

Your ref: JDWH/GCK

Form RB1

Registered Building No. 21

Ref NGC/MC

TOWN AND COUNTRY PLANNING ACT 1981

THE REGISTERED BUILDINGS (GENERAL) REGULATIONS 1982

TO: Messrs. Hyde & Hanson, FOR INFORMATION ONLY
36 Athol Street,
Douglas,
Isle of Man.

NOTICE IS HEREBY GIVEN that at a meeting held on the 23rd day of September, 1983, the **PLANNING COMMITTEE** of the Isle of Man Local Government Board in pursuance of its powers under the Above Act and Regulations **REGISTERED** that three-storied warehouse (formerly a dwelling) situated at the corner of Church Street and John Street and numbered 7 John Street in the Town of Douglas, in the **PROTECTED BUILDINGS REGISTER**, by reason of its architectural or 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(s) except in compliance with an obligation imposed by or under any statutory provision or with the prior written consent of the Planning Committee.

Public Notice of this Registration will be published on the 29th September, 1983.

This twenty-sixth day of September, 1983.

By Order of the Committee

J. F. Kissack, Secretary.

Government Offices,
Bucks Road,
Douglas, Isle of Man.



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TOWN AND COUNTRY PLANNING ACT 1981

THE REGISTERED BUILDINGS (GENERAL) REGULATIONS 1982

TO: Mr. R. Gordon, FOR INFORMATION ONLY
Pine Tree Cottage,
Rencell Hill,
Laxey,
Isle of Man.

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Government Offices,
Bucks Road,
Douglas, Isle of Man.

TOWN AND COUNTRY PLANNING ACT 1981

THE REGISTERED BUILDINGS (GENERAL) REGULATIONS 1982

TO: Celtic Bank Ltd.,
Barclays House,
Victoria Street,
Douglas,
Isle of Man.

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J. F. Kissack, Secretary.

Government Offices,
Bucks Road,
Douglas, Isle of Man.

NOTE

Rights of Review and Appeal against this Registration are provided under the Regulations and summarised overleaf.

A copy of Schedule 2 of the Town & Country Planning Act 1981 is appended hereto.

Form RB1

Registered Building No. 21

Ref NGC/MC

TOWN AND COUNTRY PLANNING ACT 1981

THE REGISTERED BUILDINGS (GENERAL) REGULATIONS 1982

TO: Aldcourt Ltd.,
5 Mount Pleasant,
Douglas,
Isle of Man.

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J. F. Kissack, Secretary.

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Bucks Road,
Douglas, Isle of Man.

NOTE

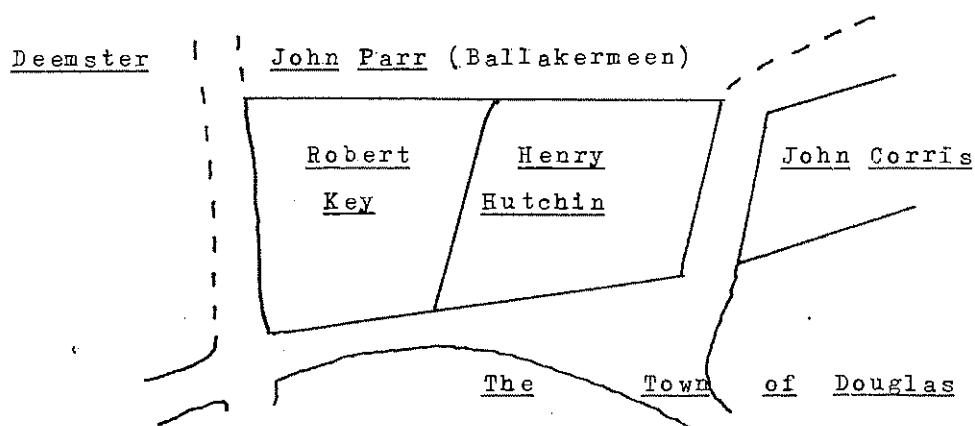
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Hutchin's Garden, Douglas

A Brief History of its Development 1700 - 1900

It was in the 1690's that Henry Hutchin, a Douglas tradesman acquired a large garden outside the town from Deemster Parr, who owned the farmland which formed a backdrop to the port. Hutchin himself lived in King Street, then on the outskirts, and it was to a close neighbour, Robert Key, that he sold a half-share of his newly acquired plot. They were assessed with the yearly rent of 2d per annum, payable to Lord Derby as Lord of the Isle, which had formerly been part of Parr's rent. The original deeds of sale which effected these early transfers have sadly been long since lost, so the original description of the land can only be guessed at. The question of access is also an interesting one, and it seems likely that the main frontage of the gardens was on John Street. North John Street seems to have been formed in around 1703, when Deemster Parr sold another parcel of land "on the north side of the sandy gardens in Duglass ... extending...westward towards another new garden lately inclosed by Henery Hutchen ...leaving a sufficient passage of six yards breadth betwixt the said two mentioned gardens for liberty to goe in and out from the towne." To give an idea of the price which land was fetching, Corris, the 1703 purchaser, paid 45/- for a garden roughly twice the size of Hutchin's - today Corris' garden lies under Barclays House car park, and the property to the rear of Barclaytrust. Hutchin and Key made a division of their land, Henry Hutchin retaining the eastern half, nearer to the town.



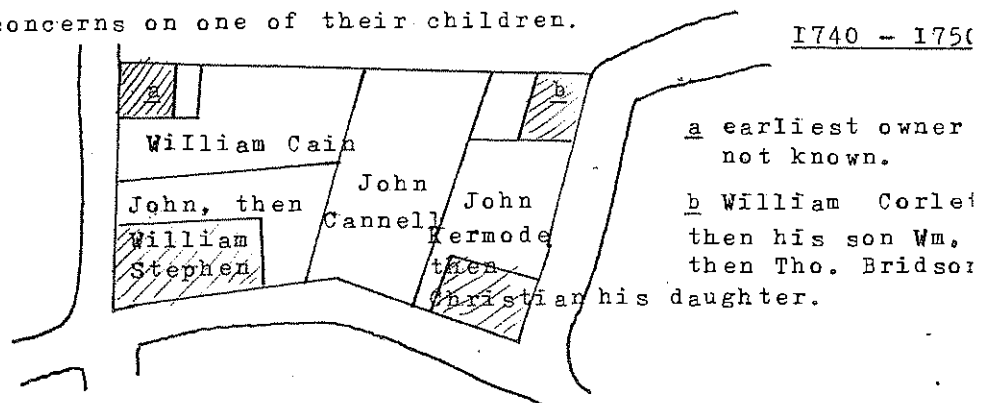
With the passage of the Act of Settlement, in 1704, titles to land became much more secure, and with growing prosperity thanks to "The Trade" the value of land around Douglas began to rise. In March 1715 Robert Key and his wife sold half of their garden to John Steane, a tailor, for six guineas,

- a substantial price, which perhaps indicates that development of the site was in the purchaser's mind. Steane (or Stephen) did build on the site, and the house was let to tenants when he settled various properties on his only child, Margaret, prior to his death in 1752. It was presumably the heiress, Margaret, with her husband William Stephen, who squeezed a second house onto the site, facing west onto present-day Church Street - at any rate the Stephen holding was described in 1785 as comprising "two dwelling houses and gardens on the east side of Church Street where Mr George Booth lives".

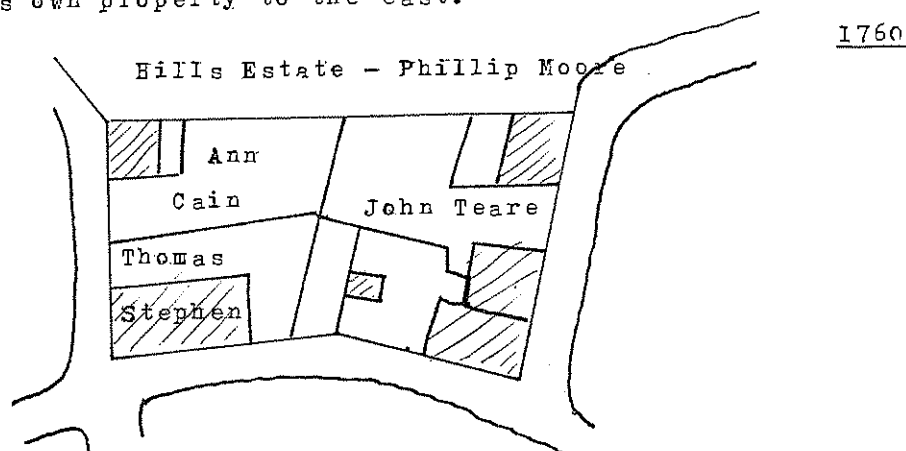
Meanwhile, in the top (north-west) corner of Key's garden, a small plot had been sold off - the present building, number 24 Church Street, is probably the second to occupy the site, and was "abuilding" in 1755, when a mortgage for £16 was raised by the owners, Robert and Esther Creer. The remainder of the garden, extending eastwards behind Creer's house, and southwards to Stephen's remained undeveloped, having changed hands for £3 10/- in 1737, when acquired by William Cain.

To the east, Henry Hutchin's land had over a generation, become divided among his descendants; a half share, joining the western boundary, passed to David Hutchin, of Castletown; the remainder was shared by Jane Hutchin, who married William Corlett, and her sister Ann, the wife of John Kermode. The Corletts had one third of the plot, in the north-east corner, where they built a house on the site now occupied by the Card Shop. They were of course the ancestors of Sir Mark Collett, one-time Governor of the Bank of England. The Kermodes held the remainder of the plot, with a frontage on both North (or North John) Street and John Street. On the 12th October 1720, John Kermode and David Hutchin enlarged their properties southwards by making an enclosure described as "waste adjoining their garden in Douglas". Subsequently, David Hutchin sold his garden to John Cannell, while the Corletts and Kermodes each made settlements of their concerns on one of their children.

1740 - 1750



Following the settlement by John Kermode upon his daughter Christian, and her husband Charles Moore, of his house and grounds, the Moores built a second house, to the rear, which they immediately sold to John Teare, for £130. Later they moved to Ramsey, and sold the older house for a further £73 to James Morrison, who also purchased part of the adjacent garden from John Cannells heirs. The northern half of the garden, however, was sold by Cannell's daughter Leonora, with her husband, to John Teare, who added it to his own property to the east.



It was in 1771 that Captain William Cowley entered the story. He was ^{an} ancestor of the writer, and it was to discover his place of residence that the reported research was started. For £52 10/- he acquired John Teare's house and garden, on his retirement from Liverpool in 1771. Five years later, the chance appeared to buy the adjoining garden from the Cain family, and he secured it for £16 10/. William Cowley thus owned a strip of land running right through from Church Street to North John Street, and bounded on the north, for the most part, by the Hills estate, the property of the wealthy Moore family, who had purchased most of Parrs land. During the thirty years he lived in North John Street, Captain Cowley erected a second house, adjoining his own, and a shed in the "gap" which he owned in the Church Street frontage. The value of his property was greatly increased however, when Paul Kelly, one of the Town's earliest speculative developers, bought a parcel of land to the north from the owners of the Hills Estate, and proceeded to lay out a new Street, now the upper half of Nelson Street, but originally dubbed "Great George's Street." The development of the northern side of the Street started in the 1780s, but either by accident or design, a narrow strip of land had been left on the opposite side, which prevented William Cowley from taking access along his whole boundary → and seems to have prevented any development there by him. Cowley sold out in 1807, for £450, to a local tradesman, Robert Cannell, who tidied the holding up in 1809 by purchasing the corner house with

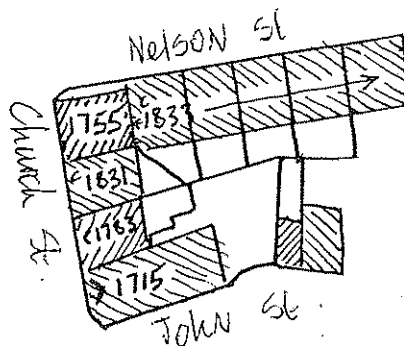
North John Street (originally Corletts') and the offending strip of land to the west. These cost him £123.

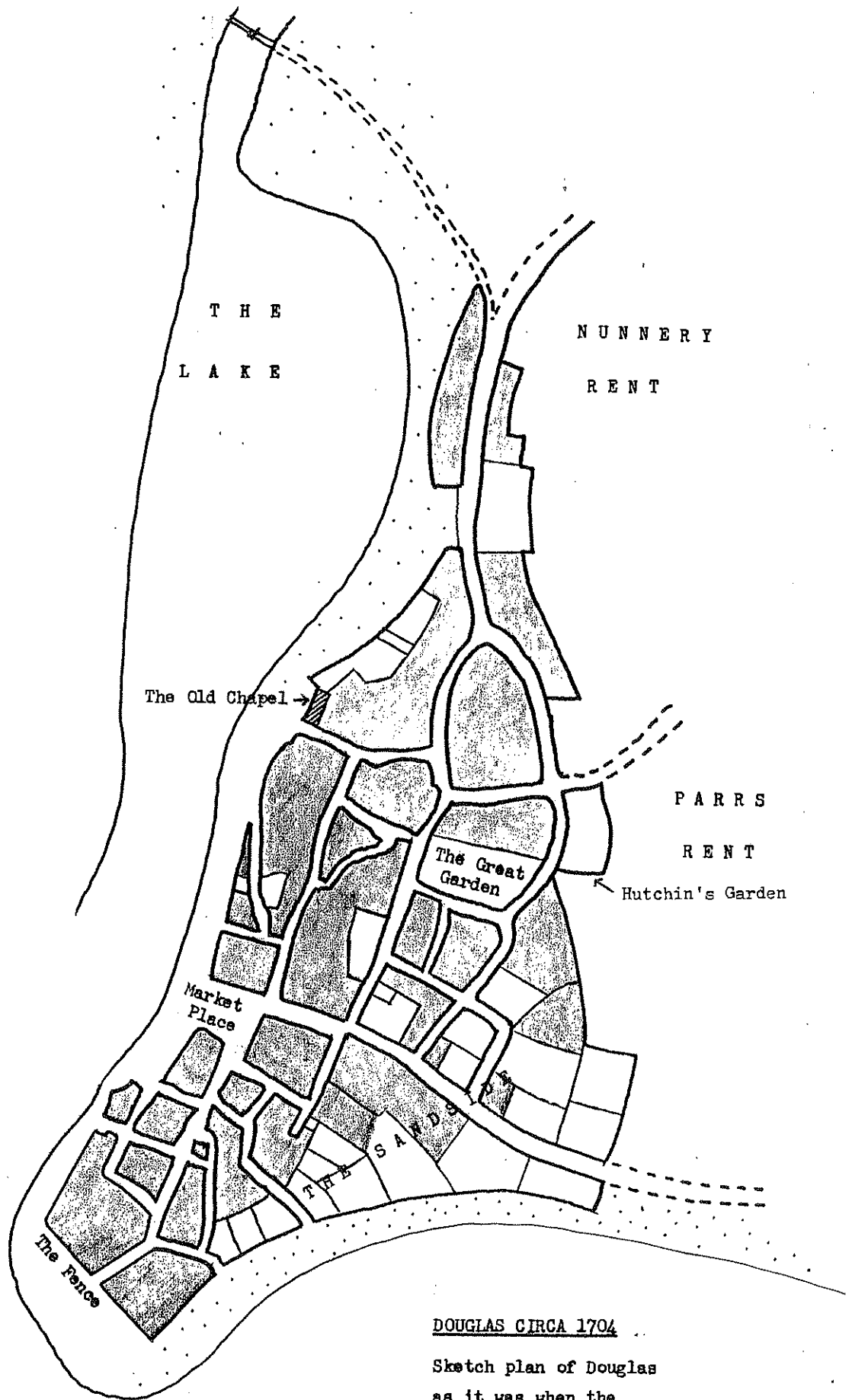
Cannell was able to erect commercial buildings on the land which he had acquired, and when the Coroner sold Cannell's interests there in 1830, these comprised two dwellings in North Street (North John Street) one in Great George Street (upper Nelson Street) a Cooperage in Church Street, and "yards, smithy, sheds and buildings" also on Great George Street. This whole concern was purchased by General Goldie, of the Nunnery, for £775.

The area in general had been improved by the construction of the New Ramsey Road, to replace the perilous track along the sea shore. The new road was driven up through the Hills Estate from the junction of North John Street and Great Georges Street, the lowest section known as Prospect Hill, also gave onto Athol Street, laid out by the Moore family.

General Goldie retained the houses in North John Street, but sold the remainder of the holdings almost immediately, the first sale being that of the corner house, with one vacant plot, which went to Mrs Jane Campbell, for £500. The remainder of the Great Georges Street frontage was sold for £200 to a joiner and builder, John Shimmin, while the "gap" on Church Street was developed, and then sold to John Skillicorn for £50, (although this may be an artificial figure, as the purchaser was a mason, and had probably done much of the work himself.) The commercial buildings around the corner on Great Georges Street were torn down, and the surviving terrace of dwellings erected, ~~very~~ shortly after 1830.

The other existing buildings in the block now consist of Roseberry buildings, (which appear to be of two dates, the mid-nineteenth century shop on the north-east corner of the site, & the "Examiner" Office, of 1899,) and the adjacent warehouse.





DOUGLAS CIRCA 1704

Sketch plan of Douglas
as it was when the
Manorial Composition
Book of 1704 was
compiled.

