

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

To: **Rocasa Ltd, 5 Ballafurt Close, Port Erin, IM9 6HS.**

NOTICE IS HEREBY GIVEN that at a meeting held on the 14th January 2005, the PLANNING COMMITTEE of the Department of Local Government and the Environment, in pursuance of its powers under the above Acts and Regulations REGISTERED

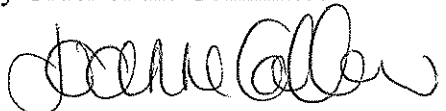
Ridgeway House, Ridgeway Street, Douglas.

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 17th day of January 2005.

By Order of the Committee



J Callow
Secretary, Planning Committee.

1st Floor, Murray House,
Mount Havelock,
Douglas,
IM1 2SF.

NOTE:

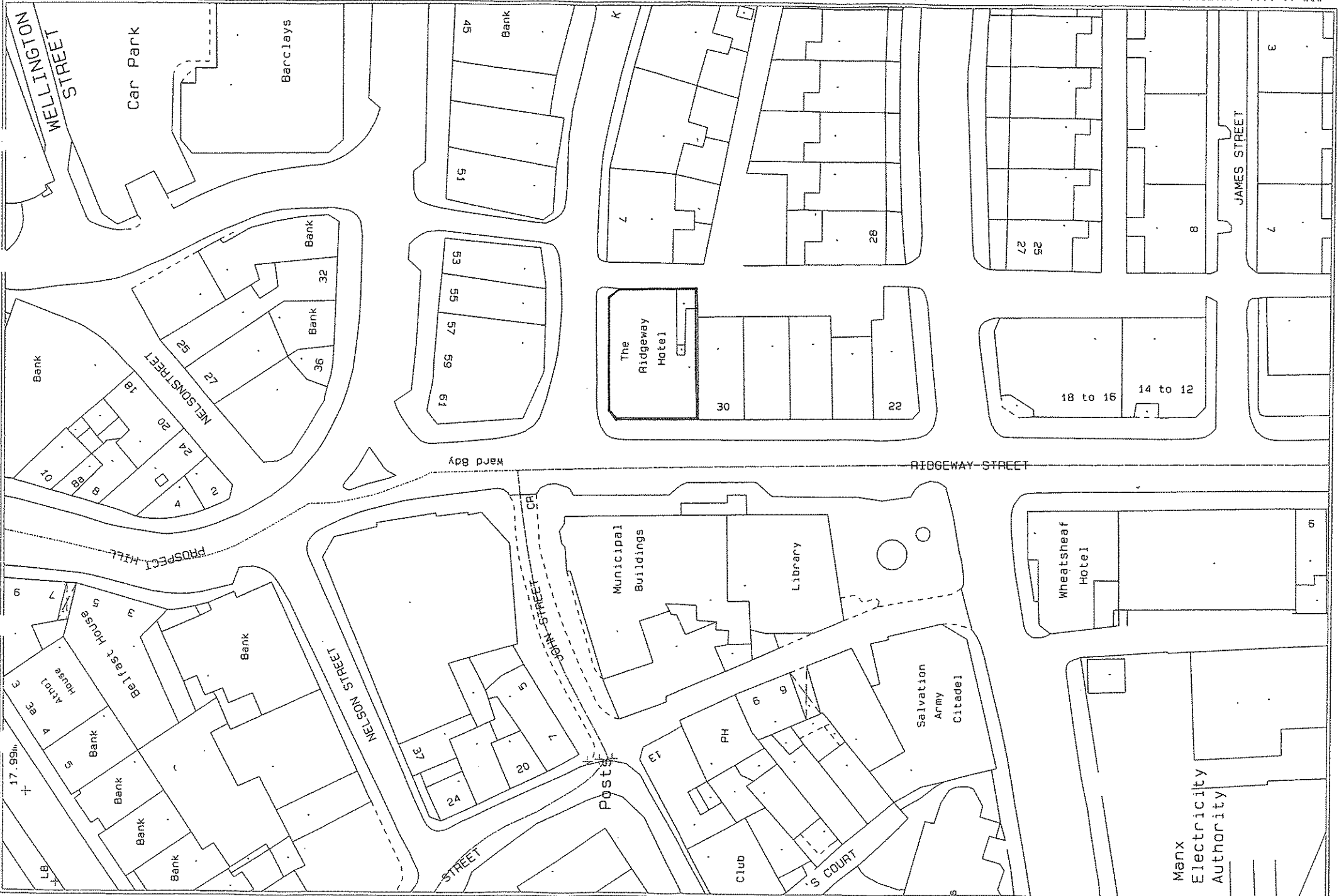
Rights to request de-registration of the building are provided under the Registered Building Regulations and in summary are that:

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.:- Simcocks, Ridgeway House, Ridgeway Street, Douglas, IM99 1PY.
Mr D R King, Clerk to Douglas Corporation, Town Hall, Ridgeway Street, Douglas.
Director, Manx National Heritage, Kingswood Grove, Douglas.
Advisory Council on Planning and the Environment, Marjon House, 52 Alberta Drive,
Onchan, IM3 1LX

Scale 1:500



REGISTERED BUILDING PROPOSAL

NAME: Ridgeway House (formerly The Ridgeway Hotel)

ADDRESS: Ridgeway Street, Douglas, IM1 1EL

LOCAL AUTHORITY: Douglas Corporation

GRID REF: 381 754

History

In the early 1890's following the demolition of an area of approximately six acres, bounded by North Quay, to the rear of Duke Street, to the rear of Victoria Street and to the rear of Ridgeway Street new parallel streets were laid out and plots of land were offered for sale to developers.

On part of block C, on the corner of King Street and the then unnamed Ridgeway Street (which was named under the then Lieutenant Governor, Sir Joseph West Ridgeway, but as New Street on the original drawings) plans were submitted by **Frank Laidman Heslop** of Athol Street, to Douglas Town Commissioners. The plans on behalf of W H Okell were approved on the 14th December 1894, for the building of the Ridgeway Hotel. Heslop went into partnership with Armitage Rigby in 1906.

The Ridgeway Hotel closed in 1996, and in April of that year plans were approved to convert the building into offices, now known as Ridgeway House.

Architectural Interest

Exterior

The Ridgeway Hotel is constructed in a mixture of grey brick with red Ruabon brick detailing, particularly around the windows. The roof is clad in slate with terracotta hip and ridge tiles. The building is over four floors in addition to a former cellar which is now basement parking.

The elevation facing Ridgeway Street has a large arch headed entrance doorway with detailing in stucco, which extends upwards to include the first floor window. Above this window is a stucco pediment and below the name of The Ridgeway in raised, rolling letters.

There is a large gable with brick columns and stucco scrolls. The top of the gable has a pediment with the initials W H O, after whom the building was built.

The elevation fronting King Street reflects the same style and detailing as the front of the building. This elevation has two smaller gable walls and a long dormer window.

At ground floor level the corner of the building has been chamfered. The overhanging corner above has been accentuated by creating a projecting bay feature, which has been topped of with a lead covered dome.

The original windows have been replaced with modern double glazed copies.

Interior

The interior of the building has been completely altered following its refurbishment to offices.

Landmark Qualities

Ridgeway House is a prominent corner building opposite the Registered Town Hall.

Group Value

Ridgeway House is very much an individual building but within a period terrace. (Although the neighbouring property has been sympathetically restored after previous alterations). It also sits opposite the Town Hall and former Public Library built at approximately the same time.

Age and Rarity

The building is not particularly old but its style is unusual. The nearby Corner House Public House and the Refuge Assurance Building reflect the same use of contrasting brickwork but architecturally are quite different.

Recommendation

Ridgeway house has significant aesthetic quality, a high degree of originality and was designed by architect Frank Laidman Heslop who later went into partnership with Armitage Rigby.

For these reasons we recommend Ridgeway House be included on the list of Registered Buildings.







The RIDGEWAY



1895