



**Isle of Man**  
Government

*Reillys Ellan Vannin*

**DEPARTMENT OF LOCAL GOVERNMENT AND THE ENVIRONMENT**

**TOWN AND COUNTRY PLANNING ACT 1999**

**THE REGISTERED BUILDINGS REGULATIONS 2005**

NOTICE IS HEREBY GIVEN that at a meeting held on the 7th April 2008, the Department of Local Government and the Environment, in pursuance of its powers under the above Acts and Regulations REGISTERED

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

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

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

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

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

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

**NOTE :**

***Under The Town and Country Planning Act 1999;***

**Schedule 2  
The Protected Buildings Register**

*Notifications of entries on register etc.*

2. (1) As soon as may be after a building has been entered in the register, or the register has been amended by removal of a building from it, the Department shall serve a notice on the owner and the occupier of the building stating that it has been entered in or removed from the register.

(2) The owner or the occupier of, and any other person having an interest in, a building which has been entered in the register may apply to the Department to remove the building from the register-

(a) within the prescribed period after service on him of a notice under sub-paragraph (1);

(b) after the expiration of the prescribed period after the decision of the Department on a previous request under subsection in relation to the building.

***Under the Registered Building Regulations 2005***

**3. Periods for purpose of Schedule 2 paragraph 2(2)**

(1) The period specified for the purposes of paragraph 2(2)(a) of Schedule 2 to the Act (period after notice of registration, within which owner or occupier may request de-registration) is 21 days.

(2) The period specified for the purposes of paragraph 2(2)(b) of Schedule 2 to the Act (period after initial period, during which owner or occupier may not request a de-registration) is 5 years.

To: **Property Owner – FILE COPY**

Civic Centre, Farrants Way, Castletown, IM9 1NR,  
Director, Manx National Heritage

# Department of Local Government and the Environment



Isle of Man  
Government

## Directorate of Planning and Building Control



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<b>Comments</b>	07/00259/REGBLD
<b>Date</b>	08 April 2008



Produced using Uniform 7.3 at DLGE, Murray House, Mount Havelock, Douglas, IM1 2SF

## REGISTERED BUILDING CONFIRMATION

**NAME:** Elderbank  
**ADDRESS:** The Crofts, Castletown  
**POST CODE:** IM9 1LW  
**LOCAL AUTHORITY:** Castletown Commissioners  
**GRID REF:** 262 675

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### Introduction

Following the purchase by the British crown of the rights of the Duke of Athol in 1828, the Lord's or Governor's Garden was sold by the Department of Woods and Forests to Thomas Brine on the 7<sup>th</sup> August 1835. Brine paid £300 for the land, which was described as 'A parcel of garden-ground in Castletown of unenclosed land lying between the garden-ground and the new road to Malew Street'. Thomas Brine was a notable architect on the Isle of Man, and died in an accident in Castletown Square in 1840. Westwood was built in the early 1840's on part of the land he purchased.

Thomas Brine's widow, Ann, sold the remainder of the land in two parcels. The first in 1853 – this being only a single plot for the erection of one of the terrace houses on Arbory Street, the remainder of the land was sold to Flaxney Stowell on the 8<sup>th</sup> November 1855. The land purchased by Stowell included the site of Elderbank, and a large plot fronting the Arbory Street on which is now erected the former doctors' surgery, the former Town Hall, and numbers 38-42 Arbory Street.

It is not possible to be absolutely certain when Elderbank was built, but by the 1861 census Flaxney Stowell, his wife and brother-in-law were noted to be living on Arbory Street adjacent to the Town Hall. At that point in time, Elderbank, whilst facing the Crofts, was accessed from Arbory Street and therefore had an Arbory Street address. It is believed the address was changed to The Crofts when the property was altered and extended in 1909.

In an account written around 1950, W H Cooper (1870 – 1960) states: 'Elderbank was built by Mr Stowell snr, for himself, wife and brother-in-law. It was originally only a small house. When Mr Flaxney the second inherited it, he added to it by using up part of the workshop, making a kitchen and scullery on the ground floor and bedroom and bathroom on the first floor, and stairs to the attic'.

It has previously been assumed that Elderbank was built around the same time at Westwood, and could have been designed by Brine. The current owners of Elderbank discovered a piece of wood, which carries an inscription that the house was built in 1839 and extended 1909, this inscription is signed F Stowell. Due to the fact that Flaxney Stowell didn't purchase the land

until 1855, it is assumed that there is an error in this inscription. Flaxney Stowell was born in 1814, and it is considered unlikely that he would have built a house such as Elderbank at the age of only 25.

The 1851 census reveals Stowell to be living in Hope Street, whereas in 1861 he was living adjacent to the Town Hall at Elderbank.

On the plan accompanying the deed of sale for the single house plot in 1853, the site is also shown undeveloped, whilst Westwood is shown to be already built.

Flaxney Stowell died in 1908 at Elderbank and the property was left to his nephew, Flaxney Stowell (2), a painter and decorator. Following his death and that of his widow, Agnes Eleanor Stowell, the property passed to their son, Flaxney Stowell (3) in 1933. On the death of Flaxney Stowell (3) in 1944, Eleanor Annie Stowell, his widow, inherited the property.

After almost one hundred years in the Stowell family, Elderbank was sold in November 1949 to Ramsey Lee Quayle. Mrs Stowell retained the shop, which was recently the doctors' surgery, and the land to the rear. She sold this retained portion in 1960 to Ralph Varden. In 1963, Doctor Robert Fred Jackson purchased the shop and land from Ralph Varden, and Elderbank from Ramsey Lee Quayle, re-uniting the property. He held the property until 1973, when he sold Elderbank and most of the land to the rear, but not the doctors' surgery, to Elisabeth Martha Maria Desselberger from Berlin. The property has been sold recently by Mrs Desselberger to Mr and Mrs McGowan.

As Cooper stated, the original Elderbank was a very small house indeed. It is built in local limestone, with slate lintols, and is currently arranged mainly over two floors, but now has two second-floor bedrooms that were not part of the original construction. It would appear that the original house had two small ground-floor rooms to either side of a central hallway, and two bedrooms (one to either side of the landing) at first-floor level. This original footprint has been greatly extended with a large two-storey rear extension, which provides a dining room at ground-floor level with a bedroom and bathroom above, but more importantly facilitates access to the second floor by the inclusion of a staircase.

Consideration has been given as to whether the hall, stairs and landing of the property that we see today are original, as they are such a fine feature to be included in a relatively modest house. Whilst a definitive answer cannot be given, a pointer that they are original is given by the inclusion of simple square spindles to the main staircase, whilst the secondary staircase that accesses the second floor contains polished and turned hardwood spindles. It would seem very unlikely to include a far superior spindle in a staircase that will rarely be seen, than in the one which is probably the main feature of the property and will be seen by everyone who walks through the front door.

The extended Elderbank that we see today is somewhat disjointed, and whilst it is undoubtedly a large house, it retains the narrow reception rooms and bedrooms that were part of the original dwelling.

The room to the original property is pitched front to back, and clad in slate. This roof is pierced by the three-storey tower section of the property, the roof is pierced by the three-storey tower

section of the property, the roof of which is also pitched in the opposite direction and clad in slate. The eaves overhang to the property is extensively detailed, as are the bargeboards and fascias. The property features fine chimney pots, one of the original two chimney stacks has now been cement rendered.

The large two-storey rear extension is cement rendered, and there is a single-storey side projection, which according to Cooper was originally a workshop, but now houses the kitchen and garage. To the rear of the property there is a lean-to rear porch and toilet extension, and a large conservatory area that was built in 1993. In the small area of rear garden is a guest suite, which is an unfortunate piece of architecture. It is a white rendered flat-roofed structure that is considered completely out of context with its surroundings.

How Elderbank has evolved cannot be categorically defined, but it would appear that the two ground-floor reception rooms to the front of the property, each with a bedroom above, were part of the original structure, as were the hall, staircase and landing that we see today. It appears likely that there has always been a small front and rear projection in the property's footprint, and this is borne out by the 1869 Ordnance Survey map. It is clear the second floor to the property could not have been added before the large two-storey rear extension was built, as the staircase accessing the second floor is contained within this extension.

One unsolved mystery is that of the smaller of the two original bedrooms. This room does not extend to the back of the original structure, and due to the slope of the staircase, the area, which is now a bathroom, could not have been accessed from any other point on the landing or half-landing. It may well be that this bedroom was reduced in size when the property was remodelled, and part of the rear of this bedroom used for a second bathroom and to house and staircase to the second floor.

As stated above, undoubtedly the most interesting and remarkable feature of Elderbank is the hall, staircase and landing. The entrance hall is accessed through a heavy front door that appears original. The hallway has a timber dado with carved arched panelling below. The doors to the reception rooms to either side of the entrance hall have what appear to be original door furniture and joinery, with interesting four-panelled doors, the upper panels being arched.

The doorjambs and heads to these two rooms are panelled. The centrally situated staircase has elaborately carved hardwood newels, hardwood handrails to both sides, and simple square spindles. There are carved stings to both sides of the staircase, which are highly visible due to the galleried landing that separates at half-landing level.

There is a simple moulded cornice in the entrance hall, but on the landing the plasterwork is very elaborate. Both of the original first-floor bedrooms appear to retain their original doors and architraves. Skirting boards throughout the property are in torus pattern, being deeper within the entrance hall than the reception rooms. There are moulded cornices to both ground-floor reception rooms, and whilst these are attractive, they are by no means as elaborate as that on the first-floor landing.

Some windows to the earliest part of the property may well be original, certainly on the smaller of the two bedrooms, mouldings appear too sharp to be original and may well be a later replacement.

At attic level, there are two bedrooms, one to the front of the property and one to the rear. To either side there are extensive eaves-storage areas within the roof space of the original property and in that of the later extension to the rear.

Whilst it is considered most likely that the second floor of the property was added in the early twentieth century, the same may also be true of the front-facing central window at first-floor level, and again the mouldings on this window appear too sharp to be original. At half-landing level on staircase, a small two-storey extension is passed through to gain access on the main two-storey rear extension. The first of these extensions features decorative pillars and an archway through the rear main structural wall of the property onto a small landing area, which is now uPVC double-glazed. One turns left to access the staircase to the second floor and the remaining first-floor accommodation.

From various planning applications that have been inspected, it appears that Elderbank has always had a rising dampness problem, and this remains today. At ground-floor level, main walls are stained with rising dampness, and penetrating dampness is affecting the elaborate cornice plasterwork to the landing at first-floor level. It would appear that the property was not used as a main home for a considerable period of time.

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

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

Particularly for the quality of the design and craftsmanship of the main staircase and plaster mouldings to the Hallway, Staircase and Landing.

**Close Historical Association:**

With the eminent, Manx Architect Thomas Brine.

**Group Value:**

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

jurisdiction

Castletown Commissioners

code

CA/A/H/C

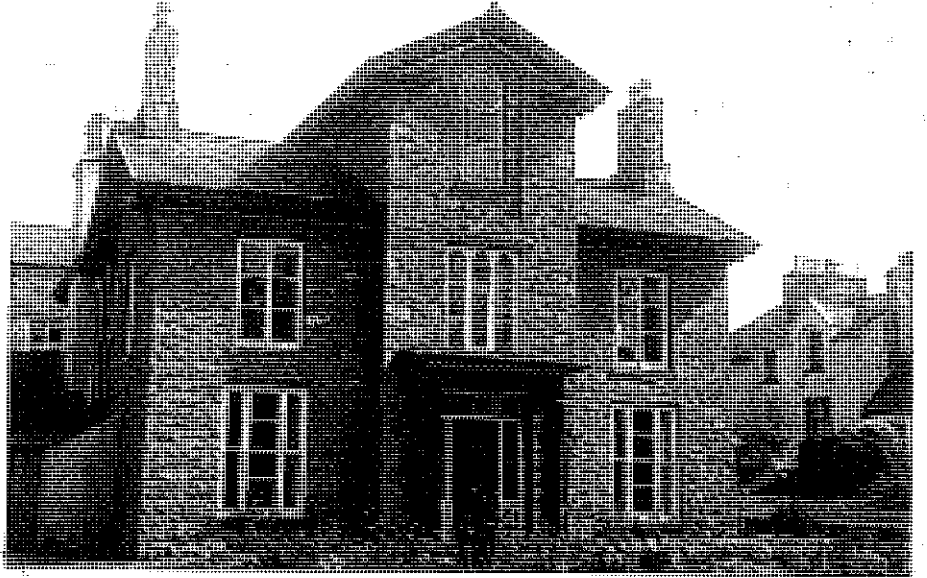
location

26296752

ownership

Private

origin



description

Elderbank, The Crofts, Castletown.

recommendation





