

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

To: Mrs F. A. Robertshaw, Beach Cottage, Ballure Road, Ramsey.

NOTICE IS HEREBY GIVEN that at a meeting held on the 20<sup>th</sup> December 2002, the PLANNING COMMITTEE of the Department of Local Government and the Environment, in pursuance of its powers under the above Acts and Regulations REGISTERED

**Beach Cottage, Ballure Road, Ramsey.**

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 day of,

*January 27th 2003*

By Order of the Committee

*Jane Callow*

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:

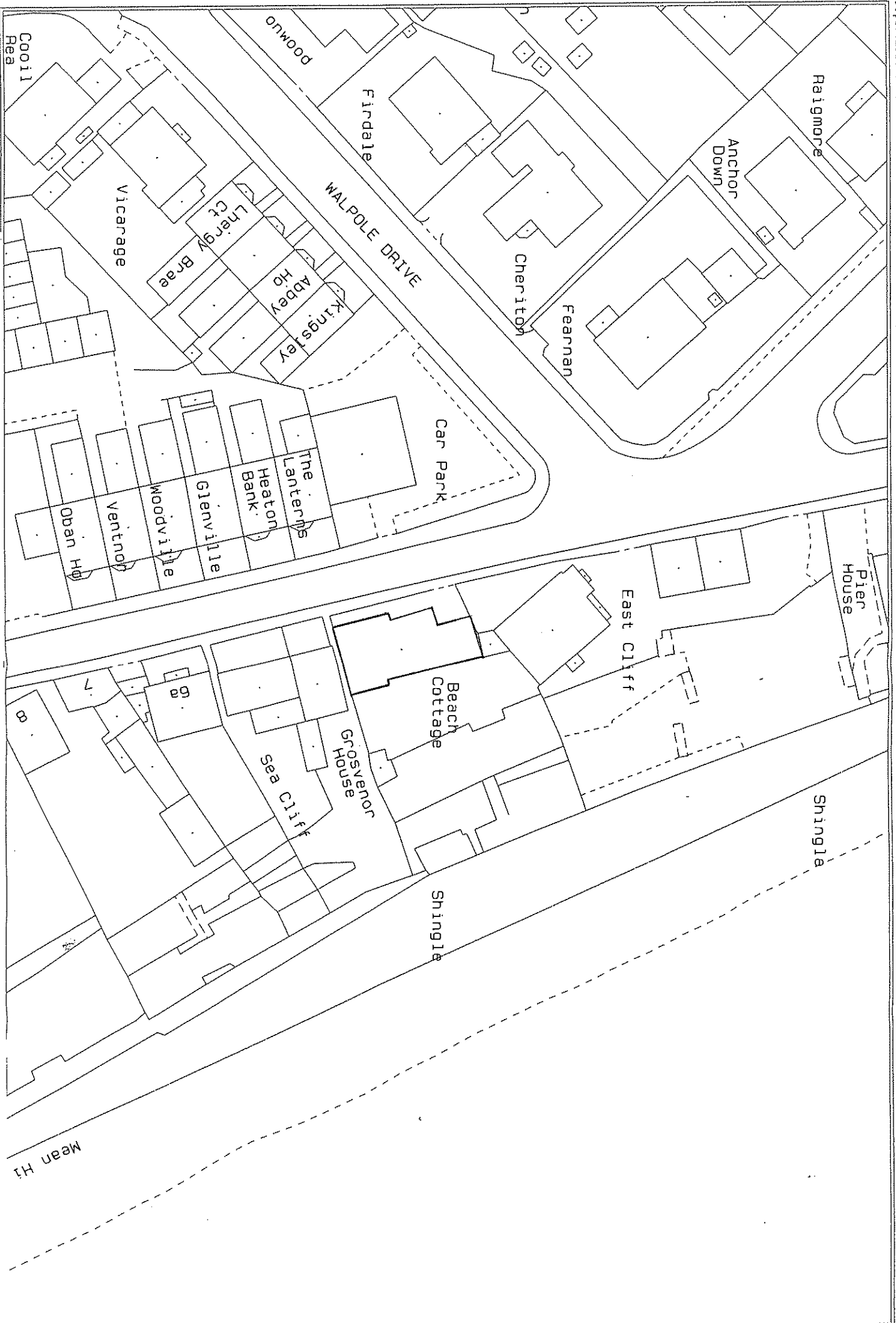
Applications in writing for the de-registration of the building may be made by the owners or occupier of, any other person having an interest in the building, within a period of 28 days of service of this notice. Such application should be sent to the Secretary, Planning Committee, 1<sup>st</sup> Floor, 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. T.P Whiteway, Town Clerk, Ramsey Town Commissioners, Town Hall, Ramsey.
- Director of Manx Museum and National Trust, Kingswood Grove, Douglas, Isle of Man;
- Advisory Council for Planning and the Environment, 52, Alberta Drive, Onchan, Isle of Man.

Scale 1:500



# BEACH COTTAGE, BALLURE ROAD, RAMSEY.

## INTRODUCTION (1.0)

### 1.1

Beach Cottage lies within Ballure quarterland, in the treen of Ballure, in the Parish of Maughold. The other quarterlands which make up the treen of Ballure include Ballastole, Ballacowle and Clenaige. Ballure is the only one of these quarterland names which is still in use today, and the name Ballure itself means 'yew tree' or 'home of the yews'.

### 1.2

Ballure quarterland included the land which is now on both sides of Ballure Road, the land in Ballure Glen and up to where the present reservoir now is, plus the rough Lhergys south of the Glen. For many years the quarterland was home to a Christian family, who were extremely influential in Ramsey. In later years the Christians were to sell plots of their land for the Ramsey Waterworks, the Manx Electric Railway, and for the extension of the town up Ballure Road. *'At no time can this have been prime agricultural land, but it had advantages which served this Christian family well - proximity to Ramsey, with the possibility of engaging in various forms of trade there; proximity to the Ballure Burn which, in the early eighteenth century, enabled them to build a water corn-mill on its banks...'* (Radcliffe W. and C., 1979, p.242).

### 1.3

Beach Cottage belongs to a small group of houses situated between the shore and Ballure Road which were almost certainly used as merchant's homes, possibly dating from the eighteenth century, when access to Ramsey would still have been limited before the harbour was built. Each building has its own individual features but as a group they are remarkably similar with their proximity to the shoreline and private routes down to the sea, which were used for the trading.

#### 1.4

Beach Cottage, Sea Cliff and East Cliff were merchants houses built upon the cliff on Ballure quarterland, possibly pre-dating Ramsey harbour, when goods were landed on the shore at Ballure and were then brought up the paths to these cottages. Some of the oldest surviving buildings in Ramsey are without a doubt on Ballure Road. East Cliff is thought to date from 1750, Sea Cliff is thought to date back to 1720 but neither of these properties are proven to be older than Beach Cottage which was referred to as early as 1700. *'Soon after 1700, Marriad Kerruish, heiress of part of Ballure (Beach Cottage), married John Christian, weaver, living on the part of Nicholson's quarterland which became the bottom of College Street'*. (Radcliffe C., 1986, p.130).

#### 1.5

In 1703 it was recorded that Danold Corkill owned many houses along Ballure Road. *'The Danold or Daniel of 1703 also owned "houses on the hill", that is, in Ballure Road; these were sold by his grandson James, a mariner in 1746 and 1747. The original property was inherited by Danold's sister Isabel (Mrs. Christopher or Custal Johnson), from whom it passed to her nephew Martin Corkill, glover, who perished on the coast of Scotland in 1755, leaving an only son William and several daughters. The son William had sold his inheritance before he died in 1793.'* (Radcliffe C., 1986, p.122). The earliest reference to Ballure Road was in a deed of 1764 when it was an established highway. As William and Constance Radcliffe explain, *'Ballure Road ("the new highway on Ballure Quarterland") is first mentioned in a deed of 1764'* (1979, p.339). Prior to Ballure Road, the only access to these properties would have been along the shore and up the cliff; this route was also used by residents of Ramsey on their journeys to the ancient parish church of Maughold and Ballure Chapel.

#### 1.6

Beach Cottage is not just one property but it is actually two houses which have been converted together. From initially comparing archive photographs and maps of Beach Cottage with the building today, we can see that many alterations have been carried out, possibly during the time when the cottages were converted into one. On the 1870 series Ordnance Survey map there

appears to be three adjoining cottages and a further building closer to the shore, whilst today there are only two adjoining cottages and a garage. However, to add confusion to the matter, the back of Beach Cottage which faces the shore does not match the front, as there appears to be three, rather than two separate buildings and there is also a different roofline. The taller cottage, which is on the left hand side on Ballure Road, does not appear to exist on the archive photographs but there is a smaller building instead, similar to the present building but the same height as the adjoining cottage. Obviously many alterations have been carried out on this property at some point, possibly as the buildings were converted and some were demolished and altered.

### 1.7

From the shore there are pathways up the cliffside to Beach Cottage, passing an old lookout building or storage building, now being used partly as a shed. There are three gateways from the back of the cottage which lead to two routes down to the shore, one of these exits has been bricked up but it is still clearly visible. This exit which has been blocked is in the portion of the wall that juts out towards the sea, where a building existed on the 1870 series Ordnance Survey map. The presence of these three exits indicates that at one point there were possibly three separate cottages here, each with a passage and route down to the shore.

## **ARCHITECTURAL INTEREST (2.0)**

### 2.1

Looking from Ballure Road, Beach Cottage consists of two properties obviously not together, but which at some point have been converted together. The right hand property is unusual in having some tile hanging on the front elevation which has been painted, this is very striking and effective as an early attempt to keep damp out. There are also tile sills on the windows on the front and the house still has lead piping. Looking higher up, the chimney has some stones sticking out and it has been extended, suggesting that within there somewhere is an old Manx cottage. It has a very traditional

three-window elevation featuring Victorian sashes with no closing bars. The front door and porch are interesting, they have decorative gables but look as though they were done fairly recently, although there is a porch featured on the 1870 series Ordnance Survey Map. The front gate has a rather nice twisted gate pillar, but the railing tops look as though they may be newer. The house next door (Grosvenor House dating from 1847) has the same gate pillar as Beach Cottage, but with a far more original appearance to the railings, suggesting that there has been some renewal here.

## 2.2

Looking from Ballure Road, the house on the left hand side appears to be the property that was extended into and the position of the front gateway can still be seen but there is no evidence of a front door. This is a taller house, obviously later with wider windows but with sashes in the same design as the smaller house. To the left of this is a small garage with a slate roof, the garage has a modern door but the whole composition is very nice. Also worthy of a mention are the chimney pots, there is a mix and match of chimneys which adds to the overall attractiveness of the property.

## 2.3

On the 1870 series Ordnance Survey map it looks as though Beach Cottage is in fact three adjoining buildings, with a further building separate and closer to the shore, however today there are only what appears to be two adjoining buildings and a garage. By overlaying a current plan of Beach Cottage onto the 1870 series Ordnance Survey Map, it appears that only the small cottage on the right hand side along Ballure Road still exists. If these maps are accurate then there seems to have been a considerable amount of demolition and rebuilding at Beach Cottage, although it is not known when these alterations were carried out. Therefore the taller building which is situated on the left hand side facing Ballure Road is without doubt a complete or partial rebuilding of the much older property, whilst the garage is a completely new building.

#### 2.4

There is a back wall on the sea cliff, on which there are three exits (although one of these has been bricked up) and from these exits there are evidence of two paths down to the shore, which are no longer all in use. These exits suggest that at one point there were possibly at least three separate properties here. The exit which has been bricked up is located in the part of the wall which juts out to the sea, on the 1870 series Ordnance Survey map there was a building here which perhaps was an out building used for storing the goods for trade.

#### 2.5

Situated on the sea cliff is a what looks like an old lookout building or a storage building, which is now being used partly as a shed. This small building was featured on the 1870 Ordnance Survey map and it was most likely used as a lookout by the traders, due to its view of the sea which is not obstructed in any way, the view from the cottage is poor as it is situated further back from the shore, behind a high wall and trees.

#### 2.6

Internally, Beach Cottage has some interesting features which would suggest that a wealthy owner (perhaps a prosperous merchant) had invested a lot of money in decorating the house. The most noteworthy feature is the small, simple Georgian staircase which is probably eighteenth century; the staircase has some very interesting newels and a tiny handrail. The walls of the smaller cottage are very thick and some of these have been knocked through to join the two properties and to give more space. The doorways and the ceiling are notably low and these features, along with the thick cottage walls, suggest the property is of a significant age and perhaps this smaller cottage is, or contains the original Beach House of 1700.

### **HISTORIC INTEREST AND ASSOCIATION (3.0)**

#### 3.1

Beach Cottage was mentioned as early as 1700, in reference to the heiress of this part of Ballure who was Marriad Kerruish (Radcliffe C., 1986). However,



looking at the 1870 series Ordnance Survey Maps it is clear that there were three buildings where Beach cottage now stands and a further building was located in between these three cottages and the shore, however this might just have been an outbuilding. Therefore it is unclear whether one or all of these buildings were actually Beach Cottage and if parts of the original house from 1700 still remain.

### 3.2

It is almost certain that Beach Cottage was used as a merchant's home due to the proximity of the shore, the pathway down to the sea and the lookout building situated on the cliff. However, the origins of the building may have been in farming, as a small cottage close by (Snowdrop Cottage) also shares the characteristic route to the sea, although originally this was a farmhouse and later Ballure Inn (Radcliffe C., 1986). The routes to the shore would have also been used for access to Ramsey and Maughold before Ballure Road was built in 1764.

## **LANDMARK QUALITIES (4.0)**

### 4.1

Beach Cottage is located on Ballure Road, which is the main road into Ramsey from Laxey and Maughold, and which was also previously the main route to and from Douglas. Despite the property being located on a main road, it does not possess any noteworthy landmark qualities; it is more significant for its group value with some of the surrounding properties.

## **GROUP VALUE (5.0)**

### 5.1

Perhaps the most important characteristic of Beach Cottage is its association with a number of other properties along Ballure Road, these former merchant's houses situated on the cliff have retained their distinctive routes to the shore which were used by the traders. Each house possesses its own individual features but as a group they are remarkably similar with their

proximity to the shore, paths to the sea and with their origins being around 1700-1750.

## **AGE AND RARITY (6.0)**

### **6.1**

Beach Cottage was referred to as early as 1700 and if parts of this original building still remain, this would make it without a doubt one of the oldest surviving buildings in Ramsey. Beach Cottage certainly pre-dates Ballure Road, which was first mentioned in a deed of 1764. Up until the construction of Ballure Road, access to Maughold, Ballure Chapel and Ballure Mill from Ramsey, was along the beach and up the cliff at the present Fountains Apartments, or along the shore and up through Ballure Glen.

## **CONCLUSION (7.0)**

### **7.1**

In summary Beach Cottage is part of a unique group of houses situated along the cliffs at Ballure, which were almost certainly used as merchant's homes and are still significant for their distinctive routes which connect the properties with the shore. These houses are believed to date back to the early eighteenth century and today they are some of the oldest surviving buildings in Ramsey.

### **7.2**

Beach Cottage merits entry onto the Protected Buildings Register on account of its age and its history as a merchant's home, this was a typical building within the historical context of Ramsey in the eighteenth century, but very few examples of these homes have survived, which makes Beach Cottage even more significant. Perhaps most importantly, Beach Cottage should be noted for its group value through its associations with some of the adjacent properties, in particular East Cliff and Sea Cliff.

## SOURCES AND REFERENCES

### **BOOKS AND ARTICLES**

Radcliffe C., 1986, *Ramsey 1600-1800*.

Radcliffe C., 1989, *Shining by the Sea, A History of Ramsey 1800-1914*.

Radcliffe W. and C., 1979, *A history of Kirk Maughold*, The Manx Museum and National Trust.

### **MAPS AND PLANS**

1867 Woods Atlas, **Manx National Heritage**.

1870 Ordnance Survey Map, Scale 1:2500 (25" = 1 mile), **Manx National Heritage**.

### **OTHER SOURCES**

Archive photographs, **Manx National Heritage**.

Current photographs and site visits.

The Census, Ramsey and Maughold Returns (1851, 1861 and 1891), **Manx National Heritage**.







COTTAGE

Beach Cottage, Ballure Road, Ramsey





Row 1 Cott. - B. 11 - Row 1 B.



