

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

To: Mrs Julia Merieux, Executrix of the Estate of Eileen Crawford deceased, 31 Rue Jean  
Jaures, 27000 Evreux, France

NOTICE IS HEREBY GIVEN that at a meeting held on the 11<sup>th</sup> 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

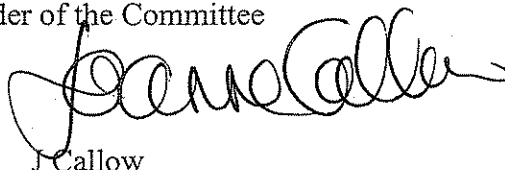
**Riverside Cottage, Riverside, Ramsey**

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 9<sup>th</sup> day of May 2003

By Order of the Committee



J Callow  
Secretary, Planning Committee.

1<sup>st</sup> 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, 1<sup>st</sup> Floor, Murray House, Mount Havelock, Douglas, IM1 2SF.

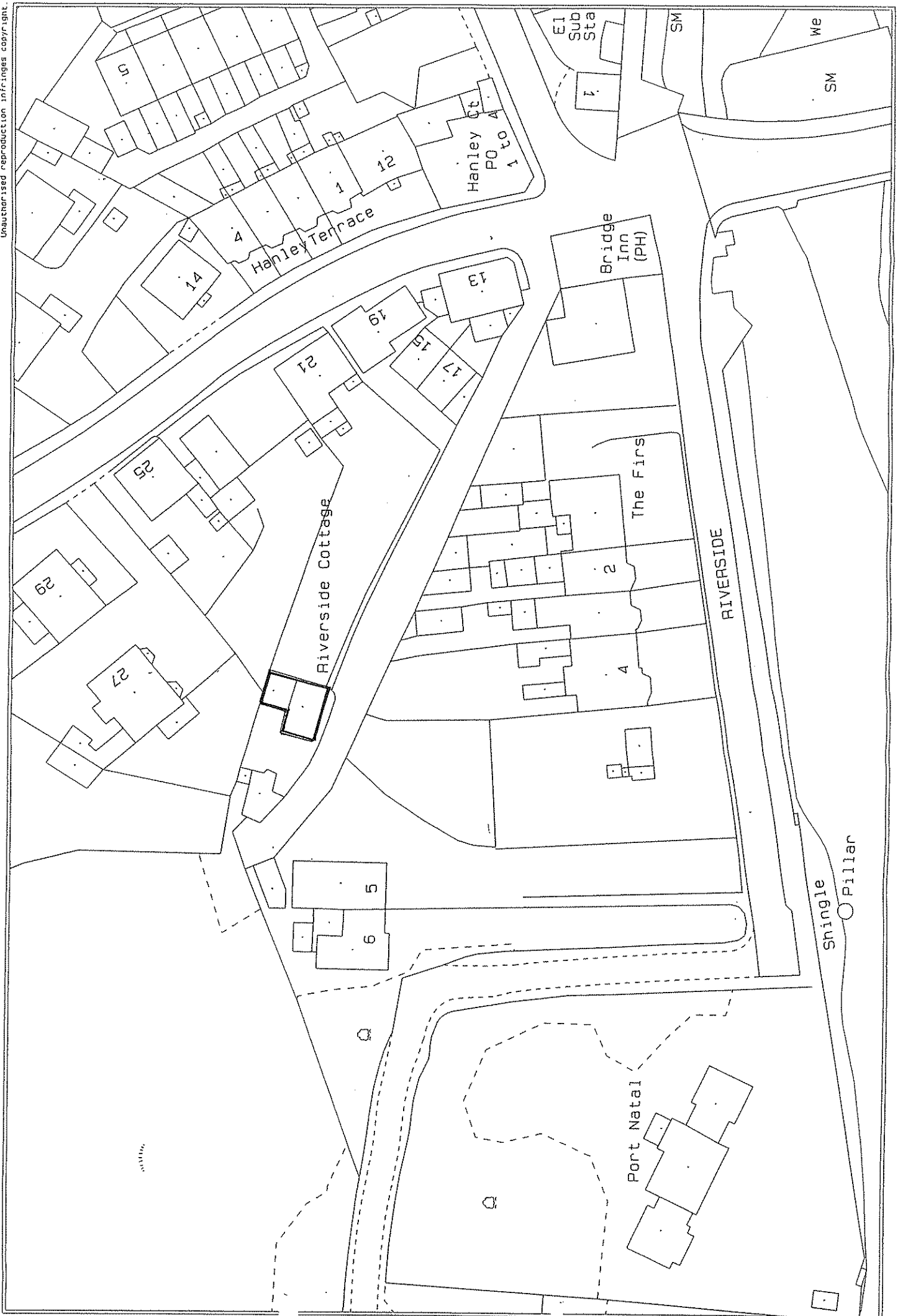
In the event that de-registration is not requested by any party within the 28 day period described above, then de-registration may not be requested within a period of 3 years.

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



5

4

Hanley Terrace

1

12

Hanley Ct.  
PO 1 to 4

E1  
Sub  
Sta

SM

We

SM

14

21

19

18

13

17

Bridge  
Inn  
(PH)

25

Riverside Cottage

The Firs

2

29

27

4

RIVERSIDE

5

6

Shingle  
Pillar

Port Natal

## RIVERSIDE COTTAGE – Survey Report

Riverside Cottage which, despite its name does not have a view of the river, is situated down an un-adopted cul-de-sac lane which has the ambiance of a very old farm access track on an alignment vastly pre-dating the layout of most of the surrounding built development. It could be the original “Bridge Road”.

The cottage is a very typical small 2 storey vernacular Manx stone cottage, which over time has become double banked. The 1869 Ordnance Survey sheet shows that only the front, original part of the cottage plus some minimal small outbuilding (Thie Beg?) in the yard behind, then existed. At that date the curtilage was also smaller, the site of the present garage then being apparently, part of the highway!



Riverside Cottage, front elevation

The cottage is land-locked by gardens owned by others on the south-east and north. There is a rather fine decorative urn and pedestal in the front garden.

The cottage is a 3 bay, symmetrical building with a relatively large, masonry, flat roofed porch, recently covered with corrugated plastic sheeting.. All external walls are smooth rendered, apparently over Manx slate. The traditional timber 4 light sliding sash windows have horns. A solid outer front door leads into the porch which has a fixed window on the east (r.h.) wall. A 4 panel half-glazed door leads into a hall slightly wider than the facing stairs.



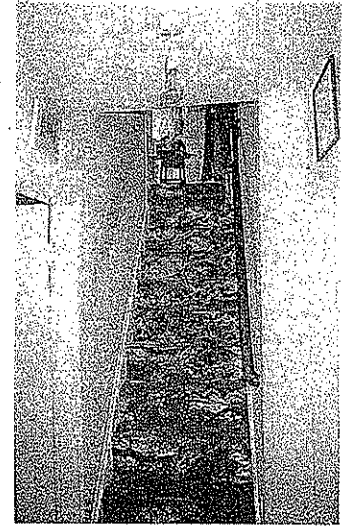
North-west elevation



South-east elevation

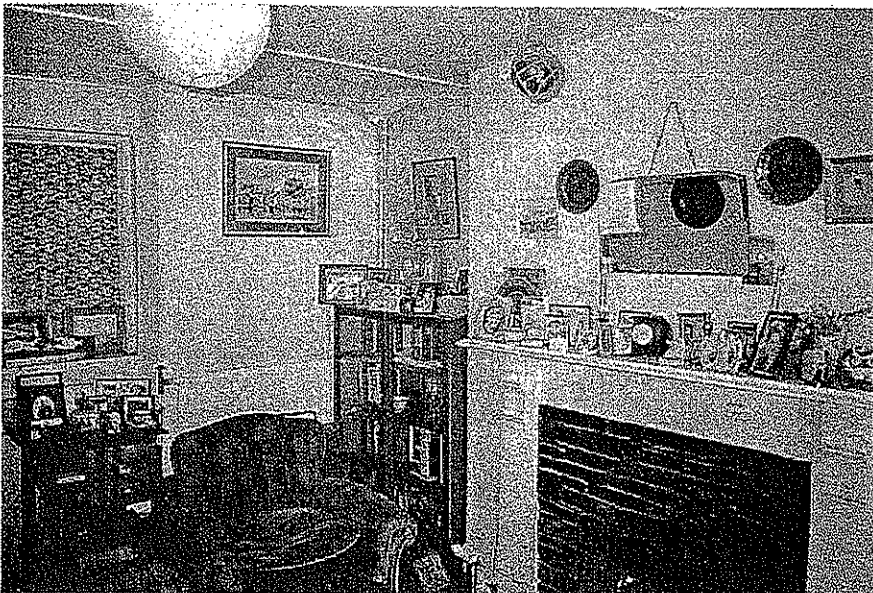


Left-hand front room – Sitting Room



Hall & staircase

Both front rooms have thin 6 panel doors with moulded beads and architraves, Victorian "sitting-room" marble type fireplaces, that in the r.h. room having had its interior removed and replaced with Manx slate decorative walling with a small modern inset grate. In the other room the original iron grate remains inset with decorative brown & green glazed tiles.

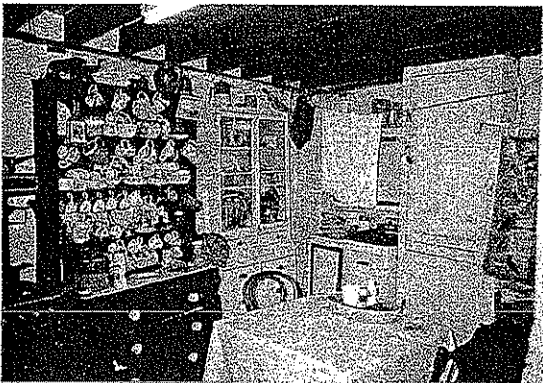


Right-hand front room – Dining Room

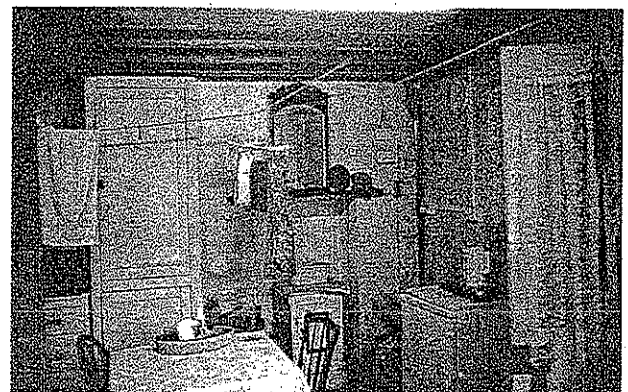
The r.h. room - used very much as THE main *living/dining-room* - is somewhat irregular in shape due to the projecting hall and to what has been an over-wide opening - now occupied by a door and an internal window - into the kitchen beyond.

Ceilings may have been open-joisted at one time but are now boarded in.

The kitchen is quite large and its back wall comprises part of the original plot boundary and retaining wall to the adjoining property "Claremont" and as a result is both splayed and slightly *curved*.



Kitchen 1 (rear wall)



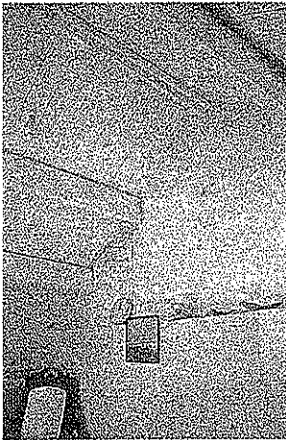
Kitchen 2 (side wall)

Only this ceiling is open joisted, there is a former small kitchen range ("bungalow range"?) recess off-set in the east wall. In the north-west corner a door leads into a long, narrow wash-house which in turn has a back door into the garden.



Landing

The straight, walled-in, staircase ends in a quarter-landing from which 3 sets of 3 steps rise to each room; the rearmost with another landing serving the back bedroom and the bathroom. There is a casement window on this landing.



Roof to back bedroom



Right-hand front bedroom

Because of the 3 steps, each of the front bedrooms has the doorway inset slightly and the r.h. (east) bedroom has a cot-recess over the hall and staircase bulkhead with a second window. Both rooms have had a false-wall constructed across their chimney-breasts and recesses.. The original fireplaces remain behind this studding.

The back bedroom is lit only by a largish skylight. There is a chimney breast in the east wall off-set to accord with the kitchen below. No sign of a fireplace. There is a plinth at eaves level.

Both back rooms have sloping ceilings following the line of the ridged roof with 2 sets exposed, vertically set, purlins.

The bathroom has a casement window and 1950's fittings.

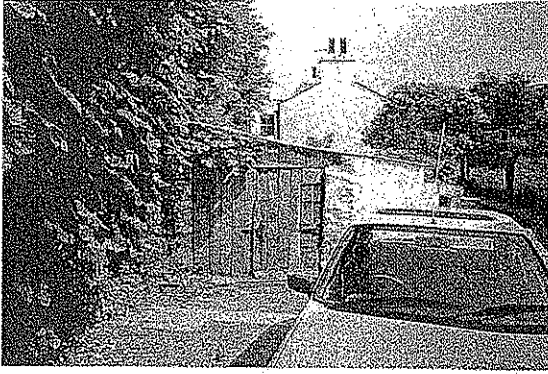
The modern style of construction with deep narrow sawn timbers, suggest a 1930's date for the building of the rear part of the dwelling, utilizing in part the pre-existing stone boundary walls. The wash-house may even be post-war but the generous use of timber would suggest a pre timber-rationing period for the rest.

Outside, to the west, is a small walled garden with two pedestrian gateways to the road.

A complicated arrangement of garage/garden store/thie beg (with original wooden seat-board but with a flushing cistern!) has had their original roof removed and replaced with a low mono-pitch roof of translucent plastic sheeting.



Walled garden & outbuildings



Outbuildings/garage from the end of the Lane

Comparison of the 1869 OS and the latest map shows that all this structure has been sited outside the original curtilidge on what appears to have been part of the roadway. One wonders how *title* to this land was obtained? The outside (boundary) walls are of substantial but rough stone construction with double doors in the end (east) wall. The internal walls and that facing the garden are very roughly built and generally not tied in. Floors are mainly earth. It is far from new.

#### General impressions.

Looking at the front bank of building in isolation, we have here a very good example of the type of vernacular Manx cottage which I call the full two-storey type, to differentiate from the lower, one and a half storey equivalent (which were in general presumably earlier?) retaining many of its original features and character. It is set on, and respects, an old road layout, now obsolete and this gives it added interest. Unlike probably the bulk of these cottages which remain, this one has remaining unaltered, and in a town!

What alteration – mostly extensions – has occurred has not seriously affected the integrity of the original.

#### Oddities.

The way an additional bank of building has been squeezed into what was once the back yard making use of the irregular boundary walls for two of its sides is ingenious though not especially unusual. The recessed arrangement of the bedroom doors to accommodate access steps from the quarter landing leads one to wonder if the staircase is perhaps a more moderate replacement for a previous, much steeper one?

#### Assessment.

Riverside Cottage is judged worthy of inclusion on the Protected Buildings Register as a building of architectural and historic interest.