

**TOWN AND COUNTRY PLANNING ACT 1991**

**THE REGISTERED BUILDINGS (GENERAL) REGULATIONS 1991**

To:  
E S Bellis  
Erin Brae  
Queens Promenade  
Douglas  
Isle of Man

NOTICE IS HEREBY GIVEN that at a meeting held on the 21st August, 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 **Erin Brae, Queens Promenade, 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.

Dated this 12<sup>th</sup> day of October, 1998

By Order of the Committee



R M Quine  
Secretary, Planning Committee.

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

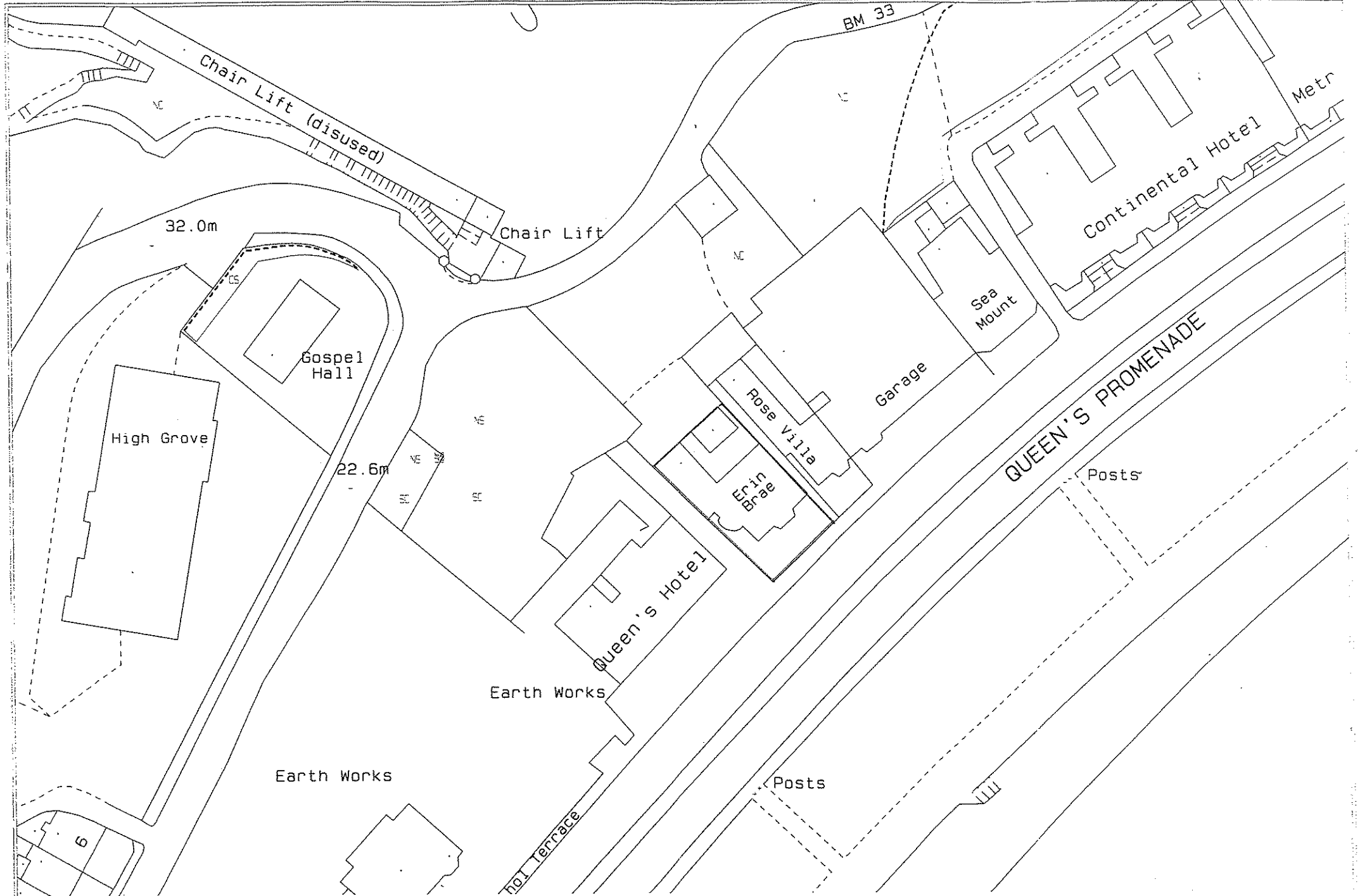
NOTE: Rights to request de-registration of the building are provided under the Regulations and in summary are that:

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, Glebe Cottage, Maughold
  - 4) R.B. File 177
  - 5) File 2920

Scale 1:500



## ERIN BRAE, QUEEN'S PROMENADE, DOUGLAS

In October 1822 Robert Richards conveyed to The Duke of Athol a new dwelling house which had been built upon land purchased by Richards in 1821. The Duke retained ownership of the house, now known as "Erin Brae", until he sold it on, along with two cottages, in August 1830 to Francis Whitfield who, in due course, conveyed the same to John Anderson. By December 1847, we find John Anderson selling to the Rev. Peter Toler who then, in September 1851 conveyed:

"All and singular a certain dwelling house, garden and premises situate at the crescent in the Parish of Onchan ... and which dwelling house lands and premises with the measurements and boundaries thereof are more particularly laid out and extend on the plan hereto annexed ...

Also all and singular a certain portion of that enclosed land situate between the said highroad leading from Douglas to Onchan and the seashore and commonly called the Green."

Tradition has it that the property was used by the Duke of Athol as a house of "Grace and Favour" and it is not difficult to imagine quite splendid receptions being held in the elegant surroundings of the first floor "piano nobile". The property is among the very oldest surviving buildings along the whole length of the Promenades, the main corpus dating from the Georgian period and with the disappearance during recent years, of so many promenade buildings, the survival of this building becomes even more important. The house would formerly have been flat-fronted and of 3-bay design (see sketch A) with, until their removal in recent years, high quality decorative cast and wrought iron balconies located above the lower string course at first floor level. These were removed because of their dangerous condition, but I understand were of a pattern similar to those to be seen at The Queen's Hotel which is adjacent to Erin Brae. The property would certainly have had small paned Georgian, 3 on 6, or 6 on 6 vertical sliding sash windows, with possible Regency Style "French Windows" at balcony level. The present 3-storey projecting bay to the front elevation is characteristic of a Victoria addition. There is every likelihood that the original small-paned

windows would be replaced at this time, to take advantage of the new availability of “floated” glass, giving use the present style of two-paned sliding sashes.

The property retains curved console brackets supporting arched pediments to two of the first floor windows and these in themselves are an original features which are noteworthy are the fine cast and wrought iron double entrance gates which, for their age, are in very good condition and feature Athemion and Plamette motifs so typical of the Georgian period.

Internally, there still remains some fine quality decorative plaster work, notably the vaulted ceiling in the rear entrance hall and the intricately modelled plaster cornice in the first floor reception rooms.

Erin Brae has alternated in use between a hotel and a private house and has stood as a detached house long before the intensive development of the promenades during the Victorian period. At one time the property included “the Bath House, Coach House and Stable” erected on the Green, however, during 1888, several conveyances of property in the area of The Crescent took place between the various individual owners of properties, the Douglas Commissioners and the Isle of Man Tramways Ltd, with a view to building a sea wall and for the laying out of all the land lying the East of the highway between McCrones slip and Derby Castle. It was also at this time that plans were laid down for the construction of a double line of tram rail up to the gate of Derby Castle. Accordingly, the land across the road which belonged to Erin Brae was absorbed in to the main scheme of things.

In recent years the property has reverted to its use as an hotel and the present owners have been able to improve the facilities without irreversibly damaging the aesthetic quality of the building. **Erin Brae is entered into the Protected Buildings Register on the following grounds:-**

- 1. Its historical association with the Duke of Athol.**
- 2. Its aesthetic quality and architectural merit.**
- 3. Age and rarity - being constructed in 1821-22, this building is one of the oldest surviving, detached buildings along the length of the Promenades.**

Sources: Manx Museum Deeds Archives  
Planning Records  
Mr and Mrs E Bellis  
Mr Peter Kelly, Architectural Historian