

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

To: Mr H L Ussher, Ballavitchel House, Crosby, IM4 2DL.

NOTICE IS HEREBY GIVEN that at a meeting held on the 4<sup>th</sup> November 2004, the PLANNING COMMITTEE of the Department of Local Government and the Environment, in pursuance of its powers under the above Acts and Regulations REGISTERED

**26 Victoria Street, Douglas.**

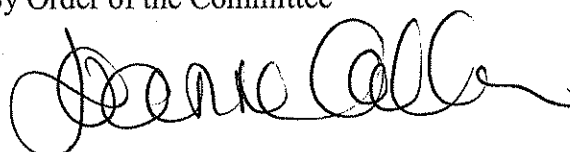
**(As shown delineated and edged in red as the attached plan.)**

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 4<sup>th</sup> day of November 2004/5

By Order of the Committee



J Callow  
Secretary, Planning Committee.

1<sup>st</sup> 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:

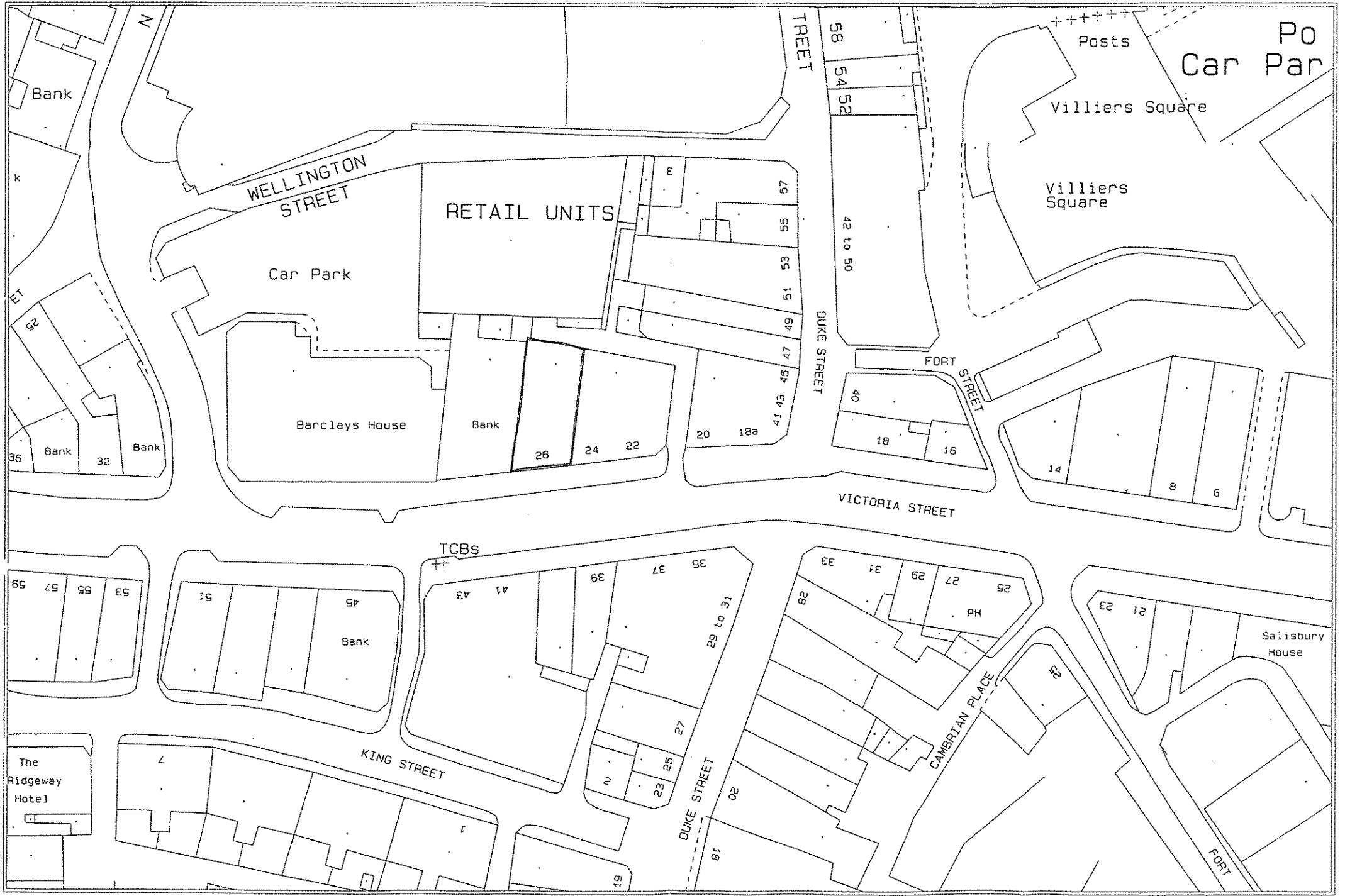
Applications in writing for the de-registration of the building may be made by the owners or occupier of, any other person having an interest in the building, within a period of 28 days of service of this notice. Such application should be sent to the Secretary, Planning Committee, 1st Floor, Murray 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.:-

- Town Clerk, Douglas Corporation, Town Hall, Douglas.
- Director of Manx Museum and National Trust, Kingswood Grove, Douglas.
- Advisory Council for Planning and the Environment, 52, Alberta Drive, Onchan.
- Mr D Humphrey, Senior Planner, Heritage Homes Lt., Park House, Isle of Man Business Park, Braddan, IM2 2SA.

Scale 1:500



# REGISTERED BUILDING PROPOSAL

**ADDRESS:** 22, 24 and 26 Victoria Street, Douglas.

**POST CODE:** IM1 2LE

**LOCAL AUTHORITY:** Douglas Corporation

**GRID REF:** 381 754

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## History

The properties date back to the 1870's when Victoria Street was created as the latest thoroughfare in Douglas. Victoria Street was designed in order to connect the developing parts of the upper town with the sea terminal. It cut through the narrow streets of old Douglas, much of which had to be demolished in the process.

## Architectural Interest

### Exterior

Numbers 22, 24 and 26 Victoria Street, Douglas are three fine examples of high Victorian architecture with elevations modelled above Ground Floor in Italianate detailing. In terms of the streetscape and in comparison with its neighbours, the facades are generally of higher quality than their neighbours of the same period.

Flat pilasters with a raised central panel divide the overall street frontage into individual building bays, which in conjunction with the ornate fenestration to First and Second Floor bestow a strong vertical emphasis. The plain stringcourse between Ground and First floor level and an ornate cornice line above Second Floor enriched with dentil bracketry, provide the classical base, middle and top.

The painted timber sliding sash windows are grouped in threes in the raised render panel. The window surrounds are ornately modelled with fluted pilasters from which spring embossed roman arches to the First Floor and shallower arches to the Second Floor. Each arch head is in turn capped with a keystone.

The masonry remains of the faux balconies held aloft by scrolled brackets and now sadly missing their ironwork, project from the façade between First and Second Floor.

The Third Floor is set behind an elaborate pierced parapet punctured by a pair of round arched headed dormers continuing the vertical emphasis of the building to roof level.

No. 22 retains the same architectural treatment as its taller neighbours although in a two-window format, but steps down. This has the effect of terminating the terrace and enabling the terrace to turn the corner further enunciated by chamfering the façade.

Due to the fact that the properties in question are relatively old, original drawings have not been found. There are many other properties on Victoria Street with a similar style and many others with the same cornicing detail. The cornicing design appears to have once continued over the whole length of the street.

Several Victorian buildings have been replaced with modern buildings on Victoria Street and the balance of Victorian Buildings to modern buildings is about 80% to 20%. However the majority of the modern buildings are much larger and have a greater impact on the streetscape than the ratio suggests.

### **Landmark Qualities**

Although the properties are not landmarks in their own rights, they are an important part of the streetscape and their removal would harm the character of the area.

### **Group Value**

When Victoria Street was first created in the 1870's these properties were built as a group in the original style of the street.

### **Age and Rarity**

The age of the buildings is appropriate for this area of Douglas as there was much development here in the late 19<sup>th</sup> century, around the time when Douglas became the Island's capital.

### **Recommendation**

This buildings are recommended for inclusion on the list of Registered Buildings particularly for their architectural interest, that is to say, the quality of their façade and the contribution the buildings make to the group value of Victoria Street.



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