



Ballabeg, Arbory

Preliminary character appraisal

May 2009

Ballabeg character appraisal:

Introduction

In order to justify the selection of an area for Conservation Area status, it is necessary to undertake an appraisal of such an area's character and appearance. The intention of this procedure is to clearly set out the justification for Conservation Area designation, with the added aim of summarizing a practical, distinct and factual assessment of the area in a working document. The character appraisal of Ballabeg has been formulated following careful consideration and in-depth study.

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Evolution and landscape context



Ballabeg – marking the margin between the fertile coastal plain and the hills. Arbory Parish Church (St Columba) is in the centre, with the white bulk of Parville to the right of it. The white render of Vicarage Close is to the left. This view is from the vicinity of the railway bridge on New Road.

The village of Ballabeg forms part of one of the Isle of Man's longer stretches of ribbon development, adjoining the road that runs between the bottom of the Ballamodha Straight and Ballakillowey, a distance of approximately four miles. Whilst this development is not fully continuous (there are breaks between Ballamodha and Ballabeg, and between Ballabeg and Colby), and is mostly limited to one side of the road, the perception is of a lengthy strip of cottages, villas and bungalows with few notable highpoints, other than pub, pump, glen, railway halt and shop.

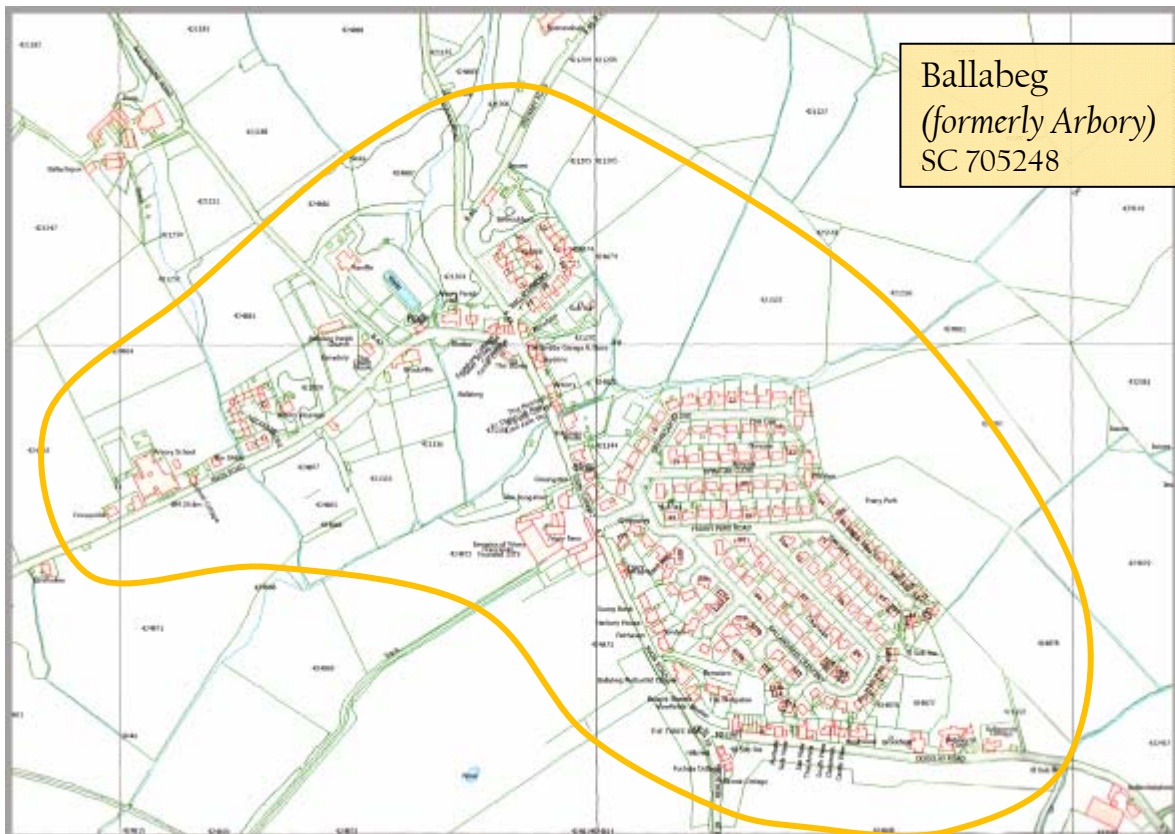
The road marks the transition from plain to hill, with just a few large farms holding the prime arable land of the plain. This roadside linear settlement is at an altitude of about 100 metres in the marginal strip, and then there is a second string of farms at an altitude of about 200 metres on the slopes above Ballabeg and Colby. The liminal context is very distinctive, especially when seen from a distance (as above). It is unclear as to which came first in this relationship, the road, or the agricultural communities on the boundaries of the big farms. The restriction of development to the north side of the road, suggests the latter, despite the undoubted age of the road.

All the roadside communities have been much smaller in the recent past, with most being a gradual expansion of cottages in the vicinity of larger farms, or around road junctions. Some expansion will also have followed the construction of the steam railway, which passes through Ballabeg and Colby.

Ballabeg marks a bend in the road, punctuated by the shop (currently being rebuilt), and it has two B roads joining the Main Road within the village (B42 and B43). These roads are old. They would appear to mark quarterland or *treen* boundaries and so would date from the establishment of these land boundaries, which pre-date the establishment of the parishes on the acquisition of Man by the English Crown.



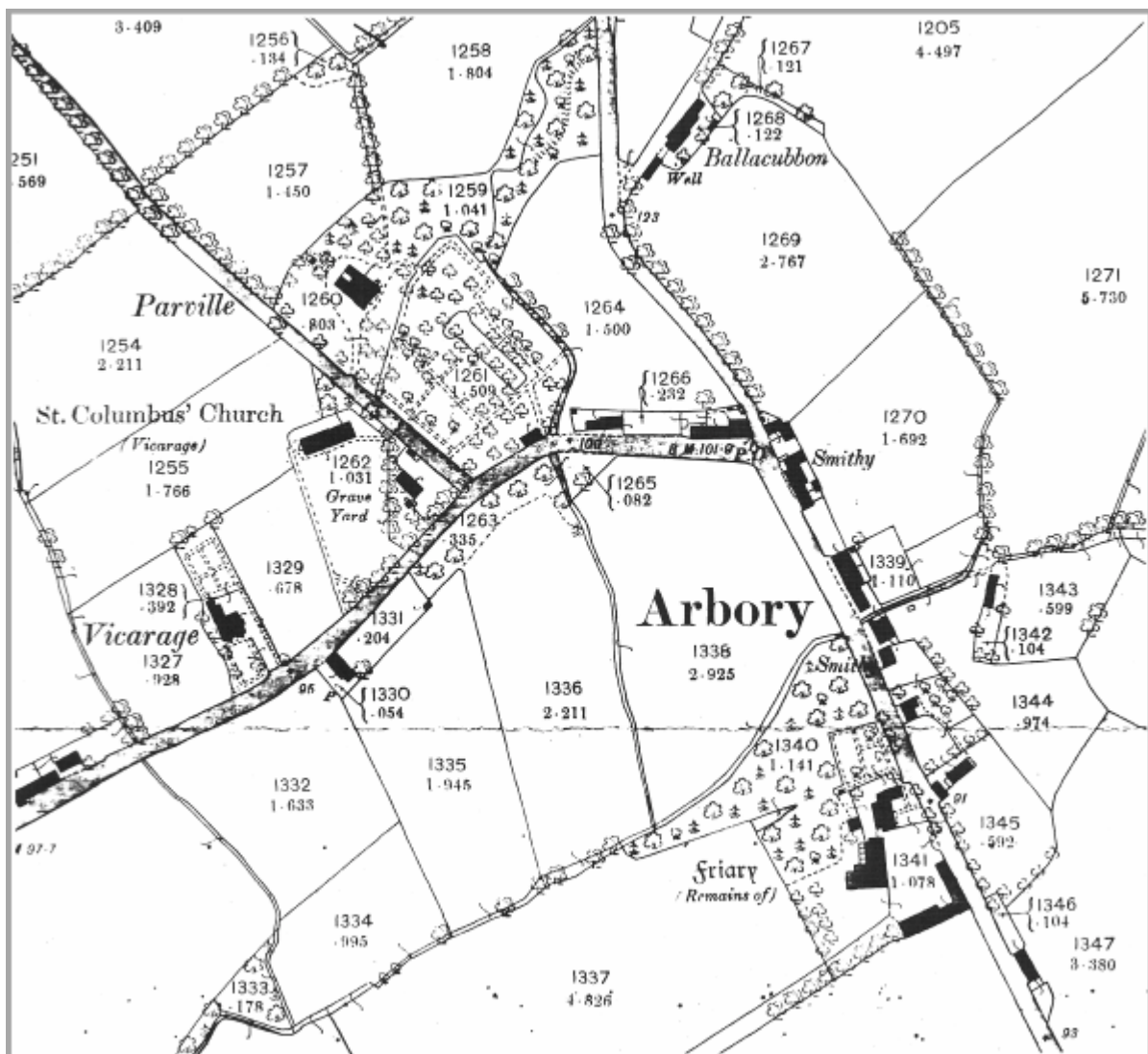
Aerial view of Ballabeg – a rural scene except for the regimented lines of Friary Park and, to a lesser extent, Ballacubbon Close. Image: Google Earth/Isle of Man Government.



The current map of Ballabeg, showing the extent covered by this appraisal. Map: Isle of Man Government, 2009.

The B42 Grenaby Road (which forks to form the Ronague Road) links the Ballamaddrell and Ballavarkish farms/estates to Ballabeg, whilst the B43 Ballagawne Road forms a link to Earystane, passing the Ballaclague, Ballacross, Ballacurphey and Ballagawne farms/estates. Most of these estates are ancient in origin, whilst all are of significant size. Until comparatively recently, they would have played a significant role in the community and parish. At the south-east end of the village, the main road is joined by New Road, linking Ballabeg with the Castletown/Pooylvaish/Ganseay road.

The village of Ballabeg only gained that name on recent maps. Previously, it was known as Arbory, as shown on earlier Ordnance Survey maps. The church and the school both retain the name of Arbory, whilst other buildings such as the Methodist Chapel, use the name Ballabeg. Ballabeg means 'little place'. There was a farm or smallholding in Arbory that was known as 'Ballabeg' (exact location not certain) and at some time in the late 19th/early 20th century this name came to be applied to the whole settlement, in lieu of 'Arbory'.

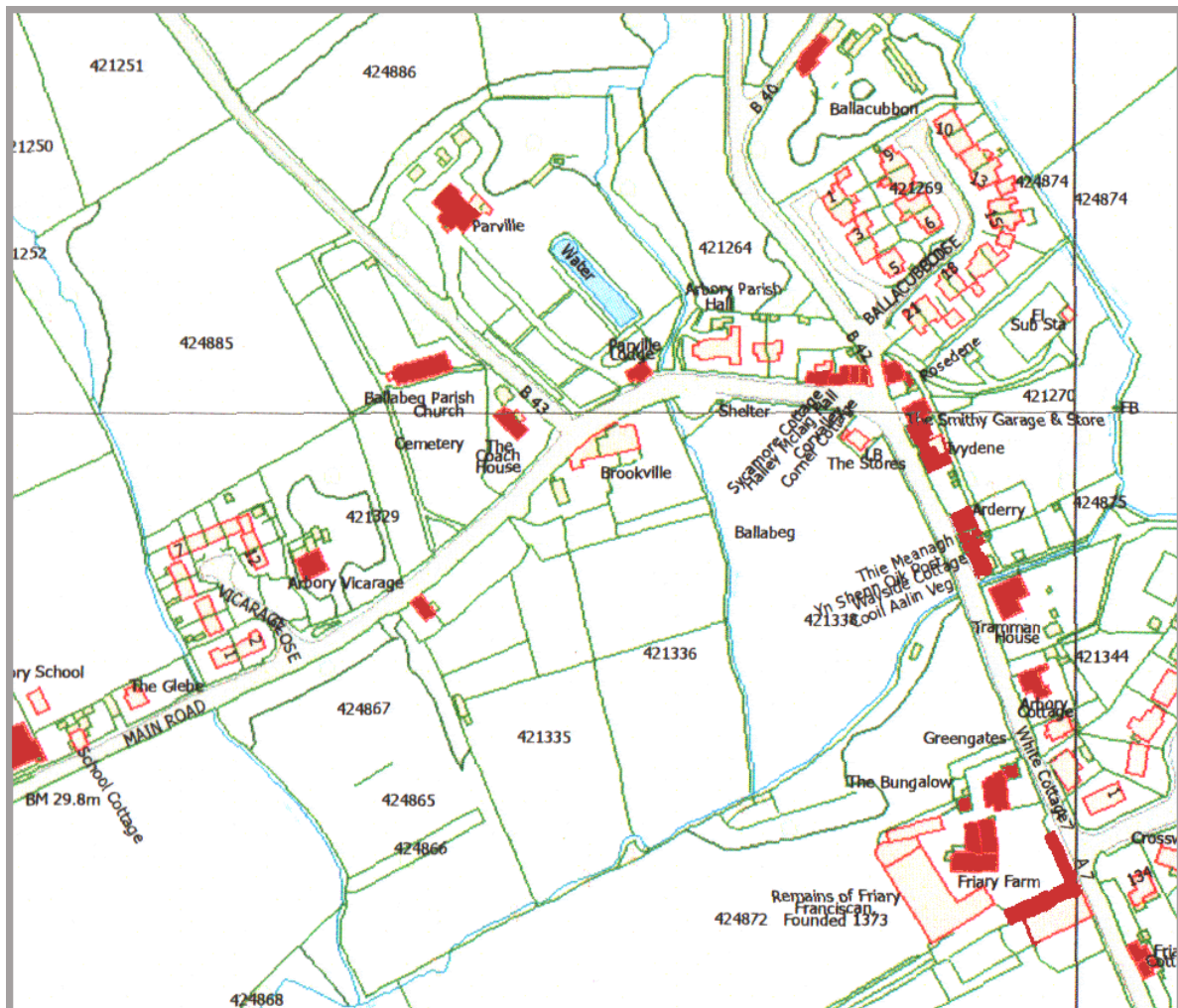


Extract from the 1860's OS map, showing the centre of Ballabeg. The village is named 'Arbory'. Note the transcription error in the name of the church – Columbus rather than Columba. Map: Manx National Heritage.

The initial ‘anchor’ in the village would have been Abbey Farm, the site of a 13th century Franciscan Friary at Bemaken. The remains of the friary are incorporated into the present farm buildings, which will have had some historical link with the group of limestone cottages and former smithy across the road, between the junctions with the B42 Grenaby Road and New Road.

Subsequently, the Church of St Columba, Arbory Parish Church, which was dedicated in 1759, took over that ‘anchor’ role. Parville, the large house adjacent to the church, the vicarage adjacent to the church, and the other large farms in the vicinity will all have played a significant role in village life. The farms had a number of influential owners and family dynasties. Some landowners were MHKs, or held other important roles.

More recently, there has been the construction of housing estates, large and small – housing a mix of local residents, retirees, and people who commute to Douglas or elsewhere. In Ballabeg, Friary Park is a large early example from the ‘sixties or ‘seventies, and Ballacubbon Close a more sophisticated recent development from the late ‘nineties. Both suffer from ‘developers’ layout syndrome’, being more interested in site density than in respecting aspect, orientation or contour. Entering both, one is confronted by a sea of tarmac. Fortunately, both are sited away from Main Road, and in that respect, are well sited, so don’t obtrude.



Current map showing the same central area as the 1860s map on the previous page. Structures present on the older map are shown in solid red (based on interpolation – some may have been rebuilt).

The key features of Ballabeg

The notable features of Ballabeg (discussed in more detail in the next section) are:

- St Columba – Arbory Parish Church, graveyard and vicarage
- Parville
- 14th century Franciscan Friary at Friary Farm (not particularly evident from the road, or open to view – but important)
- Arbory Primary School
- the groups of un-rendered limestone cottages fronting the road – probably the best on the island, outside Castletown
- major farms (some, historical quarterland farms) in the village, on the periphery, and further up the slopes behind the village, and
- the three housing estates (Vicarage Close, Friary Park, Ballacubbon Close).

NB: Observations are based on what can be seen from the road, or gleaned from various archives, including the internet. The parish church is the only building that has been entered.



Limestone cottages north of the stream running through Ballabeg, some with traditional gateposts

Ballabeg: village character

Villages develop around hubs – places where people meet, trade and socialise. Traditionally, they have arisen at travel hubs (junctions) where the dynamic of transient population density encourages the development of market, church, pub and shop. The designation ‘village’ implies the presence of a modest cluster of houses and cottages, sustained by some of these hub features.

In the case of Ballabeg, the hub features are (or have been in the recent past): feeder roads, church, school, shop, smithy/garage, post office, parish hall, chapel and large house. There is no evidence for there ever being a market, or public house. The author lived (briefly, in 1965) in Parville Lodge, at which time the Post Office was still operational and the shop was very busy, but the smithy had gone, although the smithy at the Ballamodha/Douglas Road junction was still functioning. (There is no sign of the latter, now. It was demolished shortly after it stopped being used.)

Now, Ballabeg is sustained by the recent housing developments at Friary Park and Ballacubbon Close. These ensure the continuity of school and church, and, remarkably, the shop, currently being rebuilt. The Parish Hall also appears to be well used for community activities and evening classes.



Hubs – recent and current: feeder roads (green); key buildings (red) farms (yellow).

Ballabeg character appraisal:

Visual features: townscape character

From a distance (see photo, page 3), the church and Parville dominate, but on transit through the village, it is the bulk of Friary farm and the sweep of roadside cottages that catch the eye.



Cottages at the heart of the village, seen from the little parking/green space opposite Parville. The shop site is enclosed with Heras fencing. The former smithy is at the centre, with the arched coach/cart doorway. These cottages face south-west, across a farm field. All but one are of un-rendered limestone.



Cottages to the left of the view in the top photograph. A dynamic little group of one and two-storeys. Only the end cottage, adjoining the Grenaby Road junction, remains un-rendered limestone.



Parish Hall, national flag, post box and telephone kiosk. The latter may not last long, as mobile phone usage becomes more or less universal.



Parville: when the trees are out, it will be barely visible.

SWOT analysis

STRENGTHS

- size of community, sustained by recent housing developments
- viability of shop
- hub activity provided by church, school and parish hall
- commanding position on major road, with feeder roads from hinterland
- surrounded by major farms
- charm of modest limestone cottages

WEAKNESSES

- lack of built density and richness, due to absence of development on south side of road
- lack of off-street parking for shop and parish hall
- absence of public community green space (there is a token green/parking space opposite Parville Lodge)
- the halt and railway line do not pass through the village or impinge significantly; there is no parking at the halt

OPPORTUNITIES

- there is a current (2009) campaign for allotments on the fringe of the village
- Friary Farm
- The limestone cottages ought to be recognised as an asset, to be protected as a group
- Should some farmers release land for development, great care would need to be taken to ensure that the village character was enhanced rather than dissipated
- The churchyard could engage more with the community at the junction of the churchyard with the main road
- Similarly, Parville could become more of a community or heritage hub
- The Vicarage is due to be released onto the market for redevelopment or refurbishment, with the potential to become another active hub

THREATS

- Inappropriate extension of ribbon development
- Inappropriate alterations, extensions, or uses of existing buildings, especially the limestone cottages
- Dissipation of village character by inappropriate development of infill or new sites within the core of the village
- Deterioration of Friary Farm and loss of heritage
- Long-term viability of shop (indications are hopeful, with the rebuilding exercise in progress).

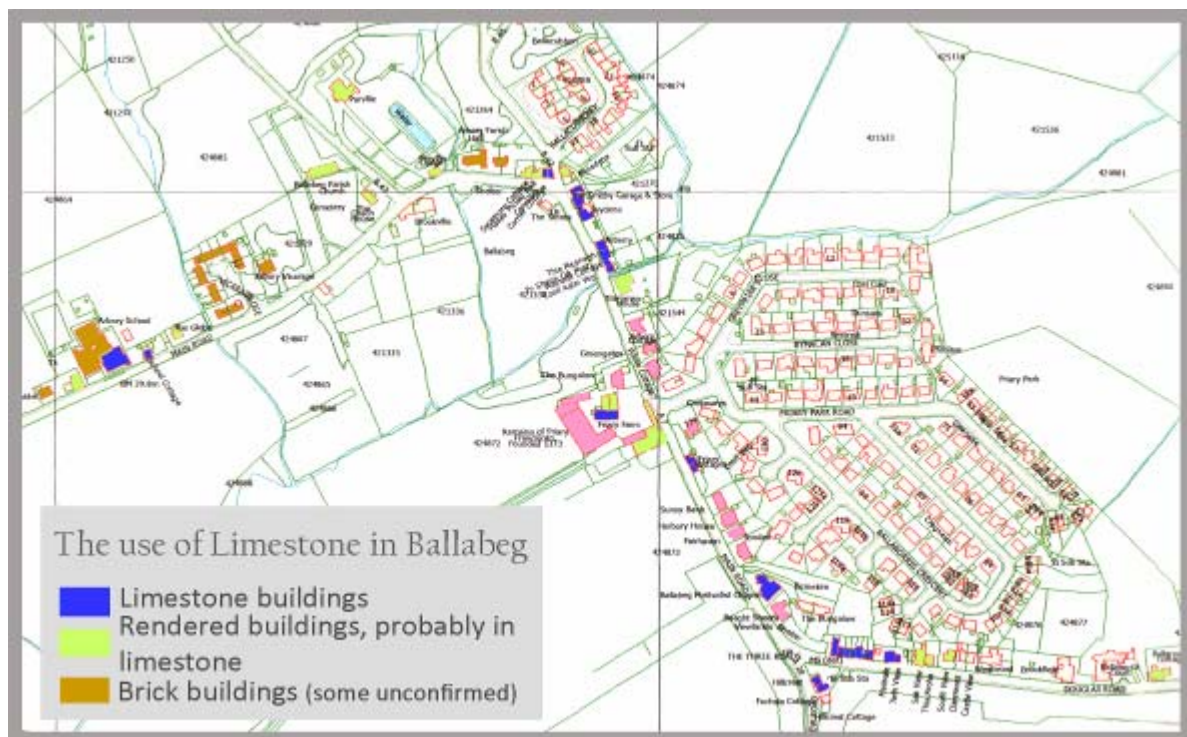
The use of Limestone as a construction material in Ballabeg

Limestone is a highly localised construction material in the Isle of Man, as it only occurs in the south-east between Derbyhaven and Pooylvaish, with the main quarrying area being at Billown, a short distance from Ballabeg. Limestone buildings are found in Castletown, Derbyhaven, Ballasalla and Ballabeg, where it was the principal construction material. Elsewhere, the use of limestone is sporadic, with it only being used in special circumstances. Clearly, therefore, use was limited by transportation distance. Today, the only limestone that is regularly quarried is that used for lime, and Pooyvaish ‘marble’ – a black limestone used for decorative work such as fireplace surrounds.

Limestone has a distinctive colour and texture, and can be worked to produce regular blocks of masonry, facilitating the construction of more sophisticated designs, as can be seen in the larger buildings in Castletown.

Ballabeg and Ballasalla are the principal examples of its use in a village setting. In both places, there is a mix of buildings in natural limestone and buildings where the limestone has been covered in render, which is either whitewashed or dashed. The remaining un-rendered buildings give a distinctive character to this corner of the Isle of Man, and merit special conservation status to ensure their ongoing protection and maintenance.

The map, below, shows the identified limestone buildings (in blue) and those buildings which are, or may be, in limestone, under render (in lime green). There may be others, which have not been identified: those in pink need verification.



Ballabeg character appraisal:

Planning Policy for Ballabeg

The Isle of Man Planning Scheme (Arbory and East Rushen Local Plan) Order 1999 was approved by Tynwald on the 20th April 1999 and came into effect on the 1st May 1999. It outlined the following *policies and proposals*.

BG/P/1

19:14 New dwellings in Ballabeg shall be limited to those areas designated for residential use in Map 7.

BG/P/2

19:15 In order to protect its character and setting, no further dwellings shall be permitted in the grounds of Parville.

BG/P/3

19:16 Encouragement and support will be given to any reasonable proposals to extend or replace the existing shop in Ballabeg. Such extensions or replacements must take place only within the area designated as Development Area 18. Any proposal for significant alterations or extensions or replacement of the shop must include provisions for car parking and must represent a visual improvement to the existing facility.

Development brief 18 – Ballabeg shop

- a. Development shall not extend beyond the development boundaries on Map 7
- b. Provision for off-street parking must be made as an integral part of any development proposals.

Proposal BG/PR/1

19:17 it is proposed that parts of Ballabeg be designated Conservation Area in accordance with the boundaries illustrated on Map 7.

Map 7, referred to in the proposals, above, and in the table on page 14 (middle column) The Conservation Area, as then proposed, is designated by the green dotted line.

The document incorporated a review of suggestions made in a local consultation exercise, which had highlighted the following issues:

- school expansion
- further housing development
- provision of recreational space
- expansion of the shop and provision of associated parking
- creation of a Conservation Area, taking care not to compromise the viability of successful working farms (such as Friary Farm), whilst, at the same time, protecting the architectural integrity of farm buildings, and possible re-routing of the main road south of Ballabeg.



Conclusions

Limits of this appraisal

This appraisal only considers the merits of individual buildings and the townscape character of the main thoroughfare through Ballabeg. It does not weigh the importance of farms or other buildings on the periphery, nor does it consider the historic landscape, except where they have contributed to the form and scale of the village.

The author of this preliminary appraisal has not approached residents or entered the curtilage of property, and can therefore only make recommendations on the basis of what can be seen from the road. The only building entered is the church. As a consequence, there may be other buildings in and around Ballabeg that merit protection in some manner.

Observations and recommendations

Whilst superficially seeming to lack distinction, Ballabeg does have three special characteristics:

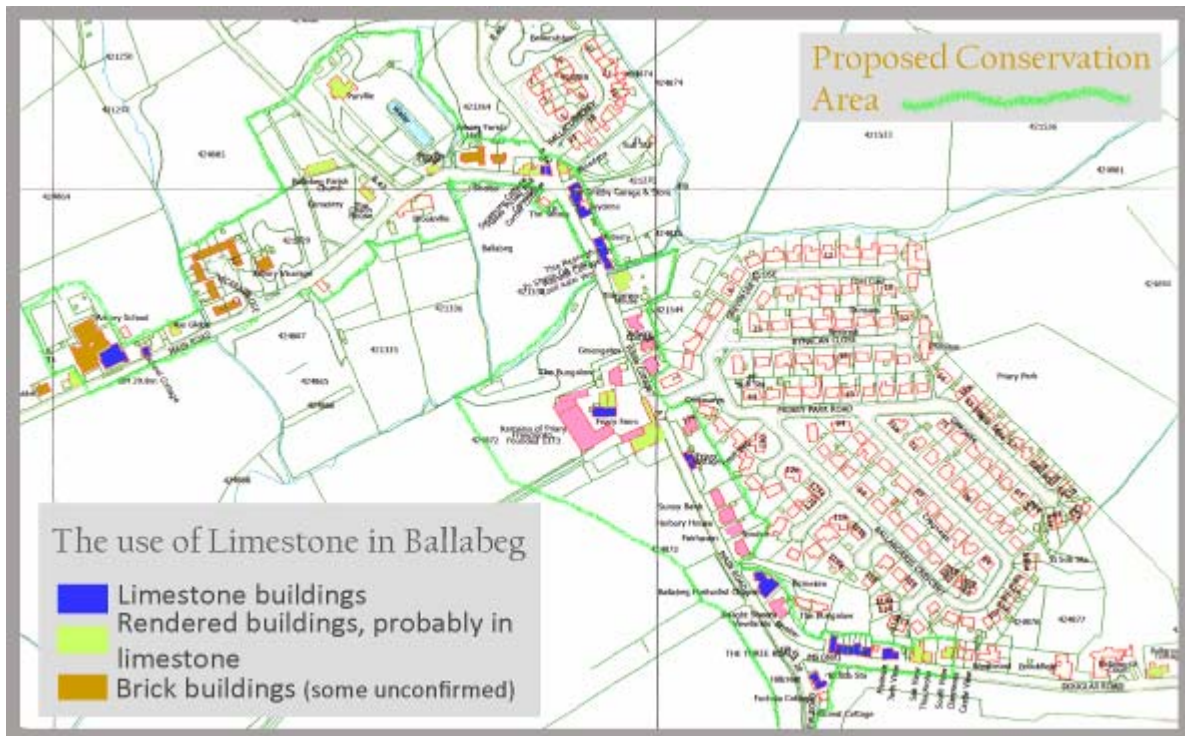
- It contains a number of significant buildings (on grounds of both architectural and historic merit),
- It has a distinctive, albeit modest, townscape character and
- It represents the village use of an important but highly localised building material.

On these grounds, it is recommended that it be designated a Conservation Area.

Purposes of conservation

The purpose of conservation status would be to:

- Identify those buildings, characteristics and elements that have particular merit
- To put in place mechanisms to ensure that these buildings, characteristics and elements can be defended, protected, maintained and, where appropriate restored or enhanced
- To protect the designated area from inappropriate development or intrusion
- To protect individual buildings, characteristics and elements from inappropriate alteration, extension, defacement or other material change which might detract from their conservation merit
- To identify opportunities and threats which may add to or detract from the architectural, townscape or historic character of Ballabeg
- Alert the residents of Ballabeg to the merits of their environment, and encourage their participation in its protection and enhancement.



Proposed extent of Conservation Area delineated in green

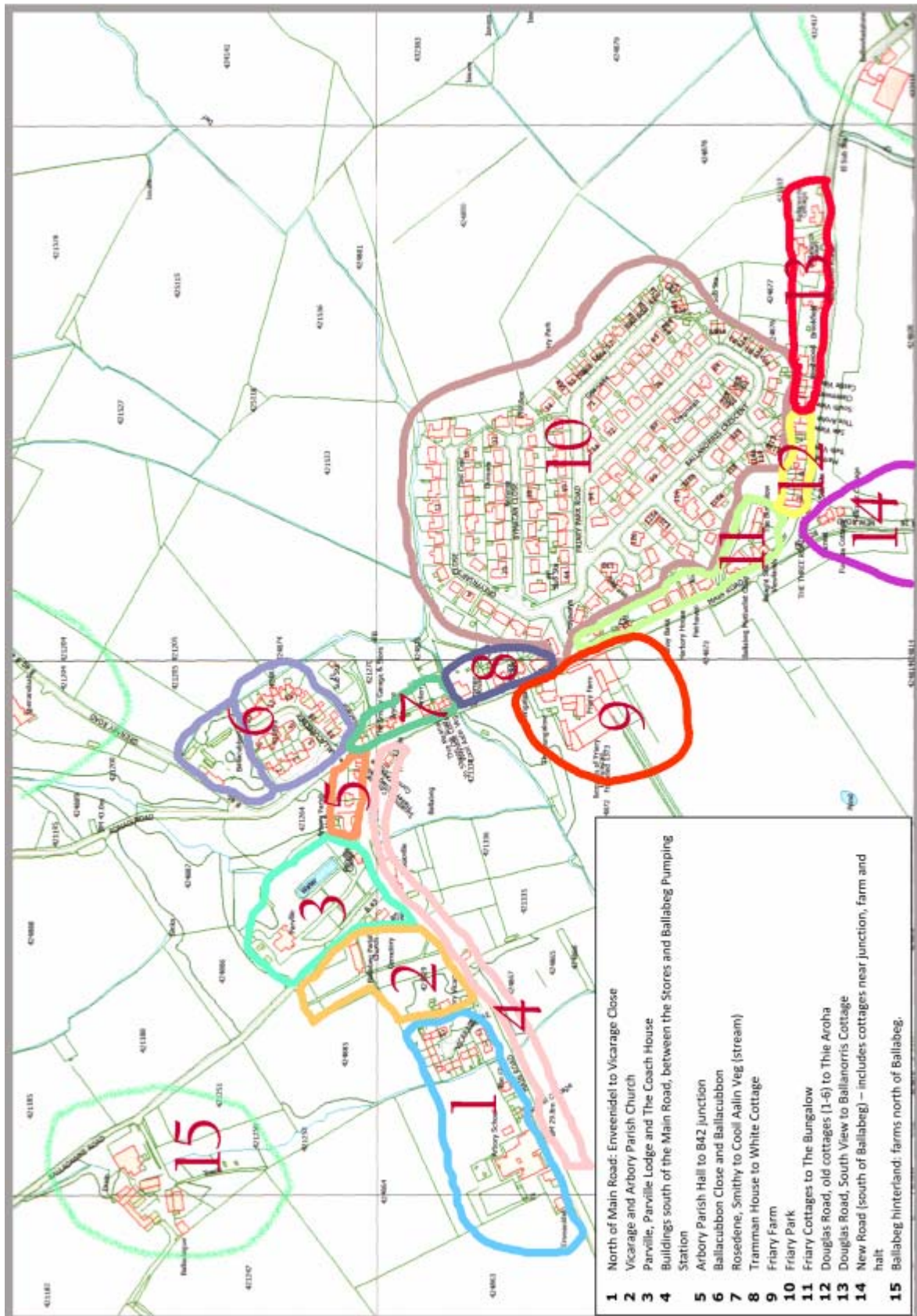
Buildings, characteristics and elements of particular merit

- ***Arbory Parish Church of St Columba and Vicarage:*** whilst the building has lost its Manx character and has no particular merit, it contains a number of significant monuments, both within the church and in the graveyard. The church is a key focal point in village life, especially now that Laa Columb Killey has been revived, and the monuments to Captain Quilliam have gained importance. Any changes made to the church, graveyard or their vicinity must be carefully scrutinised to ensure the ongoing protection or enhancement of the church and its surroundings. This includes the vulnerable Vicarage, as it is no longer used by the church and is to be sold. Any proposals for its refurbishment or for its demolition and replacement must not detract from the village townscape or church environs. This present an opportunity for enhancement, which should not be squandered.
- ***Parville and Parville Lodge:*** despite the lack of architectural merit in the endlessly-altered Parville, the house, gardens, garden enclosures and lodge all make a significant and attractive whole which appears to be in the process of regeneration and engagement with village life. This should be protected, as indicated in the 1999 Policy document. The garden may contain significant historical features of period landscape design.
- ***Friary Farm:*** it has not been possible to physically evaluate the range of buildings on this centrally-located farm, or assess their condition, which may, in some respects, be vulnerable due to a lack of understanding of its historic importance.

- **The limestone buildings:** Ballabeg contains a significant group of limestone cottages. With the occurrence and constructional use of limestone being very restricted in the Isle of Man, Ballabeg and Ballasalla are the only examples of its use in village contexts. Whilst some limestone buildings have been rendered and/or painted, enough remain to justify their being given special status in order to ensure their preservation.
- **Townscape character:** the peculiarity of Ballabeg, is manifest in three ways:
 - Development is mostly restricted to one side of the road, giving clear views to the south and west
 - The village is positioned between the arable farming land on the plain and the slopes behind
 - The church and Parville provide significant anchors in the village, boosted by the shop and Parish Hall.

Whilst these features do not, in themselves, merit conservation status, they provide underpinning points of interest which add cohesion to the whole.

Zonal breakdown and gazetteer of buildings in Ballabeg



- 1 North of Main Road: Enveenidel to Vicarage Close
- 2 Vicarage and Arbory Parish Church
- 3 Parville, Parville Lodge and The Coach House
- 4 Buildings south of the Main Road, between the Stores and Ballabeg Pumping Station
- 5 Arbory Parish Hall to B42 Junction
- 6 Ballacubbon Close and Ballacubbon
- 7 Rosdene, Smyth to Coill Aalin Veg (stream)
- 8 Tramman House to White Cottage
- 9 Friary Farm
- 10 Friary Park
- 11 Friary Cottages to The Bungalow
- 12 Douglas Road, old cottages [1-6] to Thie Aroha
- 13 Douglas Road, South View to Ballanorris Cottage
- 14 New Road (south of Ballabeg) – includes cottages near junction, farm and halt
- 15 Ballabeg hinterland: farms north of Ballabeg.

For the purposes of this preliminary appraisal, the greater Ballabeg area has been split into fifteen zones.

These zones, as indicated on the map on the previous page, are:

no	zone	current status, Map 7	appraisal
1	North of Main Road: Enveenidel to Vicarage Close	Residential; school – PS - 17	Vicarage Close has period design integrity
2	Vicarage and Arbory Parish Church	vicarage – residential; church - W	key buildings, although lacking special merit
3	Parville, Parville Lodge and The Coach House	Parville and Lodge – PE; Coach House - residential	key buildings, although lacking special merit
4	Buildings south of the Main Road, between the Stores and Ballabeg Pumping Station	residential; ret; shop – 18	no continuity
5	Arbory Parish Hall to B42 junction	Parish Hall – CH; residential	add to village character
6	Ballacubbon Close and Ballacubbon	Close – residential; farm - N	not part of visual continuity
7	Rosedene, Smithy to Cooil Aalin Veg (stream)	residential	core elements in village, limestone
8	Tramman House to White Cottage	residential	continuity of village character
9	Friary Farm	M	important, key, and possibly vulnerable
10	Friary Park	residential	banal, largely out of sight
11	Friary Cottages to The Bungalow	residential; Wesleyan Chapel - W	fringe of village, lacks cohesion
12	Douglas Road, old cottages (1-6) to Thie Aroha	residential	fringe, but limestone group of character
13	Douglas Road, South View to Ballanorris Cottage	residential	disparate village periphery
14	New Road (south of Ballabeg) – includes cottages near junction, farm and halt	residential; halt - ?; farm – N	all have character, but are isolated components
15	Farms in Ballabeg hinterland	farms - N	not seen, but key feeders into village life

I: North of Main Road: Enveenidel to Vicarage Close, including Arbory School

Enveenidel

Detached house at edge of village – a disappointing termination that does not respect context despite presence of limestone garden wall.



School Cottage

An old cottage, now dashed and under a tiled roof, but which retains its limestone gable. The gable faces the school.



Arbory School

Seventies-style brick-built school extension with broken-ridge shallow pitched roof and full-height window panels echoing those of post-war CLASP schools. An honest piece of period work which, true to its times, ignores context.



The original building was built in 1834 and is the oldest Manx school building still in use today. When the additional classrooms and hall were added in the mid-seventies, the old school was refurbished. There is also a double mobile classroom facility for Y1 and Y2 pupils and a newly-established library.



The school has approximately 150 children on the roll, 6 of whom attend the special educational unit.

The old school building, refurbished with hardwood window-frames.



Arbory Parish School, Ballabeg, Isle of Man, IM9 4LH
 email: enquiries@arbory.sch.im
 Tel: 01624 823369 - Fax: 01624 824230
 Head teacher: Mr P Manton www.sch.im/arbory/

School Cottage



The Glebe

Cottage retaining a traditional feel, despite the casement windows. Manx features include symmetry, gable stacks, porch and garden wall.



New house under construction

A new development on an infill plot, lacking any Manx character.



Vicarage Close : a pair of semi-detached bungalows on the road, and ten two-storey houses forming a close around a cul-de-sac. Commissioners' housing from the 'fifties,* with simple charm and integrity, despite the lack of Manx character. This style was used elsewhere in the Isle of Man for local authority housing.

**date to be confirmed*



2 Vicarage and Arbory Parish Church

The vicarage is set back from the road, behind widely-spaced traditional gateposts (circular, with three-part stepped circular cappings). Distribution of windows symmetrical but odd. Main door, with door-case, on gable. Gable has no windows beside the front door, three windows above and two small windows in the attic. Front elevation has two splayed bay windows, with three sash windows above. It would seem that the bays are original and that the width of the bays prevented the insertion of a third window or door between them.



HISTORY

Arbory Vicarage is no longer occupied by the Vicar of the Parish Church of St Columba. Since 2005, the parishes of Arbory and Santon have shared their Vicar with Castletown, where he is now domiciled. The Vicarage and the adjoining allotments (to the right in the photograph) are to be sold. The access to the allotments from the church is deemed to be too narrow for this strip of land to be used as an extension to the adjoining graveyard.



This photograph in the MNH Archive, dated c 1900, of a group of ladies with the Vicar, is hard to read as the wall and part of the windows are covered with climbing plants, but it appears to show the group standing between the two bay windows on the front (south) elevation. The window reveals (and possibly the whole building) is in brick, now covered in render (dashed?). The near-45° roof pitch, tall brick chimneys and general treatment of the facades does suggest a Victorian or Edwardian construction date.

Resident vicars included: 1675 vicar Sam Robinson (a Scot), suspended in 1708

 1881/2 (Brown's Directory) Langton, Rev. C. T.
 1889 (Porter's directory) Langton Rev. Charles Thomas

St Columba

Arbory Parish Church

Form

Originally, this church had the same form and similar appearance to that at Malew, but the replacement of the double bellcote with the tower, coupled with the unpainted external treatment, has effectively destroyed that Manx character. The current form is of a mid-eighteenth century simple rectangular limestone masonry cell with no structural separation between nave and sanctuary; timber-framed vestry and office at west end, with stair to gallery in south-west corner (currently being refurbished); toilet in north-west corner, replacing the Baptistery. The font is now in front of the pulpit. The early twentieth century square tower is centrally positioned on the axis of the church at the west door.

Exterior

Dingy unpainted dashed render, with little decoration apart from the sundial on the south wall, dated 1846. A disused granite font and a stone pinnacle lie in the corner between south wall of tower and west gable.

Interior

There are four windows on each side of the nave, with only those on the south containing stained glass. In addition, there is a simple stained glass window in the south side of the chancel and there is a memorial window in the south side of the porch. The Stevenson Memorial East Window in the chancel is the most original in design, but all the windows are of a simple arch-headed shape.

There is no sign of the old box pews. The present pews are meanly-proportioned, both in seat depth and leg room: perhaps taking out a few pews and increasing personal space would make services more congenial. Oak panelling in chancel was given by the widow of Rev F Grier, in his memory.

Churchyard

The churchyard has been extended. Most Manx churches have the graveyard on the warm south side of the church, as here, but this yard has been extended to the north, further up the hillside, in 1885, and west in 1923, onto the Vicarage glebe. An area of the original graveyard has been fenced off, and is grazed by sheep.

Noteworthy monuments (See pages 27 and 28).

There are a number of significant monuments and graves, including the tomb of Captain John Quilliam RN, HMS Victory's 1st Lieut. at the Battle of Trafalgar, together with a memorial tablet inside the church.

St Columba timeline

date	event
	The old church was to the south of the present one
1758	Duke of Atholl gives assent to construction of new parish church for Kirk Arbory
1.11.1759	Dedication of new church by Bishop Mark Hildesley. The churchwardens agreed to bear cost of the nave. Vicar was Rev. John Moore.
1761	Pulpit and reading desk moved, necessitating the repositioning of the Stevenson pew to the gallery. Richard Ambrose Stevenson's mother protested (being deaf, she couldn't hear); the gallery was enlarged to accommodate his household.
1763	Work started on the chancel, for which "The Duke has grudgingly agreed to bear the cost (chargeable to the Governor) on condition that it is the same size as the old one" (8' 6" from east gable)
1864	New Vicarage built. Cost £409 3s 9 ¼d.
23.7.1885	Bishop Rowley Hill consecrated the new burial ground to the North of church, donated by Thomas and Margaret Clucas of Parville
1886	extensive repairs: replacing the flooring and pews, and facing out the timber roof
1912	Laa Columb Killey restarted by Archdeacon Kewley, prompted by Robert Cubbon of Ballaglonney.
1915	Tower, with bells and flagpole, and including porch, donated by J Moore of Ballacross.
1923	Churchyard extended to west of path from main road (taking part of the Vicarage glebe)
?	Vicarage empty since combination of parish with Castletown
2009?	Vicarage for sale

Right: Church from north with new (1885) graveyard in foreground. Plain and unexceptional – the tower has excised the Manx character of the earlier bellcote, despite the retention of corner pinnacles. Velux window over toilet. Drab dashed render, unpainted. Synthetic ‘slates’.



Above: The sundial, dated 1846, is accurate to GMT (the church booklet refers to a dial dated 1678), presumably now lost.

Right: viewed from the south.

Below: the font and pulpit.

Below right: interior, view towards chancel with east window.



The Sumner's Pulpit. It was the role of the Summoner to stand at the gate, preventing dogs from entering the church yard, and bankrupts and miscreants from leaving it without interrogation.



Monument to Isabella Christine Moore, who died 1913, aged 16 and her father, John Gale Moore, who died in 1929.



Above: The Stevenson tomb, containing the body of Captain Quilliam, which was conserved by Manx National heritage and the 1805 Club in 2001 (right).



Above: Quilliam memorial inside the church, with text transcribed below.



(The 1805 Club is dedicated to the preservation and conservation of monuments and memorials relating to Admiral Lord Nelson and seafaring people of the Georgian era. Trafalgar Day is on 21st October.)

Stained glass

Right: St Columba, by Percy Bacon Bros., detail.

Below: Kelly memorial window – virgin and child (Catherine Christina, died 1902 and Winifred Violet, died 1897, wife and daughter of William Kelly); detail, below right.



Below: Porch - The Light of the World to the memory of Richard Ambrose Woods, 1902



Right: East window - Mount of Olives – given by W B Stevenson in memory of his wife, Elizabeth who died in 1881.



Above: Memorial window to George Costain, JP, CP, 1907-2000. Angelic shepherd with sheep, Manx plait-work and insignia, plus a prize bull and a Morris Minor.



VICAR: Reverend Peter Robinson
The Vicarage, Arbury Rd., Castletown IM9 1ND Tel 823509
email: pcrobinson@manx.net
Assistant Priest: Reverend Colin Barry Tel 823080

3 Parville, Parville Lodge and The Coach House

PARVILLE

ARCHITECTURE

A strange mélange: the original simple form has been enlarged with increasingly inept treatments. The modern off-the-shelf (or so it seems) porch is badly-proportioned; the single storey extension behind the porch is crenellated in Manx Victorian style, with nasty 1950's-style fanlight windows; the top of the tower is kitted out with cod pediments; the upper windows on the tower are the last of the earlier Manx drip mouldings that probably protected all the windows; dormer cills chop crudely through the parapet; the shape of the barrel-vaulted dormers with arch-headed windows is reflected in the over-scaled grey drip mouldings above the first floor windows; these end in swagged brackets and encircle relief mouldings at the heads, enclosed by a rather Moorish moulding; the difference in treatment between ground and first floor windows is extreme; the conservatory is modern, in 'period' style; additional extensions to the east and north have not been seen in detail, but the roof at the rear appears shallow. Nothing matches. The busyness may appeal to the layman, but the whole is too discordant to bear close scrutiny. Well-maintained. Garden contains historic features.

HISTORY

William Parr, came to the IOM as a protégé of Lord Derby and was appointed Comptroller of Island. He took over the croft of 'Here' and renamed it Parville. Descendants included two Vicars of Arbory – Robert, 1605, and another Robert, 1713. Deemster John Parr, author of Parr's Abstract, worked with Speaker John Stevenson in drawing up the Act of Settlement, 1704. At least eight descendants entered the Manx church. Other owners include James George Boucher (Porter's Directory, 1889), C Harcourt-Matthews, and the Wilkinsons (of Wilkinson Sword, 1960s).



Parville Lodge: truncated hipped roof, Edwardian windows, porch and conservatory added.



Note the externally-expressed gable stack, and the mini-hips.

These photographs show the garden wall, railings, gateposts and gates to Parville.

The Smithy and Ivydene are in the background.



The Coach house

In 1965, this was used as a garage. At that time, it still housed an old horse-carriage. Screened from the road, it has no particular merit.



4 Buildings south of the Main Road, between the Stores and Ballabeg Pumping Station

Shop

Empty site, pending construction of new shop

no photograph

Brookville

Substantial house, converted from cottage and other structures

no photograph

Stables

Limestone – plans are in progress for conversion to accommodation for vicar. Approval should include the requirement to maintain the limestone finish.



5 Arbory Parish Hall to B42 junction

Arbory Parish Hall

Brick under hipped slated roof, with pantile ridges; dashed render above cill height string course; 1930's details. Random rubble garden wall.



Hall Cottages

A pair of semi-detached houses, same date as Parish Hall – brick, dashed above heads of ground floor windows, hipped slated roof with pantile ridges. Random rubble garden wall.



Sycamore Cottage

Simple two bay, three storey cottage, with single storey extension; two-on-two sash windows. Rather flat roof on main cottage.



Mac Liac Hall

Inset slate tablet above the door, dates MCMVII (1907).



Corvalley(?) and Corner cottage, with Mac Liac Hall and Sycamore Cottage beyond

A solid pair of limestone two-bay cottages with three stout chimney-stacks and a full height crisply chamfered squint on the street corner of the gable. This is a common Manx feature at street corners, to protect the quoins from damage by passing carts, although the norm is for the squint to open out with a little pendentive to a normal right-angle corner above the ground floor.



6 Ballacubbon Close and Ballacubbon

Ballacubbon

Farm, on Grenaby Road, off the main sweep through the village

not photographed

Ballacubbon Close

The planning application for Ballacubbon was lodged on the 14th April 1997 and determined (approved) at Appeal on 30th January 1998.

The approach is dominated by the sea of block paving. The tokenistic 'Manx character' is let down by discordant proportions and details.



7 Rosedene, Smithy to Cooil Aalin Veg (stream)

Rosedene

Limestone cottage with porch and one-on-one windows; limestone garage.



The Smithy (including the former garage and store)

The Smithy and Ivydene make a fine group of limestone cottages at the heart of the village.



Ballabeg Smithy and garage – Mr Oates, blacksmith. MNH – date unknown.



The Smithy

Coarse limestone with window band to protruding cottage. Hipped roof to rendered porch, slate roof, rendered garden wall topped with swagged chain. Note extra width between central and left-hand windows, compared to central and right-hand windows.

**Ivydene**

A house with higher pretensions: roughly coursed random limestone with arched heads to doorways; slate roof at shallower pitch than normal; rendered garden wall with Gelling's railings and conical quartz capped gateposts; larger sash windows.

**Arderry (nearest)**

The Meanagh
Yn Shenn Oik Post
Wayside Cottage
Cooil Aalin Veg

Another fine group of limestone cottages (some incorporate some slate). Arderry is a superficially symmetrical 3-bay cottage, whilst the remainder are two-bay, but note the disparity in window placement in Arderry.



and **Yn Shenn Oik Post** (the old post office)
Limestone two-bay terraced cottages; left-hand stack to Thie Menagh; traditional Manx stone gateposts, circular, rendered and painted white.



Limestone wall detail, between Arderry and Thie Meanagh: thin slabs of stone set between larger quoins. Slate cills.



Bottom right: **Cooil Aalin Veg** with fresh white pointing. Beyond, **Wayside Cottage** with ladders, Yn Shenn Oik Post, Thie Meanagh and Arderry.

Below: the stream beside Cooil Aalin Veg



Tramman House to White Cottage



Tramman House: two cottages combined, retaining original difference in window heights; three-bay original cottage has a wider chiollagh end with bigger stack on the exposed gable; unfortunate replacement windows with fanlights (easily rectified with replacements) and weathered drips at head; awkward porch roof; unmatched slates; low garden wall at road frontage with Gelling's Foundry railings to original three bay section.

Arbory Cottage
Greengates
White Cottage

*to be photographed and
commentary added*

Friary Farm



Add picture of Friary (both: MNH)

No data available – an important group of buildings incorporating a 13th century Friary

Additional photographs in the MNH archive.

Friary Park

'Sixties/'seventies estate, well-hidden from the main road.



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Plots are well-maintained but trees seem limited to cordylines (Manx Palms).



Bungalows and dormer bungalows showing no contextual references, in developers' estate layout, with no recognition of aspect, contour or orientation, and no estate landscaping.



The overall impression is of tarmac, clay tiles and EJMA windows – none of which contribute any 'Manxness'.



10: Friary Cottages to The Bungalow

Friary Cottages

Sunny Bank
Harbory House
Fairhaven
Jonden

All to be photographed and commented on



Wesleyan Methodist Chapel

Baaght Sheera
Viewlands

To be photographed and commented on



Douglas Road, old cottages (1-6) to Thie Aroha



Douglas Road, South View to Ballanorris Cottage

Not photographed

Some of these have merit.

- South View
- Claremont
- Castle View
- Westwood
- Brookfield
- Ballanorris Court
- Ballanorris Cottage.

New Road (south of Ballabeg) – includes cottages near junction, farm and halt

Hillcrest

Fuchsia Cottage

Hillcrest Cottage

All limestone or limestone-fronted.
Two-storey bay window on Hillcrest.



Ballabeg Halt is some distance from the village



Farms in Ballabeg hinterland

Add list

All contribute to the viability of Ballabeg, and some have historic buildings, including:

Ballamaddrell – believed to be the earliest surviving quarterland farm

References and Sources

To add