



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 4th December 2007, the Department of Local Government and the Environment, in pursuance of its powers under the above Acts and Regulations REGISTERED

Church View House Main Road Kirk Michael Isle Of Man IM6 1ER

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 4th December 2007,

By Order of the Department

E J Callow
Secretary, Planning Committee.

1st 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**
Commissioners Office, Main Road, Kirk Michael,
Director, Manx National Heritage

Department of Local Government and the Environment



Isle of Man Government

Directorate of Planning and Building Control



1:625



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Comments	07/00251/REGBLD
Date	04 December 2007



REGISTERED BUILDING CONFIRMATION

NAME: Church View House
ADDRESS: Main Road, Kirk Michael
POST CODE: IM6 1ER
LOCAL AUTHORITY: Michael Commissioners
GRID REF: 317 907

Introduction

Church View House is an impressive two-storey property located in a prime site on 'Main Road', Kirk Michael, opposite the parish church. The decorative Georgian-style architecture of the front elevation is a distinctive feature of this property and is fairly unusual within the village.

History

The village of Kirk Michael is predominantly a linear settlement which extends in a north-south direction along the A3 or 'Main Road', as the village section is called. Historically the parish church is thought to have been the nucleus for the expansion of the village and the oldest properties remaining today are all located along Main Road and are near to the church. Church View House is located in a prime site opposite the parish church on Main Road and we can therefore surmise that this property is likely to be a reasonably old building, or it is located on the site of an older structure. The house had been built by the time the 1869 Ordnance Survey Map was surveyed, although there has been a rear extension added since that time.

In the past, Church View House is said to have been a lodging house (Manxsearch Ltd., 2001). Brown's Directory of 1894 says that a retired William Corlett lived at 'Church View', however, there is a property called 'Church View Cottage' located on the opposite side of the road and it is unclear which of these buildings the Directory is referring to. The nineteenth century census returns for Kirk Michael refer to the majority of the properties as 'Village', so it is very difficult to determine which houses they are concerning.

To the right of Church View House (facing on) are two small properties which were formerly known as the schoolhouses. In 1763, Bishop Hildesley purchased these cottages for the schoolmistress and schoolmaster and set up a fund for their maintenance. Archive photographs show these cottages were significantly lower than they are today; although they were originally two-storeys high, the roofs have since been raised in height, in order to allow more headroom on the first floor. In addition to this, the location of the front door and ground floor window has switched places on both of the cottages. Archive photographs also show that the two properties to the left of Church View House (facing on) have also had their roofs raised in height.

Church View House has not been altered in the century which has passed since the archive photographs were taken.

Architecture

Church View House is an impressive five-bay property which is two-storeys tall. The front door is positioned at street level and it opens directly onto the pavement. The adjoining properties either side of Church View House are small two bay houses which are much shorter in height.

It is believed that Church View House has been redesigned externally and it now features a Georgian-style front elevation. The property has retained a traditional Manx style for a house, being two-storeys tall, featuring a half pitched roof, substantial chimneystacks and having five bays across the front elevation with a door positioned centrally underneath.

Archive photographs dating from the turn of the twentieth century show the front of Church View House has not been altered since that time, even though the smaller cottages either side of the property have been changed.

The property is smooth-rendered and painted in a light colour. There is a decorative parapet which hides the roof of the front elevation and seemingly increases the height of the building without the roof being altered. In addition to this, there are ornamental pilasters which have been added to both the ground and first floor levels of the front elevation.

The front door is painted timber and is panelled with a small fanlight positioned over. The windows are single glazed, painted timber sliding sashes and the majority are in the Georgian style of six over six panes, with the upper windows being smaller in height than the lower. The central window on the first floor is different from the rest as it is a double sash, with two over two panes which fit into the same size opening as the remainder of the windows on the first floor. An archive photograph of the property dating to around 1900 shows the windows have not been altered since that time, even though adjacent properties now have modern replacements.

RECOMMENDATION

Church View House is suggested for inclusion on the Protected Buildings Register for the following reasons;

Architectural Interest and Aesthetic Quality

Church View House has a Georgian-style front elevation which is unusual in Kirk Michael. Archive photographs dating from around the turn of the twentieth century show that the front elevation has not been altered since at least that time and the property has retained its traditional style sliding sash windows and panelled front door.

Historic Interest

The property is located on an old site within the village. The oldest properties in Kirk Michael are situated near to the parish church and have front doors which step directly onto 'Main Road' and Church View House is no exception. The house had been constructed by the time the 1869 Ordnance Survey map had been measured, although it is likely that this property is much older, or that there was a different property on this site previously.

Landmark Qualities

Church View House is located on Main Road in Kirk Michael and it is therefore seen by many people as they pass through the village. The property is taller than the adjacent houses and has an impressive front elevation, so it is a prominent structure at a local level.

Age and Rarity

The property dates back to at least the time of the 1869 Ordnance Survey map and it is likely to be an old property, perhaps having its origins in the eighteenth century. Photographs which were taken at the turn of the twentieth century show that the front elevation of the property has retained the same appearance to the present day, even though the adjoining properties have been altered.

SOURCES AND REFERENCES

Books

Dearden S. & Hassell K., 1997, *The Isle of Man, a postcard Tour – Volume Four, Peel and the West.*

Articles

Manxsearch Ltd., 2001, *Character Appraisal of the Proposed Conservation Area, Kirk Michael, Isle of Man.*

Maps and Plans

Ordnance Survey Map, 1869, **DoLGE.**

Current digital maps, **DoLGE.**

Photographs

- Current photographs
Taken on site.
- Archive photographs
Manx National Heritage.

Other - Internet Sites

Manx Note Book website
www.isle-of-man.com/manxnotebook