

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

To: **Mrs Georgina Vanessa Moore, Dunluce, Ballure Road, Ramsey, Isle of Man**

NOTICE IS HEREBY GIVEN that at a meeting held on the 20th 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

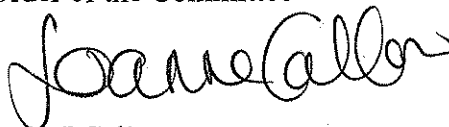
Dunluce, Ballure Road, Ramsey.

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, *27th January 2003*

By Order of the Committee



J Callow

Secretary, Planning Committee.

1st 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:

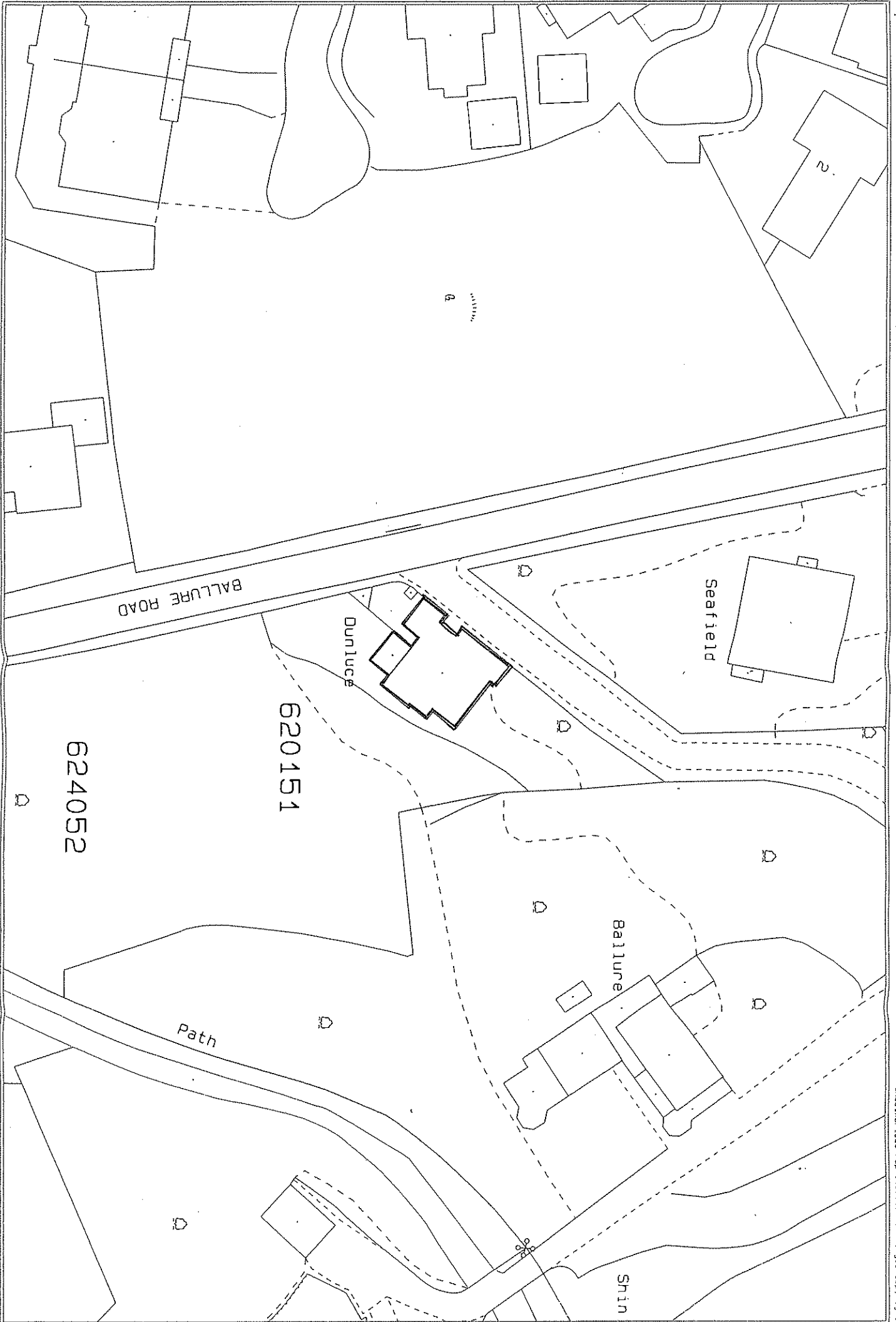
Applications in writing for the de-registration of the building may be made by the owners or occupier of, any other person having an interest in the building, within a period of 28 days of service of this notice. Such application should be sent to the Secretary, Planning Committee, 1st Floor, Murray 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



DUNLUCE, BALLURE ROAD, RAMSEY.

INTRODUCTION (1.0)

1.1

Dunluce 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

The house does not appear on the first Ordnance Survey Maps of the area which were surveyed during the 1860's, this could prove a date carved on the side of Dunluce to be the correct date of construction, the carved date is 1871. Originally Dunluce had close connections with Ballure House (previously Ballure Cottage) which is lower down the glen, adjacent to the shore. Ballure House considerably pre-dates Dunluce and it is featured on the first Ordnance Survey Maps dating from 1870. The houses were in the same ownership for many years until 1960, when they were divided and Dunluce was sold off. The high walls surrounding Dunluce formed a common enclosure around Ballure House, the lower part of Ballure Glen, together with an adjacent property, Seafield, which has since been demolished. The Abstract of Title for Dunluce shows that both Dunluce and Ballure House originally had strong links with Ballure Cottage on Ballure Road, adjacent to the Manx Electric Railway crossing. Ballure Cottage was once the Mill House of the Christian family's water corn mill. John Edward Christian of Ballure Cottage owned all three properties, until his trustees sold the estate in 1920. Together, the above houses historically formed the Ballure Estate, which once comprised the entire quarterland of Ballure, the majority of this being indicated as being in the ownership of John E. Christian in the 1867 Wood's Atlas.

1.4

John E. Christian was a wealthy landowner, extremely influential in the town of Ramsey and instrumental in the development of sections of the town along

Ballure Road. At the time of the 1861 census he lived at Ballure Cottage a modest residence compared with Dunluce, and it is thought that he had Dunluce, more fitting as a Gentleman's residence, built on his estate as his new home, more befitting a gentleman of means. This would explain why Ballure Cottage remained substantially unchanged for many years, escaping the remodelling which may have occurred, had the property remained the principal residence of the land owner. It would also explain the unusual aspect of Dunluce: instead of having a grand entrance facing onto Ballure Road as you would assume such a property to have, Dunluce faces the glen and the back of the house is on Ballure Road. The commanding location of this romantic 'Gothick' house in the picturesque glen setting, adds to its presence and takes advantage of the sea views across Ramsey Bay. The fine pillared entrance located on the Ballure Promenade, would have formed the grand entrance to the estate, with visitors wending their way up through the charming glen, before arriving at the entrance to the main house.

1.5

The following information was found in the Wood's Atlas (1867) for the treen of Ballure (and land belonging to John E. Christian).

Treen & C.	Name of quarterland or no. of intack	No. on plan	Proprietor	Extent in statute measure
Ballure	Part of Ballacowle	6	J.S.G. Taubman	17 3 38
	Part of Ballastole			84 0 20
	Part of Billure			4 2 9
				106 2 27
Ballure	Part of Ballacowle	7	Robert O. Christian	0 3 2
Ballure	Part of Ballacowle	8	Trustees of Wesleyan Chapel	0 0 27.5
Intack	Part of No. 5	46	J. Edward Christian	14 0 22
Ballure	Part of Ballure			156 3 29
				171 0 11
Ballure	Part of Ballure	47	Ramsey Waterworks Co.	1 1 26

The information shows that John Edward Christian who lived at Ballure Cottage (recorded in the 1861 census) also owned the majority of the Ballure quarterland. A copy of the Wood's Atlas is included with this report.

ARCHITECTURAL INTEREST (2.0)

2.1

Dunluce dates from 1871, it is built in the Victorian 'Gothick' style which was a popular design at the time. This is characterised by steeply pitched roofs, often marked with towers, topped with decorative ironwork; tall narrow windows marked by decorative hood mouldings; highly decorative interiors

featuring intricate plaster work, fine fire places, and highly patterned encaustic tile work. High quality craftsmanship can also be seen in features such as door cases and stairways. Dunluce is a high quality example of this period of architecture in the Manx context.

The current owners gave us to understand that the builder was a Mr. Crellin who also built Seafield, the former adjacent property. Apparently Mr. Crellin had a passion for building towers and Seafield was built in a similar design to Dunluce, but had more evidence of the 'Italianate' influence. Dunluce was in a state of disrepair when the current owners acquired the property : they have since taken considerable pains to reinstate lost qualities and restore Dunluce to its rightful prominence and standing in the townscape of Ramsey.

2.2

Dunluce is a very welcoming and hospitable house, dating from mid-Victorian times when receiving and entertaining guests was a common pastime, especially for the ladies of the house. The design of the house was gauged to impress the visitor and give an indication of the wealth and standing of the owner and his family. Externally, Dunluce is very Ecclesiastical in appearance with its striking square tower and tall, lancet windows. A feature of the entrance to the seaward side of the house, are the highly coloured and intricately patterned stained glass side lights and fan light, which flank the inner door. The entrance to the Ballure Road aspect of the house, although of striking ecclesiastical design, adopts a more domestic scale for visitors approaching on foot. The grounds in front of the house are form graded terraces and extend to embrace the seaward extent of Ballure Glen. At the time the house was constructed, wealthier families would sometimes have a house which they occupied in the summer months, on the outskirts of the town or even farther afield; but retained a house in the town centre for the more inclement winter months. This may well have been the case for the property being unoccupied save for the presence of a housekeeper, for period of time as indicated in the census records.

2.3

The ground floor door-cases are remarkably similar to those on the first floor of Cronk Brae, May Hill Ramsey, which is now a Registered Building. Architecturally, Cronk Brae resembles Dunluce in many ways, it was also built in the Victorian gothic style with an imposing tower. An original garden wall in the back garden at Cronk Brae is similar to the form of the boundary walls of Dunluce. We would surmise that there was a connection between these two properties, through either the architect or the builder. Photographs of Cronk Brae are included with this report.

2.4

Both the front and rear halls feature beautiful pictured glass windows and typical Victorian tiled floors. Some of the internal features such as the fireplaces have been removed and replaced with tiled designs by previous owners. But the current residents are replacing them with styles which match the character of the house. In recent years the Victorian conservatory was

replaced with a more modern style, but the original tiled floor and grand door case have been retained, and these are currently being restored.

2.5

A striking and unifying feature is the presence of the high surrounding walls which extend to the adjacent property Seafield, along with Ballure House and the lower part of Ballure Glen. This is a substantial estate wall, for the most part topped with spar, volcanic rock or slate on end. The height and quality of this wall was a statement to the world at large that this was an important and high status property. The wall is part of the concept of the house in the context of its romantic glen setting.

2.6

Two large stone built gate pillars stand at the entrance to the property, two pillars identical to these are also found at the entrance to Ballure House in the glen. In the knowledge that Dunluce was the prime residence in the group of properties within the estate walls, which were all under single ownership at the time of construction, we would conclude that the entrance on to Ballure Road would have been a secondary entrance, with the picturesque, impressive and principal entrance being originally by way of Ballure Promenade.

HISTORIC INTEREST AND ASSOCIATION (3.0)

3.1

Dunluce was first included in the census returns for 1881 when the sole resident was Jane Kegg, from Lezayre, who was the housekeeper left in charge. Also in the 1891 census, Jane Kegg was the sole resident of the property, so the owner of Dunluce may have travelled much, or perhaps lived away from the house during the changing seasons. In 1881 the sole resident of Ballure House was a gardener left in charge, John Kennish ('Old Pete' of Hall Caine's *The Manxman* fame), Ballure Cottage also had a gardener resident at the time: it would seem that the owner of the estate was not in permanent residence leaving the estate in the hands of the housekeeper and staff.

3.2

Historically, Dunluce had close associations with Ballure House in the Glen and it was written by Constance Radcliffe that '*One of the best-known private visitors to the Island was Dorothy Wordsworth, who kept a journal during her tour in July, 1828. She and her brother, the poet William Wordsworth, had come over to see his relations-in-law, Henry and Joanna Hutchinson, Island residents, but Dorothy stayed in Ramsey on her own for a couple of days with Mrs. Brew in Ballure Cottage in the Glen.*' (1989, p.17). She wrote about the beauty of the glen and shore and a visit to Ballure Church, '*the church on the hill, the burying ground of Ramsey, and formerly the sole parish church, a very pretty building charmingly situated with trees all around it, but, alas, whitewashed roof and walls.*' (featured in Radcliffe C., 1989, p.18).

3.3

The Abstract of Title in possession of the current owners only dates back to 1920 and not 1871, which is believed to be the date of construction. The sale was not for Dunluce, but for Ballure House (now Ballure Cottage by the tramline). It was recorded on 22nd November 1920 that Amy Sarah Vondy, a widow of Dunluce sold the property to William Sherry, who was at the time the resident of Ballure House. The sum of one hundred and fifty pounds was paid for the property. However there were certain restrictions placed on the purchaser by the vendor:

- (a) *'No Building or erection of any kind is to be placed or kept on any part of the scheduled property except a motor garage for private use in connection with the purchaser's adjoining property called "Ballure House" and nothing is to be stored on the premises which shall be a nuisance or annoyance to any of the neighbouring owners or occupiers of premises part of the Ballure Estate.'*
- (b) *'The building of such Motor Garage shall be erected and finished in accordance with a plan to be approved by the vendor her heirs or assigns.'*
- (c) *'The purchaser shall at his own expense forthwith erect and for ever maintain a good and sufficient boundary fence between the scheduled property and the adjoining property of the vendor.'*

3.4

In this sale the property was referred to as:

'All and singular a certain plot or parcel of land situate on the West Side of Ballure Road in the said town of Ramsey and in the Parish of Maughold part of the Estate of Ballure and being Numbered '9' on the plan of the said Estate of Ballure duly recorded on the 30th day of December One thousand nine hundred and twenty and containing One thousand and five hundred square yards of land or thereabouts together with all rights easements and appurtenances thereunto belonging or in anywise appertaining to which (inter alia) the vendor became entitled by deed of Sale dated the Twelfth day of November One thousand nine hundred and twenty from John Edward Christian and wife.'

However, it is highly unlikely that it was John E. Christian himself who made this sale, as in the census returns of 1861, he is reported as living at Ballure House (now Ballure Cottage), aged 49. The trustees of John E. Christian would have sold the estate after his death.

3.5

On 12th May 1943, following the death of Amy Sarah Vondy, Dunluce and Ballure Cottage were sold by her trustees, Nora Amy Sewell and others to William Arthur Coffey, a haulage contractor of West Quay, Ramsey, and his wife Florence Coffey. The following year on 8th August 1944 William Arthur Coffey and Florence Coffey sold both Dunluce and Ballure Cottage to Joseph Henry Murray, a manufacturer from Lancashire and Elsie Murray, his wife.

3.6

Joseph Henry Murray and Elsie Murray lived at Ballure House, in the Glen and on 9th January 1960 they sold Dunluce to Kenneth George Boon, a company director from Stafford for £3,300. The scheduled property was referred to as:

'A certain plot or parcel of land part of the estate of Ballure situate abutting on Ballure Road in the town of Ramsey and Parish of Maughold and being represented by the portion delineated and coloured pink on the plan hereto annexed together with the dwelling house and premises thereon erected called and known as "Dunluce" and to which said hereditaments (inter alia) the Vendor became entitled by Deed of Conveyance bearing date the 8th day of August 1944 from William Arthur Coffey and wife.'

A copy of the plan referred to in this deed is included with this report, it illustrates Ballure House and Dunluce when they were initially separated through ownership, and the land was divided, with Dunluce retaining a portion of the glen.

3.7

Kenneth George Boon died in Stafford on 12th March 1960, in his will dated 25th November 1959 his trustees were Percy Victor Wheeler, a chartered accountant of Shrewsbury and Cyril Edwin Smith, a transport business proprietor from near Stafford. The property was sold to Jane Rosemary Harris, who was the tenant of Dunluce on 12th August 1965. On 26th February 1969 Jane R. Harris and her husband Basil Gordon Harris sold Dunluce for £12,000 to Richard Charles Leach and Elsa Mary Leach his wife, who were from Kinlough House in Bride. Following this, on 19th June in the same year, Richard Charles Leach died at Ramsey Cottage Hospital, and in his last will and testament dated 23rd October 1988, Dunluce was left to his wife. On 19th June 1980 Elsa Mary Leach died at Ramsey Cottage Hospital, and in her will of 10th February 1978 Dunluce passed to her daughter Claudette Florence Elsa Cope, a real estate agent from Florida.

3.8

On 20th May 1986 Claudette Florence Elsa Mackie, then of Summerhill, Jurby, sold Dunluce for £56,000 to Andrew Robert Baker an engineer of Fairy Bridge, Malew, and Kathleen Kay Baker, his wife. Following their divorce on 15th August 1994, Kathleen Baker gained possession of the house and she lived at Dunluce until 6th August 1998 when she sold to Georgina Vanessa Crowther, of Piccadilly Court, Queen's Promenade, Douglas for £210,000.

LANDMARK QUALITIES (4.0)

4.1

Although Dunluce is an imposing property, built on the cliff looking out to sea, today it is largely hidden by the trees in the glen and can barely be seen from the shore at all. As the property does not face onto Ballure Road, it is not a significant feature of the landscape here. Dunluce is a large and very

beautiful building, however it can only be seen at its best when viewed from its own garden.

GROUP VALUE (5.0)

5.1

Due to the rebuilding of Seafield, the adjacent property, there are no other houses in the area which are architecturally similar. However, Dunluce does share its high characteristic boundary wall with the new Seafield building, also with Ballure House by the shore and this wall is further continued in the lower part of Ballure Glen.

5.2

Cronk Brae, on May Hill, Ramsey is architecturally very similar to Dunluce as it is built in the Victorian gothic style with the imposing tower, and there is also an old wall in the back garden which is similar to the boundary walls of Dunluce. Perhaps architecturally there was a connection between these two properties, although Cronk Brae is slightly older, dating from the 1860's. Photographs of Cronk Brae are included with this report.

5.3

Dunluce was built in 1871, on the Ballure Estate under the ownership of John E. Christian from Ballure Cottage. Also on the estate was Ballure House (then Ballure Cottage), the house in the glen, adjacent to the shore. Dunluce remained part of the Ballure Estate until the estate was divided in 1920 and the owner of Dunluce, Amy Sarah Vondy, sold Ballure House (now Ballure Cottage) to William Sherry. Later in 1960 the remaining buildings were divided when Joseph H. Murray and Elsie Murray of Ballure House in the glen, sold Dunluce to Kenneth G. Boon. Therefore for a group connection, Dunluce could be associated historically with other buildings which were part of the estate of Ballure including Ballure Cottage (by the tramline) and Ballure House (in the glen).

AGE AND RARITY (6.0)

6.1

Dunluce is a relatively new building in comparison with many other properties along Ballure Road, some of which date from the seventeenth and eighteenth century. Therefore Dunluce is not significant for its age in the context of the history of the local area and in relation to some of the older buildings. Architecturally however, Dunluce is very different to all the other local houses and it is distinctive as a result of this. The style is certainly unique within this part of the town, the original building of Seafield, which was adjacent to Dunluce on Ballure Road, was thought to be very similar in style, but the replacement of Seafield with a more modern building means that within this neighbourhood Dunluce is one of a kind.

CONCLUSION (7.0)

7.1

Architecturally Dunluce is a fine Victorian 'gothicK' style house, designed to a high standard, with many individual characteristics, which make the property unique within the surrounding neighbourhood. Externally, the property has remained largely unchanged and the character remains substantially intact. Internally, some of the features such as the fireplaces have been lost and replaced with modern styles, but the majority of the internal characteristics do remain and add much to the special character and quality of the building. The present owners are very sympathetic to the original character of the house and are reinstating many of the features in an appropriate manner. Other significant properties on Ballure Road date from either the seventeenth or eighteenth centuries, and Dunluce which was built in 1871, is therefore not significant for its age within this part of Ramsey.

7.2

Dunluce is considered worthy of inclusion on the Protected Buildings Register on the grounds of its high architectural quality and for its uniqueness in style and its striking position within the setting of the surrounding Ballure Glen with which it is inherently linked. The building is also notable for its historical associations with John E. Christian of Ballure Cottage and the Christian family who owned the Ballure Estate, along with Ballure House in the glen and Ballure Cottage adjacent to the tramline. It is thought propbable that John E. Christian constructed Dunluce as his new residence, after he accumulated his wealth.

THE CENSUS

RAMSEY CENSUS 1861

District 6, "Parts of Maughold District 2, now in Ramsey". "Ballure House (now Ballure Cottage, by the tramline)".

No. 4

Name	Place	Relation	Sex	Condition	Age	Occupation	Born
John E. Christian	Ballure House	Head	Male	Widower	49	Land proprietor	Douglas
Edward Fargher	Ballure House	Cousin	Male	Married	49	Joiner	Ramsey
Elizabeth Fargher	Ballure House	Wife of cousin	Female	Married	50		England Liverpool
Jane Fargher	Ballure House	Daughter of cousin	Female	Unmarried	18		Ramsey

MAUGHOLD CENSUS 1871

District 1.

No. 96

Place	Name	Relation	Condition	Age	Occupation	Born
Ballure Cottage	John Crennell	Head	Married	41	Carpenter	Jurby
Ballure Cottage	Margaret Crennell	Wife	Married	41		Maughold
Ballure Cottage	Isabella Crennell	Daughter		12	Scholar	Maughold

District 2.

No. 68

Place	Name	Relation	Condition	Age	Occupation	Born
Ballure Cottage	Hugh Kennish	Head	Widower	75	Turner	Maughold
Ballure Cottage	William Kennish	Son	Unmarried	35	Sailor	Maughold

MAUGHOLD CENSUS 1881

District 1.

No. 8

Place	Name	Relation	Condition	Age	Occupation	Born
Ballure Cottage	William Cannell	Head	Married	68	Gardener	Michael
Ballure Cottage	Eleanor Cannell	Wife	Married	63		Braddan
Ballure Cottage	John James Cannell	Grandson		6	Scholar	England

District 1.

No.9

Place	Name	Relation	Condition	Age	Occupation	Born
Ballure Rd Villa	James L. Cromer	Head	Married	66	Retired iron merchant	Scotland
Ballure Rd Villa	Jane Cromer	Wife	Married	51		England
Ballure Rd Villa	Elizabeth J. Lace	Servant	Unmarried	23	General servant	Ramsey
Ballure Rd Villa	Christian Joughin	Servant	Unmarried	25	Cook	Maughold

District 1.

No 10.

Place	Name	Relation	Condition	Age	Occupation	Born
Dunluce Tower	Jane Kegg	Head	Unmarried	46	Housekeeper in charge	Lezayre

District 1.

No. 11

Place	Name	Relation	Condition	Age	Occupation	Born
Ballure House	John Kennish	Head	Unmarried	44	Gardener in charge	Maughold

RAMSEY CENSUS 1891

District 4.

No.121

Place	Name	Relation	Sex	Condition	Age	Occupation	Born
Ballure Cottage	John Radcliffe	Head	Male	Married	33	Gardener	Lezayre
Ballure Cottage	Hannah Radcliffe	Wife	Female	Married	37		Ramsey
Ballure Cottage	Daisy Radcliffe	Daughter	Female	Single	6		Ramsey
Ballure Cottage	Amy Radcliffe	Daughter	Female	Single	2		Ramsey
Ballure Cottage	Lizzie Radcliffe	Servant	Female	Single	14	Nurse	Foxdale

Ballure Cottage	Marie Daugherty	Nurse	Female	Married	65	Monthly nurse	Scotland
-----------------	-----------------	-------	--------	---------	----	---------------	----------

District 4.

No. 122

Place	Name	Relation	Sex	Condition	Age	Occupation	Born
Dunluce	Jane Kegg	Head	Female	Single	56	Housekeeper in charge	Lezayre

District 4.

No. 123

Place	Name	Relation	Sex	Condition	Age	Occupation	Born
Ballure House	Jane Cromar	Head	Female	Widow	61	Living on own means	Scotland
Ballure House	Mary F. Steward	Servant	Female	Single	20	Housemaid	Douglas
Ballure House	Ann McCormick	Servant	Female	Single	50	General domestic	Ireland

SOURCES AND REFERENCES

BOOKS AND ARTICLES

Dearden S. and Hassell K., 1995, *The Isle of Man, A Postcard Tour, Volume One - Ramsey and the North.*

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 visit.

Abstract of Title for 'Dunluce', in possession of the owners.

The Census, Maughold and Ramsey Census Returns, 1861-1891, **Manx National Heritage.**







DUNLICE

GMN 19

