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DEPARTMENT OF INFRASTRUCTURE

TOWN AND COUNTRY PLANNING ACT 1999

TOWN AND COUNTRY PLANNING (REGISTERED BUILDINGS) REGULATIONS 2013

NOTICE IS HEREBY GIVEN that at a meeting held on the 9th June 2014, the Department of Infrastructure, in pursuance of its powers under the above Acts and Regulations REGISTERED

Peel Police Station, (formerly Peel Court House), Derby Road, Peel, IM5 1HH.

as represented by the buildings delineated on the plan hereto attached, in the PROTECTED BUILDINGS REGISTER by reason of its special architectural and historic interest.

THE EFFECT OF THIS REGISTRATION IS IMMEDIATE and prohibits the alteration or demolition of the structure or appearance of any part of the building except in compliance with an obligation imposed by or under any statutory provision or with the prior written consent of the Planning Authority.

Dated this 20th October 2014,
By Order of the Department

A handwritten signature in black ink, appearing to be "C A Dudley", written over a horizontal line.

C A Dudley
Deputy Secretary to the Planning Committee.

1st Floor, Murray House,
Mount Havelock,
Douglas,
IM1 2SF.

NOTE :

Under The Town and Country Planning Act 1999;

**Schedule 2
The Protected Buildings Register**

Notifications of entries on register etc.

2. (1) As soon as may be after a building has been entered in the register, or the register has been amended by removal of a building from it, the Department shall serve a notice on the owner and the occupier of the building stating that it has been entered in or removed from the register.
- (2) The owner or the occupier of, and any other person having an interest in, a building which has been entered in the register may apply to the Department to remove the building from the register-
- (a) within the prescribed period after service on him of a notice under sub-paragraph (1);
- (b) after the expiration of the prescribed period after the decision of the Department on a previous request under subsection in relation to the building.

Under the Town and Country Planning (Registered Buildings) Regulations 2013

5. Periods for purpose of Schedule 2 paragraph 2(2)

- (1) The period specified for the purposes of paragraph 2(2)(a) of Schedule 2 to the Act (period after notice of registration, within which owner or occupier may request de-registration) is 21 days.
- (2) The period specified for the purposes of paragraph 2(2)(b) of Schedule 2 to the Act (period after initial period, during which owner or occupier may not request a de-registration) is 5 years.

To: Property Owner – FILE COPY

Local Authority - PEEL, Town Hall, Derby Road, Peel, IM5 1RG
Director, Manx National Heritage
Isle Of Man Natural History & Antiquarian Society

Registered Building Appraisal

**Derby Road Police Station
&
Former Court House
Peel**



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Building Conservation Section

REGISTERED BUILDING APPRAISAL

NAME: Former Court House/Peel Police Station
ADDRESS: Derby Road, Peel
POST CODE: IM5 1HH
LOCAL AUTHORITY: Peel Commissioners
GRID REF: SC 24740, 84014

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Introduction

The former court house which still functions as the local police station, is located on the junction of Derby Road and Albany Road where it adjoins the grounds of St Germans Church. *(Plate 1 & 2)* Stylistically the building can be dated to the latter part of the 19th Century, and together with its striking appearance and commanding location, the old court house stands out amongst the predominantly Victorian vernacular of Peel.

General Historical Background

During the nineteenth century, the inadequacy of the old Court House positioned between Castle Street and East Quay, now the Leece Museum *(Plate 3)* became increasingly apparent and so it was decided that a replacement court house would be built. The design of the building would form the basis of an architectural competition where entrants submitted designs under a pseudonym. The winning design selected was that by English architect Langton Dennis, ARIBA, whilst Macadam and Moore were appointed as contractors/builders, the detailed plans being submitted to Peel Town Commissioners and considered on the 23rd March 1892. Approval to commence was achieved within eight days and the works commenced. The completed building was opened on the 1st May, 1893 (despite the date stone above the front door stating 1892) by His Honour Deemster Gill. The ceremony was attended by members of the Manx Bar, the Peel Town Commissioners and other dignitaries and their wives.

In 1955, part of the building became the Police Station and the Court function eventually ceased in the late nineteen eighties and is now solely occupied by the Isle of Man Constabulary.

THE SITE

Located next to the cathedral and close to the Commissioners' Offices and the Corrin Hall, the building is situated in the former northern corner of field 1706 (the cathedral is in field 1703). The 3 ¼ acre field, then owned by a Miss Amy Quirk was offered for auction in 1887. It had reached £1070 when the auctioneer put in a reserve of £1,800 and consequently no sale was affected. The field was subsequently divided into 'seventy-two building plots as well as a larger plot which the government were anxious to secure as the site of the new court house.' (*Plate 4*)

By today's standards the site is quite cramped – police cars have to be parked elsewhere, and lost property in a garage across the road. The former iron railings, made by John Pye of Moreton-in-the-Marsh, Gloucestershire, which ringed the principle facades and were set on a very low wall which serves to define the boundary, were unfortunately removed in the 'sixties. However, to the rear elevation, the site is still bounded by the remnants of a small section of railing along with a further section of railings, thought to be original (though with later modifications/repairs) located above the cellar/prison cells. (*Plate 5 & 6*)

THE BUILDING

Designed by Langton Dennis in 1892, this attractive building with its eclectic mix of Elizabethan windows and Flemish detailing falls within the broad 'umbrella' of what was to become known of as 'Queen Anne'. Seen as a response to the rampant Gothic Revivalism of the period, the Queen Anne style grew steadily from the mid 1800's and paralleled that of the emerging Arts & Craft movement, both of which shared numerous design features particularly the use of moulded terracotta tiles. Though clearly not based on the actual Queen Anne period of the early 1700's, the style did none the less borrow certain classical elements from that period along with what was to become its trade mark feature, notably the pronounced and often intricate Dutch inspired gables. (*Plates 7 & 8*) The examples referred to jointly display the predominant use of red Ruabon brick interspersed with red terracotta panels displaying 'cast' motifs.

Built in red Ruabon brick and with yellow/buff terracotta window sections, cornices and copings from JC Edwards of Ruabon, it is extensively embellished with pinnacles, balustrading and decorative sculptures and other detailing. Around the building there can be seen various idiosyncratic features such as the interesting cornice detailing that supports one of the downspouts along with the Manx themed rainwater hopper heads. (*Plates, 9, 10, & 11*)

The surface texture of much of this detailing seems to suggest that the cornice and other elements are constructed from sandstone when in fact they are a moulded clay composite called terracotta, made to resemble sandstone. In this case the 'buff' colouring effect is partially achieved through the firing process which, as seen here, can lead to under vitrification of the surface resulting in a porous surface which can accelerate wear. Above the door, in the keystone of the arched door case, is the date stone for 1892 and above the entablature, in the parapet, is a Royal Coat of Arms also formed out of terracotta panels.

The green roofing slates came from LLwydcoed quarries, Penygraes, Wales, whilst the ventilator with ornamental cupola on the ridge of the court house roof originally had a more complex design that included a Norse galley weathervane – now replaced by a more modern design. The cupola, often a common feature on civic buildings throughout this period, is redolent of those employed on many Arts & Crafts inspired structures such as the Manx Museum and Onchan village hall, the latter designed by Baillie Scott. (*Plate 12*) Each is distinct in its own right stylistically, though collectively it serves to identify them within a shared architectural genre.

Elsewhere the terracotta, as opposed to timber, windows with their terracotta mullions and transoms, harmonise with the building's overall theme and thanks to their durability have avoided being replaced with uPVC units. The former main entrance façade, symmetrical in form, has a central doorway with heavy oak double doors, though now no longer used and now sealed, originally they would have led directly into a corridor, now occupied by the general office. (*Plate 13*)

The floor plan, (*Plate 14*) as published in *The Builder* of 1893 remains substantially unchanged, the Judge's Room is now the Interview Room, the Advocates' and Jury's Rooms are for the Sergeant and Inspector, the toilets on the left are now disabled toilets, whilst those on the right are now the Kitchen, with the Witnesses' Room becoming the Staff (tea) Room. With regards to the internal furnishings, it was reported at the time that the furniture was supplied by a George

W. Kermode, of Peel, who probably also made the doors and door cases which are of particular note.

To the rear of the court is now two half-height store rooms (tinted yellow on the drawing) whilst the former 'Dock' and additional public seating has been recently removed in order to create an open area for storage, unfortunately at the cost of retaining the building's originality. *(Plate 15)* This is due to the former court facilities no longer being required and subsequently elements of the court room have now unfortunately been removed (2013). However, the magistrate's elevated seating area has so far been retained, in addition to the doors and impressive architraves along with the panelled enclosure surrounding the stairwell which leads down to the cells. The court reportedly being the only courthouse in the Isle of Man with direct stair access into the court from the cells contained in the basement, an arrangement which was apparently modelled on the Old Bailey, in London.

The basement/holding cells are reached via the wood panelled steps in the central Court Room (tinted purple on the drawing). Descending the stairs into the basement of the court house reveals the former holding cells, only one of which retains anything of its former semblance in the form of its original door and now serves as a storeroom. Elsewhere the other two cells have been more extensively altered, retaining little evidence of their former functions. In general the basement is now used for storage, toilets, changing room and a shower. *(Plate 16)*

The building is currently on the Department of Home Affairs Property Register together with the Police Garage in Albany Road and maintenance, although departmental, comes under the supervision of the cross-government Estate Management Forum.

THE ARCHITECT

Langton Dennis was born in Streatham, London in 1865, the son of a successful journalist. He was articled to London architects, George and Peto. This very successful practice was headed by Sir Earnest George, RA, who went on to become president of the RIBA (1908-10) his office becoming known as 'The [Eton](#) of architects' offices. It was perhaps here, in conjunction with architectural trends of the period, that Dennis developed his own interpretation of the developing 'Queen Anne Style' of architecture based upon his mentor's evident bias for this form of architecture as recorded below;

Their superbly conceived designs represent the extreme point of late Victorian individualism, and were inspired by old Flemish and German town houses, sketched and painted in watercolour so stylishly and evocatively by George in his tours of Europe.

Grainger, Hilary, George, Sir Ernest (1839-1922). The Oxford Dictionary of National Biography.

Whilst with George and Peto, Dennis studied at the Royal Academy Schools, and then became an assistant to two other London architects before qualifying. He then appears to have entered joint practice with two other architects, one in London and the second in Crowborough, Sussex, where he seems to have settled down. He is last recorded in Who's Who in Architecture, 1926, which lists only one competition win under his name – that of the Peel Court House, though he also entered another unsuccessfully with his London partner FH Tulloch. This was for St Pancras Municipal Buildings in 1893, the year that Peel Court House was completed.

Conclusion:

- High quality design
- Elizabethan/Flemish style not well represented in the Isle of Man
- Condition good overall, though the interior, and in particular the former court room itself has now been partially stripped out in 2013 which has compromised the authenticity of the interior.
- The use of Ruabon brick with terracotta details and sculpture is also exceptional in the Manx context
- Terracotta sculpture of good quality, though there are elements of degradation occurring.
- Only building by the architect Langton Dennis on the Isle of Man
- At risk: There is an element that the current use of the building and its function, though once specific to the needs of the police and judiciary has now been marginalised somewhat.
- Despite having the cathedral and castle, Peel has few buildings of comparable quality.
- Contextually important – St German's Cathedral, Corrin Hall, Town Hall, Centenary Centre and the Court House are all in close proximity, making a significant grouping within Peel's townscape
- The building is of historic and local interest.

- Within the context of Queen Anne Revivalism and Arts & Crafts influences throughout the island, Derby Road Police Station adds considerably to the collective group value.

Recommendation

Given this buildings unique architectural style and state of preservation, in conjunction with its social and historical contribution to Peel, its preservation and registration would be a positive contribution to the Island's protected buildings register.

Derby Road Police Station and former Court House is recommended for addition to the Protected Buildings Register as it is considered significant for its location, its quality and for its group interest as defined in Policy RB/1 – Registration of Buildings as set out in Planning Policy Statement 1/01 - Policy and Guidance Notes for the Conservation of the Historic Environment of the Isle of Man:

ARCHITECTURAL INTEREST AND/OR AESTHETIC QUALITY: The register is intended to include buildings which are of importance to the Island for the interest of their architectural designs, decoration, craftsmanship, or by virtue of the eminence of the architect; this would include important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity, as might be found in structures connected with the historic railways of the Island) and significant plan forms;

This is an excellent example of the late 19th century Queen Anne style of architecture that remains a rich source of original period features having survived largely untouched and in good condition, despite some minor maintenance issues and changes to the main court room. It is, as far as is known, the only building by Langton Dennis in the Isle of Man and set on the corner of Derby Road, the building has both a commanding and open view of the immediate area. Though other examples of this building genre survive here on the island, this example is a rare example of the Arts & Crafts inspired Queen Anne movement which in this instance has drawn upon Elizabethan and Flemish elements, not uncommon for the period, but exceptional for the Isle of Man. Overall it is an attractive enhancement to the more commonly established Victoriana which predominates throughout Peel.

HISTORIC INTEREST: This includes buildings which illustrate important aspects of the Island's social, economic, cultural, religious, agricultural, industrial or military history; this importance

might also be assessed in the particular local context of the town or village in which the building is located;

The historical role of this building is significant in terms of the role it has played in the social history of Peel.

LANDMARK QUALITIES: Some buildings will be clearly recognisable as having such qualities whether they be located in isolated coastal or rural locations, or as focal points within a busy local townscape;

Originally relocated from what was the 'hub' of Peel, its relocation to what was the periphery of Peel has gradually become more centralised as the town around has expanded. (See Plate 4) Sighted on the corner of Derby Road junction, the building occupies a commanding position over the adjacent houses and the church grounds of St Germans.

GROUP VALUE: Especially where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. Squares, Terraces or Farm Groups).

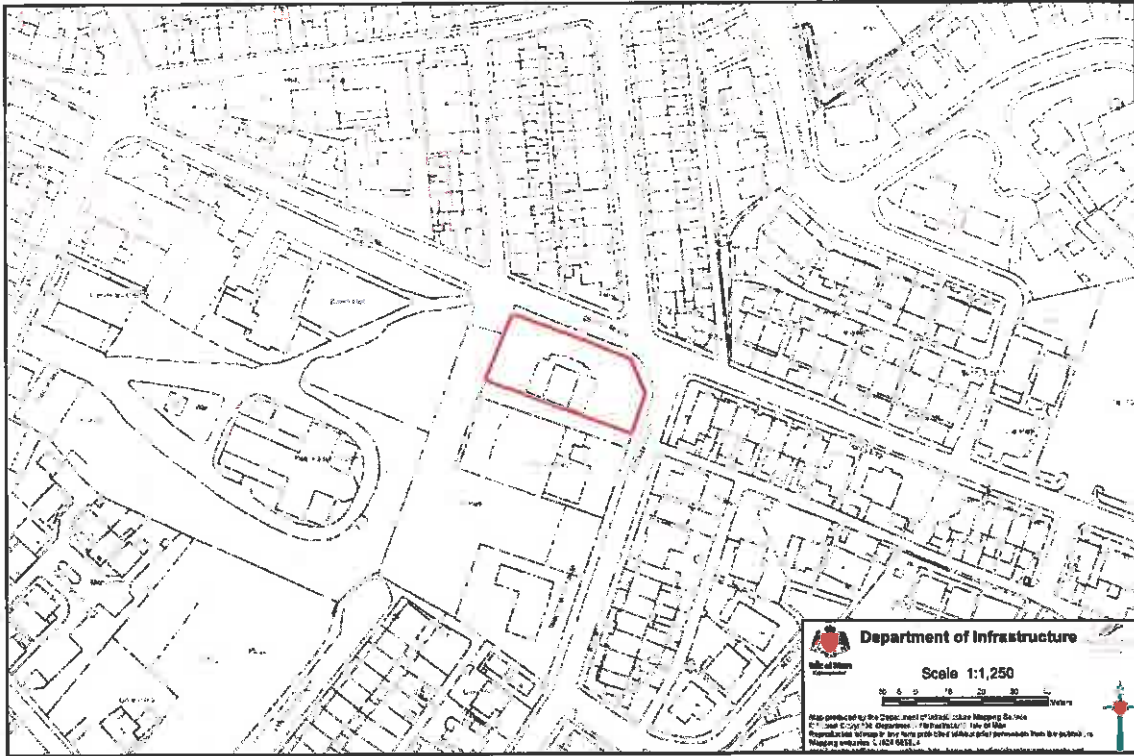
One of a significant collection of Queen inspired buildings here on the island, this particular building encompasses a wide range of elements associated with the movement, some of which are unique to the island. Whilst the majority of surviving examples are generally located in Douglas, Derby Road Police Station stands out as a prime example of this genre in the West of the island.

Derby Road Former Court House & Police Station

Peel



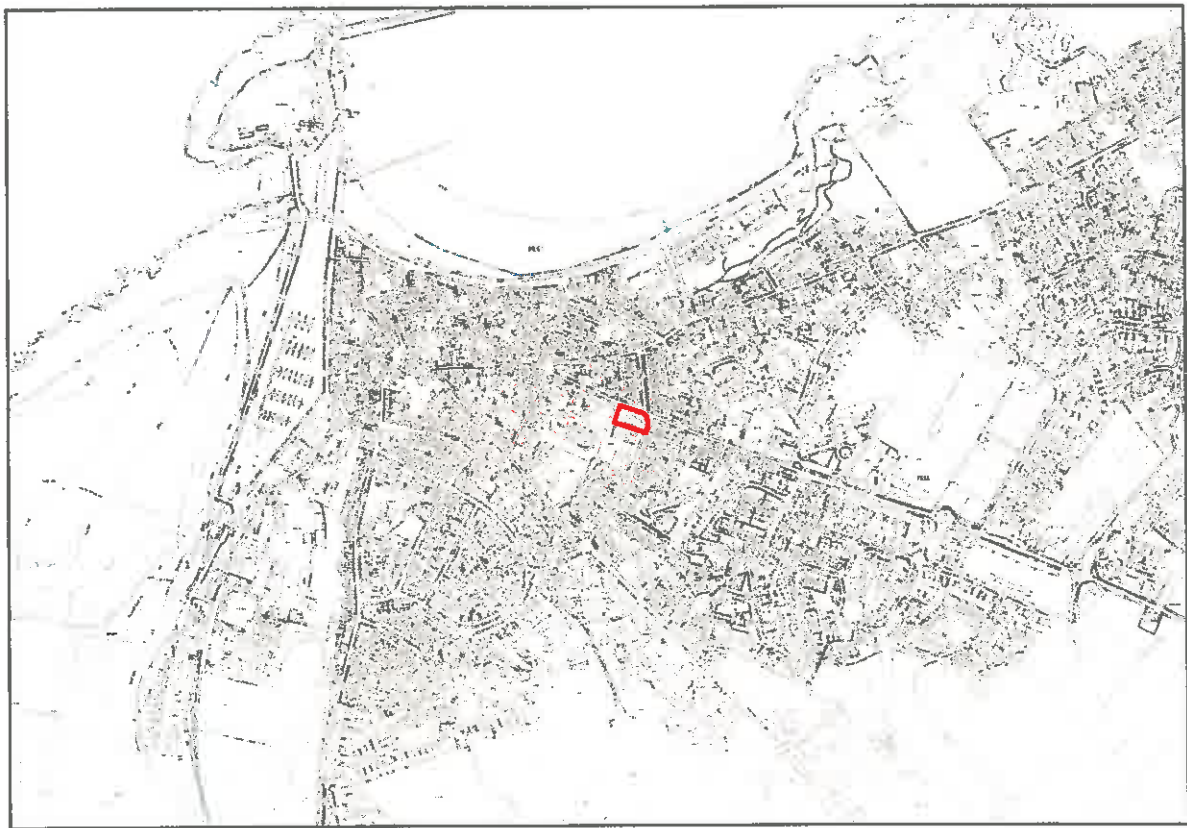
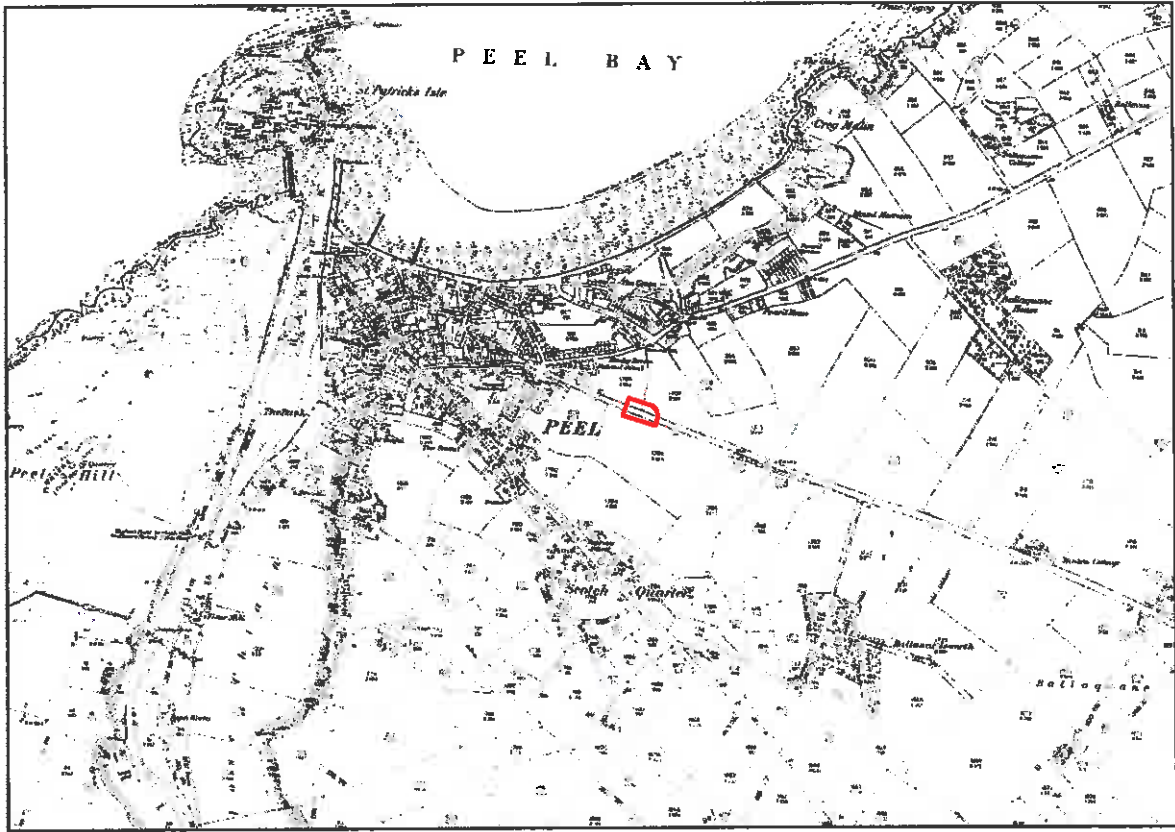
Map and Aerial view of Derby Road Police Station (highlighted)



The former Court House located on the quay, now the Leece Museum



The Expansion of Peel 1869-2012
Derby Road Police Station & Court House highlighted pre and post construction



The extent of the remaining railings to the Derby Road site



The principle elevation with 'dwarf' wall which previously housed railings around the site.



Side elevation boundary wall and railings



Rear elevation basement and railings which exhibits the only remaining sections of railing. Note replacement top sections

Period details of the Court House 1892 - 2013



This illustration, from *The Builder*, 23rd September, 1893, describes Peel Court House as being 'under construction'. Whilst the grounds are sketchy and bear little resemblance to the site we see today, the building is substantially 'as drawn'. The only significant built differences are the absence of the decorative stone balls on the low wall to the side of the entrance steps, the railings (since removed), some simplification of the lantern, and the window details – plain glass rather than multi-pane.



An early photograph showing the Court House complete with railings.
(Leece Museum, undated)

Comparative images of the emergence of 'Queen Anne' architecture of the late 1800's with their highly stylised gables and use of expressive Ruabon brickwork and terracotta tiles.



Former Hanover Street School, Douglas. Terracotta cast detailing forms the main panel by the front entrance



Former Ridgeway Public House, Douglas notable for its Dutch inspired gables and terracotta panel of sunflowers - a highly stylised image associated with both the Arts & Crafts Movement and the Aesthetic Movement



Douglas main Post Office, in addition to its use of Ruabon brick it is notable for its numerous moulded terracotta panels

Shared features between Derby Road Police Station and Douglas Railway Station, Douglas



Pilasters and rounded gable details.
Douglas Railway Station



Peel Police Station front gable

Architectural detailing (1)



Terracotta moulded Lions above the parapet, with the Royal Coat of Arms of the United Kingdom

Note that the unicorn still has his horn in this photograph dated c1995

The datestone forms the keystone of the arch framing the door – probably terracotta, but a different colour to the other work.

The police lamp has now been removed to beside the side door.



The Royal Coat of Arms: note that the unicorn has now lost his horn. This should be simple to replace, but care will be needed to match the colour. The background behind the parapet has been digitally removed in this photograph. The staining (or mould growth), not evident in the earlier photographs, suggests that the façade may have been chemically cleaned in the late 'eighties or early 'nineties, with unfortunate consequences. This is particularly so as the 'fire-skin' of the lighter terracotta mouldings is weaker than the darker fired sections due to temperature differences in the firing. As seen elsewhere, this combination of chemical cleaning and weathering can accelerate surface erosion.

Architectural detailing (2)



Pinnacle, north-east corner. Note the good colour and condition of the green Welsh slate.



The keystone dated 1892. The block above the string course was where the blue Police Light was fixed.



Pinnacle, north-east corner. Enlargement. Note the detail and finish which gives the impression of a sandstone sculpture.



Pilasters support the entablature of the decorative arched capping to the gable. This and the steep-sided nature of the gable contribute a Flemish element to the

Architectural detailing (3)



Unusual terracotta moulding feature around down-spout.
Note progressive degradation of surface



Transom and mullion terracotta sections.
Note progressive degradation of surface



Rainwater hopper with distinctive three legs motif

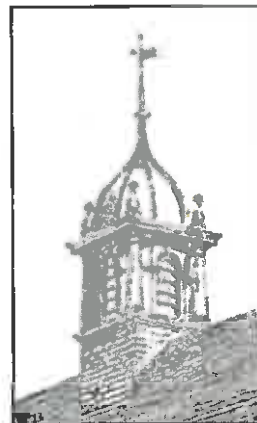
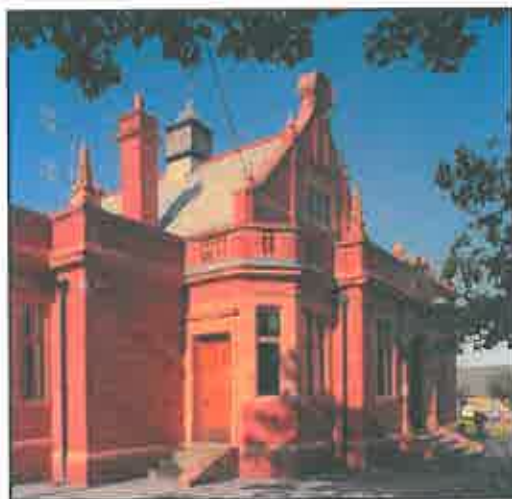
Comparative images highlighting the use of roof vents/cupolas in late 19th Century civic buildings



The Manx Museum, Douglas

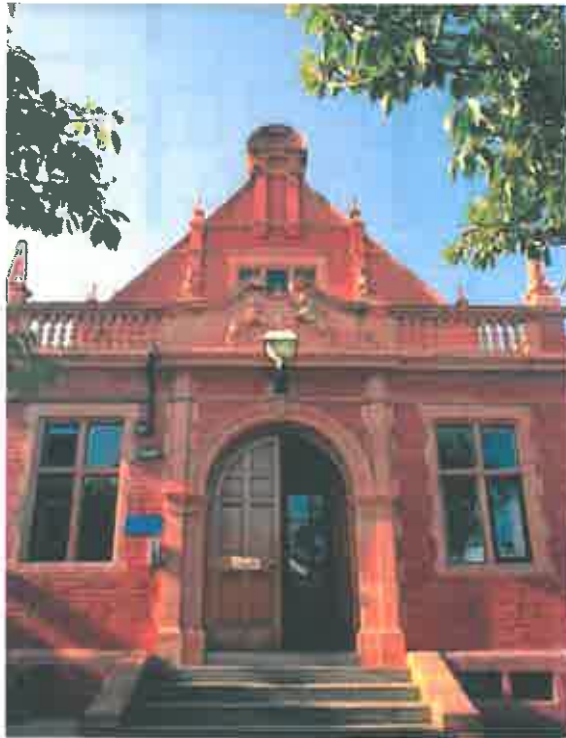


Onchan Parish Hall



Langton originally designed the cupola surrounded by decorative details on all four corners of the base. The modern sharp-edged scalloped flashing is very noticeable.
Peel Police Station

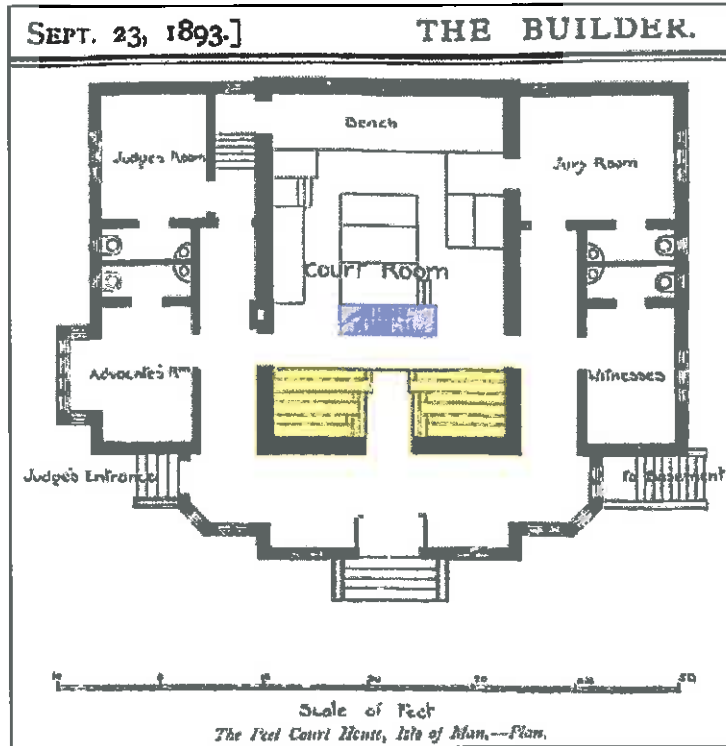
The main doors - now sealed, which led into the main corridor, now the front office.



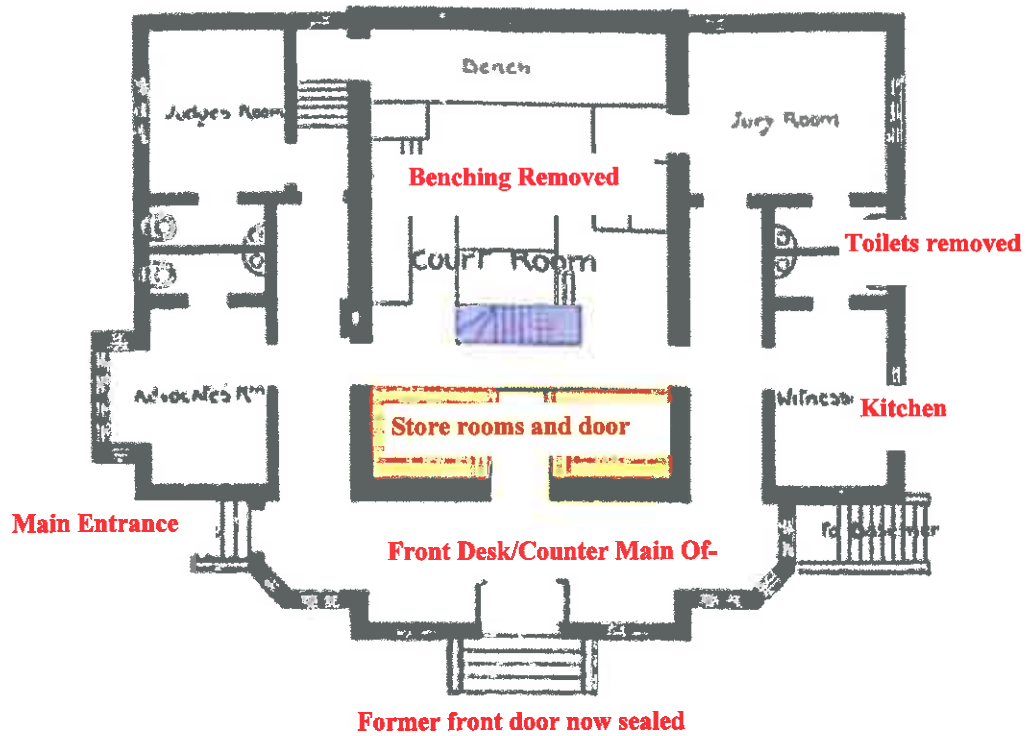
The front office - formerly part of the main corridor leading off from the front entrance



The front desk - now approached from the side entrance



Original Floor Plan as envisaged in 1893



Floor Plan Alterations/Amendments 1893 - 2013

The Court Room



View from the dock looking towards the magistrates bench



View from the bench looking towards what was the dock (now removed 2013)



The judges bench



One of the fine examples of doors and frames which all have the same treatment, with a pulvinated moulding between doorcase and entablature.

Stairwell down to the cells from the court room



Last of the three cells with an intact door.
Other cells have been modified and lost their doors



REFERENCES AND SOURCES

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Leece Museum, photograph, p9

Manx National Heritage, newspapers cited in text; print of engraving from *The Builder*.

MAPS

Asylum Map of 1862

Current Digital Map, Department of Infrastructure

Fannin's Map of 1779

Ordnance Survey Map, 1869. Department of Infrastructure

Ordnance Survey Map 2009

Wood's Atlas, 1867

PHOTOGRAPHY

Tutt. P.

Wilson. T

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Date	20 October 2014