

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

To: Mr R Ripamonti, Brantwood Corporation Ltd., PO Box 221, Douglas, IM99 2SL

NOTICE IS HEREBY GIVEN that at a meeting held on the 4th November 2004, the PLANNING COMMITTEE of the Department of Local Government and the Environment, in pursuance of its powers under the above Acts and Regulations REGISTERED

18a – 20 Victoria Street, Douglas.

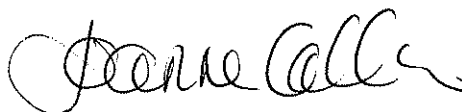
(As shown delineated and edged in red as the attached plan.)

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 4th day of November 2004⁵

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:

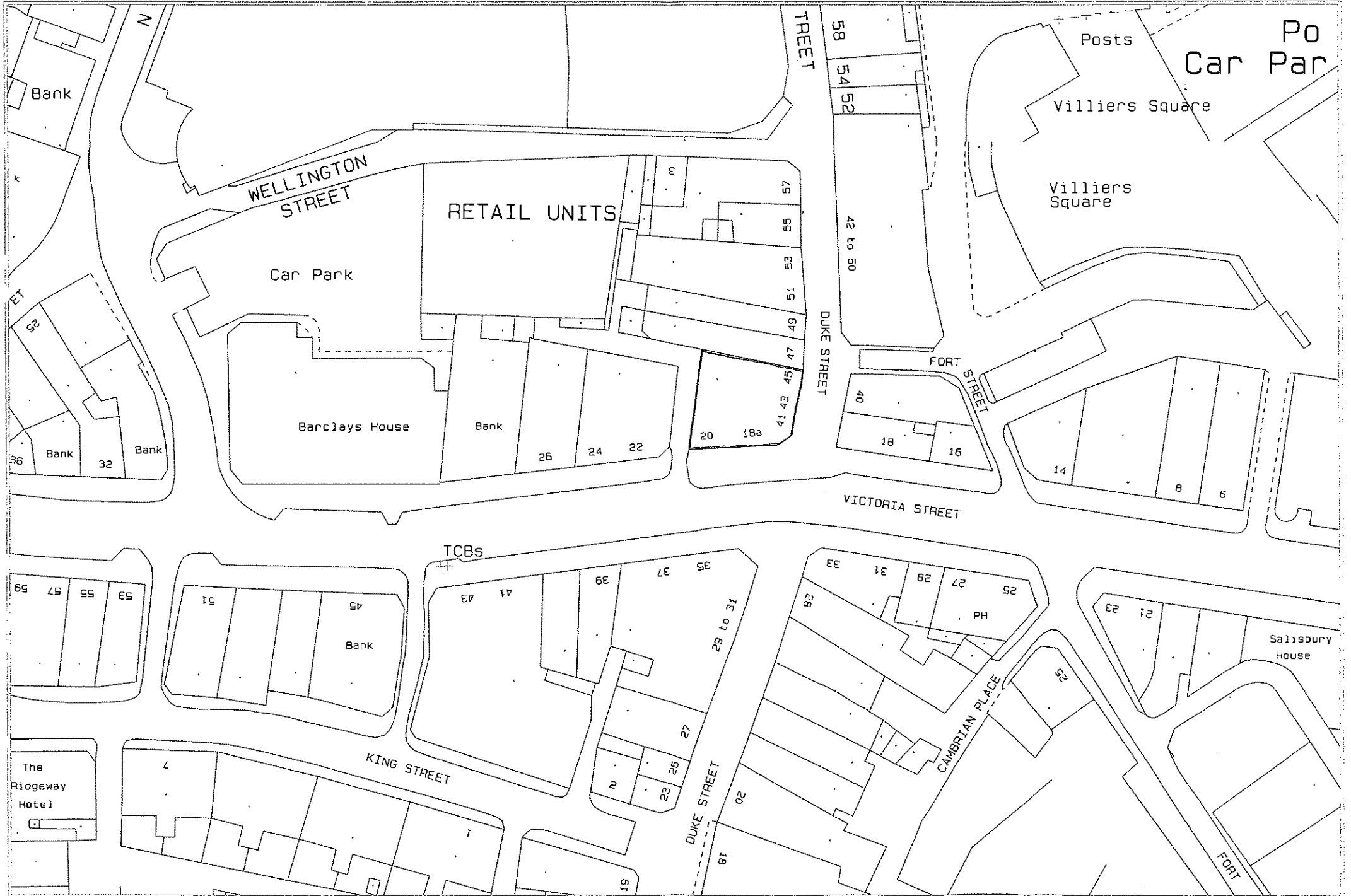
Applications in writing for the de-registration of the building may be made by the owners or occupier of, any other person having an interest in the building, within a period of 28 days of service of this notice. Such application should be sent to the Secretary, Planning Committee, 1st Floor, Murray 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, Douglas.
- Director of Manx Museum and National Trust, Kingswood Grove, Douglas.
- Advisory Council for Planning and the Environment, 52, Alberta Drive, Onchan.

Scale 1:500



REGISTERED BUILDING PROPOSAL

NAME: The Old Burtons Building
ADDRESS: (18a/20) Victoria Street, Douglas
POST CODE: IM1 2LE
LOCAL AUTHORITY: Douglas Corporation
GRID REF: 382 754

History

Burtons Ltd

Established in 1900 by Sir Montague Burton (b. 1855-d. 1952) Burton's grew from very humble beginnings selling men's ready-to-wear suits into a successful empire. By 1906 the first chain of Burton's shops had been established and by 1929 there were a total of 333 stores. Burton's Hudson Road factory in Leeds became the largest clothing factory in Europe. "The shops, which imitated the style of a gentleman's club, were central to the whole business. The shops' design changed over time, but they were always instantly recognisable." (www.movinghere.org)

Victoria Street

The properties date back to the 1870's when Victoria Street was created as the latest thoroughfare in Douglas. Victoria Street was designed in order to connect the developing parts of the upper town with the sea terminal. It cut through the narrow streets of old Douglas, much of which had to be demolished in the process. Duke Street contained much older properties, which were cut through to allow Victoria Street to be built. Evidence of this can be seen on the building on the corner opposite Burton's, which has a Georgian elevation to Dukes Street and a Victorian elevation to Victoria Street.

The property currently lies unoccupied after being used as an office equipment shop since 1987. Prior to that it was used as a carpet showroom. In 1943 plans were submitted and approved to convert the first and second floors into a Y.M.C.A Centre.

Architectural Interest

Designed by architect Harry Wilson in 1929, this property is typical of the style of the Burton's buildings, which has been described as "always instantly recognisable". The original plans were initially submitted in 1927 and revised in 1929. It was a three-storey building on a prime corner site. It is very much an Art Deco building, which was the modern style of the twenties and thirties. The façade's to Victoria Street and Duke street are in a white faience style which was once commonplace in Douglas, but now there are few remaining examples (the old Strand Cinema, the old Crescent Cinema). The faience style originated in Chicago and came to the Isle of Man through Liverpool, which was the main importer from Chicago. The design was fashionable in a lot of seaside towns.

The shopfront is separated from the upper floors by a large horizontal band, which is topped with a cornice. This band has been further accentuated by later alterations to the shopfront glazing. Above, the windows are arranged in long vertical bays, which span the two storeys but which are separated by panels at floor level. The majority of the windows on each elevation are highlighted with a decorative frame. The Duke Street and Victoria Street elevations extend above the second floor to create a parapet wall, which are decorated with stylised pediments.

Landmark Qualities

The building occupies a prime corner site on a busy street and it is a prominent feature in the local landscape.

Group Value

Faience style facade's can also be seen on other properties in Douglas including the old Strand Cinema (currently a shop) and the old Crescent Cinema (currently a nightclub). The style was once much more common in Douglas, and buildings of a similar style, which have been demolished, include the Royalty Cinema and the Rendezvous café.

Age and Rarity

The building dates from 1929, which is not a significant age for a property when taken in the context of this area of Douglas. Victoria Street dates from 1870's and Duke Street the 1800's. Although the age of the property is not notable, the style is. This property is an excellent example of the white faience style and one of the few remaining in Douglas of this design. This style is unique in Victoria street which has a mix of Victorian and modern buildings.

Recommendation

This building is recommended for inclusion on the list of Registered Buildings particularly because of its uniqueness and rarity within Douglas and the Island.



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