

TOWN AND COUNTRY PLANNING ACT 1991

THE REGISTERED BUILDINGS (GENERAL) REGULATIONS 1991

To: Misses A. K. & I. L. Clarke, 17 Riverside Cottages, Riverside, Ramsey.

NOTICE IS HEREBY GIVEN that at a meeting held on the 11th April 2003, the PLANNING COMMITTEE of the Department of Local Government and the Environment, in pursuance of its powers under the above Acts and Regulations REGISTERED

17 Riverside Cottages, Riverside, 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 9th day of May 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.

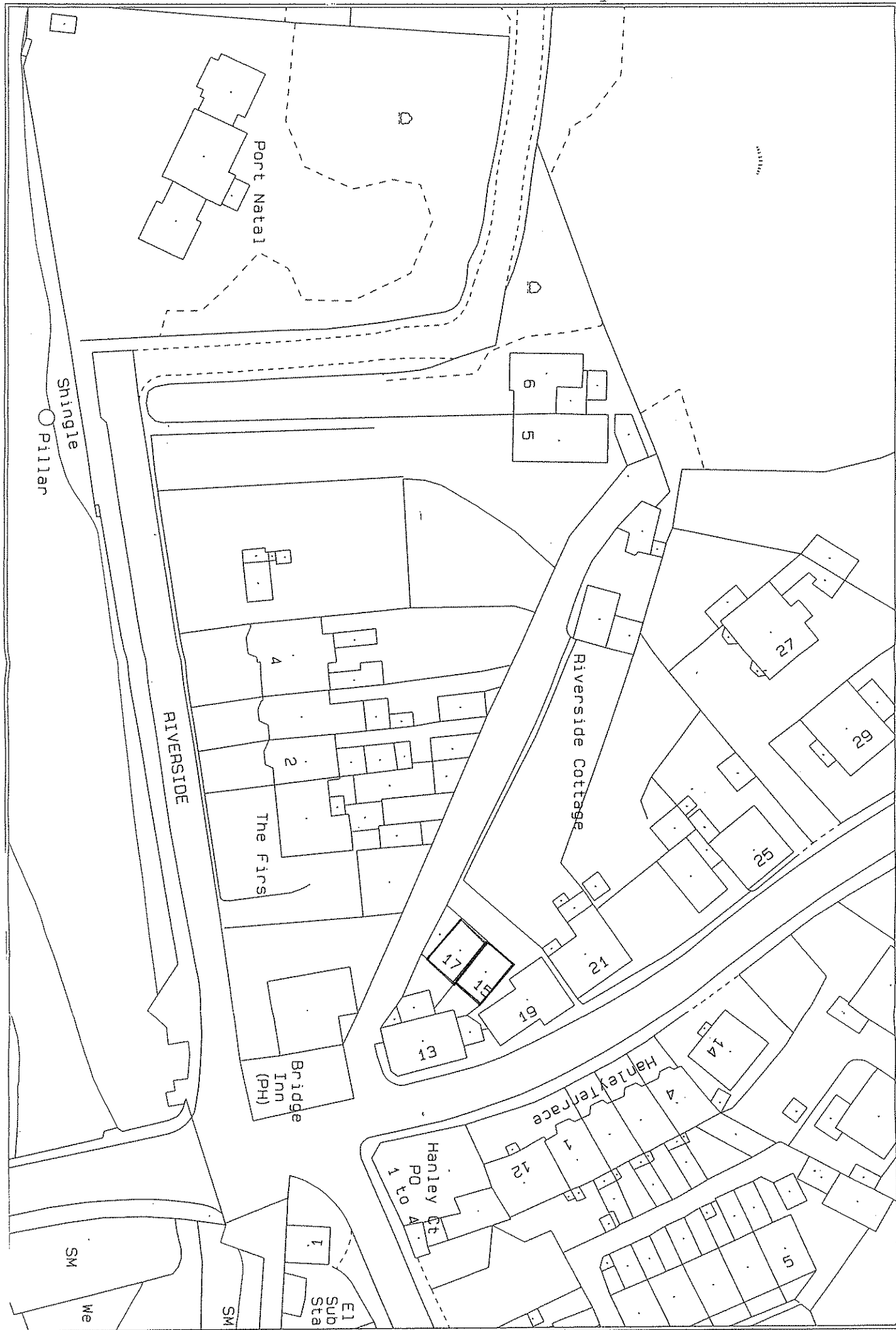
In the event that de-registration is not requested by any party within the 28 day period described above, then de-registration may not be requested within a period of 3 years.

req.

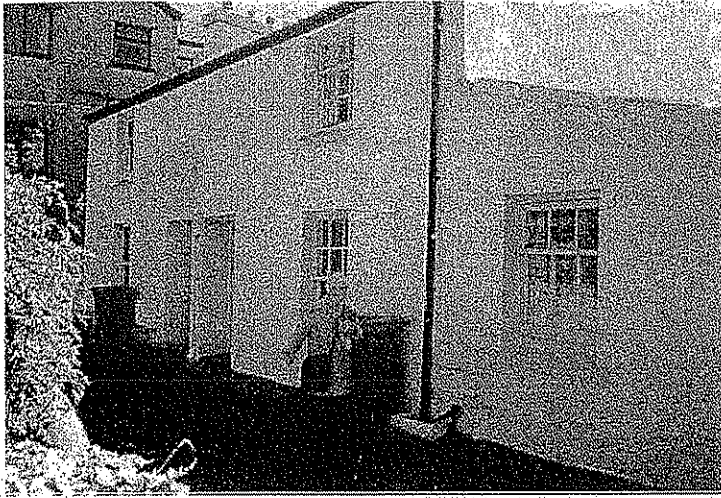
c.c.:-

- Mr T.P. Whiteway, Town Clerk, Ramsey Town Hall and Library, 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



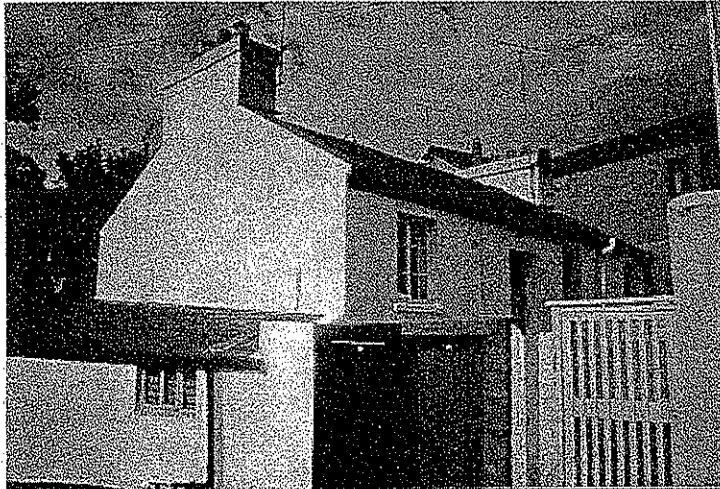
15 and 17 Riverside Cottages, Bridge Lane.



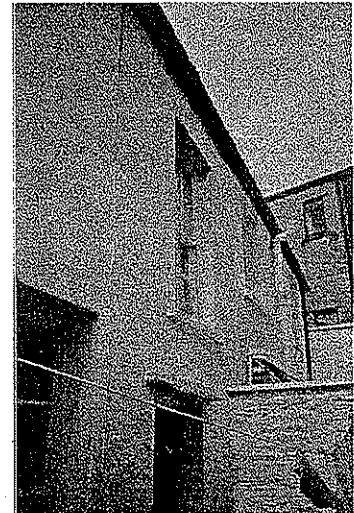
"facing onto a narrow alleyway"

A pair of small, semi-detached, cottages facing a narrow alleyway running off Bowring Road and down to Bridge Lane, with additional back-gate access to that lane. The right-hand cottage, No.17, has a slate-roof, lean-to outshut on its gable end. They are set noticeably *low* in the landscape in relation to the surrounding roads,

Externally they are very much in original condition but quite well maintained. Internally they are totally different in both layout, condition and appearance.



End elevation



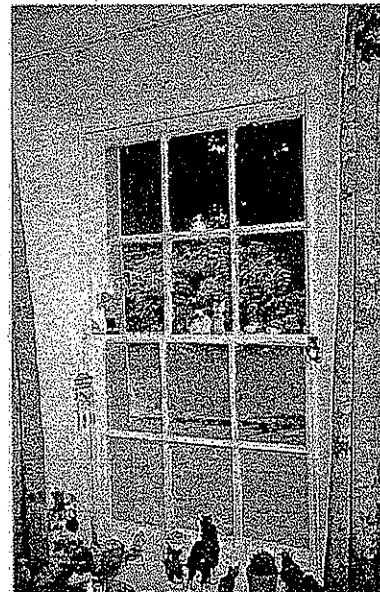
Rear elevation

Number 17.

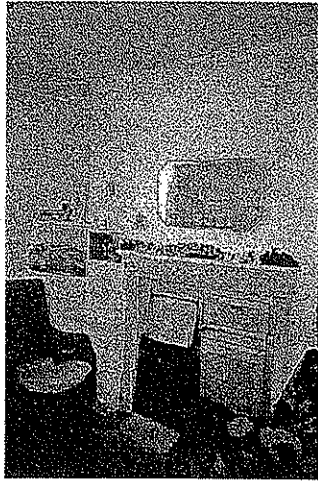
Under a small glazed fanlight, a recessed front door, originally four panel solid, has had obscure glazed panels introduced and leads into a long, widening hallway with a dog-leg stair running up the rear l.h. wall.



Living room - fireplace wall



A small front living room with 1950's glazed tile fireplace and 12 pane timber sash window (without horns) in deep, splayed, reveals. No shutters or other linings. 4 panel, rather thin doors with minimal plain architraves and no skirtings. All the walls of the room have been dry-lined up to picture rail level (but not above) with the lining being taken right across the chimney corners – see photo. This makes the room seem even smaller. The ceiling is surprisingly high though. (c7' 6").



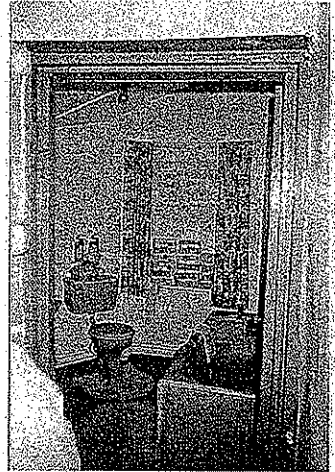
Kitchen range

The back room (the original kitchen) is smaller still but the chimney corners remain. There is a 1940/50 *Melton Regent* enamelled combination range with glazed tile inserts in the doors and a painted C.I. mantelpiece. Small cupboard in the l.h. chimney corner whilst a doorway has been formed in the r.h. one with a step down into the tapered outshut which forms a scullery at the narrow end and, through a doorway, a bathroom at the front, wider, end.

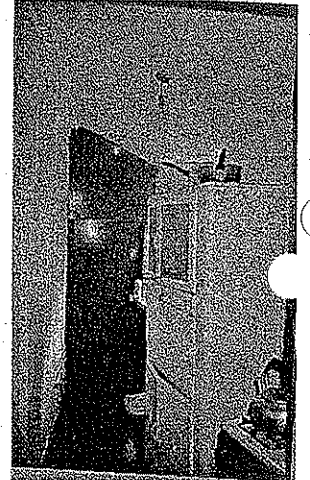
The scullery has a high set, 3 light window in what was once the back-door opening, which gives straight onto Bridge Lane. There is a cylinder cupboard and a

small sink unit in this room. The floor must be well below street level.

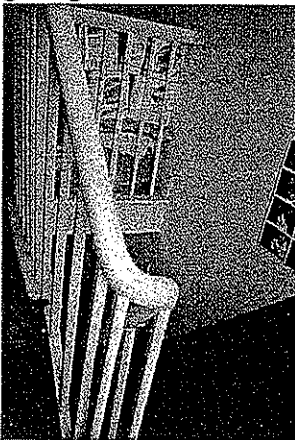
The bathroom, being wider, is much more spacious and a splayed corner at present occupied by a low-level W.C. suite, might once perhaps have been a fireplace. A one-and-a-half sash window roughly matches those installed upstairs but has lost some of its glazing bars.



Bathroom



Very narrow Scullery

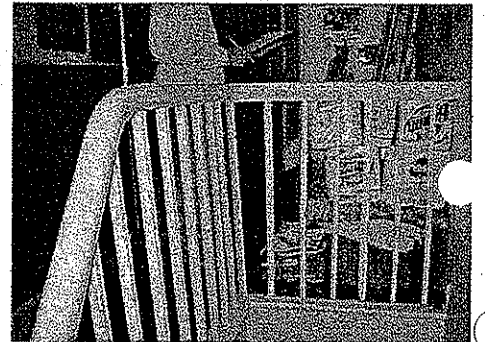


Return stairs

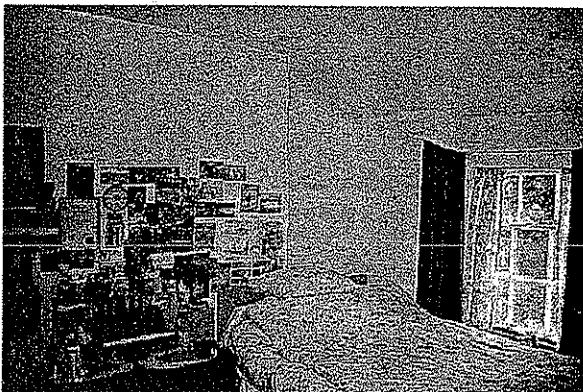
The staircase is a return dog-leg with a half-landing over the back door (six panel with inserted glazing) which gives access to a very small back-yard with a gate (a present un-used) giving directly, up steps, onto Bridge Lane.

The staircase has closed strings with turned scrolled handrail and plain square balusters. There are two under-stairs cupboards entered from the side spandrel.

There is a fairly spacious square landing with doors giving into the two bedrooms. The front one has a tiled fireplace, both have part sloping ceilings and windows with curiously recessed heads. Part of the ceiling in the back bedroom is dropping.



Landing



Front bedroom



Rear Bedroom ceiling

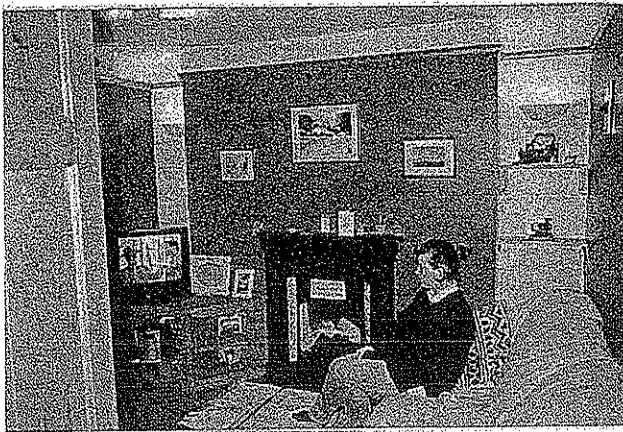
The front bedroom has a 9 pane one-and-a-half sash window, without horns but the back one has a two-light casement with small panes and the landing/stairs a full-size 12 pane sash.. They don't seem to be in too bad a condition and could certainly be restored (c/f No.15). Doors are 4 panel, thin section, presumably original.

Number 15.

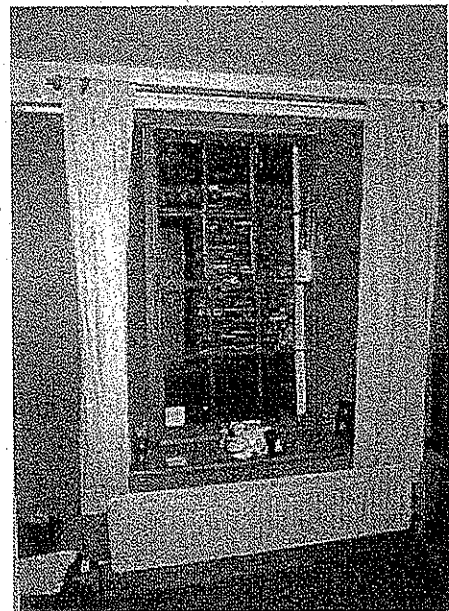
Once again a recessed front door under a rectangular glazed fanlight but this time in stripped pine with Edwardian glazing bars and acid etched, bevelled-edge, glass, gives access to a short, narrow hall with the stairs off at right-angles on the left.

The living room has been recently dry-lined (as have all the walls in this house) and a replica "Victorian" cast-iron grate with period tile inserts, has been installed and all doors, architraves and skirtings have been renewed in varnished pine and the sash windows either renewed or cleverly restored, all with new brass furniture.

One has to admire the window sashes which well illustrate just what CAN be done with timber sash windows in that they completely conform to and match the earlier ones next door!



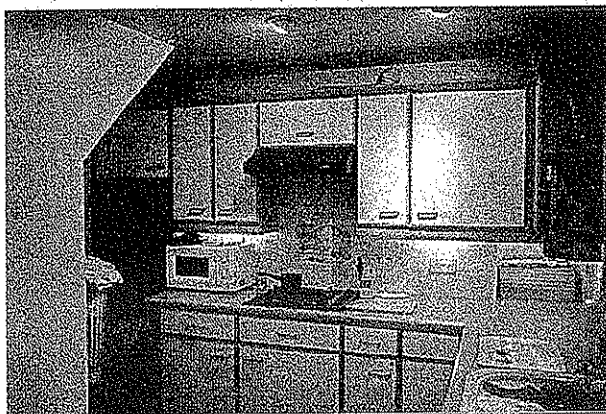
Living Room No.15 Riverside Cottages



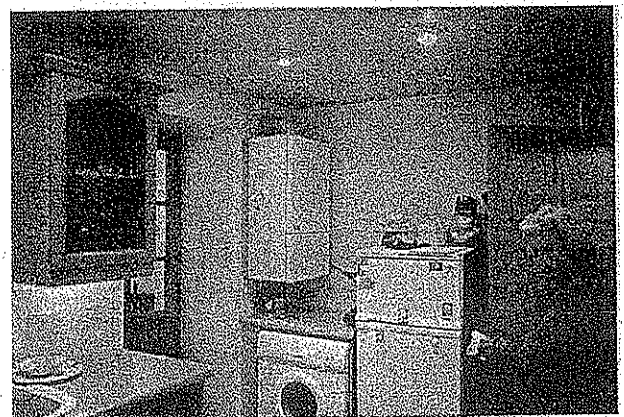
Living room window

Behind the staircase a modern kitchen has been installed across the full width of the cottage with worktop hiding the chimney breast but with shelves above in the chimney corners. Under the stairs has been opened-up as a recess.

We have been informed that until the modern up-grading, the layout of this cottage, and particularly the staircase, mimicked that of next door.



Fireplace wall of kitchen – stairs to left



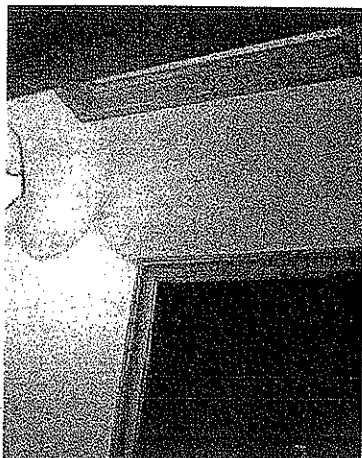
Kitchen & back door

There is a narrow paved yard with a linear extension behind the yard of No. 17 to again give access via steps up and a tall gate to Bridge Lane. Here again the access appears to have fallen out of use.

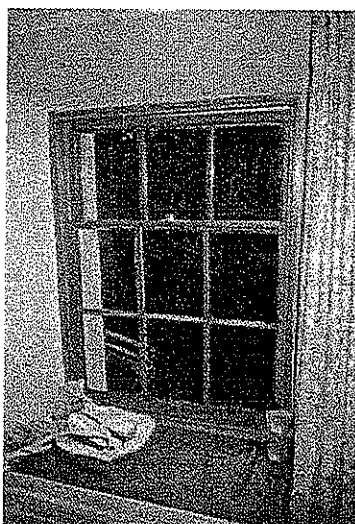
Upstairs the differences from next-door is once again most marked!

A quarter-landing at the top of the stairs gives direct access to two bedrooms but both have windowless en-suite bathrooms.

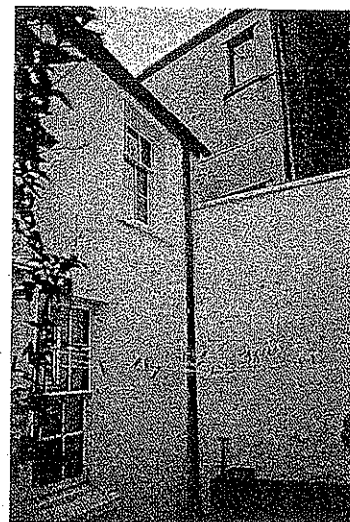
The front bedroom has retained its chimney breast but in the back one and on the landing the chimney breast depth has been used to form cunningly contrived shelved recesses which look like built-in bookcases within the flush dry-lining. A trunked skylight has been formed over the stairhead.



Skylight & architrave detail



Detail of Bedroom window



Yard behind No.15

External features - both cottages.

Generally stone built with walls about 2'3" thick, cement rendered and painted, Sash windows (except to the outshut and some variation on the back of No.17) are moderately recessed and set above cement cills.

There is a prominent drip-stone above the back door of No.17

Roofs are of Welsh slate with plain eaves and verges. A chimney at each end with simple oversailing and 4 flues each. Some vestiges of slate flashings.

The property occupies a very tight site and thus the later single storey extension to No.17 has had to be wedge-shaped and lies tucked-in below present road level. (As explained elsewhere, I am of the opinion that the levels of both Bridge Lane and Bowring Road have been artificially raised since these cottages were built.)

History.

Across Bowring Road from these cottages is the house ("Eskdale" - no.12 Bowring Road) reputed to be on the site of the original farm-house of this branch of Ballachrink. This seems to have existed long before Wood's Survey of around 1830, Constance Radcliffe has traced it back to 1711. It and the cottages are clearly shown on the 1865 Ordnance Survey and the orientation and position of the cottages suggest a building date before the construction of Bowring Road at the turn of the 18th. century. The level of the cottages strongly suggest to me that they pre-date the construction of the bridge in 1755/6 which presumably was concurrent with the embanking of the river and hence the building-up of the ground level hereabouts.

If Bridge Road was the first road hereabouts, the track onto which the cottages front may have served as the farm street leading from that road to the Ballachrink farmhouse on the site of "Eskdale". That the cottages had so confined a curtilage would also be suited to their construction as farm labourer's dwellings in that farm labourers would not be expected to need gardens or, indeed, have the free time to tend them!

There was, apparently, another cottage (or cottages?) immediately opposite their front doors as this area, which now forms a small walled garden in separate ownership, still retains vestiges of a fireplace and cupboard recesses. A cottage here was last occupied by a shoemaker and was demolished within living memory.

From the research carried out by Lionel St. Quentin, it seems fairly positively that these two small semi-detached cottages were built pre 1755 possibly by William Callow ancestor of Daniel Callow. They were contemporaneous with a little cottage across the entry and with that segment of the Quarterland Farm of Ballachrink whose building stood on the present site of "Eskdale". There was not much else of North Ramsey existing at that time - see Map 2 in my *General History* attached. In particular there was no bridge and no Bowring Road and the ground lay flat and open to the river and was probably prone to flooding at the conjunction of Spring Tides and heavy rain or snow run-off from the hills down the Sulby River.

Distillation of the Electoral Role and discussion with Clifford Teare and the present occupiers, results in the following:-

1871 Census

No.15 un-occupied

No.17 Catherine Kerriush Mariner's wife and landowner

John " son *shoemaker*

Daniel " son *shoemaker*

2 other daughters - *scholars*

1881 Census

No.15 William Callow

Margaret Callow - wife

1 son 2 daughters

No.17 Elizabeth Kneale

3 sons

James Teare - border 22yrs un-married

Brown's Directory lists both 15 & 17 as being owned by D. C. Callow, rateable value £4-10-0d. each

Are this Callow and those listed above, all descendants of the original builder, one wonders?

Someone named Quine owned No. 17 early in the 20th. Century when it was let to Brian Kelly.

By 1916 they were both owned by the Teare family (Butchers of Ramsey) and No. 15 remained in their ownership until sold to Roger Cowin in the 1980's who extensively altered it internally. He sold it to a Mrs B. Walker who currently occupies it.

No 17 is owned and occupied by the Misses A.K. & I.L. Clarke who inherited it from their mother and that family have occupied it since at least 1945.

15 and 17 Bridge Road are well on the way to having the pedigree as being among the oldest properties hereabouts.

The "Conjectural History of North Ramsey" attached sets out what is known about the broad history of local landholdings and the conjectural 1755 Map illustrates my interpretation of the situation during the early existence of 15 and 17



