



**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(1) of the Act, The Department of Environment, Food and Agriculture on the 28<sup>th</sup> February 2024 determined that,

**Registered Building 183  
Bayqueen Hotel  
The Promenade, Port St Mary IM9 5DG**

should be removed from the PROTECTED BUILDINGS REGISTER.

As required under Schedule 2 2(1) of the Act the Department HEREBY GIVES NOTICE that the property has been removed from The Protected Buildings Register.

Dated this **29<sup>th</sup> February 2024,**

By Order of the Department

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/Site Owner and Occupier  
Manx National Heritage

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

To: **Dickinson, Cruickshank & Co., Advocates & Notaries, Masonic Buildings, Water Street, Ramsey, IM8 1RD; legal representatives of Mr Victor Sharma - ADMILL INVESTMENTS LTD;**

NOTICE IS HEREBY GIVEN that at a meeting held on the 30th March 2001, the PLANNING COMMITTEE of the Department of Local Government and the Environment, in pursuance of its powers under the above Acts and Regulations REGISTERED


**The West Wing of the Bay Queen Hotel, The Promenade, Port St Mary**

as represented by the building 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 9th day of, May 2001

By Order of the Committee



R Secretary, Planning Committee.

3<sup>rd</sup> Floor, Murray House,  
Mount Havelock,  
Douglas,  
IM1 2SF.

**NOTE :**

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

Applications in writing for the de-registration of the building may be made by the owners or occupier, or 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, 3<sup>rd</sup> 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.

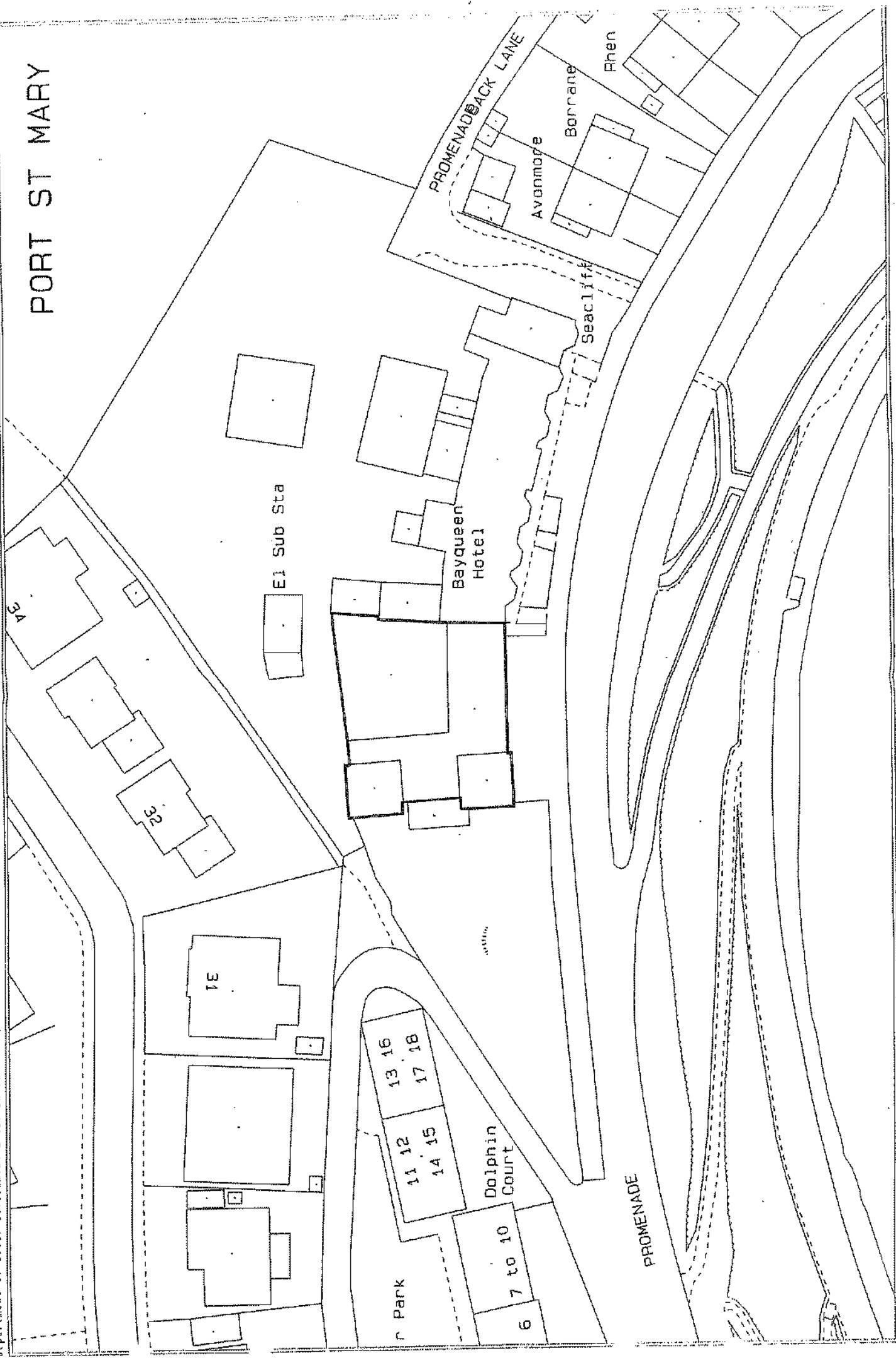
c.c.:- The Director, Manx Museum and National Trust, Kingswood Grove, Douglas;  
Port St Mary Commissioners, Commissioners' Offices, Port St Mary, Isle of Man; and  
Advisory Council on Planning and the Environment, 52, Alberta Drive, Onchan.

Scale 1:500

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Department of Local Government & the Environment, Isle of Man.

# PORT ST MARY



# The Bay Queen Hotel

## Port St. Mary

### Historical Notes

The West Wing of the Bay Queen Hotel, situated on Port St. Mary's Promenade, was designed predominantly in the Art Deco Style, by Alexander J. Davidson R.I.B.A., F.S.L, Chartered Architect of Douglas.

In the 1930's the owner Mr. W. A. Kelly M.H.K., accompanied by his wife and son, visited the United States of America to search for ideas for the proposed extension to the existing Victorian building. Mr Davidson also spent six months on a study tour of the USA and this obviously influenced his approach to the design of the new wing and this is seen to full advantage in the design of parts of the interior. The entrance lobby incorporates a mezzanine floor and two passenger lifts, very innovative at the time, and was fashioned on a similar space in the Waldorf Astoria in New York.

The Western extension to the hotel was designed and built at a time of buoyant conditions in the Isle of Man tourist industry and provided an extra 50 bedrooms. The new extension was opened in time for the later part of the 1935 season and there followed only three complete tourist seasons before the outbreak of war. The hotel was requisitioned by the War Office and after an initial short period when it was used to house German and Austrian female internees, it was used as an Officer Cadet Training Unit during which time the rather unattractive and inappropriate rectangular building, the NAAFI, was added: this covered the middle three arches of the original nine larger arched windows on the West elevation.

Mr. Herbert Moore of Athol Street, Port St. Mary, Sub-Contractor to W. McArd & Son of Port Erin, was responsible for the joinery, crafting the woodwork to the Reception and the Mezzanine, in Oak. The terrazzo tiling to the Reception floor is said to have been installed by Italian craftsman brought in from Italy to do the work. The geometrical design incorporated into this floor is characteristic of the period and is also reflected in the glazed ceiling to the main Dining Room, which leads off this space. The Dining Room was built to seat 400 people: Mrs. M. E. Kelly, who's late husband was the son of W. A. Kelly and referred to above, recalls that 300 people were accommodated in the Hotel and it's annexes on the Promenade, together with 90 staff which supplied everything daily to the Hotel.

The 1935 extension to the Victorian Hotel was one of few hotels built on the Island between the wars and is the only one in this distinctive Art Deco Style. Thus the building represents a unique example of it's type in the Island context. It is also thought to be the first instance of a modern Manx Hotel to be constructed in cavity brickwork, rather than random rubble solid stone walls which, until then had been the usual approach.

## Architecture

Situated on the Eastern end of the promenade in Port St. Mary, the Bay Queen Hotel stands out on the skyline as one of the town's landmark buildings and being located on this prominent coastal headland, it is clearly visible from both land and sea.

The plan and elevation of the hotel are articulated by the square towers to the North West and South West corners of the building, a simple projecting bay onto the Promenade and the addition of the NAAFI canteen facilities to the West elevation during the last war.

The main five storey facade onto the Promenade is expressed with a double height base, or plinth, defined by a simple projecting string course ovolo moulding, above which two floors of hotel rooms terminate with a mansard roofed attic storey, into which are inserted flat roofed dormer windows.

The entrance at ground floor level on the front elevation, is expressed by a projecting bay finished with a simple shallow pitched pediment. The entrance door is situated in the centre of a row of five arched double height windows, repeated around the base of the building.

The theme of the semi-circular twin arched window with its central Etruscan column is reproduced in the fenestration to the three elevations of the twin towers. This distinctive format is repeated at three levels on the towers and interest is subtly added by a raised vertical band of render at the quoins of the towers, terminating below attic high level windows, in a frieze emulating the arched head forms of the windows. The attic storey is delineated by slim horizontally orientated windows, set in raised rendered bands. The towers terminate in low pitched, pyramidal slate roofs, supported off deep overhanging eaves which are formed on stepped corbel brackets. The visual impact of the twin towers is monumental in approach and together with the detail in low relief, is characteristic of the European interpretation of the Egyptian Style which is associated with and characterises the Art Deco approach to architectural design.

The interior of the Bay Queen Hotel retains areas of considerable quality, which in terms of material finish, are better than the exterior of the hotel. The double height entrance foyer is richly furnished with Italian terrazzo floor tiling and locally crafted oak detailing in the balconies, reception desk, screens and staircases. Original copper lights hang from the high, coved ceilings: copper wall sconces are also still in place and such fittings form an integral part of the special quality which the property retains.

The Dining Room is naturally lit with a stained glass skylight, very evocative of its time. The base of the wall is decorated with two horizontal reeded rails sited equidistant between the dado rail and the skirting. Again this approach to detailing characterises the Art Deco style. Original images have been wall mounted, advocating the many attractions and activities to be enjoyed in the vicinity of the hotel.

The Bay Queen Hotel makes a major contribution to the Island's historic built environment, not only within the local context of Port St. Mary where it is a prominent landmark on the Promenade, but in the wider context of the Island's Tourist industry and architectural development. The presence of the hotel on the Promenade, provides a tangible link with the town's historical a sociological development and is to be valued.

**The Bay Queen Hotel, Port St. Mary, is judged worthy of entry into the Protected Buildings Register on the following grounds:-**

**HISTORIC CONTEXT** - In the context of the Isle of Man as a separate entity, the building deserves special consideration in that it is an outstanding example of local hotel design for an industry which has and still is, of great significance to the island as it illustrates an important aspect of the history of the Islands tourist industry.

**LANDMARK QUALITY** -The 1935 section of the Bay Queen Hotel is a building which adopts a monumental approach to it's design, and as such has become a well known feature in the built landscape of Port St. Mary contributing to the town's unique character.

**RARITY and AESTHETIC QUALITY** - The West Wing of the Hotel constitutes a unique example of a building which substantially adopts the Art Deco Style of Architecture retaining much of it's original detailing; both externally and internally. As such, the building is judged to be worthy of protection.

#### Sources

Mrs M. E. Kelly  
Mr W. J. C. Kelly

#### Note

Art Deco was a style fashionable in the 1920's and early 1930's, taking it's name from the *Exposition des Arts Decoratif et Industriels Modernes* in Paris in 1925. It's sources derive from the rectilinear forms which were explored as a reaction to the curvilinear forms associated with Art Nouveau. It is associated with stepped forms, the chevron, bright primary colors and rich materials. It was strongly influenced by Ancient Egyptian design prompted by the discovery of Tutankhamun's tomb in 1922, and incorporated not only Egyptian elements, but forms and motifs that were associated with what Europeans thought Egyptian design included, notably the stepped corbel and the stepped gable, (both of which suggest the pyramidal form)

P.28 Encyclopaedia of Architectural Terms. James Stevens Curl 1992 publ. Donhead





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