

Conservation Area Appraisal

August 2012

Ilam



ILAM CONSERVATION AREA APPRAISAL

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INTRODUCTION TO CONSERVATION AREAS & APPRAISALS

What is a Conservation Area?

A Conservation Area is defined as an area of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings and Conservation Areas) Act 1990).

Each Conservation Area has a unique character shaped by a combination of elements including buildings, materials, spaces, trees, street plan, history and economic background.

The aim of Conservation Area designation is to ensure that this character is not destroyed or undermined by inappropriate changes.

Conservation Areas in the Peak District National Park

There are 109 Conservation Areas in the National Park. Most contain groups of traditional buildings. Others include Historic Parks and Gardens, such as Lyme Park, or industrial sites, such as Cressbrook Mill.

Conservation Areas generally have an aesthetic quality that makes them desirable places in which to live. In order to preserve and enhance this aesthetic quality, a high standard of design and materials is required of any development within a Conservation Area. Organisations, including utility providers, are encouraged to exercise care and sensitivity.

Grant Assistance in a Conservation Area

Grants are currently available (2012) for the repair and reinstatement of external architectural features to both listed and unlisted buildings in a Conservation Area. Such works may include, for example, the repair of stone slate roofs, or the re-instatement of historically appropriate windows. For further information and advice please contact the National Park Authority's Cultural Heritage Team (on 01629 816200).

Funding may also be available for tree planting and tree surgery (no grants are provided for tree felling). For further information please contact the National Park Authority's Tree Conservation Officer (on 01629 816200).

Parish Councils and local organisations can apply to the National Park Authority for help in funding environmental enhancements to public spaces.

Projects that have sustainability as their principal objective may be eligible for a grant from the Authority's Sustainable Development Fund (SDF). For information please contact the National Park Authority's SD Officer (on 01629 816200). For advice on improving the energy efficiency of historic buildings please contact the National Park Authority's Cultural Heritage Team.

For further information about grant assistance within a Conservation Area, please refer to the National Park Authority's website: www.peakdistrict.gov.uk/grantsrr.

Planning Constraints in a Conservation Area

Conservation Area designation brings with it some legislative controls to ensure that any changes respect the special character of the area. The following controls apply to any building or land within a Conservation Area:

- Conservation Area Consent will be required to demolish:
 - (i) a building with a volume of 115 cubic metres or greater;
 - (ii) a wall, fence, gate or other means of enclosure 1 metre or more in height next to a highway (including a public footpath or bridleway), waterway or public open space, or 2 metres or more in height elsewhere;
 - (iii) a building constructed before 1914 and in use, or last used, for agricultural or forestry purposes.
- Planning permission will be required for some minor development.
- Planning applications for development within a Conservation Area will have to demonstrate that the proposed work will preserve, and where possible enhance, the character of the Conservation Area.
- Trees with a trunk 7.5cm or more in diameter in a Conservation Area are protected. Anyone proposing to cut down or carry out work on a tree in a Conservation Area is required to give the Local Planning Authority 6 weeks written notice of intent to do so.

For further advice, please contact the Authority's Planning Service (on 01629 816200).

What is a Conservation Area Appraisal?

Local Authorities have a duty to review Conservation Areas from time to time. The preparation, publication and formal adoption of Conservation Area Appraisals is part of this process. Appraisals are being carried out, and in some instances reviewed, for each of the Peak District National Park's 109 Conservation Areas. English Heritage's 'Guidance on Conservation Area Appraisals' (2006) forms the basis of the Authority's appraisals.

Appraisals identify the special qualities that make a place worthy of designation as a Conservation Area. They look at ways in which the character of a place can be preserved or enhanced and are intended to inform future changes, not to prevent them altogether. Draft Conservation Area Appraisals will be available for public consultation prior to adoption.

Conservation Area Appraisals should be read in conjunction with the Authority's Local Development Framework Core Strategy (2011), saved policies from the Local Plan (2001), Design Guide (2007), Landscape Strategy (2009) and the East Midlands Regional Plan (2009). The National Planning Policy Framework (NPPF) (2012) includes policies that help protect the special character of Conservation Areas and guide new development.

Once adopted, Appraisals will be available on request from the National Park Authority and on our website. Copies will also be sent to the relevant Parish Council and local libraries.

The Ilam Conservation Area Appraisal was adopted at the Peak District National Park Authority's Planning Committee on the 10th August 2012. The Appraisal can be viewed on the National Park Authority's website, www.peakdistrict.gov.uk, or copies are available on request from the National Park Authority. Copies of this document have also been given to Ilam Parish Council and Staffordshire Local Studies Library.

How will the Appraisal be used?

An appraisal can be used to assess the impact of proposed development on Conservation Areas and their settings. It can also assist in planning appeals, the development of planning policy and community-led initiatives.

An appraisal can identify opportunities for change and elements that would benefit from enhancement. This information could be used by local communities, individuals, the Authority and other agencies to develop initiatives that aim to protect or sympathetically enhance an area.

An appraisal can promote understanding and awareness of an area. It can be used as a starting point for interpretive materials such as information boards and local guides. It also provides a social and historical record of a place at a specific point in time, helping to create, maintain or enhance a sense of place.

Appraisals can help attract funding for improvements in an area. They can act as a catalyst for further enhancement work and community projects, encouraging partnerships between local communities, organisations and the Authority.

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Paul Mortimer, of the National Trust at Ilam; and Eva Tuff, Church Warden at the Church of the Holy Cross in Ilam.

We would also like to thank Philip Mottram, whose extensive research into the history of Ilam has formed the basis for much of the discussion in the historical development sections of this appraisal.

PLEASE NOTE: No Conservation Area Appraisal can ever be completely comprehensive. Omission of any particular building, feature or space should not be taken to imply that it is of no interest or significance.

In addition, there is a Glossary at the back of this Appraisal amplifying a range of historical and technical terms used within this document.

1.0 CHARACTER SUMMARY

1.1 The Ilam Conservation Area was designated on 2nd May 1977. The original Conservation Area boundary (see Fig. 2) runs along the south-eastern bank of the River Manifold from north of the Blore road bridge to Hinkley Wood; along part of the southern boundary of Hinkley Wood and the footpath to a parish boundary; north-east along a parish boundary to the river; this line is then projected towards Ilam Hall and continues along the wall north-west of the hall and Gateway Lodge; north and then east enclosing the School House site, north-east and south around the treed surround to the lake and across the road to the south bank of the river.

1.2 The original boundary cut across Paradise Walk before it meets the diagonal path running from the north-east, and therefore excluded the Anglo-Saxon cross, known as the Battle Stone, which is located at the junction of the two paths. Following approval at Planning Committee on 10th August 2012, the boundary was extended slightly to the west, to include the Battle Stone and to include and enclose Paradise Walk up to this point. The boundary extension is shown on Figure 16 and is discussed in Section 10.

1.3 An estate had been established at Ilam by the later part of the Anglo-Saxon period and was held by the Benedictine Abbey of Burton on Trent from around 1004. Early remnants of Ilam's history are found in the tenth century crosses in the churchyard and park and Anglo-Saxon remnants in the Church.

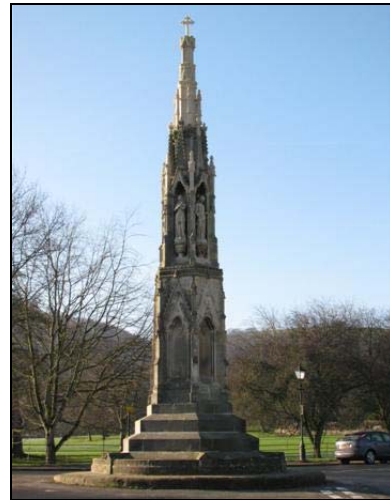
1.4 In the early to mid-nineteenth century Jesse Watts Russell transformed Ilam into a picturesque arena, rebuilding the original hall in the fashionable Gothick style of the day, creating a landscape parkland and replacing much of the original vernacular Peakland settlement with an architect-designed Alpine-style model estate village.

1.5 The architectural quality of the Conservation Area is high, with almost all of the buildings and structures being designated as Listed Buildings.

1.6 Almost three-quarters of the Conservation Area is occupied by parkland and woodland. Landscape features, and in particular the picturesque setting of Ilam Park, are of particular significance within the Conservation Area. The whole of Ilam Park is included on the Staffordshire Parks and Gardens Register including the parkland, the Wheel Orchard and the hall and pleasure gardens. The northern part of this area falls outside the Conservation Area boundary.

1.7 The Conservation Area is characterised by a sense of openness, space and light. This is created in large part by the open green spaces and woodland areas which link structures and spaces and allow the settlement to blend seamlessly into its surrounding landscape, a deliberate intention of the picturesque ideal. Views are generally open and uninterrupted, with extensive long-ranging views to the hills surrounding the Conservation Area.

1.8 The picturesque surroundings of Ilam Hall have been an attraction for tourists for centuries. Of particular interest are the Boil Holes, at the base of the limestone knoll on which the hall stands, where both the rivers Manifold and Hamps re-emerge after flowing underground for several kilometres.



P1.1 Mary Watts-Russell Memorial Cross



P1.2 Ilam school and School House



P1.3 Swiss-style model estate cottages

2.0 LOCATION AND POPULATION

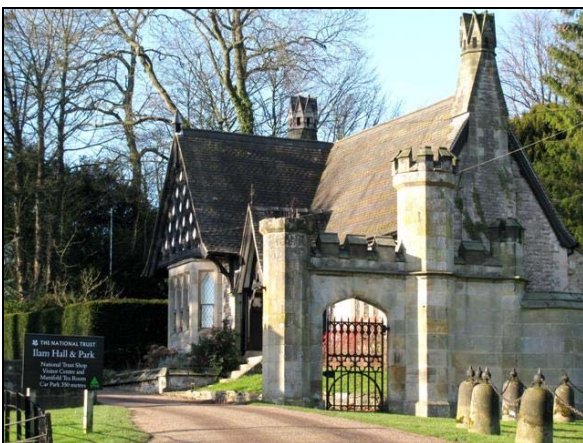
2.1 Ilam Conservation Area lies within Staffordshire, towards the southern boundary of the Peak District National Park. It is located beside the River Manifold at the entrance to the Manifold Valley and close to Dovedale.

2.2 In the Authority's Landscape Strategy and Action Plan (LSAP, 2009) Ilam Conservation Area straddles three different landscape character types across both the White Peak and Derbyshire Peak Fringe regional landscape character areas. The south-eastern area, including the river, the two bridges and the south-eastern parts of Ilam Park, lie within the Riverside Meadows landscape of the Derbyshire Peak Fringe. Hinkley Wood and the south-western part of the Conservation Area, including Paradise Walk and sections of the river between this and the wood, lie within the Limestone Dales landscape of the White Peak. The remainder of the Conservation Area, including the rest of the parkland, hall and most of the buildings, lies within the Limestone Village Farmlands landscape of the White Peak.

2.3 Ilam is situated approximately 4 miles (6.4 km) north-west of Ashbourne.

2.4 In 1801 the population in the Parish of Ilam, which included Rushley, Casterton (Castern) and Throwley, was 177. By 1834 there were 210 inhabitants in the parish (White 1834) and by 1851 this had risen slightly to 244 (White, 1851). This had dropped to 206 by 1871 (Kelly, 1880).

2.5 In 2001 the population for the Parish of Ilam was 126.



P2.1 Gatehouse Lodge and entrance gateway to the Ilam Park



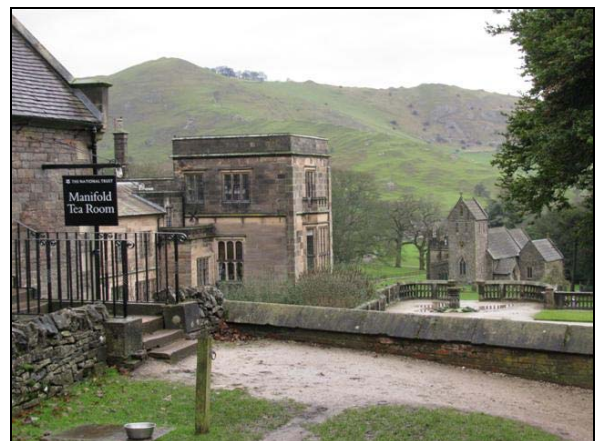
P2.2 David Pike Watts Memorial Chapel with Thorpe Cloud beyond



P2.3 South elevation of Ilam Hall, looking east



P2.4 Italian Terrace + St. Bertram's Bridge



P2.5 Ilam Hall, Tea Room and church

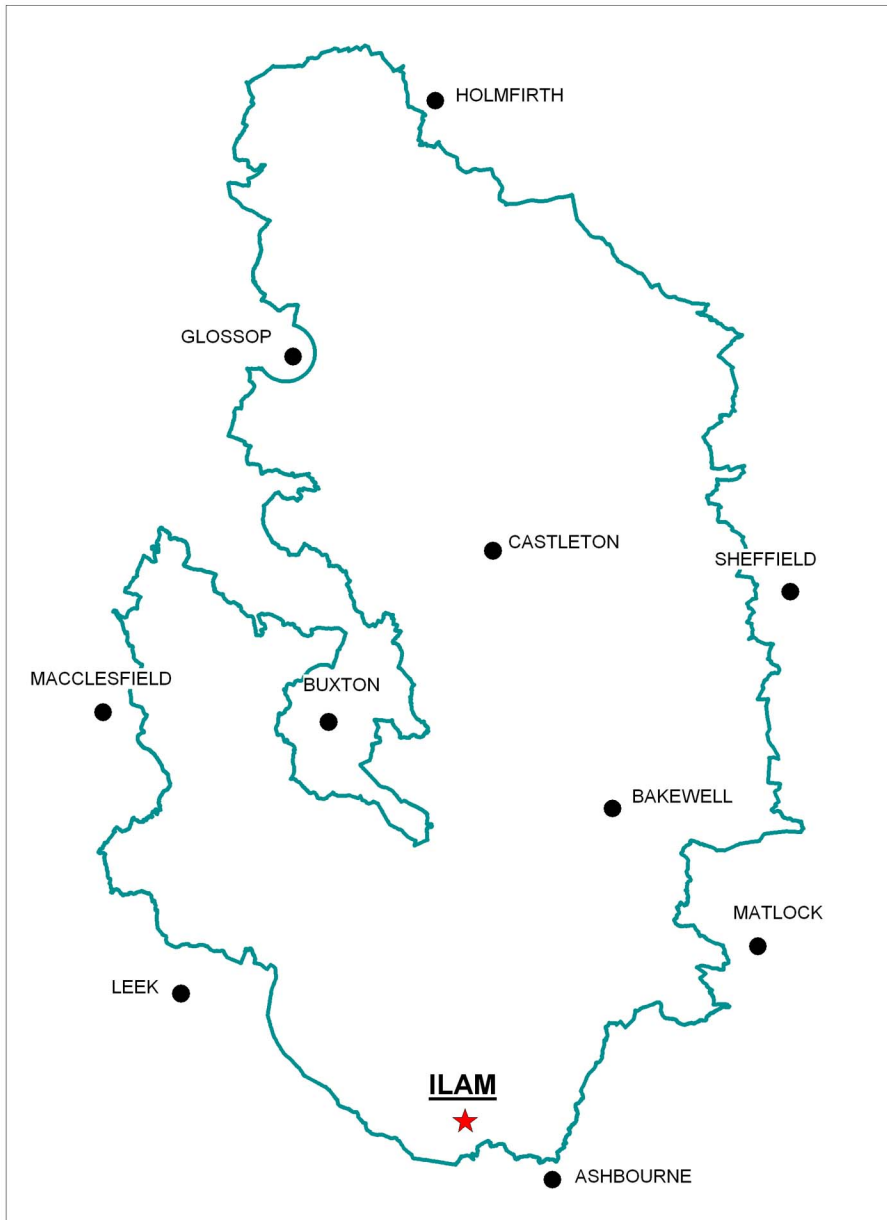


Fig. 1a. Location of Ilam Conservation Area

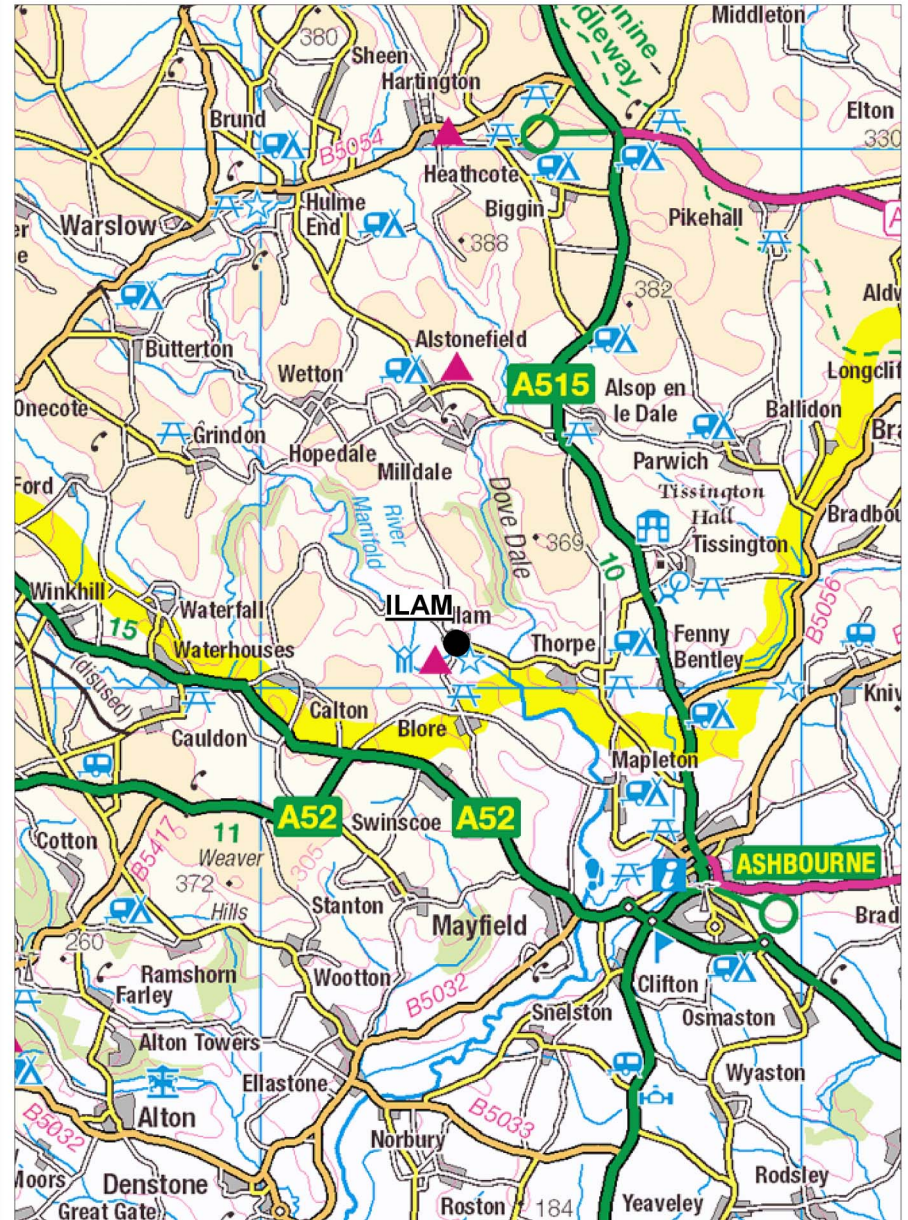


Fig. 1b. Location of Ilam Conservation Area

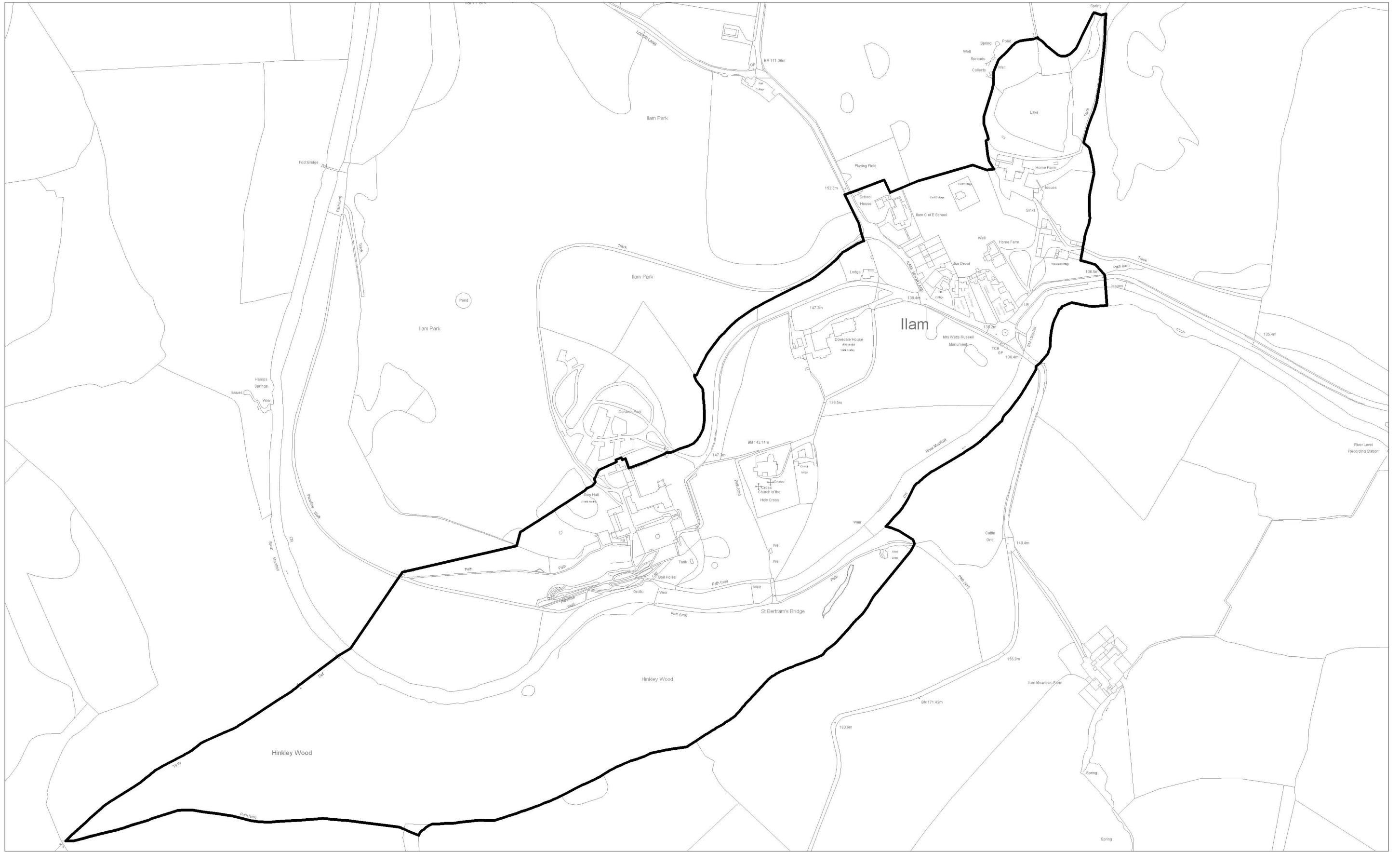


Fig. 2. Ilam Conservation Area
 Designation date 18th March 1977 Extension date 10th August 2012
 Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, DE45 1AE

Key

- Conservation Area boundary
- Proposed Conservation Area extension



Fig.3. Aerial Photograph showing Ilam Conservation Area

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3.0 HISTORIC AND ARCHAEOLOGICAL DEVELOPMENT

3.1 There are 3 Scheduled Monuments within the Conservation Area, all of which also appear on Staffordshire County Council's Historic Environment Record (HER) (see Fig. 4). These include St. Bertram's Bridge (1,006,109, Grade II listed) and two Anglo-Saxon crosses within the churchyard (1,012,653 and 1,012,654, both Grade I listed). A third Anglo-Saxon cross, just outside the current Conservation Area boundary, is also a Scheduled Monument (1,012,655) and is identified on the HER.

3.2 29 other sites and finds within the Conservation Area boundary are identified on Staffordshire County Council's HER. These include all of the listed buildings and structures within the Conservation Area (see Section 13 of this report), Ilam Hall Park (20767) and earthworks recorded as Ilam Shrunken Village (03923).

3.3 There is evidence of early human activity in the area around Ilam. Long Low near Wetton, a few miles to the north-west, is probably Neolithic (Barnatt and Smith, 2004) and there are a number of Bronze Age barrows nearby, with Bronze Age cairns on Ilam Moor.

3.4 The Romans were attracted to the Peak District for its lead but there is no direct evidence for Roman activity in Ilam itself. Roman finds have, however, been made further west along the Manifold Valley and there is evidence of Romano-British settlement nearby, at Beechenhill Farm (Cleverdon, 1995) and Thorpe Pasture (Bevan, 1998-2000).

3.5 The name Ilam may derive either from the British name for the River Manifold, Hile, meaning 'trickling stream', or from the Old Norse Hylum, meaning 'at the pools' or 'at the deep places in the river', possibly referring to the 'boil holes' at the foot of the limestone rock on which Ilam Hall stands (Horovitz, 2005). The current spelling of Ilam dates from the sixteenth century (Horovitz, 2005).

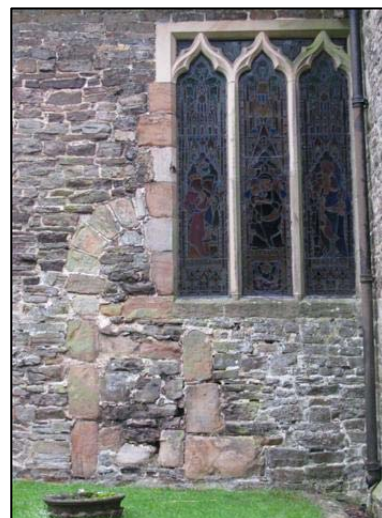
3.6 St. Bertilin (known locally as St. Bertram) was, according to legend, a Mercian prince who lived in the late seventh or eighth century AD, whose wife and baby were killed by wolves near Ilam. Bertram is said to have renounced his royal heritage to live as a religious hermit in a cave in Ilam. It is likely that the three tenth century Anglo-Saxon crosses, within the churchyard and at the end of Paradise Walk, were dedicated to St. Bertram and were a focus for pilgrims in the Medieval period (Ullathorne, 2005/6). A number of local landmarks are named after him, including St. Bertram's Bridge and St. Bertram's Pool within the Conservation Area, and St. Bertram's Well, just outside to the north-east. The Chapel of St. Bertram contains the ninth century cover of

St. Bertram's tomb and a shrine to him, dating from the thirteenth or fourteenth century, which was also a focus for medieval pilgrimage.



P3.1 Anglo-Saxon cross in Ilam churchyard

3.7 An estate had been established at Ilam by the later part of the Anglo-Saxon period and in around 1004 Wulfric Spott gave his lands at Ilam, then known as 'Hilum', to the Benedictine Abbey of Burton on Trent. Parts of the Grade II* listed Church of the Holy Cross may date from the Anglo-Saxon period, including a blocked doorway which is likely to be Anglo-Saxon in date and a Romanesque font, which dates from the Anglo-Saxon or Norman period, containing carvings which are thought to depict scenes from the life of St. Bertram. Two fragments of carved cross shafts, which may be part of another Anglo-Saxon cross (Ullathorne, 2005/6), as well as a number of other carved stones, are incorporated into the west walls of St. Bertram's Chapel and the north aisle.



P3.2 Blocked Anglo-Saxon doorway

3.8 Although Ilam is not mentioned in Domesday Book (AD1086), it is known to have existed before then and was probably contained within the assessment for Okeover (Johnson, 1964). A church, priest and mill are documented at Ilam in 1114.

3.9 The church was rebuilt and enlarged in the thirteenth century and the tower was added. A carved grave cover, now standing upright in the ground within the churchyard, dates from the thirteenth century. There are two thirteenth century lancet windows remaining on the south elevation.

3.10 No trace of monastic property has been found at Ilam, although Ilam was among property and tithes granted to the kitchen of Burton Abbey some time between 1187 and 1197 and a house for the Kitchener and their agent at Ilam are mentioned (Mottram, 2000a). There is no recorded date for the construction of the lake at the north-eastern corner of the Conservation Area and there is a remote possibility that this, together with the three smaller ponds shown to its south side on the 1838 Tithe Map (Fig. 7), may have some early connection with monastic fish ponds.

3.11 The exact location and extent of the medieval village is uncertain. The HER suggests that settlement remains may survive as earthworks to the north of the present village, although it may have been clustered around the church. Alternatively, the medieval settlement may have covered the area of the existing village but also extended further north or west, shrinking when the settlement was depopulated as farming moved away in the fifteenth century (Ullathorne, 2005/6).

3.12 In the medieval period Ilam was primarily an agricultural settlement, surrounded by common open arable fields divided into strips. Village families would have strips or furlongs in different parts of these large, shared open fields and farms would have been located within the village itself. A seventeenth century sketch plan of the area around Ilam (Fig. 5) shows that Ilam Park originally fell within the settlement's medieval open fields and there are extensive areas of medieval ridge and furrow still visible to the north of Ilam Hall.



P3.3 Medieval ridge and furrow to the north-east of Ilam Hall

3.13 Parts of the commons of Ilam had been enclosed by walls as early as the late fifteenth century (Johnson, 1964).

3.14 The south-east corner of Hinkley Wood is known to have existed before 1650 and is therefore categorised as Ancient Woodland (Barnatt and Johnson, 2006).

3.15 Following the Dissolution of the Monasteries by Henry VIII in 1539, land held by Burton Abbey passed to William Paget, Principal Private Secretary to the King, who sold the Manor of Ilam to John Port in 1547.

3.16 It is unclear whether there was an earlier medieval manorial hall associated with Ilam, but it is known that the Port family built a Tudor mansion (Porter and Robey, 2000) in the mid-sixteenth century, or a little later. A rough sketch of the Port's mansion made in 1772 and an engraving from 1807 suggest that it was located close to the position of the current, nineteenth century hall (Mottram, 2000a).



P3.4 The old hall at Ilam, built by the Ports

3.17 In 1618 major restoration work was carried out to the church, and in particular to St. Bertram's Chapel. The initials of the three squires responsible for the work, Robert Port of Ilam, Richard Meverell of Throwley and Nicholas Hurt of Castern, are inscribed on the datestone above the door to the chapel, along with the date of restoration.



P3.5 Door + datestone to St. Bertram's Chapel

3.18 From the late eighteenth and early nineteenth centuries, the landscape and buildings of Ilam underwent huge modification for

use as a picturesque arena. Ilam and Dovedale together became an essential part of the grand tour across Britain for gentry travellers and were mentioned in many guidebooks.

3.19 Although Ilam was originally a traditional farmed landscape, by the early nineteenth century the field system surrounding Ilam Hall itself had been removed. It is possible that this may have occurred in the seventeenth century, to provide a deer park, but it is more likely that the settlement's open fields were emparked in the late eighteenth or early nineteenth century, to create an extensive landscape parkland, in the picturesque style (Ullathorne, 2005/6). The picturesque landscape parkland ideal was to have a space that appeared unbound and Arcadian, like a classical Greek landscape, and this would have necessitated the removal of field boundary walls. Ha-has were also introduced, to provide a livestock boundary with no visible upstanding structures to intrude on the continuous landscape vistas. The contrast between this open, unbroken landscape parkland and the more traditional farmed landscape with fields separated by hedges or walls, beyond the parkland, can be clearly seen on Cobb's 1839 Estate Map of Ilam (Fig. 8).



P3.6 Ha-ha at Ilam Park

3.20 The terraced, stone-lined zig-zag of paths leading from the south of the garden by the hall down to the river, may have been laid out in the eighteenth or even the seventeenth century. William Congreve is reputed to have written two comedies at Ilam in around 1699, using the stone writing desk and chair which are set into an alcove beside one of the paths; the stone structures could have been moved, however, and may not always have been located on this exact path. In 1818, walks down to the river were described as being in a precipice, resembling shelves (Staffordshire County Council, 1994).

3.21 At some point between 1772 and 1774, the Ports appear to have carried out major engineering works to the river on the south side of the hall, again as part of the transformation of the park into a picturesque arena. The river originally looped naturally around the limestone

knoll on which the hall stands, with a channel flowing from the Boil Holes where the rivers Manifold and Hamps re-emerge at the base of the rock, into the river bed a short distance to the south. It is believed that the Ports diverted the course of the river to the north at this point, to run immediately beside the Boil Holes. A weir was constructed immediately downstream in order to ensure that a large pool of water formed in the otherwise dry surface course of the River Manifold (Mottram, 2000b). This artificial kink in the river is visible on maps from the nineteenth century, but Yates' 1775 map of Ilam (Fig. 6) appears to show the original, uninterrupted curve of the river.

3.22 There was one public house in Ilam, located close to the river crossing, on the west side of the main road through Ilam. The building is shown on a map of 1803, as a sizeable double cottage with an outhouse on its north-west side and a wide entrance from the road (Mottram, 2004). The building can also be seen on the 1838 Tithe Map (Fig. 7), at the eastern edge of the area known as the Wheel Orchard. The public house was named The Horse Shoes in a deed of 1809 when the estate was sold, but was also referred to as The Three Horseshoes and Horse Shoe (Mottram, 2004). No public house is mentioned in Ilam on the 1838 Tithe Apportionment and it appears that the inn closed some time after the Izaak Walton Hotel opened, just outside Ilam.

3.23 The first mention of a school in Ilam was in 1754, when Anne Rowe Port left a bequest in her will for a 'school master or mistress for Ilam for teaching 10 poor children', and money appears to have been used at the time to acquire property (Mottram, 2004). There is evidence that there were two separate schools, one for girls and one for boys; an 1822 inventory of 'Fixtures' in the cottages within the villages has entries for 'Cadness, Mary, Girls School' and for 'Oakden, John, Boys School' (Mottram, 2004). The boys' school was initially located in the upstairs room above the public house. A map of 1822, in the Lichfield Record Office, shows a small building to the north of the entrance lane to the earlier Vicarage, before the new Vicarage was built closer to the entrance gateway; this building is identified on later maps as 'Girls School'.

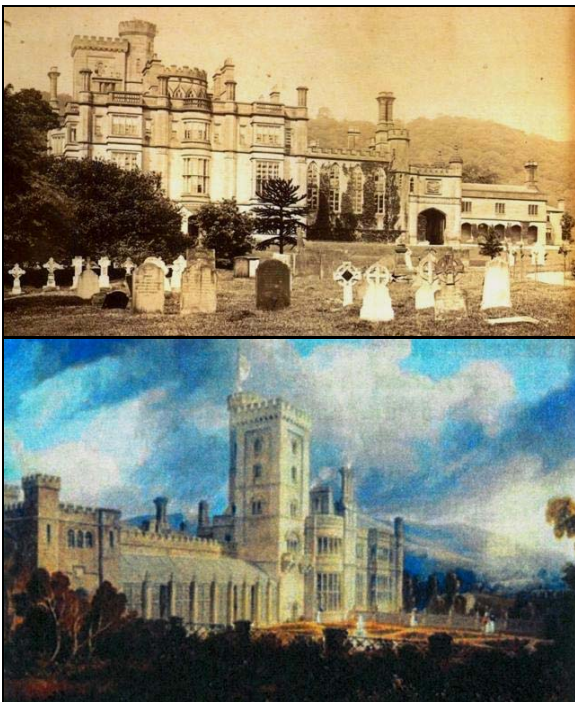
3.24 In 1818 Jesse Watts-Russell, who then owned the estate, requested that the Ilam Boys and Girls Schools be connected with The National Church Society (Mottram, 2004). By 1830 the two schools appear to have merged, perhaps with the closure of the public house: a report from the Archdeacon of Stafford in 1830 recorded the former public house and boys' school building as an Endowed School 'for instruction of 8 boys - now merged in a large school supported by Mr Watts-Russell' (Mottram, 2004). The building is referred to on the 1839

Cobb map (Fig. 8) as 'Double Cottage and Gardens. Boys and Girls School'. The building which housed the girls' school can still be seen on the 1838 Tithe Map and Cobb's 1839 map, but is not individually identified.

3.25 Historically, the main route into llam village was across a ford and stepping stones close to the modern road bridge. This crossing can be clearly seen on Yates' map of 1775. A slipway down to the river, which allowed sheep to be washed, still exists on the east side of the current bridge. The stepping stones across the river in Dovedale are said to be those originally located at the llam crossing. St. Bertram's Bridge was constructed in the late eighteenth century and is thought to have been the main crossing for carriages, before the current road bridge was constructed in around 1828.

3.26 By the nineteenth century there were ten cottages and one farm, Townend Farm, within the village of llam, with eight outlying farms (Johnson, 1964).

3.27 In 1809 the llam estate was sold to Jesse Russell for his son, on his marriage to Mary Watts. Between 1821 and 1826 the son, Jesse Watts-Russell, replaced the Ports' old hall with an entirely new building, although part of the original hall or its outbuildings may still exist at the Coach House and Stable Block. The new hall, completed in 1827, was designed by John Shaw and built by James Trubshawe, in the picturesque Gothick fashion. It has been suggested that this lavish rebuilding was an attempt by Watts-Russell to vie with nearby Alton Towers, the former home of the Earls of Shrewsbury.



P3.7 llam Hall, east and south elevations

3.28 The original track from St. Bertram's Bridge went across the centre of the Wheel Orchard to a position close to the former inn, but was diverted to its present route around the eastern edge of the Vicarage garden in 1827 (Mottram, 2000a), presumably so that vehicles using the track could not be seen from the new hall. The present road bridge across the River Manifold was constructed, in around 1828, in order to take traffic away from the new hall and its picturesque landscape parkland. St. Bertram's Bridge was heavily restored in 1839, as it had apparently been weakened due to the amount of stone which had been transported across it to build the new hall.

3.29 Extensive kitchen gardens were created to the north of the hall, where the car park is now located. These are visible on the 1838 and 1839 maps but are no longer marked on the 1881 Ordnance Survey map (Fig. 9). The 1922 Ordnance Survey map (Fig. 10) shows a new kitchen garden and what appear to be greenhouses, to the south-west of the hall. A high brick wall which still exists to the south-west of the hall, together with some low brick walls and earthworks, indicate the site of these later kitchen gardens. A high stone boundary wall to the north of this was originally the northern boundary wall of a late nineteenth century orchard that existed here. The gateway marking the formal entrance from the service driveway to the rear of the hall also remains, just to the east of this wall.

3.30 A new Vicarage was built in the Tudor-Gothic Revival style between 1827 and 1830, positioned closer to its main entrance gate than the earlier Vicarage House, which it replaced. Wood Lodge and Church Lodge are likely to have been built at around the same time, as they are marked on the 1838 Tithe Map. Wood Lodge is identified on Cobb's 1839 survey as '...the Porter's Lodge and Garden'.

3.31 The octagonal David Pike Watts Memorial Chapel was added to the north-east elevation of the church in 1831.

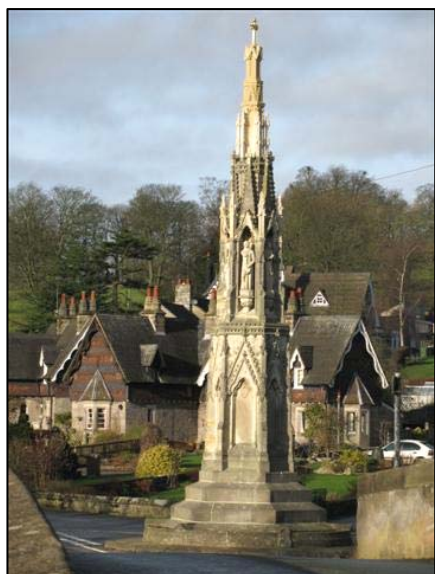


P3.8 David Pike Watts Memorial Chapel

3.32 The Pepperpot Tower, to the north-east of the hall, is visible on the 1881 map but not on the Tithe and Cobb maps. However, it can be seen on an etching from 1839 (held by the William Salt Library), in which it appears to form the corner of the boundary wall to the kitchen gardens north of the hall. It may, therefore, have been constructed in around 1839.

3.33 The setting of Ilam reminded Watts-Russell of the Swiss Alps. As an extension of the picturesque ideal, therefore, he commissioned Sir George Gilbert Scott to design an Alpine-style model estate village scheme for Ilam, with new, architect-designed houses replacing the older, vernacular buildings in the centre of the village beside the park. The scheme was designed in around 1839.

3.34 A group of Scott-designed Swiss cottage-style houses was constructed just to the north-west of Bridge View Cottage in around 1840. Number 12 on the 1839 Cobb map shows the five cottages which pre-dated the new model cottages, described as 'A Row of 4 Cottages and One detached Cottage with Gardens'. These were replaced by two pairs of cottages and one detached cottage, described in the 1910 Estate Sale as 'five picturesque gabled cottages.... occupied by the Estate Servants'. The new cottages were set well back from the edge of the road and away from the river crossing, behind long front gardens. This ensured that they were not visible from the new hall.



P3.9 Ilam Cross + George Gilbert Scott houses

3.35 Gate Lodge, designed by George Gilbert Scott, is likely to have been constructed at around the same time as the cottages.

3.36 A new Church of England School, also part of the Scott-designed scheme, was built in 1854. The two earlier school buildings were no longer in existence by the time of the 1881 Ordnance Survey map, but the remains of the original public house / school building beside the

Wheel Orchard are still visible as platforms and lynchets within the grassland. School House was constructed at a later date than the school.

3.37 The long, low stone boundary wall that extends from the entrance to Home Farm to the twentieth century houses at Orchard View, is likely to have been a feature of the George Gilbert Scott-designed scheme. Old photographs (e.g. see Fig. 11) show the wall extending further north along the road, past the side of the school.

3.38 The Mary Watts-Russell Memorial Cross was erected in 1841 by Jesse Watts-Russell, as a monument to his wife after her death. This is, probably intentionally, the only structure within the village that can be seen from the hall.

3.39 Sir George Gilbert Scott rebuilt and redesigned much of the Church in 1855-6 as part of a major restoration, as the fabric had fallen into a poor state of repair.



P3.10 Ilam Church in the early nineteenth century

3.40 With the exception of Townend Farm (now Townend Cottage), the only original building to survive the rebuilding of the village centre was Bridge View Cottage, possibly because it was the village post office and shop. The building is identified as 'Cottage, Garden and Shop' on the 1839 Cobb Estate Map (Number 15) and is marked as 'Post Office' on both the 1881 and 1922 Ordnance Survey maps. There are also photographs taken early in the twentieth century showing the building as a post office.

3.41 A rectangular building to the west of the road above the main entrance gateway to the hall (Number 9 on Cobb's Estate Map), is identified on the Tithe Apportionment as 'Blacksmiths Forge and two cottages with gardens'. This building was no longer in existence by 1881.

3.42 The field in which Croft Cottage is now located is referred to as 'The Croft' on the 1839 Cobb map (Number 18). Number 14 on the same map identifies the area now occupied by Home Farmhouse as 'Buildings and Yard in the Croft' and these are described as 'A Yard in the Village containing a range of Piggeries, Stable for horses, with Loft over, Slaughter House etc.' in

the 1875 Sales Catalogue for the Estate. Some of these buildings can still be seen on the 1881 Ordnance Survey map, prior to the construction of Home Farmhouse.

3.43 Gardener's Cottage was added to the north-west corner of the hall some time between 1839 and 1881, as was the path running diagonally down through the woods to meet Paradise Walk. The medieval cross at the junction of the two paths, known as the Battle Stone, is marked as 'Cross Stone' on the 1881 map. The cross is said to have been found within the foundations of one of the old cottages in the village, when it was being demolished.

3.44 In 1860, the road from Dovedale was moved further to the south below Townend Farm, to run closer to the river. The original route, shown on the 1839 Cobb map, is marked as a footpath on the 1881 Ordnance Survey map, just to the north of the re-routed road.

3.45 In 1875 Watts Russell died and the house and estate were sold to Robert Hanbury MP, who made further alterations to the village.

3.46 A photograph taken from Bunster Hill (Fig. 11) in the latter half of the nineteenth century, shows llam as it would have looked at around the time Hanbury took over the estate. The photograph pre-dates the 1881 Ordnance Survey map, as a long single-storey agricultural building just to the north-east of Bridge View Cottage, marked on the 1838 and 1839 maps and still in situ in the photograph, is no longer shown on the 1881 map.

3.47 Croft Cottage appears on the photograph, but is likely to be of a later date than the Scott-designed estate properties to its south and west, as it does not display their high level of architectural design and detailing. It may have been constructed after Hanbury acquired the estate.

3.48 A mature hawthorn hedge which can be seen running along the field boundary to the west of Croft Cottage, would have screened the cottage and the farm buildings within The Croft from the centre of the village and the entrance to the park. This confirms that this part of the settlement did not form part of the Scott-designed Alpine-style model estate scheme.

3.49 The group of agricultural buildings which pre-dated Home Farmhouse can also be seen in the photograph, with haystacks to their rear. It is possible that elements of these earlier structures were incorporated into the new farmhouse, built in the early 1890s, as the latter occupies much the same position as parts of the former.

3.50 Townend Farm can be seen in the foreground, with its original roof and without the present-day stable and cartshed to its north-east. This may have replaced the earlier, smaller

outbuilding shown on the 1838, 1839 and 1881 maps, or the earlier building may have been extended eastwards.

3.51 Home Farmhouse was initially used to house the bailiff. It then took over as the main estate farm from Townend Farm, although both are marked as farms on the 1922 Ordnance Survey map. Townend Farm obtained its oversized roof, with overhanging eaves, in 1895, to match the similar roof at Home Farmhouse.

3.52 The lake at the north-eastern corner of the Conservation Area can be seen on the 1838 and 1839 maps, with three smaller ponds immediately to its south-west. By the 1881 Ordnance Survey map the three smaller ponds had been filled in, with a rectangular farm building in their place and a gasometer just to the south-east. An ice well was built into the dam wall between 1880 and 1900 by Hanbury, to store ice gathered from the lake in winter. This would then have been transported to the hall by cart. The lake contained carp until fairly recently.

3.53 A field, known as the Orchard, separated the five Swiss-style cottages near the bridge from the school. This green space has now been infilled by the garage and the twentieth century terrace, Orchard View.

3.54 In 1910 the estate was put up for sale and the hall was sold to an hotelier. From 1927 the hall was owned by Edward Backhouse and became a hotel and restaurant. The owner eventually went bankrupt, and in the early 1930s the hall was sold to a demolition contractor, who demolished two-thirds of the building, including the main south range and much of the eastern elevation. What remained of the hall was purchased by Sir Robert McDougall, who donated it to the National Trust in 1934, on condition that it should be run as an international Youth Hostel. Since then it has been leased from the National Trust by the Youth Hostel Association.

3.55 Few changes have occurred in llam since the beginning of the twentieth century, but those which have occurred have had a significant impact on the settlement. The most notable change was the demolition of large parts of the hall in the early 1930s and this can be clearly seen by comparing the 1922 Ordnance Survey map with the current Ordnance Survey map (Fig. 2). All that now remains of the main hall is the eastern elevation of the original south range, including the porte-cochere, central range with stair turret and a tower. The tower, at the south-eastern corner, was originally an integral part of the main east range, the rest of which has been demolished: its present external faces were remodelled after 1934.

3.56 Other elements which remain include the service courtyard to the north and the Gardener's

Cottage, the Coach House and Stable Block and the Pepperpot Tower. Elements of the Italian Terrace, originally outside the southern, now demolished, elevation of the hall also survive, including the turrets, loggia, steps and parapet. The hall originally extended over the current northern part of the terrace and the wall of the loggia abutted the southern elevation of the hall.

3.57 The south side of the formal entrance gateway to Ilam Park was partially demolished in the twentieth century, in order to widen the entrance. Photographs P3.11 and P3.12 show that the pedestrian gateway and associated crenellated turrets on the south side of the entrance, which once mirrored those which still exist on the north side, have now been removed.



P3.11 Original 19th century gateway to Ilam Park



P3.12 Existing gateway to Ilam Park

3.58 The other key changes to the village are the addition of Orchard View, the row of twentieth century houses to the south of the school, and the construction, in 1984, of the large garage directly opposite the main entrance to the park. These additions have altered the open aspect of the Conservation Area at this point and obscure views of the Alpine-style cottages from the entrance gateway to the park.

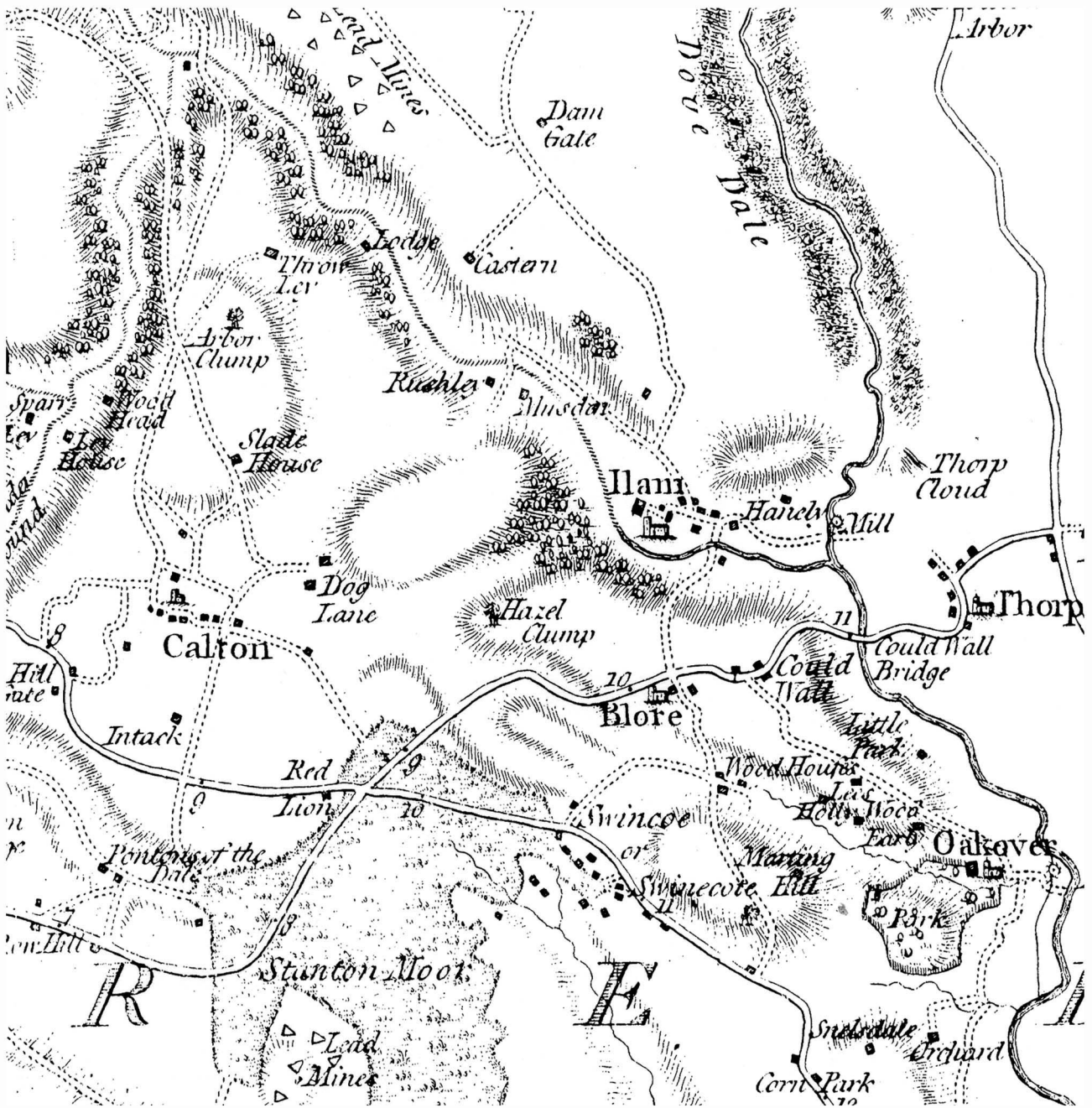


Fig. 6. Extract from Yates' map of Staffordshire, 1775



Fig. 7. Extract from Ilam Tithe map, 1838



Fig.8. Composite of Cobb's maps of Ilam Hall and Other Estates (extract) and Woodlands in Blore Parish, 1839



Fig. 9. 1881 First Edition Ordnance Survey Map



Fig.10. Ordnance Survey map of 1922



Fig. 11. Photograph of Ilam from Bunster Hill, late 19th Century

4.0 FORMER AND CURRENT USES

4.1 Ilam originated as a small farming community, with limestone quarrying and industries associated with woodland in the vicinity.

4.2 There are limestone quarries in Hinkley Wood and within the parkland to the north-west of Ilam Hall. These two quarries are likely to have provided building stone for the Ilam estate.

4.3 There is some evidence that Hinkley Wood and the woods to the north-west of the hall may have been managed for charcoal and timber in the post-medieval period, with charcoal burning platforms identified. There was a large increase in charcoal burning between the sixteenth and eighteenth centuries, following demand for use in slag smelting hearths, copper refining and iron smelting. Charcoal was also used by blacksmiths for their furnaces.

4.4 White's Directory of 1834 refers to a shopkeeper, blacksmith, vicar, gamekeeper, gardener, parish clerk, joiner and one farmer within Ilam. The school is mentioned but no schoolmaster or mistress is listed. White's Directory of 1851 refers to a post office and shopkeeper and also mentions a florist, two farmers and two Free Schools, supported by Mr. Watts-Russell, with a Free Schoolmistress and a Free Schoolmaster. There no longer appears to be a joiner.

4.5 By the time of Kelly's Directory of 1880, only the post office and shopkeeper, a blacksmith, the vicar, the parish clerk, the schoolmaster, a bailiff and the farmer at 'Town end' are listed.

4.6 Bridge View Cottage was the village shop and post office from as early as 1838, well into the twentieth century. Church Lodge was the post office at some point in the twentieth century.

4.7 Home Farmhouse was the bailiff's house when it was first built, before it became the main farm for the estate, superceding the older Townend Farm.

4.8 William Warrington established a coach firm in the village in the 1930s and there has been a garage there ever since. The latest garage building was erected in 1984, to house the firm's coaches.

4.9 Ilam Park is still largely open parkland, its character maintained by grazing under an agricultural tenancy. A car park for the hall has been created adjacent to, and screened by, woodland in the south, next to an area reserved for caravans.

4.10 The village remains predominantly residential. The school serves the local community, with a catchment area extending beyond Ilam itself.

4.11 The Home Farm area is still predominantly in agricultural use.



P4.1 Agricultural buildings at Home Farm

4.12 Wood Lodge was originally built as a lodge for the south gateway entrance to Ilam Hall but there is currently no road access through this entrance. It remained as a dwelling house until the 1960s. It was then used as a youth activity centre and then by the National Trust as dormitory accommodation for volunteers. It is now undergoing restoration.

4.13 The hall is now in the ownership of the National Trust and is leased to the Youth Hostel Association. The Coach House and Stable Block are used as a tea room, shop, visitor centre, bunkhouse and public toilets.



P4.2 Tea Room at the Coach House and Stable Block

4.14 Dovedale House, the former Vicarage, is now a residential Youth Centre, under the auspices of the Diocese of Lichfield.

4.15 Thousands of visitors visit Ilam Park each year, to appreciate the picturesque parkland setting beside the river and woodland, created by the Ports and Watts-Russell in the eighteenth and nineteenth centuries.

5.0 ARCHITECTURAL AND HISTORIC QUALITIES

5.1 With the exception of Dovedale House, the Church of the Holy Cross and the remains of Ilam Hall, the buildings within Ilam Conservation Area are relatively small-scale and density of built form is low.

5.2 The only continuous line of buildings is Orchard View, the row of twentieth century houses to the south of the school. The Swiss-style model estate cottages near the bridge are clustered together to form a discrete group, with one detached and two pairs of semi-detached cottages. All other properties within the Conservation Area are detached.

5.3 Outside the park boundaries, all of the buildings within the village are located on only the north and east side of the road through the settlement. As a result, there is no point within the Conservation Area where buildings face each other across the road.

5.4 Bridge View Cottage is positioned much closer to the road than the later nineteenth and twentieth century properties. This reflects what would have been the more traditional layout of the village before the mid-nineteenth century redesign, where older properties would have been positioned close to, or fronting the edges of the road.

5.5 Ilam is one of only a few villages within the National Park where the majority of buildings are architect-designed, rather than being of traditional vernacular form. As a result, the architectural quality of Ilam Conservation Area is high, with almost all of the buildings and structures being designated as Listed Buildings. Details of the listing designations can be found in Section 13. Detailed architectural descriptions of each of the listed buildings and structures can be found on English Heritage's Images of England website (<http://www.imagesofengland.org.uk>).

5.6 Only the Church of the Holy Cross, Bridge View Cottage and Townend Cottage pre-date the nineteenth century. The Coach House and Stable Block to the rear of Ilam Hall may contain fabric from the earlier hall.

5.7 The Church has eleventh century origins and there is a blocked, round-arched doorway on the south elevation. The building was rebuilt and enlarged a number of times over the centuries and architectural features remain from each of the different stages in its evolution, including two thirteenth century lancet windows, an enlarged fourteenth century window and a datestone above the external doorway to St. Bertram's Chapel, inscribed with the date of 1618, when further restoration work was carried out.



P5.1 Lancet window at the Church

5.8 The large, pinnaced, octagonal David Pike Watts Memorial Chapel was added to the north of the chancel in 1831. Designed by John Shaw, the chapel includes sculptures by Francis Chantrey.

5.9 Sir George Gilbert Scott undertook a major restoration of the church from 1855-6, adding the north aisle and vestry, raising the height of the tower and altering roof heights on the nave and chancel. Many of the existing features date from that time, including the bands of shaped clay tiles to the roof, which are the same as those used on the other Scott-designed buildings within the village. These features bring the appearance of the early medieval church closer to that of the nineteenth century additions to the settlement.

5.10 Bridge View Cottage is the only building which remains in its original, unmodified, pre-nineteenth century form within the Conservation Area. The building displays typical characteristics of the local vernacular and provides a glimpse of what Ilam village would have looked like before Scott's redesign. It is of coursed, squared limestone rubble, with sandstone quoins and dressings and a plain Staffordshire blue clay tile roof, with coped verges and kneelers and coursed limestone rubble integral end stacks. The building has typical eighteenth century mullioned windows, with square-cut faces externally and flush, square-cut surrounds, with flat dripstones above the ground floor windows.



P5.2 Bridge View Cottage

5.11 Townend Cottage was the original estate farmhouse. Although its roof and overhanging eaves were added in the late nineteenth century, the rear of the building is much older and the frontage is believed to date from around 1800 or before.

5.12 The remaining buildings within the Conservation Area can be divided, architecturally, into three groups. The first group includes all of the buildings within the Ilam Park boundary, excluding Gate Lodge and including Wood Lodge. These buildings are contemporary with the building of the new hall, dating from approximately the 1820s to the late 1830s, and are visible on the 1838 and 1839 maps (Figs. 7 and 8). The second group comprises Sir George Gilbert Scott's Alpine-style model estate properties, constructed from around 1840 and including the five tile-hung cottages, Gate Lodge, the school and School House. These two groups of buildings are stylistically linked through the repeated use of Gothic Revival architectural features.

5.13 The third group of buildings is located in the Home Farm area, at the north-eastern corner of the Conservation Area, including Croft Cottage, Home Farmhouse and Townend Cottage. These buildings have Vernacular Revival-style roofs with barge boards. The pattern of roofing tiles to Croft Cottage is the same as that on the school and Gate Lodge, and the building also has some decorative detailing at eaves level and to the dormers. However, none of these buildings display elements of Gothic architecture, and beneath roof level they are generally of a more traditional, plain vernacular form. This area was historically associated with farming and did not form part of the picturesque Alpine-style model estate village scheme: the mature hedge visible on the late nineteenth century photograph shown in Fig. 11, screened and separated the whole area from the Scott-designed properties nearer to the park entrance.

5.14 The first group of buildings, dating from the 1820s and 1830s, all display features of Gothic Revival and Tudor Gothic architectural styles.

5.15 Ilam Hall, designed by John Shaw, was built between 1821 and 1826 by James Trubshawe, in the picturesque Gothick fashion typical of the late eighteenth and early nineteenth centuries. Pevsner (1974) described the new Ilam Hall as a 'large, spectacular, picturesque mansion with battlements and turrets' (see P3.7 photographs).

5.16 The parts of the hall that still remain display crenellated parapets, mullioned and transomed windows and hood moulds. The various periods in the stylistic development of Gothic architecture are reflected in the designs of

the windows to the building, including elements of Early English, Decorated and Perpendicular Gothic styles, as well as square-headed Tudor Gothic examples. One stack of tall, elaborately moulded Tudor-style chimneys remains.



P5.3 Elaborately moulded chimneys at Ilam Hall

5.17 The Porte-Cochere and the central gatehouse in the service courtyard contain oriel windows with moulded bases and crenellated parapets. Both have 4-centred coach arches characteristic of the Perpendicular period of Gothic architecture, and the Porte-Cochere also contains equilateral arches, characteristic of the Decorated period of Gothic architecture.



P5.4 Porte-Cochere at Ilam Hall

5.18 The Coach House and Stable Block to the rear were remodelled in Tudor Gothic style in 1830, but may retain earlier fabric and may have formed part of the service buildings for the old hall (Ullathorne, 2005/6).

5.19 The Turret, Loggia, steps and parapet to the terrace immediately south of the hall also display Gothic Revival architectural features, with iron trellis work to the parapet at the rear of the terrace. Some of the original intricately decorated chimney stacks from the demolished parts of the hall, now form features within the Italian Terrace.

5.20 Dovedale House, formerly the Vicarage, was designed by Edward Blore in around 1827

and was built between 1827 and 1830, in Tudor-Gothic style. It has a central projecting gabled porch with first floor oriel window, mullioned windows with returned hood moulds and a four-centred arch to the porch, with sunken spandrels.

5.21 Wood Lodge has an unusual hexagonal plan form which, on such a small scale, creates an architecturally elaborate roof structure. It has Gothic revival features similar to the Coach House and Stable Block, including the detailing of the mullioned windows with projecting hood moulds, the four-centred arched doorways and the mouldings to the kneelers and gable copings.



P5.5 Wood Lodge

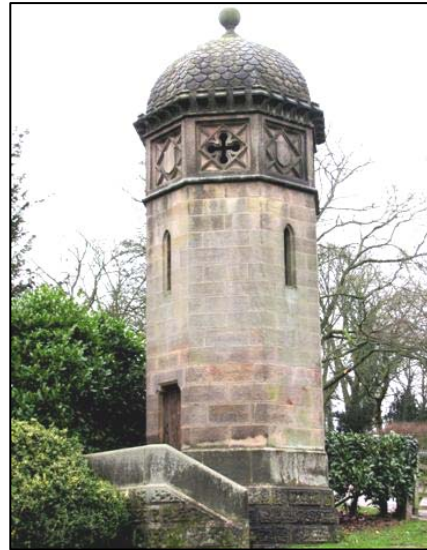
5.22 Church Lodge has the only stone slate roof within the Conservation Area. The property is also the only non-agricultural single-storey building within the Conservation Area. The roof is hipped, perhaps to ensure that water dripping from the surrounding trees is shed more effectively.



P5.6 Hipped stone slate roof to Church Lodge

5.23 The octagonal Pepperpot Tower, close to the hall, may have been a former dovecote. The listing description for the tower suggests that it was built in 1830, but it is not marked on Cobb's 1839 Estate Map (Fig. 8) and may therefore be slightly later in date (see Section 3, parag. 3.32). It shares some architectural features in common with the Swiss-style cottages near the bridge, including the Caernarvon arch

head to the ground floor door and the club-shaped clay tiles to the roof.



P5.7 Caernarvon arch head + club tiles to Pepperpot Tower

5.24 The model estate properties in the second group of buildings were designed by Sir George Gilbert Scott, well-known for his Gothic Revival architecture, and display a mixture of both Gothic Revival and Swiss-cottage styles.

5.25 The construction of these picturesque model estate properties was part of a growing trend amongst the landed gentry at the time. Whereas in the past cottages would generally have been built by their occupants, from the late eighteenth century and through the nineteenth century, wealthy landowners in rural areas started building 'model' or 'estate' cottages for their workers and tenants. Model villages were often intentionally designed and arranged to form an attractive approach to the large house (Cunnington, 2008). This would have been particularly important in Ilam, which already attracted large numbers of visitors. The village is also clearly visible from Bunster Hill (see Fig. 11) and Watts-Russell would have been conscious of how his Hall and village would have appeared from that viewpoint. The model village buildings are equally decorative to their rear and side elevations, perhaps for this reason.



P5.8 Decorative rear elevations to cottages

5.26 The new model estate cottages were generally of a better standard than those the workers could build for themselves. Well-known architects of the day ‘...were to adopt Picturesque compositions and vernacular styles, and to mix them in a new manner.... In this style tall chimneys, gables, tile hanging, mullioned and transomed windows, timber framed elements and leaded lights combined’ (Curl, 1990). All of these elements appear to have been utilised by Scott at Ilam.

5.27 The cottages are constructed using materials traditional to the area, including limestone, sandstone and clay tiles. However, their mixture of Swiss-cottage and Gothic Revival design is entirely atypical of the Peak District. The clay tile hanging to the top storeys of the five cottages near the bridge is unique within the National Park.

5.28 The properties share a number of architectural features in common, including the distinctive 'Alpine' character of steeply pitched clay tiled roofs, ornamental barge-boarded gables with half-timbered trellising and overhanging eaves. Beneath roof level the buildings display Gothic Revival architectural features.

5.29 The roofs to the five Swiss-cottage model estate houses have an elaborate arrangement of three courses of arrowhead tiles alternating with three courses of club tiles, separated by plain tile bands. The tile hangings to the upper storeys of these properties have a polychromatic arrangement of red club tiles alternating with blue arrowhead tiles, separated by a plain tile band. It is possible that the roofs were also originally polychromatic but either the colours have dulled or tiles have been replaced and it is no longer possible to determine this clearly.



P5.9 Clay tile roofs and tile hangings to cottages



P5.10 Detail of tile hanging

5.30 The roofs to the school, Gate Lodge and the George Gilbert Scott roof to the church, as well as to Croft Cottage, have red fishscale tiles interspersed with courses of plain blue tiles. This creates a striped effect when viewed from a distance, reflecting the striped appearance of the tile hangings to the cottages nearer the bridge.



P5.11 Red and blue tiles to the school roof

5.31 Each of the Gilbert Scott-designed buildings displays individually unique architectural features. These variations help to maintain interest and avoid any element of uniformity within the village.

5.32 The five cottages near the bridge each have varying designs of timber bargeboard detailing but these may have been altered over time. The cottages are basically identical, but their varying orientations mean that no two cottages, even within a semi-detached pair, appear to be the same. Early photographs of these cottages show that they originally had tall, ornately-decorated chimneys, similar to the stack which still remains to the hall. These have since been replaced by plain chimneys, which have slightly diminished the impact of the original Scott design.



P5.12 Photograph showing the original tall, ornate chimneys to the cottages

5.33 The school, School House and Gate Lodge share a similar feature of decorative diamond-shaped timber lattice-work to their gables.

5.34 The roof of the school has decorative fleur-de-lys ridge tiles and the dormer windows were added in 1895. The belfry has a wooden open-work superstructure. The spire is a distinctive feature visible from most areas of the village centre. On the ground floor the building has windows with early fourteenth century-style Decorated Gothic tracery.



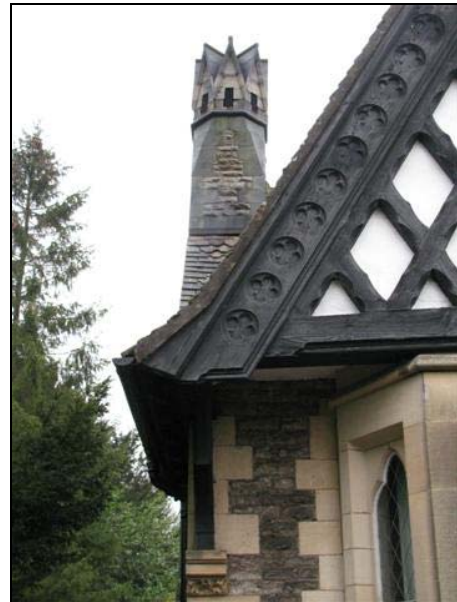
P5.13 Belfry and spire to the school

5.35 School House is unique within the model estate village as it has decorative, close studded timber framing to first floor level. The building also has Gothic Revival features, including a 5-light oriel window to the first floor, with timber mullions and tracery.



P5.14 Timber framing and oriel window, with mullions and tracery, to School House

5.36 The windows to Gate Lodge have trefoiled heads and leaded casements. The chimney stacks have multi-gabled caps.



P5.15 Gate Lodge

5.37 The low stone wall that extends from the entrance to Home Farm to the modern terrace at Orchard View is of ashlar, with a coped parapet. The gate piers are of square section with stop-chamfered edges, and with gabled caps with a roll-moulded ridge. The boundary wall that runs in front of Townend Cottage was constructed at a later date, possibly after the road was re-routed in 1860.

5.38 The three properties in the third group of buildings all have painted decorative bargeboards to their gable ends and the design of these is different on each building. Townend Cottage has deeply overhanging eaves which are known to have been added to the building in 1895; as a result, the roof appears to be slightly out of proportion for the building. Home Farmhouse has a clay-tiled roof with club and plain tile bands, bracketed overhanging eaves and shaped barge boards connected by a timber framework above collar level.



P5.16 Barge boards to Townend Cottage (left) and Home Farmhouse (right)

5.39 The positioning of the central chimney stack at Townend Cottage suggests an early plan layout. However, the building is most likely to date from the eighteenth century with early nineteenth century alterations.

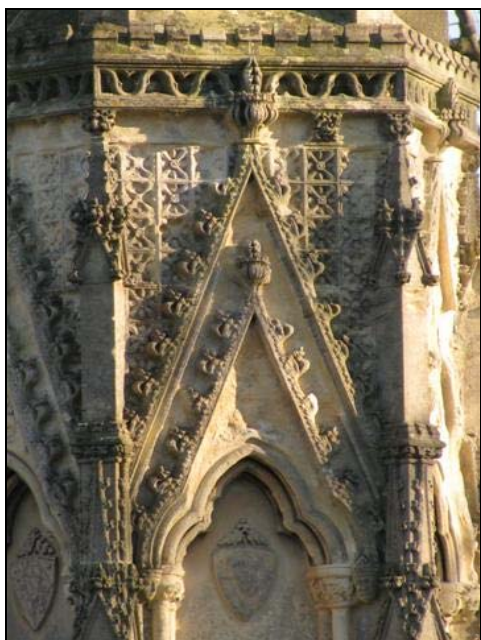
5.40 Croft Cottage has a stone dentil course at eaves level and at the top of the gable walls,

and gabled attic dormers which are corbelled out from below eaves level and have decorative bargeboards. The roof and upper parts of this building are visible from the main road beside the entrance to the hall and park, which may explain the more-decorative features to the upper storey.



P5.17 Croft Cottage: corbelled attic dormers and stone dentil course at eaves level

5.41 The Mary Watts-Russell Memorial Cross was designed by the architect John Macduff Derick and the sculptor was Richard Westmacott. The spire is 14m (46ft) high, with a small summit cross. The top was replaced and the whole cross was restored by the Ilam Cross Trust, in 2011. The design of the cross is based on the Eleanor Crosses, which were built by Edward I in memory of his mother after her death in 1290. The Ilam Cross has the additional feature of 6 water troughs around the base, which are now flowerbeds. The troughs originally contained pure water taken from a natural spring at the foot of Bunster Hill, half a mile from the village (Mottram, 2001).



P5.18 Mary Watts-Russell Memorial Cross detail

5.42 A number of barns within the Conservation Area have dove holes in their gable ends, including the barn immediately to the north-east of Townend Cottage.

- Key**
(All dates are approximate)
- 13th century
 - 18th century
 - 19th century
 - 20th century
 - Some extension or alteration to structure
 - Conservation Area boundary

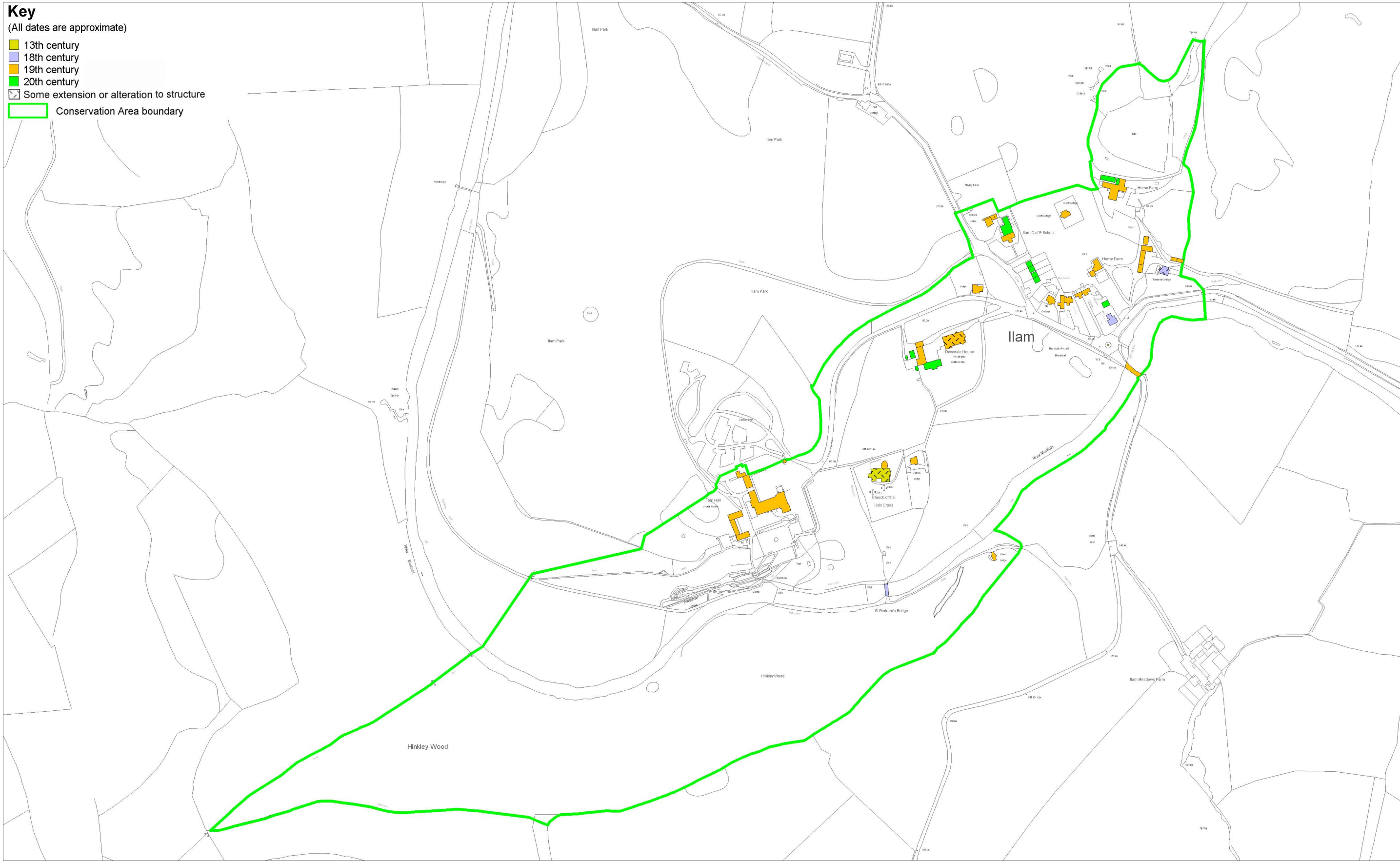


Fig.12. Architectural Development within Ilam Conservation Area

6.0 PREVALENT AND TRADITIONAL BUILDING MATERIAL

6.1 With the exception of the hall and Dovedale House – the two high-status buildings in Ilam - the predominant building material in Ilam Conservation Area is limestone. There are limestone quarries in Hinkley Wood and within the parkland to the north-west of the hall, and these are likely to have provided the building stone for the village.

6.2 The walls to the buildings are generally of coursed and squared rubble limestone. In a few cases, stonework to the rear and sides of some of the buildings is uncoursed or only roughly coursed.

6.3 Ilam Hall and Dovedale House are of ashlar sandstone, with ashlar chimney stacks. The sandstone came from Stanton, 2.8 miles (4.5km) to the south of Ilam. The David Pike Watts Memorial Chapel and the Pepperpot Tower are also of ashlar sandstone construction.

6.4 The limestone buildings have sandstone quoins and dressings, again using sandstone from Stanton quarry. This was also used for the road bridge and St. Bertram's Bridge.

6.5 The hall and Dovedale House have Welsh slate roofs and Church Lodge has a stone slate roof. All other roofs within the Conservation Area are of clay tiles, with red and blue, shaped and plain tiles being used.

6.6 Both the school and the main part of Home Farmhouse have crested ridge tiles.

6.7 The chimney stacks within the Conservation Area are either of limestone or sandstone.

6.8 The basins for the spring water and the first four courses of stone of the Mary Watts-Russell Memorial Cross are constructed of a local sandstone, probably from the Stanton quarry. The main structure of the cross is of a variety of white Cotswold limestone, possibly from near the quarry at Doultling in Somerset, and Oolitic Caen stone was used for the carved figures. Both of these limestones have proved to be seriously affected by weathering (Mottram, 2001).



P6.1 Sandstone bridge and limestone Cross

6.9 The only brick buildings within the Conservation Area are the agricultural buildings at Home Farm.

6.10 The twentieth century houses at Orchard View have rendered walls, Davy block gables and concrete roof tiles and the upper parts and roof of the garage building are metal. These modern materials are non-traditional to the area.

6.11 There are some areas of concrete Davy block walling to Bridge View Cottage but these are discretely located and do not distract from the overall appearance of the property.

6.12 At Wood Lodge, all the original leaded glazing has been removed from the windows, although many of the iron frames survive to the opening lights. It is not known whether the original windows had diamond set or rectangular leaded lights, as exist on the Coach House.

6.13 The section of Paradise Walk that joins the diagonal path through the woods at the Anglo-Saxon cross is lined on both sides by low stone walls. The wall on the southern side is of large dressed sandstone blocks with projecting concrete copings and a sandstone parapet. A limestone drystone wall lines the north side.



P6.2 Stone walls lining Paradise Walk

6.14 The writing desk and chair, set into an alcove beside one of the pathways above Paradise Walk, is of dressed sandstone.

6.15 There is a gritstone kerb edging the pavement beside the school and two flights of gritstone steps leading up to the school entrance.



P6.3 Gritstone kerb and steps to school

6.16 Thirty decorative nineteenth century gritstone bollards surround the small green outside the walls to Ilam Park. The round-topped cylindrical bollards have decorative incisions down the sides and round the top of the stone. They have cast-iron tops with a ball and spike, which supports cast-iron chains between the bollards.



P6.4 Bollards beside the green outside Ilam Park entrance

6.17 There are a number of functional timber benches at various points through the Conservation Area and two decorative modern metal benches beside the road next to the park, donated by Ilam Parish Council and the WI.



P6.5 Bench donated by Ilam Parish Council

6.18 There are four modern, replica Victorian lamp posts within the Conservation Area. These were installed by the Parish Council from the 1990s. There are also two nineteenth century lamp posts beside The Cottage and Manifold Cottage, but these are not of local origin and have been installed more recently.

7.0 THE RELATIONSHIP OF STRUCTURES AND SPACES

General

7.1 The relationship between structures and spaces makes a key contribution to the special character of Ilam Conservation Area.

7.2 The setting of Ilam village means that hills and greenery form a backdrop to most of the buildings within the Conservation Area.

7.3 The picturesque ideal that formed the basis for the design of the hall, parkland and model village in the nineteenth century means that open green spaces and woodland areas extend from one end of the Conservation Area to the other, linking structures and spaces and allowing the settlement to blend seamlessly into its surrounding landscape. This creates a sense of openness, space and light which characterises Ilam Conservation Area.

7.4 Because field boundaries were removed when the landscape was emparked, views are generally open and uninterrupted, with extensive long-ranging views to the hills surrounding the Conservation Area. The flat top of Thorpe Cloud is a prominent feature of views from within the park and close to the hall, and the hall and church buildings frame views of the hill. The only areas where views are constricted and which feel more enclosed are the more wooded areas to the south and west of the hall, and at the eastern end of the main driveway to the hall beside Gate Lodge.

7.5 Most buildings, or groups of buildings within the Conservation Area are surrounded by green space or other landscape features, to both front and rear, and in most cases to the sides as well.

7.6 At the exits to the Conservation Area towards Dovedale and to the north-west, the lanes narrow and views close in immediately. This accentuates further the open aspect of the Conservation Area itself.

7.7 The settlement can be separated into four distinct areas, each with slightly differing characters: the hall and parkland; Hinkley Wood; the village centre; and the Home Farm area.

Hall and Parkland

7.8 This part of the Conservation Area consists of the open parkland of Ilam Hall, together with the hall, Church and subsidiary buildings such as Dovedale House and Gate and Church Lodges. It is separated from the village by high stone walls and trees on either side of Gate Lodge, but to the south-east there are clear views across the park from the village.

7.9 Trees shelter the hall from the north and woodland clothes the banks of the Manifold,

including the area to the south of the hall where formal walks zig-zag down the slope.

7.10 The hall's landscaped garden area is the more formal focal point of Ilam Park and includes the Coach House and Stable Block and the formal gardens with turret, loggia, steps and parapet. The steep slopes of the Manifold valley to the south and west also form part of the hall's grounds, with steps and terraces descending to the formal Paradise Walk.

7.11 The combination of buildings and steeply wooded slopes makes this the most tight-knit and, in some sections, the most enclosed part of the Conservation Area. However, the wide views across the gardens to the valley beyond and eastwards to the lower land of the Wheel Orchard, mean that this closer-knit character is ameliorated by its surroundings.

7.12 The hall is positioned at the highest point in the Conservation Area and affords extensive views east across the roofs of the church to Thorpe Cloud and Bunster Hill in the distance. From higher up the hill on the south side of the Coach House and Stable Block, the Memorial Cross can be seen at the bottom of the hill in the village centre.



P7.1 Bunster Hill + Thorpe Cloud from Ilam Hall

7.13 Behind the hall a high wall separates a former camping site from the parkland. The lower, carefully structured wall along Paradise Walk links this path with the formalised part of the grounds up to the point where the Saxon Cross has been relocated.

7.14 The sounds of rushing water dominate near the two Boil Holes and the weirs, beside the river.

7.15 The Wheel Orchard is the relatively peaceful buffer zone between the village and the hall. This is largely open parkland, with occasional trees, and is crossed in the north by the main driveway to the hall. It contains the Church and a few other isolated buildings. Woodland flanks the eastern end of the drive, enfolding all the buildings apart from the Church and Church Lodge.



P7.2 The church and Church Lodge within the Wheel Orchard

7.16 From the east side of the church, within the Wheel Orchard, the decorative gables of the Swiss-style cottages and the landmark Memorial Cross draw the eye and provide a picturesque element in the landscape, with the hills rising up behind the roofs.



P7.3 Looking east across the Wheel Orchard

7.17 Views from the end of the main driveway beside Gate Lodge, originally encompassed the Swiss-style cottages in the foreground with views across to Thorpe Cloud in the distance. This view is now dominated by the twentieth century housing and modern garage building, which partially obscure views of The Cottage.



P7.4 View east from Gate Lodge

7.18 From further west along the driveway the upper storey and decorative features of Gate Lodge are visible, with the greenery of the hill beyond forming a backdrop. The twentieth century houses now form an incongruous addition to the scene, visually filling the open

space between the Lodge and the gable end of Home Farmhouse and thereby closing in the openness of the view.



P7.5 View from further west along the driveway

Hinkley Wood

7.19 This extensive stretch of woodland lies on rising ground to the south of the River Manifold. It is included within the Conservation Area because of its importance as a backdrop to the valley, containing both park and village.

7.20 Views are restricted to the nearby woodland or across the river to the woods on the northern bank. Wood Lodge, at the eastern end and marking the original entrance to the Park across St Bertram's Bridge, is surrounded by trees although the site has been opened up recently.

The Village Centre

7.21 On entering the Conservation Area from the east, an immediate sense of the Alpine style of the village is gathered from the gables and steeply pitched roofs of the model estate cottages by the bridge. However, the twentieth century terrace of houses can be seen immediately adjacent to these cottages, negatively affecting their impact and character.



P7.6 Entering Conservation Area from the east

7.22 Views of the village open out at the entrance to Home Farm, with the Memorial Cross visible as a significant landmark feature beside the river, with the Wheel Orchard beyond.

7.23 The parapet walls of the bridge over the River Manifold sweep away to the south-east, with open views to the distant hills. The low stone boundary wall with uniform pillars at the various entrance points, which lines the north and east sides of the road, helps to contain the built environment.



P7.7 Open views to south-east over the bridge

7.24 Looking to the north-west from the entrance to Home Farm, there are open views across the various farm buildings beside Home Farm to the school beyond.

7.25 The belfry and steeple of the school are visible from most parts of the village, above the rooftops and between the buildings, and reinforce the sense of an Alpine village, as originally intended by Watts-Russell.



P7.8 School belfry + steeple visible above roofs

7.26 The decorative tile hangings to the cottages near the bridge create architectural interest from all angles, including the rear and sides as well as the frontages. These properties are set well back from the road, enabling open views of the main entrance gateway to the park and hall. The long gardens in front of the cottages enhance the space around the

Memorial Cross and prevent the buildings from encroaching on the Cross or in any way reducing its impact.

7.27 On entering the Conservation Area from the north-west, School House and the school come into view, raised slightly above the road, but the bend in the road beyond School House prevents views into the village centre. The bollards around the green outside the park's entrance gateway are a distinctive feature directly ahead, and there is continuous greenery across this area and the Wheel Orchard, to the countryside beyond. The church and parts of the Italian Terrace and hall buildings can be glimpsed through the trees.



P7.9 Views into the Conservation Area from NW

7.28 The grassy area in front of Gate Lodge signals the main entrance gateway to the park and hall. This area, with its decorative bollards around the edges and the impressive neo-gothic crenellated gateway turrets on its western side, is visible from both ends of the village, and is an important open green space at the heart of the Conservation Area.



P7.10 The green and entrance gateway

7.29 The school is at a high point so that it is raised above the village, at the top of a set of stone steps, highlighting its importance as a public building. There are long-ranging views across the valley to the hills in the south-west, from beside the school.



P7.11 Ilam School raised above the village

7.30 The twentieth century terrace and the large garage building have been inserted into the gap between the school and the model estate houses nearer the bridge. The garage building blocks views down the lane to the Alpine-style cottages and the Memorial Cross below. The twentieth century terrace of houses blocks views into the open area around Home Farm and Townend Cottage. These modern elements have a detrimental impact on the original vision of the open-plan model estate village, where the intention was to have open views between and around buildings.



P7.12 The garage obstructs views of the cottages and Cross

7.31 The sweep of the high stone walls at the entrance to Ilam Park leads the eye into the parkland to the south of the Vicarage, where there are open views across the valley.

Home Farm Area

7.32 The area occupied by Home Farm retains its original agricultural use and provides an area of open grassland between the woodland at the north-eastern edge of the Conservation Area, and the model estate properties along the main road.

7.33 It is important to maintain the more open character of this part of Ilam, which is much more functional in nature than the parkland surrounding the hall, and is less tight-knit and built-up than the village centre. The isolated houses and groups of farm buildings help to maintain the open character of the area.

7.34 The woodland to the north helps to separate the flatter farmland from the open hillside above the village.

Key

- Listed building - area
- Listed building - point
- Listed building - linear
- Significant focal point
- Traditional paving (old & new)
- Important wall or railings
- Conservation Area boundary

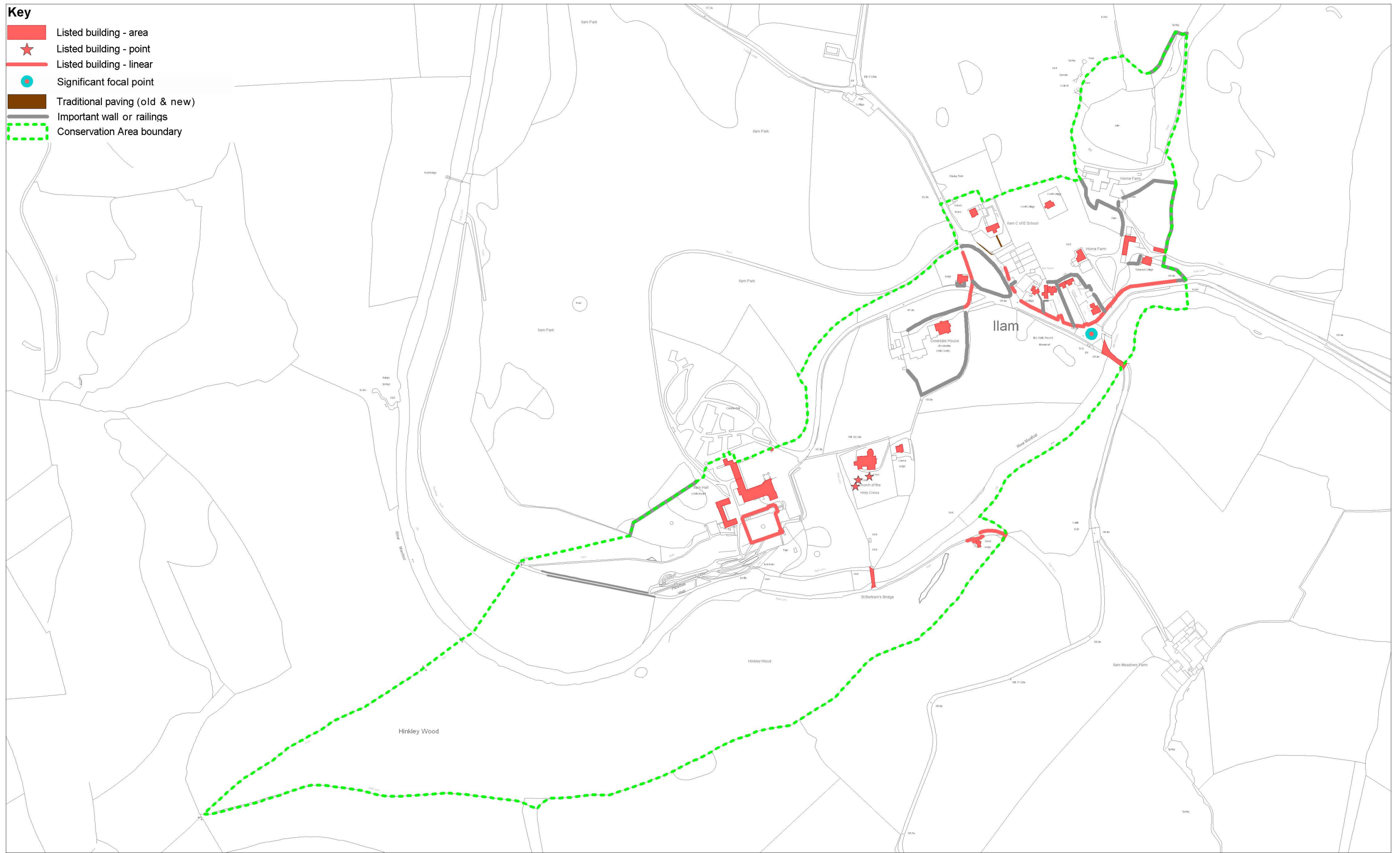


Fig.13. Streetscape Features within Ilam Conservation Area

- Key**
- ✕ Pinch point
 - Long-ranging view
 - ▭ Conservation Area boundary

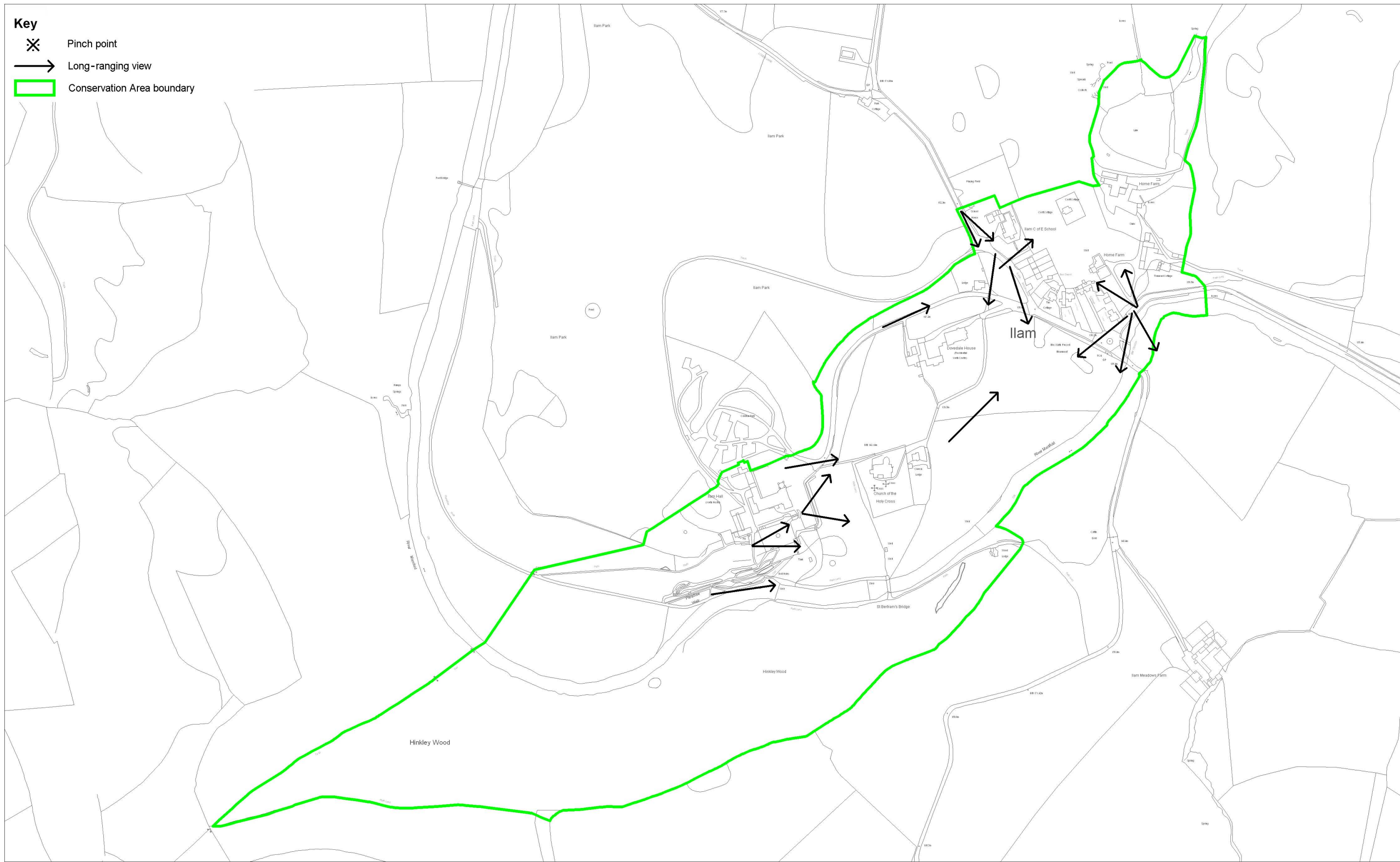


Fig.14. Views within Ilam Conservation Area

8.0 GREEN AND OTHER NATURAL LANDSCAPE FEATURES

8.1 The distinctive character of Ilam is derived as much from its landscape features as from its buildings. As almost three-quarters of the Conservation Area is occupied by parkland and woodland, the landscape features and in particular the picturesque setting of Ilam Park, are of particular significance within the Conservation Area. The whole of Ilam Park is included on the Staffordshire Parks and Gardens Register, including the parkland, the Wheel Orchard and the house and pleasure gardens. The northern part of this area falls outside the Conservation Area boundary.

8.2 In the Authority's Landscape Strategy and Action Plan (LSAP, 2009) Ilam Conservation Area straddles three different landscape character types across both the White Peak and Derbyshire Peak Fringe regional landscape character areas. The south-eastern area, including the river, the two bridges and the south-eastern parts of Ilam Park, lies within the Riverside Meadows landscape of the Derbyshire Peak Fringe. Hinkley Wood and the south-western part of the Conservation Area, including Paradise Walk and sections of the river between this and the wood, lie within the Limestone Dales landscape of the White Peak.

8.3 The remainder of the Conservation Area, including the rest of the parkland, hall and most of the buildings lies within the Limestone Village Farmlands landscape of the White Peak. Few of the characteristic features of this landscape can be seen within the Conservation Area, having been largely removed through the transformation of Ilam Park and village into a picturesque arena in the eighteenth and nineteenth centuries.

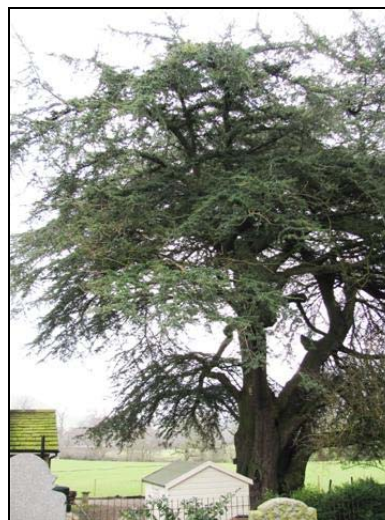
8.4 The parkland is largely open countryside, a mix of grassland with occasional trees and woodland in the west and south. In the extreme south the flat, river-side meadow is flanked by the steeply rising wooded slopes of the Manifold valley.

8.5 The ideal of landscape parkland was to create an unbound natural Arcadian idyll, as in classical Greece, with clumps of exotic and decorative trees and rolling hills. The topographical features, tree plantings and vistas over the parkland were controlled and designed. The decorative tree plantings within Ilam parkland are therefore of particular significance within the Conservation Area.

8.6 The 1839 Estate Map (Fig. 8) shows two small clumps of trees in the northern part of the park, one of which was located on a small outcrop. A larger plantation had also been created immediately east of the kitchen gardens to the north of the hall, which masked these from view as visitors approached the Hall along the

drive. The western and south-western edges of the park were defined by an almost continuous belt of trees. There were individual planted trees scattered throughout the parkland, with the exception of the open grassy field to the east of the church and the area to the west of the kitchen gardens, which had no trees. Between 1839 and 1881 (Fig. 9) there was an increase in the number of individual trees scattered throughout the park, with specific concentrations around the hill to the west of the northern kitchen garden and to the south-east of the hall. Between 1881 and the early twentieth century many new, individual trees were planted within the park, especially to the north and west of the hall. Since then only a few additional trees have been planted and the plantation east of the site of the old kitchen garden has been enlarged: this wood includes Beech, Lime and Ash trees amongst others.

8.7 The oldest trees in the park are likely to be around 200 years old, and would have been planted when the new hall was built. These include three Lebanese Cedars and a Giant Sequoia just to the north of the church, a massive Beech in the wood to the north-west of Gate Lodge and a large Hornbeam in the wood on the north side of Dovedale House. A Lebanese Cedar immediately to the south side of Church Lodge may be considerably older. There is a Chilean Pine on the west side of the churchyard.



P8.1 Lebanese Cedar on south side of Church Lodge

8.8 There is a line of large Lime trees on the slope to the north side of Paradise Walk, where it is lined by low stone walls alongside an open meadow area. This section of the walk was described as 'Lime Avenue' in the 1910 Sales Catalogue for the estate.

8.9 Trees are shown lining the riverbank along the south side of the Park on the 1881 Ordnance Survey map, but not all of those that are there now date from the original planting. Species along the riverbank now include Lime, Alder and Beech, among others.

8.10 Two of the boundaries shown on the 1839 map are defined by ha-has. These were typically used in the design of landscaped parkland to create stock-proof boundaries, without the need for visible barriers that would obscure the view from the within the park.

8.11 William Senior's Map of 1631 (of Blore and Swinscoe) only shows the far south-eastern section of Hinkley Wood as being woodland, called 'Gattlief Spring'. This section of the woodland is therefore categorised as Ancient Woodland. The rest of the wood is shown as woodland on the 1838 Tithe Map (Fig. 7). The wood is semi-natural woodland with self-set Sycamore along with Lime, Elm and Oak in the main area. This extensive stretch of woodland lies on rising ground to the south of the River Manifold and is included within the Conservation Area because of its importance as a backdrop to the valley, containing both park and village. It contrasts with the carefully planned planting within the Park.



8.2 Woodland forms a backdrop to the park and village

8.12 One of the most unusual landscape features within the Ilam Conservation Area are the Boil Holes, at the base of the limestone knoll on which the hall stands, where the rivers Manifold and Hamps, having both flowed underground for several kilometres, re-emerge. Human intervention has resulted in the course of the river being modified to run beside the Boil

Holes and in the construction of two weirs, which allow a large pool to be formed, backing up a considerable distance into the otherwise dry surface course of the River Manifold. The Boil Holes and weirs are integral to the landscape setting of the grounds adjacent to the hall.

8.13 There are two veteran Beech trees on the east side of the lake to the north of Home Farm, again at least 200 years old. The woodland on the south side of the lake appears to be natural, and species include Lime and a very large Ash.

8.14 The green area outside the main entrance to the park, known locally as The Chains, is an important open green space within the Conservation Area, providing a link between the village and the hall and parkland, and presenting an attractive setting for the main entrance gateway to the hall.



8.3 The Chains provides a link between the village and the hall + parkland



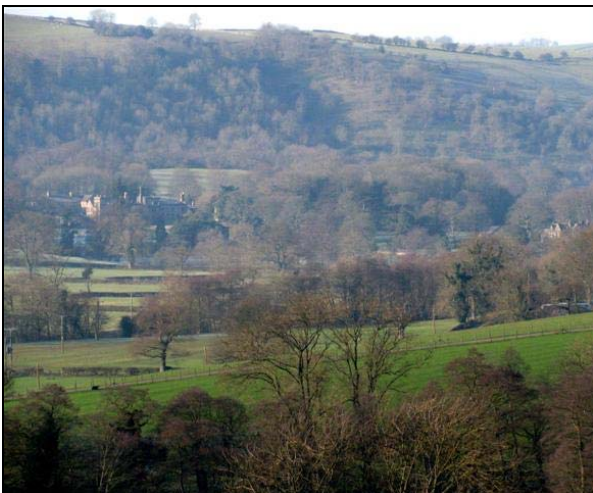
Fig.15. Landscape Features within Ilam Conservation Area

9.0 CONSERVATION AREA SETTING

9.1 In contrast to the modified landscape within the Ilam Conservation Area, the characteristic features of the Limestone Village Farmlands can still be seen in the surrounding landscape, including fields bounded by drystone walls and scattered boundary trees, as well as areas of ridge and furrow originating from medieval open fields.

9.2 The twin peaks of Bunster Hill and Thorpe Cloud form a backdrop to the Conservation Area when viewed from the south and west and most views into the Conservation Area from outside are framed by hills rising beyond the roofs of the settlement.

9.3 Seen from the hills to the east, beside the Izaak Walton Hotel, the remains of Ilam Hall and its associated buildings can be glimpsed part-way up the hill in the distance, surrounded by trees.



P9.1 Ilam Hall glimpsed from the hills to the east

9.4 Approaching the Conservation Area along the river valley from Dovedale in the east, the hills of the Limestone Dales immediately to the north and the trees lining both sides of the road, enclose and restrict views ahead. As a result, there are no views into the settlement until just before the Conservation Area boundary is reached. The low barn to the north side of Townend Cottage is the first building to come into view, followed by the first of the Alpine-style model estate cottages. However, the twentieth century houses are more prominent, distracting attention from the more architecturally significant cottages.

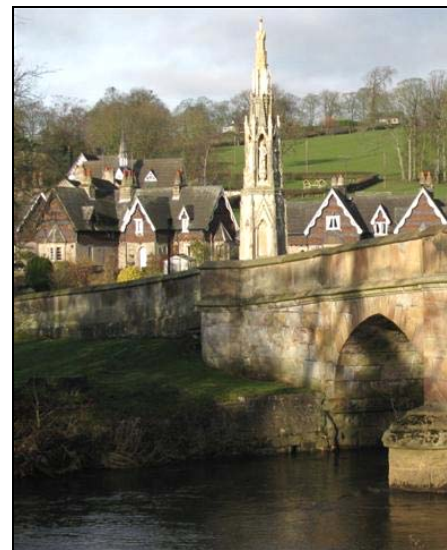
9.5 Looking towards the Conservation Area from the hill to the south, across the river, the buildings have the appearance of being scattered across an open grassy meadow, providing the picturesque Alpine village scene that Watts-Russell sought to achieve. The most prominent features are Gatehouse Lodge and the curved stone wall at the entrance to the park,

with evergreen tree planting to both sides of the entrance forming a backdrop to the wall and decorative gable to the Lodge. The elaborate gable above the porch to the school along with the belfry and spire and polychromatic roof are also distinctive features from this viewpoint.



P9.2 View of Ilam from the south

9.6 From the south side of the bridge, just outside the Conservation Area boundary, the polychromatic tile hangings of the Swiss-style cottages and the elaborate roof and distinctive spire of the school form a picturesque backdrop to the spectacular Memorial Cross.



P9.3 Cottages + school form a backdrop to the Cross

9.7 From the Alstonefield direction in the north, the settlement appears to nestle in the folds of the hills. The black and white timber-framed rear of School House and the Memorial Cross and painted gables of the estate cottages near the bridge are conspicuous within the landscape.

9.8 The polychromatic striations of the tile hangings to the Swiss-style cottages in the village centre attract attention, announcing the picturesque arena that lies ahead. This will have been an intentional aim in the design and layout of the model estate village, to draw admiration

from visitors and to display to those entering the village from all directions, that the owner of the estate had wealth and status.

9.9 The Memorial Cross at the bottom of the hill acts as a landmark feature even from outside the village.



P9.4 Views into the village from the north

9.10 Although the architectural elements of these buildings and structures are prominent, the use of local vernacular building materials enables the buildings to blend more readily with the surrounding landscape.

9.11 As the Conservation Area boundary is approached, trees screen most of the village from view, with only the roofs of a few buildings visible, including Croft Cottage and the agricultural buildings at Home Farm. The walls to the Italian Terrace at the hall can be seen down the hill to the south-west and the church can be glimpsed through the trees.

9.12 The sound of children in the school playground is the only real evidence that a settlement lies ahead.

10.0 EXTENSION TO THE CONSERVATION AREA BOUNDARY

10.1 The original Conservation Area boundary cut across Paradise Walk, before it meets the diagonal path running from the north-east. The Anglo-Saxon cross which is located at the junction of the two paths, was therefore excluded.

10.2 As part of this Appraisal, the Conservation Area boundary was extended slightly to the west to include the cross, known as the Battle Stone, and to include and enclose Paradise Walk up to this point.



P10.1 Paradise Walk and the Battle Stone

10.3 The boundary extension is shown on Figure 16.

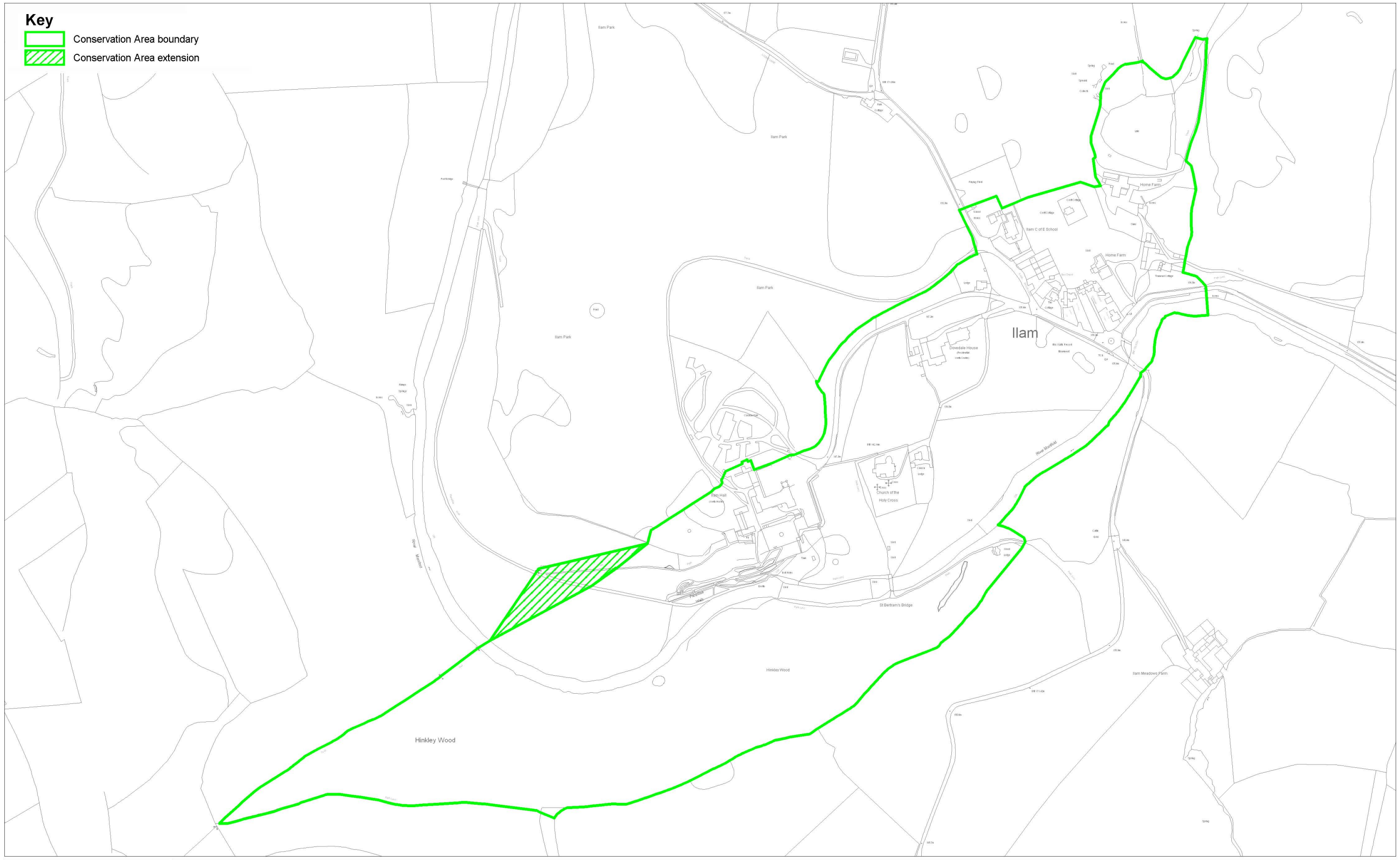


Fig.16. Extension to the Ilam Conservation Area Boundary

11.0 POTENTIAL FOR IMPROVEMENT

11.1 The purpose of this Section is to examine the special character and appearance of the Conservation Area and identify opportunities for improvements. The recent conservation work carried out to the Mary Watts-Russell Memorial Cross in 2011, by the Ilam Cross Trust, is a good illustration of how improvement works can positively enhance the character and appearance of a settlement.

11.2 The National Trust is developing and implementing a Conservation Plan for Ilam Park (2010-16). This includes a fifty-year tree replacement plan.

11.3 The Conservation Area is in comparatively good condition, with few neutral or negative areas or elements requiring enhancement. However, there are some improvements which could be made if the opportunity were to arise. Some of the issues mentioned below could be addressed by the Peak District National Park Authority in collaboration with the National Trust and/or Staffordshire County Council. Other items would need to be addressed by private individuals and in some cases enhancement may not be achievable.

Improving modern development

11.4 The only modern developments within the Ilam Conservation Area which are clearly visible from the public domain are the row of twentieth century houses and the garage, opposite the entrance to the hall. The design of these buildings and the materials used in their construction neither enhance nor complement the architectural quality of the village.

11.5 Any new development needs to be designed with care to ensure that it does not detract from the character of the Conservation Area.

Repairing historic buildings and structures

11.6 Buildings within Ilam Conservation Area are in relatively good condition. However, buildings need continual maintenance and repairs. Listed properties in the Conservation Area may be entitled to grant-aid from the Authority, subject to the eligibility of the proposed work and the availability of resources. For further information on grants contact the Authority's Cultural Heritage team (on 01629 816200) or refer to the Peak District National Park Authority's website (www.peakdistrict.gov.uk).

Avoiding unsympathetic repairs and replacement of traditional features

11.7 Unsympathetic alterations and repairs can have a detrimental impact on a property's aesthetic and structural qualities. Minor works,

such as the installation of windows and doors that are inappropriate in design and/or materials (e.g. upvc), or the use of cement-based mortars and strap pointing, soon accumulate and erode the special character of a place. Any owner wishing to replace any type of window should contact the Authority's Cultural Heritage Team for further advice.

11.8 The use of non-traditional materials, such as concrete render and imported and/or artificial materials, such as concrete roofing tiles and upvc should be avoided as this detracts from the historic character and architectural quality of the buildings. The use of modern materials in new developments within the Conservation Area will only be considered in exceptional circumstances. In these instances, the materials and detailing should be of a high quality.

11.9 Modern boundary types such as timber post and rail or concrete post and timber boarded fences would have a detrimental impact on the character of the Conservation Area and should be avoided.

11.10 Unsympathetic extensions and additions to a traditional building may not only have a negative impact on the historic quality of the building, but can also detract from the character of the Conservation Area at that point.

11.11 The Authority's Design Guide has further information on materials, alterations, extensions and enhancement to unsympathetic developments. See the Authority's website (www.peakdistrict.gov.uk) for further details.

11.12 Unsympathetically located modern fixtures on prominent elevations and roofs, such as satellite dishes, roof-lights, solar panels and wind turbines, can quickly accumulate and have a detrimental impact on the character of the Conservation Area. Please check with the Authority's Planning Service (on 01629 816200), before installing any such item.

Sustainability

11.13 Conservation Areas are inherently supportive of sustainability, as they promote the re-use of traditional buildings, encourage the use of local materials and repair over replacement, and ensure the protection of trees. There is always potential to improve sustainability within a Conservation Area. This can be achieved by improving the energy efficiency of buildings and reducing their energy consumption and carbon footprint. These issues shall be considered in more detail in any future Conservation Area Management Plan.

Protecting trees and shrubs

11.14 Trees and shrubs make an essential contribution to the character of Ilam and their removal would have a negative impact on the

Conservation Area. Some hedgerows are protected from destruction or damage under the Hedgerows Regulation 1997. The Town and Country Planning Act 1990 makes special provision for trees in Conservation Areas which are not the subject of Tree Preservation Orders: anyone proposing to cut down or carry out work to a tree, is required by legislation to give the Planning Authority six weeks notice of their intention to do so. The Authority's Tree Conservation Officer should be contacted (on 01629 816200) before any lopping or felling of trees, shrubs or hedges takes place, and before carrying out any other work to hedges.

11.15 The National Trust's Conservation Plan for Ilam Park includes a fifty-year tree replacement plan: the Authority's Tree Conservation Officer should be consulted on any proposal to remove trees within the Park.

11.16 Co-operation with the National Trust to maintain the woodland and open parkland areas of Ilam is essential.

Maintaining spaces and streetscape

11.17 Telegraph poles and overhead telephone wires are particularly prevalent in the village. These have a detrimental impact at various points within the Conservation Area, marring views of the listed properties and of the wider landscape within and around the settlement. The Conservation Area would benefit if these were laid underground.

Conserving traditional paving

11.18 There is a variety of floor surfaces, old and new, in the Conservation Area. Traditional treatments such as stone kerbs survive in some areas, but the floor treatment to a majority of the public realm comprises tarmac. Wherever possible, traditional stone surfaces should be retained and the reinstatement of stone kerbs should be encouraged.

Improving lighting

11.19 The standard of street lighting in Ilam is fairly high. All lighting, including street lighting and exterior lighting on residential and business properties should minimise, where possible, the impact of light pollution, as this can detract from the Conservation Area.

12.0 PLANNING POLICY

12.1 The planning policy outlined below underpins the National Park Authority's purposes and its approach to sustainability. This information was applicable when Ilam Conservation Area Appraisal was drafted. Always check with the Authority's Planning Service to ensure that the information in this section is still current.

12.2 The Authority's Development Plan is the starting point for making decisions on development affecting the Conservation Area. At the time of writing, this comprises the East Midlands Regional Plan (2009), the Authority's Core Strategy (2011) and saved policies from the Authority's Local Plan (2001). The development plan is supplemented by the Authority's SPGs and SPDs. These include the Design Guide (2007), Building Design Guide (1987), Meeting the Need for Affordable Housing (2003), Agricultural Developments (2003) and Energy: Renewables and Conservation (2003).

12.3 The Authority aims to preserve and where possible enhance the character or appearance of Conservation Areas, by preventing harmful development in accordance with East Midlands Regional Plan Policies 26 and 27 and Local Plan Policy LC5 respectively.

12.4 When drawing up policies for Conservation Areas, the Authority is informed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) (2012).

12.5 Development within Conservation Areas is controlled by the Planning (Listed Buildings and Conservation Areas) Act 1990, the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. Circular 01/01 also relates to the identification and protection of listed buildings, conservation areas and other aspects of the historic environment (DCLG). This document lists the type of works that require Conservation Area Consent.

12.6 There are currently no Article 4 Directions, removing certain permitted development rights, in Ilam Conservation Area. Assessment of any development proposals will take place within the context of approved development plan policies and this Conservation Area Appraisal.

12.7 Ilam is not identified as a Local Plan Settlement (LC2) and is not a named settlement in the Core Strategy DS1. Sections A, B and C should be consulted to establish the type of development likely to be acceptable.

12.8 The Core Strategy policy RT1 explains the scope for development proposed for recreational, environmental education and interpretation. Policy RT1 replaces the Recreation zoning policy of the Local Plan, formerly applying to Ilam. This means that more emphasis will be placed on the Landscape Strategy to determine whether proposals for recreation based development are appropriate. With regard to car parks, LDF Core Strategy Document policy T7 and Local Plan policy LT14 will also apply.

12.9 The Core Strategy will be supplemented in 2013 by a Development Management Policies document. This will replace the remaining policies of the 2001 Local Plan. Where any conflict exists between the Core Strategy and any remaining Local Plan policies the Core Strategy will take precedence.

12.10 There are 27 list entries for buildings and structures in Ilam Conservation Area. Development that affects the character of these historic assets shall be assessed against national guidance and policies LC6 and LC7. Additionally, the proposed conversion of any building of historic or vernacular merit within a Conservation Area will have to take into consideration the points set out in policy LC8.

12.11 Three scheduled monuments in Ilam Conservation Area appear on Staffordshire County Council's Historic Environment Record (HER), with a further 29 sites (including all the listed buildings in the Conservation Area) also included in the HER (see Section 3.1 and 3.2). Development affecting these sites or any other area of archaeological potential, will only be permitted if in line with policies LC15 and LC16. Where development has been permitted, the developer will be required to minimise its impact and, as appropriate, to record, safeguard and enhance the sites or features of special importance. Appropriate schemes for archaeological investigation, prior to and during development, will also normally be required. In the case of the listed buildings and structures refer to 12.10 above.

12.12 Ilam Conservation Area contains a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation. Both are of national importance for their biological and wildlife interest. Local Plan Policy LC17 states that development which would detrimentally affect the value to wildlife will not be permitted, other than in exceptional circumstances.

12.13 It is possible that protected species, as identified in the Wildlife and Countryside Act 1981 (as amended), may be found. Development proposals may therefore require specialised surveys, such as bat surveys, as part of a planning application. Trees, particularly mature trees may include features suitable for

roosting bats, and developments leading to the loss of mature trees may also require a bat survey. Water voles should be considered when completing any works in the vicinity of watercourses within the Conservation Area.

12.14 Development proposals for areas where protected species exist should also include, and implement, a scheme for safeguarding the future survival of the protected species and their habitat. This will be a requisite condition of any relevant planning permission. For further information see the Authority's Planning Practice Note: Protected Species and Development in the Peak District National Park, or see the Authority's website (www.peakdistrict.gov.uk).

12.15 In the Conservation Area, trees with a trunk 7.5cm or more in diameter are protected. The felling, lopping or topping of these trees may not be permitted without prior agreement from the Authority. Some hedgerows are protected from destruction or damage under the Hedgerows Regulation 1997. Anyone considering work of this nature should contact the National Park Authority for advice.

12.16 All wild birds, with the exception of those defined as game or pest species, are also protected under the Wildlife and Countryside Act 1981 (as amended). Natural England therefore recommends that: 'No tree or shrub clearance works shall be undertaken during the main bird breeding season (mid March to July inclusive)'. This condition will normally be attached to planning permissions that require tree, shrub and hedgerow removal. Development proposals for areas where protected bird species exist must include, and implement, a scheme for safeguarding the future survival of the protected bird species and their habitat, as a requisite condition of any planning permission. Development proposals affecting habitats of importance are covered by East Midlands Regional Plan policies 26, 29 and 30 and Local Plan policies LC17 and LC20.

12.17 Ilam is not located on any major routes. LDF Core Strategy Document policy T2 and Local Plan policies LT1 and LT2 state that the Authority will discourage the use of the lowest category of roads in favour of strategic and secondary routes. East Midlands Regional Plan Policies 43 and 44 will also apply.

12.18 Although not classified as Policy, the Authority has published a number of documents that recommend, directly or indirectly, actions to safeguard the character of the Ilam Conservation Area. These include the Cultural Heritage Strategy (2005), the Biodiversity Action Plan (2011-2020) and the Landscape Strategy and Action Plan (2009). These documents can be viewed on the Authority's website, www.peakdistrict.gov.uk, or obtained on request.

12.19 The above information is an overview of planning policies that relate to the Ilam Conservation Area. Other policies may also apply and if a particular policy is not referred to in this Section, this does not mean that it is of no relevance.

13.0 LISTED BUILDINGS AND STRUCTURES IN ILLAM CONSERVATION AREA

There are 27 listed buildings and structures within Illam Conservation Area, as follows:

No.	Address	Parish	Grade	List Entry Number	Date
1	Bridge over River Manifold	Illam	II	274452	Early C19
2	Bridge View Cottage	Illam	II	274453	Probably C18
3	The Cottage	Illam	II	274454	c1855
4	Croft Cottage	Illam	II	274455	c1855
5	Dove Cottage and Manifold Cottage	Illam	II	274456	c1855
6	Dovedale House	Illam	II	274457	c1840
7	Fountain Cottages	Illam	II	274458	c1855
8	Home Farmhouse	Illam	II	274459	c1855
9	Illam C of E School	Illam	II	274460	c1854
10	Mrs Watts Russell Memorial	Illam	II*	274461	c1840
11	School House	Illam	II	274462	c1855
12	Townend Cottage	Illam	II	274463	Early C19
13	Stable and cartshed approximately 10 yards north west of Townend Cottage	Illam	II	274464	Mid C19
14	Cartshed, stable and granary approx 20 yards west of Townend Cottage	Illam	II	274465	Mid C19
15	Gate piers and associated wall to Townend Cottage, Home Farm, Manifold Cottage, Dove Cottage, The Cottage and No 2 Orchard View.	Illam	II	274466	c1855
16	Church of the Holy Cross	Illam	I	274471	C11, C13, C19
17	Cross Shaft approximately 7 yards South of St Bertram's Chapel, Church of the Holy Cross.	Illam	I	274472	Probably C10
18	Cross Shaft approximately 15 yards south of south porch of Church of the Holy Cross.	Illam	I	274473	Probably C10
19	Grave cover approximately 20 yards South of west tower of the Church of the Holy Cross	Illam	II*	274474	Probably C13
20	Church Lodge	Illam	II	274475	Mid C19
21	Gate Piers, Gate and adjoining walls to Illam Park	Illam	II	274476	1830
22	Gate Lodge	Illam	II	274477	c1855
23	Illam Hall and Gardener's Cottage	Illam	II	274478	1821-6

24	Coach House and stable block approximately 20 yards south west of Ilam Hall	Ilam	II	274479	1830
25	Tower approximately 20 yards North of Ilam Hall	Ilam	II	274480	1830
26	Turret, Loggia, steps and parapet to the terrace immediately south, south east of Ilam Hall	Ilam	II	274481	c1830
27	St Bertram's Bridge	Ilam	II	274482	C18

The above information is from the National Heritage List for England, produced by English Heritage. This can be accessed on <http://list.english-heritage.org.uk>.

It should be noted that a number of the building dates on the above list may not be accurate. Please see Sections 3 and 5 of this document for a more accurate account of the construction dates of buildings within the Ilam Conservation Area.

14.0 GLOSSARY

Agrarian	Of the land or its cultivation.
Ancillary	In architectural terms this usually refers to a secondary structure, for instance stables or outbuilding.
Ancient Monument	Ancient monuments are legally protected archaeological sites and buildings designated under the Ancient Monuments and Archaeological Areas Act 1979. It is an offence to carry out works to them without the written consent of the Secretary of State.
Ashlar	Masonry that has been carefully cut, dressed and squared, to be employed as facing stone in finely jointed level courses.
Berewick	Outlying manorial dependencies belonging to the Lord of the Manor.
Coped gables	Gable walls that have a course of flat stone laid on top.
Chapel-of-ease	A place of Christian worship, subordinate to or dependent on and distant from a parish church, provided for the convenience of parishioners who might not otherwise be able, by reason of distance, to attend divine service.
Chapelry	A subdivision of an ecclesiastical parish in England up to the mid-19th century. It had a similar status to a township but was so named as it had a chapel which acted as a subsidiary place of worship to the main Parish Church. Such chapelries were common in northern England where the Parishes had been established in medieval times when the area was sparsely populated, thus obliging parishioners to travel long distances to the parish church. A chapelry also had a role in civil government, being a subdivision of a parish which was used as a basis for the Poor Law until the establishment of Poor Law Unions in the 19th century.
Cruck Frame	Constructed primarily in the north and west of England from the medieval period through to the 19 th century (Brunskill, 2000). This method of timber-framing is based upon two curved timbers, known as blades, positioned in an A shape. These paired timbers are usually cut from a single tree. The blades are joined at the apex and roof loads are transferred along roof purlins, then directly to the ground via the blades. A tie beam and collar assist the restraining of the structure whilst the base of the cruck sits on a soleplate, padstones or on a plinth.
Curtilage	Area attached to a house and forming one enclosure with it.
Dormer window	Window placed vertically in the sloping plane of a roof (Pevsner, 2002).
Double pile plan	The building is entirely two rooms in depth (Brunskill, 2000).
Drip moulds	A horizontal moulding for throwing water off and so protecting the windows immediately below. Drip moulds are also used on chimneys.
Enclosure Award	Between the mid-18th and late-19th centuries a large amount of waste and common land was enclosed in England and Wales. This enclosure movement was undertaken under the strong belief in the need for agricultural improvement amongst landowners at the time. To enclose land the distribution of the newly enclosed fields had to be approved. This approval could be via an Act of Parliament, the central courts or private agreement between local landowners. In all legally ratified cases, and some privately agreed examples, an enclosure award setting down the agreed extent and layout of the enclosure in writing and a corresponding plan was drawn up. The level of accuracy and detail that allotment boundaries were planned to is usually good, but in many cases the subdivisions into individual fields were not shown. Their coverage therefore varies from one area to another. In the case of Parliamentary Awards these were often done on a parish by parish basis.
Gothic Architecture	A style of architecture which developed from the middle of the twelfth century, characterised by the pointed arch, the rib-vault and the flying buttress. There are several distinct phases in the development of Gothic architecture in England: Early English (1150-1300), characterised by high, narrow, pointed 'Lancet windows'; Decorated (1250-1400) including an early, 'Geometrical', phase in which window tracery is characterised by trefoils, quatrefoils and ogees, followed by a 'Curvilinear' period of flowing tracery patterns and surface decoration; Perpendicular (1350-1500), characterised by strong vertical lines with the rigid lines of window mullions often

continuing upwards to the top of the arch itself, and with flatter, four-centred arches and pierced and battlemented parapets.

Tudor Architecture (1485-1558): The Tudor period of architecture partly overlapped the late Perpendicular Gothic style, with an increasing use of Renaissance influence in ornament. The Perpendicular Gothic style was adapted for use on more domestic buildings, with pointed arches often replaced by bays, oriels and square-headed windows.

Gothic Revival	The Gothic Revival in England lasted for about 150 years through the 18 th and 19 th centuries and saw the return of pointed casement windows, together with battlements and drip- and label-mouldings. The Revival passed through a number of different stages, reflected in varying interpretations of Gothic architecture, based on the different phases of its early development.
Gothick	A term used to describe the earlier forms of Gothic Revival architecture, from the early eighteenth to the early nineteenth century, which aimed to capture the picturesque composition, decoration and atmosphere of medieval Gothic architecture, but lacking archaeological accuracy.
HER	Historic Environment Record (HER)
Holloway	A sunken track worn down over time, with slightly raised sides.
Hood mouldings	Projecting moulding above an arch or a lintel to throw-off water (Pevsner, 2002).
Kneeler	Horizontal decorative projection at the base of a gable (Pevsner, 2002).
Lintel	Horizontal beam or stone bridging an opening (Pevsner, 2002).
Mullion	Vertical posts or uprights dividing a window into 'lights' (Pevsner, 2002). Mullions can be shaped or chamfered which can give an indication as to age.
Neolithic	The prehistoric period which comes between the Mesolithic (Middle Stone Age) and the Bronze Age, dating roughly from 4000 to 2000 BC. This was the time of the adoption of the first agricultural practices, including cereal cultivation, but more importantly the rearing of domesticated animals, including herds of cattle and flocks of sheep. In the beginning, farmers moved around the landscape with their herds, much as they had in the Mesolithic (except they took animals with them rather than following wild game). It was only after more than a thousand years that they settled in more 'permanent' farms which they surrounded by hedged fields. They built impressive ceremonial monuments, often used to establish traditional right to the use of land, by burying the bones of the ancestors to overlook pastures.
Parish	The smallest unit of local government is the civil parish. In some areas this covers the same area as an ecclesiastical parish which is the area of jurisdiction covered by the parish church. Ecclesiastical parishes are almost always the remains of Medieval manors especially in rural areas and many have remained unaltered in their boundaries since the Medieval period. However, in the Peak District many parishes became defined by the boundaries of Townships.
Pediment	The classical equivalent of a gable, often used without any relation to a roof. Often used over an opening, particularly doorways.
Pinch point	A visual effect which suggests a narrowing of the street scene. It is typically caused by a bend in a road and the proximity of buildings on either side.
Porte-Cochere	A porch wide enough for wheeled vehicles to pass through, and within which passengers could alight.
Quoins	Dressed stones at the (exterior) angles of a building.
SBI	Site of Biological Importance (SBI) is the name given to the most important non-statutory sites for nature conservation and provides a means of protecting sites that are of local interest and importance.
SSSI	Site of special scientific interest. Sites of national importance for their wildlife or geological interest, protected under the Wildlife & Countryside Act 1981 (and subsequent amendments). Owners/occupiers must consult Natural England if they wish to carry out operations which might damage the interest of the site, and public bodies have a duty to take reasonable steps to further the conservation and enhancement of SSSIs (e.g. when considering planning issues).

Strip field	In the Medieval period, from at least as early as 1100 AD, Peak District villages were surrounded by large strip fields (often referred to as 'open fields' – in upland areas it is debatable whether some parts of them remained open for long and thus the term strip field is preferred). While often bounded at their edges by banks and ditches, internally they were initially divided into a large number of unfenced cultivation strips. The use of strips allowed a fair distribution of different grades of land between lord and villagers. This system was designed to favour the needs of arable cultivation. It seems to have been introduced into the area from the lowlands of the Midlands. In the Peak District, pastoral farming was of equal or greater importance, and individual strips or parcels of strips were enclosed from an early date. Others, in less favourable locations in what are known as 'outfields', may have only been used in an intermittent way.
Tithe map	Shows the boundaries of land and property within the Tithe area. A tithe was a tenth of a person's produce or income given voluntarily or as a tax to the church.
Vernacular	An indigenous building constructed of locally available materials, to local detail, without the benefit of an architect. Vernacular architecture can be defined as dwellings and 'all other buildings of the people' (Oliver, 2003).

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