



**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 29<sup>th</sup> September 2021 determined for entry,

**Ballavarry Farmhouse  
Bernahara Road Andreas Isle Of Man IM7 3HH**

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

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

Dated this 6<sup>th</sup> October 2021,

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 Owner



**Ballavarry Farmhouse  
Bernahara Road Andreas Isle Of Man IM7 3HH**

## **PROTECTED BUILDINGS REGISTER : ENTRY SUMMARY**

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

### **Property CONFIRMED for entry onto the Register**

Name: Ballavarry Farmhouse, Andreas

Address: Bernahara Road, Andreas IM7 3HH

Register Entry Number: 336

LOCAL AUTHORITY: ANDREAS

Registration Decision Date: 29<sup>th</sup> September 2021

Notices issued: 6<sup>th</sup> October 2021

Reporting Officer: Ross Brazier

### **Register entry description**

#### **History**

Until 1994, Ballavarry Farm had been in the same family ownership, through marriage, since the 16th century Manorial Roll. The Allen Family that owned the property between 1737 and 1994 have a significance in the social history of the north of the island, with the family including vicars of Maughold Church, curates of Andreas Church, MHKs and Captain of Andreas Parish.

The existing farmhouse is a multiphase dwelling dating from 18<sup>th</sup> Century. The 5 bay farmhouse with rear staircase projection is described in a document from 1762 when their ownership was settled from mother to daughter. The two bay northerly extensions of the main house date from the mid-19th Century, and is present on maps from the 1860s.

#### **Details**

**MATERIALS:** Manx stone external walls with painted render. Floors, roof structure and staircase in timber, with natural slate roof finish. Brick and stone are also visible as a construction material upon the rear of the property. Windows have been replaced in UPVC. Timber internal joinery.

**PLAN:** Two storey five bay farmhouse with single storey elements to the rear. Whilst connected internally, the two bay, two storey 19th century northerly extension is used as an independent unit. Staircase from ground to first and second floors is housed within a rear projection. Ground floor has reception rooms to front, kitchen and other service rooms to rear including dairy. First floor contains bathroom and bedrooms. Second floor/attic is open accommodation within the roof space.

**EXTERIOR:**

Eastern (principle) elevation, five bays with central placed doorway with window above flanked by pairs of windows to ground and first floor. All window openings rounded with deep reveals, thin ashlar inscribed detail into render, steep pitched under slates, chimney stack and northern end. Two bay additions also with door to the left side paired with window with paired window openings above. All openings with square headed openings larger in size than earlier five bays. Render and roof detailing uniform across elevation.

Western (rear) elevation, centrally located staircase projecting gable within five bay house flanked by catslide roof projected and extended to the south side with large stack to the gable end with additional single storey projecting gable and monopitch lean-to addition, windows to first floor and within both single story additions. Windows in projecting stair gable at landing level. Window at first floor to north side of staircase projection. Two bay addition taller single pitch with unbalanced window openings to first floor, double chimney stack to gable end. Single storey projecting gable addition with door centrally placed, window to the north upon rear elevation.

Southern elevation, Gable end of 5 bays with paired small window lights to attic, window opening to first floor, front elevation of rear projecting catslide addition with centrally placed windows at first and ground floor, southern elevation large stack within gable end.

Northern elevation, window at first floor below double stack.

**INTERIOR:**

The property retains its historic plan form and features including doors, joinery details including staircase and dairy.

**Subsidiary Features:**

The boundary wall and gate enclosing the garden to the front of the property forms part of the proposed registration.

### **Reason for Registration Decision**

Ballavarry Farmhouse is recommended for entry into the Protected Buildings Register for the following reasons:

●**ARCHITECTURAL INTEREST:**

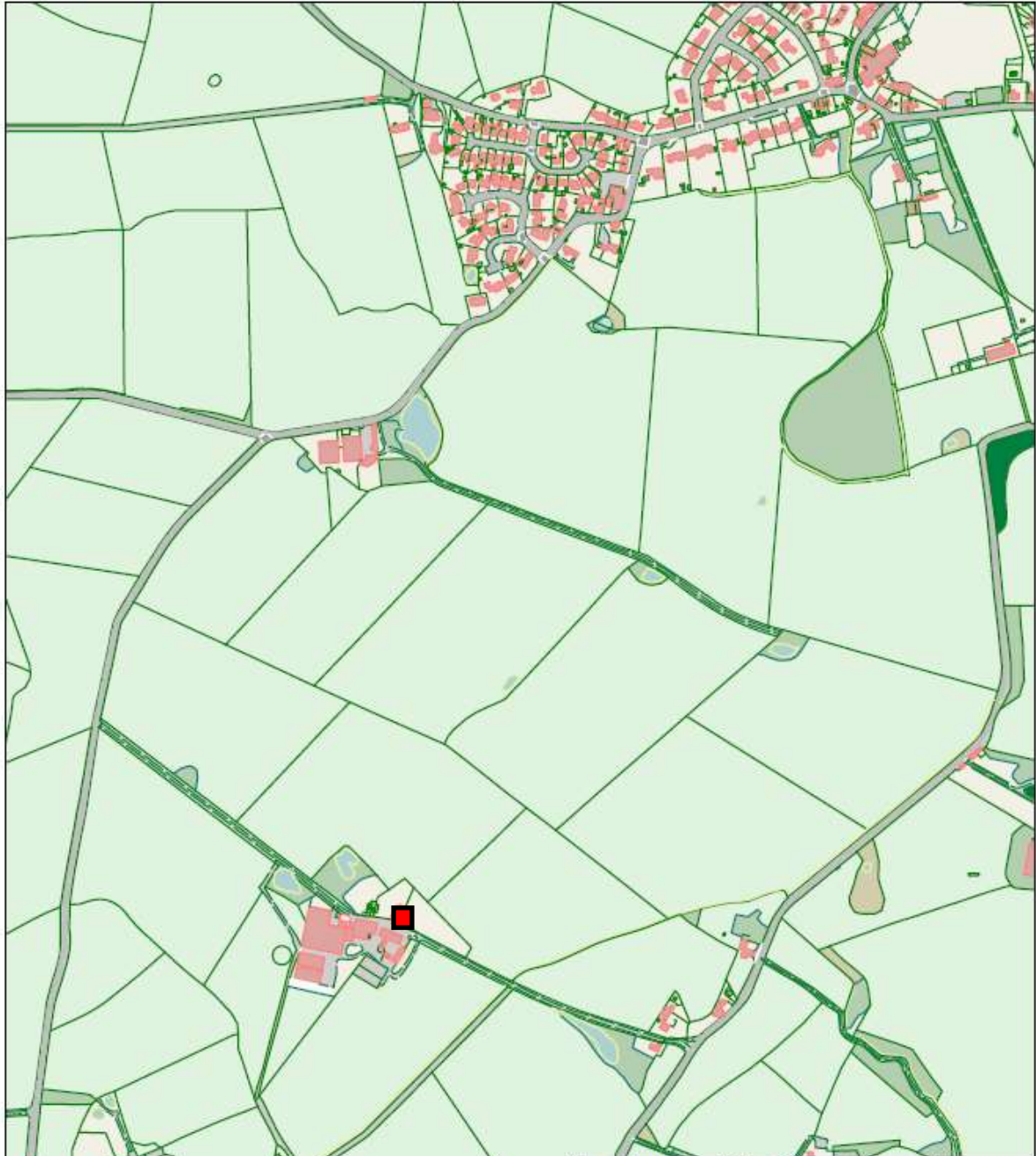
- Surviving example of an 18th Century Quarterland Farmhouse with 19th Century additions retaining its historic plan form and internal features.

●**HISTORIC INTEREST:**

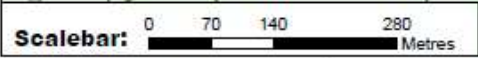
- Surviving example of an 18th Century Quarterland Farmhouse with 19th Century additions retaining its historic plan form and internal features.



# Site Location Plan



Department	Isle of Man Government
Division/Office	DEFA
Case Reference	
Date	02/06/2021



**Scale: 1:7,000**

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