

Req.

Form RB1

Registered Building No. 212

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

To: Mrs M. Wright, Ballure Cottage, Ballure Road, Ramsey.

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

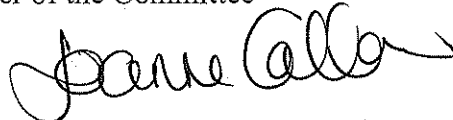
Ballure Cottage, Ballure Road, Ramsey.

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 January 27th, 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:

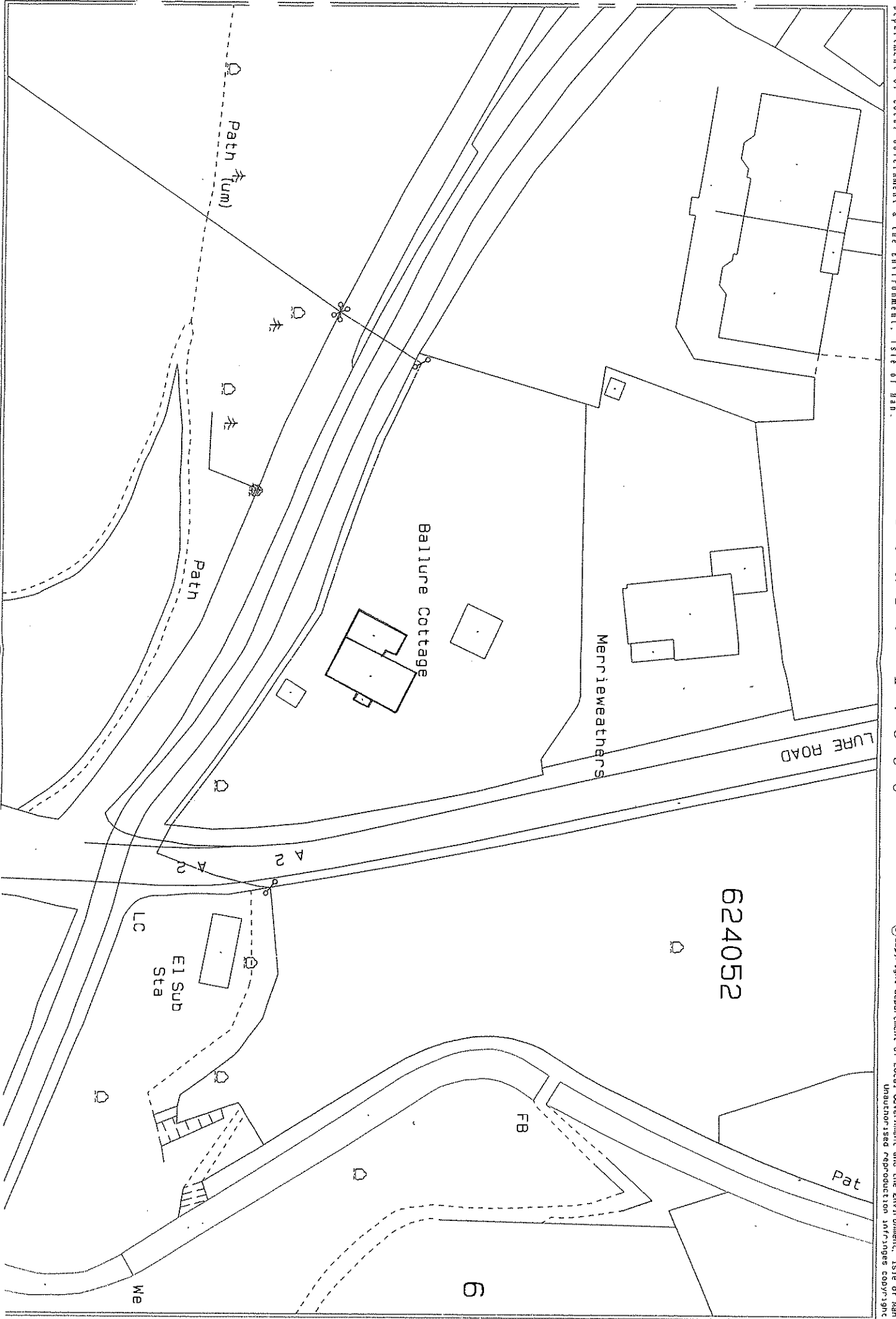
Applications in writing for the de-registration of the building may be made by the owners or occupier of, any other person having an interest in the building, within a period of 28 days of service of this notice. Such application should be sent to the Secretary, Planning Committee, 1st Floor, Murray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



BALLURE COTTAGE, BALLURE ROAD, RAMSEY.

INTRODUCTION (1.0)

1.1

Ballure Cottage 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'. The cottage is included in the 1870 series Ordnance Survey Map (surveyed in the 1860's), but it is not featured on the 1867 Wood's Atlas.

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). Ballure Cottage was not the original house of the Christians, but was built as the mill house of their water corn-mill. *'Ballure Cottage was once the mill house of the corn mill at Ballure which was part of the Ballure Estate owned for many years by the Christian family. Nearby was a church (which still stands), a mansion house and a farm.'* (The Isle of Man Daily Times, Tuesday, November 20th 1962). On the 1870 series O.S. Maps Ballure Cottage is called Ballure House. Many of the surrounding buildings have long since gone, but two small buildings featured on the map further up the glen could indicate the site of the corn mill, due to their location on the river bank. It is doubtful whether Ballure Cottage was the mill itself as there is no evidence of a waterway on the 1870 series Ordnance Survey maps and the building is not like mills which were basic buildings, Ballure Cottage more resembles a farmhouse.

1.3

John Edward Christian who lived at Ballure Cottage (recorded in the 1861 census) also owned the majority of the Ballure quarterland. Therefore Ballure Cottage was a significant residence during this time as it was the home of a wealthy landowner and has its roots as the quarterland home and mill house of the Christians of Ballure.

1.4

It has been difficult to place an exact date of construction on the property due to the conflicting dates stated by previous writers. For example, in an article in The Isle of Man Daily Times, dated Tuesday, November 20th 1962, the property is described as being a seventeenth century building and one of the oldest houses on the Isle of Man. The writer states that *'The foundations and probably the thick walls of the cottage are almost certainly 17th century.'* (P.8). However William and Constance Radcliffe believe that the house was built during the lifetime of Captain John Christian (1742-1823), *'The present house, now known as Ballure Cottage, was probably built in his time; some stones in the field behind it (by the tramline) seem to indicate the site of the original house.'* (Radcliffe W. and C., 1979, p.243). Certain features in the house such as the wooden panelling and the simple staircase suggest the building is most likely to be seventeenth or early eighteenth century.

1.5

Ballure Road was constructed in 1764 and prior to this, natural features made access to Ballure Cottage difficult both from the north and south. On the south, the main route to and from the Parish Church of Maughold was sometimes extremely dangerous when the gorge of Ballure Burn had to be crossed at a ford where the bridge and M.E.R. crossings now are. As a safer alternative to this route, the townsfolk would make the journey along the beach when the tide was out. Access to the mill from the town was from the top end of Maughold Street (the main street), along the brooghs (gardens south of the Queen's Pier), following the present lower Ballure Glen path up from the shore to the mill. *'This was the path to Ballure Mill which would be used by the Ramsey people who had corn to grind. Ballure Road ("the new highway on Ballure Quarterland") is first mentioned in a deed of 1764.'* (Radcliffe W. and C., 1979, p.339).

1.6

The article on Ballure Cottage in The Isle of Man Daily Times (Tuesday November 20th 1962) states that:

'Ballure Cottage has one unique benefit. It is the only house in the Island known to be exempt from water rates.

This is because in the late 19th century the newly formed private company, Ramsey Waterworks Company, wished to construct a reservoir on the land above.

The Christians who owned the land and house (and who were to have their stream dammed) made a condition of sale that the house should have a free water supply in perpetuity.'

The reservoir was built in 1859 following a Water Act which led to the formation of the Ramsey Waterworks Company. This first reservoir was replaced by a larger reservoir in 1885, also in upper Ballure Glen. The original reservoir is no longer in use but it can still be seen today.

ARCHITECTURAL INTEREST (2.0)

2.1

It is highly likely that the building dates back to the seventeenth century, certainly making Ballure Cottage one of the oldest houses in Ramsey, if not the Isle of Man. The cottage has been built in the traditional farmhouse style although it was the mill house of the water corn mill, and it appears to have had relatively few alterations and additions over the years. Interesting features of the building include the very thick cottage walls, which are described in *The Isle of Man Daily Times* (Tuesday November 20th 1962) as being '*5-feet thick*'.

2.2

Internally the property has remained little changed, the most significant features are the pine panelling, the crude staircase and the oak beamed ceilings, all of which appear to be either seventeenth or early eighteenth century. The staircase becomes more and more simple on each level of the cottage and it is almost barn-like in character on the top floor (second floor). The Christians who built Ballure Cottage must have been extremely wealthy through land ownership and the corn mill. However, despite this wealth, Ballure Cottage has remained largely unchanged for centuries.

2.3

The cottage is set back from Ballure Road which it pre-dates (Ballure Road dates back to 1764), in a beautiful well-established garden admired for its large monkey-puzzle tree and famed for having the largest fuschia tree in the Isle of Man. On the left hand side of the house are the remains of another building, which could possibly be the adjoining building featured on the early Ordnance Survey maps.

2.4

At the rear of the cottage there is an extension which includes a kitchen on the ground floor and bedroom on the first floor. This extension was possibly already built by 1870 as there is an addition featured on the back of the cottage in the Ordnance Survey Map from that year.

HISTORIC INTEREST AND ASSOCIATION (3.0)

3.1

Ballure Cottage was situated nearby the main routes south from Ramsey and the north to Maughold, Laxey and Douglas. The Old Douglas Road is nearby, a pack-horse route which leads to Douglas alongside upper Ballure Glen into the hills. Today this is no longer a road but it is still in existence as a footpath. The Christians may have selected the best spot in their quarterland for the cottage due to the access provided from the nearby routes, the proximity to Ramsey, the shore and the river.

3.2

For centuries Ballure quarterland was the home of the Christians '*Ballure and the Flatt (part of Ramsey) were the homes of other long-established numbers of the clan, which is said to have had its beginnings in Milntown, Lezayre.*' (Radcliffe C., 1980). The Christians were extremely

influential in Ramsey and contributed to the development of the town by selling building plots of land along Ballure Road, and selling land for the Manx Electric Railway and Ballure Reservoir. One of the best-known Christians was Captain John Christian (1742-1823), in who's lifetime William and Constance Radcliffe believe Ballure Cottage was built.

3.3

One of the best-known residents of Ramsey, John Kennish (Jackie Hoodin or Jackie Ballure), had connections with Ballure Cottage. *'Old Pete' was undoubtedly the most famous of Ramsey characters, achieving a degree of national fame in the years after Hall Caine's The Manxman appeared in 1894'* (Dearden S. and Hassell K., 1995, p.64). He became famous after G.B. Cowen photographed him and his small one-roomed cottage, in order to illustrate an American edition of the book. Old Pete was lame from early childhood, but despite this he became a gardener and he later took to carpentry, making spinning wheels and knick-knacks to sell to the many local visitors and carriage parties he entertained in the years after *The Manxman*. Hall Caine featured both Ballure Cottage and Old Pete in his book. *'Old Pete's' tiny single roomed cottage 'stood near the water trough on the right hand side going up the hill from Ballure Bridge'* (Dearden S. and Hassell K., 1995, p.65). This small cottage was probably 'Water Trough House' which was featured in the 1881 Maughold Census; the resident at the time was William Kennish, a 50-year-old mariner from Maughold. In the same Census the sole resident of Ballure House (now Cottage) was John Kennish, a 44-year-old gardener left in charge, from Maughold. John Kennish died on September 20th 1906, after being ill with diabetes and his funeral was one of the best attended in the history of the town. For many years after his death Postcards of 'Pete' and his cottage continued to be produced.

3.4

There is a house nearby called Ballure House (previously Ballure Cottage), which is situated further down the glen next to the shore. It is probable that historically these two properties had many close ties and may have been built for the same family. In her book *'Shining By The Sea'*, Constance Radcliffe wrote 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).

3.5

There is a nearby gothic-style Victorian house called Dunluce which was built in 1871 on part of the quarterland of Ballure. The Abstract of Title of Dunluce records a deed dated 22nd November 1920 in which Ballure Cottage (then Ballure House) was sold to the tenant William Sherry, from the resident and owner of Dunluce, Amy Sarah Vondy. It seems that prior to this sale, Ballure Cottage (formerly House), Dunluce and Ballure House (formerly Cottage, in the glen), were all within the same estate of Ballure and in the same ownership. Ballure House

(this cottage) was sold off in 1920 and Dunluce was later sold off from the owner of Ballure House (in the glen) in 1960. An extract from the deed of 1920 follows:

'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...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.'

John Edward Christian was resident of Ballure Cottage in the 1861 Census but is not featured in later years.

3.6

The deed of 1920 describes restrictions and conditions placed on the purchaser of the property by the vendor. A description of these follows:

- (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.'*

LANDMARK QUALITIES (4.0)

4.1

Although the property is of a substantial age, it is not a major landmark in the vicinity as it is set back from the road and hidden from view by the large trees in the garden which dominate the local scene. The property is more significant for its age, its preservation and its historical association with the Christians of Ballure.

GROUP VALUE (5.0)

5.1

Ballure Cottage retains much of its original character and much of the surrounding landscape has also been little changed since the mill-house days, such as Ballure Glen and the old routes down through the glen to Ramsey and alongside the upper glen towards Douglas. Perhaps the surviving building which the cottage had the most ties with is Ballure House (previously Ballure Cottage) in the nearby glen.

AGE AND RARITY (6.0)

6.1

Dating back to either the seventeenth or the eighteenth century, Ballure Cottage is certainly one of the oldest buildings in Ramsey, and possibly in the Isle of Man. Many buildings of a similar age which still survive have been substantially altered over the years, and may now contain features of various ages, but Ballure Cottage remains largely in its original form. The pine panelling inside the cottage and the crude staircase may even be unique within the Isle of Man. These unusual characteristics should certainly be included when Registration of the property is considered.

CONCLUSION (7.0)

7.1

In summary, Ballure Cottage must surely be one of the oldest houses in Ramsey, if not, the Isle of Man. It has important links with the history of the area through the water corn mill, the Christian family and the development of Ramsey into Ballure quarterland. It is built in the traditional farmhouse style and has remained little changed over the years, retaining much of its unique character and history.

7.2

Ballure Cottage merits entry onto the Protected Buildings Register on the grounds of its old age, and its historical associations with the quarterland of Ballure, the Christian family who lived there for centuries, the water corn mill, plus 'Old Pete' and Hall Caine's '*The Manxman*'. Architectural features of Ballure Cottage also warrant the house worthy of Registration, such as the unusual pine panelling, doors and the crude staircase, which have remained intact throughout the house. If the cottage is to be Registered, then it is important for these surviving internal features to also be protected as these significantly contribute to the unique character of the house.

SOURCES AND REFERENCES

BOOKS AND ARTICLES

Calloway S. (ed), 1996, *The Elements of Style, An Encyclopaedia of Domestic Architectural Detail*.

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

Fenella, 1962, 'Ballure Cottage', *The Isle of Man Daily Times*, Tuesday November 20th, 1962, p.8-10.

Radcliffe C., 1980, 'Maughold Families', *The Isle of Man Family History Society Journal*, Volume 2, No. 3, April 1980.

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 of the Ballure area, **Manx National Heritage**.

Current photographs and site visits.

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

The Census, Maughold and Ramsey Census Returns, 1841-1891, **Manx National Heritage**.

Information was gained on the Internet, from the following web site: (www.ee.surrey.ac.uk/Contrib/manx) A Manx Note Book. An electronic Compendium of Matters Past and Present Connected with the Isle of Man. Edited by Frances Coakley.



Bellure Cottage, Bellure Road, Bemaay



