

TOWN AND COUNTRY PLANNING ACT 1991
THE REGISTERED BUILDINGS (GENERAL) REGULATIONS 1991

To: **Mr S Rodan, Chairman of the Trustees, Laxey Working Mens' Institute, c/o Laxey Chemist,
15 New Road, Laxey,**

NOTICE IS HEREBY GIVEN that at a meeting held on the 14th January 2005, the PLANNING COMMITTEE of the Department of Local Government and the Environment, in pursuance of its powers under the above Acts and Regulations REGISTERED

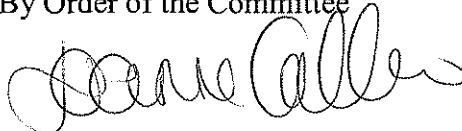
Laxey Working Mens' Institute, 17 New Road, Laxey.

as represented by the buildings shown outlined in red 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 17th day of January 2005

By Order of the Committee



J Callow
Secretary, Planning Committee.

1st Floor, Murray House,
Mount Havelock,
Douglas,
IM1 2SF.

NOTE :

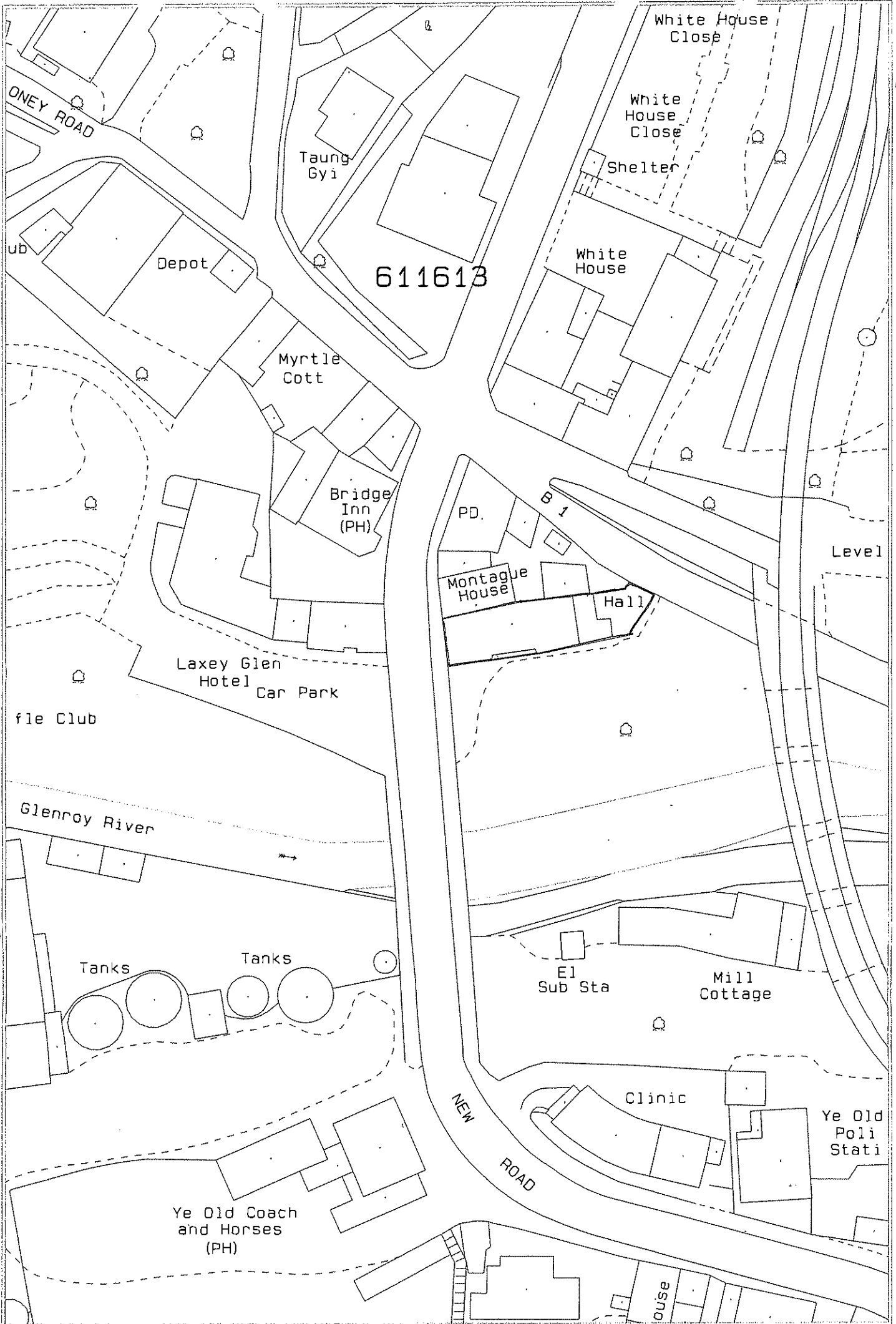
Rights to request de-registration of the building are provided under the Registered Building Regulations and in summary are that:

Applications in writing for the de-registration of the building may be made by the owners or occupier of, any other person having an interest in the building, within a period of 28 days of service of this notice. Such application should be sent to the Secretary, Planning Committee, 1st Floor, Murray House, Mount Havelock, Douglas, IM1 2SF.

In the event that de-registration is not requested by any party within the 28 day period described above, then de-registration may not be requested within a period of 3 years.

c.c.:-

- Mrs J Merrick, Clerk to the Laxey Commissioners, Commissioners Offices, New Road, Laxey.
- Mr P Hill, Clerk to the Lonan Parish Commissioners, New Road, Laxey.
- Director of Manx Museum and National Trust, Kingswood Grove, Douglas, Isle of Man;
- Avisory Council for Planning and the Environment, 52, Alberta Drive, Onchan, Isle of Man.
- Ms P Newton, 2 Glen View, South Cape, Laxey, IM4 7HY.



Scale 1:500

Department of Local Government & the Environment, Isle of Man

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ONEY ROAD

Taung Gyi

White House Close

White House Close

Shelter

611613

White House

Depot

Myrtle Cott

Bridge Inn (PH)

PD.

B 1

Montague House

Hall

Level

Laxey Glen Hotel Car Park

file Club

Glenroy River

Tanks

Tanks

E1 Sub Sta

Mill Cottage

NEW ROAD

Clinic

Ye Old Poli Stati

Ye Old Coach and Horses (PH)

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REGISTERED BUILDING PROPOSAL

NAME: Laxey Working Mens Institute

ADDRESS: 17 New Road, Laxey

POST CODE: IM4 7BF

LOCAL AUTHORITY: Laxey

GRID REF: 432 844

History

In 1861, a request appeared in the press for an Institute within Laxey. The purpose of such institutes being to improve the mind of the working class fraternity, specifically the males.

It wasn't until June 1876 that land was purchased from Captain Richard Rowe on which to build dedicated premises and on 3rd September 1876 the foundation stone was laid by Allured Dumbell then High Bailiff of Ramsey to a design by J Cowle of Douglas. On the 4th May 1877 George Dumbell, Chairman of the mining Company and MHK performed the opening ceremony.

In the early years the institute was very successful, with Laxey being a mining town there was no shortage of suitable members. The hall was also used for a multitude of community functions including meetings of various clubs and societies, concerts and civic events. It was also used as a cinema in the 1920's.

In the early 1890's the future of the building was briefly threatened by one of the optional routes for the new electric tramway.

In 1920/21 the building became known as the YMCA Hall but soon reverted back to its old name.

The widening of the road bridge in the 1960's saw the loss of a section of front wall and a piece of privately owned land immediately in front of the building.

Architectural Interest

Exterior

The buildings principle elevation faces south, overlooking the Glen Ruy Valley at the northern end of Moore's Bridge. It abuts Montague House to the north and the entrance is in the west gable elevation facing New Road. The building is built over two storeys with the entrance directly to the upper floor. It is constructed from Manx stone in a Gothic style with a rendered finish.

The southern elevation is split into three sections. Two gablet roof end sections project slightly forward of a central section. The central section is divided into three bays with lancet windows and drip mouldings above, over low arched windows. The two end sections have a pair of flat arched windows also over low arched windows. The west end section upper floor windows have a lancet drip moulding over whilst the eastern upper floor pair of lancet windows have a flat drip moulding over. These windows also project slightly forward of the

elevation. All the windows are sliding sash split one third over two thirds. The lower sashes are further split with central horizontal glazing bars. The upper floor central windows have a trefoil design to the upper sashes. The two storeys are divided by a pair of string courses. Below the cills of the lower windows the elevation is left as Manx stone.

The west elevation doorway onto New Road has rendered pilasters with a lancet moulding over, underneath a peaked gable. A pair of narrow, square panelled, doors sit inside. Alongside the entrance is a lancet window with a drip moulding over.

To the east there is a lower floor window and a flat roofed kitchen extension. Access is available from Church Hill where there is a stone wall boundary.

Interior

The upper level is an open area for meetings, concerts etc with a timber entrance lobby and a small stage at the east end. Access to the lower level is via two staircases, one from the entrance lobby and one from alongside the stage. Two ceiling roses exist and parts of the rafters are visible as they cut across the junction of the ceiling with the wall.

The lower level is subdivided by folding doors at each end. One set separating the reading room from the games room and the other set at the eastern end separating the staircase and storage area also from the games room. Access is gained to a cellar off the reading room, which housed the coal hole. A fireplace exists but unfortunately the surround is missing and the hearth is damaged.

Landmark Qualities

This building occupies a dominant site within Laxey. Viewed from the Douglas approach it stands at the end of Moore's Bridge with clear views of its southern and western elevations. This building is very prominent and makes a valuable contribution to the village scene.

Group Value

The institute sits alongside Montague house and the village post office as a short terrace. The southern elevation of the institute is closely mirrored by the former Laxey Glen Hotel and creates a gateway off the bridge.

Recommendation

The Laxey Workings Mens Institute has played an important role in all aspects of community life and in many of the leading events of the village.

We recommend the institute for inclusion on the Register of Protected Buildings.



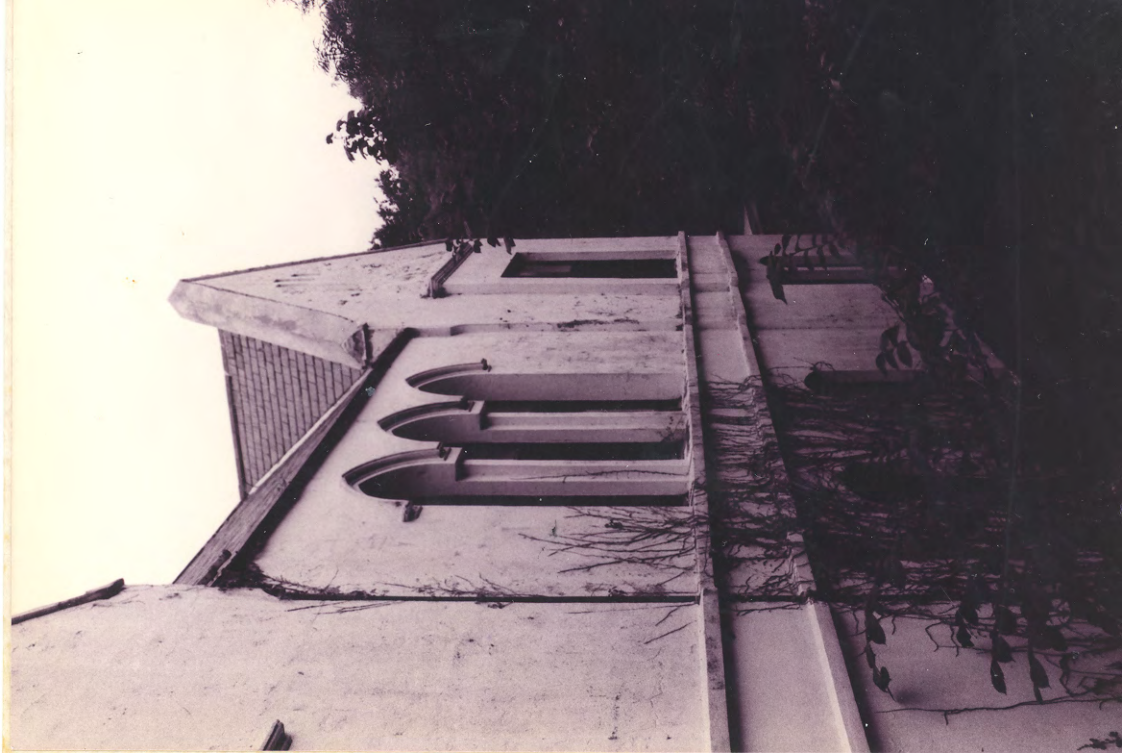


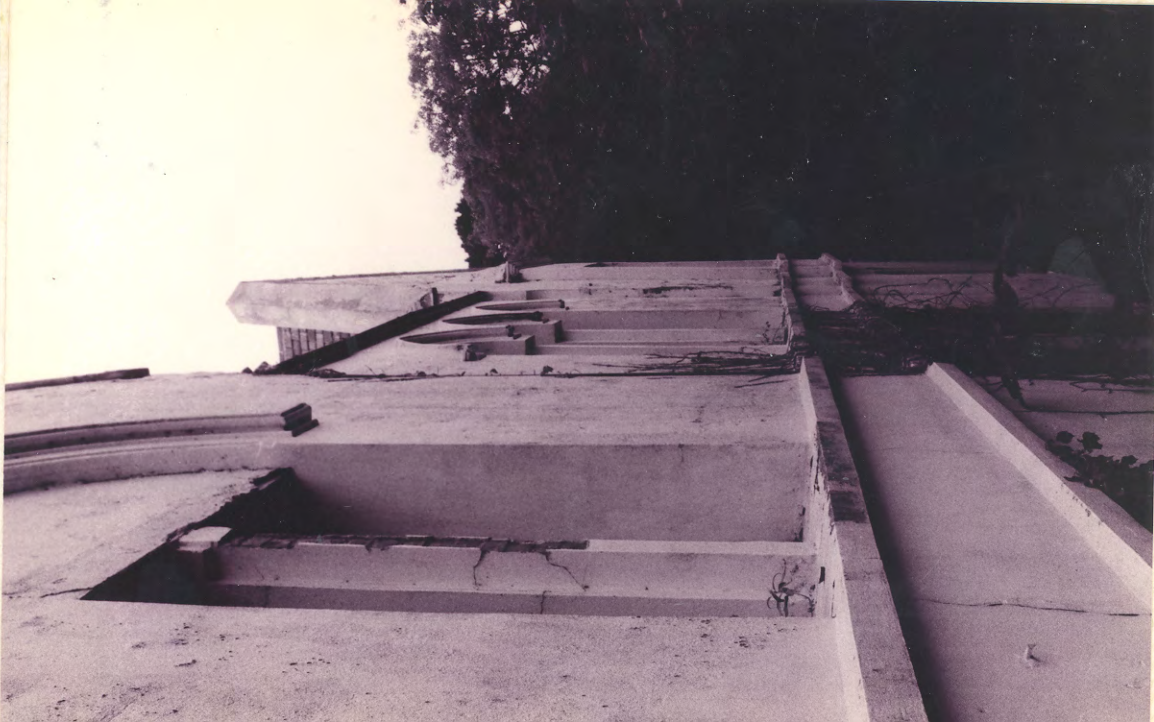
























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