

Matlock Bank

Conservation Area Appraisal

9. Neutral Factors



NEUTRAL FACTORS

There are a number of pockets of late twentieth century development within Matlock Bank Conservation Area which have a neutral effect on the conservation area. Very often they have been designed in an appropriate scale and massing, within locations which are not prominent, often screened by trees. In some places stone boundary walls are important in retaining a historic street edge, and further reduce the impact of newer development behind.



Housing on Rutland Street partially screened by trees



Upper Greenhill Gardens, set behind the boundary wall to the former grounds of Matlock House Hydro. The former hydro can be seen behind the later housing

Some of the larger non-domestic buildings and extensions of the later twentieth century also are neutral in their contribution to the character of the conservation area. The Telephone Exchange building on New Street is a larger block but being low-rise and overshadowed by Golding House, on adjacent higher ground, its impact is reduced. The Town Hall extensions built in matching materials and scale to older sections lessen the contrast.



Telephone exchange, New Street



Town Hall, viewed from Imperial Road

Many recent properties demonstrate considerable care in materials and detailing to fit in with the character of the area. For example, housing dating from the 1990s has been built on the southern side of Cavendish Road in a highly prominent location. The use of appropriate coursed stone with ashlar dressings and natural slate roofs, retaining stone boundary walls preserves the character. The massing of this development as small blocks rather than terraces, allows glimpses of the spectacular views between the buildings.



1990s housing, Cavendish Road, behind rubble stone boundary wall



Entrance to Bank Gardens - this archway is overstated with a pitched roof and does not bring any positive contribution to the area