

**Isle of Man**  
Government

*Reiltys Ellan Vunnin*

**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 7th April 2008, the Department of Local Government and the Environment, in pursuance of its powers under the above Acts and Regulations REGISTERED

**Crofton The Crofts Castletown Isle Of Man IM9 1LW**

as represented by the buildings delineated on the plan hereto attached, in the PROTECTED BUILDINGS REGISTER by reason of its special architectural and historic interest.

THE EFFECT OF THIS REGISTRATION IS IMMEDIATE and prohibits the alteration or demolition of the structure or appearance of any part of the building except in compliance with an obligation imposed by or under any statutory provision or with the prior written consent of the Planning Committee.

Dated this 8th April 2008,  
By Order of the Department

**E J Callow**  
**Secretary, Planning Committee.**

1<sup>st</sup> Floor, Murray House,  
Mount Havelock,  
Douglas,  
IM1 2SF.

**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.

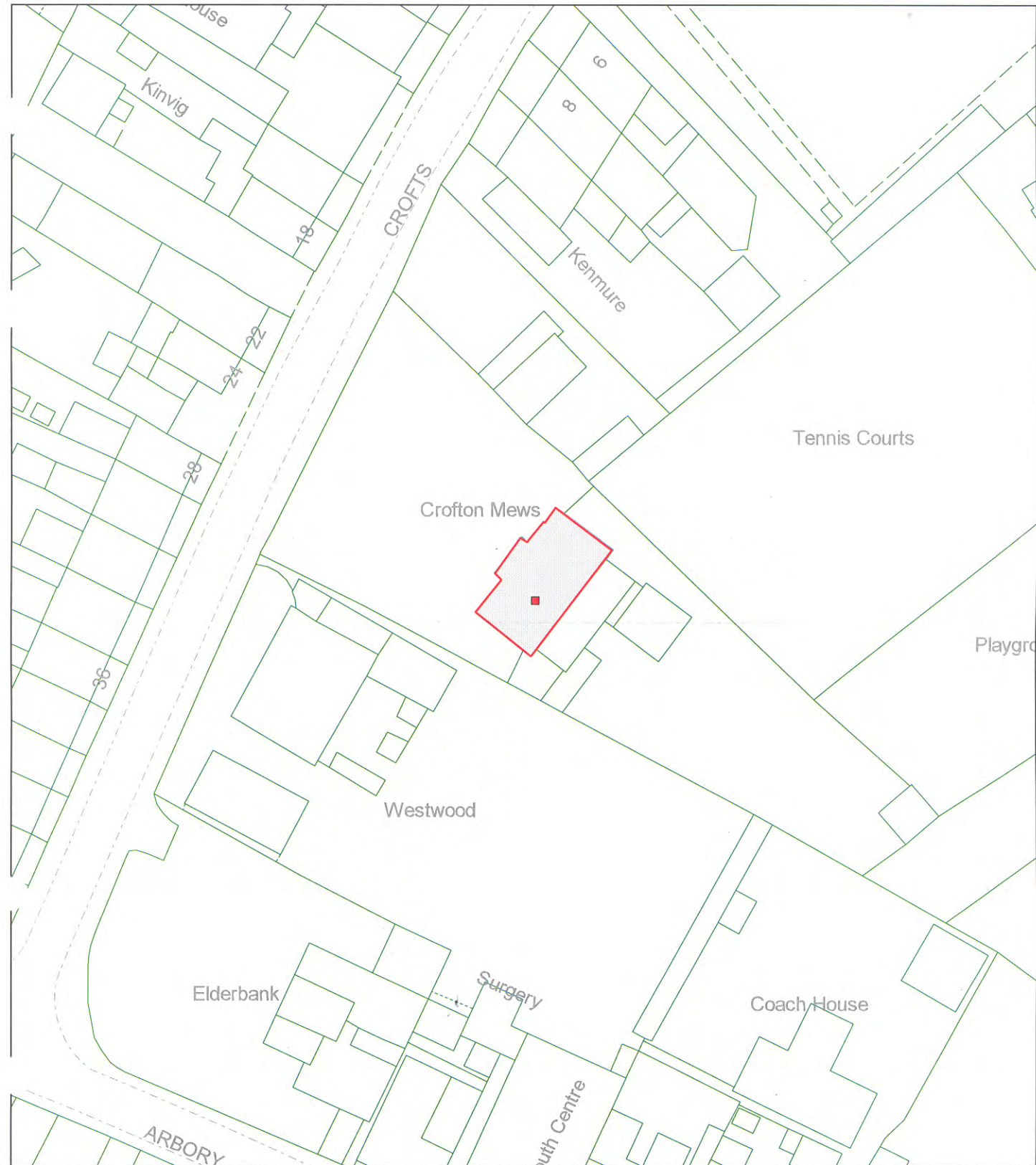
To: **Property Owner – FILE COPY**  
Civic Centre, Farrants Way, Castletown, IM9 1NR,  
Director, Manx National Heritage

# Department of Local Government and the Environment



Isle of Man  
Government

## Directorate of Planning and Building Control



1:600



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<b>Comments</b>	07/00261/REGBLD
<b>Date</b>	08 April 2008

## REGISTERED BUILDING CONFIRMATION

**NAME:** Crofton,  
**ADDRESS:** The Crofts, Castletown  
**POST CODE:** IM9 1LW  
**LOCAL AUTHORITY:** Castletown Commissioners  
**GRID REF:** 263 675

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### Introduction

In July 1850, John Moore Jeffcott, Advocate, purchased the site of Crofton which was then a garden, from the beneficiaries of the will of the late John Roland Jones, Surgeon of Castletown. The land, on which The Coach House now stands, was purchased in April 1854 from William and Rebecca Cubbon. Crofton was built sometime between 1850 and 1861, when the census reveals that John Moore Jeffcott was resident at the property.

John Moore Jeffcott became a member of the House of Keys in 1855, and was returned to the Reformed House as member of Castletown in 1867, a position he held until 1882 when he retired. It would appear that Jeffcott fell upon hard times, as in October 1885 he and his wife Lucy, entered into a deed that assigned and conveyed their real estate to trustees, to be sold to satisfy charges upon it. In respect of Crofton, Jeffcott and his wife had in May 1885, entered into a deed of bond and security on mortgage to Elizabeth Mylchreest for the sum of £200. The above deed contained a provision that if the other properties within the deed realised sufficient funds to satisfy the amount outstanding, then Crofton would not be put up for sale and would be retained by the Jeffcotts.

Unfortunately this was not the case, and on the 5<sup>th</sup> February 1886 the property was sold by auction, and was purchased by Doctor John Clague for the sum of £1,000. It is believed that Doctor Clague practised as a physician from the premises, and whilst it cannot be established, it does appear likely that it was he who erected the rear extension to provide sufficient space for a waiting room and surgery. Doctor Clague died in 1908, and following his wife's death in 1911, her executors sold Crofton to Daniel Haigh Hesslegrave, included in the conveyance was the small field attached. Daniel Hesslegrave died in 1916, and Crofton was passed in his will to his son, Daniel Wood Hesslegrave, but was subject to the life tenancy of Edith Ann Ditchfield who died in 1948.

The property was next sold in February 1952, when Jessie Margaret Watkin purchased it from Daniel Wood Hesslegrave and his wife Nora. Mrs Watkin held the property for twenty-five years, until it was purchased in 1997 by Alfred Howard Simcocks and his wife Alice Hall Simcocks. In the same year Mr and Mrs Simcocks sold The Coach House to Robert Fred Jackson. In 1990, Anthony Clayton Ashworth and Margaret Alice Ashworth purchased Crofton

from Mr. and Mrs Simcocks, and in the same year also purchased The Coach House from Richard Dennis to reunite the property. Crofton was sold in 1999 to Mr and Mrs Lee, who are the current owners.

It is possible to date Crofton fairly accurately to between 1851, when Jeffcott purchased the widow right of Helen Jones, the widow of the late John Roland Jones and 1861, when the census reveals him to be living at Crofton. The property has in the past been linked with Thomas Brine, but as Brine died in 1840 it is highly unlikely that he was involved in its design.

The date of the first two-storey extension to Crofton is not known, but it does seem likely that it was extended during the ownership of Doctor Clague. Certainly on the Ordnance Survey Map of 1878, the property has not been extended.

The first extension was full width to the rear elevation, over two storeys with a single pitched roof. This fits in neatly beneath the eaves of the original three-storey house. Mr and Mrs Simcocks carried out some remodelling to the interior of the house in 1977. These works included the provision of a new kitchen, utility room, cloakroom and a new bathroom in what had previously been a small bedroom in the centre of the first floor. At the same time, first-floor fireplaces, pelmets and picture rails were removed. A single-storey rear extension was built during Mr and Mrs Ashworth's occupation in the early 1990's.

Crofton is built throughout in local limestone. The original part of the property has a twin pitched roof, whilst the two-storey rear extension is mono pitched, and the single-storey extension has a hipped roof. The roof is variously clad in natural slate and asbestos slate, and there is a large eaves overhang. The front elevation has a three-storey central section, with a pitched roof at right angles to the main roof, with dormers to either side. On the rear elevation, there is a single peaked projection at second-floor level, situated between the twin rendered chimney stacks.

The dormers to the front elevation are very interesting and unusual. They extend down below the eaves level, and have a decorative support corbel beneath each of them. There is a decorative string-banding course above the ground-floor windows, which extends over the front porch. The porch is recessed with pilasters to either side, and features a heavy entrance door with lights to both side and a matching fanlight above.

The windows to Crofton are a particular feature, being probably unique. Whilst not all are original, those that are replacements have been impeccably constructed to replicate those which they have replaced.

The property has three reception rooms, all of which have fireplaces, the marble fireplace to the dining room being particularly noteworthy.

The drawing is panelled to dado level, and several rooms retain original shutters.

The dining room retains what appears to be its original heavily moulded ceiling centre, and a very unusual moulded cornice. There is a fourth reception room (morning room), which was added to the property approximately twelve years ago. This has been created in keeping with

the rest of the property. Other ground-floor accommodation includes: a modern kitchen, a rear passageway that was formed from the original kitchen, a conservatory and shower room.

Many of the joinery items to the ground floor appear original, including doors, architraves and skirting boards. There is a basement, which houses the study and utility room (a fuel store still has its coal chute). A wide staircase, with substantial newel posts and handrails rises to the half-landing level, where access is gained to the first extension through a pair of half-glazed doors. This currently houses a bedroom, toilet and bathroom.

The staircase rises to first-floor level, where some rearrangement of the original accommodation has been undertaken, before continuing to second-floor level, where there is a further bedroom and storage accommodation.

The property is well set back from the Crofts, to which it makes a substantial contribution to the streetscape. There are heavy cast iron railings with twin entrance gates, which are a particular feature of the property.

As the Coach House has been extensively rebuilt in recent years, it is not considered necessary to include it within the curtilage of the property for registration purposes. The fact that the property is situated within the Conservation Area is sufficient to prevent inappropriate exterior works that would be prejudicial to Crofton.

Crofton, The Crofts, Castletown is considered worthy of addition to the Protected Buildings Register by reason of the following:

#### **Architectural Interest and / or Aesthetic Quality:**

Although the architect for Crofton is not known, the quality of the design is exemplary and considered worthy of protection via Registration.

#### **Close Historical Association:**

With John Moore Jeffcott, member for the House of Keys between 1855 and 1885.

#### **Group Value:**

Elderbank, Westwood and Crofton comprise an important architectural unity within the street scene of this part of the Castletown Conservation Area.

jurisdiction

Castletown Commissioners

code

CA/A/H/A

location

26316757

ownership

Private

origin



description

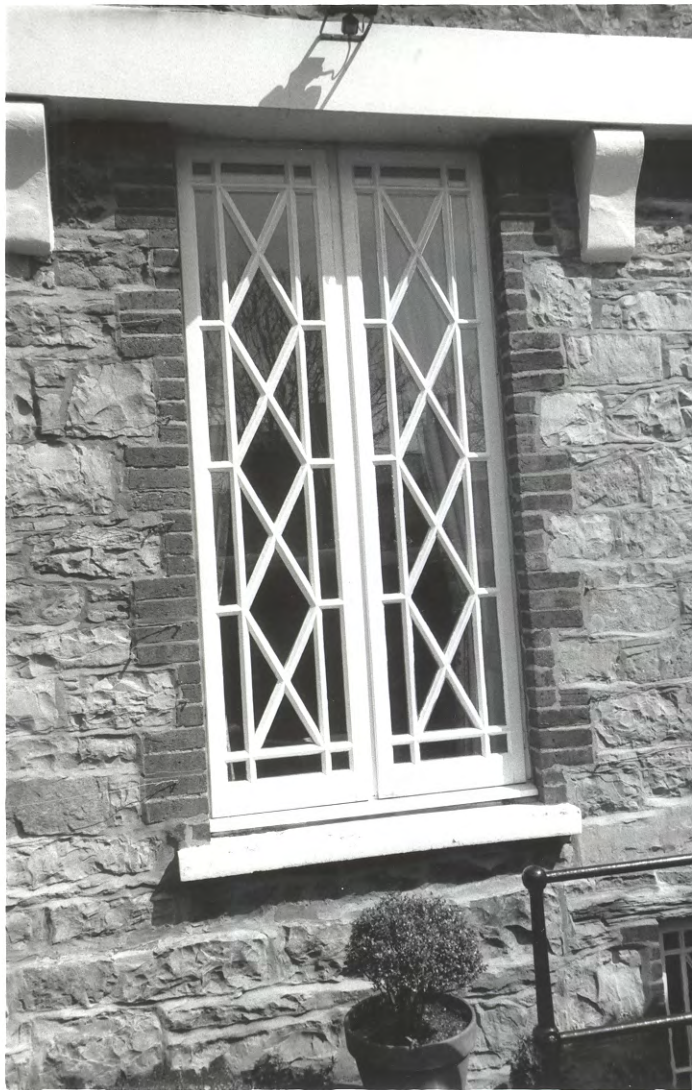
"Crofton", The Crofts, Castletown

recommendation

























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ALARMS



