



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

To: The Owner/Occupier, Greystones Cottage, Main Road, Kirk Michael, IM6 1ER

NOTICE IS HEREBY GIVEN that at a meeting held on the 31st July 2007, the Department of Local Government and the Environment, in pursuance of its powers under the above Acts and Regulations REGISTERED

Greystones Cottage, Main Road, Kirk Michael, 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 9 August 2007
By Order of the Department

E J Callow
Secretary, Planning Committee.

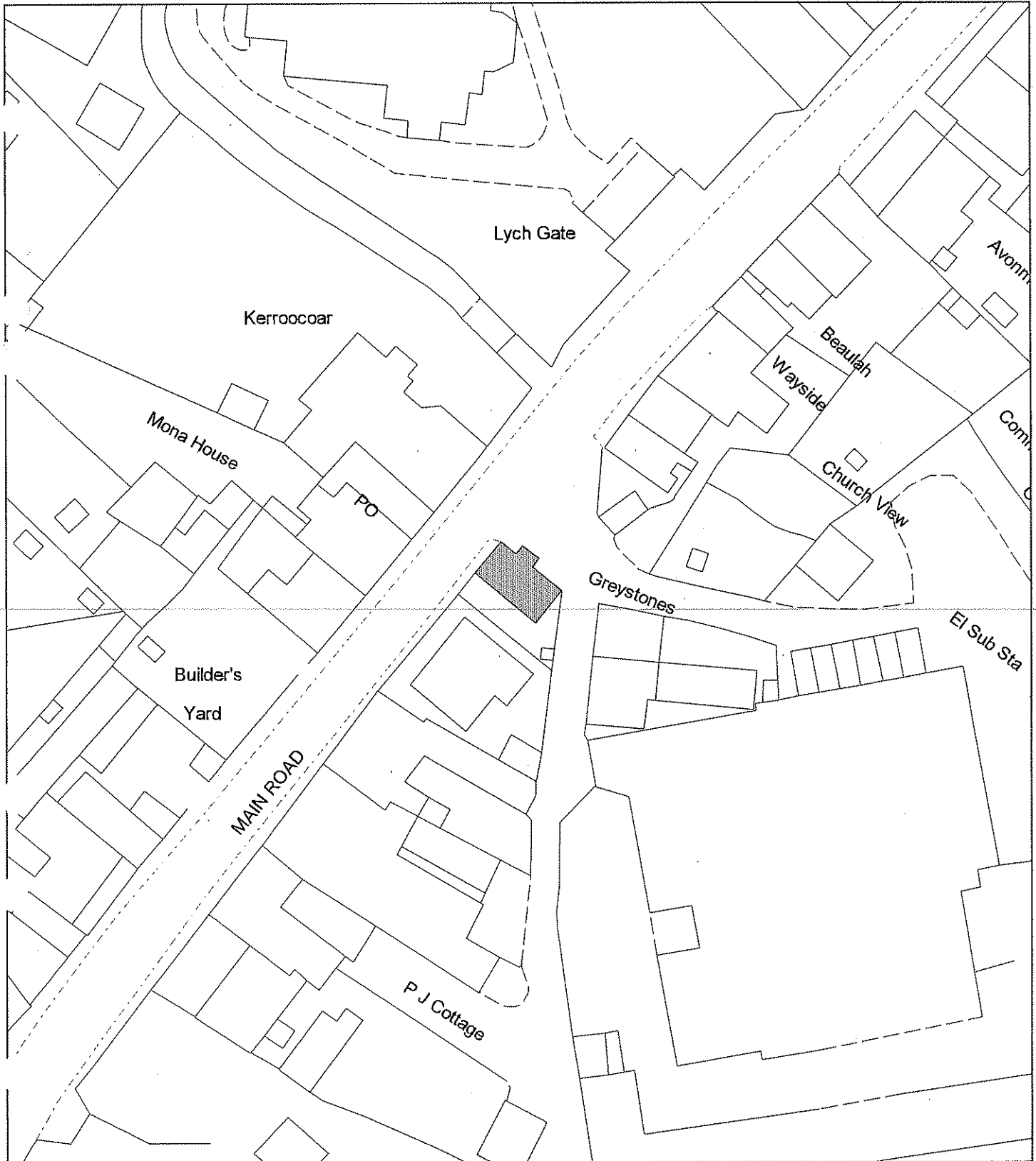
1st Floor, Murray House,
Mount Havelock,
Douglas,
IM1 2SF.

Department of Local Government and the Environment

Directorate of Planning and Building Control



Isle of Man
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1:625

Km 0.01 0.02 0.03 0.04 0.05



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Comments	Greystones
Date	09 August 2007

REGISTERED BUILDING CONFIRMATION

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

Introduction

Greystones Cottage is a small two-storey property located in the centre of Kirk Michael village. The cottage is situated on the Main Road through the village and positioned at a right-angle to the road, facing northwards in the direction of the Parish Church.

The property is believed to be one of the oldest properties in Kirk Michael, dating from the late eighteenth century. Greystones remained in the ownership of the same family (The Cannan family) from at least the early eighteenth century until the 1960's.

The most significant feature of Greystones is the Manx slate roof, from which the property may have been given its name. The Manx slate roof is an extremely rare survival and Greystones is the only property in the village with this feature.

History

Greystones is thought to have been built around 1778. There used to be a date carved into the lintel above the entrance, but this has been removed or covered up during alterations.

Kirk Michael village is a linear settlement, stretching in a north-south direction. The majority of the older properties are located along the Main Road and at the time the 1869 Ordnance Survey Map was plotted there was almost a total absence of development away from Main Road.

The oldest properties in the village are generally those closest to the church, suggesting the church was the nucleus for the development of the village. These old properties tend to be directly abutting the pavement, with later buildings having a forecourt or garden area between the dwelling and the highway. Greystones is 1 of 5 older properties which were built directly onto the pavement, around the church. The others include Mona House, Mona Cottage, Church Cottage and Maxwell Cottage.

A Survey on the 'Age of Buildings' in Kirk Michael was carried out by Oxford Brookes University in 1999 on behalf of Michael Heritage Trail. They found that only a small number of buildings in the present village were constructed before 1910 and only a

handful of these were constructed before 1800, with Greystones being one of the oldest properties in the village.

It has been suggested that Greystones was built by John Cannan of Cooil Shellagh Farm, Kirk Michael, although he died on 21st October 1773, aged 82, which pre-dates 1778, the suggested date of construction. Both he and his son William, who died on 3rd November 1807, are buried in Kirk Michael Parish Church graveyard.

The first written reference to Greystones is found in 1825, when it came into the possession of Jane Cannan and William Lewis, on the condition that they "*meet at Michael Parish Church within a month of the date hereof to join together in the Holy Estate of Matrimony God and his Holy Church permitting*". This agreement was made by Catherine Skillicorn (alias Cannan), who was the mother of Jane Cannan. The agreement was dated 1st August 1825 and the marriage had taken place by 17th February 1826.

The Cannan family of Kirk Michael can be traced back in the male line to John Cannan, who bought Cooil Shellagh Quarterland just south of Kirk Michael in 1689. Members of the family feature in Directories for Kirk Michael throughout the nineteenth century when some of them were farmers at Cooil Shellagh, with a John Cannan being a farmer in the village of Kirk Michael (possibly Greystones) in Thwaite's Directory of 1863, although the name of Greystones at this time is not known. This Directory also said that the Post Office for the village was at John Cannan's, although it is unclear which property this was. Wood's Atlas of 1867 also refers to a John Cannan (or Cannon) who was a landowner in the village, possibly the same individual as in the Directory.

In May 1932 the tenant of the property was John James Kaighen, so the Cannan family must have been living elsewhere during certain periods. Greystones remained in the ownership of the Cannan family until 4th January 1967, when it was sold by John Harold Cannan to Mrs G. Shaw.

Originally Greystones had a large garden at the rear of the property, in addition to two nearby fields known as the Lhanneys which were adjoining where the Isle of Man Railway line was later constructed (and subsequently removed). In 1825 the property was described as having boundaries with "*the road leading to the Preaching House and the King's Highroad to the other side and William Quayle, Blacksmith's property on the West*". At some point in time, probably during the 1920's, a house known as Beechcroft was built in the rear garden and still occupies the site to this day.

In 1967 the boundaries were described as being adjacent to the Ramsey to Michael highroad on the West, bordering open space to the North, a lane to the East and the property known as 'Beechcroft' to the South.

Architecture

External:

Although there have been many alterations to the appearance of Greystones over the years, the overall form and volume of the cottage is substantially original. It is a prominent building on Main Road, Kirk Michael and it is seen by many people as they

pass through the village. Greystones is distinctive for its vernacular form, roof finish, and for being situated at an unusual right-angle to the Main Road.

The external walls are two feet thick and made of stone, infilled with rubble. They would have originally been whitewashed, although they are currently pebble-dashed with the exception of the rear elevation which is still painted white.

The stones of the Manx slate roof are laid in reducing courses with the smaller slates at the top and the larger slates at the bottom. The roof is a prominent feature of the property and is clearly visible from the road. Therefore, the loss of this roof would be detrimental to the appearance of the Kirk Michael Conservation Area.

At ground level, immediately to the rear of the property is an old drain which would have intercepted run off water from the roof and drained it towards the road, underneath the wall and across the pavement. You can still see the remains of this drain across the pavement today.

The two large dormer windows on the front elevation are a later addition to this property. Like many traditional Manx cottages there were originally three much smaller window openings on the first floor of the front elevation. Similar sized openings can be seen on the side and rear elevations of the property. An archive photograph dating from the 1930's shows the original window openings to the front elevation. All of the front windows to the property are modern casements and are not in any way historically correct.

Internal: Ground Floor

You enter the property via a single storey porch, which is clearly a modern addition. There was originally no front porch to the property, as can be seen in the archive photograph, with the front door directly stepping onto the street.

The interior is subdivided via a centrally located staircase into two rooms on the ground floor which would have originally been the parlour and the kitchen. The large Manx cooking range which would have stood in the kitchen is now blocked off and the wall is much thicker where the range originally was. This room is partitioned to the rear, parallel to the rear longitudinal wall to form a Bathroom. This is clearly relatively modern with floor to ceiling ceramic tiles and a window in the partition offering borrowed light from the Kitchen.

The Kitchen itself is also finished in a relatively modern manner with floor to ceiling ceramic tiling and modern kitchen units fitted against the dividing partition with the Bathroom. The only apparent remnants of historic interest are the ceiling / floor joists and what appears to be the remains of the Chiollagh in the gable end wall.

Situated behind the staircase, parallel with the rear wall is a modern toilet, lit by a small casement window. The exterior wall is tiled in modern ceramic tiles and the space appears to have little of historic significance.

To the right of the entrance and down a step, is what may well have been the Parlour. This room spans from front to back and is pretty unremarkable save the ceiling / floor joists and remains of the hearth in the gable end wall onto the Main Street. This wall

is vertically timbered in a modern fashion and the stove situated in the hearth appears to be a modern Victorian copy.

Internal: First Floor

The 'Landing' to the top of the stairs is wider than the width of the stairs by almost the width again. There is evidence that perhaps the current stair location has not always been in its current position as there are what could be chamfered newel posts either side of a blocked up opening in the slope of the roof.

Entering the Bedroom to the right off the top of the Landing via a ledged, timber planked door of Victorian origin chamfered to match the slope of the roof, you are immediately aware of one of the two Principle Trusses supporting purlins at door top height. The room is unremarkable other than the previously mentioned timber partitions and the dormer window to the front elevation which is clearly a later addition.

Entering the Bedroom on the left hand side off the Landing via a similar, though square topped ledged door reveals the second Principle Truss. Also evident is a small opening to the left hand side of the chimney breast. There is possibly another to the right hand side, but this is obscured by a modern, built in cupboard. Other than the dormer in the front elevation as the other Bedroom, the previously mentioned gable end window and truss, this is an unremarkable room.

RECOMMENDATION

Greystones cottage is suggested for inclusion on the Protected Buildings Register for the following reasons;

Architectural Interest and Aesthetic Quality

Despite the alterations to the appearance of Greystones over the years, the property is distinctive for its vernacular form, the rare survival of the diminished coursed Manx slate roof and for being situated at an unusual right-angle to the Main Road, facing the parish church which was an important historical site.

Close Historic Association

The Cannan family who were a well-known farming family of Michael parish owned Greystones from the late eighteenth century until as recently as the 1960's.

Landmark Qualities

Although only diminutive in size, and due to its now unusual diminished coursed roof, Greystones is a prominent building on Main Road in Kirk Michael and it is therefore seen by many people as they pass through the village.

Age and Rarity

Greystones dates from at least the late eighteenth century and is one of the oldest properties in Kirk Michael village. The parish church was an important historic site due

to the nearby location of Bishopscourt and it was also the nucleus for the expansion of the village. The proximity of the parish church and the position at which Greystones was built in relation to it, would support the suggestion that this is one of the oldest properties in the village.

The diminished coursed Manx slate roof is a rare survival and makes an important contribution to the Kirk Michael Conservation Area.

SOURCES AND REFERENCES

Books, Articles and Reports

Cashin T.L., 1986, *A Michael Village Trail*.

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

Michael Heritage Trust, Historical notes on Greystones.

Maps and Plans

Wood's Atlas, 1867, **DoLGE**.

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

Current digital maps, **DoLGE**.

Photographs

- Current photographs
Taken on site.
- Archive photograph
From Peter Hayes PhD, Kirk Michael

Other - Internet Sites

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





PLEASE DO NOT BLOCK
THIS LANE AT ANY TIME

Windmill
Terrace









TRAFFIC ENFORCEMENT IN THIS VILLAGE

K281 CKV

Ph





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