

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

To: Mrs J. Corkill, Sea Cliff, 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

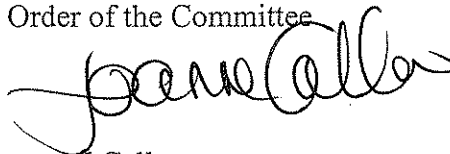
Sea Cliff, Ballure Road, Ramsey.

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, 27<sup>th</sup> January 2003

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.

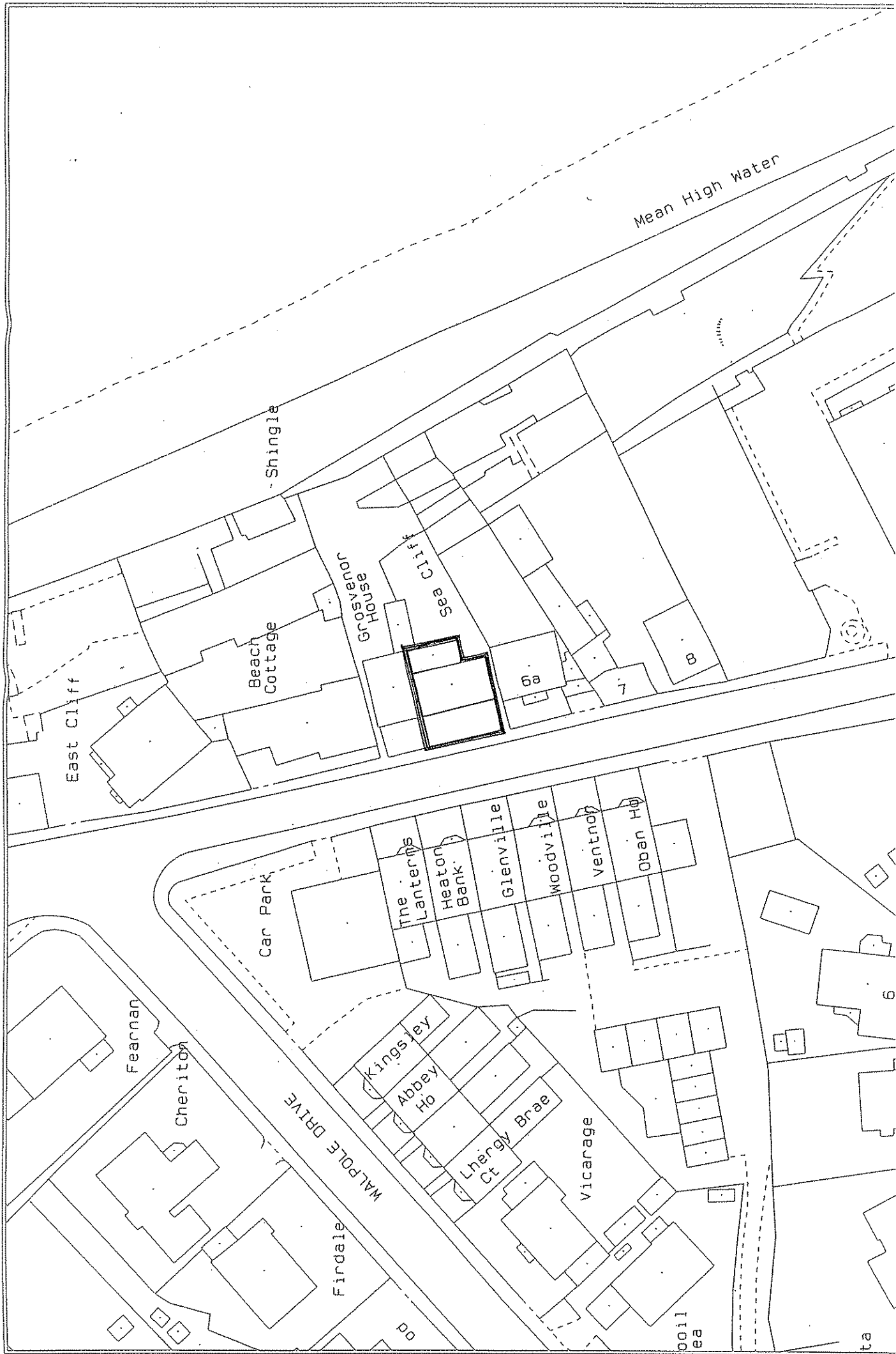
c.c:-

- Ms. S. A. Corkill, Upper Crow Green, Maughold, IM7 1EE
- 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

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# SEA CLIFF, BALLURE ROAD, RAMSEY.

## Historical Notes

### Introduction

Sea Cliff 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'.

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

Sea Cliff belongs to a small group of houses situated between the shore and Ballure Road which were almost certainly built as merchant's homes, possibly in 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. Sea Cliff is located on the main road into

Ramsey from Laxey and Maughold, which was also previously the main route to and from Douglas.

The house appears on the earliest Ordnance Survey maps of the area which were surveyed during the 1860's. On these maps the house is referred to, as Seacliff House and it looks remarkably similar to the property we see today with the route down to the shore also being visible. From comparing the old Ordnance Survey map with a modern map it is evident that no major alterations have taken place at the property during this time, with the exception of an adjacent house which was built in 1911 on land belonging to Sea Cliff.

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.

The two more recent properties directly on either side of Sea Cliff were both built by the owner on land belonging to the property in 1847 and 1911. In the Abstract of Title it is recorded that these two adjacent properties have right of access to the pathway between the houses for which right they have to pay one shilling per year. Also in the deeds, it is noted that the owner of Sea Cliff historically owns part of the seashore in front of the property, up to the high tide mark.

## Architectural and Historical Interest

Externally Sea Cliff appears to be built in the traditional Manx farmhouse style with two stories and a five-window elevation. Internally, however the property gives the impression of being much more of a wealthy gentleman's residence than a farmer's. At some point in the past, some of the features in Sea Cliff look as if they have been updated, for example the staircase, which is quite grand, almost Victorian in style but is probably too small in scale to be Victorian. It is made from good timber and its size suggests it to be Georgian.

There is still evidence of servants at Sea Cliff as the conservatory at the back of the house appears to have previously been servants quarters, perhaps a wash house. A recent addition to the property is the bathroom extension on the first floor at the back of the house.

The entire roof was replaced in 1970 and dormer windows were placed on the back in order to give better light to these rooms. The new roof was built slightly higher than the old in order to give the bathroom more height and looking at Sea Cliff today, the roof appears to be higher than would normally be expected in such a house. During the time when the roof was replaced an old conservatory at the back of the house collapsed.

Both of the houses on either side of Sea Cliff were built on its land. The first was Grosvenor House which was built in 1847. It was granted by deed of token to the sister of the owner of Sea Cliff for £10. The house on the other side was built in 1911 by Billy Blair who was the manager of the shipyard at Ramsey. It was designed by

Hewitt Crellin who was a friend of Baillie Scott, and William and Constance Radcliffe used to live there.

Historically, there were three forts which were established for the protection of Ramsey harbour and bay; one of these forts was at Ballure, near to Sea Cliff. The fort had rampants built of sods and it was only fully equipped at times of war scares, such as during the French War of 1693, the American War of Independence in 1782 and during the French Revolutionary War in 1797. The last records of the refurbishment of Ballure Fort were about the year 1800.

**Sea Cliff, Ballure Road, Ramsey is judged worthy of entry into the Protected Buildings Register by virtue of its special architectural and historical interest on the following grounds:-**

**Landmark Qualities:-**Sea Cliff is located on the main road into Ramsey from Laxey and Maughold, 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:-**Perhaps the most important characteristic of Sea Cliff 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. These houses are believed to date back to the early eighteenth century and today they are some of the oldest surviving buildings in Ramsey.

In addition to the other former merchant's homes, Sea Cliff is also connected with the two properties directly on either side. These houses were built on land belonging to Sea Cliff in 1847 and in 1911.

**Age and Rarity:-**The owner of Sea Cliff states that the Abstract of Title (which is currently not in her possession) dates back to 1800, but she has found evidence of the property back to 1720 which would make it without a doubt one of the very oldest surviving buildings in Ramsey. This would mean that Sea Cliff pre-dates Ballure Road, which dates to 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 up through Ballure Glen.

In conclusion, Sea Cliff merits entry onto the Protected Buildings Register on account of its age and its origins 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 Sea Cliff even more significant. Perhaps most importantly, Sea Cliff should be noted for its group value through its associations with some of the adjacent properties, in particular East Cliff and Beach Cottage. The property also has connections with the two properties located directly on either side which were built on its land in 1847 and 1911.



## SOURCES AND REFERENCES

### *BOOKS AND ARTICLES*

Lander H., 1982, *A Guide to the Do's and Don'ts of House and Cottage Interiors*, Acanthus Books.

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.

Information was also gained from the current owner of Sea Cliff who has lived there since 1960 and has researched much into the history of the house.