

# Old Matlock

## Conservation Area Character Appraisal



**DERBYSHIRE DALES DISTRICT COUNCIL**

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## Conservation Area Appraisal

<b>Contents</b>	<b>Page No.</b>
Introduction	1
Summary of Special Interest	2
1. Old Matlock in Context	3
2. Origins and Development	5
• Topography	
• Historical Development	
3. Archaeological Significance	9
4. Architecture and Historic Quality	10
• Materials and Details	
5. Landscape	36
6. Setting	43
7. Structures and Spaces	47
8. Problems, Pressures and Capacity for Change	63
• Condition	
• Negative and Neutral Factors	
9. Conservation Policy and Legislative Context	67
10. Conservation Area Boundary Review	75
11. Information and Contact Details	76

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### List of Figures

Figure 1. Old Matlock in the Derbyshire Dales

Figure 2. Old Matlock – Aerial Photograph

Figure 3. Statutory Designations

Figure 4. Enclosure map - 1784

Figure 5. Tithe Map 1848

Figure 6. Ordnance Survey 1st Edition 1880

Figure 7. Ordnance Survey 2nd Edition 1900

Figure 8. Building Chronology

Figure 9. Landscape Designations

Figure 10. Trees and Woodland

Figure 11. Structures and Spaces

Figure 12. Boundary Review

### Acknowledgements:

Matlock Photographic Memories : Smith. R. 2004

A History of the Matlocks : Naylor. P. 2003

Images of England Matlock and Matlock Bath : Bunting. J. 2002

Britain in Old Photographs Around Matlock : Barton. D.A.

## INTRODUCTION

### **The Purpose of a Conservation Area Character Appraisal**

A conservation area is *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*. Conservation Areas are designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council is obliged by section 71 of the same Act to formulate and publish proposals for the preservation and enhancement of any parts of their area, which are conservation areas.

The contents of this Conservation Area Appraisal are intended both as a guide for owners and occupiers of buildings within the Conservation Area and as a guide for the Local Planning Authority. The contents are a material consideration when determining applications for development, dealing with appeals or proposing works for the preservation or enhancement of the area.

This Appraisal defines and records the special architectural and historic interest of the Conservation Area & identifies some opportunities for enhancement. The Appraisal follows the model set out in English Heritage guidance (Guidance on Conservation Area Appraisals - February 2006).

The Appraisal considers the wider setting beyond the Conservation Area boundary, by first looking at the historic development of the settlement and its immediate environs, to establish how it has changed over time. A review of the Conservation Area and its boundary is included, which is based on an understanding of the wider historic and archaeological context.

## SUMMARY OF SPECIAL INTEREST

The distinctive features of Old Matlock Conservation Area include :-

- A distinct contrast between the rural and semi-rural character of Church Street/Old Matlock, and the semi-urban character associated with Matlock Green.
- The general topography is on two distinct levels – development on the higher cliff (Old Matlock) and the low-lying brook at Matlock Green.
- Old Matlock is predominantly residential and Matlock Green is a mixture of commercial, retail and residential.
- The presence of the Bentley Brook and River Derwent and their associated character.
- Numerous footbridges, footways and roads provide access across the Bentley Brook
- Long-range panoramic views from higher vantage points.
- Tightly contained and glimpsed views within the built and landscape form.
- Contrasts in landscape between the spectacular gorge, areas of dense woodland, and open agricultural land.
- A number of open spaces exist which historically were associated with markets and fairs.
- Contrast between the simple design of vernacular cottages and more formal ‘polite’ architecture.
- A wealth of historic buildings, many ‘listed’. There are a number of buildings and structures which are prominent within the streetscene. (See Fig 11)
- The Church of St. Giles is a prominent landmark building.
- The oak tree and surrounding ‘triangle’ of land on Church Street denotes a locally important memorial.
- The predominant building material is sandstone, with brick being an alien introduction.
- Tag Hill on Church Street at the brow of the hill has a visual and physical narrowness.
- Two 19<sup>th</sup> century lighting columns remain on Church Street and on Knowleston Place.
- The area is characterized by numerous sandstone walls, both high retaining walls and low walls which enclose boundary frontages. Walls also display a variety of stone coping details.
- A number of stone gate piers remain throughout the area, ranging from plain and simple designs to more elaborate and decorative posts.
- Some historic surfaces remain along Pic Tor Lane, around the Church of St Giles, at Knowleston Place and Stoney Way and along the Bentley Brook.
- Open spaces such as Knowleston Place and the churchyard to the Church of St Giles have a calm and tranquil ambience.
- There are attractive tree-lined walks along the edge of the river Derwent.