

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

To: **Mr J Cain, Director of Education, St Georges's Court, Upper Church Street, Douglas.**

NOTICE IS HEREBY GIVEN that at a meeting held on the 15<sup>th</sup> July 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

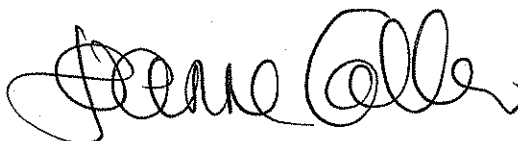
**The Lodge, Braddan Road, Braddan. (also known as Braddan School House)**

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 25<sup>th</sup> day of July 2005

By Order of the Committee



J Callow  
Secretary, Planning Committee.

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

**NOTE :**

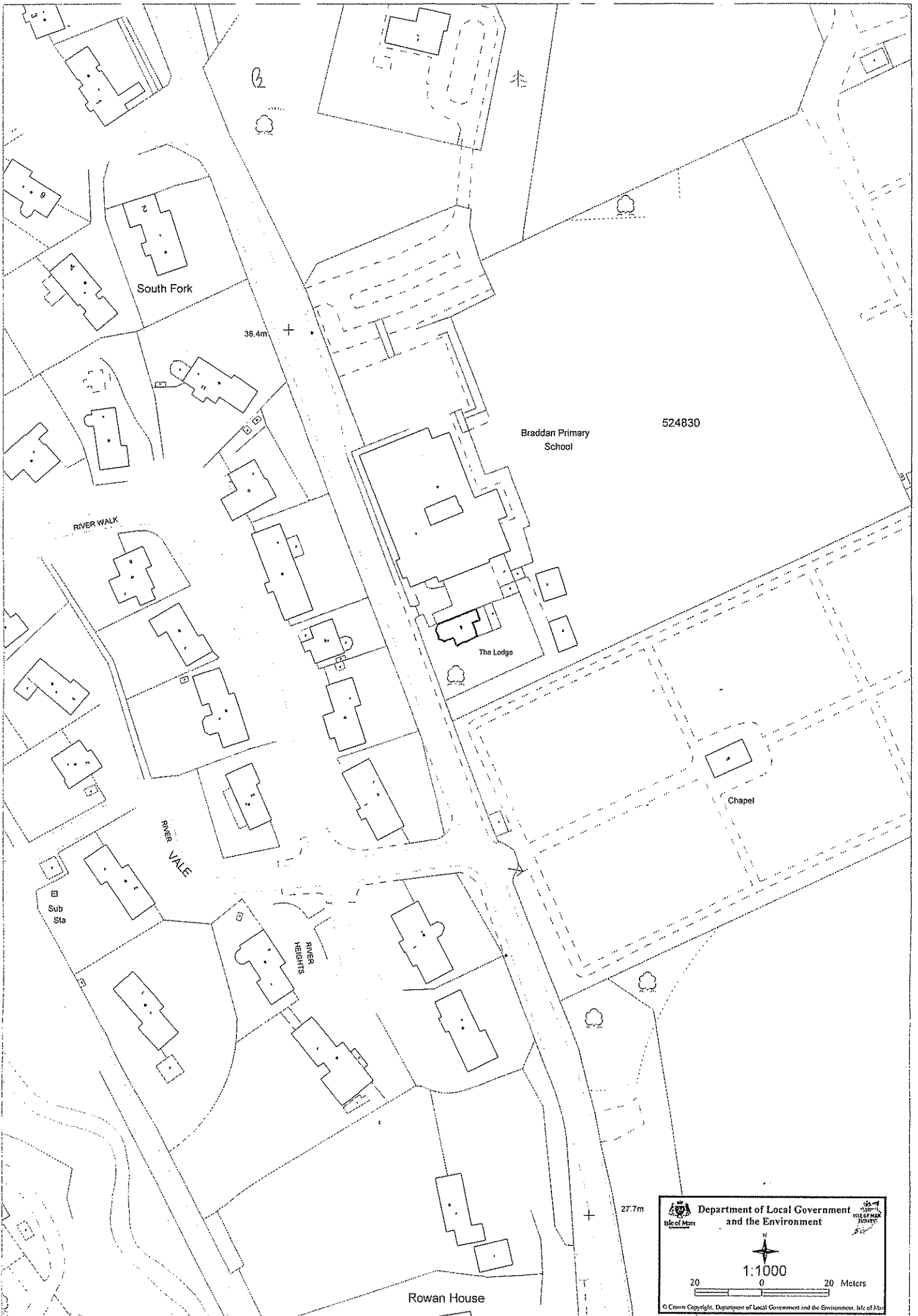
Rights to request de-registration of the building are provided under the Registered Building Regulations and in summary are that:

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, 1<sup>st</sup> 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.:-**

- Mr C Lewin, Clerk to Braddan Parish Commissioners, Commissioners Offices Close Corran, Union Mills.
- 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.
- Dalrymple Associates Ltd, Court Row Chambers, Court Row, Ramsey.



South Fork

38.4m

Braddan Primary School

524830

RIVER WALK

The Lodge

Chapel


RIVER VALE

El Sub Sta

RIVER HEIGHTS

27.7m

Rowan House


**Department of Local Government and the Environment**  
 Isle of Man  
 ISLE OF MAN GOVERNMENT

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## **THE LODGE, BRADDAN ROAD also known as BRADDAN SCHOOLHOUSE**

### **REPORT UPON THE MERITS OF THE ABOVE BUILDING RELATIVE TO ITS POTENTIAL FOR ENTRY INTO THE PROTECTED BUILDINGS REGISTER**

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#### **1. BACKGROUND**

The property has at some time in the past, been proposed for registration and is identified as such in the Braddan Area Plan.

It came to the notice of the Department that the building was under threat of demolition and in the circumstances, it was judged appropriate to serve a Building Preservation Notice in accordance with Section 10 of the Town and Country Planning Act 1991. This Notice, dated the 9<sup>th</sup> January 2004, was served on various parties in accordance with the terms of the Act.

A limited amount of research has been carried out in order to assess whether or not the building is of special architectural and historic interest, such as would merit its entry into the Protected Buildings Register: such information is set out below.

#### **2. BRIEF SUMMARY OF EDUCATION IN THE ISLE OF MAN TO 1851**

- Prior to 1660 education on the Island mostly was provided in a non-formal manner by the Clergy, although there seem to have been various private schools operated by non-licensed masters.
- c.1660 saw the introduction by Bishop Barrow, of some formal requirement for instruction and attendance.
- c.1700 Bishop Wilson developed Bishop Barrow's scheme further, with poorly paid masters and schools provided in each parish and town.

### 3. BRADDAN SCHOOL

Early mention of a school in Braddan is made in 1685 when the Convocation distributed sums of money to the Clergy, acceptance of which made them responsible to keep a school in their parish – including Kirk Braddan. (*Ronald S Ely – Manx Schools Past, Present and Proposed. p.7*)

In his publication – *An Island That Led – The History of Manx Education – Hinton Bird* makes mention of Braddan School/s in the following references:-

#### VOL I

- P.87 Braddan seemed to be the sole parish to have a teacher unable to speak the (Manx?) language.
- P.96 It seems probable that by 1800 only Braddan, which was provided with a school at Ballakinnish by Thos. Cain near the Cooil in 1815, still lacked a purpose-built school for its children, the original of Bishop Wilson's time, having been allowed to decay early in its life.
- P.232 salaries of School Masters varied – Jurby, Bride, Braddan & Malew - £5 per year; Lonan Patrick & andreas - £4-£5 per year. Others some as high as £7.13.6d.
- P.239 In 1833 Rev Robert Brown at Braddan claimed 2 Parochial Schools, which probably included one at East Baldwin as the second.

#### VOL II

- P.37 In 1870's only Lonan & Braddan remained outside the control of the local School committee.

### 4. DRAWINGS

Of crucial importance is the existence of a set of original drawings held in the archive at the Manx Museum, and which depict: '*The Proposed School Buildings, Kirk Braddan Isle of Man*' and '*The Proposed Master's Residence, Kirk Braddan, Isle of Man*'. There is also a '*Plan of Site*' for the project.

heavy, timber doors with strap hinges were common to both. Ballamona Hospital was opened in 1868, and so to find Joseph working in the immediate area within ten years of completion of this major work, designing the proposed school and school house, is not entirely surprising. Being well acquainted with the design and detail of the Ballamona Hospital, prior to its demolition, I can detect a similar confidence of design approach in the 1858 drawings, resulting a building of distinction in Island terms. It would appear that the body which commissioned the design and construction of the buildings, in choosing Joseph Christian, desired that the standard and quality of the proposed school and school house, should be the best available at that time.

## **6. CONCLUSION AND RECOMMENDATION**

It is evident from the information obtained regarding the School and the School Master's House (now known as The Lodge) that in their original form the pair constituted a striking composition being designed by the eminent Architect, Joseph Henry Christian.

It is regrettable that the School has been enveloped by additions and extensions carried out during the twentieth century, such that the quality and form of this building is no longer discernible, at least from the exterior. It is also regrettable that the rich red brick finish which was a feature of the buildings has been rendered in Portland Cement. The decorative chimney stacks still provide a notable feature in the School Master's House, giving us a glimpse of the quality of the building in its original state. However the form of the School Master's House is largely intact. It may be that with the passage of time and weathering, the render may be possible to remove without undue damage thus allowing the brickwork to be re-pointed and reinstated to its former glory.

The Braddan Cemetery Office, designed by internationally acclaimed architect, Mackay Hugh Baillie Scott and built in 1892 within a stone's throw of the school and house, also appears to be almost a junior member of this small architectural family. The Cemetery Office is the first known of the young Baillie Scott's work after coming to the Island and what better subjects might he find to study, than Christian's School and School Master's House, in addition to the more imposing Ballamona Hospital, just along the road. The Braddan Cemetery Office also makes use of leaded lights, red