

TOWN AND COUNTRY PLANNING ACT 1999

THE REGISTERED BUILDINGS (GENERAL) REGULATIONS 2005

To: Dickinson Cruickshank, 33 Athol Street, Douglas, IM1 1LB

NOTICE IS HEREBY GIVEN that at a meeting held on the **9th December 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

37 ATHOL STREET, DOUGLAS

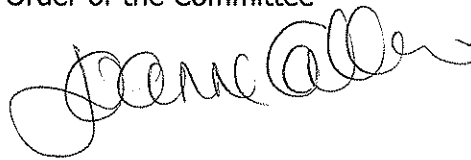
(As shown delineated and edged in red as the attached plan.)

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 20th day of December 2005

By Order of the Committee

A handwritten signature in black ink, appearing to read 'J Callow', written in a cursive style.

J Callow
Secretary, Planning Committee.

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

NOTE :

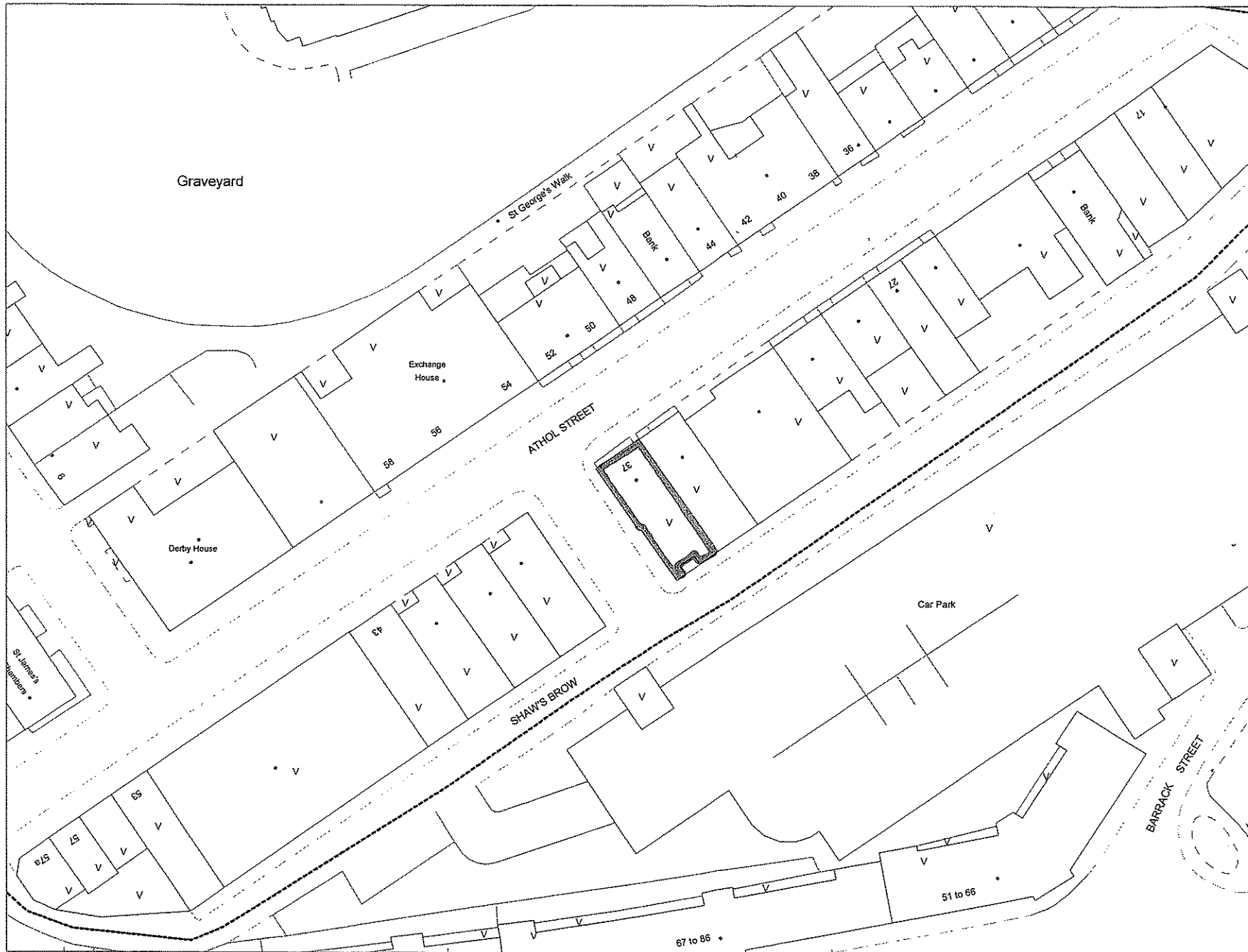
Rights to request de-registration of the building are provided under the Registered Building Regulations and in summary are that:

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 21 days of service of this notice. Such application should be sent to the Secretary, Planning Committee, 3rd Floor, Murray House, Mount Havelock, Douglas, IM1 2SF.

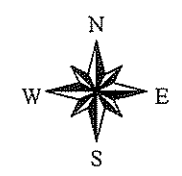
In the event that de-registration is not requested by any party within the 21 day period described above, then de-registration may not be requested within a period of 3 years.

c.c.:-

- Mr D. R. King, The Town Clerk, Douglas Corporation, Town Hall, Ridgeway Street, Douglas.
- Director of Manx Museum and National Trust, Kingswood Grove, Douglas;
- Advisory Council for Planning and the Environment, 52, Alberta Drive, Onchan;



- Point Detail
- R Boundary Post
 - U Boundary Mering
 - Q Trig Point
 - A Bench Mark
 - E Surface Level
 - N Pylons
 - S Miscellaneous Points
 - G Flow Arrow
 - V Building Seeds
 - v Glasshouse seed
 - C Positioned Conifer
 - L Positioned Non-Conifer
 - B Boulders
 - B Boulders (scattered)
 - C Coniferous Trees
 - C Coniferous (scattered)
 - D Coppice / Osiers
 - J Marsh/Saltmarsh/Reeds
 - L Non-Coniferous Trees
 - L Non-Conif. (scattered)
 - M Orchard
 - I Heath
 - O Rock
 - O Rocks (scattered)
 - H Rough Grassland
 - P Scrub
 - A Cliff
 - A Slope
 - F Water
 - F Scree
 - B Positioned Boulder



35/37 ATHOL STREET DOUGLAS

When the partnership of Harris & Adams, one of the earliest law firms on the Island, was dissolved in 1862, A W Adams commenced practice alone. In the same year he purchased 37 Athol Street for £210 from Messrs Caley and Gelling, Joiners and Builders, who had been using it as their yard. It had originally contained stabling for another house in Athol Street. To this day, the building remains the only purpose-built advocate's office on the Island.

In 1869, Mr Adams took into partnership a newly qualified advocate called W F Dickinson. The partnership was known as Adams & Dickinson until the retirement of Mr Adams. Thomas Kneen replaced him in 1879 when the firm's title became Dickinson & Kneen. On Mr Kneen's appointment as Deemster in 1899, Mr Dickinson took as his new partner James Murray Cruckshank and the name of Dickinson, Cruckshank & Co, that remains today, came into being. In 1921, Mr Dickinson sold 37 Athol Street to the partners J W Hyde and Edwyn Kneen.

In 1935, the firm acquired the adjacent property, 35 Athol Street, for £1,100 to facilitate expansion. This property had been built as a house during the mid 1830s. Athol Street was originally developed as houses or shops with living accommodation. Offices were first established when the Courthouse moved there in 1869.

Number 35 was in office use by 1886, when Mary Sagor sold the property to John Hardy. Hardy in turn sold it the following year to Henry Bean. Norwich Union purchased it in 1924 from Bean's descendants, and they continued to occupy the ground floor for many years after the sale to Dickinson, Cruckshank & Co.

Today, the façade consists of four windows at first floor level with surrounding mouldings, set beneath an elaborate pediment. Below them at ground floor level is a pair of sash windows with a door to the left, this was the main entrance to the offices until 1982.

Originally this façade was symmetrical with a second entrance door to the ground floor front room. Today there is no evidence of this doorway other than disfigurement of the cement render, but the gate in the Victorian railing remains. There is a metal shutter to the front window, thought to have been installed when the premises were used as temporary accommodation for the Bank of Mona.

The front office was traditionally used by the senior partner, with the remainder of the ground floor being a single room used by clerks and other staff. The two first floor rooms, with high coffered ceilings, were originally let separately.

The very plain south west elevation was not intended to be seen, but it was exposed when number 39 Athol Street was demolished to provide an access of increased width from Athol Street to Shaw's Brow.

Following the demolition of number 39, plans were approved in June 1960, on behalf of Mr E W Fargher, to insert windows into this gable wall. At that time the front elevation still had two doorways. Interestingly, in this application the property was described as 39 Athol Street.

Number 35 consists of basement, ground and three upper floors. The ground floor front elevation has three sash windows, the right-hand one was inserted in 1970 to replace the original entrance doorway. The combined property of 35/37 Athol Street has therefore seen a reduction from three doorways to just one, and even this is disused. The toilet extension to the rear of 35 Athol Street was built in 1936, but the majority of internal alterations and rear extensions have taken place since the mid 1960s.

In 1982, on completion of a new office building adjacent to 35 Athol Street, which replaced Manningtons' Bottling Plant, connections were made at ground and second floor levels. Access to 35/37 Athol Street is today gained through the new building.

The property has an unusual sprinkler system consisting of many exposed pipes, this was manufactured by Mather and Platt and installed in the late 1930s.

Whilst there have been internal changes to make the combined premises a suitable home for a modern-day legal practice, many original features do remain. In number 37, these include a fine-fitted bookcase in the ground floor front office; moulded cornice to the office above, and a cast iron door to the basement strong room. Even though the remaining entrance door is now unused, the inner porch way/lobby remains original.

In number 35 Athol Street, the staircase may well be original and in both properties there are numerous items of internal joinery which have remained unaltered since the properties were built.

The properties are probably constructed in random stone, with the exception of the later rear additions that are more likely to be brick or block. Where visible, the roof is noted to be of slate, other than the flat-roofed extension to number 35.

All external wall surfaces are cement rendered. The side and rear elevations are in a smooth, undecorated finish and these have mainly uPVC windows.

The front elevations of numbers 35 and 37 have been integrated, and feature chamfered rustification to the render below the moulded string course, with smooth cement render above. There are timber sliding sash windows to the combined front elevation, with the exception of the third floor on number 35 which has top opening sashes. The railings on numbers 35 and 37 differ as they were built for different owners some 30 years apart.

Number 35 Athol Street has lost much of its character, it is no longer possible to access the building from Athol Street. It has rear additions that are out of sympathy with the original building. It is desirable to conserve the front elevation, but little else is of significant importance. The property would be sufficiently protected by inclusion within a conservation area, and is not considered to be of adequate merit to justify inclusion on the Register of Protected Buildings.

Number 37 Athol Street however is unique, being the only purpose-built advocate's office on the Island. It retains much of its original character although, due to the removal of the second entrance door to Athol Street, it is no longer symmetrical. It would be possible to reinstate this doorway if desired.

It is recommended that number 37 Athol Street, Douglas, be added to the Register of Protected Buildings on the following grounds:

- 1 Uniqueness
- 2 Historical interest in the development of a legal practice
- 3 Aesthetic quality

SOURCES

Mr J D R Kewley, MA. Partner Dickinson, Cruckshank & Co











FILE NOTE

RB Ref 05/00231/REGBLD

37 Athol Street

Douglas

Isle Of Man

IM1 1LB

Application was made for deregistration 31st January 2006

Advertised in the press 13th April 2006.

Report to Director 19th July. The de registration was declined and an appeal against that decision was made.

The registered building files up to and including the deregistration and demolition detail were formally transferred to the Public Records office 10/8/15.