



Isle of Man
Government
Reillys Ellen Vannin

**DEPARTMENT OF ENVIRONMENT, FOOD AND
AGRICULTURE**

**TOWN AND COUNTRY PLANNING ACT 1999
TOWN AND COUNTRY PLANNING (REGISTERED BUILDINGS)
REGULATIONS 2013**

IN ACCORDANCE with Part 3 14(2) of the Act, The Department of Environment, Food and Agriculture on the 3rd April 2019 determined for entry,

Groudle Glen Hotel King Edward Road Onchan Isle Of Man IM3 2JY

as identified on the Register Entry Summary hereto attached, on to its PROTECTED BUILDINGS REGISTER.

As required under Schedule 2 2(1) of the Act the Department HEREBY GIVES NOTICE that WITH IMMEDIATE EFFECT the demolition, alteration or extension of the building is prohibited in any way which would affect its character as a building of special architectural or historic interest UNLESS written consent is first sought under 15(2) of the Act ("registered building consent") and the authorised works are executed in accordance with the terms of that consent and any conditions attached to it.

Dated this 16th April 2019,

By Order of the Department

A handwritten signature in black ink, appearing to be a stylized 'S' or similar character.

For and on behalf of the Director, Planning and Building Control

NOTE :

Under The Town and Country Planning Act 1999;

**Schedule 2
The Protected Buildings Register**

Notifications of entries on register etc.

2 (1) As soon as may be (practical) after a building has been entered in the register, or the register has been amended by removal of a building from it, the Department shall serve a notice on the owner and the occupier of the building stating that it has been entered in or removed from the register.

(2) The owner or the occupier of, and any other person having an interest in, a building which has been entered in the register may apply to the Department to remove the building from the register-

- (a) within the prescribed period after service on him of a notice under sub-paragraph (1);
- (b) after the expiration of the prescribed period after the decision of the Department on a previous request under subsection in relation to the building.

Under the Town and Country Planning (Registered Buildings) Regulations 2013

5. Periods for purpose of Schedule 2 paragraph 2(2)

(1) The period specified for the purposes of paragraph 2(2)(a) of Schedule 2 to the Act (period after notice of registration, within which owner or occupier may request de-registration) is 21 days.

(2) The period specified for the purposes of paragraph 2(2)(b) of Schedule 2 to the Act (period after initial period, during which owner or occupier may not request a de-registration) is 5 years.

Notices sent to:

Property Owner

Local Authority - ONCHAN, Onchan Commissioners Office, Main Road, Onchan,
Director, Manx National Heritage

Secretary, Isle of Man Natural History and Antiquarian Society

The Isle of Man Victorian Society

Groudle Glen Hotel, King Edward Road, Onchan, IM3 2JY
The Protected Buildings Register: Entry Summary

This Building is included in The Protected Buildings Register, a register of buildings of special architectural or historic interest under the Town And Country Planning Act 1999 as amended for its special architectural or historic interest.

Name: Groudle Glen Hotel
Register Entry Number:RB

Location

Groudle Glen Hotel, King Edward Road, Onchan, IM3 2JY

Parish: Onchan

Date first registered:

Register entry description

Summary of Principal Building(s)

A former Hotel constructed in 1893 in an Arts and Crafts style and attributed to renowned Arts and Crafts Architect M. H. Ballie Scott for Richard Maltby Broadbent to provide accommodation for visitors to the Glen.

Reasons for Registration

The Groudle Glen Hotel, King Edward Road, Onchan is recommended for entry into the Protected Buildings Register for the following reasons:

- HISTORIC INTEREST:

- * The Groudle Glen Hotel is an important surviving building of the Groudle Glen, a 19th century pleasure glen developed by Richard Maltby Broadbent for the developing tourist industry.

- Age and rarity:

- *The Groudle Glen Hotel is a surviving building associated with a Glenside development created as part of the island's 19th century tourist industry.

History

The Groudle Hotel is located on the Douglas to Laxey coast road, at the entrance to Groudle Glen. The glen was established in 1893 by Richard Maltby Broadbent, the director of the Palace Company. Mr Broadbent was keen to take advantage of the benefit of the newly constructed Douglas-Laxey Electric railway. Broadbent applied to the licensing court in July 1893 when the hotel was still under construction. The roof had been built but the windows had not yet been added and there were still decorative works to be done. The licence was granted and the hotel opened in August 1893.

In 1894 the Douglas and Laxey Coast Electric Tramway Limited doubled its track to Groudle Glen and completed its route to Laxey; also that year the hotel's distinctive wooden veranda was constructed. The glen was famous for being the home of polar bears and sea lions, which were kept at the seaward end of the valley.

The Groudle Hotel has been attributed to Baillie Scott as at the same time of the hotel's construction, Ballie Scott was designing Ivydene, in Little Switzerland for Richard Maltby Broadbent.

There is no documentary evidence to prove that the Groudle Hotel was designed by Baillie Scott. The Building is thought to be the work of Scott due to the connections with Mr Broadbent, as it has been suggested it would have been unlikely that he would have employed two architects at the same time, it has also been documented in Slater's 1995 book that "a Miss Denver, who was

the daughter of the licensees of the hotel during the inter-war period, was told by Mr R.G. Shannon, an accountant for an estate company during the same period, that Baillie Scott undertook the commission”.

The Groudle Hotel reached its peak in the late 1970's, due to a popular and friendly landlady, known affectionately as 'Ma'.

The hotel was refurbished during the early 1980's and a restaurant was added.

Details

A former Hotel constructed in 1893 in an Arts and Crafts style attributed to renowned Arts and Crafts Architect M. H. Ballie Scott for Richard Maltby Broadbent to provide accommodation for visitors to the Glen.

Materials:

Rough cast render, hanging tiles, timber windows under pantiled roof with brick stacks.

Plan:

The building is rectangular in plan form of two storeys plus dormered attic to the front with additional lower ground floor to the rear. The building sits on the roadside of a sloping site with the rear projecting onto the sloping glenside.

Exterior:

The roadside elevation has projecting rendered veranda with piers, balustrade and rail underbuilt at ground floor with three centrally placed chamfered mullioned windows with leaded lights with two centrally placed opening toplights. Eastern most bay part recessed to original building line with timber door part glazed flanked by sidelights in timber frame. Part projected but recessed containing double doors. Western most bay recessed double doors continuing westwards to a flat roofed toilet block with six small casement windows and door. At first floor 3 oriel windows with leaded lights directly under eaves, eastern most

window built out to form bay flanked by timber door with four panels and top leaded lighted panel. End bays contain oriel windows positioned lower than central three with rendered panel below eaves, above timber leaded lights, eastern most window has oriel brackets still in situ. Each end of the elevation contains detailed scrolled console brackets with leaf motif. Hipped roof with deep set eaves now covered in pantiles two flat roofed dormers to front not equal in size, larger dormer to eastern end with brick stack above.

The Glenside elevation, three flat roofed dormers with brick stack above eastern most dormer, scrolled console brackets under eaves and under jettied first floor, leaf detail upon upper bracket and triskelion at ground continuous bay with timber casement windows, hanging tiles below at first and ground floor at either end. At first floor central bay window with timber casement flanked on both sides by mullioned windows between bays. At ground floor central bay replaced with projection extension up to western bay window. At lower ground floor recessed door to eastern side, projecting ground floor extension above central lower ground floor.

Eastern elevation continuous bay with timber casement windows and hanging tiles under hipped roof. Western elevation hipped single storey and later flat roofed extension, large brick stack projecting from hipped roof of principle building

Interior:

Altered but not inspected.

Subsidiary Features: None

Please note: Descriptions annexed to the entry in the register may draw attention to features of particular interest or value, but they are not exhaustive.

Selected Sources

Isle of Man Victorian Society, No.35, Autumn 1993.

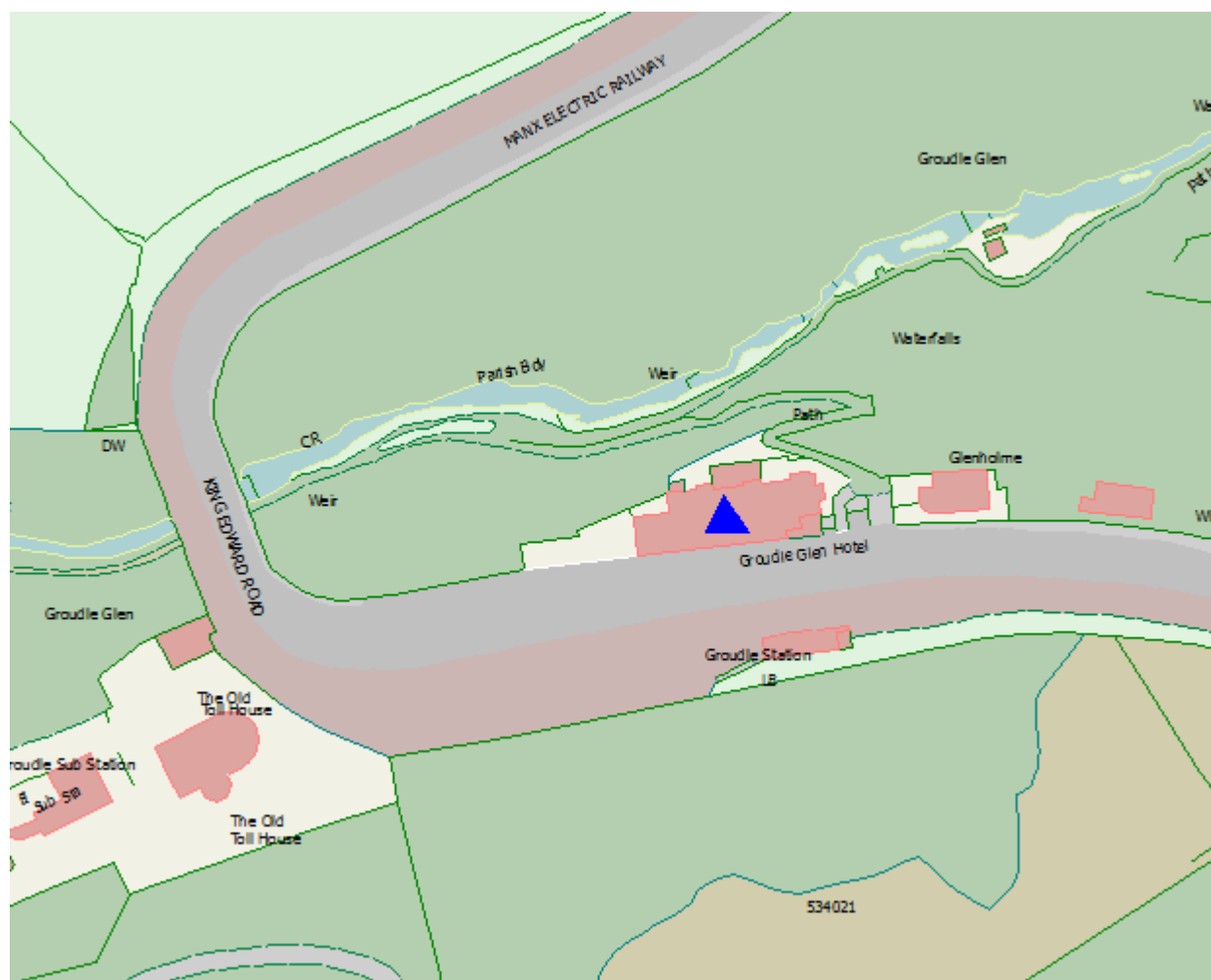
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Dearden S. and Hassell K., 1996, The Isle of Man, A Postcard Tour – Volume Two, Douglas and the East.

Jessopp A., 1995, Isle of Man Pub & Brewery Guide.

Slater G.J., 1995, Mackay Hugh Baillie Scott, An Architectural History.

Map: For Identification purposes only



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End of Official Register Entry