



Isle of Man
Government

Reillys Ellan Vannin

DEPARTMENT OF LOCAL GOVERNMENT AND THE ENVIRONMENT

TOWN AND COUNTRY PLANNING ACT 1999

THE REGISTERED BUILDINGS REGULATIONS 2005

NOTICE IS HEREBY GIVEN that at a meeting held on the 3rd March 2009, the Department of Local Government and the Environment, in pursuance of its powers under the above Acts and Regulations REGISTERED

Old School House Cronkbourne Douglas Isle Of Man IM4 4QH

as represented by the buildings delineated on the plan hereto attached, in the PROTECTEDBUILDINGS 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 3rd March 2009,
By Order of the Department

E J Callow
Secretary, Planning Committee.

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 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 Registered Building Regulations 2005

3. 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.

To: **Property Owner – FILE COPY**

Commissioner's Office, Close Corran, Union Mills, ,
Director, Manx National Heritage
Isle Of Man Natural History & Antiquarian Society

Tromode House
Community Home

Tk

BALLAFLETCHER ROAD

17

Old School House

Cronkbourne Village

North Lodge

42

3

Tk

Issues



Department of Local Government
and the Environment



Scale 1:500



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Mapping enquiries: 01624 685924
email: mapping@dlge.gov.im website: <http://www.gov.im/dlge/planning/cartography.xml>



REGISTERED BUILDING CONFIRMATION

NAME: The Old School House
ADDRESS: Cronkbourne Village, Braddan
POST CODE: IM4 4QH
LOCAL AUTHORITY: Braddan Parish Commissioners
GRID REF: 370 776

Introduction

Cronkbourne Village in Braddan was created by William Fine Moore during the mid-nineteenth century, in order to accommodate the families employed at his nearby Tromode Sailcloth Factory.

The village comprises the Old School House (which was a community hall containing the school room and chapel), a communal green, two rows of worker's cottages, plus Cronkbourne House where the factory owner lived. Both rows of worker's cottages were Registered on 7th July 1987 (RB 92), but the hall was not included in the Registration at this time. It is unclear why the hall was not included in this Registration as there is an undated study report for the Department (estimated to have been written during the early 1980's), which assessed the then proposed Registration of Cronkbourne Village. This early study report included the following extract, which recommended including the Old School House in the Registration of the village;

The complex as described is felt to represent an unique village enclave which remains in close to its original condition. As such it is judged to be worthy of listing for preservation in total, i.e. both rows of cottages, their communal green and the hall. Although it is not essential to regulate the internal features of the houses out of deference to the inhabitants, it is necessary to control the exteriors in order to maintain the unity of expression and consistency of detail throughout the village. It would be nice if the hall could be restored in some way toward its earlier function and appearance.

The two rows of cottages are parallel to each other and they are separated by the communal green. The community hall (the Old School House) is the central focus of the village and is located at its highest point, between the two rows of cottages. If the houses at Cronkbourne were Registered on the basis that they are a unique example of a purpose-built industrial community in the Isle of Man, then it would make sense to also Register the hall, as it is an important part of the complex. The hall is not only the central focus architecturally, but it was also the central focus socially for the village inhabitants.

To add further weight to the argument for Registration of the hall, it was designed by the architect Ewan Christian (1814-1895). He is famous for restoring Carlisle Cathedral and also for

designing an extension to the National Gallery in London, along with many schools, churches and vicarages both on and off the Island. He became President of the RIBA in 1884 (the highest position of all architects and the only Manxman to have ever held that title), and in 1887 the RIBA awarded him the Royal Gold Medal.

History

The Moore Family and the Sailcloth Factory

Cronkbourne Village was created by the notable Manx family, the Moore's from Cronkbourne House. The family was responsible for the building of the sailcloth factory, along with the worker's houses in the village, the Old School House and of course their own residence, Cronkbourne House.

The origins of the Moore family's sailcloth factory dates back to 1790 when brothers Edward and James Moore of Pulrose established a factory in Duke Street, Douglas with their father. Following the death of their father in 1810, the Moore brother's dissolved their partnership in 1814 and both subsequently set up businesses on their own, with Edward based at the old corn mill in Tromode and James in Factory Lane, Douglas. Edward reportedly went bankrupt and his Tromode business was bought by his brother James. James Moore (1772-1846) who took over Edward's business, named the area 'Cronkbourne' after the Manx word 'cronk' for hill and the English 'bourne' for river and he had Cronkbourne House built nearby as his own home. Following James Moore's death in 1846, Cronkbourne was inherited by his eldest son Joseph Christian Moore, who being Archdeacon of Mann and with no interest in the site, sold the business to his brother William Fine Moore.

William Fine Moore (1814-1895) was responsible for the construction of Cronkbourne Village, which was made exclusively for the workers of his factory. He became well-known throughout the Island and he was the largest employer of labour (exclusive of the Laxey mines) with a keen interest in politics. He ran the sailcloth factory single-handedly from 1846 to 1877 and it was during this period that the business became known throughout the world for the high quality of the fabric, with customers including the British Navy and Brunel's ship 'Great Britain'. Surviving examples of the famous canvas can be seen in the Manx Museum and also on the Ramsey-built ship, 'The Star of India', based in San Diego, California. The sailcloth produced at the Cronkbourne factory was stamped with the three legs of Mann every few yards (MNH, 2003).

William Fine Moore and his wife Hannah (nee Christian Curwen) had ten children, one of whom was the Manx Antiquarian Arthur William Moore. A.W. Moore (1853-1909) was a prominent business figure in the Island during the late nineteenth century. He held the position of director of the Isle of Man Steam Packet Co. and also of the Isle of Man Banking Co, in addition to becoming a MHK in 1881 and Speaker of the House of Keys in 1898. He entered into a partnership with his father at the factory in 1877 and this continued until his father's death in 1895, after which he ran the factory single-handedly.

In Mercantile Manxland (1900), the production of sailcloth at Cronkbourne was described as being "*...the largest and most important industry pursued on the island..*", and it was stated that "*..no sailcloth in the world has a higher fame than that which is still produced at the*

Tromode Sailcloth Works of W.F. Moore & Son.” However, despite these high appraisals of the company, sail power simply could not compete with the increasing popularity of steam power and the factory went out of business in 1906, ending the Moore family's ownership of Cronkbourne.

In 1911 the site was taken over by Clucas' Laundry Ltd. in order to address the needs of the hotels and guesthouses serving the rapidly growing tourist industry, and during the quiet winter months the business was supplemented by brush making. The owners of Clucas' Laundry took over the whole of Cronkbourne Village and they also provided housing for their employees as the Moore's of the sailcloth factory had once done.

By the 1980's the whole site had become rundown and the houses in the village faced demolition, but they were saved by Registration status in 1987. The houses are now owned by Braddan Parish Commissioners and although there have been alterations and extensions in order to meet the changing needs of the tenants, the properties have retained their original facades.

Cronkbourne Village

Cronkbourne Village was created in order to house the factory workers near to their place of work and it also provided the factory owner with a degree of social control over his workforce. William Fine Moore commissioned his architect brother in law, Ewan Christian to carry out the designs of the village, with construction beginning during the 1840's and the work complete in 1850 (Robinson & McCarroll, 1990).

As landlord and employer, William Fine Moore exercised a large amount of social control over the residents of Cronkbourne Village with a list of Rules and Regulations, printed on 1st January 1850. The first of his 39 'Rules and Regulations' insisted that his workforce and their families attended church at least every Sunday and it was reported that "...he [W.F. Moore] *always looked round carefully to see who was absent.*" (Douglas M.). W.F. Moore was a religious man and therefore the provision of a church in his village was hugely important to him. He also incorporated a school into the chapel and provided the teacher, in the days long before compulsory education. There was also a Sunday School which was managed by the Misses Moore.

Despite his strictness, William Fine Moore was also generous and his workers were rewarded with benefits including the school and church house, along with a sick fund, a reading room and a wash room. In addition to this they were also provided with street and domestic lighting from 1882 (information from Robinson & McCarroll, 1990; plus Mercantile Manxland, 1900).

The majority of the factory workers were from Northern Ireland, with a small number coming from the local area. It has been said that the Manx would not let their children carry out dangerous factory work which included crawling between machinery, so the workforce had to be brought in from elsewhere. The Moore family also owned a linen works in Monkstown near Belfast, so it is likely that they recruited many of the workers for Cronkbourne from there (IOMFHAS, vol.10, no.3).

Another interesting fact about Cronkbourne Village is that the internationally renowned artist Archibald Knox was born there to Scottish parents on 9th April 1864. His father was employed as an engineer at the sailcloth factory.

Architecture

Ewan Christian

The architect of the hall was Ewan Christian (1814-1895), who was of Manx descent, related to the Christian's of Milntown in Lezayre and brother in law to William Fine Moore. Ewan Christian set up his practice in London in 1842 and he was architect to the Church Commissioners from 1850, being responsible for designing countless churches and vicarages, along with many restorations including Carlise Cathedral. He is perhaps most famous for designing the National Portrait Gallery in London, which was an extension to the National Gallery, but he died shortly before it opened in 1896. On the Island, Ewan Christian's designs include St. Thomas' Church in Douglas, Dhoon Church, Christchurch in Laxey, Marown New Church and the Abbey Memorial Church in Ballasalla. William Fine Moore also had Ewan Christian design the interior of his own home, Cronkbourne House.

Ewan Christian is one of the most significant architects to have ever worked on the Isle of Man. He is noted for being the President of the RIBA from 1884 to 1886 and for receiving their Royal Gold Medal in 1887.

The Village

The houses in Cronkbourne Village are in two continuous terraces with a common frontage, respective of their row. The layout creates a self-contained community centred on the village green, with the hall being located at the highest point at the head of the village. A lithograph was produced c.1850 showing an idealised view of Cronkbourne Village and the factory. It illustrated the Old School House correctly, but the houses in the village were portrayed as much larger than they were actually completed.

The Old School House

The construction of the chapel and school house was funded by W.F. Moore, who also retained ownership of the building afterwards. The chapel opened on 18th December 1850 and it was used as a Chapel of Ease to Braddan Parish Church, with it being serviced by the curate of Braddan. The maintenance of the building was the responsibility of W.F. Moore, and after him, his son A.W. Moore (IOM Victorian Society, letter 22/08/08).

The Old School House continued to be used as a Chapel of Ease for many years following the closure of the sailcloth factory. However, the congregation numbers dwindled and the Chapel was closed in 1964 before finally being sold in 1967 (Douglas M.). Today the building has been converted into offices and it accommodates an architectural studio, with internal alterations taking place.

The Old School House is a rectangular building standing on a site sloping upwards away from the village. It has a simple design and can be recognised as a Ewan Christian creation by its

similarities to Christchurch in Dhoon and Christchurch in Laxey. The walls of the building are constructed with Manx slate stone and the roof is high pitched with a natural slate covering. There are two entrances, one on the lower floor of the eastern elevation, which faces towards the village and the other through a porch extension on the upper floor of the western elevation. The style of the architecture on the main or eastern elevation can be described as "Early English" church architecture, with its narrow pointed arch headed windows and the arch headed door. This is reflected to a lesser extent on the western elevation with the arch headed window on the porch entrance to the upper floor here. On the remaining north and south elevations the architecture is much simpler, with more of the design given to the functional use of the building. All of the window original window openings are judged to have been retained with the exception of some of those on the lower floor of the northern elevation, which have been altered as a result of the changing use of the building to offices. These alterations are as follows starting from the external left hand side; a small window has been created here for an internal w.c., the next window opening is an original which appears to have been made wider, the next is an original window opening which has not been altered and the last would have originally been a window opening the same as the one before, but it has now been made into a door. On the southern elevation there are three buttresses which were added in the past in order to stabilise the building (PA 91/000108/B). The buttresses have a cement render so they are of a different appearance to the stone walls of the building, but blend in to an extent with the grey colour of the stones. As the buttresses are hidden from the main view of passers by, they are not judged to be too detrimental to the overall appearance of the building.

There was originally a bellcote atop the eastern elevation of the Old School House, similar to those seen on other Manx churches designed by Ewan Christian, including Christchurch in Dhoon and Christchurch in Laxey. The bellcote faced towards the village and the bell was rung to call the residents to church. This feature was removed at some point between the early 1980's when the buildings were photographed and researched for the Department and 1987 when photographs were taken of the houses in the village relating to their Registration, confirming that the bellcote had been removed. The bell itself was removed from the top and is now located at mid-way point up the wall of the eastern elevation.

The building has landmark qualities within the local area, as it is at the head of the village and provides an important visual link between the two rows of cottages. Architecturally, the external changes to the property are limited, but in summary they include the removal of the bellcote from the eastern elevation (the bell is now located half way up the elevation), alterations to some of the window openings on the lower floor of the northern elevation and the addition of the buttresses to the southern elevation. However, despite these changes it can be argued that the Registered houses in the village have also undergone alterations in order to meet the modern needs of their tenants, and these changes have not been detrimental to the uniformity or group value of the village.

Age and Rarity

Cronkbourne Village is the only example of a purpose-built industrial community in the Isle of Man. There are comparable examples of nineteenth century industrial housing in such places as Port Sunlight in Merseyside which was built by the Lever Brothers for the workers of their soap factory, Saltaire in West Yorkshire which was built by Titus Salt for the workers of his woollen mills, and Bourneville near Birmingham, which was built for the workers of the nearby

Cadbury's chocolate factory. Despite the fact that Cronkbourne Village is a much smaller example of an industrial community, it pre-dates all of these examples and is a fine example of early planning in the Island.

RECOMMENDATION

The loss of the Old School House in Cronkbourne Village would be detrimental to the whole fabric of the historic village and the points raised in this study clarify why the building is worthy of protection by the Department. An alternative to Registration would be to designate Cronkbourne Village as a Conservation Area, which could include the area consisting of both the worker's cottages and the hall. The village was not originally given Conservation Area status when the houses were Registered in 1987 because it was simply not an option at that time, as the Department did not begin to designate Conservation Areas until 1990. However, at this stage Conservation Area status may not be a likely alternative due to the already Registered status of the worker's cottages. Therefore, the Old School House is suggested for inclusion on the Protected Buildings Register for the following reasons;

Architectural Interest and Aesthetic Quality

- The building was designed by the architect Ewan Christian. He is noted for designing countless churches throughout Britain, restoring Carlisle Cathedral, designing an extension to the National Gallery in London, being President of the RIBA from 1884 to 1886 and for being awarded to RIBA Royal Gold Medal in 1887.

Historic Interest

- Cronkbourne Village is the only example of a purpose-built industrial community in the Isle of Man.
- The village has connections with important periods in the Island's history, including its industrial history and the age of sail boats, when canvas produced here was used by ships throughout the world. In addition to this, the village is a reminder of when Clucas' Laundry Ltd. owned the site and the workers in the community were an important support to the Island's once booming tourist industry.

Close Historic Association

- The village was created by the Moore family of Tromode who ran the nearby sailcloth factory. William Fine Moore (1814-1895) was responsible for the establishment of the village. He was a successful businessman, well-known throughout the Island and made the sailcloth produced at his factory known throughout the world. His son Arthur William Moore (1853-1909) ran the factory after him and he was also a prominent business figure, being the director of the Isle of Man Steam Packet Co. and also of the Isle of Man Banking Co, in addition to becoming a MHK in 1881 and Speaker of the House of Keys in 1898.

- The famous Manx artist Archibald Knox was born in Cronkbourne Village on 9th April 1864. His father was employed at the sailcloth factory.
- An example of the canvas produced by the workers of Cronkbourne Village survives on the ship known as the "Star of India". This famous ship was built in Ramsey shipyard in 1863 and was originally named "Euterpe". She is fully restored and now a seaworthy museum ship in the San Diego Maritime Museum in California, USA. She is claimed to be the oldest ship which still sails regularly and the oldest iron hulled merchant ship still on the sea.

Landmark Qualities

- The landmark value of the building is limited to the local area. It is centrally located at the head of the village and therefore it provides an important visual link between the two rows of workers cottages.

Group Value

- In terms of architectural grouping and value to the Island's heritage, Cronkbourne Village is of paramount importance. Its main significance is as an industrial village unit and not as individual buildings. As the central building architecturally and also the location of the resident's social, spiritual and schooling requirements, the Old School House was therefore the central focal point within the village unit.
- To add further weight to the group value of Cronkbourne Village, most of the surviving buildings in the village are already Registered, including the worker's cottages (RB 92), Cronkbourne House (the home of W.F. Moore, RB 153) and parts of the old factory including an old chimneystack and engine room (RB 222).

Age and Rarity

- Cronkbourne Village dates from the 1840's and as such, it pre-dates famous examples of industrial housing found in the UK, such as Port Sunlight in Merseyside, Saltaire in West Yorkshire and Bourneville near Birmingham.

SOURCES AND REFERENCES

Books and Articles

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Harrison S. (ed.), 1986, *100 Years of Heritage – The Work of the Manx Museum and National Trust*.

Isle of Man Family History and Antiquarian Society Journal, vol. 10, no. 3, August 1998, *Cronkbourne*, by P.A. Lewthwaite.

Isle of Man Victorian Society Newsletter, no.50, pp.16/18, May 1998, *Taking the Wind out of their Sails*, by P. Kelly.

Kitto J., 1990, *Historic Homes of the Isle of Man*.

Manx National Heritage, 2003, *The Fishing (Manx Museum Gallery Factfile)*.

Mercantile Manxland, 1900, *W.F. Moore & Son, Sailcloth Factory, Tromode, Douglas*.

Robinson V. & McCarroll D. (eds.), 1990, *The Isle of Man – Celebrating a Sense of Place*.

Maps and Plans

1869 County Series Map, **DLGE**

Current Digital Mapping, **DLGE**

Photographs

Current photographs of the Old School House

Archive photograph of the houses at Cronkbourne Village c. 1899, **MNH**

Internet Sites

Answers.com. Information re. Ewan Christian
<http://www.answers.com/topic/ewan-christian-1>

Dictionary of Scottish Architects. Information re. Ewan Christian

http://www.scottisharchitects.org.uk/architect_full.php?id=203623

Kirk Braddan. Historical information about the parish 1876-1976 by Mona Douglas

<http://www.gumbley.net/history3.htm>

Manx Note Book website

www.isle-of-man.com/manxnotebook

Nation Master – Encyclopedia. Information re. Ewan Christian

<http://www.nationmaster.com/encyclopedia/Ewan-Christian>

Wikipedia – Encyclopedia. Information re. Arthur William Moore.

http://en.wikipedia.org/wiki/Arthur_William_Moore

Other Sources

Information from The Isle of Man Victorian Society (2 letters to the Secretary of the Planning Committee, one undated but c.1987 and another dated 22nd August 2008).

jurisdiction

Braddan Commissioners

code

BR/A/G/A

location

37107765

ownership

Private-multiple

origin



description

Cronkbourne Village, Braddan

Some two dozen cottages are arranged in two rows paralleling each other separated by a green area on whose axis is focused a community hall. All of the cottages are of masonry construction cement rendered with slate roofs. Although there is some variation in the designs with a series of bungalows rising with the contour of the ground and some dormer treatment of cottages on the flat land, all buildings are in continuous terraces with a common front plane for their respective rows. The complex thus creates a self contained community around the green space even though one of the rows of cottages backs onto the green while the other fronts onto it. The majority of the cottages have consistent decoration to their rather simply articulated fenestration. The "hall" is built of stone with a matching pitched slate roof rising to a bell housing in the gable over the original entrance from the village green. The hall however has been somewhat altered and is now used for non community purposes.

No interior inspections have been made.

recommendation

The complex as described is felt to represent an unique village enclave which remains in close to its original condition. As such it is judged to be worthy of listing for preservation in total, i.e. both rows of cottages, their communal green and the hall. Although it is not essential to regulate the internal features of the houses out of deference to the inhabitants, it is necessary to control the exteriors in order to maintain the unity of expression and consistency of detail throughout the village. It would be nice if the hall could be restored in some way toward its earlier function and appearance.





