

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

To: **The Owners/Occupiers of 4 – 11 Harris Terrace Douglas**

NOTICE IS HEREBY GIVEN that at a meeting held on the 6th December, the PLANNING COMMITTEE of the Department of Local Government and the Environment, in pursuance of its powers under the above Acts and Regulations REGISTERED

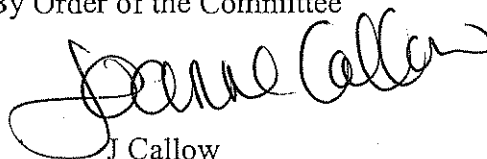
4 – 11 (inclusive) Harris Terrace Douglas

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 13th day of, *December, 2002*

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.

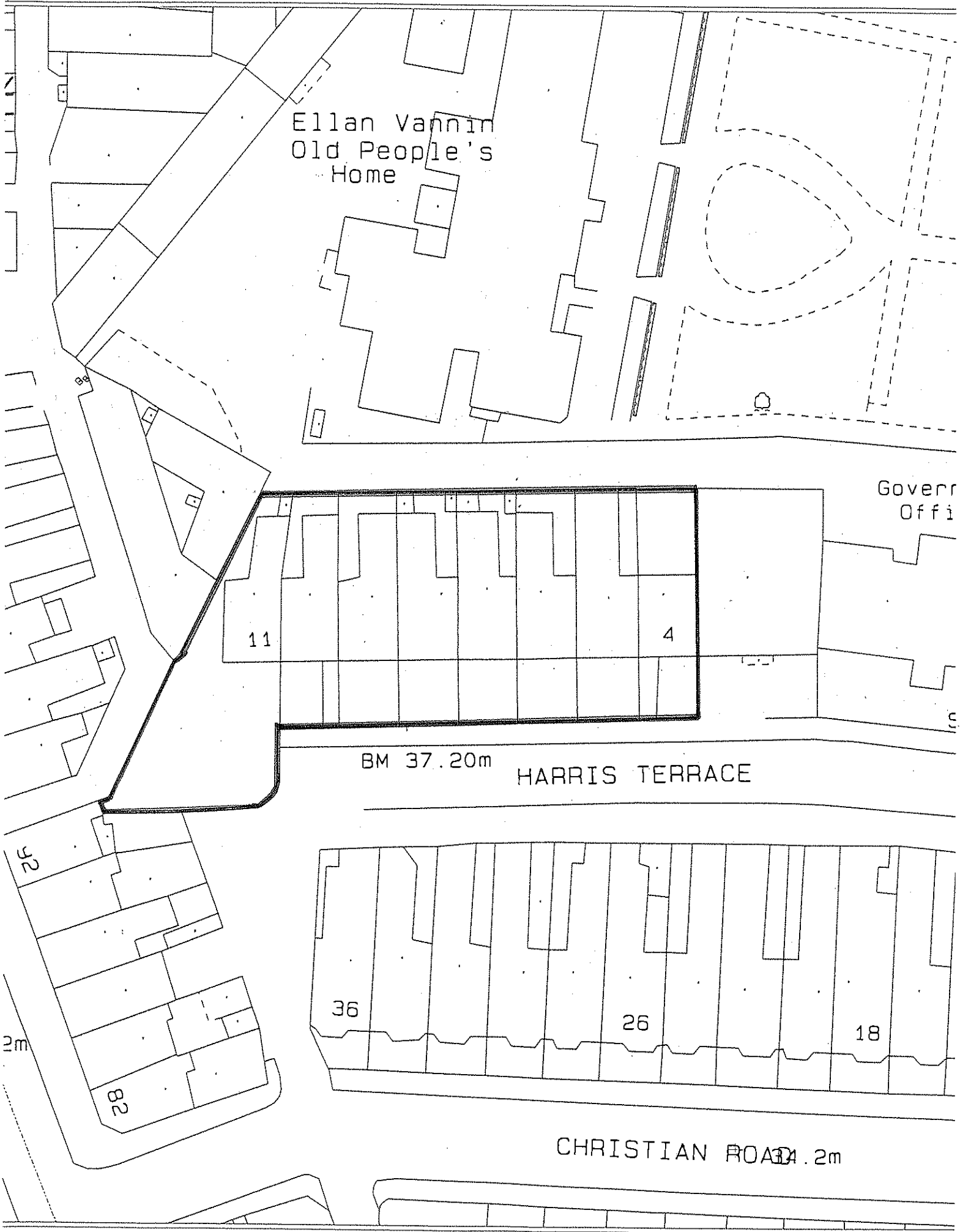
C.C.:-

- The Town Clerk, Douglas Corporation, Town Hall, Douglas
- Director of Manx Museum and National Trust, Kingswood Grove, Douglas, Isle of Man;
- Advisory Council for Planning and the Environment, 52, Alberta Drive, Onchan, Isle of Man.
- Hon. R. P. Braidwood, MHK, St. Helen, First Avenue, Douglas
- Mrs B. J. Cannell, MHK, 9 Victoria Terrace, Douglas

Scale 1:500

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le of Man.



Ellan Vannin
Old People's
Home

Govern
Offi

11

4

BM 37.20m

HARRIS TERRACE

32

36

26

18

2m

82

CHRISTIAN ROAD 14.2m

4-11 HARRIS TERRACE, DOUGLAS.

History of the area

Historically, the site on which Harris Terrace was later built belonged to the quarterland of Ballakermeen, in the treen of Douglas, within the Parish of Kirk Conchan (now Onchan). In 1610 Ballakermeen quarterland was divided into three large estates, Finch Hill, Hill's and Joyner's. Joyner's estate contained the area of land on which Harris Terrace was later built. *"It was purchased by Thomas Joyner and remained in the Joyner family for some five or six generations before being inherited by Richard Joyner's daughter Margaret, who was married to Robert Heywood of the Nunnery family."* (Slack S., p.82). Following this, the estate came into the hands of their second son, Calcott Heywood (MHK), who sold off most of the prime building land from the early nineteenth century. It was around this time (1825) that Samuel Harris bought the plot of land now containing Harris Terrace and the adjacent Ellan Vannin Home. The land was then referred to as the 'Brickfield' and the boundaries of this area are still visible on the Ordnance Survey map of Douglas dating from 1870.

Harris Terrace was built facing a section of the ancient boundary wall between the Joyner's and Finch Hill estates which can still be seen today. The land belonging to number 11 Harris Terrace has an unusual triangular shape due to the shape of the estate boundary. It is unknown how old the wall in front of the terrace is (the quarterland was divided from as early as 1610), but the first evidence which we have found of the existence of a wall is in a Plan and Survey of Land near Douglas in the Parish of Onchan belonging to Calcott Heywood Esq. dating from 1805 (a copy of this plan is included with this report).

The remainder of the estate then passed to Rebecca, the niece of Calcott Heywood, who married Henry Bloom Noble. In 1886 she donated the land for the building of Noble's Hospital (now the Manx Museum).

Samuel Harris bought the land in 1825 and in 1837 Harris Terrace and the adjacent House of Industry (now the Ellan Vannin Home) were constructed on the site of the former Brickfield, both were included in the Census of 1841. As late as 1832, advertisements were still appearing in the local press for bricks at two pounds per thousand (Slack S.).

The first Ordnance Survey map of Douglas dates from 1870 and it shows that Harris Terrace was one of the first groups of houses to be built in the area. Stuart Slack has dated the construction of some of the neighbouring terraces in his book 'Streets of Douglas – Old and New', but none of these other groups pre-date Harris Terrace (1837). Albert Terrace is the oldest built in 1847, then Christian Road (1854), whilst Kingswood Grove, Osborne Grove and Richmond Grove date from the 1870's. Harris Terrace has a much simpler design than these other terraces, indicating it is older. The Census returns of 1841 for Harris Terrace include many heads of household as

people of independent means, a Wesleyan Minister and a boarding home keeper. Only one head of household was Manx-born, the remainder were from Scotland, England and Ireland. All but one of the properties had at least one servant, the majority of whom were Manx born. This shows that the inhabitants of Harris Terrace were wealthy well-to-do people, mainly new to the island and although the terrace has a simple appearance by later Victorian standards, in its day these were likely to have been superior residences.

Samuel Harris

It is believed that the terrace was named after Samuel Harris. In 1825 Samuel Harris senior purchased the land on which the properties were built in 1837 (Slack S., p.72). In Pigot and Slater's Directory for 1843, Samuel Harris junior was working as an advocate on Bond Street. Samuel Harris was one of the most important businessmen in Victorian Douglas. He was an advocate, a member of the Manx Bar, the government company and deeds registrar, one of the founders of the Isle of Man Bank in 1865 and High-Bailiff for Douglas for forty years from 1864 (Sixty Years of Banking History of The Isle of Man Banking Co., a Manx Note Book website).

Architectural Description

The qualities of Harris Terrace are not immediately obvious. The terrace consists of eight houses in a stepped arrangement. The properties are three storeys high, flat fronted and rather plain.

Within the terrace, number 10 has the most original features, including the ground floor Venetian sash (a device used to provide a window for a larger opening without a central division) and the door case. Most of the houses still retain the door case with a fanlight, which is the main feature of the front elevation.

The 1870 series Ordnance Survey map shows the terrace some thirty years after it was built. At that time access to the properties was from Finch Road, up beside Mona Terrace and the Parsonage. The back lane also serviced the rear of the House of Industry (the Work House), also built in 1837. The properties had no immediate access (except by foot) to the new Bucks Road

Harris Terrace pre-dates most of the surrounding terraces. They are different from the latter terraces because they do not have bay windows (which come later as developers tried to make houses more individual). These houses have very subtle status symbols whereas increasingly in the Victorian period we see the emphasis being places on more and more elaborate ways of dressing up the front of the houses.

Conclusion

These homes therefore have a strong sense of early Victorian Douglas and were built at the time the House of Industry was built, on land formerly part of the Joyner's estate. Enough remains of this terrace that if it was maintained and restored it would provide a key example of early housing before the explosion of property encouraged by the development of Bucks Road. Harris Terrace is like The Esplanade, Finch Road and Mona Terrace. These are reminders of the early development of Douglas from a busy port to the capital and seat of Tynwald.

SOURCES

Books and Articles

Slack S., *Streets of Douglas – Old and New*.

Kniveton G.N., 1992, *The Onchan Story*.

Maps and Plans

1805 Plan and Survey of Land near Douglas in the Parish of Conchan, Belonging to Calcot Heywood Esquire. By J. Corris. **Manx National Heritage**

1867 Wood's Atlas. **Manx National Heritage**

1870 Ordnance Survey Map, Scale 1:2500 (25" = 1 mile). **Manx National Heritage**

Other Sources

1841 Census. Microfilm, Parish of Onchan, District 1, Pages 11-13. **Manx National Heritage**

Current Photographs.

www.isle-of-man.com/manxnotebook



HARRIS TERRACE





HARRIS TERRACE





PACSETT

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