

- 12.7 The Mill House, which is apparently one of the oldest structures within the area, has been extensively altered to a degree that it is now unrecognisable to the property shown on earlier photographs.
- 12.8 Rose Cottage is an unusual one-and-a-half storey structure, which unfortunately has shutters to its sash windows. These are inappropriate and encouragement should be given for their removal.
- 12.9 At the seaward end of the glen, the campsite has two main buildings. One is of timber construction and is considered to integrate well into its surroundings. However, the earlier building that contains the shower block is unsightly and does not harmonise well with its surroundings.
- 12.10 As stated above, two housing developments on the northern boundary of the glen have severely encroached and serve to spoil the appearance of the skyline. At this point in time there is little that can be done to improve upon this situation.

13. **NEUTRAL AREAS**

It is fair to say that the majority of the built environment within Glen Wyllin can be considered neutral. Many of the properties are unremarkable and not of any significant architectural interest, but nevertheless do not significantly detract from the special qualities of the area.

- 13.1 The few signs relating to the campsite, as previously stated, can be considered neutral.
- 13.2 The children's playground within Glen Wyllin contains modern play equipment, and this area again is considered to be neutral.

14. **SUBJECTS FOR ENHANCEMENT**

- 14.1 Whilst conservation areas are designed to preserve character which already exists, they have a dual purpose in identifying subjects where enhancement is possible.
- 14.2 The one-way traffic flow system for the hamlet is one area where a small investment could bring substantial benefits.
- 14.3 Overhead cables have been noted both in the residential hamlet of Glen Wyllin, and within the campsite and trout farm areas. It is usually only the cost of placing such cables underground that precludes this improvement and encouragement should be given for this work to be carried out.
- 14.4 There are two buildings within the trout farm area, adjacent to Shore Road, both of which are of poor quality. These could benefit from some renovation, including re-roofing in more sympathetic materials.
- 14.5 The ablution block to the campsite is incongruous and harmonises poorly with both the adjacent log-cabin style building and the natural beauty of this part of the glen. It is a particularly ugly building, which is of no merit and would benefit from sympathetic redevelopment or replacement.
- 14.6 A major problem affecting the conservation area is the ongoing coastal erosion. This needs to be accurately monitored, and if it continues defensive measures will need to be taken.

15. **CONSERVATION AREA BOUNDARY**

- 15.1 The conservation area boundary is outlined on the map in Appendix 5.
- 15.2 It is necessary to ask the question whether the area enclosed by the boundary justifies the additional controls which designation brings, or whether it is a matter of applying the normal process of development control that recognises and respects the character and appearance of the conservation area.
- 15.3 The boundary has been kept as regular as possible and, wherever practicable, field and property boundaries have been utilised to assist in identification.

APPENDICES

APPENDIX 1 Extract From 1869 Ordnance Survey Map

APPENDIX 2 Extract From 1967 Ordnance Survey Map

APPENDIX 3 Extract From 1978 Ordnance Survey Map

APPENDIX 4 Proposed One-way Traffic Scheme

APPENDIX 5 Conservation Area Boundary

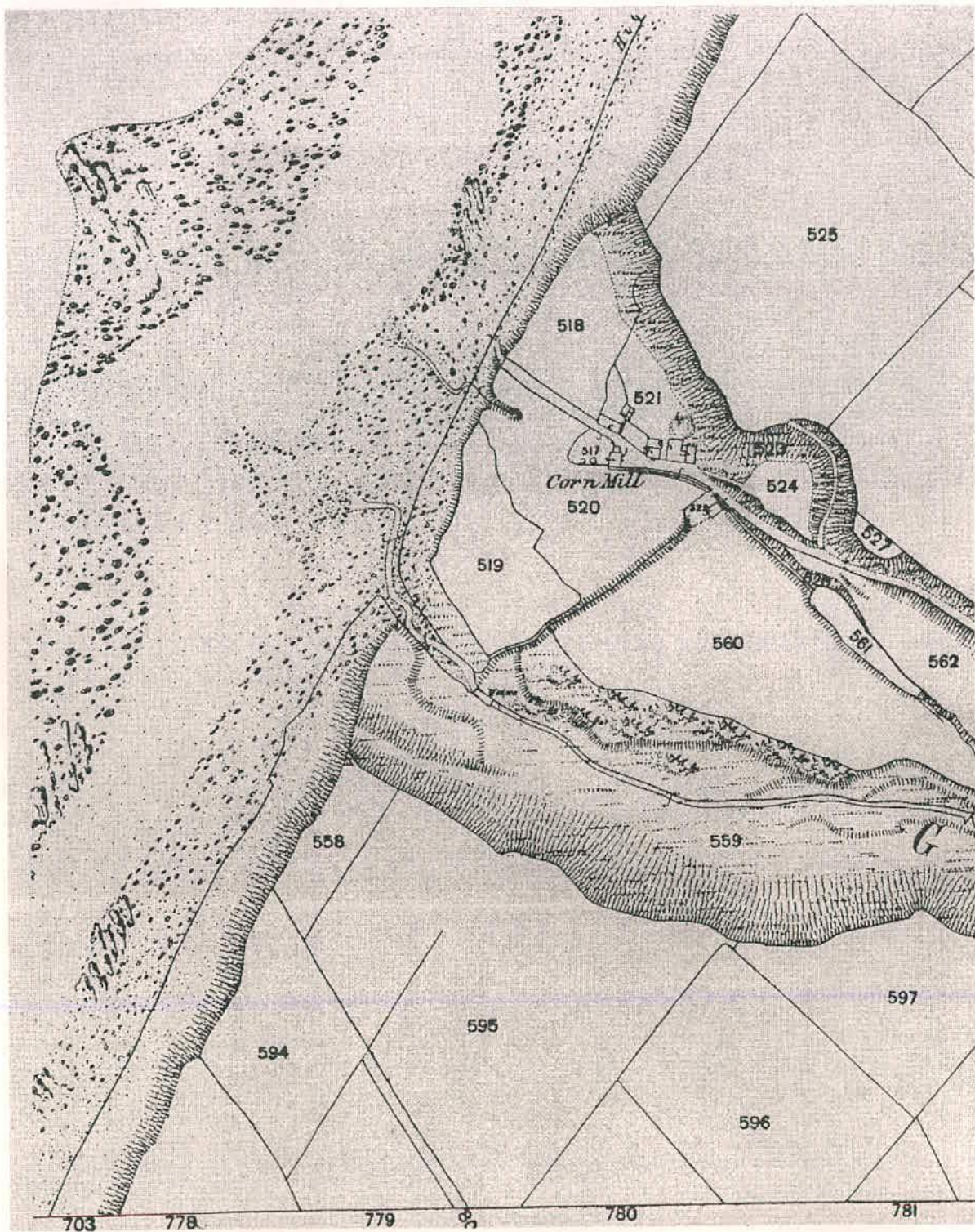
REFERENCES AND ACKNOWLEDGEMENTS

Kirk Michael Isle of Man: A Guide to Village & Parish. John Grimsom
Michael Commissioners. 1986 Rev 1991.

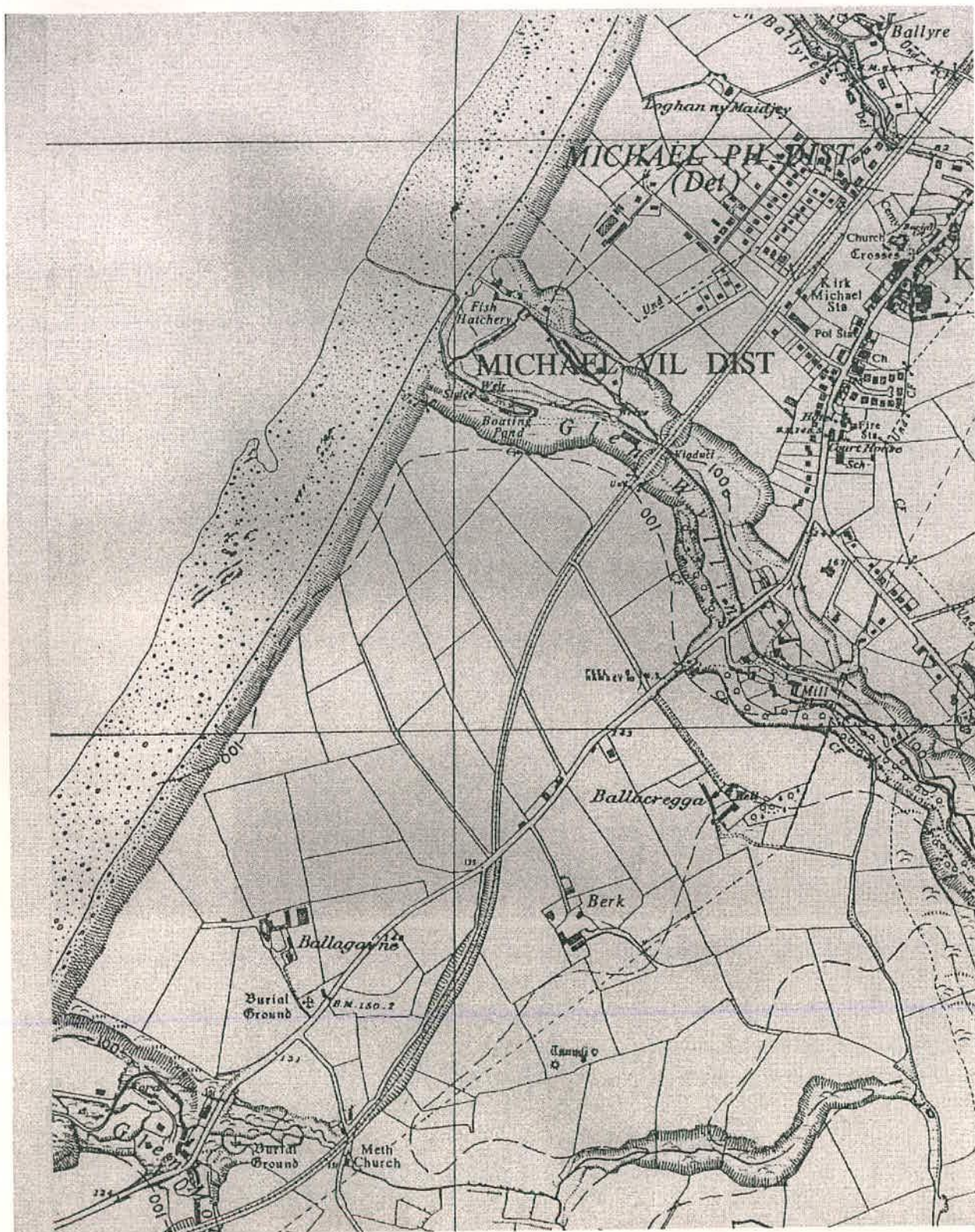
Two Centuries of History in Glen Wyllin: 1790-1990. T L Cashin.
Presidential Address 1990-1991. Isle of Man Natural History & Antiquarian
Society Vol 10.

We wish to express our appreciation for invaluable assistance given by:

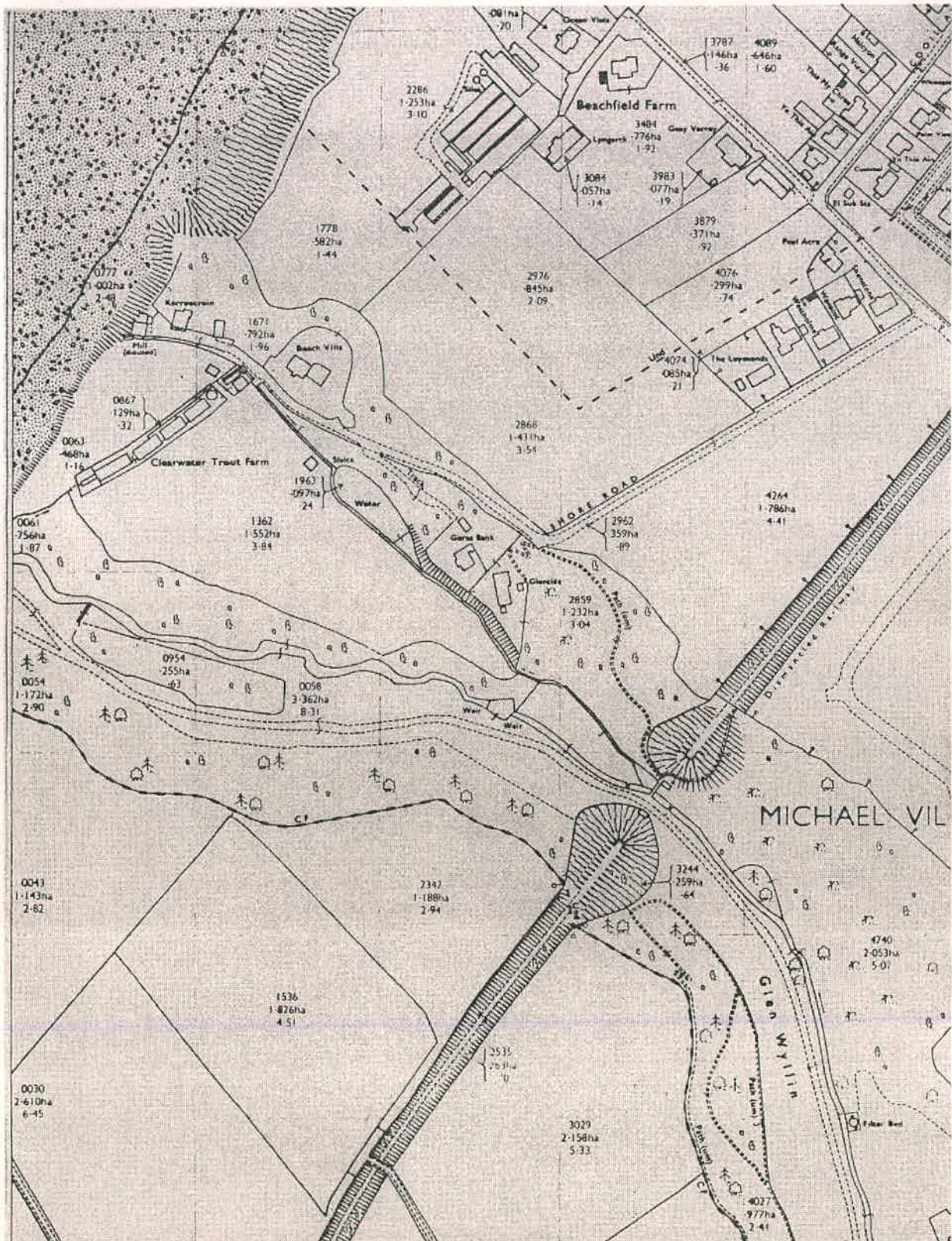
Kirk Michael Commissioners
Michael Heritage Trust



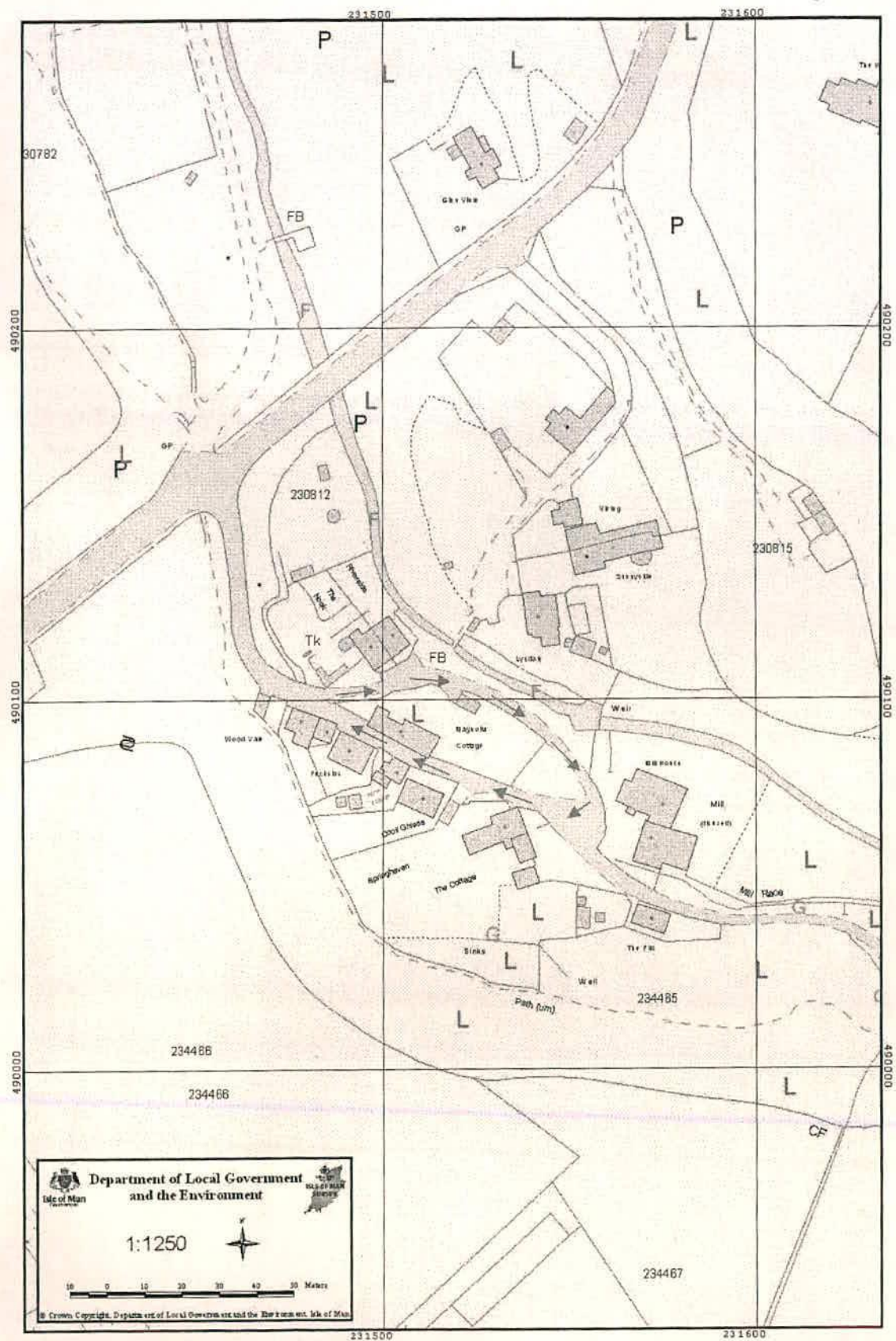
Appendix 1



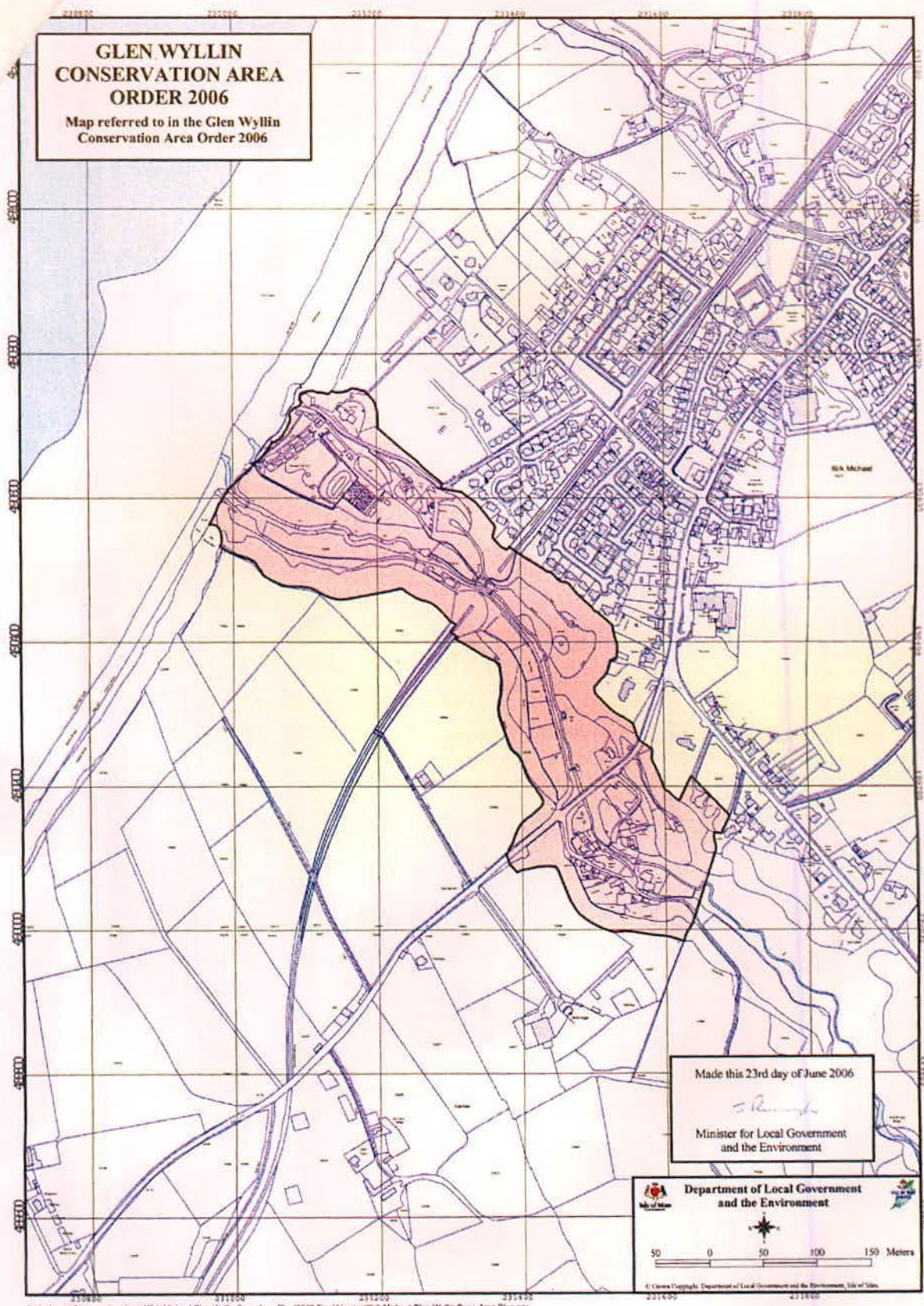
Appendix 2



Appendix 3



Appendix 4



C:\Arboreal\Conservation Areas\Kirk Michael Glen Wyllin Cons Area Plan\2008 Final Version\Kirk Michael Glen Wyllin Cons Area Plan.apr