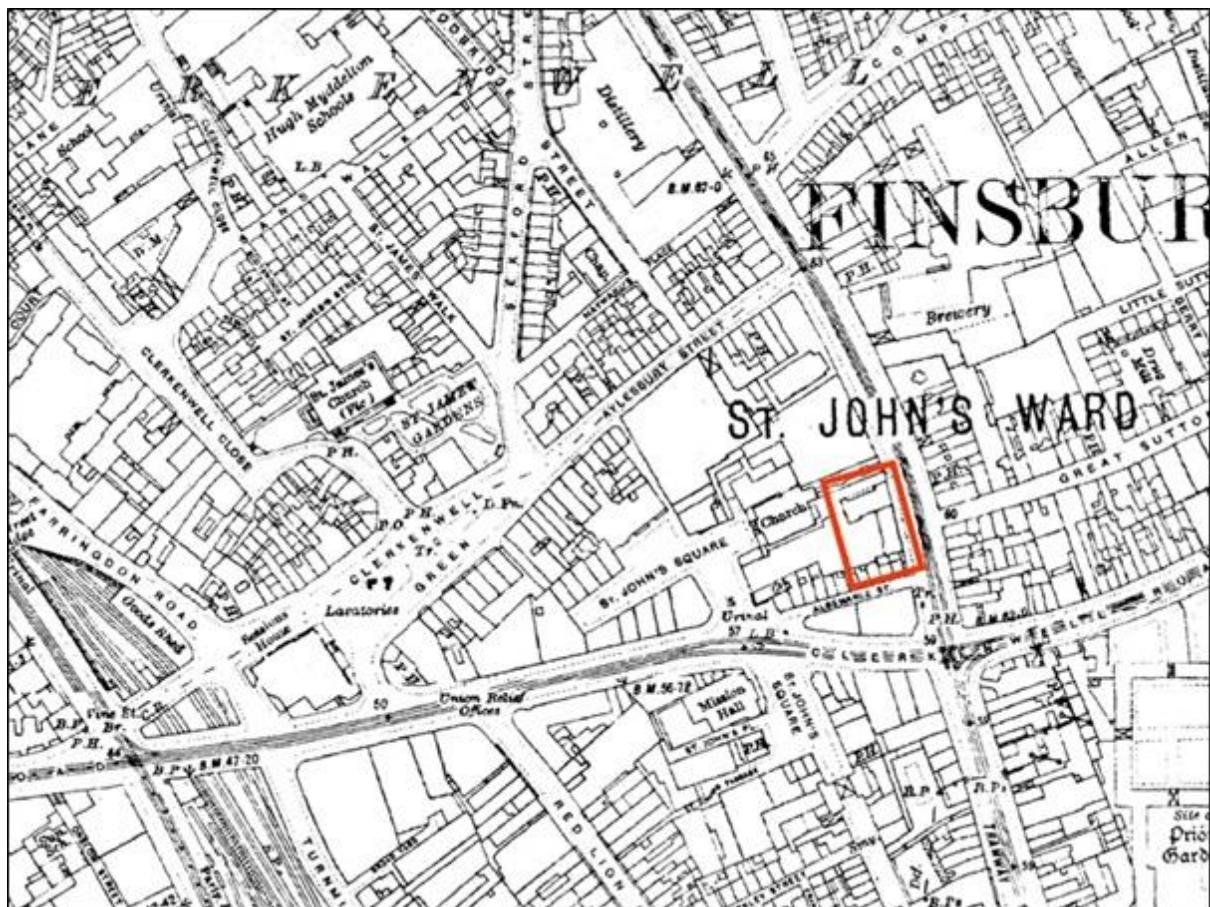


Fig. 3: Site of Mallory Buildings from 1916 OS map



Fig. 4: Mallory Buildings, 1906  
(LMA ref: SC/PHL/02/0829)



Fig. 5: Rear of Mallory Buildings, 1970  
(LMA ref: SC/PHL/02/0829)

The buildings were completed in Jul 1906 and provided accommodation for 164 persons in 1 tenement of one room, 15 tenements of two rooms and 17 tenements of three rooms, with 5 shops on the ground floor. The Council's 1913-14 accounts show that the buildings were making a very useful profit of 13.9% on income.

The 1911 census returns indicate a relatively small building that is doing a good job of acting as useful accommodation for anyone working nearby. Of the 33 tenements, all are occupied with only 2 officially overcrowded, but by only one person in both cases. The total occupancy of 108, against the designed maximum of 164, equates to a low 66%. The occupations of the heads of household are varied and typical of what would be expected, being close to established manufacturing areas of London such as The Barbican and Shoreditch. Eight of the 33 tenements have a widow as head of household, although all bar one have at least one grown-up child also living there.

The buildings still stand and are owned and maintained by the local authority. The tenement is still called Mallory Buildings rather than the more typical modern renaming to “House”. The building lacks any presence and now appears lost amongst adjacent buildings. The rear of an adjacent block has the “ANCIENT LIGHTS” signs, showing that this little known law is still relevant and being used in London (see Fig. 7).



Fig. 6: Mallory Buildings, 2009



Fig. 7: Adjacent to the rear of Mallory Buildings, 2009

## Footnotes

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<sup>i</sup> C. J. Stewart; The Housing Question in London; The London County Council; 1900; p228