Old Matlock
Conservation Area Appraisal

10. Conservation Area Boundary Review
BOUNDARY REVIEW

To be read in association with Figure 12.

The description of the existing Conservation Area boundary currently begins at point A (a):

(a) on Causeway Lane where part of its northern boundary extends between the Almshouses and Matlock Cricket Ground. It excludes modern property to the west and north of Deanhill House, but includes the historic property and its boundary treatment. It continues to the south of No. 39 St. Giles Walk until it reaches the junction with Lime Tree Road (b).

From here the boundary continues south along Lime Tree Road, excluding properties on the eastern side until No. 20 Lime Tree Road. This and the continuation of the terrace are included in the Conservation Area. The boundary continues between Lime Tree Business Park and land to the rear of the Horseshoe Public House and land to the rear of No.s 89-95 Matlock Green (c).

The boundary continues in an easterly direction along the northern side of Alfreton Road (A615) until opposite Webster’s Terrace (d).

It crosses the A615 and follows a substantial stone wall between Webster’s Terrace and open land and then follows field boundaries in a south westerly direction (e).

The majority of the southern boundary of Old Matlock Conservation Area includes all the development to the southern side Alfreton Road, back towards Matlock Green and to the southern side of Church Street, along with some agricultural land beyond until it reaches the rear of the Duke William Public House and the former school - No.s 1-3 St Giles Mews (f). The recently developed St. Giles Manor lies just beyond the Conservation Area boundary.

From here the boundary continues in a southerly direction along the rear of properties on the eastern side of Church Street until it reaches No. 115 Church Street (g).

The boundary crosses Church Street and includes properties on the western side of the street, but does not include No.s 156 – 158. The boundary adjoins Pic Tor Lane at (h) at the entrance to High Tor.

The boundary continues westerly along Pic Tor Lane, beneath the tunnel under the railway and at (i) returns in a northerly direction along the embankment and Pic Tor Gardens to the railway tunnel at (j). It then follows the riverside walkway, until the river adjoins the Bentley Brook at (K). From here it returns across the footbridge and Knowleston Place and rejoins Causeway Lane (A).

It is considered that the Conservation Area boundary continues to include the majority of 19th century development associated with Old Matlock and Matlock Green as originally designated and as such remains worthy of Conservation Area designation as an area of ‘special character and appearance’.

However, it is recognised that there are a number of 20th century properties included in the Conservation Area, some of which have been constructed since the original designation in 1980 and some of which were already constructed at that time. It is also recognised that these later properties are of little architectural or historic merit. However, it is not possible to remove individual properties from the Conservation Area without either creating ‘pockets’ or ‘holes’ within the area, which would be inappropriate within the overall context of the area. It would also be inappropriate to remove modern development located around the edges of the area only, as this would create an inconsistency of approach. Consideration has been given to whether the boundary of the Conservation Area should be extended, but there does not appear to be an adequate justification for including any additional land or buildings of special architectural or historic interest.

Therefore having considered the area in some detail as part of this Appraisal, it is not recommended as part of the Boundary Review to alter the existing boundary, by the exclusion or addition of land or buildings, and the recommendation is for the Old Matlock Conservation Area boundary to remain as originally designated in 1980.