

Form RB1

Registered Building No. 117
Ref: CCM/MC

TOWN AND COUNTRY PLANNING ACT 1981

THE REGISTERED BUILDINGS (GENERAL) REGULATIONS 1982

TO: Chief Executive,
Department of Agriculture, Fisheries & Forestry,
Central Government Offices,
Douglas,
Isle of Man.

NOTICE IS HEREBY GIVEN that at a meeting held on the 30th August, 1989, the PLANNING COMMITTEE of the Department of Local Government and the Environment, in pursuance of its powers under the above Acts and Regulations REGISTERED Kate's Cottage in the Parish of Onchan, as defined with a red line on the enclosed plan, in the PROTECTED BUILDINGS REGISTER by reason of its 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.

Public notice of the Registration will be published on the 14th day of September, 1989.

Dated this 11th day of September, 1989.

By Order of the Committee


C. C. Magee

Secretary, Planning Committee

Central Government Offices,
Douglas,
Isle of Man.

NOTE: Rights of Review and Appeal against this registration are provided under the Regulations and summarised on the enclosed leaflet.

A copy of Schedule 2 of the Town and Country Planning Act 1981 is appended hereto.

Registry Entry Summary – Kate’s Cottage

Details

Name: Kate’s Cottage

Address: Mountain Road, Onchan, IM4 5BP

Register Entry Number: 117

Date of Registration: 11.09.1989

History

Originally built as a shepherd’s cottage, the current building is thought to date from shortly after 1860, although the plan form shown on the first edition OS Map is substantially different from the current external plan form, and this may mean that the cottage is slightly later than 1860. The first inhabitant is thought to have been Anthony Haddon, who worked for the land owner G M Jones.

The cottage was historically named Keppel Gate Cottage, and historic photographs suggest that the cottage was single storey when first built.

The inhabitants of the cottage in the 1920s were a family named Tate, and during this period the property was known as ‘Tate’s Cottage’. In 1926 the cottage is described as having a big kitchen, tiny parlour, 2 bedrooms and a box room. There was no bathroom and the toilet was external.

A commentator on the TT Races in the 1930s mistakenly referred to the cottage as ‘Kate’s Cottage’ rather than ‘Tate’s Cottage’, and the property has been known by this name since this time.

Between 2017 and 2022 the cottage underwent significant restoration works, with many historic features restored that had previously been lost. The cottage’s historic name stone ‘Keppel Gate Cottage’, has been reclaimed and now resides in the front garden. The metal gates on the boundary of the mountain road have been newly fabricated to replicate the form of the historic Keppel Gate that once gave access to the mountain road.

The historic ‘Keppel Gate’ Gatepost that can be seen in historic photographs adjacent to the cottage is now sited further up the road near to the marshalling spot now known as Keppel Gate. The post is thought to have been moved in 1929 when the mountain road was widened.

Form and Materials

Two storey, three bay cottage with single storey pitched roof former cattle store on the western gable. White painted render walls, slate pitched roofs, timber sliding sash windows with aluminium coating on external face. The front elevation features a porch with a monopitch lean-to roof, and an external WC. Outbuildings and walls within cottage yard are exposed Manx stone.

Reasons for Registration

Kate’s Cottage, is included in the Protected Buildings Register for the following reasons:

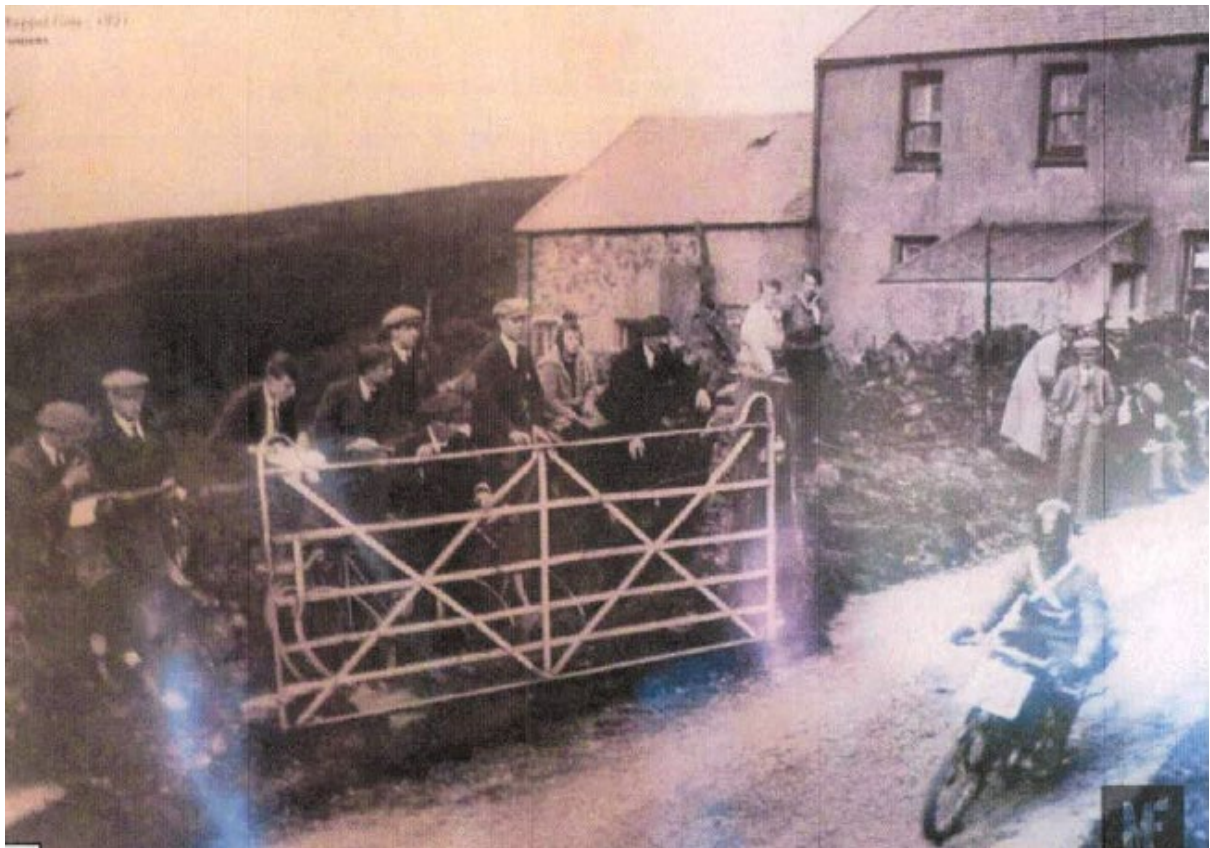
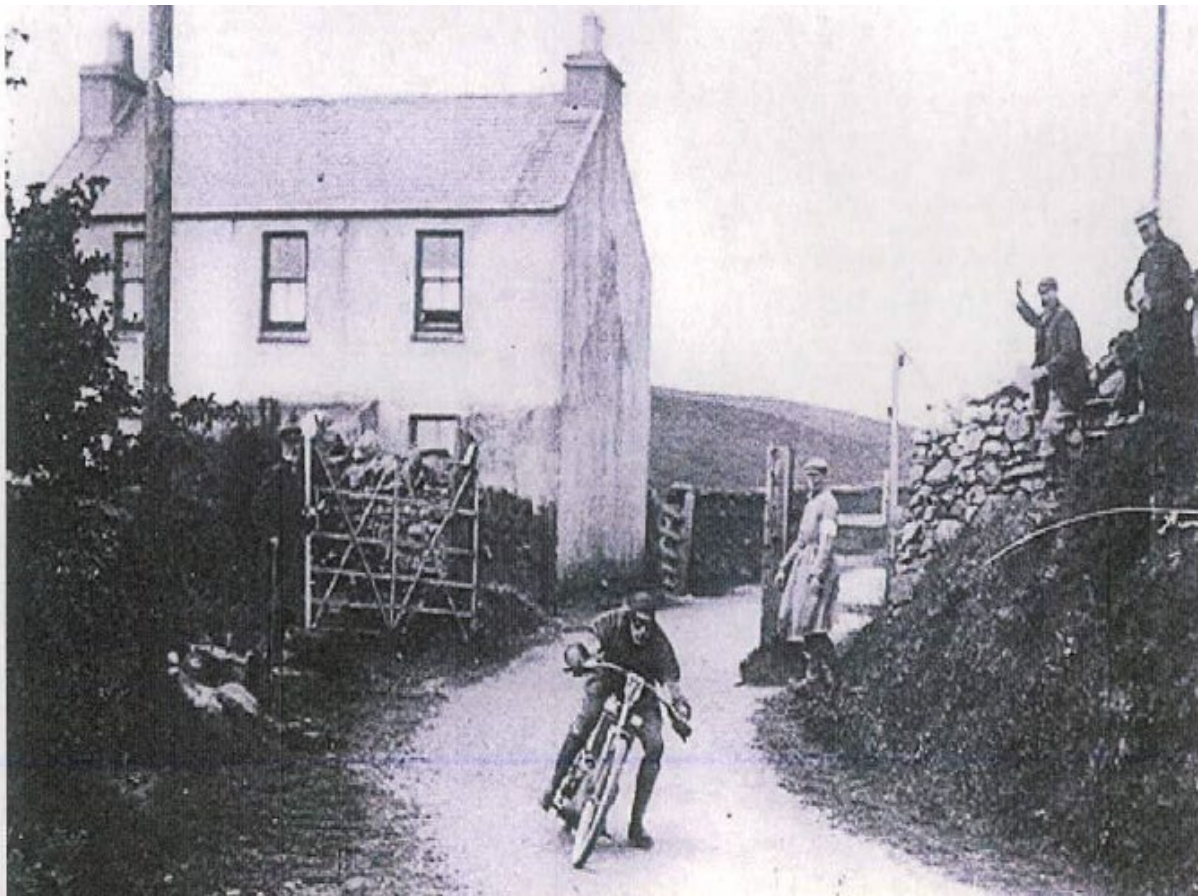
ARCHITECTURAL INTEREST:

- Surviving example of an upland farm-worker’s dwelling dating from the mid-19th century.

HISTORIC INTEREST:

- As the historic location of Keppel Gate, which gave access to the mountain section of the TT course, the property illustrates important aspects of the nation’s farming and sporting history.

Historic Photographs





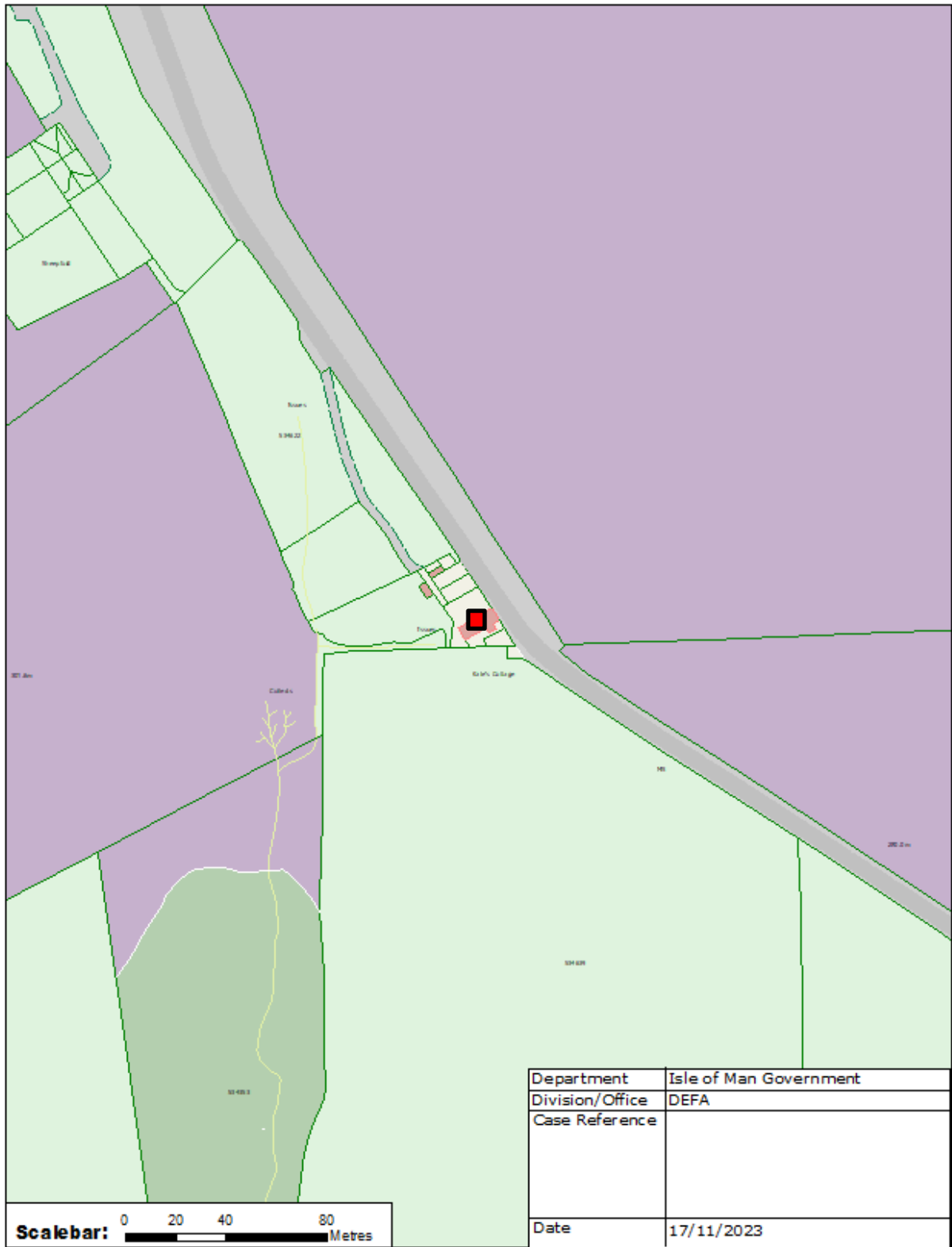
Photographs taken during 2022 and 2023





Isle of Man
Government

Location Plan



Scalebar: 0 20 40 80 Metres

Scale: 1:2,000

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