

TOWN AND COUNTRY PLANNING ACT 1991
THE REGISTERED BUILDINGS (GENERAL) REGULATIONS 1991

To: Fidelta Managers Ltd or other the owners of numbers 29-31 Athol Street, Douglas

NOTICE IS HEREBY GIVEN that at a meeting held on the 31st January 2002, the PLANNING COMMITTEE of the Department of Local Government and the Environment, in pursuance of its powers under the above Acts and Regulations REGISTERED

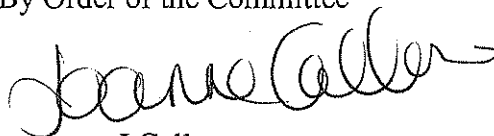
29 - 31 Athol Street, Douglas

as represented by the buildings shown outlined in red 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 Committee.

Dated this 20th day of September 2002

By Order of the Committee



J Callow

Secretary, Planning Committee.

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

NOTE:

Rights to request de-registration of the building are provided under the Registered Building Regulations and in summary are that:

Applications in writing for the de-registration of the building may be made by the owners or occupier of, any other person having an interest in the building, within a period of 28 days of service of this notice. Such application should be sent to the Secretary, Planning Committee, 1st Floor, Murray House, Mount Havelock, Douglas, IM1 2SF.

In the event that de-registration is not requested by any party within the 28 day period described above, then de-registration may not be requested within a period of 3 years.

c.c.:-

Town Clerk, Douglas Corporation, Town Hall, Ridgeway Street, Douglas
Director, Manx Museum and National Trust, Kingswood Grove, Douglas
Advisory Council on Planning & the Environment, 52 Alberta Drive, Onchan



St George's Walk

Exchange House

ATHOL STREET

SHAW'S BROW

Ward Bdy

Car Park

Multi Storey Car Park

Car Park

STREET

BARRACK S

vic
ation

Mu
C

58

56

54

52

50

48

44

42

40

38

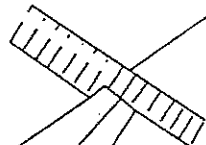
36

21

27

37

43



29 ATHOL STREET, DOUGLAS

Between the years of 1819 and 1821, Eleanor Lawrence and Jane Hartley purchased a number of plots on the south side of Athol Street. Eleanor Lawrence died in August 1824, and in her will appointed her eldest daughter, Eleanor Weatherell (also spelt Ellinor on some documents), as her Executrix and also the guardian of her youngest daughter Elizabeth. Whilst Elizabeth was left a legacy of £25 British per annum for life, Eleanor was left the remainder of her mother's estate.

It is not clear whether by the time of Eleanor Lawrence's death, 29 Athol Street had been constructed, but on the 14th January 1830 a banker, James Holmes, purchased from Eleanor Weatherell and Jane Hartley a number of properties including two houses on Athol Street 'adjoining each other'. These were number 29 and 31 Athol Street that had been built as a matching pair. In a transaction dated 23rd January 1830, the same properties that had been sold to James Holmes were resold to Eleanor Weatherell. It is, therefore, possible to date 29 Athol Street to the period between 1821 and 1830.

In April 1844, Philip Elliott, a surgeon, purchased 29 Athol Street from Eleanor Weatherell. Elliott was married to Eleanor Weatherell's daughter (also called Eleanor), and in 1845 a Trust was created that made provision for the property to pass to their heirs.

Mr & Mrs Elliott died without leaving an heir, despite having three sons all of whom pre-deceased them. The Trust provided for the property to pass to Mrs Elliott's elder brother Reverend Robert Weatherell. He died without the conveyance of the Trust being executed, and the property was inherited by his three sons: Robert James; Edmund Percy and William Herbert Weatherell in 1883.

The Weatherell family sold the property to John Boyd in 1891, he in turn selling to advocates Cyril Tomlinson Wynn Hughes-Games and George Frederick Clucas in 1898. In 1901, Clucas purchased Hughes-Games' interest and held the property until 1921 when he and his wife, Louisa Elizabeth Wynn Clucas, sold to another advocate Henry Robert Gelling. Under Gelling's Will, the property was inherited by Patricia Kathleen Woodhouse Huddleston in 1961, who sold it to Rea Brothers in 1976.

In 1999, Rea Brothers were taken over by Close Brothers Group PLC. Today they occupy the property together with the adjacent number 31. In the 1898 conveyance from Boyd to Hughes-Games and Clucas, the property was referred to as a dwelling house with a named tenant. It is therefore likely that following this transaction the property had a change of use to an advocate's office.

The property extends over five floors, comprising basement, ground and three upper floors. It is believed the property is built in random stone, although this cannot be verified due to the smooth cement render finish applied, which is etched to simulate coursed stonework. The roof cannot be seen from Athol Street, but the rear pitch is noted to be slate, other than the extension which has a flat roof.

It would appear that from the date of construction until the purchase by Rea Brothers in 1976, the property remained largely unaltered. In November of that year, they applied for approval for alterations to form bank premises. These alterations included providing a new access into the front ground floor room; removal of upper-floor partitions and provision for five parking spaces to the rear. Following the purchase by Rea Brothers of number 31 Athol Street in 1991, permission was granted to create openings between the properties at ground floor and each of the levels above.

In 1983, permission was granted to erect a rear extension to number 29. This has parking at ground floor level and offices on three floors above. Access to the new offices was gained by replacing existing window openings on the rear elevation with doorways. The extension which has smooth rendered cavity walls and a flat roof is considered out of sympathy with the original building.

There are railings at ground floor level that extend up the entrance steps. A canopy which is unique on Athol Street covers the entrance steps and extends over the neighbouring property, number 31. Both properties have matching entrance doors with original fanlights above, although the entrance to 31 Athol Street is now unused as access is gained through number 29. The property was built in the late Georgian period and has typical Georgian characteristics, being flat-fronted and symmetrical; with a fanlight above the two-leaf front door and a simple string course at first floor level. It retains Georgian-style sliding sash windows, other than on the top floor where the windows are top opening.

The property retains many original features, including the inner hallway which has a very attractive pair of doors set in original casings, with matching glazed framework above. In the ground floor front office, there is a semi-circular archway that may well be original as it is mirror imaged in the adjacent property. It is highly likely that the staircase throughout the property dates from its construction, and there is moulded cornice that also has the appearance of being original. Various items of joinery including the non-functional shutters and some doors to the ground and first floors appear to be original. Other items of joinery including picture rails, architraves and skirting boards may also be original but this cannot be verified.

There are several vertical structural cracks on the party wall with number 31 Athol Street. These are not new as they were referred to in the 1979 plans submitted for approval.

Since the property was photographed for this appraisal, an air-conditioning unit has been fitted through one of the windows on the third floor of the front elevation.

Numbers 29 and 31 Athol Street were built as a matching pair, and on the 1869 Ordnance Survey map they are shown as a single unit. Number 29 Athol Street, together with its externally identical neighbour make a significant contribution to the streetscape on Athol Street, and is recommended for addition to the Register of Protected Buildings on the following grounds:

- 1 Aesthetic quality
- 2 Uniqueness of design

31 ATHOL STREET, DOUGLAS

Between the years of 1819 and 1821, Eleanor Lawrence and Jane Hartley purchased a number of plots on the south side of Athol Street. Eleanor Lawrence died in August 1824, and in her will appointed her eldest daughter, Eleanor Weatherell (also spelt Ellinor on some documents), as her Executrix and also the guardian of her youngest daughter Elizabeth. Whilst Elizabeth was left a legacy of £25 British per annum for life, Eleanor was left the remainder of her mother's estate. It is not clear whether by the time of Eleanor Lawrence's death, 31 Athol Street had been constructed, but on the 14th January 1830 a banker, James Holmes, purchased from Eleanor Weatherell and Jane Hartley a number of properties including two houses on Athol Street 'adjoining each other'. These were number 29 and 31 Athol Street that had been built as a matching pair. In a transaction dated 23rd January 1830, the same properties that had been sold to James Holmes were resold to Eleanor Weatherell. It is, therefore, possible to date 31 Athol Street to a period between 1821 and 1830.

In January 1835, Eleanor Weatherell settled the property on her daughter Jane Weatherell, on the event of her marriage to John Joseph Grier. The property remained in the family until 1920 when Robert Grier, acting as trustee, conveyed the property to William Lay. The Lay Family again sold it in 1949 to Alfred Howard Simcocks and Stanley Allen, and Mr Simcocks purchased Mr Allen's interest in 1952.

Mr Simcocks sold the property in 1987 to Bexhill Properties, who in turn sold it to Rea Brothers in 1991. In 1999, Close Brothers Group PLC purchased Rea Brothers and they are the current occupiers of the property.

The property extends over five floors, comprising basement, ground and three upper floors. The building has been refurbished over the years to enable it to be used as office space rather than as a house, the purpose for which it was originally constructed. However, these alterations are mainly of a superficial nature and structurally the property remains largely intact.

Rea Brothers occupied 29 Athol Street, and following their purchase of 31 in 1991 they applied for permission to create openings between the properties at ground floor and each of the levels above. Alterations took place to the rear adjoining Shaw's Brow where a store was converted to form a garage, and further improvements to the car park area took place as recently as 1978.

It is believed that the property is built in random stone, although this cannot be verified due to the smooth cement render finish applied, which is etched to simulate coursed stonework.

The rear elevation is pebbledashed, other than the carport and accommodation above which is in smooth cement render. The roof cannot be seen from Athol Street, but the rear pitch is noted to be in man-made asbestos slate.

There are railings at ground floor level that extend up the entrance steps. A canopy which is unique on Athol Street covers the entrance steps and extends over the neighbouring property, number 29. Both properties have matching entrance doors with original fanlights above, although the entrance to 31 Athol Street is now unused as access is gained through number 29. The property was built in the late Georgian period and has typical Georgian characteristics, being flat-fronted and symmetrical; with a fanlight above the two-leaf front door and a simple string course at first floor level. It retains Georgian-style sliding sash windows, other than on the top floor where the windows are top opening. There are modern replacement windows on the rear elevation.

The property retains many original features, including the inner hallway which has a very attractive pair of doors set in original casings, with matching glazed framework above. In the ground floor front office, there is a semi-circular arched recess that may well be original as it is mirror imaged in the adjacent property. It is highly likely that the staircase throughout the property dates from its construction, and there is moulded cornice that also has the appearance of being original. Most fireplaces have been removed, although one remains which appears to date from the Victorian period.

Numbers 29 and 31 Athol Street were built as a matching pair, and on the 1869 Ordnance Survey map they are shown as a single unit. Whilst no internal inspection of number 29 has been undertaken, it does appear to have been extended and altered more than its neighbour. However, it is difficult to justify considering number 31 in isolation from number 29, which has an identical external front elevation. It is therefore recommended that number 29 is also researched for possible addition to the Register of Protected Buildings.

Number 31 Athol Street, together with its externally identical neighbour make a significant contribution to the streetscape on Athol Street, and is recommended for addition to the Register of Protected Buildings on the following grounds:

- 1 Aesthetic quality
- 2 Uniqueness of design







THE
ROYAL
HOTEL
1851

EBS

THE
ROYAL
HOTEL
1851





Close Gates
Car Parking

29 WAN

EMN 337Y

