



Isle of Man
Government

Reillys Eilan Vannin

JM Project Management Ltd
Marown Court
Main Road
Crosby
IM4 4BQ
Isle of Man

Town and Country Planning Act 1999

Town and Country Planning (Registered Buildings) Regulations 2013

In pursuance of powers granted under the above Act and Regulations the Department of Environment, Food and Agriculture determined to **REFUSE** an application by JM Project Management Ltd, to remove **Leyton, Victoria Road, Douglas** from the Protected Buildings Register (Registered Building No.339) for the following **reason(s)**:

1. Insufficient information has been submitted in respect of the reasons for registration (as included within the registry entry summary) that would justify the removal of the building from the Protected Buildings Register.

Date of Issue: 10th June 2024

Redacted

**Director of Planning and
Building Control**

Guidance Note

Regulation 9(6) – Determination of application

- (6) The determination of the application does not have effect –
- (a) if an appeal is made under regulation 11, until the appeal is determined or withdrawn;
 - (b) if no such appeal is made, until the time within which an appeal may be made has expired.

Regulation 11 - Appeal from decisions of the Department;

- (1) An appeal from a decision of the Department may be made by the applicant or the applicant's agent and any interested person in writing to the Department within 21 days of the date of the notice under regulation 10(1), signed by that person and must include –
- (a) the reasons for making the appeal;
 - (b) Payment of a planning appeal fee as prescribed in an order made by the Department under section 1(1) of the Fees and Duties Act 1989; and
 - (c) an election to have the appeal determined by means of an inquiry (if that is required) together with the fee payable in respect of such an inquiry as prescribed by the Department in an order made under section 81 of the Interpretation Act 2015.

Department of Environment, Food and Agriculture, Planning & Building Control, Murray House, Mount
Havelock, Douglas

Isle of Man, IM1 2SF. Email buildingconservation@gov.im. Tel 01624 685950

Case Name:	Leyton, Victoria Road, Douglas	
Case Number:	RB 339	
Background		
The Planning & Building Control Directorate has received an application for de-registration of a building for Leyton (Registered Building 339) following the building's inclusion into the Protected Buildings Register on 28 th February 2024.		
Annex	Name	Category
1	Consultation Submissions	Application for de-registration
2	Operational Policy	Principles of Selection
3	Register Entry Summary	Registration
Visits		
Date	Visit Type	
11 April 2024	Internal and external	
<p>In the first instance it is important to establish that this is an application for de-registration. The status quo is that the property is registered. The burden of proof is on the applicant to demonstrate that the building is not of special interest as measured against the Department's Operational Policy on the Principles of Selection for the Registration of Buildings (Annex 2).</p>		
Consultation		
<p>An application for de-registration of a building was received for Leyton (RB 339) on 19th March 2024. The application was published on 28th March 2024, with a request that submissions in relation to the application be received by 26th April 2024.</p> <p>Full copies of the submitted comments can be found in Annex 1 at the rear of this report. A summary of the responses received is as follows:</p> <p>Property Owner – Submit their submission in objection to the initial proposal to register notice together with a marked up drawing listing non-historic features and elements that in their view would require replacement given their current condition.</p> <p>Isle of Man Victorian Society – Object to the application for de-registration and submit counter arguments to the reasons stated by the application for de-registration.</p> <p>Resident of 2 Glenview Cottages, Laxey – Object to the application for de-registration and submits previous planning decisions relating to the building that relate to the building's architecture and history.</p> <p>Resident of La Paz, 14 Lucerne Park – Object to the application for de-registration as they believe the building warrants its registered status and adds to the locality.</p> <p>Residents of Holly Bank, Little Switzerland – Object to the application for de-registration as they feel that Leyton is an especially beautiful building with particular architectural and historic interest.</p> <p>Residents of West Hill, Victoria Road - Support the application as they are not convinced the property has any historic significance. Would prefer to see the site developed.</p>		

Discussion

Reasons for Registration

The Register Entry Summary states that Leyton is entered on to the Protected Buildings Register for the following reasons:

ARCHITECTURAL INTEREST

- Victorian dwelling designed in an Arts and Crafts style with a twin-gabled front elevation featuring oriel windows, Ballanard brick ground floor and half-timbered first floor.

HISTORIC INTEREST

- Constructed in 1896, the property illustrates the arts and crafts style of architecture that formed a key part of the island's cultural history during the late Victorian era.

Reasons stated for making the application for de-registration

A verbatim, unedited, copy of the reasons stated on the application form is as follows:-

"The building :-

- 1) Has been significantly altered both internally and externally from its original form*
- 2) The building suffers from severe rot in several areas.*
- 3) Has been extensively extended unsympathetically.*
- 4) The buildings original Architect is unknown and what remains of the building is not of sufficient quality to warrant registration. The persons associated with the building are no of sufficient warrant or importance.*
- 5) If retained as registered can not be upgraded suitably to meet current building control and environmental targets which form part of the governments strategic targets for carbon reduction.*
- 6) Was registered without a full inspection internally - despite that being listed as requirement of the registration process.*
- 7) It is uneconomic to restore the building especially with the very onerous nature of being on the register increasing the costs exponentially."*

Assessment of reasons for de-registration

1. The building has been significantly altered both internally and externally from its original form.

The alterations and extensions, and their impact on the significance of the building, were considered and assessed when the building was registered. An extract from the registration recommendation report is below:-

The rear extension, the internal alterations and porch do harm the building's architectural significance as it is not an intact example of its type. However, it is still relatively simple to understand and appreciate the building's historic form and style, and significant amounts of historic fabric are still in evidence externally.

Of the 300+ buildings included on the Protected Buildings Register, very few have had absolutely no alterations or extensions. Clearly the more that survives of a building's historic fabric and/or plan form, the more significance it is likely to have. In this instance, it was judged that the surviving historic fabric, plan form and architectural language were of sufficient significance to provide special interest as an example of late Victorian Arts and Crafts architecture.

2. The building suffers from severe rot in several areas.

The Department's Operational Policy (attached as Annex 2) states that the Department should register a building which has been assessed as meeting the statutory criteria, irrespective of its state of repair.

With the Operational Policy in mind, this matter is not considered relevant or material in considering the special interest of the building, and to have no bearing on registration.

3. The building has been extensively extended unsympathetically.

As with reason 1, the extensions and their impact on the significance of the building were considered and assessed when the building was registered. An extract from the registration recommendation report is below:-

The rear extension, the internal alterations and porch do harm the building's architectural significance as it is not an intact example of its type. However, it is still relatively simple to understand and appreciate the building's historic form and style, and significant amounts of historic fabric are still in evidence externally.

Clearly the more that survives of a building's historic fabric and/or plan form, the more significance it is likely to have. In this instance, it was judged that the surviving historic fabric, plan form and architectural language were of sufficient significance to provide special interest as an example of late Victorian Arts and Crafts architecture.

4. The building's original architect is unknown and what remains of the building is not of sufficient quality to warrant registration. The persons associated with the building are not of sufficient warrant or importance.

The building has not been registered on the basis that it was designed by a historically significant architect. Similarly, the reasons for registration do not include any close historical associations with nationally important people.

The property has been judged to be of architectural interest as a 'Victorian dwelling designed in an Arts and Crafts style with a twin-gabled front elevation featuring oriel windows, Ballanard brick ground floor and half-timbered first floor', and of historic interest as a property 'Constructed in 1896, the property illustrates the arts and crafts style of architecture that formed a key part of the island's cultural history during the late Victorian era.'

5. If retained as registered cannot be upgraded suitably to meet current building control and environmental targets which form part of the government's strategic targets for carbon reduction.

Thermal efficiency and carbon reduction targets are not factors that are considered within the Department's Operational Policy (Annex 2).

With the Operational Policy in mind, this matter is not considered relevant or material in considering the special interest of the building, and to have no bearing on registration.

6. Was registered without a full inspection internally - despite that being listed as requirement of the registration process.

A full internal inspection of a property is not a requirement of the registration process.

With the Operational Policy in mind, this matter is not considered relevant or material in considering the special interest of the building, and to have no bearing on registration.

Notwithstanding the above, internal photographs were submitted by the owner following the issue of the Proposal to Register Notice. These images were reviewed and considered as part of the registration decision.

7. It is uneconomic to restore the building especially with the very onerous nature of being on the register increasing the costs exponentially.

The Department's Operational Policy (Annex 2) clearly states that the Department should register a building which has been assessed as meeting the statutory criteria, irrespective of its state of repair or other matters such as implications for future use or financial issues.

With the Operational Policy in mind, this matter is not considered relevant or material in considering the special interest of the building, and to have no bearing on registration.

8. Marked-up drawing submitted by applicant's agent

The applicant has submitted a drawing that notes the elements of the building that have been replaced by modern fabric. The drawing also includes notes indicating the existing elements that the applicant/owner believe need to be replaced.

The elements of modern fabric were noted within the registration recommendation report. Although these modern elements do result in some harm to the building's significance, the property was judged to be of 'importance in its architectural design given that its twin-gabled form and entire first floor in half-timbering is not replicated in any of the other surviving Victorian examples in the surrounding area.' The building's form and the materials used in the design of the historic portion of the house are still obvious and prominent despite the modern interventions.

In terms of the proposed replacement of historic fabric noted on the drawing, the necessity, suitability and acceptability of possible replacement materials is a matter for registered building consent. This application for de-registration is focussed on considering the special interest of the building, which is a separate matter.

Site Visit 11th April 2024

The Department's Director and Assistant Registered Buildings Officer visited the site with the site owner on 11.4.2024, viewing the building internally and externally. It was apparent that the building has been the victim of vandalism since the Building Preservation Notice was placed upon the property in November 2023. This has resulted in much of the glass in the windows on the side and rear elevations of the property being smashed. At the time of writing this report (2.5.2024), the owner is now making efforts to secure the building and the site against any further damage or unauthorised access.

Although a detailed internal inspection of the building is useful to fully understand the current condition of the building, the general condition of the building was known at the time of registration. The property has been judged to be of architectural interest as a 'Victorian dwelling designed in an Arts and Crafts style with a twin-gabled front elevation featuring oriel windows, Ballanard brick ground floor and half-timbered first floor', and of historic interest as a property 'Constructed in 1896, the property illustrates the arts and crafts style of architecture that formed a key part of the island's cultural history during the late Victorian era.' The internal condition of the building is not mentioned in the reasons for registration, and as a result it is not judged to be of sufficient significance to the building's special interest to warrant de-registration of the building.

Conclusion

After examining the submitted information, I am of the view that insufficient information has been put forward within this application to demonstrate that the property is not of special interest and justify removal of the building from the protected buildings register. I therefore recommend that the application be refused.

Tom Sinden, Assistant Registered Buildings Officer

Recommendation for Interest Party Status

The applicant/owner and their agent, Manx National Heritage and the Local Authority (Douglas Borough Council) are granted the right to take part in any subsequent proceedings relating to the application as per regulation 9(4) of the regulations.

As a special interest group specifically focussed on the Victorian history of the Isle of Man, the Isle of Man Victorian Society are considered to have sufficient interest in the subject matter to be granted Interest Party Status.

Although their submissions are noted, the residents of 2 Glenview Cottages, Laxey; La Paz, 14 Lucerne Park, Holly Bank, Little Switzerland and West Hill, Victoria Road are not considered to have sufficient interest in the subject matter to be granted Interest Party Status.

From: Redacted
To: [Sinden, Thomas](#)
Cc: [Chance, Jennifer](#)
Subject: Re: Application to de-register
Date: 26 April 2024 16:37:25
Attachments: [Leyton Registration.pdf](#)
[Leyton Existing Layout.pdf](#)

Caution: This email is from an external sender. Please take care before opening any attachments or following any links.

Hi Tom

Please see attached photographs marked up for Leyton together with an existing layout drawing of the building with regard to the Application to de-register Leyton.

Kind regards

Redacted

Director

MP Associates Ltd

12, Strathallan Crescent,
Douglas,
Isle of Man - IM2 4NR

T - 01624 618672

Redacted

From: Redacted
Sent: 25 March 2024 11:44
To: Sinden, Thomas <Thomas.Sinden@gov.im>
Cc: Redacted
Subject: Re: Application to de-register

Thanks Tom
Kind regards

Redacted

On 25 Mar 2024, at 09:49, Sinden, Thomas <Thomas.Sinden@gov.im> wrote:

Redacted

For information, notice of the application to de-register Leyton will be on this week's publication list – 29.3.2024. I am aware that you are away for a period of

time, and with the Easter weekend also occurring during the consultation period, we have asked for comments to be submitted by 26th April 2024.

The Department will post a copy of the notice on or near the site, as required by the regulations. Copies have also been sent to Douglas Borough Council and Manx National Heritage as per the regs.

As per our previous discussions, I appreciate that you intend to submit a more detailed submission in support of your application. Please let myself or Jennifer know in due course if you require longer than the initial consultation period for this purpose.

Regards

Tom

Tom Sinden
Assistant Registered Buildings Officer
Department of Environment, Food & Agriculture (DEFA)
Murray House
Mount Havelock
Douglas
Isle of Man
IM1 2SF

e-mail: thomas.sinden@gov.im

Please don't print this email unless you really need to - 🌿 *Ny clou yn port-l shoh mannagh vel feme mooar ayd my sailliu -*

Any views expressed in this email are those of the officer only and are without prejudice to any formal decision made under the provisions of the Town and Country Planning Act 1999 and any relevant secondary legislation.

Please be aware that should the content of this email be materially relevant to a planning application, its content may be published as detail relevant to the formal assessment of the application. Publication will include availability via online services.

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WARNING: This email message and any files transmitted with it are confidential and may be subject to legal privilege. You must not copy or deliver it to any other person or use the contents in any unauthorised manner without the express permission of the sender. If you are not the intended addressee of this e-mail, please delete it and notify the sender as soon as possible.

No employee or agent is authorised to conclude any binding agreement on behalf of any of the Departments or Statutory Boards of the Isle of Man Government with any party by e-mail without express written confirmation by a Manager of the relevant Department or Statutory Board.

RAAUE: S'preevaadjagh yn çhaghteraght post-l shoh chammah's coadany'n erbee currit marish as ta shoh coadit ec y leigh. Cha nhegin diu coipal ny cur eh da peiagh erbee elley ny ymmydey yn chooid t'ayn er aght erbee dyn kied leayr veih'n choyrtagh. Mannagh nee shiu yn enmyssagh kiarit jeh'n phost-l shoh, doll-shiu magh eh, my sailliu, as cur-shiu fys da'n choyrtagh cha leah as oddys shiu.

Cha nel kied currit da failleydagh ny jantagh erbee conaant y yannoo rish peiagh ny possan erbee lesh post-l er son Rheyynn ny Boayrd Slatyssagh erbee jeh Reiltys Ellan Vannin dyn co-niartaghey scruiit leayr veih Reireyder y

**Objection to the Proposal to Register the Building known as
Leyton, Victoria Road, Douglas IM2 6AQ**

Redacted

**MP Associates Ltd
12 Strathallan Crescent
Douglas
Isle of Man
IM2 4NR**

Date: 26th April 2024

Description of property

The building was not originally constructed specifically for William Lay as it was already built by the time he purchased it in 1897. The covenant is in the name of Thomas Kneen and his heirs not William Lay.

The house is not associated in any way with Little Switzerland either in design or location.

The house has been extended over the years to the side entrance and rear as can be seen from the Existing Layout drawing 23/103/PL03 attached.

The fascia's and barge boards are generally rotten and are in need of replacement. Some timber work has already been carried out and is therefore not original.

The roof requires felt is leaking in several areas and therefore needs to be replaced. I doubt whether much of the existing tiles could be salvaged and a match would be extremely difficult to achieve.

Many of the windows are Upvc as observed on site.

The timber windows are all single glazed and most are damaged beyond repair.

As the building has been extensively damaged to date the windows will need to be boarded up to prevent access for health and safety which may result in further damage to these windows to make the building secure.

There will be little left of the original building when the porch, windows, roof, fascia's, barge boards, gutters are removed or replaced.

The brickwork is not in good condition and there are signs of water ingress.

The building does not look good from the front, rear, and sides, when viewed with the extensions that have been added over the years.

It is clearly not worthy of being retained.



Dormer to top of stairs



Dormer to Bedroom 3



Loft hatch to landing



Flat roof and Upvc bay window at first floor level to Bedroom 1



There has been Severe water ingress at high level to this area.

Valley boards to roof exposed in bedroom 2.



Toilet at First Floor Level



Dormer to top of stairs at First Floor



Corner of Bedroom 2.



Dining room ceiling



Former Shower room to extension



The garage and shed have been severely vandalised.

Garage and shed to rear garden area.



Fascia boards need replacing due to being rotten

Water ingress at roof level.

A new roof is required.

Upvc bay window at first floor.

New timber insert to first floor timbers

Part front elevation.

Front of house



Fascias are beginning to fall of the house

Timber fallen from house in recent winds

Front of House



Windows at first floor are damaged and have been forced open by vandals

Front corner of house

Front and Side of house



Timber fascia and barge boards need replacement

Side elevation to garden



Timber fascia and barge boards need replacement

Part Side elevation to garden



Window at ground floor to side facing garden



Dormer with flashings falling off and broken windows

Severe water ingress

Upvc French doors to dining room

Side elevation to Garden



Upvc French Doors and
sidelights

Side elevation to Garden



Existing felt roof has
severe water ingress

Rear flat roofed extension



Red brick extension with felted flat roof.

Red brick does not match the original.

Rear and side extension to drive



Rear and side extension to drive



Side window to drive



The porch is a relatively new addition and certainly not an original feature.

It is an awkward incongruous addition in white render and boarding.

Side entrance porch



First floor front and side corner to driveway side showing uvc bay window



First floor view of front elevation



Front elevation from Victoria Road



South East Elevation (Front)
Scale 1:100



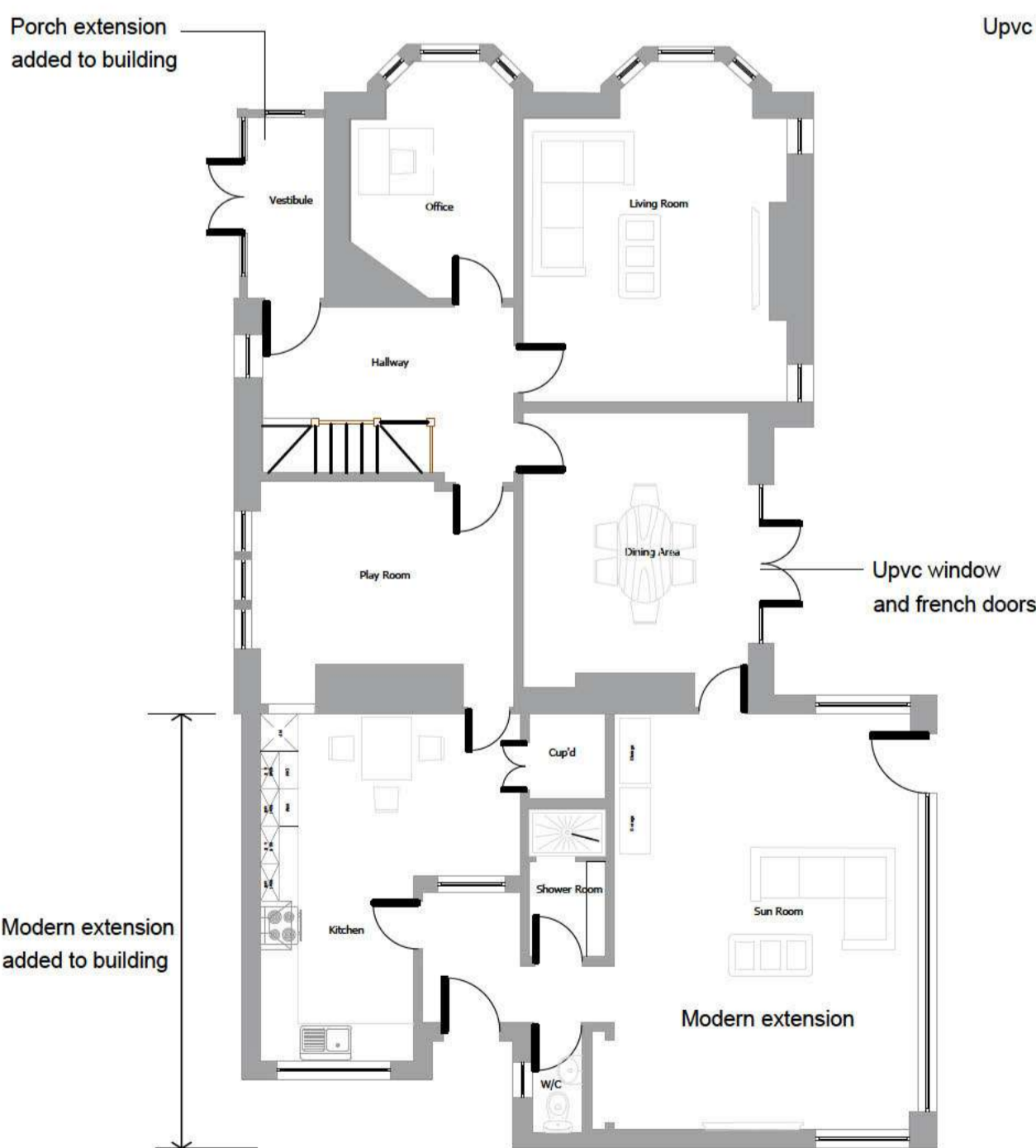
South West Elevation (Side)
Scale 1:100



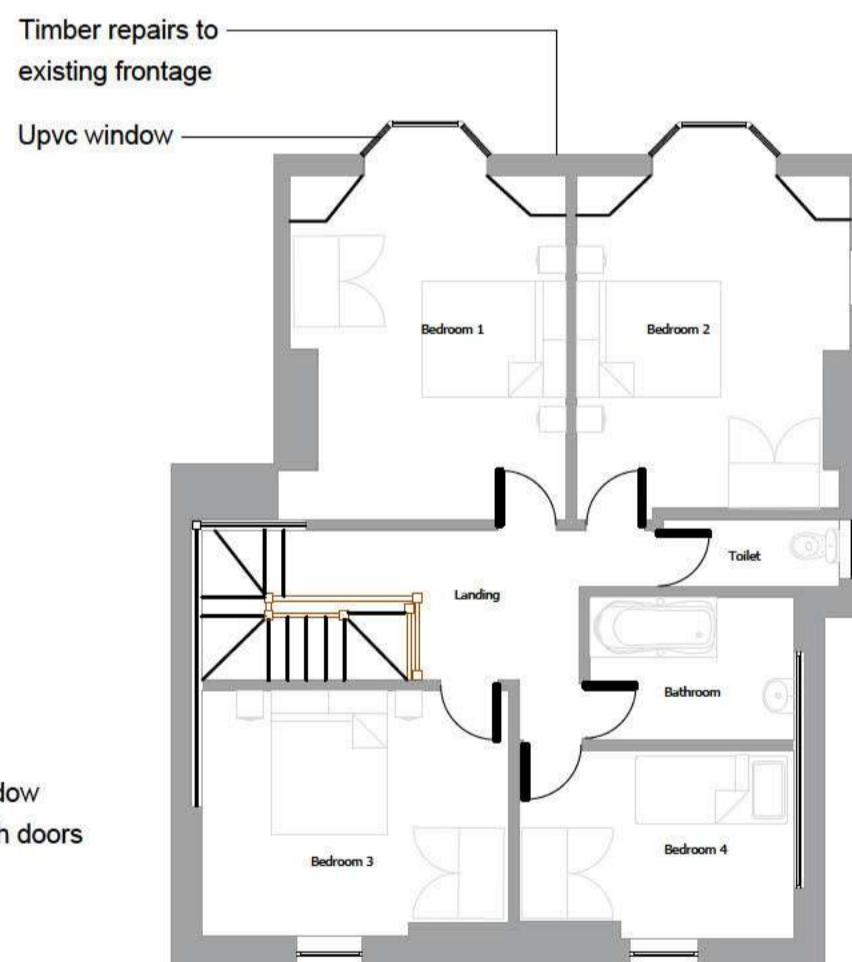
North West Elevation (Rear)
Scale 1:100



North East Elevation (Side)
Scale 1:100



Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100

M P Associates 12 Strathallan Crescent
Douglas Isle Of Man IM2 4NR
Architects . Interior Designers . Development Consultants Tel: 01624 618672 Fax: 01624 620798

JM PROJECT MANAGEMENT LTD

Project
2 NEW HOUSES AT LEYTON
VICTORIA ROAD DOUGLAS

Drawing Title
EXISTING HOUSE LAYOUT

Drawn by MP	Date AUG'23	Scale 1/100/250	Cad JMP
Reviewed by MP	Drawing No. 23/103/PL03	Rev. -	

NOTE :
Contractors must verify all dimensions on site before commencing any work or shop drawings
This drawing is not to be scaled. Use figured dimensions only. IF IN DOUBT ASK

From: Redacted
To: [Sinden, Thomas](#)
Subject: RE: Application for de-registration of a building - RB339, Leyton, Douglas
Date: 26 April 2024 03:48:16

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From : The Isle of Man Victorian Society.
c/o Marjon House , Alberta Drive, Onchan, IM3 1LX
Special Interest Group

We write to advise of our strongest objection to this application to de-register Leyton, Victoria Road, Douglas. IM3 6AQ.
Registered Building Number 339

The building has only just been Registered and whilst we note the reasons stated by the applicant for deregistration they fail to take into account the contents of 'Operational Policy on the Principles of Selection for the Registration of Buildings into the Protected Buildings Register' by which the building has been registered.

The state of repair does not enter into consideration as was the case with the former Earystane Chapel (RB 207) and indeed the Leodest Chapel (RB 2) although this has been repaired since registration. The fact that the name of the architect is not known, again does not negate registration. A look at the list of all the buildings registered on the Island reveals that the name of the architect is not known in the case of the vast majority of registered buildings. The fact that the building has been unsympathetically extended does not affect the corpus of the original building which is more than obvious and subsequent applications to demolish the modern extensions is unlikely to be opposed. The building as it stands does not have to be upgraded to current building control standards. In its present state under the building regulations it is 'deemed to satisfy'.

There is no legal requirement for the Department to view the interior of a building when considering registration.

The statement that it would be uneconomic to restore is not substantiated but in any event implications of 'financial issues' is also excluded by the Operational Policy.

The quality of the design and construction together with its contribution to the group of arts and crafts buildings of Little Switzerland and Victoria Road we have stated before in requesting registration and in opposing a recent planning application on this site.

As the body set up to promote the best of architecture, arts and crafts of the Victorian and Edwardian period on the Island we request Party Status in respect of this application related to a Victorian building.

In the event of an appeal we will submit a more detailed and comprehensive objection.

Redacted

Caseworker
Isle of Man Victorian Society.

Ps We are concerned that windows are left open on this building permitting the entry of water. It is a Registered Building and the owner has a responsibility to keep it in a good state of repair.

Equally the Department has a responsibility to ensure that this happens. A notice should be served on the owner to close the windows and prevent water ingress. The current application to deregister the building does not negate the owner's responsibility whilst it is still registered.

From: Sinden, Thomas [mailto:Thomas.Sinden@gov.im]
Sent: 28 March 2024 13:17
Cc: Chance, Jennifer <Jennifer.Chance@gov.im>
Subject: Application for de-registration of a building - RB339, Leyton, Douglas

Dear All

Please note that the Department has received an application for de-registration of a building relating to Leyton, Victoria Road, Douglas. The notice and application form can be viewed [here](#). No further information has been submitted at the time of writing.

Notice of this application will be included on this week's planning application publication list.

Any comments or submissions in relation to this application are being requested by **26th April 2024**. Submissions can be made via email to myself by reply to this email or via buildingconservation@gov.im, or in paper form to the address below.

Best regards

Tom Sinden
Assistant Registered Buildings Officer
Department of Environment, Food & Agriculture (DEFA)
Murray House
Mount Havelock
Douglas
Isle of Man
IM1 2SF

e-mail: thomas.sinden@gov.im

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ANY VIEWS EXPRESSED IN THIS EMAIL ARE THOSE OF THE OFFICER ONLY AND ARE WITHOUT PREJUDICE TO ANY FORMAL DECISION MADE UNDER THE PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1999 AND ANY RELEVANT SECONDARY LEGISLATION.

PLEASE BE AWARE THAT SHOULD THE CONTENT OF THIS EMAIL BE MATERIALLY RELEVANT TO A PLANNING APPLICATION, ITS CONTENT MAY BE PUBLISHED AS DETAIL RELEVANT TO THE FORMAL ASSESSMENT OF THE APPLICATION. PUBLICATION WILL INCLUDE AVAILABILITY VIA ONLINE SERVICES.

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From: Redacted
To: [DEFA, Building Conservation](#); [Sinden, Thomas](#)
Subject: Application to deregister Registered Building 339 Leyton Victoria Road, Douglas IM2 6AQ
Date: 23 April 2024 11:09:52
Attachments: [Douglas Leyton 3112 1895.png](#)
[Douglas leyton Victoria road Deregistration application.doc](#)

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Leyton Victoria Road

Extracts from appeal statement PA21/01504/B which was for erection of a dwelling within the grounds of Leyton

The following statements were made on behalf of the owner JM Project management for an appeal whose decision was taken only in June 2023 ie less than a year ago

“The existing house, Leyton, is currently undergoing refurbishment work and the bushes to the front of the garden were cleared prior to this being undertaken to give access to the work. The dwarf walls to the garden have also been removed and parts of the house are being demolished to sort out various problems of layout and water ingress together with dry and wet rot.”

“To the north is Leyton a red brick and rendered house which is in need of refurbishment.”

“The footprint of Leyton is 174 sq m with a total area of 348.2 sq m. ---- It is the applicant’s intention to undertake further work on Leyton which subject to planning consent will be remodelled to remove some of the unsightly extensions and increase the size of the property in order to improve its appearance.”

The Inspector’s assessment on appeal against refusal of PA 21/01504/B

“78. Leyton is of a particularly pleasant and of its time design. The Arts and Crafts movement was pivotal in the evolution of architecture style and finesse. Leyton includes a number of side and rear subordinate elements, some of which are detrimental to its character. However, it has a strong visual presence in the streetscene, more so since the front garden was cleared of shrubs and planting, opening up the front to view.”

Extract from reasons for refusal - attached in copy of this statement



All of the above indicate that until the past year the owner considered that Leyton was a

dwelling respected for its architecture and setting. Moreover its refurbishment was planned. Photographs attached to the application show that the building was looked after and windows and doors kept closed.

The fact that the upper windows and, it is understood, ground floor doors have been left open to the elements should not may be seen as constructive deterioration of the property by or on behalf of its owner. This is not a reason for granting deregistration of the property.

In terms of its architecture, the main extensions are to the rear of the property and, as referred to above, are clearly not impacting on the principal design and appearance to the front and side of the property and are removable. While the porch is also an addition it has been designed in character with the original house. The changes to windows have crucially not altered the original shape of the window openings or pattern of fenestration.

Leyton is worthy of conservation and registration both in terms of its own architecture and its setting in Victoria Road. I object to its deregistration particularly as this seems to be designed to justify its demolition through the deliberate not maintenance of the property. A copy of my original submission with regard to its registration is below.

Redacted

South Cape,
Laxey
IM4 7HY

Proposed Registration RBINV 1432 Leyton Victoria Road Douglas

While I despair of the psyche of the Isle of Man that considers that it is almost an automatic right to demolish buildings that have not been properly maintained even if they are recognisably of a purpose built historic architectural design, I would support the registration of Leyton as it is clearly designed in the arts and crafts style to fit into its surrounding environment. It reflects the Baillie Scott houses and others of the same era In Victoria Road, Little Switzerland and Glencrutchery Road most of them already registered and / or in a Conservation Area. It therefore fits well into its treed surrounds and, as an individual building, with the general style of the area. The heritage of this locality beyond those which already have a degree of protection must be recognised.

Redacted of the Isle of Man Victorian Society gives a full detailed history of Leyton in his response to Planning Application 23/01066/B which I would refer you to if he has not already resubmitted these in response to the current Proposed Registration.

To Summarise **Redacted**

Leyton was built 1896-7 for William Lay (brother of James Lay the clothier). There is a date stone in the gable with William's initials on it. He was a young advocate who became High Bailiff of Peel and Ramsey which was part time. Then he became High Bailiff of Douglas and Castletown . In 1933 he became the first full time High Bailiff for the who Island. He died in 1937. He had two sons who became advocates – one also became High Bailiff.

When he bought the plot from Deemster Kneen (April 1897) when the house was already built. There was a covenant on the plot that only one dwelling was to be built on the plot. Covenants don't count in planning . There have been extensions to the house but despite windows being left open and the back door left open the house is structurally sound and capable of renovation.

It is a one off compared to the other houses in Little Switzerland having the first floor bay windows projecting over the ground floor. It has a strange mixture of sliding sash and casement windows. At the side it has flat roofed dormers and an interesting roof scape. It is contemporary with the Little Switzerland houses, The Red House and Oakleigh. It is does not appear to be the work of Baillie Scott or Armitage Rigby which makes it a one off example amongst the others.

Attached also is part of a newspaper article of 31 st December 1895 giving some of the history of the surrounding area.

Redacted

2 Glen View

South Cape

Laxey

IM4 7HY

Leyton Victoria Road

Extracts from appeal statement PA21/01504/B which was for erection of a dwelling within the grounds of Leyton

The following statements were made on behalf of the owner JM Project management for an appeal whose decision was only taken in June 2023 ie less than a year ago

“The existing house, Leyton, is currently undergoing refurbishment work and the bushes to the front of the garden were cleared prior to this being undertaken to give access to the work. The dwarf walls to the garden have also been removed and parts of the house are being demolished to sort out various problems of layout and water ingress together with dry and wet rot.”

“To the north is Leyton a red brick and rendered house which is in need of refurbishment.”

“The footprint of Leyton is 174 sq m with a total area of 348.2 sq m. ---- It is the applicant’s intention to undertake further work on Leyton which subject to planning consent will be remodelled to remove some of the unsightly extensions and increase the size of the property in order to improve its appearance.”

The Inspector’s assessment on appeal against refusal of PA 21/01504/B

“78. Leyton is of a particularly pleasant and of its time design. The Arts and Crafts movement was pivotal in the evolution of architecture style and finesse. Leyton includes a number of side and rear subordinate elements, some of which are detrimental to its character. However, it has a strong visual presence in the streetscene, more so since the front garden was cleared of shrubs and planting, opening up the front to view.”

Extract from reasons for refusal

1. Due to the overall height, width and form of the proposed dwelling, together with its proximity to the existing dwelling at 'Leyton', which is a departure from the established development density and form of development on this part of Victoria Road, the proposal would disrupt the general rhythm of the overall group of buildings, and result in an obtrusive built development within an area comprising mainly large houses within generous gardens associated with the dwellings. Given the layout and overall density, removal of large areas of mature landscaping, coupled with the quantum of development on the application site, the role of Leyton in contributing to the character of the locality would be diminished, resulting in detrimental impacts on the character and appearance, and the context of this part of Victoria Road, contrary to Strategic Policy 4(b), Environment Policy 42, and General Policy 2 (b, c and g), and the latter part of Strategic Policy 3(b) of the Strategic Plan.

All of the above indicate that until the past year the owner considered that Leyton was a dwelling respected for its architecture and setting. Moreover its refurbishment was planned. Photographs attached to the application show that the building was looked after and windows and doors kept closed.

The fact that the upper windows and, it is understood, ground floor doors have been left open to the elements should not may be seen as constructive deterioration of the property by or on behalf of its owner. This is not a reason for granting deregistration of the property.

Mr T. Kelly yesterday put up in four lots property forming part of the estate of the late Mr George Lay. The first lot consisted of the villa residence known as Thornton Bank, situated on the Glencrutchery-road. Mr Wm. Lay, advocate (one of the trustees), read the conditions of sale, which were of the usual character; and the advocates of the trustees, Messrs Dickenson & Kneen, were also represented by Mr E. Clague, managing clerk. The house was put up to auction subject to a mortgage of £300 and an annual ground rent of £2 10s, which at twenty years' purchase represented £50, so that the total encumbrance on the property was £350. At the wish of the vendors, the bidding was made as if there was no encumbrance, with the understanding that the amount of the encumbrance would be deducted from the purchase money.—Mr Kelly, in putting up the villa, said he was sure that his audience would agree with him that the house was beautifully situated, its position and surroundings fully justifying the name that had been given to it, "Villa Bella Vista," as well as "Thornton Bank."—Mr J. Daley, of Ballavale, Santon, started the bidding at £600, and in competition with him, mainly, Mr Bowman ran it up to £860, beyond which the auctioneer could not get. It was a condition of the auction that the vendors should have the choice, after putting up this and the second lot separately, of putting them up as one lot, and therefore the auctioneer merely booked the last bid without knocking the property down to the last bidder. The second lot was land adjoining the grounds of the villa, about 2,760 yards in extent. This land was offered for sale subject to a ground rent of £3 11s, the capitalised value of this, estimated at 20 years' purchase, being £171. The land, as the house, was put up as if there was no encumbrance of the kind upon it, with the understanding that the amount of the encumbrance would be deducted

From: Redacted
To: [Sinden, Thomas](#)
Subject: RE: Leyton, Victoria Road, Douglas
Date: 11 April 2024 13:39:05

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Dear Tom,

Apologies, the only addition I would add is that it must be recalled that next door (the old air raid shelter) a planning application by the same property company for 6 new properties was rejected and they have had to downsize this to 4 new properties (which is presently awaiting consideration). It seems to me that the desire to knock down Leyton and replace it with 2 new properties is therefore not motivated by a genuine belief in good faith that its registration was wrong on historical/architectural significant reasons, but instead by a purely financial desire to ensure that the property management company still is able to build 6 profitable properties (albeit over two parcels of land instead of one). I think the last point of the property not being in a reasonable state to renovate illustrates this – but I believe that there would be plenty of others willing to put the necessary funds in to renovate what is a very beautiful property if the property company wishes to sell.

I appreciate that the above may not be particular relevant to the legal test as to whether or not it should be de-registered/demolished, but I do think it is a relevant point which the decision-makers should be aware of.

Kind regards,

Redacted

From: Redacted
Sent: 11 April 2024 13:29
To: Sinden, Thomas <Thomas.Sinden@gov.im>
Subject: RE: Leyton, Victoria Road, Douglas

Dear Tom,

Thank you for your email below.

I do wish to file a submission requesting that the property is not to be de-registered/demolished. The property developer owner of the property, in my own personal eyes, has intentionally left the property fall into disrepair and is now attempting to exploit that as a basis for de-registration. Buildings of this significant architectural and historical significance are protected for a reason and if anything there should be enforcement taking place by Douglas City Council to ensure that it is repaired urgently – as a property developer they should be interested in doing that if they have a genuine interest in interesting Manx buildings of significance to this Island.

The building is one of the most beautiful properties on the road and I enjoy looking at/driving past it (and would much more so if it was properly repaired by its owner) and it adds a lot to the locality and the nature of the Little Switzerland area. It was registered for a reason, and nothing has changed save for a developer now wishes to tear it down and is trying to utilise what some might say are underhand tactics for the same by letting it fall into disrepair by not looking at all after it. The property illustrates the arts and crafts style of architecture that formed a key part of the island's cultural history during the late Victorian era and my understanding is that it was registered for this very reason.

The clear historical/architectural and public significance of the property is illustrated by an article in the news on its proposed demolition (<https://gef.im/news/planning/house-proposed-for-demolition-gets-registered-46882/>), and it is buildings like this we should be protecting for the benefit of our

Manx children and our children's children. Once these buildings go, they are gone forever.

Best wishes,

Redacted

Redacted

From: Sinden, Thomas [<mailto:Thomas.Sinden@gov.im>]

Sent: 11 April 2024 13:18

Subject: Leyton, Victoria Road, Douglas

Good afternoon

Following your comment submitted to the Department regarding planning application 23/01066/B relating to Leyton, Victoria Road, I am emailing to inform you of a directly related matter on the site.

Following the decision to Register the building, please note that the Department has received an application for de-registration of a building relating to [Leyton, Victoria Road, Douglas](#). The notice and application form can be viewed [here](#). No further information has been submitted at the time of writing.

Any comments or submissions in relation to this application are being requested by **26th April 2024**. Submissions can be made via email to myself by reply to this email or via buildingconservation@gov.im, or in paper form to the address below.

Best regards

Tom Sinden

Assistant Registered Buildings Officer

Department of Environment, Food & Agriculture (DEFA)

Murray House

Mount Havelock

Douglas

Isle of Man

IM1 2SF

e-mail: thomas.sinden@gov.im

Please don't print this email unless you really need to -  *Ny clou yn port-I shoh mannagh vel feme mooar ayd my sailliu -*

ANY VIEWS EXPRESSED IN THIS EMAIL ARE THOSE OF THE OFFICER ONLY AND ARE WITHOUT PREJUDICE TO ANY FORMAL DECISION MADE UNDER THE PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1999 AND ANY RELEVANT SECONDARY LEGISLATION.

PLEASE BE AWARE THAT SHOULD THE CONTENT OF THIS EMAIL BE MATERIALLY RELEVANT TO A PLANNING APPLICATION, ITS CONTENT MAY BE PUBLISHED AS DETAIL RELEVANT TO THE FORMAL ASSESSMENT OF THE APPLICATION. PUBLICATION WILL INCLUDE AVAILABILITY VIA ONLINE SERVICES.

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Annex 1 - Consultation Submissions

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RAAUE: S'preevaadjagh yn chaghteraght post-l shoh chammah's coadanyn erbee currit marish as ta shoh coadit ec y leigh. Cha nhegin diu coipal ny cur eh da peiagh erbee elley ny ymmydey yn chooid t'ayn er aght erbee dyn kied leayr veih'n choyrtagh. Mannagh nee shiu yn enmyssagh kiarit jeh'n phost-l shoh, doll-shiu magh eh, my sailliu, as cur-shiu fys da'n choyrtagh cha leah as oddys shiu.

Cha nel kied currit da failleydagh ny jantagh erbee conaant y yannoo rish peiagh ny possan erbee lesh post-l er son Rheyynn ny Boayrd Slattyssagh erbee jeh Reiltys Ellan Vannin dyn co-niartaghey scruit leayr veih Reireyder y Rheyynn ny Boayrd Slattyssagh t'eh bentyn rish.

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From: Redacted
To: [Sinden, Thomas](#)
Cc: [Chance, Jennifer](#)
Subject: Application for de-registration of a building - RB339, Leyton, Douglas
Date: 06 April 2024 13:03:53

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Dear Mr Sinden

We wish to object to the application to deregister Leyton from the Registered Building list. We own and reside at Holly Bank, Little Switzerland (a registered building) and have done so for over 43 years.

The owners of Leyton have stated that there have been significant alterations internally and externally to the property. Holly Bank had alterations internally, prior to its registration, to upgrade the kitchen and bathrooms and general redecoration. We also had a conservatory built to the rear of the property and none of these alterations affected the structural attributes of the Baillie Scott design.

Leyton has not been altered structurally externally but has had extensions added to the rear of the property. These do not detract from the front and side elevations of the building which appear to be original. If the building suffers from dry rot this can be treated and rectified by specialists. The architecture of Leyton is similar in design to that of Baillie Scott and Armitage Rigby properties and is of a similar vintage, circa 1897.

The windows of Leyton have been left open to the elements for a considerable period showing little concern for the interior of the building. Also, rubbish skips have been in evidence outside suggesting the removal of internal fixtures and fittings.

We suggest the building should be refurbished internally to repair the defects as soon as possible. It is an especially beautiful building with particular architectural and historic interest which should be protected as much as possible.

It would appear that the owners wish to demolish the building and replace it with modern houses which we feel should not be permitted and that registration should be retained.

Yours sincerely
Redacted

Holly Bank
Little Switzerland
Douglas
IM2 6AG
Tel: 473089

From: Redacted
To: [DEFA, Building Conservation](#)
Subject: RB 399 Notice of Application to De-Register a Building
Date: 07 May 2024 09:56:45

Caution: This email is from an external sender. Please take care before opening any attachments or following any links.

RB339

Good morning,

Application 23/01066/B – Notice to De-Register a Building – Registered Building 339 – Leyton, Victoria Road, Douglas IM2 6AQ

My wife and I own West Hill, the house next door to Leyton.

Apologies for the delayed response.

We support the application to de-register Leyton as a registered building (and do not object to the previous application to demolish Leyton and build two houses on the site).

We're not convinced Leyton has any historic significance and registering the property only hinders regeneration of the area. Given the property's state of disrepair, we also struggle to see how restoring it could be financially viable for the current or any future owner of the property.

We would far rather live next door to two occupied, reasonably sized family homes than a derelict property that has attracted vandals and yobs to the area for several years.

Kind regards

Redacted



Isle of Man
Government

Reillys Ellan Vannin



Operational Policy on the Principles of Selection for the Registration of Buildings in to the Protected Buildings Register

Department of Environment, Food and
Agriculture

Planning and Building Control Directorate Murray House

1.0 PURPOSE OF THIS DOCUMENT

- 1.1 This Operational Policy document sets out the criteria the Department will follow when assessing buildings for including in to the Protected Buildings Register, a register of buildings of special architectural or historic interest. It is issued by the Department of Environment, Food and Agriculture with the approval of the Minister.

2.0 LEGAL AND ADMINISTRATIVE CONTEXT FOR REGISTRATION

- 2.1 Most European countries have systems to protect and to control change on important historic buildings. The system in the Isle of Man operates under the Town and Country Planning Act 1999. Registration ensures that a building's special character and interest are taken into account where changes are proposed. The Protected Buildings Register is compiled for the purposes of the 1999 Act and for guidance of the Department in its performance of its duties set out in the 1999 Act. The 1999 Act places a duty on the Department to maintain a register of buildings of special architectural or historic interest.
- 2.2 The Protected Buildings Register is available on the Department's website. Registration is the statutory process by which buildings are added to the Protected Buildings Register. Once included on the Register both exterior and interior has statutory protection under the provisions of the 1999 Act. Registration is intended to maintain the character of the Island's built heritage and to guard against unnecessary loss or damage.
- 2.3 Any building or man-made structure could be considered for entry into the Protected Buildings Register.

3.0 STATUTORY CRITERIA

- 3.1 As set out in Section 14(1) of the Town and Country Planning Act, the Department uses the criteria set out below when assessing whether a building is of special interest and therefore should be added to the Register.
- 3.2 Architectural Interest.**
- 3.2.1 To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms.
- 3.3 Historic Interest.**
- 3.3.1 To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by Registration.

4.0 WIDER CONSIDERATIONS

4.1 As set out in Section 14(2) of the Town and Country Planning Act, the Department will also take into account when considering whether to enter a building onto the register the following:

4.2 Group Value

4.2.1 When making a decision to register, the Department may take into account the extent to which the exterior contributes to the architectural or historic interest of any group of buildings of which it forms part. This is generally known as **group value**. The Department will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or estates) or where there is a historical functional relationship between a group of buildings (e.g. farm complexes). If a building is designated because of its group value, protection applies to the whole of the property, not just the exterior.

4.3 Objects and structures

4.3.1 When considering whether a building is of special architectural or historic interest the Department may take into account the desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building containing a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building. The desirability of preserving such a feature is a factor which would increase the likelihood of the building being registered. However, in the absence of any other aspects of special architectural or historic interest, such features will justify the registration of the building only if they are of themselves of sufficient interest to render the building of special interest. The provision can be used for a variety of features; examples could include a finely panelled sixteenth century room, a fireplace and over-mantel that has been introduced from another building, or an elaborate plaster ceiling. This provision cannot be used to preserve in situ anything that is not a fixture, such as furniture or paintings.

5.0 GENERAL PRINCIPLES

5.1 In applying the statutory criteria and considerations, as set out above, the Department will also consider the following principles:

Age and rarity. The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:

- before 1800, all buildings that contain a significant proportion of their original fabric are likely to be registered;
- from 1800 to 1860, many buildings may be worthy of consideration for Registration;

- after 1860¹, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively selection is necessary;
- particularly careful selection is required for buildings from the period after 1945;
- buildings of less than 30 years old are normally registered only if they are of outstanding quality and under threat.

Aesthetic merits. The appearance of a building – both its intrinsic architectural merit and any group value – is a key consideration in judging registration proposals, but the special interest of a building will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological innovation, or as illustrating particular aspects of social or economic history, may have little external visual quality.

Selectivity. Where a building qualifies for registration primarily on the strength of its special architectural interest, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration. However, a building may be registered primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved. Registration in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive. In such cases, the Department's policy is to register only the most representative or most significant examples of the type.

National Context. The Isle of Man is a separate entity to the UK and the unique context of the Island's historic development must be taken into consideration as part of the selection process. Special interest is likely to be conferred on buildings which may not be the case if they were in the UK, given the Island's unique context.

State of Repair. The Department should register a building which has been assessed as meeting the statutory criteria, irrespective of its state of repair or other factors such as implications for future use or financial issues.

6.0 IDENTIFICATION OF BUILDINGS FOR CONSIDERATION FOR REGISTRATION

6.1 Buildings may be identified for entry in to the register in several ways:-

- The building may already appear in the provisional list drawn up by the Department for the purpose of recommending buildings for registration;
- Buildings judged worthy of investigation with a view to registration may also have been identified in an area plan;
- Buildings may also be added to the provisional list following proposals from Local Authorities, special interest groups or other bodies or individuals, that a particular building or buildings should be considered for registration, or protection by way of a building preservation order pending registration; and

¹ *The year 1860 was selected because of the change which followed, in terms of the of the increase in building due to the boom of the island's tourist industry which saw building on an unprecedented scale.

- If it comes to the notice of the Department that a particular building may merit registration and may satisfy the criteria set out above, then the Department may itself propose such a building for registration.

7.0 PRIORITY OF THE CONSIDERATION OF BUILDINGS FOR REGISTRATION

7.1

The Department will generally prioritise the consideration of buildings for registration in the following way:-

Priority	Category
High	Buildings that are at risk of demolition or significant alteration
Medium	Buildings identified in the provisional list
Medium	Buildings identified in area plans
Low	Buildings not at risk and that have been proposed by any other means

- 7.2 In certain circumstances the Department may prioritise buildings for consideration by means other than the above. For example, as part of a particular theme or when important information or evidence is uncovered that makes a clear case for a building being of special interest.



**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 28th February 2024 determined to enter:

**Leyton
Victoria Road, Douglas IM2 6AQ**

as identified on the Register Entry Summary hereto attached, in the 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 **4th March 2024**,

By Order of the Department

Redacted

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

Manx National Heritage

Register Entry Summary – Leyton, Victoria Road

Details

Name: **Leyton**

Address: Victoria Road, Douglas, IM2 6AQ

Register Entry Number: 339

Date of Registration: 28.2.2024

History

The site now occupied by Leyton was historically part of the Glencrutchery landholding. The owner of the land, Thomas Kneen, had the property built in 1896-97. When Lay bought the plot from Kneen (April 1897), the house was already erected and complete. There was a covenant on the land that only one dwelling was to be built on the plot. There is a date stone in the gable with William Lay's initials on it.

Thomas Kneen was a significant figure on the Isle of Man during the latter part of the 19th century and the early 20th century. The owner of Glencrutchery House, Farm and Lands, Kneen served as Captain of the parish of Onchan from 1895-1916, an MHK in 1890-91, and was a notable lawyer which culminated in being made Head of the Isle of Man's Judiciary as Clerk of the Rolls from 1905-1916.

William Lay was a young advocate who qualified for the Manx Bar in 1891 at the age of 23. He set up his own practice in 1896 and later he took into partnership R G Johnson. In time he became High Bailiff of Peel and Ramsey which was a part time appointment and at the same time he continued practicing as an advocate. Then he became High Bailiff of Douglas and Castletown, a similar part time but busier role. Lay subsequently became the first full time High Bailiff for the whole Island. He had two sons who became advocates – one also subsequently became High Bailiff.

Leyton is contemporary with the houses in Little Switzerland, as well as The Red House and Oakleigh. The house is a one-off compared to the other houses in Little Switzerland, having the first floor bay windows projecting over the ground floor. It has a mixture of sliding sash and casement windows throughout. At the side it has flat roofed dormers as used by Baillie Scott and an unusual roof scape. Records suggest that the house is not the work of either Baillie Scott or Armitage Rigby.

Form and Materials

Designed in an Arts and Crafts style, Leyton differs from all the other contemporary houses in the Little Switzerland /Victoria Road/ Glencrutchery Road area by virtue of its double frontage and its door set on the side. The porch on the side is a modern addition and the original front door was within the two storey side projection without a vestibule as was the case with Baillie Scott's Red House originally. The front door faced the main road.

On the gable between the original front door and the front corner of the house a carved sandstone plaque was inserted as the house was being erected. It bears the date 1896 and the initials W L (William Lay) intertwined.

MATERIALS: Ballanard brickwork at ground floor level. Half-timbered first floor with render infill. Rosemary tiled roof. Painted timber framed windows. Painted timber fascias and barge boards.

PLAN: Historic part of house has hallway on left hand side with stair to first floor and direct access to four rooms, two facing front and two facing rear. First floor landing gives access to WC, bathroom, and four bedrooms; two facing front and two facing rear.

A modern flat roofed single storey extension at the rear contains a kitchen, sun room, rear lobby, shower room and WC. The porch at the front right corner of the house is not historic.

EXTERIOR: Ground floor is finished in facing brickwork from Ballanard brickworks. First floor is black painted exposed timber with white painted render infill. Pitched roof is finished in rosemary tiles, dormer windows are flat roofed. Windows are a mixture of sliding sash and casement opening, all framed in white painted timber. Two first floor front facing oriel windows (one of which has been replaced in UPVC) sit above the ground floor bay windows. Fascias and barge boards are black painted timber.

Reasons for Registration

Leyton, Victoria Road, Douglas, is entered into the Protected Buildings Register for the following reasons:


ARCHITECTURAL INTEREST

- Victorian dwelling designed in an Arts and Crafts style with a twin-gabled front elevation featuring oriel windows, Ballanard brick ground floor and half-timbered first floor.

HISTORIC INTEREST


- Constructed in 1896, the property illustrates the arts and crafts style of architecture that formed a key part of the island's cultural history during the late Victorian era.

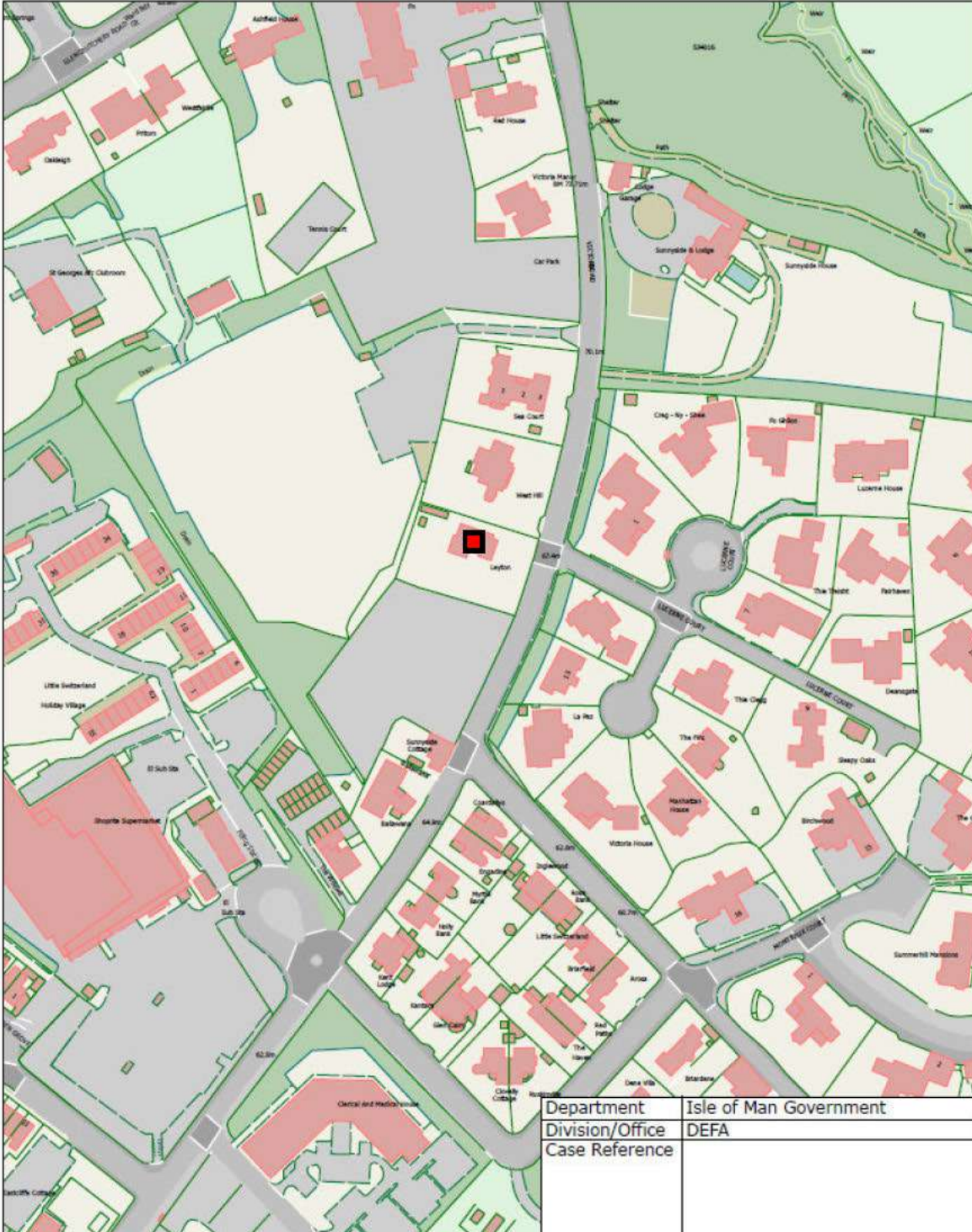
Map



**Isle of Man
Government**

Location Plan





Department	Isle of Man Government
Division/Office	DEFA
Case Reference	
Date	09/10/2023

Scalebar: 0 20 40 80 Metres

Scale: 1:2,000

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Photograph of property date stone



Portraits of Thomas Kneen (left) and William Lay (right)



Photographs of property taken in November 2023



Determination of an application for de-registration of a building

Further to the de-registration recommendation report for **Leyton, Victoria Road, Douglas** (Registered Building 339), I am of the view that insufficient information has been put forward within this application to demonstrate that the property is not of special interest and justify removal of the building from the protected buildings register, and that the de-registration application should therefore be **refused**.

Under the delegated authority item (3)(d) within DEFA Delegation No. 2022/05 dated 4th May 2022, I formally determine that the application for de-registration of Leyton (Registered Building 339) be refused, and that the recommendations within the de-registration recommendation report be followed in respect of Interested Party Status as per Regulation 9(3) of the Town and Country Planning (Registered Building) Regulations 2013.

Dated this **30th May 2024**

Redacted

Jennifer Chance, Director of Planning and Building Control