



**DEPARTMENT OF ENVIRONMENT, FOOD AND  
AGRICULTURE**

**TOWN AND COUNTRY PLANNING ACT 1999  
TOWN AND COUNTRY PLANNING (REGISTERED BUILDINGS)  
REGULATIONS 2013**

IN ACCORDANCE with Part 3 14(2) of the Act, The Department of Environment, Food and Agriculture on the 28<sup>th</sup> February 2024 determined to enter:

**Leyton  
Victoria Road, Douglas IM2 6AQ**

as identified on the Register Entry Summary hereto attached, in the PROTECTED BUILDINGS REGISTER.

As required under Schedule 2 2(1) of the Act the Department HEREBY GIVES NOTICE that WITH IMMEDIATE EFFECT the demolition, alteration or extension of the building is prohibited in any way which would affect its character as a building of special architectural or historic interest UNLESS written consent is first sought under 15(2) of the Act ("registered building consent") and the authorised works are executed in accordance with the terms of that consent and any conditions attached to it.

Dated this **4<sup>th</sup> March 2024**,

By Order of the Department

Director, Planning and Building Control

**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 (practical) 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.

Notices sent to:

Property Owner

Manx National Heritage

## Register Entry Summary – Leyton, Victoria Road

### Details

Name: **Leyton**

Address: Victoria Road, Douglas, IM2 6AQ

Register Entry Number: 339

Date of Registration: 28.2.2024

### History

The site now occupied by Leyton was historically part of the Glencrutchery landholding. The owner of the land, Thomas Kneen, had the property built in 1896-97. When Lay bought the plot from Kneen (April 1897), the house was already erected and complete. There was a covenant on the land that only one dwelling was to be built on the plot. There is a date stone in the gable with William Lay's initials on it.

Thomas Kneen was a significant figure on the Isle of Man during the latter part of the 19<sup>th</sup> century and the early 20<sup>th</sup> century. The owner of Glencrutchery House, Farm and Lands, Kneen served as Captain of the parish of Onchan from 1895-1916, an MHK in 1890-91, and was a notable lawyer which culminated in being made Head of the Isle of Man's Judiciary as Clerk of the Rolls from 1905-1916.

William Lay was a young advocate who qualified for the Manx Bar in 1891 at the age of 23. He set up his own practice in 1896 and later he took into partnership R G Johnson. In time he became High Bailiff of Peel and Ramsey which was a part time appointment and at the same time he continued practicing as an advocate. Then he became High Bailiff of Douglas and Castletown, a similar part time but busier role. Lay subsequently became the first full time High Bailiff for the whole Island. He had two sons who became advocates – one also subsequently became High Bailiff.

Leyton is contemporary with the houses in Little Switzerland, as well as The Red House and Oakleigh. The house is a one-off compared to the other houses in Little Switzerland, having the first floor bay windows projecting over the ground floor. It has a mixture of sliding sash and casement windows throughout. At the side it has flat roofed dormers as used by Baillie Scott and an unusual roof scape. Records suggest that the house is not the work of either Baillie Scott or Armitage Rigby.

### Form and Materials

Designed in an Arts and Crafts style, Leyton differs from all the other contemporary houses in the Little Switzerland /Victoria Road/ Glencrutchery Road area by virtue of its double frontage and its door set on the side. The porch on the side is a modern addition and the original front door was within the two storey side projection without a vestibule as was the case with Baillie Scott's Red House originally. The front door faced the main road.

On the gable between the original front door and the front corner of the house a carved sandstone plaque was inserted as the house was being erected. It bears the date 1896 and the initials W L (William Lay) intertwined.

**MATERIALS:** Ballanard brickwork at ground floor level. Half-timbered first floor with render infill. Rosemary tiled roof. Painted timber framed windows. Painted timber fascias and barge boards.

**PLAN:** Historic part of house has hallway on left hand side with stair to first floor and direct access to four rooms, two facing front and two facing rear. First floor landing gives access to WC, bathroom, and four bedrooms; two facing front and two facing rear.

A modern flat roofed single storey extension at the rear contains a kitchen, sun room, rear lobby, shower room and WC. The porch at the front right corner of the house is not historic.

**EXTERIOR:** Ground floor is finished in facing brickwork from Ballanard brickworks. First floor is black painted exposed timber with white painted render infill. Pitched roof is finished in rosemary tiles, dormer windows are flat roofed. Windows are a mixture of sliding sash and casement opening, all framed in white painted timber. Two first floor front facing oriel windows (one of which has been replaced in UPVC) sit above the ground floor bay windows. Fascias and barge boards are black painted timber.

### **Reasons for Registration**

Leyton, Victoria Road, Douglas, is entered into the Protected Buildings Register for the following reasons:

#### **ARCHITECTURAL INTEREST**

- Victorian dwelling designed in an Arts and Crafts style with a twin-gabled front elevation featuring oriel windows, Ballanard brick ground floor and half-timbered first floor.

#### **HISTORIC INTEREST**

- Constructed in 1896, the property illustrates the arts and crafts style of architecture that formed a key part of the island's cultural history during the late Victorian era.



Photograph of property date stone



Portraits of Thomas Kneen (left) and William Lay (right)





Photographs of property taken in November 2023

