Below Pic Tor the views within woodland on the western slopes are highly contained offering only glimpses of features beneath the tree canopy or through the under-storey and there is an extreme sense of enclosure. Once the summit is reached there are wide ranging panoramic views across to all parts of Matlock (see section on Setting). Accessed from Pic Tor is the wide expanse of burial ground associated with the Church of St. Giles.

**Bentley Brook**

![The Bentley Brook](image)

The Bentley Brook is an ever present, if often obscured, feature of Old Matlock. It runs in an east-west alignment across the Conservation Area crossing from the northern to the southern side of Alfreton Road at Hunt Bridge and running parallel with the road before passing through Knowleston Gardens and discharging into the River Derwent.

The brook, which forms a tributary of the Derwent supported numerous mills and formerly was used to power industry, much of which was established along the steeper parts of its course in Lumsdale. Cascading down the slopes from the moors, it levelled out near to Matlock Green. As a consequence over the years it has been tightly controlled and channelled with mill ponds created by damming the stream and many footbridges providing access to mills and houses along its route.

Restricted views along the brook can be had from many crossing points within the Conservation Area and in Knowleston Gardens where it finally emerges. Once providing power to the now converted mill building at No. 42 Matlock Green, the brook runs between Swiss Cottages and the former ‘toll house’ building (now residential), under Church Street and then to the rear of Tawney House and on to join the River Derwent.

The Bentley Brook forms an attractive feature in the Conservation Area and a pleasing backdrop to many of the properties in the vicinity, particularly as a frontage feature to the modern properties at Brook Walk. Many of the properties which either overlook, or back onto this watercourse benefit from its attractive character and appearance, in terms of its stone retaining walls, lush vegetation, associated sound and visual movement, and the contribution it makes to the semi-rural character of the area.

![Modern development on Brook Walk faces onto the brook](image)

There are also particularly fine views of the Church of St. Giles, in its elevated position, from the Bentley Brook at Brook Walk.

![The Bentley Brook and Church of St. Giles](image)

The section of the Bentley Brook which lies within the Conservation Area is defined by the number of footbridges which allow for pedestrian movement between Old Matlock to the south and Matlock Green to the north.
Stoney Way / Knowleston Place

The impressive frontage of No. 15 Knowleston Place terminates the vista along Stoney Way at the junction with Knowleston Place. On descending Stoney Way the new terrace of housing constructed at Brook Walk can be seen. This is considered to have integrated well into its surroundings, when seen from both from the lower level of the brook and from higher land adjacent to the churchyard.

By using an appropriate scale and form for the terrace, coupled with complementary building materials and design details, the resulting development is considered to respect the local vernacular of this part of the Conservation Area.

New housing at Brook Walk integrates into the grain of the area – as seen from Stoney Way

A gothic design to gate piers accessing Knowleston Gardens

Mature trees line the watercourse, and historic features such as the decorative stone footbridge, gritstone setts to the bed of the Bentley Brook and pathways leading out along towards the River Derwent enable the quiet rural character of the area be enjoyed, regardless of the proximity to the town and busy road beyond.

Knowleston Gardens

Historic stone setts which line the bed of the brook at Knowleton Place are an unusual feature

At the base of Stoney Way there is an attractive open space, which to the west leads to impressive properties lining the northern side of Knowelston Place. These properties look out over the Bentley Brook and the quiet, calm green space of Derwent Gardens beyond.
A decorative stone footbridge links Knowleston Place to Knowleston Gardens. The sense of an earlier era is evoked in the architecture of surrounding buildings and in the associated historic street furniture, such as the decorative lighting column at the head of the footbridge.

A stone lighting column can also be found on Church Street, which although of a similar period to that of Knowleston Place (circa mid 19th century) is of a more simple form and detail.

The walls and railings on Knowleston Place also pay homage to the grand and formal architecture of the buildings to which they belong. Boundary walls are robustly constructed in coursed, tooled blocks of sandstone, and demonstrate chamfered copings and low, pyramidal caps atop well defined gate piers, integral to the boundary walls.

Parts of the wall have been increased in height in more recent times.

From Knowleston Place the pedestrian can access Matlock, via Hall Leys Park in Matlock Bridge Conservation Area, or alternatively can take the riverside walk. This is an attractive walkway which follows a narrow tree lined track along the southern
edge of the River Derwent. This walk, through dappled light from overhanging trees, with sounds of flowing water and views of lush uncultivated vegetation, eventually leads to the A6 to the west of the Old Matlock Conservation Area. As such the character is in distinct contrast to the busy road and retail area of Matlock Green.

From this walkway several routes can be accessed up to Pic Tor and the war memorial, some allowing views across the rail tracks to the west. Narrow enclosed shady paths, tree lined, wind upwards to Pic Tor, which allow only constrained / enclosed views until the war memorial on the summit is reached. At this point the views are long ranging and spectacular across Matlock (see section on Setting).

**Matlock Green**

The Causeway, Matlock Green and Alfreton Road (A615) lie on an east-west alignment across the Conservation Area and as such it forms the two principal entrance and exit routes. The eastern entrance to Matlock Green is defined by wide grass verges to both sides of the road and these are bordered on both sides by hedging and stone walls. To the rear of hedges lining the northern side of the road, is the Bentley Brook, hidden from view.

High stone walls line the southern extent of the road with open fields beyond rising up Riber Hill, whilst low walls, hedgerow and trees line the northern boundary, where the Bentley Brook passes under the road and emerges close to the scout hut.

Despite these roadside enclosures, there is a wide and expansive character to this part of the Conservation Area, with relatively flat well maintained grass verges and pavements. To the south of Alfreton Road, robust stone walls, which border open land beyond, create a physical and visual ‘break’ between Webster Terrace (outside the Conservation Area) and Huntbridge Cottage and Huntbridge House, which are the most easterly buildings in the Conservation Area. There is continuity of this character, i.e. in the substantial lengths of stone walling along the southern boundary of the road. The walls are built of random rubble sandstone with half round copings and the remains of substantial gate piers, with ball-headed finials.
In this location there are a mixture of uses and building types. Whilst the majority of built development in Old Matlock in and around Church Street, has been, and is still predominantly residential, Matlock Green has historically demonstrated a diversity of uses. Matlock Mill, (originally a corn mill) and its associated mill-pond, powered by water from the Bentley Brook, has in more recent years been converted to residential accommodation. The millpond, once directly linked to the mill via a large industrial pipe (still evident), is now heavily vegetated, with a number of mature trees having colonised the area.

Matlock Mill now converted to residential use retains vestiges of its former use as a water powered mill

The residential terrace of cottages (No.s 44 –56 Matlock Green) set back from the mill building, is reputed to originally have been a malt kiln. Between here and the junction at Matlock Green, properties on both sides of the road, are generally large and semi-detached and set within reasonable sized plots. A view over the Grade II listed footbridge, between Swiss Cottages and the former toll-house (now residential), reveals modern development in the form of No.s 1 & 2 Paxton Court, initially designed to appear as a ‘row’, akin to terraced rows further along Alfreton Road.

A glimpse of modern development between Swiss Cottages and the former Toll House

Matlock Green itself has an interesting array of buildings situated around its historic road pattern. Cottages, public houses and retail properties are all arranged in close proximity and historically this was an important meeting and trading point for local residents and travellers in the 19th century and early 20th century.

The junction, where Matlock Green meets Lime Tree Road and Church Street, is strongly defined on three corners by robust stone buildings, the visually ‘weaker’ corner being that of the current service station, which historically had always been an undeveloped area of land until the latter part of the 20th century. This was the original location of ‘The Green’. Further along Matlock Green, the site of the current tyre depot was used for the cattle market and close to Tawney House (the former Institute) was the area where the sheep fair was held. The markets closed circa 1941.

Above & below : Matlock Green Service Station on the site of the original ‘Green’
The buildings adjacent to Matlock Green and Lime Tree Road currently retain their retail use as well as their historic shop-fronts. This formal row ‘turns’ the corner along Lime Tree Road and adds interest and a sense of rhythm to the street-scene, with its gabled projections piercing the skyline and a repetition of timber ‘arches’ to the retail frontages at ground level. The buildings to both sides of Lime Tree Road and at all four corners of the junction are defined in planning terms as a local shopping centre under Policy S10 of the Adopted Local Plan (see section on Conservation Policy). This ensures that local services can continue to be provided for local residents.

The ‘cross-road’ formed by the A615 with Lime Tree Road and Church Street, is now a busy vehicular junction, with a distinctly more semi-urban character, than Old Matlock on the hill, but displays interest in its mix of architectural styles, historic/ current uses and building materials. The 1930s rendered and painted buildings (No. 89 & 91 Alfreton Road), are visually evident within the street-scene, due to their light painted render, which contrasts with the warmer tones of the neighbouring stone properties at the ‘Horseshoe’ Public House and No.s 93-95 Matlock Green.

To the southern side of Matlock Green, the Tyre depot, recessed from the predominant building line, creates an interruption in the streetscene.

The ‘triangular’ road layout, most readily associated with Matlock Green, has a collection of cottages, shops and a public house (The Red Lion Hotel), lining its boundary. Properties are predominantly two-storey, constructed in sandstone, with small front gardens bounded by low walls.
Few properties retain their original 19th century metalwork. However the property below, facing onto Matlock Green, has retained its original railings.

Some properties at Matlock Green have installed modern replacement railings, but many retain their original gate piers and front boundary walls.

A variety of gate piers exist within this part of the Conservation Area, ranging from relatively plain piers, which are found in relation to the simple vernacular cottages, to those of a more ornate and decorative appearance which have been installed to serve the more imposing properties. Some examples are shown below.

To access the southern area of Matlock Green there are narrow pedestrian routes, which lead past stone cottages lining the eastern side of Knowleston Place and along the Bentley Brook to Old Matlock and Hall Leys Park There has been recent modern development in parts of the area, in the form of a modern extension to Tawney House; a modern property (designed in an industrial genre); and a pair of properties to a more conventional design on Causeway Lane (see section on Architecture and Historic Quality).