

## ARCHITECTURAL & HISTORIC QUALITY

### Description of the area including key buildings and architectural form

There are no listed buildings within the area. However, some buildings could be considered key buildings for their presence as defined by size, scale, impact and purpose within the area. A Qualitative Assessment is indicated on Figure 8.

#### *Crown Square Area*

Crown Square forms the focus of the proposed extension to the conservation area. It is dominated by a mix of predominantly 3-storey late 19th century civic and commercial buildings which face onto the square. The centre of the square acts as a busy roundabout for two converging main roads with traffic and traffic management blighting views of the surroundings. Although there are no listed buildings there are three high quality “landmark” buildings on the north, east and south corners of the square, these being the former “Crown Hotel” (No. 3 Crown Square), the Crown Buildings and Derbyshire House. These are described in detail below. On the opposing west corner, a “terrace” of properties steps down the slope of the hill from the bridge gently turning the corner from Snitterton Road into Bakewell Road (A6).

Although not as architecturally dominant as the three landmark buildings, the buildings on the east side of the square are subtly designed to accommodate the sloping topography. The group comprises a total of six individual buildings or blocks, each of a different date. The buildings are predominantly 3-storey constructed of rock-faced gritstone with gritstone dressings under pitched Welsh slate roofs. Of further interest is that the individual buildings within the group were each designed to address the scale and design of their neighbour resulting in a very successful ensemble - a good example of late 19<sup>th</sup> century and early 20<sup>th</sup> century civic design.

#### *Crown Buildings*

This distinctive and highly modelled corner building dates from 1889. The elevations are of ashlar stone with roofs of Welsh slate. The dominant feature is the three storey stepped and chamfered corner which is surmounted by steeply sloping “turret” style roof with decorative cast iron crestings and finials. An asymmetrical 4-bay elevation faces onto Causeway Lane, the last bay of which steps down to 2-storey in height to blend in scale with the neighbouring buildings. The return elevation on Bank Road is longer at 7-bays, and although also of asymmetrical design, it is of greater architectural scale and formality. The ground floor provides retail

accommodation characterised by large shop fronts, with the upper floors used as offices and storage.



*Crown Buildings*

The distinctive corner which breaks forward as a single bay, houses the main ground floor entrance. The doorway has a semi-circular head with expressed keystone and is flanked by several orders of pilasters. The timber door is not original. Either side of the doorway, on the curved corners of the bay are bas-reliefs depicting a crown.



*Bas-relief on Crown buildings*

The entrance is further expressed by the use of polychrome, being constructed in bands of alternating buff gritstone and red sandstone. Above the entrance at first floor level is a 4-light bay window with stone mullions, the outer two bays being curved. A stone frieze runs above the window bearing the words “AD Crown Buildings 1889”, which is in turn surmounted by a carved pediment and urn. At second floor level the elevation steps back with a pair of windows flanked by stone pilasters surmounted by a segmental pediment and urns. Set back behind this pediment the roof rises steeply to form a “turret” detail with a flat top. The steeply sloping roof is covered in Welsh slate with lead hip rolls and the top of the “turret” surmounted by decorative iron crestings and finials with lead details.

**KEY**



HISTORICAL ROUTES

BUILDING: YEARS OF DEVELOPMENT



1899 & EARLIER BUILDINGS

PRE 1922 BUILDINGS

1922 - 1950 BUILDINGS

1960 BUILDINGS

1970 BUILDINGS ONWARDS



# Conservation Area Appraisal

Building Development Periods

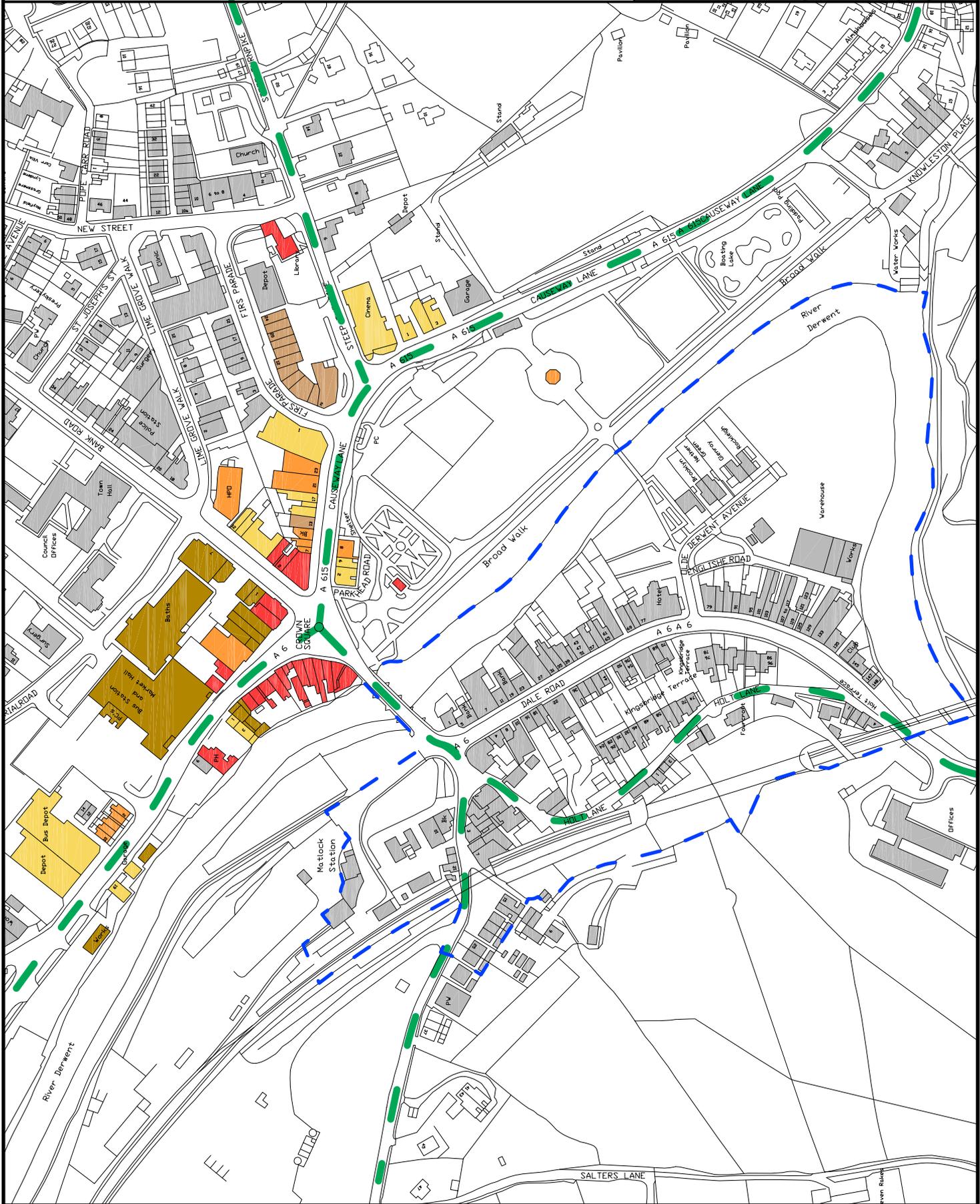
SCALE: NTS

DRAWN: SJL

DATE: 13.10.06

DRAWING NUMBER

Figure 7



**KEY**

- EXISTING CONSERVATION AREA
  - APPROX. EXTENT OF STUDY AREA
  - WATERCOURSE & PONDS
  - KEY BUILDINGS
  - ↑ KEY VIEWS
  - PROPOSED EXTENSION
- ENVIRONMENT APPRAISAL**
- GOOD ENVIRONMENT**  
Strong Historic or Architectural Integrity or Physical Environment Quality
  - POOR ENVIRONMENT**  
Lack of Historic or Architectural Integrity or Physical Low Environment Quality



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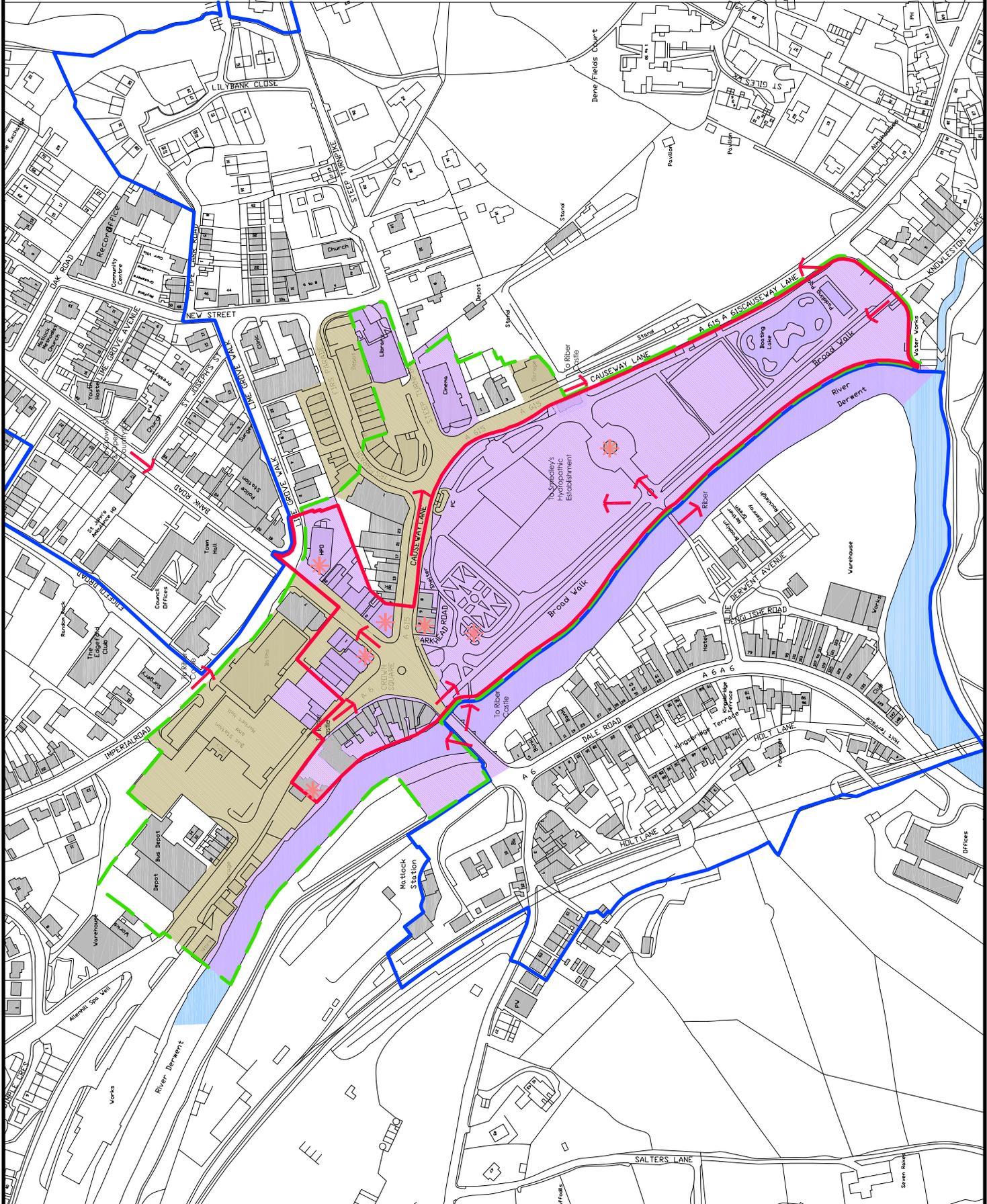
**ATKINS**  
 PARTNER

# Conservation Area Appraisal

## Qualitative Assessment

SCALE	N1S	DRAWN	SJL	DATE	13.10.06
DRAWN BY	[Redacted]				

Figure 8



The south elevation facing onto Causeway Lane is of 4-bays. Bays 1 to 3 are 3-storey in height whereas bay 4 is 2-storey. The second bay breaks forward from the façade to rise above eaves level and is surmounted by a triangular pediment with urns. At ground floor are modern shop fronts of a former retail outlet. Original timber fenestration survives at first floor level, uPVC has been inserted at the second floor level.

The return west elevation facing on to Bank Road is of 7-bays. The ground floor has been much altered by the insertion of modern shop fronts. There are further entrances off Bank Road to these retail units and upper floor accommodation. At first floor level bays 1, 3 and 5 contain oriel windows. Alternate bays rise above eaves level and are surmounted by triangular pediments. Much of the original fenestration survives at first and second floor level although modern louvered panels and uPVC windows have been introduced into a number of openings.

The roof is covered with Welsh slate and is surmounted by 2 large stone chimney-stacks with clay pots. Generally, the roof is in fair condition. However, the rainwater goods are extremely poor with many of the cast iron gutters and downpipes damaged or missing. This is unfortunately allowing water to soak into the building fabric and cascade onto the pavement below.

At the time of this appraisal, the units facing onto Causeway Lane and some of the upper floors are unoccupied which gives an air of neglect.

#### *No. 3 Crown Square (The former Crown Hotel)*

Standing on the opposing northern corner of Bank Road is the former Crown Hotel. Although less ornate than Crown Buildings, this 3-storey building is an impressive architectural feature of Crown Square, with the two buildings providing an imposing entrance to Bank Road. The building is constructed of rock-faced gritstone with stone dressings under pitched roofs of Welsh slate. The roofs are surmounted by three stone chimney-stacks. The elevations are well modelled with a number of gables breaking the line of the eaves. The principal architectural feature is the stone oriel window on the corner of Bank Road and Crown Square with its decorative carving and bas-relief of a crown on the wall below.

The upper floor windows have curved heads with decorative hoodmolds with the second floor having a number of half-dormers. Stone corbels support the cast iron eaves gutters.



*No. 3 Crown Square*

Close scrutiny of the building and reference to historic images reveals that it has undergone substantial alteration during the 20<sup>th</sup> century, with large shop front openings inserted at ground floor and the principal entrance onto Bank Road with its feature glass canopy being lost.



*Inserted shop-front in No.3 Crown Square*

The former hotel stood in a landscaped forecourt but this has now been lost during traffic engineering works to Crown Square with the building now standing on the line of the pavement. A recent 2-storey extension has been built along Bank Road; although of matching details and materials its appearance is slightly incongruous due to its smaller scale. The roof appears to have been recovered in artificial slate. A number of lead hips are missing allowing water to enter the roof.

#### *Derbyshire House*

This Neo-Tudor property at Park Head is immediately recognisable by its black & white half-timbered upper storey which lends the building a pavilion-type character. This 2-storey building provides a focus to Crown Square at the junction with Causeway Lane and does so by addressing both street frontages with a corner turret acting as a visual pivot. Whilst of complimentary scale and massing to

its neighbours, the choice of materials and distinctive detailing set it apart from the more dominant stone frontages found elsewhere.



*Derbyshire House*

Derbyshire House dates from the 1920's and was constructed when Park Head was redeveloped. Works at this time included the demolition of properties on the south side of Snitterton Road, opening up views to the park, and the relocation of the tram shelter.

The ground floor is constructed from smooth-faced red brick with large shop front openings onto Crown Square and Causeway Lane. The rear elevation onto Park Head Road contains few openings. The upper storey is of timber and painted render with large multi-paned windows. The distinctive corner turret provides a ground floor entrance and is topped by a lead covered dome with ball and finial detail. In contrast to its neighbours, the roof is covered with clay plain tiles. Of historical interest is the elephant motif to be found on the rear gable. The building formerly housed three businesses, Eldridges, Burgons (a provisions merchant) and the Derbyshire Times. The elephant was a logo for Burgon's shop's own brands.



*Turret – Derbyshire House*

It is of interest to note that Derbyshire House is of two builds. This can be more clearly seen to the rear of the building where a vertical straight joint and slight change in roof-line marks the divide. The building appears well maintained and is in excellent condition.

#### *Crown Square - west side*

The west side of crown Square comprises a series of individual, predominantly 3-storey, buildings which step down the hill from the bridge along Snitterton Road and into Bakewell Road. All are constructed from rock-faced stone with stone dressings under roofs of Welsh slate. Individually these buildings are not considered to be key, however their contribution to the character and form of the area as a group is critical to the overall townscape and architectural value of the proposed extension.



*West side of Crown Square*

The first block adjacent to the bridge is the most recent of the group, dating from the end of the 19<sup>th</sup> century. This 3-storey Arts & Crafts style building is characterised by two large tile-hung gables which face onto the street with tall oriel bays on first and second floors. The tile hung gables are a particularly unusual feature in the context of Matlock's dominant architectural character and consequently of some note. Only one original timber sash window remains on the roadside elevation the others having been replaced in uPVC. Some of the original tile hanging has also been lost. The last bay of this elevation steps down to link with the earlier neighbouring building with the stone eaves detail replicating that of next door and the small attic dormer a further architectural reference. At ground floor stone corbels and details remain but the original shop fronts have been lost or heavily altered. The elevation facing onto the bridge and river, which is now largely obscured by trees, contains two tall canted bay windows. The roofs are surmounted by decorative terracotta ridges and stone chimney-stacks.