

Form RB1

Registered Building No. 189

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

To: Mr C Sidley
9 Ballaughton Manor Hill
Braddan
Isle of Man

NOTICE IS HEREBY GIVEN that at a meeting held on the 27th July 2001, the PLANNING COMMITTEE of the Department of Local Government and the Environment, in pursuance of its powers under the above Acts and Regulations REGISTERED

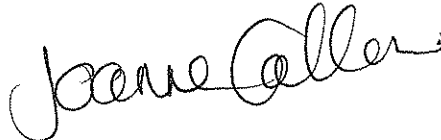
Close Lake House
Jurby Road
in the Parish of Andreas

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 15th day of August 2001

By Order of the Committee



J Callow
Secretary, Planning Committee.

3rd 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, 3rd 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.:- Manx National Heritage, Kingswood Grove, Douglas
Mr J J Quayle, Clerk to Andreas Parish Commissioners, Ballavarran Farm, Jurby
Advisory Council on Planning and the Environment, 52 Alberta Drive Onchan



CLOSE LAKE, ANDREAS

INTRODUCTION

It is recorded in the Christian Papers, held in the Manx Museum archive, that Close Lake, or Lough Mollo in ancient times, was thought to be named after a nearby lake (post glacial?), long since drained, called Malax Lake.

The Christian family were important landowners on the Isle of Man, during the later half of the second millennium, owning land throughout the Island at this time.

The farms connection to the Christian family dates from the early 16th Century.

However, the earliest official date for Close Lake is 1703 when the name appears on the list of intact land for Andreas. A Manx Advertiser report, dated July 1840, announces the wedding of Rev. William Bell Christian, of Close Lake, second son of Deemster Christian of Milntown, to Miss Charlotte Elizabeth Brine, eldest daughter of the late Thomas Brine Esq. It is very likely that the current house was constructed around this date for the newly married couple.

ARCHITECTURAL INTEREST

The farm is on low-level, flat land that at the time of our visit, in early January, was partly flooded. It is shown as intact land on Woods Atlas and it is suspected that the farm was improved to become a viable farm during the early Victorian era, when investment for land drainage was more readily available.

We would speculate that the present house was built at the time of the Rev. W.B. Christian's marriage. The house style is mid-Victorian and is entirely appropriate for this date and circumstance.

The farm buildings are also very striking as they are set out around a courtyard and one suspects the influence of Victorian thinking, particularly that of John Christian Curwen (Rev. W.B. Christian's grandfather), regarding Model Farms.

HISTORICAL ASSOCIATION

The Christian family, owners of Close Lake for four centuries, have well known historical links to the Isle of Man, with Illiam Dhone considered a Martyr by many Manxmen and women. Several Christians have entries in the book *Manx Worthies*, including John Christian Curwen M.P. (1756 – 1828) a renowned agricultural reformer and innovator, Deemster John Christian (1776 – 1852) and the Rev. William Bell Christian (1815 – 1886).

The earliest, unconfirmed Christian connection is a reference to Robert, son of William McCristen VI (died c.1535) who 'was of Lough Mollo'.

There are other unconfirmed reports that the Radcliffes, Calcotts and Heywoods, other well-known Manx families, also owned portions of 'Lough Mollo'.

However, a Manx Advertiser report, in February 1824, refers to a Petition on Tithes by Deemster John Christian of Mullen Beg and Close Lake. He argued, and in 1839, that no separate tithes were due on Close Lake owing to Close Lake being part of the Milntown estate. He claimed that when John McChristen purchased Milntown, in 1511, it included the 'closes in the Myres'.

Approaching the mid 17th Century, the period of Civil unrest in England and the disputes between the Manx and the Crown, Close Lake was seized, from the

Christians, by Governor John Greenhalge. However, it was restored to its rightful owners sometime between 1647 – 1650.

It is known that the Sayle family were long-term tenants of the farm, as this is mentioned by Deemster John Christian. Almost certainly in 1810 the Sayles were farming the land as an unfortunate accident is reported in the Manx Advertiser on the 7th April that year. The article reports that John Sayle of Close drowned in a marl pit. One assumes the item refers to the marl pits almost adjacent to Close Lake.

Although it is speculated that the current house was built for the Rev. W.B. Christian, it is possible that he did not occupy it. He became the Chaplain of St. John's in 1840, took the 'living' in Lezayre in 1845, and is known to have been provided accommodation by the Church. On the death of his father in 1852 he succeeded to Milntown.

According to the Christian Papers Close Lake was left in Deemster John Christian's Will to one of his daughters and that the Rev. W. B. Christian later bought it off his sister. Certainly he is recorded as the 'owner' on the Wood's Atlas in 1867.

Rev. W. B. Christian, who became M.H.K. for Ramsey in 1867, was a man with his finger in a lot of pies, including the railways (he and J.C. LaMothe, the Island's Governor, were the principal shareholders in the Manx Northern Railway), and borrowed heavily to fund these investments. Unfortunately, several of these ventures proved less than astute and ultimately led to the downfall of the Christian family fortunes. The collapse of the Glasgow Bank played a very significant part in the demise, as did the strain of annuities for four sisters and the expenses of his own family. Mortgages were foreclosed and the Law Life Assurance Society (later the Phoenix Assurance) finally took possession of the properties in 1904.

Close Lake has been linked, through the probable ownership of John Christian Curwen, to Model Farms and agricultural improvements.

John Curwen, who was both an M.P. and an M.H.K., could be described as one of the founding fathers of modern farming methods and was involved directly in the adoption of new farming practices in England, Ireland and the Isle of Man.

In the latter part of the 18th Century he wrote a report on how inefficient Manx farming was at that time, as farmers were only cultivating a small proportion of their land. Most of it he said was left to grow over with heather and gorse.

He actively promoted the drainage and reclamation of wasteland, something that he carried out on his own farms. It is a strong possibility that Close Farm would have benefited from this advice, and that improvements were carried out on the farm in the early 1800's.

He started the Workington Agricultural Society, and its work so impressed the Manx gentry that they resolved to have a branch in the I.o.M. In 1806, under the Presidency of John Curwen, a Manx branch of the Society was formed in the Island.

In 1808 John Curwen published a book entitled 'Hints on the Economy of Feeding Stock and Bettering the Conditions of the Poor', and many of his ideas and practises became almost 'industry standard'. Although now considered sensible husbandry at the time they were considered by many to be almost 'revolutionary'.

He introduced the widespread use of mechanisation, labour saving designs and intensive methods to increase production and profits. Whereas before, many farms worked on almost a subsistence basis, his methods were geared to producing a surplus for sale and an increase in consumption. However, during times of hardship his charity to the needy was well received as he instructed farming produce, such as milk, to be sold at below cost price.

He particularly, impressed the Quayle brothers of Castletown, who became his 'Manx Disciples' and they themselves wrote about the state of agriculture in the I.o.M. in 1794 and 1812. The 1812 version acknowledges the role played by John Curwen and the Society in the improvements made in Manx agriculture.

It had been suggested that Hall Caine may have lived at Close Lake, or used it as an 'accommodation' address, during the time he served as M.H.K. for Ramsey. However, there is no mention in his biography, by Vivienne Allen, of him living anywhere else on the Island other than Greeba Castle (that he bought in 1896) and prior to that 4 Marine Parade in Peel. No other evidence to date has been uncovered to support such a supposition and Ulla Corlett, who is acknowledged by the Manx Museum as another reliable source on Hall Caine, confirmed the unlikelihood of this being so. Subsequently, the Conservation Officer spoke to Vivienne Allen and she suggested that it was still possible that he may have used Close Lake as an address of convenience at some time.

Hall Caine did own other properties on the Island, and in fact it would appear that he owned Mullen Lowin in Andreas during the time he was a M.H.K., as the electoral roll records this information. It would seem odd for him to own a property in Andreas, yet use another address nearby for 'accommodation' purposes.

The only reference (in the electoral roll records held in the Manx Museum), that possibly relates, to Close Lake during Hall Caine's time as an M.H.K. is in 1902. A Frederick Joughin is listed as the occupier of Close, Close Intacks.

AGE

Close Lake is a typical mid-Victorian double fronted detached house. The side wing facing the road would appear to be of a later date but is shown on the 1860's series O.S. The front porch is Edwardian and although in poor condition is very nicely detailed and makes the house more unusual. The house also retains nice cornicing, eaves details and original sash windows. The entrance gates and garden features, such as trees, would also appear to date from the period of the construction of the house.

RARITY

Although Ramsey has many examples of mid-Victorian houses, this house retains many original features, including entrance gates and fixtures and fittings, which increases its significance over other Ramsey buildings.

GROUP VALUE

The association of this house with the garden, the gates, farm and surrounding landscape does give this building a unique and significant value; especially if the design of the farm can be linked back to the Christian family, and more particularly to John Curwen and his influence on Model Farms dating from the 1800's.

Sources:

- Allen V Biography of Hall Caine
- Andreas Electoral Roll 1899 - 1906
- Anon Manx Advertiser April 1810; Feb 1824; July 1840
- Christian Papers Manx Museum
- Corlett U Author of articles on Hall Caine - in conversation
- Curwen J C Hints on the Economy of Feeding Stock and Bettering the
Conditions of the Poor
Crosby & Co, London 1808
- Faragher Martin Under two flags
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- Moore A W History of the I.o.M.
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- Woods Atlas
- Workington Agricultural Society Reports 1807; 1808