

S. R. & O. No. 52 – 1954

**THE BUILDING AND LAND DEVELOPMENT
(CONTROL) RULES, 1948**

**ORDER
made by
The Board of Public Works**

THE WOODSTOCK ESTATE ZONING ORDER, 1954.

In exercise of the powers conferred upon them by the Building and Land Development (Control) Rules, 1948, the Board of Public Works hereby make the following Order:-

1. This Order may be cited as the Woodstock Estate Zoning Order, 1954.
2. In this Order –
 - (a) the expression “the Building Rules” means the Building and Land Development (Control) Rules, 1948;
 - (b) the expression “the Woodstock Estate” means the lot of land situated in Paget Parish described in the Schedule to this Order and delineated on the plan which accompanied the Governor’s message to the House of Assembly No. of the present session;
 - (c) the expression “original building lot” means any of the building lots into which the Woodstock Estate was originally sub-divided, the situation and area of the various buildings being delineated on the plan referred to in paragraph (b) of this article;
 - (d) the expression “building lot,” “building operation,” “dwelling house,” “purpose involving human occupation” and “trade or business premises” have the meanings respectively assigned to those expressions in the Building Rules.
3. No building lot comprising any lot of land forming part of the Woodstock Estate shall be used for any building operation –
 - (a) unless that building lot is a complete original building lot;
 - (b) unless that building lot comprises –
 - (i) two or more complete original building lots; or
 - (ii) an original building lot together with a lot of land approved by the Building Authority under this paragraph or, as the case may be, by the Appeal Tribunal upon appeal from a decision of the Building Authority, under the next following article.
4. (1) An application to the Building Authority for the approval of a lot of land for the purpose of paragraph (b) of the last foregoing article shall be accompanied by a plan in duplicate, drawn to scale of not less than one inch to every two hundred feet showing clearly –
 - (a) the lot of land in respect of which the application is made and its area;
 - (b) the position and area of the original or, as the case may be, the other, lots of land adjoining the lot of land in respect of which the application is made;
 - (c) the designation and position of any buildings on such adjoining lots of land;
 - (d) the position and line of the public road adjoining the lot of land in respect of which the application is made or, (if there is no public road adjoining that lot) then of any communicating road or proposed communicating road; and
 - (e) the proposed means of access to the lot of land in respect of which the application is made from such public roads or communicating road,together with a statement of the intended use of the lot of land in respect of which the application is made.
 - (2) Any person who, having applied for the approval of a lot of land in accordance with paragraph (1) of this article, is aggrieved by a refusal of the Building Authority to approve that land for the purposes of paragraph (b) of the

last foregoing article may, within fourteen days from the date of his receiving a notice of refusal, appeal to the Appeal Tribunal established under rule 32 of the Building Rules; and the provision of rules 33, 34 and 35 of the Building Rules shall have effect in relation to any such appeal as though that appeal were an appeal authorized by virtue of the said rule 33.

5. (1) No building other than a building intended to be used as a dwelling-house shall be constructed on any lot of land forming part of the Woodstock Estate:

Provided that nothing in this paragraph shall be construed so as to prevent the construction of buildings (including outhouses and private garages) appurtenant to any such building intended to be used as a dwelling house as aforesaid where those buildings are not intended to be used for a purpose involving human occupation.

(2) Not more than one building intended to be used as a dwelling-house shall be constructed on any lot of land forming part of the Woodstock Estate which may, by reason of the provisions of paragraph (a) or, as the case may be, of paragraph (b) or paragraph (c) of article three of this Order, be used for a building operation.

6. The roof of every building constructed on a lot of land forming part of the Woodstock Estate shall be pitched and lapped slated roof of Bermuda stone.

7. No dwelling-house or other building constructed on a lot of land forming part of the Woodstock Estate shall be altered (within the meaning of subparagraph (d) of paragraph (2) of Rule 4 of the Building Rules) so that it may be used as trade or business premises.

Article 2.

SCHEDULE

Description of land comprising the Woodstock Estate.

All that lot of land situated in Paget Parish and known as Woodstock Estate containing about 9.50 acres, and bounded on the North by the Main Public Road known as the South Road, on the East by land known as the Southcourt Properties, on the South by the waters of the Atlantic Ocean, and on the West by land now or formerly in the possession of the Estate of James Harvey Trimmingham.

H. COLIN SMITH
Clerk, Board of Public Works

27th November, 1954.

Approved by His Excellency the
Officer Administering the Govern-
ment-in-Council this 22nd day of
December, 1954.

BY HIS EXCELLENCY'S COMMAND.
E.T. SMITH
Clerk to Executive Council.

Colonial Secretary's Office
22nd December, 1954.