

Form RB1

Registered Building No. 174

TOWN AND COUNTRY PLANNING ACT 1991

THE REGISTERED BUILDINGS (GENERAL) REGULATIONS 1991

To:  
Selten Limited,  
7 Hill Street,  
Douglas,  
Isle of Man.

NOTICE IS HEREBY GIVEN that at a meeting held on the 5th June, 1998, the PLANNING COMMITTEE of the Department of Local Government and the Environment, in pursuance of its powers under the above Acts and Regulations REGISTERED 1 Albert Terrace, Douglas, as defined in red on the enclosed plan, in the PROTECTED BUILDINGS REGISTER by reason of 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.

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Dated this 25<sup>th</sup> day of June, 1998

By Order of the Committee



R M Quine  
Secretary, Planning Committee.

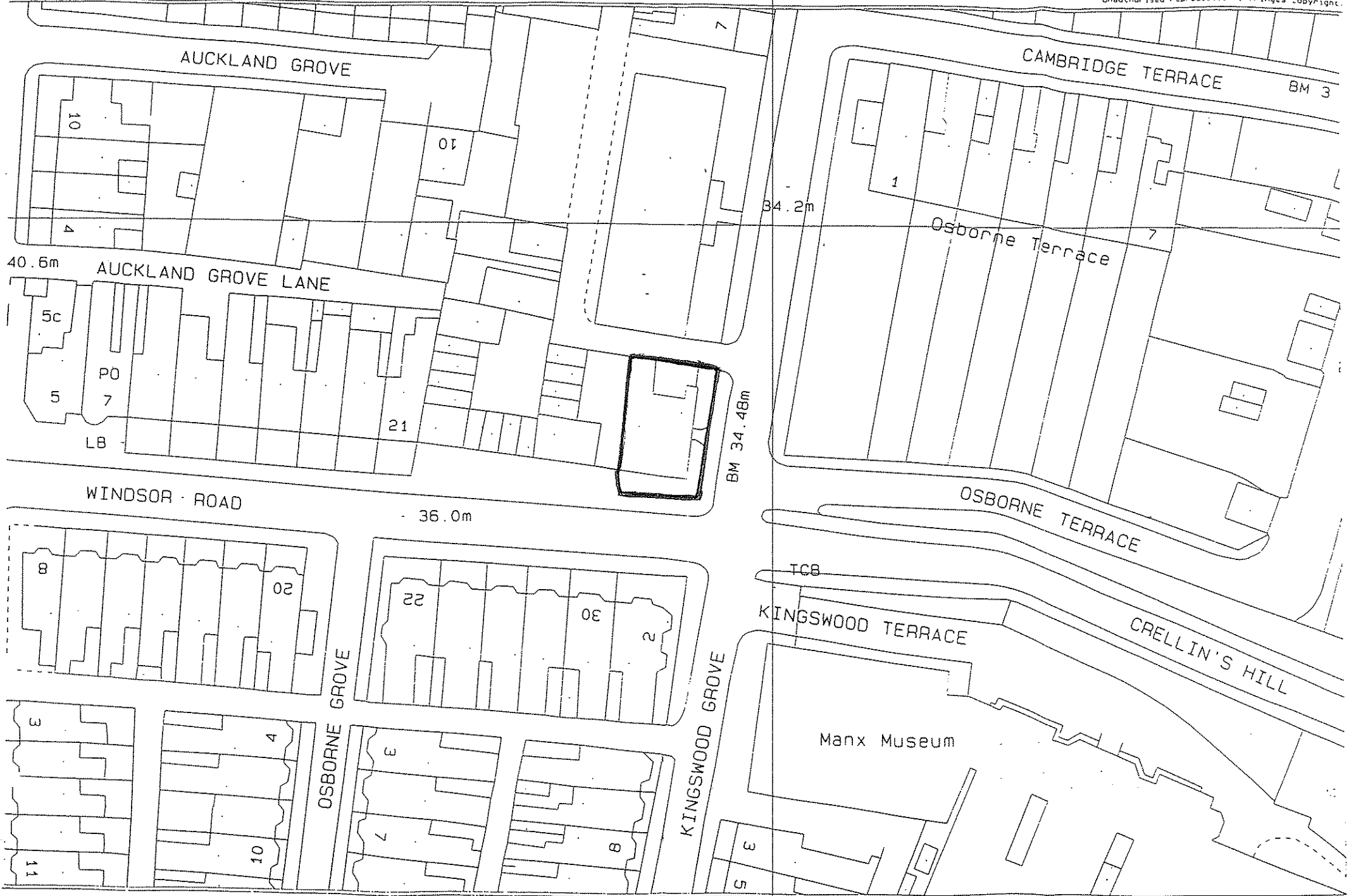
3rd Floor, Murray House,  
Mount Havelock,  
Douglas,  
Isle of Man.

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

Application in writing for de-registration may be made by the owner or occupier of, and any other person having an interest in the buildings within a period of 28 days of service of this notice. Such application should be sent to the Secretary, Planning Committee, 3rd Floor, Murray House, Mount Havelock, Douglas.

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.

- cc -
- 1) Douglas Corporation, Town Hall, Ridgeway Street, Douglas
  - 2) Manx National Heritage, Kingswood Grove, Douglas
  - 3) Advisory Council
  - 4) T Barker, Save Manns Heritage, 50 Derby Square, Douglas
  - 5) Corlett Bolton & Co., 30 Athol Street, Douglas Ref: CF/HF
  - 6) R.B. File 174
  - 7) File 2920
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## 1, ALBERT TERRACE,

### DOUGLAS

#### Background

This building was among those proposed at the Public Enquiry into the Revision of the Douglas Local Plan, in June, 1997 as being worthy and due for consideration for entry into the Protected Buildings Register. The description of the property on the list proposed describes it as “*1, Albion Terrace, (junction with Windsor Road)*” mainly because Albert Terrace is not actually shown on current mapping, probably due to the fact that all but two of the properties were demolished in recent years being replaced by a sheltered housing complex known as *Reayrt Ny Baie* - or Bay View: Albion Terrace which was a later extension of Albert Terrace still exists, as does the property in question being located at the junction of Albert Terrace with Windsor Road and is correctly known as I, Albert Terrace.

#### Historical notes

George Steuart, the Architect perhaps best known for his work on the Castle Mona and the Red Pier Complex, purchased a large portion of the Joyner Estate in 1805.

It passed, upon his death to his son Robert, at one time Receiver General for the Isle of Man, but Robert died at a relatively young age leaving his widow, Marie to administer the Estate. Marie proved to be a shrewd business woman and having gradually

increased her holding of land, began to sell off parcels of land for development purposes.

John Crellin of Ramsey, purchased a part of the Joyner's Estate from Marie Steuart of Marina Lodge (detached house in Villa Marina grounds) in 1846. He laid out the estate - Windsor Park - such as to have a principal thoroughfare running from Ramsey Road through to Finch Road. The Eastern part of this route (Windsor Road) cut directly through one of the steepest sections of the broogh following the line of an existing gully. Crellin's Hill, as it became known, was dug by hand and its retaining walls remain as evidence of this remarkable feat of engineering. Initially it was gated at either end being the entrance to the private estate.

Crellin engaged the Architect John Robinson to design Windsor Terrace, and several other terraces in the area have a distinctive Robinson approach to their design, as does the house in question, number 1, Albert Terrace.

Built in 1847, Albert Terrace was originally called Osborne Terrace, after the Royal retreat on the Isle of Wight, it then became Albert Terrace . In 1849 the detached house, Number 1, was built for Robert Boardman who was the agent for the "Monarch Steamboat Company" and the two "Liver Birds" which until very recently, graced the roof parapet of the property, are said to have once been perched on top of the roof of the company's offices, which had stood on the Douglas quay side, close to the Double Corner (North Quay).

## Design

The building is well proportioned and with its two principal storeys, takes on an almost cuboidal form giving one of the few opportunities to view a Robinson building virtually “in the round” as opposed to his terraced compositions. The elevation fronting onto Windsor Road is basically symmetrical and is largely unspoiled save for the loss of the lower section of the central pilaster. Windows are almost certainly original, or at least are in the original style being six pane upon six, timber, vertically sliding sashes. All windows on this elevation retain their decorative hoodmouldings which as well as adding a sense of elegance, provide unifying element to the overall design. Other architectural features such as pilasters framing panels in the principal elevations; horizontal string courses; parapet wall surmounting the principal elevations together with well proportioned chimney stacks, all also serve to give a sense of order and symmetry to the building. The existing porch is a later alteration, as are the railings to the perimeter walls. The property had at one time, a fine town garden which now is occupied by a series of lock-up shops and garages.

### **The building is significant in its contribution in several ways:-**

- Historically, it was one of the first properties to be built in the Windsor Park development and is a gate house to this group which comprises Cambridge Terrace, Osborne Terrace, Windsor Terrace, Albion Terrace and Albert Terrace, and Number 1, Albert Terrace provides a flavour of the architectural style and language developed in the Park itself.

- The property occupies a prominent site at an important road junction in Douglas and as such is well known and recognised achieving a “landmark” quality; this quality would be enhanced with the reinstatement of the lately removed Liver Birds on the parapet of the building.
- The Windsor Park Estate was developed partly in the political climate which led to the decision to move the Governor of the Island from Castletown, to Douglas by 1862, and the relocation of the House of Keys from Castletown to Douglas in 1869. There followed a gradual migration to Douglas which resulted in the demand for a high standard of accommodation and architecture as evidenced by Windsor Park. Number 1, Albert Terrace survives to bear witness to that social and political development in our history and occupies a most important position, both physically and historically.
- The property is associated with the renowned local architect John Robinson, and is one of the few examples of a detached property on this modest scale.

**Accordingly, Number 1 Albert Terrace is entered into the Protected Buildings Register on the following grounds:-**

- 1. The Architectural merit and aesthetic value of the building;**
- 2. The building’s association with the renowned local Architect, John Robinson.**
- 3. The building’s significance within the immediate locality as well as the contribution which it makes to the streetscape of Douglas as a whole;**
- 4. The association of the building with Robert Boardman and the contribution which the building has made in marking the sociological and historical development of the town of Douglas.**