

- 4.12 Adjacent is Wyllin Cottage, a three-bay, one-and-a-half storied structure, with the unusual characteristic of the entrance door occupying the right-hand ground floor aperture, rather than being centralised.
- 4.13 Finally Woodvale is an unremarkable, two-storey property, substantially taller than its neighbour and has the appearance of being built in the 1930s.
- 4.14 Within the western portion of Glen Wyllin, which contains the campsite and trout farm, there are a small number of dwellings. Glen View is an extended Manx cottage, which is barely visible from the main road, but can be seen through the trees when descending into Glen Wyllin. It appears to be stone built, finished in white-cement render under a slate roof.
- 4.15 There are two detached bungalows within the glen, these are below the level of Shore Road from where they can be seen, but they are also visible from within the glen. Gorse Bank is cement rendered, with an asbestos tiled roof and timber casement windows. Glenside is cement rendered, finished in a cream colour, as is the detached garage. The property has a conservatory looking out over the glen.
- 4.16 At the seaward end of Shore Road, not strictly within the glen, but within the boundary of the conservation area, is Beach Villa. This is a large detached house, built over two storeys, finished in cream-cement render, with a slate roof. There is a substantial single-storey addition built onto one side, which is extensively glazed. In addition to these dwellings, there are also a small number of additional buildings within this portion of the glen.
- 4.17 The campsite has two buildings, the first being the office and shop, which is constructed in stained timber in the form of a log cabin and has a concrete interlocking tiled roof. There are brown uPVC shutters that cover door and window apertures when the premises are not in use. This property harmonises very well with its surroundings.

- 4.18 Beyond the campsite office is the ablution block. This is a white-cement rendered building, with a concrete interlocking tiled roof that features differing pitches to the front and rear roof sections. This building, too, is fitted with brown uPVC shutters to the front elevation. The building can at best be described as ugly and does not at all harmonise with its surroundings.
- 4.19 At the bottom of Shore Road are two small permanent structures associated with the fish farm. One being constructed in stone with a corrugated roof, and the second is cement rendered with a felted roof. These are poor-quality buildings, but fortunately are not highly visible from within the glen.

## **ASSESSMENT OF SPECIAL INTEREST**

### **5. Registered Buildings**

- 5.1 Within the boundaries of the Glen Wyllin conservation area, there are currently no registered buildings.

### **6. Key Unregistered Buildings**

- 6.1 The majority of buildings within the conservation area are used for residential purposes. One exception is the disused mill within the residential hamlet of Glen Wyllin. This mill, which is believed to date back to the beginning of the 18<sup>th</sup> century, is considered to be of special interest.
- 6.2 With the exception of the mill, it is considered that the only other property within the proposed boundary that can be considered to be a 'key building' is Glen Wyllin House. This appears to be one of the oldest properties within the hamlet and probably dates back to the end of the 1840s, but it has been substantially altered and enlarged.
- 6.3 Both the above buildings are considered to be of special interest, and worthy of further research as properties being suitable for consideration for inclusion on the Register of Protected Buildings.
- 6.4 Whilst not falling under the description of buildings, the stone piers to the disused railway viaduct are nevertheless of significant historical importance.
- 6.5 They are worthy of retention and preservation, and encouragement should be given to ensure that relevant maintenance is carried out to prevent deterioration.



## 7. Significant Archaeological Sites

- 7.1 There are a number of sites within the conservation area where significant archaeological remains have been identified. This information is derived from the National Monuments Records maintained by Manx National Heritage.
- 7.2 Set out below are those sites identified, which fall within the conservation area boundary:
- 7.3 1. A small number of stray finds, of prehistoric date, found as a result of the construction of the former railway line. These appear to focus on the north and south of Glen Wyllin (SC313905), where extensive groundworks were necessary to create the trackbed.
- 7.4 2. Three mill buildings in Glen Wyllin (SC311907, SC316901) and Cooldarry (SC320897) used for processing agricultural produce in the past.

*The building referred to at (SC311907) has been demolished, and the Cooldarry Mill (SC320897) is outside the proposed conservation area boundary.*

- 7.5 3. A medieval pinfold or animal pound in Glen Wyllin at (SC31539020). Each parish had such a pound, required by early laws; as such it is an important feature.
- 7.6 *The pinfold ceased to function in the 1940s. In the early 1960s, the Highway Board widened the road above and constructed a pavement. Much of the pinfold was filled in with surplus debris, and the road embankment now encroaches so far into its west wall that only 16 feet now protrudes. Its walls are now barely visible, as the whole area is overgrown.*

8. **The Character and Hierarchy of Spaces and Vistas,  
Green Areas and Trees**

8.1 **Views into the Conservation Area**

- 8.2 There are surprisingly few views into the designated conservation area. When approaching the seaward portion of the glen, along the dismantled railway footpath from Kirk Michael Village, one is treated to a 'panorama' from the elevated position of the trackbed at the level of the former viaduct over the glen. Other than this, the only view into the glen that is considered to be of merit is from the Kirk Michael to Peel highway (A4) when looking into the residential hamlet of Glen Wyllin. Due to the number of trees along the roadside, in summer this view is largely obscured. However, in winter there are attractive glimpses of the greenery of the glen and the scattered dwellings between the evergreens, which retain their leaves.

8.3 **Vistas within the Conservation Area**

- 8.4 Due to the green and leafy nature of the designated conservation area, there are few 'panoramic' or 'far-reaching' views available. However, from the elevated highway leading to Beach Villa, there is a panoramic view over the entire western portion of Glen Wyllin. This view includes the site of the Clearwater Trout Farm, an operation that does nothing to enhance the overall vista.

- 8.5 Within the residential hamlet, there are a number of attractive vistas.

8.6 **Views out of the Conservation Area**

- 8.7 By virtue of the fact that the designated area is a glen, it has steep banks to either side, which for much of the boundary precludes views outwards.



8.8 From the vantage point of the elevated highway leading to Beach Villa, there is an expansive sea view to the west.

8.9 From the residential hamlet, when looking northwesterly, the skyline is punctuated by a dwelling called Aniwa, which is approached from the main A3 road into Kirk Michael. It is considered necessary to include this property within the conservation area boundary, in order to protect this otherwise unspoilt view out of the designated area.

## 9. **Open Spaces, Green Areas and Trees**

9.1 It is considered that the qualities of the designated area under this heading, are probably the most important reason for its designation. Dealing firstly with the western portion of Glen Wyllin, where there are extensive open green areas that are variously used as the campsite and for recreational purposes.

9.2 During the winter months when the campsite is not operational, these are clear of tents and uncluttered. In summer months the glen comes alive, as a variety of tents and motor homes take up sites so their occupants can enjoy the natural beauty of the glen. Also in this portion of the glen is the Clearwater Trout Farm, which by nature of its operation is extensively open and green. As is typical of any fish farm, the plant and apparatus is not pleasing to the eye, but nevertheless is not particularly unsightly and is not clearly visible from within the glen.

9.3 There is an open field at the northern end of the conservation area, bounded by the road leading to Beach Villa on two sides. It is considered necessary to include this field within the conservation area, in order to control any future development that may take place within its boundaries.

9.4 It is particularly important that any development taking place should be well away from the field boundary closest to Glen Wyllin, in order to protect the view

to the skyline that has been badly affected to either side of the dismantled railway on the northern boundary of Glen Wyllin. On two sites, two-storey dwellings have been built far too close to the edge of the glen resulting in the upper floors of the dwellings overlooking the glen. This could have been avoided totally if single-storey dwellings, or more sympathetically positioned properties had been built.

- 9.5 In this western portion of the glen, there are significant numbers of trees adding to the overall greenness of the area, and the steep bank along the southern boundary is extensively forested
- 9.6 Within the residential hamlet of Glen Wyllin and on the banks of the glen, there are again large numbers of trees providing a green canopy. Throughout the hamlet, there are also tall hedges adding to the overall green appearance. To the front of Glen Wyllin House there is a good sized, open area of grassland, which is considered valuable to the overall appearance of the hamlet.
- 9.7 Within the hamlet, there is a contrast in that to the north of the stream there are only three dwellings (originally four before the amalgamation of Sunnyside and Viking), whereas to the opposite side of the stream the density of dwellings is far greater.
- 9.8 It is considered imperative that the open nature to the north of the stream remains unspoilt, and any development within this area should be strictly controlled.
- 9.9 A particular feature of both parts of Glen Wyllin is the presence of the swiftly flowing stream. Whilst in the past the stream was harnessed to provide power for the mills, today it provides both visual and audible pleasure as it flows through weirs to the sea.



## **10. Prevalent and Traditional Building Materials, Textures and Colours**

- 10.1 There is no prevalent style of construction within the conservation area.
- 10.2 The majority of properties within the designated area are either smooth-cement rendered or of stone construction. There are a few exceptions to this where spa and pebbledash have been used within the cement render coat. The majority of properties have pitched roofs, although as previously stated Magnolia Cottage has a number of flat-roofed extensions.
- 10.3 Roof claddings are predominantly slate or asbestos slate, although there is some use of asbestos tile and concrete interlocking tile. There are a variety of window types, although it is pleasing to note that the majority of properties built with sliding sash windows retain these.
- 10.4 It is important to consider that Glen Wyllin has not been designated as a conservation area due to the outstanding architectural qualities of the properties contained in it, but rather due to the natural environment provided by the open green areas and trees. Whilst there is a mix of architectural styles, the majority of these properties do not significantly detract from the qualities that designation seeks to conserve.



## **11. Vernacular Architectural Details**

- 11.1 There do not appear to be any significant vernacular architectural details specific to Glen Wyllin. As previously stated, there are a wide variety of property types built over a considerable time span, and the properties within the glen are fairly typical of those which could be found almost anywhere on the Isle of Man.

## **11.2 Shop Fronts, Advertisements and Street Furniture**

- 11.3 There are no shop fronts within the designated area. The only advertisements are those relating to the campsite facilities and these are considered neutral, neither enhancing nor detracting from the area designated area.
- 11.4 Litterbins are the only items falling under the heading of 'Street Furniture', and these are situated within the campsite area of the glen. These are plastic and not particularly attractive in appearance, but is not considered that any significant enhancement would be gained by replacing these.
- 11.5 Within the residential hamlet is a timber foot bridge over the stream. This simple structure harmonises well with its surroundings.

## **11.6 Boundaries**

- 11.7 The majority of boundaries within the residential part of the hamlet are formed in stone or hedging. Most of the stone walls have been left unrendered and provide a good contrast with the mainly rendered surfaces of dwelling walls. Two sections of wall in the designated area are constructed from beach boulders. These can be found in the high garden wall to the dwelling known as Cheu Grianagh, and in the boundary wall to Beach Villa .

## 12. **NEGATIVE FACTORS**

- 12.1 During the course of this study, a number of areas have been noted that can be categorised as detracting from the conservation area.
- 12.2 Within the hamlet of Glen Wyllin, whilst there is no traffic problem due to volume, it has been suggested by a resident that road safety could be improved by imposing a one-way traffic flow system, and this would seem to have merits. It is proposed when entering Glen Wyllin by the southwesterly access road, that all traffic should proceed in a clockwise manner before reaching Magnolia Cottage, ie turning left in front of The Nook (see Appendix 4). This would prevent traffic emerging onto the access road in front of The Nook, where visibility is particularly poor. Whilst it is appreciated that the volume of traffic within this area is light, this suggested one-way system would prevent vehicles meeting head-on, requiring one vehicle to back up to allow the other to proceed.
- 12.3 Within the residential hamlet of Glen Wyllin, there are a number of overhead cables. These detract from the natural beauty of the area and encouragement should be given to the relevant statutory undertakings to place these underground wherever possible. Overhead cables are also noted within the campsite area, and along Shore Road within the trout farm.
- 12.4 Whilst designation of this area was not considered on the basis of the built environment, there are however a number of properties where inappropriate, but well-meaning alterations have taken place in the past.
- 12.5 As with many conservation areas, this is particularly relevant to replacement windows. Wherever possible encouragement should be given to owners to provide replacement windows replicating the originals, rather than of a completely different style.
- 12.6 As previously mentioned, Magnolia Cottage has been extended several times and it is unfortunate that extensive use has been made of flat roofs.