



Isle of Man
Government

Keillys Eilan Vannin

Ballaseyr Stud Ltd
The Estate Office
Ballaseyr Stud
Andreas Road
Andreas
IM7 4EN

Town and Country Planning Act 1999

Town and Country Planning (Registered Buildings) Regulations 2013

In pursuance of powers granted under the above Act and Regulations the Department of Environment, Food and Agriculture determined to **REFUSE** an application by Ballaseyr Stud Ltd to remove **Ballavarry Farmhouse, Andreas** from the Protected Buildings Register (Registered Building No.336) for the following **reason(s)**:

1. No new information has been submitted in respect of the reasons for registration (as included within the registry entry summary) that would justify the removal of the building from the Protected Buildings Register.

Date of Issue: 9th March 2022

Redacted

**Director of Planning and
Building Control**

Guidance Note

Regulation 9(6) – Determination of application

- (6) The determination of the application does not have effect –
- (a) if an appeal is made under regulation 11, until the appeal is determined or withdrawn;
 - (b) if no such appeal is made, until the time within which an appeal may be made has expired.

Regulation 11 - Appeal from decisions of the Department;

- (1) An appeal from a decision of the Department may be made by the applicant or the applicant's agent and any interested person in writing to the Department within 21 days of the date of the notice under regulation 10(1), signed by that person and must include –
- (a) the reasons for making the appeal;
 - (b) Payment of a planning appeal fee as prescribed in an order made by the Department under section 1(1) of the Fees and Duties Act 1989; and
 - (c) An election to have the appeal conducted by means of an inquiry or by means of written representation.

Department of Environment, Food and Agriculture, Planning & Building Control, Murray House, Mount
Havelock, Douglas

Isle of Man, IM1 2SF. Email planning@gov.im. Tel 01624 685950

Department of Environment, Food and Agriculture

RECORDING OF MINISTERIAL DECISION

Date: 2nd March 2022

File Number: 2022/02/01

Subject: Assessment of the application to remove Ballavarry Farmhouse from the Protected Buildings Register

| Complete relevant boxes as appropriate | Yes | No | N/A |
|--|--|----|-----|
| Does the proposal comply with the principles of the Government Strategic Plan? | Yes | | |
| Government Policy and Aim | We will have a built and natural environment which is enjoyed and nurtured by all for the future | | |
| Departmental Policy and Aim | Promote the value and utilisation of our amenity, cultural and landscape resources | | |
| Appropriate regulatory consultation taken place? | Yes | | |
| Resource/Personnel Implications | | No | |
| Finance Director support obtained | | | N/A |
| Treasury Concurrence required | | | N/A |
| Inter-Departmental Implications | | No | |
| Priority Level (High, Medium, Low) | High | | |
| Responsible Department Officer Name: Jennifer Chance Title: Director, Planning & Building Control | | | |

DECISION(S) REQUIRED:-

The Department is invited to consider the content of this report, and is recommended to:

Refuse the application to de-register the building and retain it on the Department's Protected Buildings Register and endorse the recommendation in relation to Interested Party Status.

1. Introduction and Purpose

- 1.1 The purpose of this paper is to seek endorsement of the advice report (appendix 3) and recommendation in relation to the application to remove Ballavarry Farmhouse from the Protected Buildings Register (de-register).

2. Background

- 2.1 The Department was asked to endorse the issuing of the Notice of Registration on 29th September 2021, which it did via the Department's Policy and Strategy Meeting. A copy of the Notice and Register Entry Summary is attached as appendix 1.

3. Legal Issues

- 3.1 The means to designate Registered Buildings is set out within Section 14 of The Town and Country Planning Act 1999 which states:

14 The Protected Buildings Register

(1) The Protected Buildings Register, a register of buildings of special architectural or historic interest, previously maintained by the Department of Infrastructure, is to be maintained, after the coming into operation of the Transfer of Planning and Building Control Functions Order 2015, by the Department.

(2) In considering whether to enter a building in the register the Department may take into account not only the building itself but also —

- (a) any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and
- (b) the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building consisting of a manmade object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.

(3) Schedule 2 shall have effect with respect to the compilation and amendment of the register.

- 3.2 The Procedure by which a Notice of Proposals to Register a Building is issued is set out within section 6 of the Town and Country Planning (Registered Buildings) Regulations 2013

6 Notice of proposal to register or de-register building

(1) The Department must give public notice of any proposal to register or to de-register a building in at least one newspaper published and circulating in the Island or by such other means as the Department considers appropriate —

- (a) identifying the building in question, and
- (b) stating that any person may make written submissions to the Department with respect to the proposal before such date as is specified in the notice (not being less than 21 days after the date on which the notice is first published).

(2) The Department must give a copy of the notice and state that written submissions with respect to the proposal may be made to the Department as directed under paragraph (1)(b) to —

- (a) every owner or occupier of the building;
- (b) the local authority for the district in which the building is situated; and
- (c) Manx National Heritage.

(3) The Department must not register or de-register the building, as the case may be, until —

- (a) it has considered any representation duly made in pursuance of a notice under paragraph (1) or (2); and
- (b) the period referred to in paragraph (1)(b) has elapsed.

7 Applications relating to registered building consent and de-registration of buildings

(1) An application for —

- (a) de-registration of a building (subject to the periods specified in regulation 5(1) and (2));

(5) In the case of an application under paragraph 1(a), the applicant must state the reasons for making the application.

8 Notice of application

(1) As soon as practicable after receipt of an application the Department must prepare a notice of the application and decide on the date by which the notice must be published in accordance with this regulation ("the publication date").

(2) The notice of application must —

- (a) specify the location of the building to which the application relates; and
- (b) in the case of an application under regulation 7(1)(a), state that an application to de-register a building has been made to the Department; or
- (c) in the case of an application under regulation 7(1)(b) or (c), describe the nature of the work or of the variation or discharge, to which the application relates;
- (d) state that any person may make written submissions to the Department with respect to the application before such date as is specified in the notice (not being less than 21 days after the publication date); and
- (e) state that if a person wishes to apply to be treated as an interested person the person must indicate in his or her written submission the relationship between the person's land and the building that is the subject of the application.

(3) No later than the publication date the Department must —

(a) send a copy of the notice to the applicant requiring the applicant to — (i) send a copy of the notice to every owner or occupier (who is known to the applicant) of the building that is the subject of the application or any part of it; and (ii) display a copy of the notice by fixing it firmly to the building or other structure or object on or near the building that is the subject of the application so that it is easily visible by members of the public from a public highway and is unlikely to become obscured or concealed, and to ensure that it remains so displayed for a period of not less than 21 days;

(b) send a copy of the notice and application to — (i) the local authority for the district in which the building the subject of the application is situated, which authority must post it in one or more conspicuous places within its district; and (ii) Manx National Heritage; and (c) cause the notice to be published in at least one newspaper published and circulating in the Island or by such other means as the Department considers appropriate.

9 Determination of application

(1) As soon as practicable after the relevant date the Department must consider the application, including any written submissions with respect to it, and determine it.

(2) In paragraph (1) "the relevant date", in relation to an application, means—

(a) the date specified in the notice under regulation 8(2); or

(b) if the Department has directed under regulation 7(3) that further particulars be furnished, the date on which such particulars are received by the Department, whichever is the later.

(3) When it determines the application the Department must decide which persons (if any) who have made written submissions with respect to the application (whether pursuant to a notice under regulation 8 or otherwise), other than those referred to in paragraph (4), should be treated as having sufficient interest in the subject matter of the application to take part in any subsequent proceedings relating to the application.

(4) The persons are — (a) the applicant or, if there is one, the applicant's agent; (b) the owner and the occupier of any building the subject of the application; (c) Manx National Heritage; and (d) the local authority in whose district the building is situated.

(5) In the case of an application under regulation 7(1)(b) or (c), except where a previous application relating to the same building the subject of the application has not been finally disposed of or the Department declines to consider the application under regulation 7(4), the Department must wherever possible determine the application within 8 weeks of receipt of the application or the last further particulars directed to be furnished under regulation 7(3), whichever is the later. (6) The determination of the application does not have effect — (a) if an appeal is made under regulation 11, until the appeal is determined or withdrawn; (b) if no such appeal is made, until the time within which an appeal may be made has expired. (7) In the case of an application under regulation 7(1)(b) or (c), except in so far as the approval otherwise provides, an approval applies to the building in respect of which it is granted irrespective of any change in ownership or interest in the building.

10 Notice of decision

(1) As soon as practicable after the determination of the application under regulation 9(1) the Department must give notice in writing of the decision to —(a) every interested person; and (b) any other person who has made representations with respect to the application.

(2) A notice under paragraph (1) must set out — (a) in the case of an approval in respect of an application under regulation 7(1)(a), the reasons for granting the de-registration of the building; or (b) in the case of an approval in respect of an application under regulation 7(1)(b) or (c), the conditions (if any) subject to which the approval is granted and the reasons for them; (c) in the case of a refusal of any application, the reasons for it; and (d) the effect of regulation 9(6), and, in the case of a notice given to any persons mentioned in paragraph (1)(a), must state that such person may appeal in accordance with regulation 11.

11 Appeal from decisions of the Department

(1) An appeal from a decision of the Department may be made by the applicant or the applicant's agent and any interested person in writing to the Department within 21 days of the date of the notice under regulation 10(1), signed by that person and must include — (a) the reasons for making the appeal; (b) payment of a planning appeal fee as prescribed in an order made by the Department under section 1(1) of the Fees and Duties Act 1989; and (c) an election to have the appeal conducted by means of an inquiry or by means of written representation.

(2) The Department must refer the documentation received under paragraph (1) as soon as practicable to the Chief Secretary. Note: section 20 of the Interpretation Act 1976 enables the Chief Secretary's powers under these Regulations to be delegated.

(3) Within 10 working days of the receipt of the documentation, the Chief Secretary must — (a) if the appellant has elected to have the appeal conducted by means of written representation, invite the Department or any interested person within 21 days of the invitation to indicate whether the invitee would prefer an inquiry; and (b) in all cases invite the appellant, the Department and any interested person to send detailed written submissions to the Chief Secretary within 21 days of the date of invitation, which period may be extended on request at the Chief Secretary's discretion, for consideration by the planning inspector.

(4) With respect to appeals to be conducted by means of written representations only, the Chief Secretary may invite the submission of additional written submissions within 14 days from the date of such invitation.

(5) If the appellant or any interested person requests the appeal to be conducted by means of an inquiry, the appeal must be conducted by such means unless all persons making such a request elect instead for the appeal to be conducted by means of a written representation.

(6) The Chief Secretary must refer an appeal under paragraph (1) to a planning inspector.

(7) The planning inspector — (a) must consider the application and any written submissions made with respect to it; (b) may in the case of an inquiry only, hold a pre-inquiry meeting to be convened on his or her behalf by the Chief Secretary; (c) must in the case of an inquiry only, give to the appellant, the Department and every interested person, an opportunity to appear before him or her on a date fixed and to

make oral representations and to call and examine witnesses; (d) may invite any Government Department (including any Division of the Department) or any other body or person to provide technical advice; and (e) must make to the Department a report in writing that includes the planning inspector's recommendations as to the determination of the appeal.

(8) The Department must consider the report of the planning inspector and— (a) must either allow or dismiss the appeal; and (b) may in either case reverse or vary any part of its decision, whether or not the appeal relates to that part.

(9) As soon as practicable after the determination of the appeal, the Department must give notice in writing of the decision to the appellant and every interested person, and the notice — (a) must include details of where the report of the planning inspector can be viewed; and (b) if, and to the extent that, the decision does not follow the recommendation of the planning inspector, must state the reasons for the decision of the Department.

(10) The appellant may withdraw the appeal by giving notice in writing to the Chief Secretary at any time before — (a) 7 days from the date scheduled for the commencement of the inquiry; or (b) in the case of the written representation procedure, at any time before the final date of receipt for written submissions.

4. Policy

- 4.1 The Policy context for Registration is outlined in the Department's operational policy *Principles of Selection for the Registration of Buildings in to the Protected Buildings Register*.

5. Assessment

- 5.1 An Advice Report including recommendations in relation to Interested Persons has been prepared assessing the application and outlining the comments received as part of the consultation. This report is attached as appendix 3; the comments received are attached as appendix 2.

6. Justification for Proposed Registration

- 6.1 Officers are of the view that Ballavarry Farmhouse is of special architectural and historic interest and should be retained on the Protected Buildings Register

7. Resource Issues

- 7.1 There is no resource issue, the necessary administration has been undertaken by the Department as part of its planning function.

8. Options

- 8.1 Having considered the content of this report to refuse the application to de-register the building

or;

8.2 To approve the application and remove the building from the register.

9. Conclusion

9.1 Having considered the content of the advice report (as set out in appendix 3) it is considered that the building is of Special Interest and should be retained on the Protected Buildings Register by reason of: S14 of the Town and Country Planning Act 1999.

10. Recommendation

10.1 The Department is recommended to refuse the application to de-register the building and agree the recommendation in relation to Interested Persons.

AUTHORISATION

| | |
|---|--------------|
| Supported by relevant Director: | |
| Signature: Redacted | Date: 2/3/22 |
| Chief Executive: APPROVED / NOT APPROVED / REFERRED BACK | |
| Signature: Redacted | Date: 2/3/22 |
| Minister: APPROVED / NOT APPROVED / REFERRED BACK | |
| Signature: Redacted | Date: 2/3/22 |

COMMENTS

| |
|---|
| <i>(Continue overleaf if necessary)</i> |
|---|

Appendix 3

| | | |
|--|--|-----------------------------|
| Case Name: | Ballavarry Farmhouse, Andreas | |
| Case Number: | Registered Building 336 | |
| Background | | |
| The Department for Planning & Building Control has received an application to De-Register Ballavarry Farmhouse | | |
| Asset (s) under Assessment | | |
| Facts about the asset (s) can be found in the Annex (es) to this report | | |
| Annex | Name | Category |
| 1 | Notice of Registration and Entry Summary | Registration Documentation |
| 2 | Application Form and submissions | De-registration application |
| Context | | |
| Assessment | | |
| Consultation | | |
| <p>The Notice of an application to De-register Ballavarry Farmhouse was published on 5th November 2021. A consultation period ran for 21 days, closing on 26th November 2021. All submitted comments received within the consultation period are included within an appendix to this report, and are summarised below.</p> <p>Statutory Consultees:</p> <p>Owner: The owners submitted comments with the application to de-register, together with a condition report by a firm of consulting civil and structural engineers. The full submission is included within the annex. The comments include the extent to which the building has been altered, the lack of landmark quality, the fact that there is no public access, and an analysis of the significance of the links with the Allen Family.</p> <p>Occupiers: The occupiers of the northern section of the farmhouse, employees of the owner, have not submitted any comments.</p> <p>Local Authority: Andreas Commissioners made a submission stating that they had no comment to make regarding the application.</p> <p>Manx National Heritage: The Inspector of Ancient Monuments submitted a comment assessing the building's exterior, interior and map evidence before providing a working interpretation followed by a conclusion and a judgement of significance. The Inspector of Ancient Monuments' judgement is that the building is easily significant enough to merit entry in the Protected Buildings Register.</p> <p>Other organisations, groups:</p> <p>Isle of Man Antiquarian and Natural History Society (IMANHS): In objecting to the application for de-registration, the Society submitted comments detailing the</p> | | |

history and ownership of the farmhouse as they understand it, and an analysis of the building's phasing. The society believes the building to be of significant architectural interest. Regarding the submission put forward by the owner in support of the application for de-registration, the society comments that neither a property's visibility or its condition are factors to be considered regarding registration or de-registration of a property.

Discussion

Reason for Registration Decision

●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.

It is considered that the main issues made for de-registration by the applicant are;

Extent of alteration:

This matter was raised by the applicants as part of their consultation response to the proposals to register notice and has been considered as part of the registration decision. They have stated in their application that the building dates to the mid-19th Century and that it has later additions, alterations and interventions such as cement render and UPVC windows and doors, all of which result in the building not being of special interest.

It is my view that the core of this house does date back to the 18th century with 19th century additions and alterations, and that the building retains a significant portion of its historic fabric. It has been relatively unaltered during the 20th and 21st centuries and retains its historic planform and internal features and details including doors, other joinery and dairy. It is accepted that works to the exterior including the UPVC windows, reroofing, render and demolition of a chimney stack have impacted upon the appearance of the building, however it remains clearly very similar to a photo from the late 19th century despite these interventions.

Association with the Allen Family:

Whilst it is noted within the history of the building within the register entry summary, that the property had been in ownership of the Allen family, this association did not form part of the reason for registration which are clearly stated on the register entry summary and above. The ownership is noteworthy due to the long length of time it was owned by the family some of whom have had public roles and duties on the island.

Location on private land:

Lack of public access to the building does not detract or diminish the special interest of the building.

Condition of the Buildings:

Condition of a building is not a consideration of a building's special interest and does not alter the reasons for the registration decision as stated above.

Conclusion

After examining the information submitted by the applicant and comments made as part of the

consultation, it is considered that no new information has been supplied to change the decision that the building is of special architectural and historic interest. It is therefore recommended that the application is refused.

Ross Brazier, Registered Buildings Officer.

Persons to be treated as Interested Persons

In addition to the parties listed in Regulation 9(4), the following parties are judged to have sufficient interest in the subject matter of the application to take part in any subsequent proceedings relating to the application:

None, as no comments were received that demonstrated a sufficient interest in the subject matter to warrant Interested person status.

Countersigning comments:

Agreed, Jennifer Chance, Director of Planning and Building Control



**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 29th 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 6th October 2021,

By Order of the Department

Redacted

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



Department of Environment, Food and Agriculture

Rheynn Chymmyltaght, Bee as Eirinys

**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: 29th September 2021

Notices issued: 6th 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 18th 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:

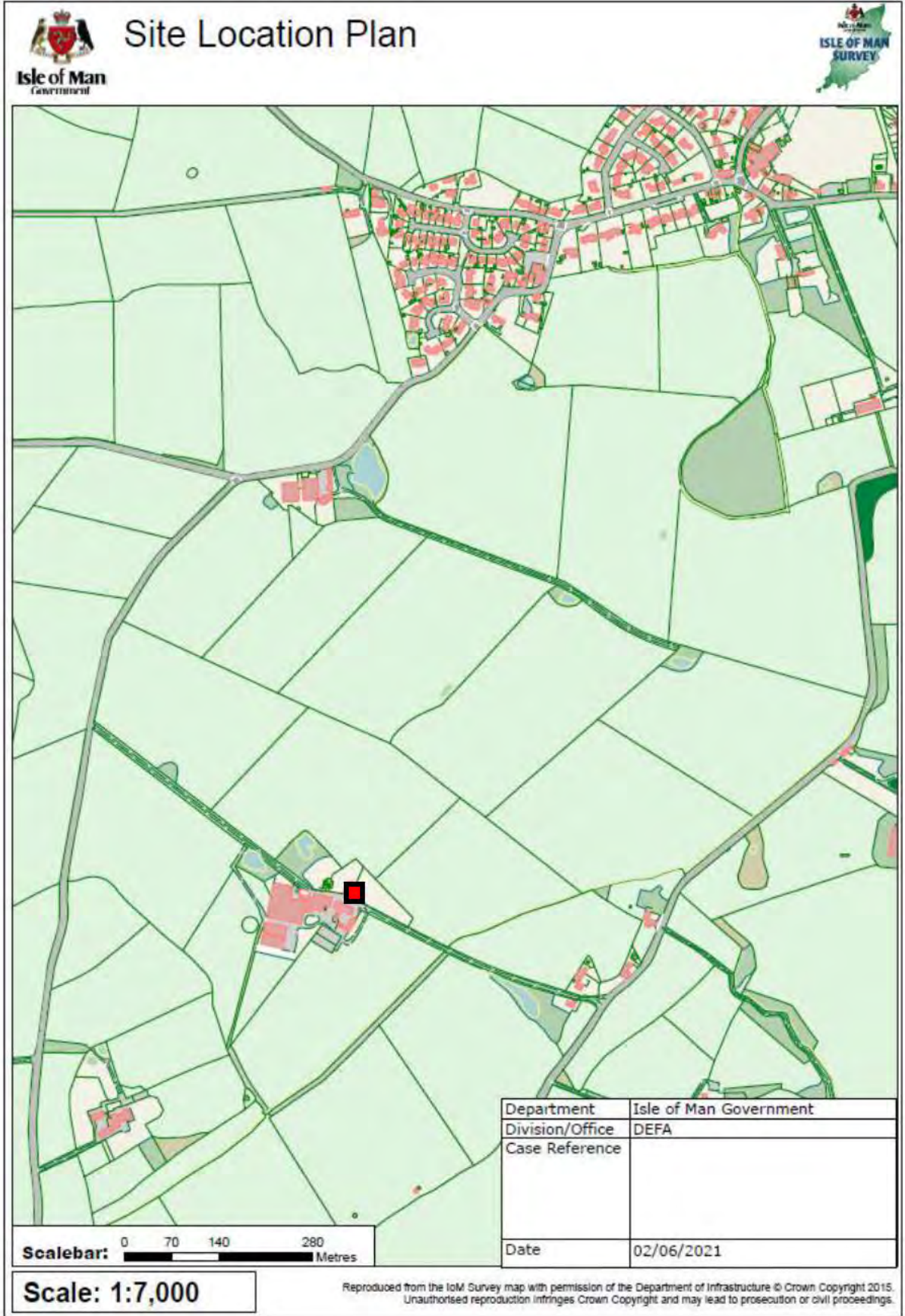
●ARCHITECTURAL INTEREST:

- 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.

Map



Site Location Plan



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

Scalebar: 0 70 140 280 Metres

Scale: 1:7,000

Reproduced from the IoM Survey map with permission of the Department of Infrastructure © Crown Copyright 2015. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Sinden, Thomas

From: Redacted
Sent: 25 October 2021 16:25
To: DEFA, Planning
Cc: Redacted
Subject: Application to De-Register Ballavarry Farmhouse property number 336
Attachments: Xerox Scan_25102021160825.pdf; Conditional Report Ballavarry Farm House.pdf

Caution: This email is from an external sender. Please take care before opening any attachments or following any links.

Dear Ms. Chance,

Further to my conversation with Jo Callow earlier today please find attached application on behalf of Ballaseyr Stud Limited to De-Register Ballavarry Farmhouse.

I would be grateful if you would acknowledge receipt of the application.

If you require anything further from me please give me a call on 881200.

Yours sincerely,

Redacted

Ballaseyr Stud Limited

Ballaseyr Stables, Andreas Road, Andreas, Isle of Man, IM7 4EN

Redacted

Jennifer Chance
Planning Department
Murray House
Mount Havelock
Douglas
IM1

25th October 2021

Dear Ms. Chance,

Re : Ballavarry Farmhouse, Bernahara Road, Andreas: Registered Building number 336

As discussed today with Jo Callow please find enclosed our Application for De-Registration of Ballavarry Farmhouse, registered Building number 336, together with a Conditional Report by Graham Schofield Associates.

Please confirm safe receipt of this application and let me know if you require anything else from me.

I look forward to hearing from you with the date of the Inquiry.

Yours sincerely,

Redacted

Director
Ballaseyr Stud Limited



The Town and Country Planning Act 1999
Town and Country Planning (Registered Buildings) Regulations 2013

Application for De-Registration of a Building

A Registered Building is a building of special architectural or historic interest which has been included in the Department's Protected Buildings Register.

It is an offence to carry out **any** works (internally or externally) affecting the character of a Registered Building without the written consent of the Department.

An up to date list of the Register is available from the Department or its website.

An application for the de-registration of a building may be made under Regulation 7(1)(a) and "must state the reasons for making the application."

FOUR copies of this form and any supporting information must be submitted.

Please note that applications to request de-registration of a building may only be made under (5(1) of the Regulations by the owner or occupier (a) within 21 days of the original registration; OR (b) NOT within 5 years of entry on the register.

Please complete in BLOCK CAPITALS and in black ink. **All relevant questions on this form must be answered.**

1. Address of the building which is the subject of the application.

Ballavarry Farmhouse, Bernahara Road, Andreas, Isle of Man IM7 3HH

2. Registered Building Number

336

3. Reasons for making the application to de-register the building

The building has been the subject of alteration, and, in particular, (a) a coarse cement render has been applied to the east, north and south elevations which appears to overlay the original lime wash/render; (b) that such render has masked original treatment and detailing and diminishes the architectural value of the building; (c) the uniformity of the render to the east elevations of the main farmhouse and the later extension along with consistency of roof covering and use of stone slate sills suggests a reworking of the building in late 19th and/or 20th Centuries; (d) roof coverings are later 20th and/or 21st Century replacements and there is a suggestion that the original roof pitch has been historically steepened; (e) all exterior door and window inserts are 20th Century UPVC replacements; and (f) the Dower House and single storey extensions to the rear are likely from the mid 19th Century.

There has accordingly been a substantial change to the original appearance and fabric of the building which has diminished its architectural significance. While it is evident that certain of the original fabric of the building is retained, the architectural value and integrity of the fabric has been diminished by later alterations and adaptations during the late 19th and 20th Centuries.

[Please see paper apart].

(Continue on a separate sheet if necessary)

Have you consulted the Department prior to making this submission?

Yes

No

4. Name of owner

Ballaseyr Stud Ltd,

Address if different from question 1

THE ESTATE OFFICE, BALLASEYR STUD, ANDREAS ROAD, ANDREAS ISLE OF MAN IM7 4EN

Telephone number Home

Work Redacted

Applicants email

Redacted

5. Full Name of Agent

Address

Telephone number Home Work

Agents email

6. If using an Agent, please indicate if the Agent is to be issued with the acknowledgement letter, site notice, and undertake the responsibility for affixing the notice at the development site.

Agent

Applicant

Please Note: If this box is not completed all correspondence will be directed to the Agent.

The Department of Environment, Food & Agriculture is a data controller for the purposes of the General Data Protection Legislation and requires the information on this form to comply with its legal obligations under the Town and Country Planning Act 1991 and subordinate Town and Country Planning (Registered Buildings) Regulations 2013.

Your personal information will be held by the DEFA for the purposes of processing this application and may be used to ensure compliance with the provisions of the Town & Country Planning Act and in particular Part 4 Enforcement of Control.

Some of the information you provide, such as your name, address and contact detail will be shared at our public counter, with the Local Authority and as part of the application image via our online service, in order to give notice and publicise receipt of the application. We will only keep these details for as long as we require them, and in accordance with the General Data Protection Legislation.

You may withdraw your details at any time if you no longer wish us to process your application. Full details of how and why DEFA processes your personal information are contained in our [P&BC Privacy Notice](#)

The Data Protection Officer can be contacted on 686781 or by email at DPO-DEFA@gov.im.

7. To be signed by the Applicant/Agent

I hereby apply for the de-registration of the Building described by the address in section 1.

Signed
(*Applicant/*Agent)

Redacted

Date

25 October 2021

On behalf of

BALLASEYK STUDIO LIMITED

*please delete as appropriate

On receipt and validation of this form you (or your Agent) will be issued with a site notice to display at the site by fixing it firmly to a building, structure or post on the land and placed and displayed in such a way as to be easily visible by members of the public and for a period of **not less than 21 days**.

Where the Department directs under the Registered Building Regulations 2013 7(3) that further particulars or other matters are furnished and the applicant fails to comply with that direction and within such time as is given (not being less than 21 days) this application may be treated as withdrawn.

Planning and Building Control Directorate
Department of Environment, food and Agriculture
Murray House, Mount Havelock, Douglas, Isle of Man, IM1 2SF
Tel: +44 1624 685950 Fax: +44 1624 686443 Email: planning@gov.im

Ballaseyr Stud Limited

Ballaseyr Stables, Andreas Road, Andreas, Isle of Man, IM7 4EN

Redacted

PAPER APART

Ballavarry Farmhouse, Bernahara Road, Andreas – property No. 336

Application for De-registration by Ballaseyr Stud Limited

Elements of the earlier interior space of the building have been retained, but the interior has undergone alteration including sub-division at first floor level and minimal decorative detail is evident.

It is submitted that in registering the building the Department has not given sufficient regard or weight to the extent to which the building has been altered, and its architectural interests diminished.

In any event the building is in a relatively isolated location with enclosures to the west, north and south provided by woodland and modern farm buildings. The farmhouse holds no significant landmark qualities and is not viewed from significant public vantage points. It is in a location that the public does not have access to.

Ballaseyr Stud Limited

Ballaseyr Stables, Andreas Road, Andreas, Isle of Man, IM7 4EN

Redacted

PAPER APART

Ballavarry Farmhouse, Bernahara Road, Andreas: Registered Building number 336

Application for De-registration by Ballaseyr Stud Limited

The Protected Buildings Register : Entry Summary states:

Register Entry Description

History

“Until 1994 Ballavarry Farm had been in the same family ownership, through marriage, since the 16th Century Manorial Roll”

It is correct to say that the farm (albeit that the land was added to over this period) was in the same family ownership. However, the family ceased to farm the land around 1875 and by 1884 the last family member had vacated Ballavarry farm. The farm was then tenanted. Furthermore, whilst there has been a farmhouse at Ballavarry for many years the farmhouse that is the subject of the registration was built in the mid 1800s.

“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, members of the House of Keys (MHKs) and Captains of Andreas Parish”

It is correct that the first Allen to live at Ballavarry – Thomas Allen (1710-1754) was the curate of Andreas. But it should be noted he did not live in this farmhouse and there have been a great many curates of Andreas Parish since so it is difficult to see how this justifies registration of the current farmhouse.

It is also correct that the same Thomas Allen became the Vicar of Maughold Church. However, Maughold is another Parish on the Isle of Man and he left Ballavarry when he was appointed as Vicar of Maughold. There have been a great many Vicars of Maughold since so it is difficult to see how this justifies registration of the current farmhouse.

It is also correct that Thomas Allen’s son, Thomas Allen Junior (1743-1822) became the first President of the Andreas Benevolent Society, he was also an MHK and Captain of the Parish of Andreas. However, given the age of the current house it is extremely doubtful that Thomas Allen Junior ever lived in it. Andreas Benevolent Society was a worthy cause but there are many generous benefactors listed in Andreas

Page 2

Ballaseyr Stud Limited

Ballaseyr Stables, Andreas Road, Andreas, Isle of Man, IM7 4EN

Redacted

Church and Thomas Allen Junior's name does not appear. There have been many MHK's and I have yet to find any grounds to justify registration of their former homes and the role of Captain of the Parish has very little relevance since the days when the Captains had to call men to arms. Again, there are many parishes on the Isle of Man, but we do not see houses registered simply because they lived there. However, generous he was he did not rise to the distinction of a Manx Worthy.

I raised objection to the prospect of registration with the planning officer when the Conservation Officer visited the site at 2pm on 6th May 2021. The planning officer told me not to worry as the visit was procedural due to the age of the building and assured me that no one could want to the building as it had no special features and was not visible to the general public. This made sense to me given that I understood that the former owners had considered demolishing the house and replacing it and the planning officer who visited them had told them it would not be a problem as the house was not overlooked by anyone.

The house stands in the middle of the farm and the farm track leading to it is circa half a mile long so the house is approximately a quarter of a mile from any road. Ballavarry is a working Dairy Farm so public access is not available and never will be.

Whilst we recognise that the condition of a building is not a key factor in determining whether registration is appropriate the recommendations in paragraph 4.2 of the Conditional Report prepared by Graham Schofield Associates dated December 2020 are worth repeating;

“ A combination of age, form of construction and materials used, coupled with a lack of maintenance and occupancy has caused irreparable damage to large areas of the building.

Substantial works are required if the building is to be brought back to an acceptable standard for habitable purposes. Even if the work is completed to a reasonable level of remediation in compliance with the current Building Regulations certain defects will almost certainly leave a legacy for the re-occurrence e.g., rising damp and potentially dry rot.

It is our considered opinion the magnitude of the defects and the likelihood of elements not being effectively remediated justifies the demolition of the property.”



**GRAHAM SCHOFIELD
ASSOCIATES**

**CONSULTING CIVIL AND STRUCTURAL
ENGINEERS**

72 Balcarres Road
Leyland
PR25 3ED

Tel (01772) 459383
Website: grahamschofieldassociates.co.uk
Email: reception@gsa72.co.uk

CONDITIONAL REPORT

BALLAVARRY FARM HOUSE, ANDREAS, ISLE OF MAN

FOR

FAIRWAY CONSTRUCTION LTD



Project : 2020.367
Date : December 2020
Engineer : Graham Schofield
Issue No 1: : 22.12.2020

Directors: G.Schofield C Eng, MI Struct E, MICE, MIEI
I.Schofield BSc (Hons) MSc, C Eng, MI Struct E ❖
Associate Directors: M.O'Sullivan MSc, I Eng, AMI Struct E. AMICE ❖T.Daly BSc (Hons)

CONTENTS

1.0 Introduction and brief

2.0 The Property

3.0 Findings and Discussion

4.0 Conclusions and Recommendations

Appendices

Appendix A – Location Plan

Appendix B – Reference photographs

1.0 INTRODUCTION AND BRIEF

- 1.1 Following written instructions from Fairways Construction Ltd, Graham Schofield Associates have prepared a conditional report on Ballavarry Farmhouse, Andreas, Isle of Man.
- 1.2 Our brief was to undertake inspection of the property and to prepare, for Planning Submission purposes, a conditional survey of the building; to identify any merits of the building that are worthy of retaining or if the buildings dilapidation justifies total demolition.
- 1.3 Our summary has been based upon detailed descriptions and photographs undertaken on our behalf.
- 1.4 The survey and report have been conducted without the need for any intrusive investigations or opening up of areas for further scrutiny.
- 1.5 This report has been prepared purely for planning purposes and shall not be used for any other reason.

2.0 THE PROPERTY – SEE PHOTO’S P01 TO P03

- 2.1 Ballavarry Farmhouse, Andreas a detached farmhouse which has been extended and modified since originally built. The original house, which is two storeys, is estimated to have been built in the early to mid 1800’s. Later, single and two storey extensions have been added. To create an “aesthetically uniform” appearance the whole property has been either rendered and/or painted white. Also, at some stage the roof slates have been replace. Both the rendering/painting and re-slating of the property are considered to be cosmetic.
- 2.2 of the original and subsequent extensions are of similar building techniques employing traditional materials which would have been available at the time of construction.
 - Roof Construction comprises the re-slating supported on timber rafters and purlins which span the external and internal loadbearing walls.
 - The first floors are suspended timber which span the internal loadbearing walls.
 - The external walls are of solid masonry with either render or paintwork to provide a uniform appearance to the original stonework. The internal walls are thought to be constructed from peel brickwork.
 - The ground floor is a combination of suspended timber and ground bearing solid stone paving flags.

3.0 FINDINGS AND DISCUSSION

3.1 Inspection of the roof void revealed varying degrees of infestation and defects, namely,

- Evidence of both wet and dry rot to timber – see photo's I01 to I16 and R01 to R10
- Evidence of woodworm to timbers – see photo's I17 to I19 and R11 to R15
- Structural defects to timbers – see photo's noted above.

The presence of dry rot is the most severe as its affect will not be confined to the roof timbers. Dry rot, is a wood decay caused by certain species of fungi and is transported by spores which originate from a single source which can travel along and throughout all building materials.

3.2 Viewing the internals of the property further evidence of defects were noted, thus

- Widespread dry and wet rot to timbers and plasterwork – see photo's I01 to I16
- Substantial amounts of damp penetration arising from moisture penetration horizontally through the external walls and rising damp to both external and internal walls. – see photo's I01 to I16

It was common practice, either during or shortly after construction to form a “hard” skirting to the base of the walls using a “strong” mix of sand and cement to prevent moisture ingress. Unfortunately, they had little success and the prevalence of moisture in the walls and plasterwork causing deterioration and separation confirms this. Where timber skirting has been employed, they have been affected by both dry and wet rot. – see photos referred to above.

3.3 Observations to the external walls noted several cracks which can be attributed to structural movement of the property.

- Photo E1 – Horizontal cracking at eaves level, most probably a combination of moisture ingress weakening the masonry bed joints thereby allowing the activation of roof.
- Photo's E2 to E6 – Vertical cracking above and below window head and sills. The cracks are highlighted through the render and are synonymous with higher stresses from structural movement (probably foundation movement) being concentrated at the weakened points of the wall i.e., around doors and window openings.

- Photo E7 – Full height vertical crack at the step in the roof line. This is almost certainly as a result of differential movement between the two elements of wall.
- Photo's E8 to E9 – View on the basic shallow “foundation” showing loosely bedded “duck stones” and stone footings. This type of foundation is susceptible to ground movement as a result of freeze/thaw cycle and varying moisture contents.

3.4 Also, to the external walls, evidence of severe damp penetration was evident and with some cases it has removed the thin render and paintwork which has exposed the stonework, subjecting it to weathering and deterioration.

- Photo's E10 – E13 – Vulnerable areas of the property subjected to severe damp and weathering.

4.0 CONCLUSION AND RECOMMENDATION

4.1 CONCLUSION

The original elements of Ballavarry Farm are thought to date back to the early to mid-1800's. The property has since been extended, most probably not long after the original building. The property has been vacant for some time.

It's form of construction, and the materials used are typical for the area and era of the building.

Unless regularly maintained and “lived in” this age of property built from solid walls and substantial amount of timber is vulnerable to rapid and progressive deterioration due to a combination of several activities: -

- Damp penetration through damaged roof slates and the like
- Damp penetration via the solid external and internal wall by either direct horizontal transmission through the masonry or/ and rising damp due to the lack of any damp proof course.
- Rising damp through the solid floor, again as a result of the lack of damp proof membrane.
- Rising damp through the solid floor, again as a result of the lack of a damp proof membrane.
- Exposed “earth” to the void beneath the suspended timber ground floor.
- Ingress and a build up of damp will give size to wet and dry rot. Dry rot is by far the most severe of the two with the spores of its origin spreading throughout the property

via masonry and plaster in addition to timber. The effects of both wet and dry rot are visible throughout the property.

- Infestation of wood worm was observed.
- Structural movement was noted which is in the main, due to the sub-standard “foundations.”

To summarise, the property is suffering from several major defects which would require a substantial amount of remedial works. Likely works would include: -

- Complete removal and replacement of the roof structure and re-slating.
- Complete underpinning of the foundations and the risks involved in undertaking such a considerable fete with respect to the buildings stability.
- Substantial replacement of the first floor.
- Complete removal and replacement of the ground floor.
- Removal of the render and paint and repairs to the structural cracking to the external walls. This may involve a degree of re-build.
- Waterproofing to the external and internal walls.

4.2 RECOMMEDATIONS

A combination of age; form of construction and materials used, coupled with a lack of maintenance and occupancy has caused irreparable damage to large areas of the building.

Substantial works are required if the building is to be brought back to an acceptable standard for habitable purposes. Even if the work is completed to a reasonable level of remediation in compliance with the current Building Regulations certain defects will almost certainly leave a legacy for the re-occurrence e.g., rising damp and potentially dry rot.

It is our considered opinion the magnitude of defects and the likelihood of elements not being effectively remediated justifies the demolition of the property.

Appendix 'A'
Location Plan

240600

240700

Pond

124213


Ballavarry Farm

121532


240600

240700

240800




Department of Infrastructure




Isle of Man Government

Scale 1:750



15 7.5 0 15 30 Meters

Map produced by the Department of Infrastructure Mapping Service.
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 Mapping enquiries: 01624 685924 email: mapping@gov.im



498500

498500

498400

498400

Appendix 'B'
Reference Photographs



Photo P01





Photo P03

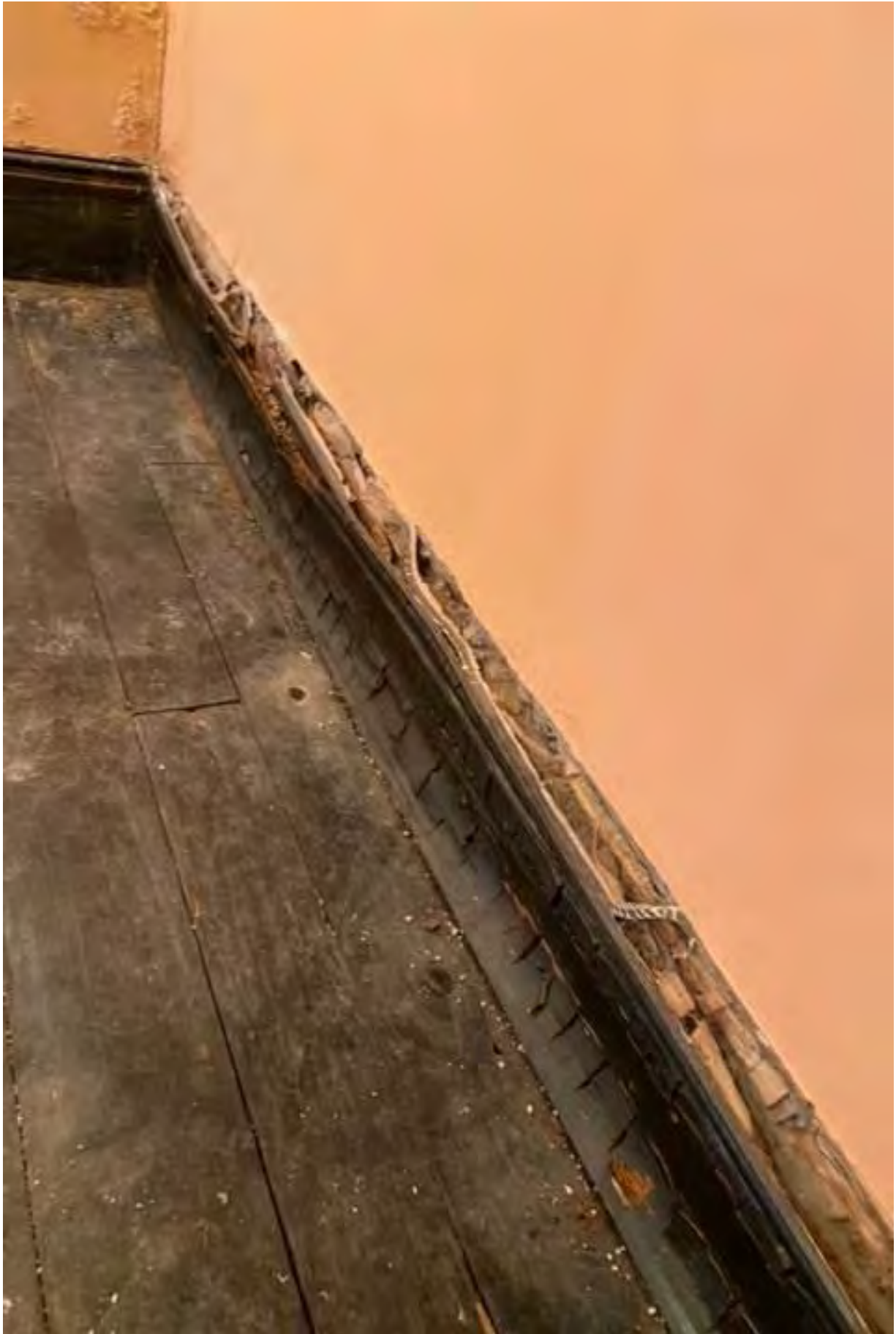


Photo I01



Photo I02



Photo I03



Photo I04



Photo I05



Photo I07



Photo I08



Photo I09



Photo I10



Photo I11



Photo I12



Photo I13

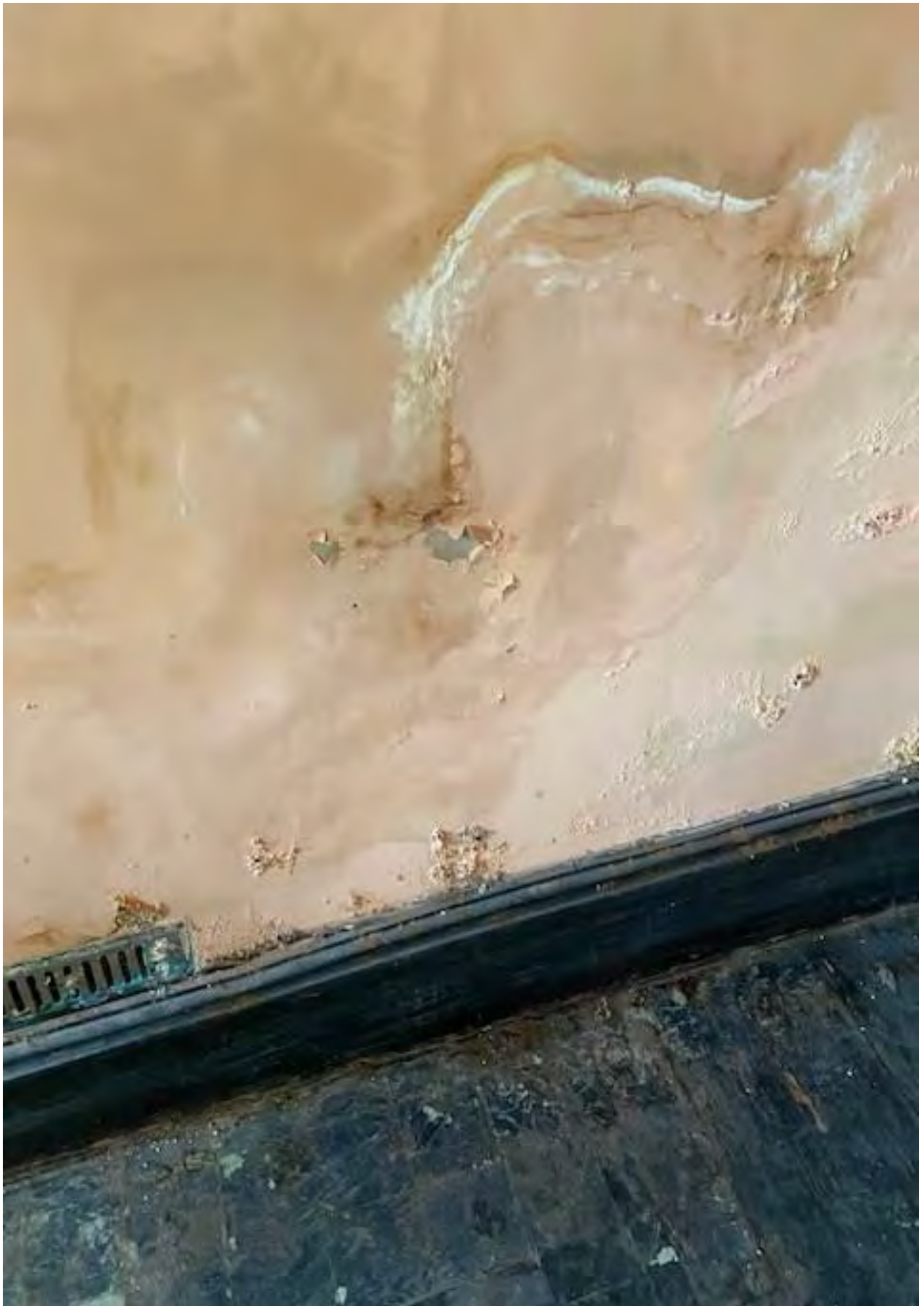


Photo I14



Photo I15



Photo I16

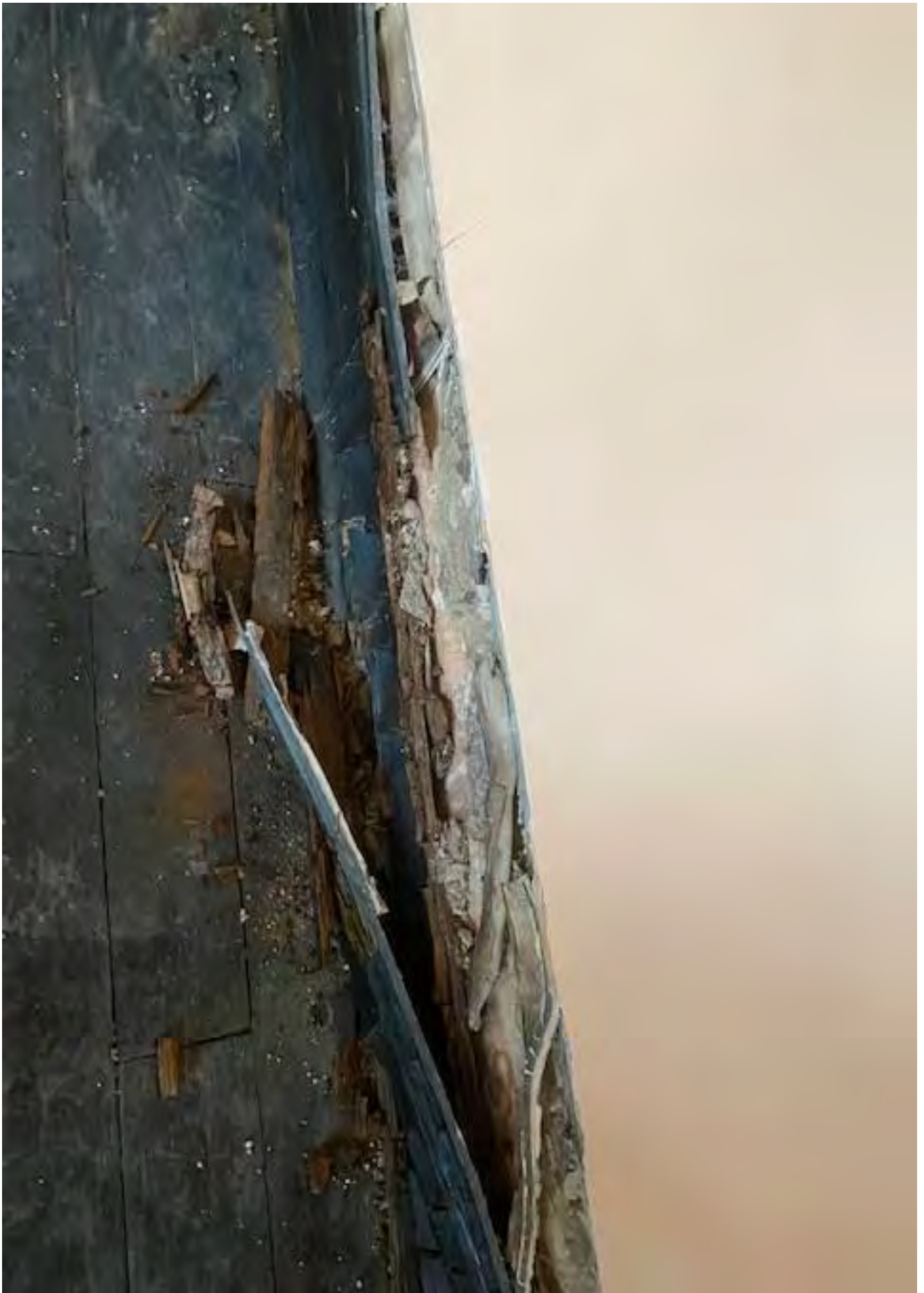




Photo I18



Photo I19



Photo I20



Photo – E1



Photo E2



Photo E3



Photo E4



Photo E5





Photo E7



Photo E8



Photo E9



Photo E10





Photo E12



Photo R01





Photo R03



Photo R04



Photo R05





Photo R07



Photo R08



Photo R09







Photo R12



Photo R13



Photo R14



Photo R15

Sinden, Thomas

From: Andreas Clerk <clerk@andreas.gov.im>
Sent: 04 November 2021 09:57
To: DEFA, Planning
Subject: Application for de-registration of a building - Ballavarry Farmhouse

Dear Sir

Ref: Application for de-registration of a building – Ballavarry Farmhouse, Andreas.

Andreas Parish Commissioners have no comment to make regarding this application.

Regards

Redacted

Clerk - Andreas Parish Commissioners

Sinden, Thomas

From: Redacted
Sent: 26 November 2021 11:20
To: DEFA, Planning
Cc: Brazier, Ross
Subject: RB336 Proposal to Deregister Ballavarrey Farmhouse, Andreas
Attachments: RB336 Proposal to Deregister Ballavarrey Farmhouse, Andreas PS.docx; Andreas Ballavarrey 1880 Allen report.JPG; Andreas Ballavarrey 1869 & woods.pdf

Caution: This email is from an external sender. Please take care before opening any attachments or following any links.

To: Secretary to the Planning Committee, Planning & Building Control, DEFA

Dear Madam

Please find attached the Isle of Man Natural History and Antiquarian Society's response to RB336 Proposal to Deregister Ballavarrey Farmhouse, Andreas

Kind regards

Redacted

Secretary Isle of Man Natural History and Antiquarian Society

Please address any replies to Redacted



Isle of Man Natural History and Antiquarian Society

www.manxantiquarians.com

Isle of Man Charity No. 428

Hon Secretary: Redacted

Red

Redacted

Secretary to the Planning Committee
Department of Environment, Food and Agriculture
Murray House, Mount Havelock,
DOUGLAS IM1 2SF

26th November 2021

Dear Madam

RB336 Proposal to Deregister Ballavarry Farmhouse, Andreas

Isle of Man Natural History & Antiquarian Society would comment as follows:

In 1702 Phil Kneale owned Ballavarry. In 1762, his daughter Ann Lace reserved for herself “the parlour and loft above” settling the rest on her eldest daughter. Her daughter married Thomas Allen, then curate of Andreas. Subsequently Allens were variously advocates, farmers and curates of Andreas Church as well as MHKs and Captain of Andreas Parish. In the 1810s Thomas Allen founded the Andreas Benevolent Society, the only such society to remain in existence in the British Isles today. It has always been a high status one. The property remained in the ownership of the Allen family until at least the late 20th century. The history of the family is recorded in A History of the Allen Family by P Allen 1970, MNH MD15041.

The farmhouse appears to comprise the rear original, early to mid-18th century, farmhouse on the south side. In 1762 Ann Lace, widow, reserved for herself “the parlour and loft above” whilst settling the rest of the property on her eldest daughter, implying that the property by then has been extended on the north side and forwards and the five bay farmhouse formed. The faceted arches above the windows on the 5 bay frontage together with the outshot rear external staircase are both features that are found in houses dating between 1750 and 1765. The tall chimney at the southern end of the range of buildings appears to have been added when the adjacent farm track was realigned at a date sometime between the Woods Atlas Plan (attached) (not dated so assumed date 1860 but may be earlier) and the OS 1869 plan. Probably due to the association with the church, the property was tithe free and therefore no plan known to date from around 1840 has been identified.

The 2-bay extension on the north of the 5 bay house and known as the "Dower House" is referred to in the above records of the Allen family and appears from them to be 1840 at the latest.

The attached photograph shows the whole of the east elevation of the property in 1880. The sole difference to the present is the installation of PVC-U windows, which do not appear to have been subject to the requisite application for planning consent (there is no relevant planning application number on web site).

The farmhouse as a whole is therefore of considerably architectural interest. It illustrates the vernacular development of a vernacular building which has remained structurally intact since at least the 1880s if not before. This is a rare proven case of such unaltered vernacular. This seems to be directly related to its history of continuous ownership in one family, regardless of who actually occupied the dwelling(s). Such buildings are greatly under-represented on the list of Registered buildings.

With regard to the applicants submission for deregistration the Society also note:

- PA21/00039/B proposes the replacement of Ballavarry farmhouse by two semidetached houses. The risk of unjustified demolition of early recorded vernacular architecture is a prime facie reason for not de registering the property.
- While the Society notes with regret that the additional setting provided by former associated farm buildings has been lost in the last 2/3 years through the wholesale demolition of the latters, this does not diminish the importance of the farmhouse.
- Visibility of a property from a public highway is not a criterion for its Registration or deregistration.
- While the property may have some problems eg dampness, condition is not a criteria for Registration, nor deregistration.

Isle of Man Natural History and Antiquarian Society therefore consider that Ballavarry farmhouse is of considerable architectural and historic importance; the Society fully supported the proposal to Register it and object to this proposal to deregister it.

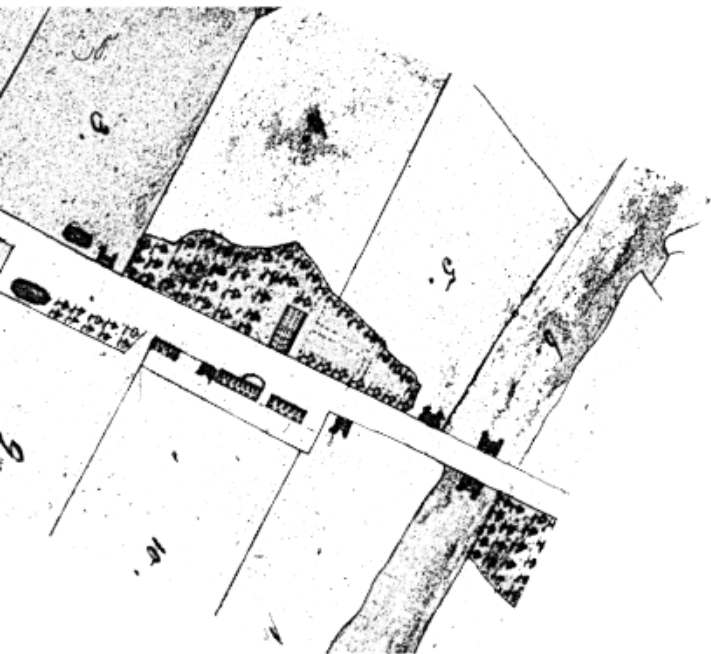
Yours faithfully

Redacted

Hon. Secretary Isle of Man Natural History and Antiquarian Society



Ballavarry, 25 inch, 1869



Ballavarry, Asylum Plan 57, N/D-c1860

Sinden, Thomas

From: Johnson, Andrew (MNH)
Sent: 26 November 2021 16:49
To: Callow, Jo (DEFA)
Cc: Brazier, Ross; Sinden, Thomas
Subject: RB336 Ballavarry Farmhouse - Application to de-register
Attachments: Ballavarry RB Deregistration - MNH submission.docx

Hi Jo

Please find attached our submission in response to the application to de-register Ballavarry.

Have a good weekend

Regards

Andy
Andrew Johnson BA MSc FSA
Curator – Field Archaeology / Inspector of Ancient Monuments

t: +44 (0) 1624 648025

Redacted

Manx National Heritage, Eiraght Ashoonagh Vannin
Manx Museum, Douglas, Isle of Man, IM1 3LY

Isle of Man Registered Charity No 603 www.manxnationalheritage.im

 manxnationalheritage.im/shop
[@manxnationalheritage](http://manxnationalheritage.im)

 facebook.com/manxnationalheritage

 [@manxheritage](https://twitter.com/manxheritage)





Manx National Heritage
Eiraght Ashoonagh Vannin

Manx National Heritage,
Douglas, Isle of Man IM1 3LY
Eiraght Ashoonagh Vannin,
Doolish, Ellan Vannin IM1 3LY
T: +44 (0) 1624 648000
F: +44 (0) 1624 648001
E: enquiries@mnh.im

Your Ref: RB336

Our Ref: 21-01258/ACCJ

26th November 2021

Ms EJ Callow
Secretary to the Planning Committee
Department of Environment, Food and Agriculture
Murray House
Mount Havelock
Douglas
IM1 2SF

Dear Ms Callow

**Ballaseyre Stud Ltd: Application to de-register RB336 Ballavarry Farmhouse,
Bernahara Road, Andreas**

I write on behalf of Manx National Heritage ('MNH'), whose statutory responsibilities pertaining to the protection of the cultural and natural heritage of the Isle of Man are defined under the terms of the Manx Museum and National Trust Act as amended.

I have visited the property (for which I am grateful to the owners for affording me access) and have made a preliminary examination of both the exterior and part of the interior of the building; it was not possible to see inside the northerly part as this was occupied. The following observations draw heavily on my experience as a buildings archaeologist with a particular interest in the Island's traditional vernacular architecture.

Exterior

The front façade faces east-south-east and presents a seven-bay frontage. A scribed render and a new roof covering together unify the facade but the presence of two doorways, differences in fenestration and the arrangement of the chimney stacks together indicate a more complex building history. All windows and doors are currently uPVC.

To the south stands a five-bay element with a central doorway, with windows at near-equidistant intervals to either side and on the first floor, but offset slightly to the right (north) to accommodate a deep *chiollagh*-type chimney-breast against the south gable. The window openings are noticeably narrow (almost twice as high as they are wide) and have shallow-arched heads; the doorway is similarly treated. The present door is currently of standard width set between half-glazed panels.

To the north lies a two-bay component, with a doorway just to the north of the north gable of the five-bay portion, a window to the right (north) and two more windows above on the first floor. The openings all have flat lintels, and are of different proportions from those on the five-bay structure.



The five-bay element originally had a chimney stack on each gable, each, on photographic evidence, accommodating two flues. The southern stack has been removed, apparently as part of recent re-roofing works which have resulted in a unified front-facing roof covering over all seven bays. The two-bay element was heated by hearths against the northernmost gable, accommodated in two stacks: on photographic evidence, a total of four flues were evenly divided between two stacks.

What is, in effect, an eighth bay is also evident at the south end of the dwelling, formed by a two-storey element accommodated below the rear catslide roof and extending beyond the principal south gable; an east-facing window lights each floor, and two flues are accommodated within a tall stack rising from the south-east corner of the structure. The entire element lies behind and to the west of the main building pile, and does not form part of the main east-facing façade.

Viewed from the rear, the complex construction history of the building is evident. A tall stair-turret, standing to the full height of the principle ridge, extends from the middle (third) bay of the five-bay element, and perpendicular to the main axis. Two-storey accommodation beneath a shallow single-pitch roof, forming a catslide which extends from the more steeply pitched roof covering the main pile, enfolds the turret to either side, and as described, projects to the south of the main pile for a distance approximately equivalent to an additional bay. This latter element is also very slightly deeper than that to the north of the stair turret and the stair turret itself.

The two-bay element at the north end of the building is of the same overall depth from front to back, but here the catslide is of a constant pitch from ridge to eaves, and the latter are finished at a slightly higher level than on the neighbouring roof-slope to the south. The five- and two-bay elements are separately served by substantial rear porches which provide sheltered access from the direction of the former farmyard and protection against the prevailing wind. An additional single-storey room is constructed in the angle between the southerly porch and the projecting 'eighth' bay: both it and the porch are constructed in brick.

The rear fenestration is generally limited - in contrast to the front elevation - but nevertheless provides a single source of light into every room. Partially bricked reveals suggest possible adjustment of the first-floor openings in the southerly rear element; the window lighting the ground-floor space north of the stair-turret has been reduced; and the half-landings in the stair-turret are each lit. The rear façade of the two-bay northerly element is, in contrast, crowded with openings: a window lights each of the rooms on the ground and first floor; a third lights the half-landing of the stairwell, while a fourth opening - originally the back door - is now obscured by the large rear porch.

The north gable, like the front façade, is rendered and scribed, and is blank other than for a single first-floor window, which is set at an odd height and may indicate another altered opening. It lies between the two closely-set stacks, which themselves suggest that this element of the structure may have been built in two phases.

The south gable is similarly finished, though the recent repair resulting from the removal of the south stack during roofing works can be seen as a discontinuity in the render. A single window at first floor level lights a passageway which provides access from the first-floor landing to the two rooms under the catslide in the rear pile, whilst another provides additional light to the small brick-built room built next to the southerly porch. Two square 'spectacle' windows light the roof space.

Initial observation suggests that the render on the front façade has been replaced at some point and postdates that on the gables. Cement render also covers parts of the stair turret, but much of the rest of the rear façade is unrendered: where masonry paint has locally failed in the central area, it is clear that the building is mostly of rubble construction.

Interior

The interior of the building was likewise subject to a brief inspection and would benefit from further study. The front door gives entry to a wide hall extending the full depth of the front pile; walls to either side are solid and structural. A doorway to the right gives entry to a room occupying two bays: the door is panelled; the two window reveals are panelled from floor to ceiling and incorporate shutters; a marble and cast iron fireplace adorns the chimney breast.

At the foot of the stairs an arched doorway at the back the hall on the left leads into a small internal lobby area. From this a further doorway to the left leads into another two-bay room mirroring that to the right of the front door: the window openings are plain and the fireplace has been removed, though some floor tiles remain in front of the blocked hearth. There is no projecting chimney breast: the entire south gable is thickened by the presence of a wide *chiollagh*-type hearth opening and flue.

Two other doors open off from the lobby: straight on is a cupboard/store, whilst to the right the third opening leads through a thick masonry wall separating the front and rear piles into a long, three-bay space below the catslide to the south of the stair-turret, lit by an east-facing window at the south end and a west-facing window opposite the entry from the lobby. Diagonally across the room from the lobby a doorway leads to the back porch, with a further small room leading off the latter on the south side.

From this three-bay space a further doorway to the north leads under the stair-turret and down two steps into a space which runs northward for three bays and is lit by a single small window, the aperture of which has been reduced by half; part of the outside wall is lined with a stone and concrete bench as would be found in a dairy.

Doors off the front hall are all panelled and are presently stripped, showing traditional joinery with six beaded panels separated by a central stile. The door openings are also panelled on the reveals, echoing the window openings and shutters in the front room; door architraves with simple, restrained profiles also survive throughout.

The staircase is enclosed entirely within the stair-turret, which extends from the rear of the front pile of the building. The first and second half-landings are lit by windows facing west. A door off the first of these leads to a two-bay room on the north side lit by a single window

facing the rear (this was inaccessible during the inspection). At first floor level three rooms, a corridor and doors leading to a cupboard and the upper stairwell all open off a broad landing above the hall. The doorways are unified by surrounding architraves and panels echoing the profiles found on the ground floor. The doors themselves are panelled with wide boards chamfered into the stiles - there is no central stile.

A small room presently used as a bathroom occupies the central bay above the hall, whilst two large two-bay rooms occupy most of the remainder of the front pile: both spatially echo the rooms below and have the same heating arrangements - a chimney breast in the northerly room and a continuation of the *chiollagh* stack in the south. The space behind the southerly room, unlike the windowless store below, is occupied by a corridor lit by a window in the south gable. This leads to two rooms below the catslide, each accessed down steps through the thickness of the load-bearing rear wall. The room to the north of the landing, like that immediately below, runs the full depth of the front pile; to the left of the chimney breast in the north gable a doorway leads, up steps, through the gable to connect with the two-bay extension beyond (not inspected).

The staircase continues - behind a door - to the second floor, which entirely fills the roof-space. The roof-pitch is noticeably steep, and provides good headroom. At the top of the stairs a wide landing opens into a large room on either side to north and south. This part of the stairwell and all of the roof space has recently been lined with OSB board. The southerly room is lit by two 'spectacle' windows either side of the chimney; no sign of similar windows in the north gable, blocked by the presence of the extension beyond, could be seen, on account of the OSB. Further light is provided to both rooms by modern Velux roof-lights, which on photographic evidence replaced older cast iron roof-lights, presumably during the recent roof works already noted. The OSB obscures all other features except for the substantial roof purlins.

The newel post at the foot of the stairs is a modern replacement, but the remainder of the balustrade is supported in delicate fluted scrolls and together with the bannister rail is of an early style, consistent with the joinery seen elsewhere.

Map Evidence

The farmhouse appears on two early historical maps: an Asylum Plan probably dating to the 1860s, and the Ordnance Survey 1:2500 First Edition mapping, surveyed in 1868 and published in 1870. The implications of the mapping evidence will be considered below.

Working Interpretation

The following is based on a short inspection and is therefore a working interpretation which would benefit from (a) further visit(s) to clarify issues that have been raised by the initial analysis: areas of doubt are described and potential chronological options explored. The oldest substantial element of the standing building appears to be the front, five-bay pile, which seems to have been three-storey (including the roof-space) from the outset and to have included the stair-turret. It is alternatively possible that the turret is the first substantial addition to the main pile, built perhaps as a means of providing servant's

quarters in the roof-space, which may have also occasioned the raising of the roof to do so. No evidence for the latter has been detected, however, and while it may be theoretically possible, an interpretation which sees the front pile and stair-turret as one build is currently preferred as the more conservative and practicable construction sequence.

A polite approach to the front of the building by a visitor would have resulted in entry to the parlour, lying to the right of the hallway. The doorway on the left of the hall, set further back, originally led into the kitchen, the more private part of the ground-floor accommodation. The kitchen and parlour would have once occupied the same amount of space on the ground floor, the differences being that the kitchen accommodated the large *chiollagh* fireplace against the south gable, permanently providing heat for cooking and for comfort which suffused to the rest of the house (other fireplaces would only have been used when required), and a separate rear door through which access could be made from the farmyard to the rear.

Over time, with changing fashion, usage and technology, the open *chiollagh* would have been progressively infilled, potentially accommodating a large later 19th century Victorian cast-iron range and then a tiled fireplace, the latter of which could have suited the floor tiles which still survive. Physical evidence for these changes will survive behind the modern plaster.

The space under the rear catslide to the north of the stair-turret was either built together with the stair-turret or is the earliest addition to the main front pile just described, but further investigation would be required to ascertain one way or the other. The latter scenario would require the creation or adaptation of openings at ground and first half-landing levels in the turret to provide internal access at these points. Given the level of practical disruption to the household and damage and making-good required to insert door openings through existing rubble masonry, it is most likely that this space was part of the same initial phase of construction.

This ground-floor space at the rear of the house is interesting as it appears to have spent a substantial part of its existence as a dairy, and still retains its stone *bink*, a stone slab or bench which provided a cool and hygienic work surface. This space is also slightly sunken, the present floor two steps lower than the remainder of the ground floor: it appears possible that this part of the present house is built on the footprint, and may even make use of the remains of the west wall, of an earlier, much simpler building constructed at a lower level.

The space south of the stair-turret was the next to be constructed: on the first floor two new bedrooms were formed, whilst at ground-floor level a new area was created, part or all of which would probably have served as a scullery, and provided a new back entrance. The tall, multi-flued chimney stack in the corner may indicate that a wash-house was accommodated at one time. Another effect of this extension was to move the back door further away from the original kitchen and insulate it from the comings and goings of the farmyard. Whether or not the original kitchen was previously protected by a small porch in the angle of the front pile and the stair-turret would probably require archaeological investigation to prove. The space is now largely unfurnished but is likely latterly to have functioned as the kitchen once the original kitchen was converted into a living room: the

latter change is likely also to have led to the removal of a range from the *chiollagh* and its replacement with a domestic fireplace, which itself has now been removed.

Between the original kitchen and the scullery lies the store previously mentioned in the description: this is likely to have served as a pantry. Above this at first floor level a passageway provides access to the two newer bedrooms formed under the catslide; the nearer of these is now a bathroom. The passageway is lit at its southern end by a large window, immediately next to which a door gives onto the further of the two upstairs rooms, which has windows facing east and west.

A change in the thickness of the walls and the arrangement of the exposed roof beams shows that the formation of the window at the end of the passage and the doorway into the bedroom required the breaking-out and reconstruction of the south-west corner of the original five bay house at first floor level, and provides clear evidence for the sequence of construction. Further evidence for the adaptation of the older structure is provided by the need for steps in the thickness of the rear wall leading down into the two bedrooms, thus avoiding what would otherwise have been a rather mean headroom.

The second floor - in actuality the roof-space - would have provided substantial quarters for maidservants working in the house and dairy. The relatively large spectacle windows in the south gable, their position in relation to the chimney stack, and the steep roof pitch, all indicate that this space was designed to serve as living accommodation, albeit that, together with the reduction in size of the windows lighting the half landings, they are simultaneously an indication of the comparatively lower social status of the top floor occupants.

The precise structural, and thus, chronological, relationship between the house so far described and the northerly two-bay element is unresolved, owing to the inaccessibility of the latter to inspection. A number of conclusions can nevertheless be drawn from the exterior.

The two-bay portion physically relies on the pre-existence of the northerly gable of the five-bay element; this gable only provides hearths for the building it is structurally part of - instead all heating for the two-bay structure is by way of flues contained within two stacks on the northernmost gable. The doorway and windows in the front façade are larger than those in the five-bay structure, are proportioned differently, and lack the arched heads of the latter; the threshold of the door also suggests that the internal floor level is higher, and the height of the window heads also implies that the ground- and first-floor ceilings are higher.

The presence of two stacks in the northernmost gable suggests two phases of construction, and that the arrangement of further rooms requiring heat was such that the flues could not be accommodated in an extension of the existing stack.

From the rear, it is clear that the catslide again relies structurally on the pre-existence of the full depth of the five-bay house, to the extent that it is built off the northerly gable of the latter and partially wraps round the chimney stack.

Taken together, the external evidence strongly implies that the two-bay element began as a single depth structure, with ground-floor access at the front and possibly the rear, and a connecting door through the internal gable at first-floor level. At a point, the two-bay extension was deepened, adding as a minimum an extra room on ground and first floors. The difference in first floor rear windows that is usually characteristic of lighting a small half landing suggests that a staircase was also inserted rising from the front towards the back of the dwelling.

All of the development of the structure described so far had taken place by the time of the Ordnance Survey in 1868. The OS appears to show two very small structures appended to the rear (west) of the building which seem not to be present today.

One is approximately on the site of the existing rear porch protecting the door to the five-bay house: as depicted, it is too small to be the same structure, and the implication is that it was subsequently replaced by the current porch, perhaps at the same time that the small room was built immediately to the south. Both of these are brick-built, which might indicate a relatively late alteration. The second is located roughly in line with the rear of the stair-turret; again, it has a small but distinct footprint, but its purpose and any obvious surviving trace are not immediately apparent.

The OS shows the layout of the walled garden to the front (east) in sufficient detail to indicate with reasonable accuracy that a network of paths served the front of the house and also the position of the garden gateway, which still survives. The garden wall is constructed in quarried Manx Series stone, the nearest source of which is 5km away. It was built to make a substantial architectural statement, its 100m length clearly segregating the garden from the farm street, and is embellished with a decorative cement coping and substantial gateposts forming the polite entrance to the front of the house. The position of the garden gate indicates that visitors to the house approached from the east and were deliberately drawn towards the front door before venturing too far onto the farmyard.

The one-acre garden itself still retains a few of the features apparent on the OS of 1868, particularly the trees nearest the front of the house and those around the boundary; traces of the footpath network also appear to survive. There is a strong possibility that the unusual shape of the garden and plot within which the house stands preserves something of the landscape that formerly existed before the farm was modernised, particularly with regard to the surrounding field pattern. The creation of larger, more regularly-shaped fields is a feature of early- to mid-nineteenth century agricultural improvement resulting from the increasing employment of wheeled farm machinery, and the prominent social status of the Allen family implies that they would have had the financial wherewithal to effect such modernisation.

The second source of map information is the Asylum Plan from which Woods' Atlas (published 1867) was derived. The plan is undated and unattributed, but according to the timescale for the completion of the Asylum survey must have been drawn by 1864. Whilst the Allens were curates of Andreas the farm would have been exempt from tithes, and so the survey of an earlier tithe-plan would have been unnecessary.

The Asylum Plan shows the house as a simple rectangle, the proportions of which appear consistent with the five- and two-bay elements extended to the same depth as the stair-

turret. There is no sign of the rear porches, nor of the most southerly bay in the rear pile which projects beyond the main south gable. While this might on the face of it raise doubts over the early presence of these elements, it should always be remembered that the primary purpose of the Asylum Plans was to record and measure landholding, rather than accurately to portray the footprint of buildings, and so the absence of these features is not entirely unexpected, and is more likely to be the result of a failure to portray them than clear evidence that they did not exist at the time.

Setting aside this caveat, it is however interesting to note that the roof of the house is shown with two different patterns, perhaps in an attempt to illustrate either that it was the result of two major periods of construction or that it was, or had once been, divided between two different households - as reflected by references to the 'Dower House'. Extensive internal decorative timberwork comprising doors, panelling, architraves and stair balustrade described above are probably of very early nineteenth century date and represent a rare survival. The consistent survival of stylistically-early decorative internal timberwork throughout the five-bay element of the house demonstrates that it had reached full development very early in the nineteenth century.

Conclusion

The farmhouse is not all of one period but instead illustrates the kind of development through time that is characteristic of traditional vernacular architecture, albeit an example belonging over many generations to a well-to-do family that was prominent within the parish and further afield for many decades.

The two-bay northerly element awaits internal inspection, but, with the exception of its rear porches, which are in any case obviously ancillary practical additions, the farmhouse has achieved full development by the middle of the nineteenth century, and thereafter has been little-altered.

This in itself is an increasingly rare quality which should be borne in mind when considering its historical integrity. In its final, developed condition the building's parts fit together in a visually pleasing whole.

Significance

The above description and interpretation are the result of a single inspection lasting around an hour, and are a testament to the weight of historical and evidential significance encompassed by the structure; in addition, the long family association with the estate of the Lace family, and subsequently the involvement of the Allens through marriage, and their status within both the immediate parish and in Island society, are a demonstration of this building's social significance.

Lastly, there can be no doubt that, despite its vernacular roots and its manner of development, the overall form of the farmhouse is aesthetically pleasing, in total indicating a structure which by the standards often used (as by, for example, Historic England) to

measure significance, easily scores highly enough to merit its inclusion in the Protected Buildings Register.

Note

Similar surviving farmhouses are rare in the extreme. The writer is familiar with (in the northern parishes): Craig Farm in Andreas, a single pile of five bays, with tall, narrow windows and a steep roof, but onto the rear of which a classic early 20th century bungalow has been built; past owners included father and son MHKs, who were noted horsebreeders; the farm is an intact quarterland. In the south of the Island a comparator would have been the recently lost Shenvalley Farmhouse in Malew, a five bay house with steep roof and tall, narrow windows, with a substantial catslide to the rear which obscured its original fine proportions.

I believe that the information and interpretation provided above endorses the Department's decision to register Ballavarry Farmhouse and trust that the initial determination will be confirmed.

Yours sincerely

Redacted

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Inspector of Ancient Monuments**