



Isle of Man
Government

Reiltys Ellan Vannin

**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 16th January 2019 determined for entry,

Windmill Ballawhane Farm Leodest Road Andreas Isle Of Man IM7 3EG

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 16th January 2019,

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
Local Authority - ANDREAS, Ballavarran Farm, Jurby, IM7 3AN,
Director, Manx National Heritage
Secretary, Isle of Man Natural History and Antiquarian Society

Windmill at Ballawhane Farm

The Protected Buildings Register: Entry Summary

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

Name: Windmill at Ballawhane Farm

Register Entry Number: RB262

Location

Ballawhane Farm, Leodest Road, Andreas, IM7 3EG

Local Authority District: Andreas

Date first registered: //2018

Register entry description

Summary of Principal Building

A windmill probably for thrashing corn, constructed circa early to mid C19th

Reasons for Registration

The windmill at Ballawhane Farm has been added to The Protected Buildings Register for the following principal reasons:

ARCHITECTURAL INTEREST AND/OR AESTHETIC QUALITY:

*An example of a windmill tower constructed with mixed stones including beach boulders.

HISTORIC INTEREST:

* a rare example of a windmill associated with a quarterland farm.

AGE AND RARITY:

*The only substantial remains of an unconverted windmill on the Island.

History

The date of the construction of the windmill is not known. It has been suggested that the tower dates from c.1870 (Kelly), but the building is clearly older than this as it was illustrated on a map of Ballawhane Farm surveyed in 1841 and it was again shown on the County Series map of 1869.

It is also recorded in *Mona's Herald* on 30th May 1837

"A farmer in the parish of Andreas has invented and erected a windmill calculated to thrash corn, at the rate of twenty stooks an house, bruise gorse and churn milk!"

Given the windmills presence on the 1841 survey this is a possible reference to the Ballawhane windmill.

Windmills are a rare occurrence in the Isle of Man. This is mainly because wind-power could not be easily controlled in the same way as water or horse-power, but also because wind in the Isle of Man can be unreliable, strong and overheating of the sails could lead to a fire.

There were two large windmills which were at Ramsey and Castletown, and in addition to this there were also a handful of smaller ones on farms, such as at Ballawhane in Andreas. This windmill at Ballawhane was in use from at least 1841 and it was most likely used in order to provide local farmers with power for thrashing corn.

Details

MATERIALS:

The windmill tower is constructed with mixed stones, including local beach boulders which were most likely taken from the nearby shore at Blue Point. This was a typical method of obtaining building material in Andreas and other northern parishes, as there are no stone quarries in the land, but plenty of stones available on the beaches.

PLAN:

A round tower

EXTERIOR:

A round tower ruinous with the cap and sails no longer remaining.

INTERIOR:

No internal features or floors, some structural beams remain however.

Subsidiary Features:

None

Books and journals

Kelly, Nick. 1994 Manx Windmills - A Contemporary Survey, In 'Proceedings of the Twelfth Mill Research Conference' ISBN 9509758-7-7, held at The Town Hall, Ivinghoe, Buckinghamshire, 8th October, 1994, pp. 9-14, photos.

Honeyman J., 1869, The Isle of Man – its Agriculture, Climate, etc. In Transactions of the Highland and Agricultural Society of Scotland.

McCambridge S., 2005, Andreas.

Maps and plans

1841, Plan & Survey of Ballawhane Farm in the Parish of Andreas. The Property of William Teare Esq., Manx National Heritage.

1864, Wood's Atlas, DLGE.

1869 Series Ordnance Survey Map, Manx National Heritage.

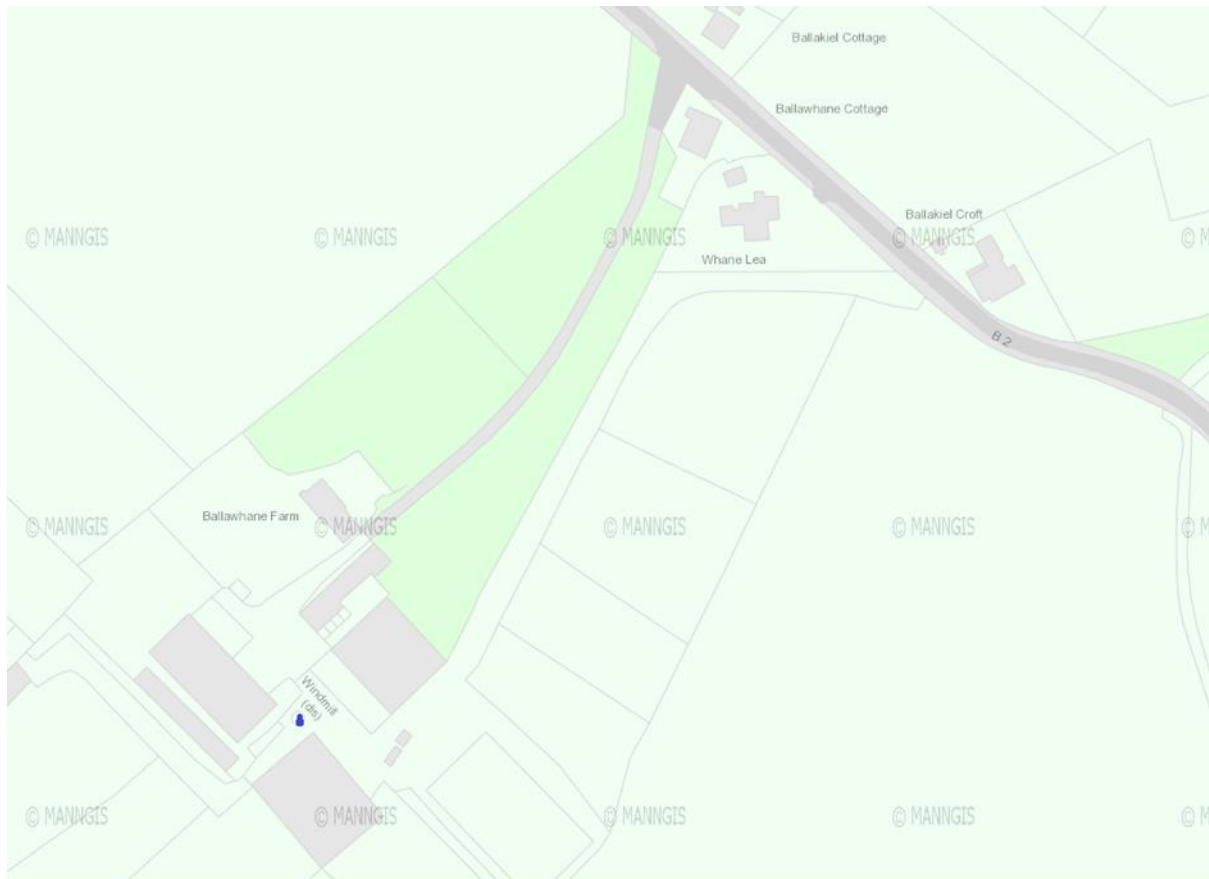
Websites

http://www.isle-of-man.com/manxnotebook/catalog/b022_wm.htm

<http://www.windmillworld.com/uk/isleofman.htm>

Map Location of Principal Buildings

Map for identification purposes only



End of Official Register Entry